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**AGENDA**  
**Fifth Avenue Pleasant Street Redevelopment Advisory Board**  
**Tuesday December 11, 2007**  
**6:15 pm**  
**Santa Fe Community College, Board Room**  
**Northwest 6<sup>th</sup> Street**

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**A. ROLL CALL**

**B. ADOPTION OF THE AGENDA**

**C. APPROVAL OF THE MINUTES** – Minutes from the October 23, 2007.

**D. REQUEST TO ADDRESS THE BOARD**

**E. COMMUNICATIONS**

**1. Chair's Report**

**2. Staff Report** – Information Items:

**CRA and Project Update**

- Model Block House Site D – The construction is complete. A ribbon cutting was held November 14, 2007. An Open House will be held December 1<sup>st</sup> - 2<sup>nd</sup>, 2007. A pre bid meeting will be held December 12, 2007 at 6:00 p.m. at 300 E. University Avenue, suite 240.
- Fifth Avenue/Pleasant Street Underground Initiatives – The Fifth Avenue/Pleasant Street Underground Initiatives, approved April 24, 2006, is a Community Redevelopment Agency partnership with GRU for underground conversion projects in the FAPS district. Brown & Cullen has completed preliminary engineering work for the CRA for the entire NW 5<sup>th</sup> Avenue Streetscape project. Public Works has listed this project along with other CRA projects for consultant selection developed and sent to Purchasing. CRA will be involved in the selection process for the consultants for the CRA projects. Once the consultants are ranked for various projects or group of like projects, the service contract for each project will be negotiated. The preliminary design data will help facilitate the proposed phase 4 streetscape project, which runs from NW 6<sup>th</sup> Street to NW 10<sup>th</sup> Street. \$160,966 was budgeted in the FY 2008 Fifth Avenue/Pleasant Street Amendatory Budget for streetscape improvements (W508).
- Fifth Avenue Pleasant Street Redevelopment Plan Update – CRA staff will present the amended changes to the CRA Board on December 17, 2007.

**F. OLD BUSINESS**

**1. CRA Streetscape Design and Technical Standards Revisions (B)**

..Explanation

The CRA Streetscape Design and Technical Standards were originally prepared by Bellomo-Herbert in 2003 to unify streetscape reconstruction throughout the redevelopment districts by specifying items such as paving patterns, street furniture, and landscaping from a common palette of materials. The streetscape standards have been implemented in such places as SW 2<sup>nd</sup> Avenue in the Downtown District, on West University Avenue in the College Park University Heights District, and at the new Wal-Mart Supercenter in the Eastside District. Observation of the constructed streetscapes prompted staff to consider revisions to the standards to improve the quality of the design and materials used in future projects. Staff explained the need for revising the standards to the four advisory boards, and in May 2007, the CRA authorized the expenditure of \$8,000 for Bellomo-Herbert and Company to perform the revisions. The Fifth Avenue Pleasant Street Redevelopment District contributed \$2,000 toward this effort.

The revisions include switching concrete pavers for clay brick pavers on all streetscapes, changing accessible curb ramp designs to match Public Works specifications, changing paving patterns, resolving conflicts where two different streets intersect, and general improvements to the document's organization.

In each of the four redevelopment districts, the main corridors are organized into various categories according to the uses that adjoin them. These main corridors are the roadways that will receive particular emphasis through the implementation of the streetscape standards. Minor neighborhood streets that are primarily residential in nature are not identified for receiving the streetscape standards. In the Fifth Avenue

Pleasant Street district, four streets are called out for receiving treatment using the streetscape standards. The streets are NW 5<sup>th</sup> Avenue, NW 8<sup>th</sup> Avenue (south side), NW 13<sup>th</sup> Street (east side), and NW 6<sup>th</sup> Street (west side). These streets are respectively identified in the standards as “Commercial Core”, “Mixed Use Corridor”, and the last two, “Primary Corridors”. The revised standards will be implemented on the reconstruction of NW 5<sup>th</sup> Avenue between NW 3<sup>rd</sup> and NW 6<sup>th</sup> Streets, where a change in brick color and texture will be made to improve fit and finish of the installed paving.

To assure that consistency in streetscape construction is attained, Bellomo-Herbert advised CRA staff that the CRA request that the City incorporate the streetscape standards into the Gainesville Land Development Code. The mechanism for implementation would be to require the developer of a redevelopment site or any publicly funded project located on any one of the designated streets in the standards, not just CRA-funded projects, to enhance the streetscape. The type of redevelopment that would be required to construct the standards still needs to be defined. The change to the Land Development Code would need to pass legal review and adoption of an ordinance by the City Commission.

CRA staff has reviewed the draft revisions and changes have been identified on the document. The proposed changes will need to be reviewed and approved by each advisory board prior to submittal to Bellomo-Herbert. A final review will be made prior submittal to the CRA for formal approval.

.. Fiscal Note

*Fiscal note:* Each of the four redevelopment districts has received a staff report on this project and budgeted \$2,000 in the 2006-2007 amendatory budget for the Bellomo-Herbert and Company contract.

..Recommendation

1) CRA Staff to Fifth Avenue Pleasant Street Redevelopment Advisory Board: Review the draft streetscape standards revisions and approve changes for submittal to the consultant, Bellomo-Herbert; and 2) Fifth Avenue Pleasant Street to CRA Board: Request that CRA request the City Commission to refer the CRA Streetscape Design and Technical Standards to the Gainesville Plan Board for incorporation into the Gainesville Land Development Code by ordinance of the City of Gainesville.

## 2. Preliminary Design for 414 NW 5<sup>th</sup> Avenue (B)

..Explanation

On May 6, 1977, the City acquired Tax Parcel 14479-000-000, consisting of Lots 10 and 11, the South half of Block 26, Brush's Addition to Gainesville from Leon H. Robbins, Alex Robbins, Robert Robbins and Irvin Robbins by Warranty Deed, Official Records Book 1065, page 340. This parcel is currently zoned Multiple Use Low Intensity (MU-1) and vacant. On June 11, 2007, the City of Gainesville conveyed Tax Parcel 14479-000-000, 414 NW 5th Avenue, onto City of Gainesville Community Redevelopment Agency by Special Warranty Deed. The City of Gainesville Community Redevelopment Agency (CRA) proposes to redevelop, either by itself or in partnership with others, lots 10 and 11 with construction of mixed-use commercial (mercantile)/residential structure complying with the historic nature of the historic district.

Prior to any development activity, Architect Jay Reeves will provide a schematic design of a Mixed-Use concept for the FAPS board input. Architect Jay Reeves will also provide a cost estimate. Staff will do a Performa and with the FAPS Advisory Board input a plan of redevelopment will be chosen.

The Schematic design concept is a replica of the Union Academy that was the central African-American Educational Institution from 1867 until 1925. By the time the University of Florida was founded, this institution had an enrollment of 500. This frame building was the central black educational institution until 1925 when it became a recreation center and then a retirement home before its demolition in the 1960's.

..Fiscal Note: None at this time

..Recommendation

CRA staff to the FAPS Redevelopment Advisory Board: 1) Hear presentation from Staff & Jay Reeves 2) provide input and approve concept on Schematic Design

**G. NEW BUSINESS**

**1. Redevelopment of Seminary Lane (B)**

..Explanation

Fifth Avenue Pleasant Street Advisory Board Member Russ Ingram requested that staff provide an update on a previous request made by the CRA Board August 20, 2007 that directed staff to work with the Gainesville Housing Authority and offer assistance with a Request for Proposal for the development of Seminary Lane. CRA Staff is in the process of contacting Mr. John Cherry representative of Seminary Lane to discuss the future of the housing complex. The Gainesville Housing Authority is not owned by the CRA or the City of Gainesville; staff can only offer assistance in the redevelopment process of Seminary Lane with approval from the Board of the Gainesville Housing Authority.

At this time, the topics of discussion could include the redevelopment of Seminary Lane and the possible uses of the Development, funding mechanisms, and the future direction of the Housing Authority.

.. Fiscal Note

None at this time

..Recommendation

CRA staff to the Fifth Avenue Advisory Board 1) Discussion 2) provide input and direction

**H. REPORT OF OFFICERS AND COMMITTEES**

**I. BOARD MEMBER COMMENT**

**J. PUBLIC COMMENT**

**K. ADJOURNMENT**