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**AGENDA**  
**Downtown Redevelopment Advisory Board**  
**Wednesday, October 13, 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.

Haisley Lynch Park & Gardens – Please come the Grand Re-opening Celebration – 10/23 from 10am – noon!

Bethel Station & Downtown Community Plaza – The Florida Redevelopment Association has named Bethel Station/Lunchbox Café as the state’s top Historic Preservation & Adaptive Reuse project in 2010! The project has also won awards from both the City Beautification Board and from Historic Gainesville, Inc. Stop by The Lunchbox for a tasty breakfast, lunch, or dinner treat!

Landscape Bulbouts at SE 1<sup>st</sup> Street – Staff is working on planning for phase 2 improvements, including partnerships for expanding maintenance and seasonal improvements.

SW 3<sup>rd</sup> Street Improvements – on this agenda

Economic Development Finance – The Grow America Fund (SBA 7a) and the Capital Access Loan Fund (SBA 504) programs were approved by the CRA Board at the September 20<sup>th</sup> meeting. Staff will begin drafting procedures and related documents consistent with the approved policies in order to implement the programs.

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

CRA Maintenance Policy – Staff is drafting policy language that will set forth procedures governing the management and fiscal responsibility for maintenance activities. The policy will affect CRA-funded projects on public property within the redevelopment areas. The goal is to enhance

coordination between the CRA, the City of Gainesville and Gainesville Regional Utilities. Staff is currently drafting the policy and meeting with government stakeholders.

CRA Sustainability Policy – Staff is re-drafting a sustainability policy that will provide guidelines for enhancing the social, economic and environmental wellness of the redevelopment areas. The policy will affect CRA internal operations as well as programs. Staff will provide an update as the policy nears completion.

## **F. OLD BUSINESS**

### **1. Bethel Station/The Lunchbox Café - Awards Update (NB)**

#### **..Explanation**

This year, the CRA transformed the Bethel Service Station, built c.1927, from a vacant, neglected structure into a bustling sidewalk cafe. Despite Bethel's prominent downtown location, there were serious challenges revitalizing the tiny building: overcoming negative perceptions regarding its proximity to an underutilized plaza; identifying a business willing/able to operate in only 380 ft<sup>2</sup>; structuring a small-business incubation plan which included public/private cost-sharing; and crafting meticulous renovation plans utilizing every square inch of space. The result is The Lunchbox Café, a quirky hub of activity that breathes new life into the Bethel Station and rejuvenates a once-dreary corner of Downtown.

Locally, The Lunchbox is already well known; the project has been very successful and the café is a wonderful addition to downtown and to the Plaza. The CRA is happy to report that the project has also made a big impression amongst redevelopment statewide. The Florida Redevelopment Association (FRA) has recognized the Bethel Station/Lunchbox Café project as the 2010 Outstanding Rehabilitation, Renovation, or Reuse Project! This award recognizes the project for innovation, impact on the community, problem solving, and exemplary design/execution. The award will be presented at the FRA's annual conference in October.

#### **..Fiscal Note**

None at this time

#### **..Recommendation**

CRA staff to DRAB: 1) Receive update from staff

### **2. SW 3<sup>rd</sup> Street (NB)**

#### **..Explanation**

The Porters community is an important intown neighborhood and one of Gainesville's oldest residential areas. It is located adjacent to the Central Business District, the Power District, University Heights, Innovation Square, and Depot Park. Despite the community's historic significance and its prime location to both established and upcoming elements within the city's urban core, the neighborhood has struggled with disinvestment and blighted conditions.

In order to address these challenges, the CRA, City, and GRU have identified Porters as a candidate for a variety of capital improvements infrastructure projects. GRU established a strategic initiative to underground utilities in the neighborhood, and PWD began exploring potential infrastructure improvements. In 2007, the CRA assumed a major role in coordinating the implementation of Porters improvements. The CRA organized a multi-agency team of CRA, City, and GRU staff to coordinate strategies and move plans for infrastructure improvements from concept to reality. This team considered a number of corridors and infrastructure needs within the Porters community when

identifying potential projects. DRAB and neighborhood residents also provided input on potential projects.

For a number of logistical reasons, the community, PWD, GRU, and the CRA identified SW 3<sup>rd</sup> Street as the best candidate project for initial infrastructure improvements within Porters. The CRA was identified as the lead agency in coordinating the SW 3<sup>rd</sup> Street project. The project scope extends from Depot Avenue to SW 4<sup>th</sup> Avenue and will include the construction of brick sidewalks throughout the entirety of the corridor (including upgrades for code compliance and ADA accessibility issues), undergrounding the overhead utilities, installation of lighting per CRA streetscape standards, and aesthetic improvements. In addition, the project will also include collaboration with GRU to coordinate infrastructure necessary for GRU's planned undergrounding of the major overhead utility corridor running along SW 5<sup>th</sup> Avenue.

CRA has been working with PPI/Charles Perry Construction, LLC to finalize plans and, eventually, develop a Guaranteed Maximum Price, or GMP, based on the engineering documents for the SW 3<sup>rd</sup> Street project. The GMP represents the maximum amount that can be paid by the CRA for construction of the project, assuming no major changes in the scope of the project. The opportunity does exist, however, that the CRA may pay less than the GMP, as trade packages may be less than proposed in the GMP. In this event, the savings would be returned to the CRA. Additionally, if any contingency remains after project closeout, that amount is returned to the CRA as well. In contrast, if the actual bids for trade packages are more than proposed in the GMP, the CRA will not pay more than the amount of the GMP. Staff is currently working with the engineer and CM to value engineer the project in order to achieve the desired scope within the project's budget. We anticipate the project will be ready to begin construction by January 2011. A special DRAB meeting may be required to approved the project's GMP. Staff will provide updates to DRAB as the project processes.

..Fiscal Note

None at this time.

..Recommendation

Receive update from staff

### **3. Update - Public Works Department's Depot Avenue Reconstruction Projects (NB)**

..Explanation

The Gainesville City Commission has developed a strategic initiative to revitalize the Depot Avenue corridor including the redevelopment of the Depot Avenue roadway into a multi-modal transportation corridor providing a vital linkage across the City from east Gainesville to the University of Florida campus.

In response to the Commission's strategic initiative, the City Public Works Department (PWD) is managing a series of phased projects to provide for the reconstruction of Depot Avenue from Williston Road to SW 13<sup>th</sup> Street to an urban section roadway including pedestrian and bicycle facilities, improved traffic flow through intersections, decorative lighting, streetscaping and landscaping amenities.

The project has been divided into 4 segments as follows:

Segment 1: SW 11<sup>th</sup> Street to SW 13<sup>th</sup> Street

Segment 2: S. Main Street to SW 11<sup>th</sup> Street

Segment 3: SE 7<sup>th</sup> Street to S. Main Street (construction currently underway)

Segment 4: SE Williston Road to SE 7<sup>th</sup> Street

As the Depot Avenue corridor crosses several redevelopment areas (Eastside, Downtown, College Park/University Heights) the CRA has been identified as a stakeholder for coordination and review so that CRA streetscape standards are appropriately included in the project design. CRA staff will provide a brief update on the status of the PWD project and schedule for construction.

...Fiscal Note

The Downtown Redevelopment Advisory Board has dedicated funds toward the Depot Avenue Segment 3 project during FY 2009 (\$105,000), FY 2010 (\$124,000), and FY 2011 (\$50,000) to fund the increment amount for streetscape improvements including brick sidewalks and decorative lighting.

..Recommendation

CRA Staff to DRAB Advisory Board: 1) Hear update from staff

## **G. NEW BUSINES**

### **1. South Main Street(B)**

..Explanation

In February of this year, Causseaux, Hewett, & Walpole, Inc. (CH&W) was engaged to provide engineering design, associated land surveying and landscape architecture services for the development of conceptual plans to create a median, designated bicycle lanes, pedestrian crossing and traffic calming elements within a portion of S. Main Street from Depot Avenue to approximately Veitech Street. CRA Staff requested that CH&W look at options that would incorporate a more protected bicycle lane as well as provide parallel parking and designated cross walks.

On July 21, 2010, CH&W provided CRA staff with two concepts (both are provided as back-up). The first concept consists primarily of the addition of wide medians and some bulb-outs in the parking lane. The second concept has some medians, but involves the addition of median strips between travel or parking lanes and the bicycle lane. The second concept provides a more protected bike lane. Bus stops were not specifically noted on the first concept but would consist of a standard bus bay striping with a loss of on-street parking. The second concept shows a full bus bay which is more elaborate in design due to the separation between the bike lane and the travel or parking lanes.

The initial concepts are being used to meet with various agencies including MTPO, TAC, CAC and the Bicycle/Pedestrian Advisory Board in late September and early October 2010 to help determine what design features would be acceptable for S. Main Street. S. Main Street is currently owned by the DOT but is scheduled to be transferred to Alachua County in 2011 thereby creating a unique situation as it relates to design, permitting and construction. Construction will be coordinated with the transfer of ownership but prior to the transfer CRA Staff and CH&W will work jointly with DOT, Alachua County, and other governmental entities as needed.

...Fiscal Note

None at this time

..Recommendation

CRA Staff to DRAB Advisory Board: 1) Review concepts; and 2) provide input on concepts

**H. REPORT OF OFFICERS AND COMMITTEE**

**I. BOARD MEMBER COMMENT**

**J. PUBLIC COMMENT**

**K. ADJOURNMENT**