
AGENDA
College Park University Heights Redevelopment Advisory Board
Wednesday, January 9, 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, December 5, 2007

D. REQUEST TO ADDRESS THE BOARD - No requests

E. COMMUNICATIONS

1. Chair's Report

2. Staff Report

Sidewalk Powerwashing: CRA staff ranked the 4 responsive proposals for sidewalk powerwashing services. A&J Powerwashing was ranked first pending approval by the Purchasing Department. The ranking will then be forwarded to the CRA for approval in February.

University Avenue Improvements: The new bicycle racks have arrived. The order for the benches and waste receptacles has been placed and the anticipated arrival date is February 8th. The FDOT Maintenance Agreement is in process. Roadway median design is in process.

Depot Avenue Rail Trail Improvements: Based on a request by the CPUH Advisory Board, Staff is working to obtain cost estimates and feasibility information related to the potential widening of the Depot Avenue Rail Trail, between SW 11th and SW 13th Streets, as well as the identification of exit possibilities from the trail at SW 9th Street up to the tunnel.

Expansion Area: At the December 2007 meeting, Board members requested that Staff provide a map of the CPUH Expansion Area, including information such as zoning and property ownership. City GIS staff is compiling this map for the CRA. Hard copies of the map as well as large poster-sized map displays will be available for examination at the January 2008 CPUH meeting.

Parking Study: Nine proposals were received in response to the RFP issued for this project. The selection committee, consisting of staff from both the CRA and City of Gainesville Traffic Operations, met in December to evaluate and discuss the written proposals. Final ranking will take place following oral presentations from the top respondents. Oral presentations are expected to occur in January.

NW 1st Avenue Lighting: At the November 2007 meeting, the CPUH Advisory Board approved funding for the installation of five Domus lights along NW 1st Avenue. The lights will extend from the 1700 to 1900 blocks. CRA and GRU staffs have finalized on-site details, including lighting placement. Construction is expected to commence soon, and will include the installation of the Domus fixtures as well as removal of existing lighting poles.

3. Liaison Report: Linda Dixon – University of Florida

F. OLD BUSINESS

1. SW 7th Avenue/Tumblin Creek Stormwater Management (NB)

..Explanation

At the December 2007 meeting, the CPUH Board approved \$ 4,560 in funding for services from JMJ Consulting Engineering related to stormwater management and a potential stormwater exfiltration system for SW 7th Avenue,

between SW 10th Street and SW 12th Street. The system would gather stormwater in a holding area beneath the roadway, from which it would exfiltrate via layers of soil. The system could function as a “stormwater credit bank,” where system would be constructed, and future development projects would “buy into” the bank as they come online. Such an arrangement could further redevelopment goals for the area, by alleviating the need for individual, on-site stormwater facilities at each development property.

JMJ Engineering is providing coordination with the St. John’s River Water Management District (SJRWMD) and is assisting in permitting the proposed exfiltration system through SJRWMD. As of this time, MJM has completed the pollutant load analysis required by SJRWMD. In January, MJM will meet with staff at the Water Management District to discuss the results of the exfiltration system feasibility study. As this project progresses, Staff and MJM Consulting Engineering will continue to provide the Board with regular updates.

..Fiscal Note

None at this time

.. Recommendation

Receive update from Staff.

G. NEW 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, and general improvements to the document’s organization.

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 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 the Gainesville Plan Board for incorporation into the Gainesville Land Development Code by ordinance of the City of Gainesville.

H. REPORT OF OFFICERS AND COMMITTEES

I. BOARD MEMBER COMMENT

J. PUBLIC COMMENT

K. ADJOURNMENT