
AGENDA
Eastside Redevelopment Advisory Board
Thursday, October 15, 2009
6:00 pm
GTEC
2153 Hawthorne Road
Conference Room

- A. **ROLL CALL**
- B. **ADOPTION OF THE AGENDA**
- C. **APPROVAL OF THE MINUTES** –
- 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;

Kennedy Homes – The RFP has been issued. A second pre-bid meeting was held September 24th and the bid deadline has been extended to October 28th.

Southeast Gainesville Redevelopment Initiative – The item was approved by the City Plan Board. CRA staff will coordinate with Planning and legal staff to finalize the wording of the document prior to its hearings before the City Commission.

Cotton Club – Fundraising is underway, and a new roof has been installed. The recent RibFest was a great success

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

University Avenue Medians – Construction is substantially complete on all nine medians between SE 15th Street and NW 18th Street

- F. **OLD BUSINESS**

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

..Explanation

Previously, the Eastside Redevelopment 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 updates to the Eastside Redevelopment Plan. The Redevelopment Plan is a very powerful visioning and policy tool, which, if structured properly, can provide great support for redevelopment initiatives. As the Redevelopment Plan requires updates related to the potential CRA boundary

expansion, the CRA will also use this opportunity to update the Plan to allow for more flexibility and to emphasize a more proactive and action-oriented approach to redevelopment/economic development in eastern Gainesville.

The structure of the Redevelopment Plan will be modeled after the Fifth Avenue/Pleasant Street Redevelopment Plan. This Plan, which was recently recognized by the American Planning Association as the best neighborhood planning initiative in the state, provides a good basis and framework for other CRA areas as well.

Once the Redevelopment Plan is complete, ERAB will go through the CRA's Strategic Planning process. 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. Due to time limitations and recent quorum issues, the strategic planning process will be modified from the format originally discussed. However, strategic planning will still 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.) Strategic planning, coupled with the annual budgeting process, will also help evaluate and prioritize potential future projects as new opportunities become available. Finally, strategic planning will result in the creation of high level 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.

..Fiscal Note
None at this time.

..Recommendation
1) Hear presentation from Staff; and 2) Provide input as necessary

2. Hawthorne Road Café – Project Update (B)

..Explanation

Background

On June 9, 2008 the CRA closed on the properties located at 1712 SE Hawthorne Road and 1714 SE Hawthorne Road. 1712 SE Hawthorne Road currently has a vacant 320-foot cement brick structure on the property. 1714 SE Hawthorne Road is vacant on 0.14 acre. The properties are zoned MU-1 (Mixed-use low intensity) which can include multiple uses, such as neighborhood shopping centers, eating places, apparel and accessory stores.

In October 2008, the CRA approved the concept of a small restaurant or diner for this site and general scope of an RFP to attract a business as a tenant. In February 2009, Urban Studios was selected as the architects to provide design services, including Architectural, Mechanical, Electrical, Plumbing, Structural, Fire Protection, Civil Engineering, and Landscape Architecture.

Progress-to-Date

Request for Proposals (RFP)

Staff developed and issued an RFP on April 30, 2009. The request invited proposals from restaurateurs, entrepreneurs, and business owners interested in a sit-down dining/restaurant establishment. The responses were due June 22, 2009 and no proposals were received. Staff continues to speak with potential tenants, but no timetable has been established to re-issue an RFP.

Site Plan Approval

The project is considered to be a "minor" project based on the City's criteria and therefore will be reviewed by City staff and not by a citizen's review board (e.g. Development Review Board or Plan Board). The Design team has submitted the 100% site plan construction documents to the City's planning staff. City staff has

provided comments and those comments are currently being addressed in the Site Plan. Once the Site plan is updated (and pending FDOT permit approval), the City can issue a Final Development Order.

Florida Department of Transportation (FDOT) Permit

Because Hawthorne Rd is a state-maintained highway, the project requires approval from FDOT to connect drainage, etc. from the site to Hawthorne Road. The FDOT granted permit approval on September 29, 2009.

Construction Documents and Construction Cost Estimate

90% construction documents have been completed by the design team and reviewed by staff and BBI Construction Management, the CM for the project. BBI performed a value analysis to help reduce the cost of the project. At this time, construction costs are estimated to be approximately \$350,000. One of the significant obstacles to cost is the amount of sitework compared to the actual construction of the building.

SE 2nd Ave Street Parking

One of the concerns that have been expressed by potential tenants is the lack of parking provided on-site. The site currently has 7 parking spaces, with one ADA space. Funding was included in the FY10 to design and construct 4-5 additional parking spaces on SE 2nd Ave. The parking spaces will be public spaces and can not be reserved specifically for the café site, but the increase in available parking spaces will help support the viability of the café.

..Fiscal Note

The current construction estimate for the project is approximately 350,000. \$264,000 is currently available in account number 621-790-W110-W923-4110-5520. The \$86,000 funding gap could potentially be borrowed from the City as a one-year bridge loan and repaid in FY11. In addition, \$25,000 is available the design and construction of on-street parking on SE 2nd Ave. We do not currently have a true cost estimate for this work.

..Recommendation

CRA Staff to the Eastside redevelopment Advisory Board: Hear presentation from staff and provide input for next steps.

3. Eastside Roadway Medians (B)

..Explanation

The CRA is planning to add new landscaping to five Hawthorne Road medians between SE 15th Street and SE 24th Street and six SE Williston Road medians between SE 1st Avenue and SE 11th Avenue. In addition, the CRA has ordered nine water meters for irrigation prior to the October rate increase, saving approximately \$900 each (\$8,100 total). Two medians do not require irrigation. Construction will take place using one of the CRA's construction managers, who will direct the work of its subcontractors.

Proposed Schedule:

Design begins fall 2009
City/CRA/Public Works Design Review fall 2009
Complete construction documents winter 2009
Permit application and plans submitted to FDOT winter 2009
Start construction spring 2010

Budget and Cost Projection:

CRA staff developed cost projections for both projects. The projections consist of estimated costs for design, water meters, directional boring, plantings, irrigation, and maintenance for a period of 12 months. The CRA will continue to maintain the projects beyond the initial 12 month period up to an additional 36 months. An itemization of projected costs is included in the backup.

SE Hawthorne Road (5 medians) - \$92,431.00
SE Williston Road 96 medians) - \$110,984.00

The CRA appropriated \$105,000 in new project funding in the FY 2010 budget adopted on September 21, 2009. Staff recommends that the SE Hawthorne Road project move forward since only one project can be funded in FY 2010. Enhancing this corridor will complement the Gateway feature and the CRA's new commercial project located in the 1700 block. The SE Williston Road project will be targeted for completion in 2011.

..Fiscal Note

The adopted FY 2010 budget contains \$105,000 for Eastside roadway medians.

..Recommendation

1) Hear presentation from Staff.

4. Eastside Fencing Projects (B)

..Explanation

At the August ERAB meeting, CRA staff described two projects to improve fencing along the Alachua County School Board bus depot property, which fronts SE Hawthorne Road and replacing the perimeter chain link fence around the Lincoln Middle and Williams Elementary schools.

School Board Bus Depot

The fence project along the Hawthorne Road is approximately 675 linear feet. This is the frontage that the CRA staff has prioritized for improvement. Staff and the School Board need to resolve the design before obtaining bids. The CRA has obtained an estimate for budgeting purposes from B&T Fencing of \$104,700.00 to replace the existing chain link fence with an industrial grade 8 foot tall black curved top aluminum fence.

Lincoln Middle and Williams Elementary School Project

The CRA is assisting the City Parks, Recreation and Cultural Affairs Department to replace the existing 6 foot tall, unpainted chain link fence along the property facing SE 11th Avenue, SE 15th Street and SE 7th Avenue. The length of the fence is approximately 3,000 linear feet. The CRA has obtained an estimate for budgeting purposes from B&T Fencing of \$150,000.00 to replace the existing chain link fence with an industrial grade 6 foot tall black decorative aluminum fence. Clearing of vegetation that presently intrudes into the fence is not included.

Bidding the project requires approval from the School Board of Alachua County with respect to the fence design. Once this is finalized, staff will assemble a list of preferred contractors to whom the bid invitation will be sent. It is anticipated that the bid process will include an alternate to the preferred material for flexibility. References on similar projects will be obtained and contacted prior to selecting the contractor. It is anticipated that the CRA staff will meet with the Parks and Recreation staff as well as the School Board to finalize the scope, funding sources, and materials of these projects.

The CRA project numbers are CDEX-01.05-SC-9999 and ERAB-09.05-SC-9999.

..Fiscal Note

The Fiscal Year 2010 budget includes \$50,000 for the Bus Depot-Hawthorne Road fence project. The budget also includes \$65,000 for the Lincoln Middle and Williams Elementary School project. The City Commission approved Wild Spaces Public Places funding in the amount of \$175,000 for restroom, parking, and fencing projects at Lincoln Park.

..Recommendation

1) Hear presentation from Staff.

G. NEW BUSINESS

H. REPORT OF OFFICERS AND COMMITTEES

I. BOARD MEMBER COMMENT

J. PUBLIC COMMENT

K. ADJOURNMENT