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**AGENDA**  
**Downtown Redevelopment Advisory Board**  
**Wednesday, August 11, 2010**  
**8:30 AM**  
**Florida Community Design Center**  
**300 East University Avenue**  
**1<sup>st</sup> Floor Suite 110**

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- A. ROLL CALL**
- B. ADOPTION OF THE AGENDA**
- C. APPROVAL OF THE MINUTES – June 10, 2010**
- D. REQUEST TO ADDRESS THE BOARD**
- E. COMMUNICATIONS**
  - 1. Chair’s Report**
  - 2. Staff Report – Information Items**

As a regular informational item on CRA agendas, Staff provides a brief update on selected referrals, redevelopment projects and development agreements under review. This monthly update is typically a limited sampling of the CRA’s many on-going projects, as opposed to a complete list.

NW 5<sup>th</sup> Ave Commercial Building – 802 NW 5<sup>th</sup> Ave – CRA occupies new office building on August 16<sup>th</sup>! Construction continues and substantial completion is anticipated to be Aug 9th. Staff is in the process of developing request to lease the ground floor space.

Depot Park Program – On this agenda

Haisley Lynch Park & Gardens – The correct lighting has arrived and installation should be complete prior to this month’s DRAB meeting. Landscaping work is nearing completion and final inspections are anticipated for mid-August. The park will be open to the public this month, and staff is also working on upgraded signage that will provide information about park rules and the Lynch Family, who donated the park site to the City.

SW 3<sup>rd</sup> Street Improvements – Plans for SW 3<sup>rd</sup> Street are approximately 45% complete. Coordination with GRU and Public Works Dept. is underway, to determine whether either agency wishes to pursue infrastructure improvement in conjunction with the CRA project. Construction is anticipated to begin at the end of the calendar year.

ED Finance Programs – The proposed economic development finance programs will be sent to the CRA Board for final approval in September.

Bethel Station & Downtown Community Plaza – The Lunchbox Café is now open for business, serving breakfast, lunch, and dinner! The project recently won awards from both the City Beautification Board and from Historic Gainesville, Inc.

Wayfinding Signage – This project is moving forward with the assistance of the Public Works Department. Engineering and permitting is underway.

Parking Study (Downtown & CPUH) – In Fall 2009, the CRA Board accepted the final recommendations from the parking consultant. CRA staff has met with PWD staff and offered to help coordinate the parking recommendations to deliver to the City Commission for implementation.

- F. OLD BUSINESS**

## 1. Depot Park Program

### ..Explanation

The Depot Park Program consists of several projects being implemented by multiple agencies for the purpose of providing infrastructure and amenities to the south downtown area (“Power District”). The CRA was designated as the lead agency to coordinate the multiple agencies and implement a series of projects with the purpose of executing the City of Gainesville’s vision for the redevelopment of a 32-acre brownfield site into a premier urban park and public space. As part of a regularly provided update, CRA staff will present an update on the progress, schedule, and budget of the program.

### ..Fiscal Note

None at this time

### ..Recommendation

CRA Staff to the Downtown Redevelopment Advisory Board: 1) Hear update from staff; and 2) provide input as necessary

## 2. Strategic Planning (B)

### ..Explanation

At the last meeting, CRA staff and DRAB began strategic planning and discussed the strategic planning process and identified both current Downtown CRA projects and potential future initiatives. Strategic planning is an important exercise which helps links CRA projects to the goals and objectives found in the Redevelopment. Additionally, the system is also designed to maximize efficiency and promote action-oriented redevelopment activities and a timely implementation of CRA initiatives.

All DRAB input from the last session has been evaluated through the strategic planning framework and staff will discuss these results with DRAB at the advisory board meeting. Staff has compiled a draft 3-Year Redevelopment Roadmap for the Downtown Redevelopment Area. The 3-Year Roadmap is an extremely useful tool which will be utilized to help coordinate the budgets, timelines, resources, and partnerships necessary to bring reinvestment to the community and to achieve implementation of high-quality redevelopment projects.

### ..Fiscal note

None at this time

### ..Recommendation

CRA Staff to the Downtown Redevelopment Advisory Board: 1) Hear presentation from staff; 2) provide input as necessary, and 3) approve the 3-Year Redevelopment Roadmap

## G. NEW BUSINES

### 1. FY2011 Budget Preparation – DRAB (B)

#### ..Explanation

Every September, the CRA Board adopts a budget for the next Fiscal Year. In preparation for budget adoption, each Advisory Board reviews a proposed budget and provides a recommendation to the CRA Executive Director that is then recommended to the CRA Board for approval.

The budget is divided into five (5) general sections: 1) Revenues 2) Personal Services 3) Operating Expenses 4) Non-operating Expenses and 5) Project Funding. Below are highlights from each section of the proposed FY2011 Budget for the Downtown Redevelopment Area (DRAB):

#### 1) Revenues

For FY2011, Tax Increment funding is reduced by 4.5% across all districts. Funding for the Downtown Redevelopment Area is estimated to be **\$1,638,714**. FY2011 final estimates by district will be available late-July and the revenues will change based on these final estimates. The unappropriated fund balance is negative

\$45,385 as of the end of the 2<sup>nd</sup> quarter (March 31, 2010). City Finance is researching this issue; however, the unappropriated fund balance will be updated when the 3<sup>rd</sup> quarter totals are available.

### 2) Personal Services Expenses

CRA staff provides shared-support across all CRA redevelopment areas in the functional areas of planning, project management, engineering, development finance and budgeting. A portion of each staff person's salary and benefits (i.e. Personal Services) is allocated to DRAB. For FY2011, 26% of Personal Services will be allocated to DRAB, with the exception of the CPUH Project Manager position, which is funded 100% by CPUH, the Project Coordinator for ERAB/FAPS and Project Coordinator Neighborhood Planning, which are allocated at 5% and 40% respectively because of the specific support provided by these positions.

The DRAB portion of the total proposed FY2011 payroll expense is **\$211,696**, which includes CRA staff and a portion of the City Attorney and City Clerk's support.

### 3) Operating Expenses

The DRAB portion of the total proposed FY2011 operating expense is **\$103,217**. Operating Expenses cover general overhead expenses that are required to operate the CRA, including but not limited to travel, training, telephone, office supplies and an overhead allocation from the City for shared support (HR, Payroll, Accounting, etc.).

The Payroll and Operating Expenses to Tax Increment ratio is 19.22%. This is a measure of how much Tax Increment funding is used for overhead and is below the self-imposed 25% threshold.

### 4) Non-Operating Expenses (Debt Service, Obligations to City of Gainesville and Tax Increment Financing)

Obligations to the City for payments on loans include Arlington Square (\$6,100), Courthouse Parking Garage (\$112,084) and the Commerce Building (\$74,217). Transfers to the General Government fund in the amounts of \$5,253 and \$2,705 for the Other Post Employment Benefit Bond (OPEB) and Pension Obligation Bond (POB) respectively, is also included. The DRAB total for Non-operating Expenses is **\$200,359**.

TIF incentive payments for Union Street (\$184,552), Jefferson on 2<sup>nd</sup> (\$188,697) and The Palms (\$95,284) are also budgeted. The DRAB total for CRA TIF Development Agreements is **\$468,533**.

### 5) Project Funding

After payroll, operating expenses and debt service, there is **\$609,524** available to appropriate for projects. See back-up for funding by project and a description of each project.

#### ..Recommendation

CRA Staff to the Downtown Redevelopment Advisory Board: 1) Hear budget presentation from staff, and; 2) approve FY2011 Budget as presented and modified, if applicable.

## **2. 6<sup>th</sup> Street Corridor Vision and Conceptual Design (B)**

#### ..Explanation

In the summer of 2002, the City of Gainesville Public Works Department hosted a West 6<sup>th</sup> Street Corridor Redevelopment Charrette. The West 6<sup>th</sup> Street corridor was identified as an important north-south route from SW 16<sup>th</sup> Avenue to US 441. The corridor crosses several redevelopment areas with great potential for the integration of multi-modal transportation systems, accentuated by the presence of rail-trail that runs parallel to the corridor and may connect to other area trails. The subject area considered in the Charrette extended from SW 16<sup>th</sup> Avenue to NW 8<sup>th</sup> Avenue. The portion between SW 4<sup>th</sup> Avenue and NW 8<sup>th</sup> Avenue was identified as one of the priority projects in the MTPO 2020 Transportation Plan.

The objectives of the Charrette were:

1. To gather public input to develop a community vision for the Corridor;
2. improvements that will be made along the Corridor;
3. To develop a framework for developers to follow in order
4. To develop specific recommendations, and achieve a consensus on, specific transportation to maintain harmony and connectivity among projects; and,

5. To discuss the design of the rail-trail facility and intersection/roadway design to accommodate all modes of transportation.

The Charettee was held in two phases.

1. Phase I – Representatives of all interest groups were present to discuss the issues and present their options.
2. Phase II – At this follow-up session, the consultant discussed the outcome of Phase I, and presented his findings and alternative proposals for future transportation projects along the Corridor. The alternatives presented included three options:
  - i. Option I incorporated the use of roundabouts at selected intersections; installation of landscaped medians and bicycle lanes adding left turn lanes where necessary; and adding mid-block pedestrian crossings at selected locations.
  - ii. Option II utilized traffic signals at major intersections, and maintained the same configuration of Option I regarding medians, bicycle lanes, left turn lanes and pedestrian crossings.
3. Option III consisted of a combination of Options I and II, utilizing both roundabouts and traffic signals depending on the characteristics of the intersections and availability of ROW.

The results of the Charrette were presented to the City Commission on September 23, 2002 and the City Commission approved the conceptual design including both options. The final decision as to each option to apply at each intersection will be made as development occurs in the area. Public Works commenced construction of the roundabout at SW 2<sup>nd</sup> Avenue and SW 6<sup>th</sup> Street in May 2008 (completion scheduled for early Fall 2010) and the traffic signal at the intersection of SW 4<sup>th</sup> Avenue and SW 6<sup>th</sup> Street is scheduled to be reconstructed in FY2010.

As part of the CRA's Strategic Planning in 2008, the 6<sup>th</sup> Street Corridor was identified as a potential project for three of the redevelopment areas – Downtown, FAPS and CPUH. 6<sup>th</sup> Street is an urban collector roadway that provides major north/south access between the University and Downtown area. There has been much focus on the redevelopment of this corridor. This section of West 6<sup>th</sup> Street is currently a narrow two-lane roadway with minimal pedestrian facilities and does not have full curb and gutter. This project would greatly enhance the aesthetic conditions of the roadway, serve as a catalyst to draw in more redevelopment interests, and improve the City's transportation system efficiency.

6<sup>th</sup> Street was identified due to its linkage to the redevelopment plans that include urban form; traffic circulation; public spaces; connectivity to other redevelopment areas; streetscape and infrastructure; urban design; commercial corridor revitalization; open space and recreation; possible stormwater quantity and quality treatment through ecological engineering or modular wetlands; and linkages to other redevelopment areas and projects.

In December of 2009, CRA staff engaged Dix.Lathrop to continue to develop a conceptual design and vision for the 6<sup>th</sup> Street corridor that would include:

1. Develop an overall vision with the goals of enhancing safety, connectivity, and beautification of the 6<sup>th</sup> Street corridor. Study and develop concepts for the potential character of the corridor with the understanding that the character currently ranges from a rural character to a more urban setting. Future development areas may incorporate public space with office, retail, parking and residential.
2. Study the feasibility of opening pedestrian/trail connections to adjoining neighborhoods such as Porter's neighborhood and develop concept options for these connections.
3. Study feasibility and develop concepts for potential inclusion of innovative storm water treatments via ecological engineering, bio-swales, and LID principles.
4. Develop landscape treatment options for median from SW 14<sup>th</sup> to SW 16<sup>th</sup> Avenue.
5. Prepare concept plan and sections including the study and development of the character of the new phased rail-trail, trail hubs, lighting, signage locations, decorative paving and hardscaping, potential public art locations, and pedestrian/bike amenities including benches, trash receptacles, and bicycle racks.
6. Develop a landscaping concept with a focus on the inclusion of native and low water use plants.

Dix.Lathrop is currently working on a vision booklet for CRA staff review. Through Advisory Board meetings and meetings with community stakeholders, CRA staff will gather input and feedback on the 6<sup>th</sup> Street Vision. CRA staff and Dix.Lathrop will work to refine the vision based on feedback received. Dix.Lathrop will prepare

a final visioning booklet that will include three to five plan views and sections showing typical visioning treatment along with corresponding details and images.

..Fiscal Note  
None at this time.

..Recommendation  
CRA Staff to the Downtown Redevelopment Advisory Board: 1) Hear presentation and; 2) provide input.

**H. REPORT OF OFFICERS AND COMMITTEE**

**I. BOARD MEMBER COMMENT**

**J. PUBLIC COMMENT**

**K. ADJOURNMENT**