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**AGENDA**  
**Eastside Redevelopment Advisory Board**  
**Thursday, April 16, 2009**  
**6:00 pm**  
**GTEC**  
**2153 Hawthorne Road**  
**Conference Room**

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- A. **ROLL CALL**
- B. **ADOPTION OF THE AGENDA**
- C. **APPROVAL OF THE MINUTES** – February 19, 2009 meeting.
- D. **REQUEST TO ADDRESS THE BOARD**
- E. **COMMUNICATIONS**
- 1) **Chair's Report**
  - 2) **Staff Report**

The communications section will be handled differently during these meetings. Instead of staff presenting each topic in sequence, members are given the opportunity to give comments or ask questions in an open format on any of the topics provided below;

CRA Annual Report – The FY 2008 CRA Annual Report has been completed and published. In the spirit of smart streamlining, the annual report has been published online, saving both trees and money. The report is available at [www.gainesvilleCRA.com](http://www.gainesvilleCRA.com). The CRA is also preparing a brief invitation/pointer piece to promote redevelopment awareness and direct stakeholders to the online report and CRA website. This invitation is printed with vegetable-based inks on Lotka paper (a product made from the bark of the Daphne bush, which regenerates naturally, providing a renewable resource). The paper is acid free and benefits the economic enterprise of rural craftspeople in Nepal. Additionally, the cover paper is fully biodegradable and contains wildflower seeds that will sprout if tended.

Eastside Gateway – on this agenda

Eastside Redevelopment Project (Five Points proposal) – Staff will update ERAB when this item is scheduled for a CRA agenda.

Redevelopment of 1712/1714 Hawthorne Road – A neighborhood workshop was held April 2<sup>nd</sup>. The RFP for tenants is currently being finalized and will be issued shortly.

Southeast Gainesville Redevelopment Initiative – The SEGRI special area plan is on the agenda for the April 23<sup>rd</sup> meeting of the City Plan Board.

Cotton Club – Fundraising in underway, and a new roof has been installed

Exterior Paint Program- Staff will conduct an outreach program for potential applicants for the Exterior Paint Program.

Potential Eastside Expansion Areas – ERAB will work with Staff to consider necessary changes to the Redevelopment Plan. This timeline coincides with Strategic Planning for the Eastside Area.

Kennedy Homes – The CRA and the City have authorized CRA Staff to act as the agent for the City in the RFP process and redevelopment efforts at this site. Staff is incorporating new comments from the CRA Attorney and hope to finalize and issue the RFP shortly. Along with the release of the RFP, the CRA is planning a targeted marketing strategy aimed at attracting top caliber respondents.

University Avenue Medians – Garden World, the CRA landscape contractor, is planning to begin median construction during the week of April 13<sup>th</sup>. The first stage will consist of clearing the existing land cover from the medians. Construction is scheduled to begin the week of April 20<sup>th</sup> or earlier and is contingent on FDOT completing milling and resurfacing on E. University and Hawthorne Road. FDOT has experienced weather delays of about one week. Completion is anticipated the week of May 4<sup>th</sup>.

## **F. OLD BUSINESS**

### **1. Eastside Gateway Update (NB)**

#### **..Explanation**

The Eastside Gateway is nearing completion. Concrete ring walls and terrace bands are constructed, irrigation and lighting have been installed, concrete stain is applied, and large trees and drought tolerant plants are in the process of being planted. Staff is now making plans for a ribbon cutting ceremony to celebrate the completion of three significant eastside projects: the construction of the eastside gateway, installation of decorative Renaissance lighting, and newly planted medians.

CRA Project # ERAB-06-SC-2007

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

\$366,482.82 was budgeted in CRA account # 621-W918-W01 for the Eastside Gateway Project. The Anglin Construction contract amount to complete the construction of the eastside gateway is not-to-exceed \$312,300.00. The BBI Construction Management contract amount to provide quality control and site inspection services is not-to-exceed \$16, 500.00. The Zamia Design contract to provide construction evaluation and coordination service is not-to-exceed \$1,700.00.

#### **..Recommendation**

CRA Staff to the Eastside Redevelopment Advisory Board: Hear presentation.

## **G. NEW BUSINESS**

### **1. ERAB Strategic Planning (NB)**

#### **..Explanation**

At the previous meeting, the Eastside Advisory Board discussed some of the recent redevelopment activities within the Redevelopment Area as well as the proposed expansions to the boundaries of the Eastside CRA. These potential expansions will require update to the Eastside Redevelopment Plan. As mentioned at the previous meeting, Staff has developed a strategic planning process for the Redevelopment Areas, and this tool has already been applied in the College Park/University Heights and Fifth Ave/Pleasant Street Redevelopment Areas. Strategic planning is an important process that allows CRA board members and Staff to fully understand previous, current, and planned redevelopment initiatives, and how these projects relate to the goals outlined in an area's Redevelopment Plan.

The strategic planning analysis helps the CRA ensure it pursues an array of projects throughout a district which cover the breadth of the goals described in the Redevelopment Plan. It is also an important mechanism that helps the CRA establish a system for understanding, comparing, and prioritizing projects for implementation. The strategic planning initiative will allow ERAB to identify and recommend pertinent updates to the Redevelopment Plan (which is open for revisions as part of the proposed boundary

expansions to the district.) Additionally, the process will produce a system for evaluating and prioritizing potential future projects as new opportunities become available. Finally, strategic planning will result in the creation of 3-year working plan/project schedule which will allow the CRA to allocate time, budget, and other resources in an efficient manner necessary to achieve the implementation of quality redevelopment projects.

Strategic planning will begin at the April ERAB meeting. Staff has assembled pertinent information, and will present to the board for discussion. The information generated through this discussion will be utilized in preparing for the group's second strategic planning discussion, which will continue at the next ERAB meeting.

..Fiscal Note

None at this time.

..Recommendation

CRA Staff to the Eastside Redevelopment Advisory Board: 1) Hear presentation from Staff; and 2) provide input as necessary.

## 2. Rail-Trail Lighting Standard (B)

..Explanation

As the CRA and Public Works Department move forward with the development and enhancement of Gainesville's network of Rails-to-Trails activity paths, there is an increasing need to develop standards that will uniquely identify and brand the trails, as well as ensure quality design across all redevelopment areas. In February 2008, the CRA Board adopted a concept for Rails-to-Trails signs to be implemented in the redevelopment areas. Then in April 2008, the City Commission adopted the rail trail signage for implementation on the entire City's rail trail system. Now, CRA staff is in the process of selecting a lighting fixture that will serve as a standard to illuminate the Rail-Trails. Considerations taken into account when reviewing fixtures included safety, cost, sustainability, and aesthetics. Fixtures reviewed included those already listed on GRU's lighting inventory, as well as additional fixtures.

After review, staff recommends the Lumec Domus Small Series. This is a pedestrian scaled fixture that offers optics that point light directly onto the path. It is certified "Dark Sky" for its full cut-off capability, and has good horizontal and vertical uniformity of illumination when spaced at 75-ft centers. It is available with white metal-halide lamps, and is expected to become LED convertible within the next 5 years. The designs for the mounting arms and poles include classic and contemporary lines that compliment a variety of urban and residential contexts. The Lumec Domus Small Series is currently not included on GRU's inventory. The majority of fixtures listed on GRU's inventory are classified as roadway lights, with one exception, GRU's Traditional "Cut-off" Pedestrian light. This light is defined as semi-cut off with optics that spreads light both vertically and horizontally. It is available with white metal-halide lamps, and light poles are typically spaced at 100-ft centers. There is no mounting arm, as this is pole top lamp, and has a concrete pole with classic lines.

CRA Project # N/A

..Fiscal Note

N/A

..Recommendation

CRA Staff to the Eastside Redevelopment Advisory Board: 1) Hear presentation; and 2) approve Lumec Domus Small Series as the CRA lighting standard for implementation on the City's rail trail system.

## 2. **Bike Racks (B)**

### ..Explanation

In order to facilitate redevelopment and provide an attractive and uniform aesthetic along streetscapes located within Community Redevelopment Areas, the CRA has identified a preferred set of street furniture and fixtures to be used in redevelopment projects. Currently, the CRA streetscape fixtures are traditional in style and black in color, and these elements are uniform throughout all parts of the district. However, in the future it is possible that the CRA may expand the catalog of approved fixtures.

Of the elements comprising the CRA streetscape furniture catalog, Staff has identified particular difficulties with the functionality of the bike rack fixtures. The bike racks are thin, black metal loops which are very prevalent throughout the CRA areas. Although the loops are constructed from steel, the fixtures have not proven durable over time. The black coating is susceptible to cracking and chipping, and the racks themselves are easily dented and/or bent. For these reasons, Staff has been considering moving away from the current standard in favor of a more durable fixture(s).

Recently, the need for a new bike rack standard was highlighted by a request for new fixtures within the Downtown Redevelopment Area. Volta Coffee, Tea & Chocolate, a tenant in the retail space located at the Downtown Parking Garage, requested to install a number of bike racks to serve customers. Because the Garage is a CRA-funded project, Staff is given administrative review over any aesthetic changes to the structure's façade. At this time, the CRA has no approved alternative bike rack fixtures to recommend for use at Volta, or in other redevelopment areas.

Staff discussed the issue with the Downtown Redevelopment Advisory Board and received feedback on the current and potential bike loops. Samples of potential bike rack styles were reviewed and are included in the agenda backup. The review included information related to price, materials, size, mounting, etc. After discussion, it was determined that the Landscape Forms 'Ring' Bike Rack was the best fixture to add as an alternative to the current bike rack included in the CRA Streetscape Design and Technical Standards.

CRA Project # N/A

### ..Fiscal Note

N/A

### ..Recommendation

CRA Staff to the Eastside Redevelopment Advisory Board: 1) Hear presentation from Staff; and 2) approve to include the Landscape Forms 'Ring' bike rack as an alternative in the CRA Streetscape Design and Technical Standards.

## **H. REPORT OF OFFICERS AND COMMITTEES**

### **I. BOARD MEMBER COMMENT**

### **J. PUBLIC COMMENT**

### **K. ADJOURNMENT**