

Community Redevelopment Agency

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Meeting Agenda

August 18, 2008

3:00 PM

City Hall Auditorium

*Jeanna Mastrodicasa (Chair)
Thomas Hawkins (Vice-Chair)
Jack Donovan (Member)
Pegeen Hanrahan (Member)
Scherwin Henry (Member)
Craig Lowe (Member)
Lauren Poe (Member)*

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least 48 hours in advance.

ROLL CALL**ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****080256. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of July 21, 2008, as circulated.*

080257. Appointment to the College Park/University Heights Redevelopment Advisory Board (NB)

RECOMMENDATION *The CRA appoint Thomas D. Rider to the College Park/University Heights Redevelopment Advisory Board for a term to expire June 17, 2011.*

*Member Donovan: Fleming
Member Hanrahan: Fleming
Member Hawkins: Rider
Member Henry: Rider
Member Lowe: Rider
Member Poe: Rider
Chair Mastrodicasa: Fleming*

080258. Appointment to the Downtown Redevelopment Advisory Board (NB)

RECOMMENDATION *The CRA appoint Michael K. Amish and Christina Barone to the Downtown Redevelopment Advisory Board for a term to expire June 17, 2011.*

*Member Donovan: Amish
Member Hanrahan: Amish, Barone
Member Hawkins: Amish
Member Henry: Amish, Barone
Member Lowe: Amish, Barone
Member Poe: Amish
Chair Mastrodicasa: Amish, Barone*

080259. Appointment to the Eastside Redevelopment Advisory Board (NB)

RECOMMENDATION *The CRA appoint Noah K. Shitama to the Eastside*

Redevelopment Advisory Board for a term to expire June 17, 2011.

Member Donovan: Shitama

Member Hanrahan: Shitama

Member Hawkins: Shitama

Member Henry: Shitama

Member Lowe: Shitama

Member Poe: Shitama

Chair Mastrodicasa: Shitama

EXECUTIVE DIRECTOR CONSENT

080270. Budget Transfer and Account Clean-Up (B)

Explanation: In May 2008, the CRA implemented a new project naming and numbering system to have more accountability for projects and better visibility into budget. Prior to this new system, budget dollars were grouped into macro-level budgeting units. For example, if \$100,000 was approved for lighting upgrades along NW 5th Ave and \$50,000 was approved for general streetscape improvements along NW 6th St, then \$150,000 could be budgeted into a General Streetscape account to cover both projects.

With the newly implemented project naming and numbering system, each project has been assigned a separate budget account. CRA staff has performed an extensive analysis, which required reviewing prior year budgets, reviewing approved agenda items, and reviewing the details of Advisory Board budget items, to research the accounting in each budget account. As a result of this analysis and new project system, there are budget transactions required to transfer dollars from existing accounts to newly created budget accounts.

A summary of the budget transfers is included as back-up.

Fiscal Note: The transfers will result in a net zero dollar impact. CRA staff will prepare multiple Budget Transaction Forms and City Finance and Budget will review and executed the budget transfers.

RECOMMENDATION

Executive Director to the CRA: Approve Budget Transfers.

080271. Eastside Gateway Bid (B)

Explanation: The CRA is planning to construct a landscaped gateway feature on the former-Tacklebox site at 1490 SE Hawthorne Road, which the CRA has owned since June 2005. The ERAB reviewed the design concept created by Zamia Design Landscape Architecture in May 2007 and recommended that the CRA approve the design. In July 2007 the design was submitted to the CRA and approved. The proposed gateway improvements consist of concrete planters, landscaping, accent lighting, and an irrigation system. These improvements are

designed to remain clear of the petroleum impacted southeast corner to facilitate remediation options when cleanup is scheduled by the Florida Department of Environmental Protection, which is paying for this work through the petroleum cleanup program.

The CRA has bid the construction and proposals were received on August 5, 2008. Staff has reviewed the bids and determined a final ranking, which is included in the backup to this item. Anglin Construction Inc. submitted the lowest bid, \$312,300.00, and is recommended for approval to provide construction services.

Fiscal Note: \$335,000 has been budgeted in account 9999-621-W918-W01. The CRA project number is ERAB-06-SC-2007.

RECOMMENDATION

Executive Director to CRA: 1) Approve ranking of contractors with Anglin Construction Inc. as the lowest responsive bidder; and 2) authorize the Executive Director to authorize any and all necessary documents for the purchase of professional contracting services for the Eastside Gateway Project.

080282.

SW 7th Exfiltration Study Engineering Contract (NB)

Explanation: In the 2005 CPUH Redevelopment Plan, stormwater infrastructure was cited as a major objective for continuing redevelopment of the area. To address this, the CRA and Public Works departments hired Jones Edmunds and Associates to perform a comprehensive study of the Tumblin Creek Watershed with the purpose of identifying problem areas and outlining potential solutions to improve stormwater quantity and quality in the CPUH area. The Tumblin' Creek Watershed Management Plan (TCWMP), completed in late 2007, is a product of this study.

The TCWMP specifically identified underground storage and exfiltration of stormwater as a potential solution to providing quantity and quality attenuation in dense urban areas. The concept of creating underground vaults to collect, hold, and slowly release stormwater into the ground is rapidly becoming popular as an urban design solution. Several re-development projects in Gainesville have installed, or are planning to install, this type of system beneath building foundations where little land is available for above-ground retention ponds (i.e., Heritage Oaks and The Palms). However, despite the promising solution of an underground exfiltration system for urban stormwater design, there have been no projects to install sub-regional collection systems underneath roadways. In this type of application, an underground vault is installed beneath the roadway as part of a roadway improvements project. The system would have the ability to service stormwater for a large area that has already undergone development, before stormwater rules were implemented. This type of application has the potential to attenuate the quantity and quality of stormwater in dense urban areas that have no land available for sub-regional retention ponds.

The TCWMP listed several potential locations for exfiltration systems to be

integrated in already developed areas, with the objective to address stormwater issues across the CPUH area. However, due to the limited availability of data for this type of application, Jones Edmunds and Associates suggested implementing a pilot-study to begin the incorporation of sub-regional exfiltration systems under roadways. In their report, they cited SW 7th Avenue as one of the potential exfiltration sites.

In 2007, the CRA hired JMJ Engineering to complete a feasibility study for underground exfiltration at SW 7th Ave, an area already in need of above ground roadway improvements. The impetus for selecting this site was to create a synergistic project that addressed upgrading roadway amenities (i.e., parking, lighting, sidewalks) and installation of Gainesville's first sub-regional exfiltration system. Subsequent exfiltration projects for CPUH are thus dependent upon the success of the SW 7th Ave pilot study. The results of JMJ Engineering's feasibility study indicated that the site was amenable to exfiltration of stormwater, with soil infiltration rates as high as 40 ft per day and a seasonal high groundwater table depth of 6-ft below surface. Thus the completed feasibility study was distributed to the SJRWMD for review, and a preliminary ERP (Environmental Resource Permitting) meeting was held at the district office with representatives from the CRA, Public Works Department, and JMJ Engineering.

In April 2008, the CRA was advised by Public Works to "piggyback" on an existing Public Works contract with Comprehensive Engineering Services (CES), whose sub-consultant is JMJ Engineering. The CRA followed this advice with the assumption that this would utilize a consultant who was already familiar with the project and expedite the project design schedule to meet the May 2009 construction goal. Under this contract CES would provide the roadway improvements design, while JMJ would complete the exfiltration design. In May 2008, the CRA issued CES a Purchase Order for \$49,943.85.

In August 2008, CES was informed by Public Works that the contract would not be renewed and is set to expire on September 30, 2008. The work that the CRA issued CES a Purchase Order for will not be completed by September 30. Because construction for this project is scheduled to begin May 2009, when student activities in the area are less intense, and because several exfiltration projects are contingent upon the success of the pilot study, it is imperative that CES be able to continue the design for this project uninterrupted. Due to the engineering nature of the work and because work has already started, CRA staff is proposing to continue with this vendor as a Specified Source Vendor rather than going through a qualifications process and executing a new contract and new PO between the CRA and CES. The contract and PO would be effective October 1, 2008.

Fiscal Note: *\$271,000 has been budgeted in account 9999-618-W734 – 7th Ave Improvements for both road improvements and stormwater study. The CRA project number is CPUH-05.02-IF-2008.*

RECOMMENDATION

Executive Director to the CRA: 1) Approve CES as a Specified Source Vendor to complete 7th Ave Exfiltration Study project; 2) authorize the Executive Director, or his designee, to execute a new contract

with an effective date of October 1, 2008.

071221. Reduction of Model Block D Contract Price (B)

Explanation: The Bid Process for the Model Block D 418 NW 4th Avenue ended July 14, 2008. The bid process was successful with a potential buyer who has signed the sale and purchase agreement. The buyer's lender appraised the property and the appraisal, included as backup, came in at \$162,000, which is lower than the bid price of \$170,000. The bank will not lend against a sales price that exceeds the appraised value.

Due to the difference in contract sales price and the home's appraised value, staff is requesting that the new sale price is \$162,000 which includes a forgivable second mortgage of \$25,000. This would allow the CRA to sell the home to the current bidder and provide stability to the neighborhood.

Fiscal Note: CRA will receive approximately \$137,000 from the sale of the Model Block D home. Once the home is sold, a \$129,000 outstanding Line of Credit with Inner-City Venture Fund will be repaid from the proceeds of the sale. The CRA Project Number is FAPS-03-HS-2007: Model Block Program – D.

RECOMMENDATION

Executive Director to the CRA: Reduce the sales and purchase agreement sales price to \$162,000 to reflect the appraised value.

Legislative History

5/19/08	Community Redevelopment Agency	Approved as Recommended (4 - 0 - 3 Absent)
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080285. CRA Project Summary (B)

Explanation: As a regular informational item on CRA agendas, Staff provides a brief update on selected referrals, redevelopment projects and development agreements under review. This monthly update is typically a limited sampling of the CRA's many on-going projects, as opposed to a complete list. The entire list of projects is attached as backup to this item.

CRA Wide

CRA Sustainability Policy - This project is in process.

CRA Maintenance Programs - CRA currently provides/manages maintenance activities such as pressure washing, landscaping, and street cleaning. The Downtown Board is currently examining the feasibility of using free labor from the Alachua County Corrections Dept. as an alternative to funding maintenance services in the area.

CRA Website - CRA will begin a marketing program to promote the website. Additional web content is being developed.

Awards Applications - Staff has submitted the CRA's FY 2007 Annual Report to the International Economic Development Council (IEDC) for consideration in the IEDC's Annual Awards. Staff has also submitted the rehabilitated 5th Avenue Tot Lot and the FY 2007 Annual report for the Florida Redevelopment Association (FRA) annual awards.

Architecture, Landscape Architecture, Historic Preservation Services - In March 2008, the CRA issued a request for statement of qualifications to obtain annual professional services for architecture, landscape architecture, and historic preservation. The selected firms are Zamia Design Landscape Architecture (Gainesville, FL), RBK Architects (Tampa, FL), and Jay Reeves and Associates, Inc Architecture and Design (Gainesville, FL). Examples of the types of projects that these firms will be selected for are the Model Block, streetscapes, and adaptive reuse projects.

University Avenue Medians - The construction documents for the 5 medians in CPUH and 3 medians in the Eastside, including irrigation systems, are complete. The bid documents have been prepared for release. The FDOT requested additional review after having given preliminary approval earlier this year. The FDOT review will delay the bid release 3-4 weeks. It is anticipated that the invitation to bid will be released before the end of August.

CPUH and Downtown Parking Studies -Staff is aiding the consultants in the collection of background data. Staff anticipates that the consultant team will visit Gainesville in mid-September in order to measure parking demand and conduct field observations.

Eastside

Southeast Gainesville Redevelopment Initiative - Wilson-Miller presented the Special Area Plan document to the City at the May 12th City Commission meeting. Staff from the CRA, Community Development, and the City's Attorneys office are currently working together to finalize the document in order to begin the process of incorporation into the Land Development Code.

Kennedy Homes - Staff is finalizing the RFP for publication, and plans to issue the document within the next month, in conjunction with a targeted marketing campaign aimed at attracting top caliber respondents.

Hawthorne Road Properties - At the April 2008 meeting, the CRA approved the purchase of two lots on Hawthorne Rd to be redeveloped to encourage economic development in the SEGRI area. The CRA closed on the properties on June 9. A survey has been completed and internal site analysis is underway.

Renaissance Lights on University from Waldo to SE 15th Street -Work has begun on installing the Renaissance poles on E. University Avenue adjacent to the existing concrete poles, which will be removed once the 6ft arms have arrived from the vendor and installed.

Cotton Club - The rehabilitation effort is still underway and is taking place in three phases; stabilizing the main building, rehabilitating the surrounding

shotgun houses and grocery store and building new structures for additional classroom space. The rebuilding of the foundation is complete. Architects will be interviewed for the Grocery store in the month of July. A new roof has been installed. Framing of the structure is also in progress. The 2nd Annual Juneteenth Festival & Juried Art Show was held at Lincoln Park June 14 & 15, 2008. This event was produced by the Cotton Club and funded by the Alachua County Convention & Visitors Bureau.

Eastside Gateway Project - On this agenda.

Exterior Paint Program- Implementation of the Exterior Paint Improvement Grant Program was approved at the June 2008 CRA meeting.

Downtown

Lynch Park - Survey and design work is currently underway at Lynch Park. Staff anticipates that this work will take approximately 30 days to complete. Therefore, Staff hopes to bid this project for construction during the fall, and begin construction shortly thereafter. Staff will bring this item back to the CRA for an in-depth presentation at the September meeting.

Downtown Community Plaza - Staff is currently formulating strategies for improvements to the Downtown Community Plaza. Working with DRAB, staff is examining the issues and opportunities at play, and is also examining how the Plaza compares to examples of healthy, vibrant public spaces found in other cities. Once Plaza improvement strategies have been formalized, Staff will provide a full presentation to the CRA

Bethel Station - In conjunction with the Plaza improvements listed above, staff is also moving forward with Bethel revitalization. This month, the CRA plans to issue an RFP soliciting potential businesses for this site. Staff will provide a comprehensive summary on this project at a future CRA meeting.

GRU Redevelopment - Progress continues on the Master Plan. The consultant team from Lord Aeck Sargent has now met with multiple stakeholder groups to provide information as well as to gain additional input and insight related to the project.

Hampton Inn/Lot 9 Redevelopment - Construction is currently underway; foundation work is complete and the structure is now going vertical. It is anticipated that the project will be complete and the hotel will be operational by July 2009.

Jefferson on 2nd Avenue - Construction is nearing completion. The CRA Engineer is working with developers to ensure that CRA standards are well reflected in the finished product.

The Palms - Construction on this condominium project is nearing completion. The CRA Engineer is working closely with the developer and the construction team to ensure that CRA standards are met and that the finished product is of high quality.

Porters Neighborhood Improvements -on this agenda

Cade Museum - The Cade museum organizers announced selection of Depot Park as the museum construction site. The organizers, staff from Carol Johnson and Associates, and CRA staff met on August 5, 2008 to discuss planning strategy for the development of the museum and Depot Park as a unified project. A presentation was given to the SPROUT Task Force concerning these announcements.

CPUH

Bus Shelters - On this agenda.

Gainesville Responsible Hospitality Partnership - After reviewing the latest underage violation statistics from GPD, GRHP re-evaluated membership eligibility. Rue Bar and Rehab, which were previously on probation, still exceed the underage violations limit. These bars remain on probation and are now also joined by Gator City, Grog House, Jewell's, and The Swamp - which all exceeded 12 underage violations in the 1st quarter. GRHP continues to work with UF Student Government and with Greek students to formalize support for the Partnership. GRHP will also be reaching out to other student and professional groups at UF.

CRA Streetscape Design Standards- Bellomo-Herbert has finalized the revisions to the standards. Staff is reviewing changes with the advisory boards and making revisions.

University Avenue Improvements - The FDOT Maintenance Agreement has been completed and is being reviewed by FDOT. Application has also been made for the FDOT general use permit. The construction work plan is being implemented. It is anticipated that execution and installation of the first improvements (waste cans and benches) will take place in late-August. The improvements extend from NW 20th Terrace to Waldo Road.

Depot Rail Trail - JMJ Consulting Engineering is developing a feasibility study and alternative concepts for trail widening. Public Works, GRU, and CRA staff met to discuss the concepts and evaluate concerns. Refinement to the concepts and a review of permit requirements are currently taking place.

Tumblin Creek Watershed Management Plan - The Tumblin Creek Watershed Management Plan (TCWMP) was completed in late 2007. Currently, staff is working on the implementation strategy of the plan. Projects listed within the plan have been prioritized, and staff is initiating the top priority project, SW 7th Ave exfiltration.

SW 2nd Avenue Master Plan - CPUH continues to pursue a comprehensive vision for redevelopment along the SW 2nd Avenue corridor. The goal of this initiative is to formulate a plan that is based on a thorough understanding of the market forces and infrastructure issues that will impact redevelopment. Staff is currently examining the possibility of new partners to help guide this process.

SW 7th Ave Exfiltration Basin and Improvements - CRA staff is working to issue a purchase order for CES, Inc. to develop designs for the underground exfiltration basin and above ground roadway and streetscape improvements along the SW 7th Ave corridor. This contract will be piggybacked off of the Public Works continuing services contract with CES.

SW 13th Street Pedestrian Overpass Enhancement Design - On this agenda

Rails-to-Trails Signage - The City Commission has adopted the CRA's design for guide signage for the City's rail trail system. CRA is currently designing the mounting system and design specifications.

FAPS

FAPS Redevelopment Plan - The FAPS Redevelopment Plan was formally approved by the City Commission on July 28, 2008.

NW 5th Avenue Streetscape - The streetscape project is completed. The final inspection of the project by Public works, the CRA, and Anglin Construction was completed on April 25, 2008. Anglin Construction has installed new sidewalks, brick pavers, street and pedestrian lights. CRA staff has requested that Public Works perform some cosmetic repairs on the curb faces, which has been completed. A ribbon cutting ceremony is anticipated for July 24, 2008.

University House - Construction is underway, with the first phase of buildings nearing completion. The CRA engineer is working closely with the developer and the construction team to ensure that CRA standards are fulfilled.

5th Avenue Mixed-Use Project (Union Academy Building) - The rendering was approved by the CRA and the Fifth Avenue Advisory Board. Staff is currently reviewing options to be presented later this summer or early fall.

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.

A. Quinn Jones House - This house is located at 1013 NW 7th Avenue. Staff is in the preliminary process of recommending that the A. Quinn Jones House be placed on the National Register of Historic places. The text for the State marker has been written and submitted.

Fiscal Note: None at this time

RECOMMENDATION

Executive Director to CRA: 1) Receive project update from staff.

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

SECRETARY

EXECUTIVE DIRECTOR

080274. SW 13th Street Bridge Design Competition (B)

Explanation: On August 20, 2007 the CRA Board authorized staff to pursue development of a design competition to address current aesthetics and linkage of the SW 13th Street pedestrian overpass. The overpass, located approximately at the junction of SW 13th Street and Archer Rd, presents itself as a unique redevelopment opportunity. It has the potential to serve as both a striking gateway feature into the CPUH Redevelopment Area and provide an important connection for multi-modal commuters traveling along the Depot Ave Rail-Trail. The competition is modeled after the City of Pittsburgh's West End Pedestrian Bridge Design Competition. It is structured as a hybrid design competition and RFQ process, intended to attract visionary design proposals and qualified professionals to re-design this important landmark.

The competition is comprised of two stages. The first stage is a hybrid open design competition and RFQ process. The second stage is a closed design competition.

Stage I – Open Competition

The open design competition is intended to attract engineers, architects, landscape architects, urban designers, planners, artists, industrial designers, students, and others to create concepts for the re-design of the pedestrian enclosure structure and access to the overpass. The top three design concepts submitted to the competition will be selected by a panel of jurors. These entrants will then be invited to participate in Stage II of the competition.

Stage I – Request for Qualifications

An RFQ will be released concurrently with the first stage of the competition to solicit professional consultants with experience in pedestrian bridge design. The purpose of the RFQ is to identify professional firms capable of providing engineering services to develop design concepts for Stage II of the design competition. A selection committee will convene to identify the top three respondents to the RFQ, and the selected firms will be invited to participate in Stage Two of the design competition.

Stage II – Closed Competition

The teams selected through Stage I of the Competition and the RFQ are invited to enter into Stage II of the design competition. Teams will be required to have a professional designer, capable of providing engineering solutions, before registration in Stage II is complete. These professional teams will then be awarded a stipend to further their design concepts into preliminary engineered

solutions. Final submissions will be juried, and the team with the winning proposal will have the opportunity to enter into contract negotiations with the CRA to create construction drawings.

Fiscal Note: \$507,852.00 has been budgeted in account 618-W735-W22. The CRA project number is CPUH-03-RP-2007.

RECOMMENDATION

Executive Director to the CRA: Hear a presentation from staff.

080275.

Porters Neighborhood Improvements (B)

Explanation: The CRA continues to move forward with both long and short term projects in the Porters community. Current short-term initiatives are as follows: The new Porters Oaks fence will receive staining and weatherproofing treatment in order to protect and prolong the beauty and durability of the fixture. Additionally, Staff continues to coordinate with the Porters Oaks Homeowners Association. Among other projects, the group is working to establish a community garden at the vacant lot adjacent to the new CRA-installed fence (located at the intersection of SW 2nd Street and Depot Avenue). Finally, surveying and design work for Lynch Park improvements is currently underway, and staff hopes to break ground on this project in late fall. (The CRA board will receive a full Lynch Park update at the September 2008 meeting.)

In addition to the "small-scale" projects listed above, the CRA is also working hard to implement large-scale infrastructure improvements in the area. To that end, staff is working with engineering firm DRMP to produce construction plans for improvements along SW 3rd Street, from Depot Ave to SW 4th Ave. These improvements include undergrounding utilities, completing sidewalk connectivity to the Porter's Community Center, upgrading sidewalks for ADA compliance, improving aesthetics to reflect current CRA Design and Technical Standards, adding pedestrian scale lighting, and resurfacing the roadway. The aforementioned engineering work will also provide details regarding cost, timeline, and technical issues. This data will allow staff to prioritize, phase, coordinate, and budget in the most effective manner possible. In preparation for the planned improvements, CRA staff requested the Parks Department conduct a tree mitigation assessment in order to determine the condition of any trees that may require removal due to sidewalk construction. The assessment concluded that the majority of trees requiring removal are in fair to poor condition.

The CRA engineer and DRMP met with representatives from utility companies within the corridor, including GRU, Cox, and AT&T. Plans for undergrounding activities were discussed, and all agreed that joint-trenching the utilities was the best course of action. Designs from each utility are being solicited, as DRMP will need to compile this information into the preliminary plans. At this time, DRMP is compiling 30% plans for the 3rd Street improvements. However all progress is currently on hold, as GRU has informed CRA staff that they will be unable to address Porters improvements until after August 22nd, 2008.

Particularly of note, GRU has future plans to underground some major utility

corridors running through the area. Due to tactical issues, GRU prefers these improvements be coordinated around the timelines for the Depot Park excavation/environmental remediation and the proposed FDOT Main Street rebuilding project. The CRA/DRMP 30% plans will help staff plan these activities in conjunction with current Porters improvements to ensure that resources are allocated as timely and efficiently as possible.

Fiscal Note: The contract with DRMP is for \$24,200 and funded out of account number 9999-610-W231-W07.

RECOMMENDATION

Executive Director to CRA: Hear presentation from staff.

080283.

Bus Shelters (B)

Explanation: The CRA is working with the RTS (Regional Transit System) to replace bus shelters in the CRA redevelopment areas. The existing bus shelters are of a variety of different styles and ages. Many of the shelters have maintenance issues (accumulated leaves, fading paint, lack of visibility) that have arisen due to the shelter's design. Other sites lack shelters and may present opportunities for installing them. The hodge-podge of design styles and maintenance issues creates aesthetic problems that detract from the CRA's efforts to improve primary corridors such as University Avenue and SE Hawthorne Road. CRA staff discussed these issues concerning shelters on West University Avenue with the CPUH advisory board on August 1, 2007. The board agreed to pursue a unified approach to shelters that coordinates with CRA enhancements and recommended moving forward with developing a new design.

Staff is planning to install 3 test sites in the CPUH redevelopment area to evaluate the bus shelters. These sites are 1402 and 1826 West University Avenue and at the new Wildflower apartment complex on SW 13th Street. After an evaluation period, a decision will be made concerning the expansion of the bus shelter installation to other CRA redevelopment areas.

On August 20, 2007 staff gave a presentation to the CRA, including the CPUH recommendation, highlighting the need to enhance the shelter design. Staff discussed the design criteria developed by CRA and RTS staff. These criteria consist of several design points, including removing roof gutters, improving paint finishes, modernizing the design, providing solar powered lighting, enabling scalability to different sites, enhancing visibility, providing rain protection, and improving passenger comfort. The CRA authorized staff to develop a scope of work and issue a Request for Qualifications for architectural services according to the CCNA procurement process. A budget of \$25,000 was established for design services.

On April 16, 2008, the consultant selection committee reviewed qualifications and interviewed three firms, with Bentley Architects and Engineers as the committee's top ranked firm. The CRA approved the ranking on April 21st. Staff attempted to negotiate a fee with Bentley, but after several rounds of negotiations that included modifying the scope of work, an agreement was reached to end negotiations, which failed to produce a fee under the \$25,000

budget.

Staff immediately began researching ready-made bus shelter designs. During the course of this research, staff learned that the firm Landscape Forms based in Kalamazoo, Michigan manufactures a line of shelters designated as the "Kaleidoscope" series. The Kaleidoscope model embodies many of the characteristics contained in the CRA and RTS design criteria. The manufacturer also produces a matching bench that is coordinated with the design of the Kaleidoscope bus shelter. Staff feels that the close match between the Kaleidoscope design and the desired design criteria is advantageous for achieving the project objectives. Staff members from the CRA and RTS met on July 16th to review the design and an agreement was made to pursue the Kaleidoscope shelter and Plexus bench for approvals for use within the CRA redevelopment areas.

Staff is in the process of reviewing the Kaleidoscope shelter and Plexus bench designs with each individual advisory board. On August 4, 2008 the FAPS advisory board reviewed and approved the bench and shelter designs. On August 6, 2008 the CPUH advisory boards reviewed and approved the designs and authorized the purchase of shelters and benches for the pilot project described above. The ERAB and DRAB advisory boards meet later this month.

The backup to this agenda item consists of product literature and photographs of the Kaleidoscope bus shelter installed in various urban settings in other cities. Staff will give a brief presentation to explain the product and implementation plan.

***Fiscal Note:** Costs for the CPUH pilot project will be paid from account 9999-618-790-W724-W30 (Primary Corridors-Univ Ave). This account currently has \$125,000 budgeted. The costs for two of the shelters will be paid from CPUH. The third shelter on SW 13th Street is anticipated to be funded by a private developer. Additional funding will need to be appropriated in the FY09 budget for the costs to purchase and install the bus shelters after the initial three selected locations. The CRA Project Number is CPUH-09.04-SC-9999: CPUH Primary Corridors - SW 13th Street Bus Shelters.*

RECOMMENDATION

Executive Director to the CRA: 1) Hear presentation from Staff; 2) approve the recommendation to adopt the Landscape Forms Kaleidoscope bus shelter and Plexus bench product for the FAPS redevelopment area; 3) approve the recommendation to adopt the Landscape Forms Kaleidoscope bus shelter and Plexus bench product for the CPUH redevelopment area; and 4) approve the recommendation to purchase and install three Kaleidoscope bus shelters and three Plexus benches for a test project in the CPUH redevelopment area.

Explanation: At the April 2, 2008 CPUH meeting, CRA staff and the CPUH Board began a strategic planning process. The primary objective of this process is producing a 3-year strategic plan that addresses the objectives outlined in the CPUH Redevelopment Plan adopted in 2005.

The first step of the process was to provide contextual background by reviewing completed projects from 1995-2005 and discussing changes in CPUH budget and staff during the same timeframe. Next, staff reviewed the ten (10) objectives outlined in the 2005 CPUH Redevelopment Plan. The plan includes the following objectives: Infrastructure, Parking, Urban Form, Traffic Circulation, Private Investment, Land Acquisition and Redevelopment, Mixed-Use Technology Hubs, Historic Preservation & Adaptive Reuse, Public Spaces, and Funding, Financing, Management & Promotion. It was concluded that future projects need a greater emphasis on the outlined objectives.

During April and May, staff conducted an analysis to divide the CPUH area into nine (9) smaller areas or "segments." The segments were defined as University Ave (6th Street to 20th Terr), SW 13th Street (SW 16th Ave to University), NW 13th Street (University to NW 7th Ave), "University Heights" Neighborhood, SW 2nd Ave Study Area, "NW 3rd Ave" Neighborhood, "College Park" Neighborhood, Expansion Area - Zone 1, and Expansion Area - Zone 2. Each segment was then analyzed separately to understand the redevelopment priorities specific to that area. Staff then developed a preliminary list of potential and current projects for each segment that addressed both the redevelopment plan objectives and the priorities for that area.

At the June 4 and July 2 meetings, staff conducted working sessions with the CPUH Board to review the segment approach, discuss staff-proposed projects, gather additional projects from the Board, and understand potential roadblocks and issues for each potential project.

During July, staff continued the analysis by developing a framework that included both quantitative and qualitative factors. Each objective was weighted based on its importance to overall redevelopment of the CPUH area. Each project was then evaluated on how they addressed the development plan objectives. Points were then assigned to each project based on the weighted criteria. The projects were then sorted and ranked by points.

At the August 6, 2008 meeting, the CPUH Board reviewed the list of ranked projects, provided additional input, and finalized project rankings.

Staff is currently in the process of determining a 3-year implementation plan for the highest priority projects. Additionally, budget will be proposed for the projects to be completed during FY2009.

Fiscal Note: None

RECOMMENDATION

Executive Director to the CRA: Hear a presentation from staff.

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

College Park/University Heights Redevelopment Advisory Board

Downtown Redevelopment Advisory Board

Eastside Redevelopment Advisory Board

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE

September 15, 2008

ADJOURNMENT- 4:20 PM