
AGENDA
College Park University Heights Redevelopment Advisory Board
Wednesday, February 6, 2008
5:00 P.M.

University of Florida Foundation Building
2012 West University Avenue
Wadsworth Board Room

- A. **ROLL CALL**
- B. **ADOPTION OF THE AGENDA**
- C. **APPROVAL OF THE MINUTES** – Wednesday, January 9, 2008
- D. **REQUEST TO ADDRESS THE BOARD**
- E. **COMMUNICATIONS**
 - 1. **Chair’s Report**
 - 2. **Staff Report**

Sidewalk Powerwashing: A&J Powerwashing was ranked first with its proposal of \$48,747.20 and extensive prior experience with the project. A Notice of Intended Award was sent to the contractor. The ranking will then be forwarded to the CRA for approval this month.

Parking Study: References for the top respondents have been checked, and scoring occurred on January 30th. A final decision is anticipated for February, following oral presentations from the top ranked respondents.

NW 1st Avenue Lighting: Construction/installation of the new Domus fixtures is scheduled to being within the next two weeks.

Gainesville Responsible Hospitality Partnership: GPD has released statistics relating to underage drinking violations for the 4th quarter of 2008. Three GRHP members exceeded the Partnership’s 12-violation maximum. Mojitos, Rehab, and Rue Bar will subsequently lose their “Responsible Vendor” status. These businesses may be eligible to rejoin the group if they reduce violations over the next quarter.

- 3. **Liaison Report: Linda Dixon – University of Florida**

- 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. Certain corridors are called out to receive particular emphasis through the implementation of the streetscape standards.

The streetscape standards have been implemented in such places as SW 2nd Avenue in the Downtown District, on West University Avenue at the Lofts project, 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 CPUH 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, changing waste receptacle specifications, and general improvements to the document's organization.

Certain corridors are called out in the CPUH redevelopment area for receiving the streetscape improvements. The list of streets begins with Primary Corridors: West University Avenue, SW 2nd Avenue, 13th Street, 6th Street, and South Main Street. The Commercial Core Streets are: NW 1st and NW 2nd Avenues between NW 20th Street and NW 16th Street, NW 3rd Avenue between NW 20th Street and NW 13th Street, and NW 17th Street between W. University Avenue and NW 3rd Avenue. Mixed Use Corridors are SW 4th Avenue between SW 10th Street and SW 6th Street, SW 8th Street between SW 4th and 5th Avenues and SW 7th Terrace between SW 2nd Avenue and SW 5th Avenue. Campus/Residential Corridors are NW 20th, 19th, 18th, 16th, 15th, and 14th Streets between W. University Avenue and NW 5th Avenue, and NW 17th Street between NW 3rd Avenue and NW 5th Avenue. Campus/Residential Corridors are: SW 1st Avenue, SW 3rd Avenue, SW 4th Avenue, SW 5th Avenue (from (SW 13th to SW 6th Streets), SW 6th Avenue, SW 7th Avenue, SW 8th Avenue, and SW 9th Avenue between SW 13th Street and SW 10th Street. Also included in this category are SW 11th Street between NW 3rd and Depot Avenues, and SW 10th Street between University Avenue and SW 8th Avenue.

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

The CRA staff engineer obtained preliminary cost estimates for implementing elements of the streetscape standards. The costs for constructing brick sidewalk versus concrete sidewalk were derived from the contractor-supplied costs for the NW 5th Avenue Streetscape project currently under construction. The costs are \$105 and \$122 per square yard respectively for concrete and brick; a difference of approximately 16%. Concerning lighting costs, Lumec stated that each Lumec Domus fixture is \$2,215.00, inclusive of mast arm and pole. In contrast, a conventional spun pole arm with a "cobrahead" fixture is \$1,200.00. Cost estimates for installation of the lighting have been requested by GRU but were not available at the time of publication of this meeting agenda.

Currently, only development projects that received a CRA redevelopment incentive have incorporated the standards into their plans. An exception is Wal-Mart on NE 12th Avenue, which voluntarily constructed sidewalks using the CRA materials in some areas. To assure that consistency in streetscape construction is attained in the future, 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.

CRA staff has conducted research regarding how a mandated streetscape program might be implemented. Several U.S. cities have programs such as Portland, Oregon and Sacramento and Sunnyvale California. Some of these programs require developments of a certain size to contribute to streetscape construction in an amount tied to a percentage of new construction value or building square footage. The CRA Attorney has recommended that the City could regulate streetscape construction through existing concurrency regulations in the Land Development Code by requiring projects of a minimum value or area to contribute to a special fund dedicated solely to streetscape enhancements. The level of contribution would be scaled to the size of the project. The fund could also accept contributions from CRA or City funds to match the private contributions to further the extent of streetscape construction. The CRA attorney strongly advised that the City, not CRA, assume the task of developing the regulatory mechanism, while the CRA focus its efforts on revising the streetscape standards and areas where they are to be applied. Once the standards are revised, the CRA will review and adopt them, and then request that the City Commission direct the City Attorney and Planning staff to pursue implementation by modifying the Land Development Code, which requires review by the City Plan Board and adoption by ordinance of the City Commission.

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

2. Depot Rail Trail Improvements (B)

..Explanation

At the January 9, 2008 CPUH meeting, staff distributed three proposals from engineering firms for performing an engineering feasibility study for widening the trail and creating additional trail entrances in the quarter mile segment. The advisory board requested that the proposals be placed on the agenda for the February meeting to allow time to review. The scope of work consists of determining the feasibility of widening the trail as well as adding additional roadway connections and developing 10% design schematics for these options. CRA staff requested that interested firms respond with a range of fees instead of an absolute fee to cover any unknown variables that may be encountered when performing this study. The firms submitting proposals are Glatting Jackson, Volkert Engineering, and JMJ Consulting Engineering. The fee range submitted by these firms is \$29,000-\$40,000 (Glatting), \$13,000-\$20,000 (Volkert), and \$11,210 (JMJ). Glatting Jackson is currently consulting for the CRA on the Depot Avenue Rail Trail Improvements. Volkert currently is under contract with Public Works for engineering services and will be working on the new 6th Street trail project. JMJ is currently on the design team working on the Depot Avenue reconstruction project. JMJ submitted the lowest cost proposal for this work and has experience in rail trail design. Should the feasibility study be authorized, it is recommended that JMJ receive the contract. The consultant will have 60 days from date of issuance of a notice to proceed to complete the feasibility study.

Glatting Jackson has developed general templates for trail user guide signs and mounting systems. The guide signs are intended to identify the various trails for users and provide directional information off the trail system. Further refinement is needed to revise the typeface, colors, and structural design. Once the revisions are completed, it is anticipated that the design will be presented to the CRA in February. Construction specifications will be developed after CRA approval.

..Fiscal Note

\$310,000 has been budgeted for the Depot Avenue Rail Trail (Lighting/Undergrounding/Trail Improvements) account #618-790-W735-5520.

..Recommendation

CRA Staff to CPUH Advisory Board: Review proposals for a trail widening feasibility study and authorize staff to enter into a contract with JMJ Consulting Engineering to complete this work.

3. SW 2nd Avenue Master Plan (B)

..Explanation

At the December 2007 meeting, the CRA approved funding (as recommended by the CPUH advisory board) for the SW 2nd Avenue Master Plan study. The CRA will be working with Basile Baumann Prost Cole & Associates (BBPC), an economics and real estate development advisory firm which councils an array of public clients nationwide. BBPC will address the strengths and weakness of the study area, as well as market and engineering feasibilities, in order to produce a comprehensive development program that will facilitate thoughtful, high-quality redevelopment.

A major component of the master plan will be an assessment of general market conditions for residential and commercial development, including supportable medical uses. BBPC will provide market and feasibility analyses for locating a grocery store and medical office on the site. BBPC will also provide assessments for office, retail, R&D (and other “clean businesses”) and residential mixed-use. The final result will be a Development Programming Assessment compiled by BBPC for the CRA. The Development Programming Assessment will outline a development strategy that can be implemented immediately. It will include all of the information collected during the study regarding site capacity and constraints, public/private partnership strategies, additional financing strategies, and a complete development program. The document will also double as a marketing tool, as it will demonstrate the financial feasibility and strong design sense of the proposed development program. The primary objective of the document is to produce high quality development in a timely fashion.

In addition to a market analysis, BBPC will provide a multi-disciplinary feasibility study that will address engineering, infrastructure and financial feasibility with a site-planning approach. Particular attention will be paid to the assessment of the quality and capacity of public infrastructure and utilities, and how engineering considerations will impact development potential. These efforts will be necessary in order for BBPC to prepare a refined development program including approximate square feet of supportable development, and a parcel-by-parcel analysis of recommended uses. Finally, BBPC will evaluate the financial feasibility of the proposed development program from a developer's perspective, identifying any potential funding gaps and identifying strategies for successful public/private partnerships.

BBPC has provided an outline of the tasks required to create a comprehensive development strategy for SW 2nd Avenue (attached as backup). To help coordinate this project, BBPC representatives will attend CPUH board meetings (beginning with the February 2008 meeting) in order to keep the board abreast of the study's progress. The study will be phased in a manner that will maximize the impact of stakeholder input at key points in the project timeline. The public involvement component of this project is essential in order to avoid pursuing a development program that will face heavy resistance. Stakeholder involvement will bring people together and cultivate the relationships necessary to see that the concepts identified in this study are actually built in the future.

..Fiscal Note

Funding for this project has been approved at a cost not-to-exceed \$100,000, from the Primary Corridors Account, #618-790-W724-5502.

..Recommendation

1) Hear presentation from Staff and consultant

4. NW 3rd Avenue Corridor Initiative (B)

..Explanation

The CRA is dedicated to promoting reinvestment and revitalization throughout all parts of the Redevelopment Areas. At the December 2007 meeting, the CPUH Advisory Board identified NW 3rd Avenue as an area of particular interest and importance within the district. This corridor runs through the heart of the University Heights North historic district, and is characterized by both single family and lower-intensity multifamily residential. The corridor boasts a number of mature Live Oaks and is largely shaded by a lush tree canopy. These features help contribute to a relaxed, neighborhood atmosphere on NW 3rd Avenue. However, despite such appearances, the area is also strategically located just blocks from the commercial and mixed-use activity along University Avenue.

The CPUH Board has discussed various opportunities for enriching NW 3rd Avenue. Potential projects may include decorative lighting or sidewalk improvements. Based on input from the Board, Staff is currently working with the Public Works department in order to add NW 3rd Avenue speed bump striping to the City's routine roadway repair and maintenance schedule. In addition to public infrastructure improvements, another important improvement strategy relates to acquiring strategic properties with a high redevelopment potential. CRA staff has identified one such property in the College Park/University Heights Redevelopment Area. The property is located at the intersection of NW 3rd Avenue and NW 11th Street, within the University Heights North Historic District. The property is approximately 0.17 acres and is currently the site of a tri/quadplex residential building. (The building is in deteriorated condition, and is not a contributing structure to the University Heights North Historic District. A picture of the structure is included in the backup.) The size of the parcel and its prominent location on the important NW 3rd Avenue corridor offer significant redevelopment potential. The property is zoned RH1 and may potentially accommodate a number of uses including: single or multifamily dwellings, dormitories, community residential homes, bed & breakfasts, or day care centers. The CRA plans to acquire the property and pursue future redevelopment in a manner that is consistent with the underlying zoning, neighborhood character, and CPUH redevelopment vision.

.. Fiscal Note

The purchase price for this property is \$260,000. A \$26,000 deposit would be made pending CPUH and CRA board approval. CPUH currently has \$75,642 available in account 618-790-W743-5520 (Option/Acquisitions) and the remaining funds of \$184,358 could be reallocated from 618-790-W711-5520 (Streetscape account).

..Recommendation

CRA Staff to CPUH Advisory Board: 1) Approve purchase of property located at 1015 NW 3rd Avenue; and 2) Recommend the CRA approve the purchase of the aforementioned property

5. Tumblin Creek Watershed Management Plan (B)

..Explanation

The CRA has been working with the Public Works Department and Jones Edmunds and Associates on the development of a district wide stormwater management plan for University Heights and Tumblin Creek watershed. At the September 5, 2007 College Park/University Heights (CPUH) Redevelopment Advisory Board authorized creation of a sub-committee and appointed Member Fleming, and citizen Bruce DeLaney to serve on this subcommittee. The subcommittee's sole purpose was to finalize recommendations on the Tumblin Creek Watershed Management Plan and to recommend future scopes of works.

Jones Edmunds and Associates (JEA) have completed the Tumblin Creek watershed report. This important planning document outlines the stormwater issues and opportunities in the area and provides the Advisory Board with options to consider funding to address stormwater issues in the area.

On October 29, 2007, the Tumblin Creek subcommittee met to review the report. They discussed the recommendations from Sections 10.3 Stormwater Utility Capital Improvements Projects; 11.2 Implementation Projects; and 11.3 Policy Change and Research of the report. The subcommittee agreed to individually rank all the recommended projects and then convene another subcommittee meeting to collectively rank the projects.

On January 22, 2007, Joe Montalto of JMJ Consulting Engineering, CRA staff engineer Diane Bennett, and Public Works Engineering Manager Stewart Pearson met with representatives of the St. Johns River Water Management District (SJRWMD) for a pre-application meeting to discuss permitting an exfiltration system proposed for SW 7th Avenue between SW 10th and 12th streets. The exfiltration system is included in the Tumblin Creek Watershed Management Plan as a recommended project to attenuate stormwater quantity and quality within the redevelopment area. SJRWMD is in the process of reviewing the feasibility of the system and will provide guidance on how to proceed.

On January 24, 2008, the Tumblin Creek subcommittee met to discuss the project rankings performed by individual members. The committee agreed on a list of prioritized projects and The Tumblin Creek Watershed Management Plan Capital Project Prioritizations are attached as back-up. Joe Montalto discussed the SW 7th Ave Exfiltration Feasibility study and pre-application meeting with SJRWMD.

..Fiscal Note

None at this time

..Recommendation

Tumblin Creek Watershed Management Plan Subcommittee to CPUH Advisory Board: 1) Hear presentation from the subcommittee and CRA Staff; and 2) Provide input as necessary.

G. NEW BUSINESS**1. P. K. Yonge Developmental Research School Site Master Plan (B)**

..Explanation

The P.K. Yonge Developmental Research School, a unit the University of Florida's College of Education, was established in 1934 to be a center of educational innovation for students, K-12. The primary role of the school is to develop, evaluate and disseminate exemplary programs of education. PKY's primary research goal is to enhance instruction in mathematics, science, computer science and foreign languages in a program that utilizes state of the art educational technology.

P.K. Yonge is preparing a physical master plan for the school's roughly 31-acre campus. Future facility needs will likely include major replacement of facilities rather than renovations to obsolete buildings. The project will update the school's Master Plan Report of December 2000 and, based on new data, will provide recommendations for future buildings, building locations, and site infrastructure (such as access/circulation, stormwater, lighting, utilities,

security, landscaping, recreation fields, and playgrounds.) The study will also consider the need for additional land assignment or acquisition to accommodate the mission and goals of P.K. Yonge.

As PKY considers its future, the school desires to reach out to its host community, private enterprise, and diverse academic programs across the University. Adult education and advanced technology job training will become a more important role for PKY within the community. Collaboration in community redevelopment and economic diversity initiatives will also be important factors to consider for future facility needs and locations. Similarly, expanded collaborations with University academic programs will impact the type and amount of space required on the PKY campus to accommodate faculty, graduate students and shared classroom space.

.. Fiscal Note

None at this time

..Recommendation

CRA Staff to CPUH Advisory Board: 1) Hear presentation from Dr. Fran Vandiver, Director of P.K. Yonge Developmental Research School

H. REPORT OF OFFICERS AND COMMITTEES

I. BOARD MEMBER COMMENT

J. PUBLIC COMMENT

K. ADJOURNMENT