
AGENDA
Fifth Avenue Pleasant Street Redevelopment Advisory Board
Tuesday, March 24, 2009
5:30 pm
Santa Fe Community College, Board Room
Northwest 6th Street

A. ROLL CALL

B. ADOPTION OF THE AGENDA

C. APPROVAL OF THE MINUTES – Minutes from the January 27, 2009 meeting.

D. REQUEST TO ADDRESS THE BOARD

E. COMMUNICATIONS

1. Chair's Report

2. Staff Report

Streetscape Standards – This project is currently on-hold

A Quinn Jones House – Efforts are underway to complete the stabilization steps outlined in the Feasibility Study provided by Jay Reeves. To date, the roof has been replaced and the carport will be removed in March. A consultant has been engaged to perform a lead and asbestos study and will provide a report of his conclusions. A consultant has also been contracted to provide a detailed cost estimate report to determine a overall budget for the rehabilitation of the house. Lastly, the application for state historic marker has been approved.

CRA Office Building – On this agenda

Model Block Program – The partial deconstruction of 419 NW 4th Ave has been completed. The next step in the stabilization process is to replace the roof, which will be completed with two months. A contract has been executed for the complete deconstruction 412 NW 4th Ave. A photo documentation package was also completed in compliance with the request of the Historic Preservation Board. Staff is still in the process of revising the overall Model Block Program and will present findings and recommendations at a future FAPS meeting.

Mom's Kitchen – On February 19, 2009 the City Commission approved the following motion: 1) Approve recommendation A determining that there is a public benefit in purchasing Mom's Kitchen; authorize the City Manager or an authorized designee to finalize the purchase of Mom's Kitchen and execute the purchase contract with the agent/owner and execute any necessary closing documents subject to approval from the City Attorney's Office as to form and legality of said documents; and amend the FY09 City Capital Improvement Plan to add Mom's Kitchen to the plan and delete/delay other Capital improvement Plan project(s) of equal value from the plan; 2) ask the CRA if a payment plan can be arranged to pay the City for the purchase of Mom's Kitchen; 3) refer this item to the CRA to bring back an initial plan capsulizing the City's vision for the 5th Avenue/Pleasant Street Redevelopment Area.

NW 6th Street Rail Trail – Public Works and CRA staff are collaborating on this project, which involves the design and construction of the 6th Street rail trail from South Main Street to approximately NW 14th Avenue. CRA will participate mainly on the design of the project. The trail project spans the Downtown, CPUH, and FAPS redevelopment districts.

NW 5th Ave Streetscape – Phase 2 (600 -1000 Blocks) - Design is underway to complete construction documents for the next phase of the NW 5th Ave streetscape (600-1000 BLK). The scope includes undergrounding utilities, reconstructing wider sidewalks, ADA PROWAG compliancy, and CRA standard streetscaping.

G. OLD BUSINESS

1. Project Update - CRA Office Building at 802 NW 5th Ave (B)

..Explanation

The CRA's offices are currently located at 300 E University Ave, Suite 240 in the Commerce Building. A one-year option has been exercised on the lease and will expire on February 29, 2010. On November 17, 2009, the CRA approved 802 NW Ave as the site for a new CRA-owned mixed-used office building

At the February 16, 2009 staff provided an overall project schedule:

Schematic Design: February – Mid March 2009

Design Development: Mid March – April 2009

Construction Documents: May 2009 – Mid July 2009

Selection of a Construction Management Firm: March – May 2009

Value Engineering: June 2009

Construction: Mid July – Early 2010

Since the February 16, 2009 meeting, several project milestones have been achieved:

Tuesday, March 3, 2009 - A neighborhood workshop was held at the Wilhelmina Johnson Center

Wednesday, March 4, 2009 – Issued a Request for Qualifications for Construction Managers for CRA Minor Projects

Wednesday, March 11, 2009 – Submitted Site Plan Development Application

At the March 3, 2009 Neighborhood workshop a formal presentation was given that discussed the project's background, introduced the Design Team, provided details of the proposed interior and exterior of the two-story building, and presented proposed schedule for design and construction. Twenty-Four (24) people attended the Neighborhood Meeting including three (3) members of the Design Team, and six (6) CRA Staff Members. There were no objections to the project and all in attendance supported the described improvements. A copy of the minutes is included as back-up to this agenda item.

DAG Architects has completed Schematic design and developed two building concepts: 1) "Sloped Roof" and 2) "Butterfly Roof".

On March 16, 2009 staff and DAG presented these concepts to the CRA Board. The Board approved the "Butterfly Roof" concept. With this approval, the Schematic Design phase of the project has concluded and the Design Development phase has begun.

..Fiscal Note

The preliminary budget for construction costs is \$763,000. A final budget will be determined once a Construction Manager is selected and has value engineered the project and determined a Guaranteed Maximum Price. \$511,000 (\$45,000 from FAPS) is currently funded across the four CRA redevelopment area trust funds. The remaining balance will be borrowed and repaid from the FAPS redevelopment area trust fund.

..Recommendation

CRA Staff to the Fifth Avenue Pleasant Street Advisory Board: Hear presentation from staff.

H. NEW BUSINESS

1. Rail-Trail Lighting Standard (B)

..Explanation

As the CRA and PWD 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 across all of the City's Rails-to-Trails. 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 Fifth Avenue Pleasant Street Advisory Board: 1) Hear presentation; and 2) approve Lumec Domus Small Series as the CRA lighting standard for the Rails-to-Trails.

- I. **REPORT OF OFFICERS AND COMMITTEES**
- J. **BOARD MEMBER COMMENT**
- K. **PUBLIC COMMENT**
- L. **ADJOURNMENT**