

Community Redevelopment Agency

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



Meeting Agenda

April 20, 2009

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.

CALL TO ORDER**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****080996. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of March 16, 2009, as circulated.*

EXECUTIVE DIRECTOR CONSENT**080998. CRA Project Summary (NB)**

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.

CRA Wide

CRA Mixed-Use Office Building at NW 5th Ave – On this agenda.

CRA Sustainability Policy – Staff anticipates reviewing the draft policy with the advisory boards during the spring and revising the draft based on their members' feedback.

CRA Website – CRA has created a postcard to promote the website. The FY2008 Annual Report was recently published to the website and additional web content and image galleries will be developed and published this spring.

University Avenue Medians – GRU began field work on April 6th to initiate the irrigation supply installation. Irrigation is expected to be finished the week of April 20th if no problems are encountered. FDOT experienced weather delays affecting the resurfacing of East University Avenue, which will affect the planting installation. FDOT reported that it expects to conclude operations the week of April 20th and this will allow the landscape plantings to begin soon after. The notice to proceed was issued to Garden World to begin site preparation and expedite construction. Garden World began field work on April 13th. Staff anticipates completing the project by early to mid-May.

University Avenue Improvements – The CRA has substantially completed

replacing the waste receptacles and installing two planters along East and West University Avenue. The CRA has ordered four waste containers for additional sites along the Avenue. The planter pilot project is underway. Prange's Florist donated two new Knockout Rose plants, which are maintained by Oasis Landscaping. The roses are currently being grown to full size and are expected to be in bloom within a few weeks. The project is being monitored for maintainability and aesthetic impact.

Eastside

Potential Eastside Expansion Areas – ERAB will work with Staff to consider necessary changes to the Redevelopment Plan. This timeline coincides with Strategic Planning for the Eastside Area.

Southeast Gainesville Redevelopment Initiative – The SEGRI special area plan is on the agenda for the April 23rd meeting of the City Plan Board.

Kennedy Homes – The CRA and the City have authorized CRA Staff to act as the agent for the City in the RFP process and redevelopment efforts at this site. Staff is incorporating new comments from the CRA Attorney and hope to finalize and issue the RFP shortly. Along with the release of the RFP, the CRA is planning a targeted marketing strategy aimed at attracting top caliber respondents.

Cotton Club – Fundraising is underway, and a new roof has been installed Eastside/5 Points Redevelopment Project – ERAB heard a presentation from Rodney Long Realty in October 2008 and received a detailed summary of the issue from Staff at the December 2008 and February 2009 meetings. Exterior Paint Program- Staff will conduct an outreach program for potential applicants for the Exterior Paint Program.

Eastside Gateway – Construction of the Gateway is nearing completion. Concrete work is complete, and the colored stain will be applied the week of April 5th. Large trees and native planting material will also be installed. Staff is beginning to make preparations for a ribbon cutting ceremony to celebrate the completion of a series of eastside improvements including the gateway, newly planted medians, and installation of decorative roadway lighting.

Redevelopment of 1712/1714 Hawthorne Road – A neighborhood workshop was held April 2nd. The RFP for tenants is currently being finalized and will be issued shortly.

Downtown

Depot Park – The project is moving forward. Carol R. Johnson and Associates (CRJA) is presently conducting the stormwater design peer review, consulting on the depot building context area, and assisting with finalizing the phase 2 pond construction details. CRJA has submitted a proposal to update and refine the park concept and begin laying the groundwork for detailed project design. Bender & Associates Architects is currently compiling a historic structures

report to document the existing conditions, architectural history, and programming feasibility for the historic Gainesville Depot Building. The Cade Museum is advancing its capital campaign and moving ahead with work on the Firestone Building. The remediation bids have been received and the work order approval process is moving forward. The Depot Park Team has scheduled a meeting on April 23rd and the SPROUT Task Force is scheduled to meet on May 4th. On April 23rd, the City Plan Board will consider a petition to rezone the (currently industrial) property to accommodate park uses.

Downtown Community Plaza – CRA Staff is leading the community through a place-making evaluation process to identify how fundamental design issues affect the usage of Gainesville's central civic square. By understanding that universal truths about healthy public spaces apply to the Plaza, the community will be able to formulate useful strategies that will result in lasting change and improved community utility of the civic square.

Bethel Station – The CRA has completed a property survey, lead-based paint/asbestos assessment, and demolition plans. The demolition work has been bid out and bids have been received. Demolition work is anticipated to begin before the end of the month. This project appears as a discussion item on this agenda.

Lynch Park – The project has received approvals from DRAB, the Porters Oaks HOA, Parks & Rec Advisory Board, the CRA, the City Commission, and all stakeholder departments within the City/GRU (water, electric, public works, arborist, GPD, Park & Recreation, etc). Plans for the park are now 100% complete and ready for construction. The project will serve as a pilot for implementation of a number of CRA initiatives including: CM construction, CRA-installed lighting, energy-efficient LED lighting fixtures, 100%-native plantings, and alternative brick color palette.

Porters Neighborhood Improvements – The CRA has received a utility design scheme from GRU and Cox Cable for SW 3rd St (Depot Ave – 400BLK). Staff has made numerous requests for utility design/information from AT&; to date no information has been received. Additionally, there are significant ROW issues at play, and these issues must be addressed prior to proceeding with construction documents.

GRU Redevelopment – Staff has received a finalized document from GRU, which incorporates small changes made subsequent to the November presentation to the CRA board. Staff is currently formulating implementation strategies and steps to move forward.

Hampton Inn/Lot 9 Redevelopment – The hotel is on schedule to open this summer

Lot 10 Redevelopment – The RFP for this property was issued March 16th. Responses will be evaluated this summer, with the CRA considering approval of the selected development team anticipated for the August board meeting.

CRA Streetscaping for Depot Ave – The CRA and Public Works Department have coordinated to add CRA streetscaping materials to the Depot Ave Reconstruction project, currently out to bid. Streetscaping elements include brick sidewalks, crosswalks, and decorative lighting. The project is scheduled to begin construction summer 2009.

CPUH

SW 13th Street Bus Shelter – RTS has obtained the easement for this shelter adjacent to the Wild Flowers development. RTS is moving forward with site development.

Depot Rail Trail – Staff is currently developing a lighting standard that is suitable for use on the rail-trail. Staff is coordinating with representatives from GRU and Shands for the development of the rail-trail outside of the CRA district that is opposite of the SW 13th Street overpass.

Tumblin Creek Watershed Management Plan – The Tumblin Creek Watershed Management Plan (TCWMP) was completed in late 2007. Projects listed within the plan have been prioritized and are in the process of being scheduled and budgeted as a part of the recent strategic planning sessions. Due to site constraints, exfiltration beneath SW 7th Ave was deemed infeasible. Currently staff is considering other sites for the exfiltration pilot project and is coordinating with the SJWMD on a pilot project to install pervious concrete along SW 7th Ave.

SW 2nd Avenue Master Plan – The CRA 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 infrastructure issues and market forces (including the closure of Shands at AGH) that will impact redevelopment.

SW 7th Ave Roadway Improvements – Design constraints related to several large heritage oak trees have caused the exfiltration component of this project to be removed from the project scope. Design for the roadway improvements project has resumed, and will include angled and parallel parking, complete sidewalks, upgrading ADA compliancy, and CRA standard streetscaping. Staff is coordinating with the SJRWMD to determine the permitability of constructing permeable concrete in the areas of increased impervious surface.

SW 8th Ave Improvements – on this agenda.

SW 13th Street Pedestrian Overpass Enhancement Design – The Design Competition is on hold.

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 facilitating the design of the mounting system.

FAPS

FAPS Strategic Planning – The FAPS advisory board has completed the strategic planning process, and at the January 2009 meeting, the advisory board approved the annual budget as well as a 3-year “roadmap” of projects to implement in the Area. The board has developed a framework for evaluating potential project opportunities and created a “roadmap” to help allocate resources and schedules to ensure implementation of redevelopment goals.

NW 5th Ave Streetscape Phase II (600-1000 BLK) – 30% plans have been submitted for review; utility coordination for undergrounding aerial facilities is scheduled to begin April 23rd. The list of improvements include undergrounding aerial utilities, reconstructing wider sidewalks, ADA PROWAG compliancy, stormwater and drainage infrastructure upgrades, milling and resurfacing of the roadway, removal and replacement of residential fencing, and CRA standard streetscaping.

A Quinn Jones House - The initial steps recommended to stabilize the house are being implemented. The roof has been replaced and City of Gainesville facilities staff will remove the carport. Members of CRA and Parks & Recreation staff met onsite on February 12, 2009 to discuss continued stabilization efforts and plans for home. Additionally, on February 4, 2009 the State Historical Marker Council unanimously approved the A. Quinn Jones historic marker application.

Fiscal Note: None at this time

RECOMMENDATION

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

080999.**SW 8th Ave Improvements (B)**

Explanation: The Community Redevelopment Agency (CRA), acting as agent for the City of Gainesville, working closely with the Public Works Department (PWD) have received 30% design plans from consultant DRMP for the reconstruction and improvement of the SW 8th Ave corridor (900-1300 BLK). To be included in the list of improvements are: undergrounding aerial utilities, reconstructing the roadway from SW 9th St to 10th St, milling and resurfacing from SW 10th St to SW 13th St, narrowing driving lanes to accommodate wider sidewalks and on-street parking, upgrading stormwater infrastructure, reconstructing sidewalks to meet current ADA guidelines, and adding streetscaping elements such as brick sidewalks, crosswalks, decorative roadway and pedestrian lighting, and street trees.

To complete 100% construction bid documents, the CRA and PWD have negotiated a scope and price proposal with DRMP. The scope of work for completing construction drawings including roadway plans, erosion and sedimentation control plans, detour plans, geotechnical and subsurface utility investigation, identification and descriptions of permanent and construction easements, and utility coordination. The plans are on schedule to be completed September 2009, with construction scheduled for January 2010.

CRA Project # CPUH-06-SC-2008

Fiscal Note: The amount to complete 100% construction bid documents is not to exceed \$103,546.00. The project has an available budget of \$1,138,647.00. The account number for this project is 618-W754-W19.

RECOMMENDATION

CRA Executive Director to CRA: Approve the expenditure of a not-to-exceed amount of \$103,546.00 for DRMP to complete 100% construction bid documents for SW 8th Ave Improvements project.

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR****081000. Bethel Station Update (B)**

Explanation: The CRA is moving forward with redevelopment of the Bethel Station, a small, historic building located at the intersection of SE 1st Street and SE 1st Ave, in the southwestern corner of the Downtown Community Plaza. The site is adjacent not only to the Plaza, but also to shops, restaurants, offices, and nightlife destinations. Additionally, the property is directly across from the new downtown Hampton Inn & Suites (scheduled to open in Summer 2009). This prime location provides an influx of foot traffic to the Bethel site throughout the day, evenings, and weekends – particularly during the breakfast, lunch, dinner, and late-night peak periods. Although the interior footprint of the Bethel building is quite small, the site contains abundant room for outdoor seating under the front canopy, on the back patio, and along the amply-sized western patio adjacent to the building. For these reasons, the City and CRA are interested in assisting a business to locate as a tenant at this site. An RFP has been issued for the site soliciting entrepreneurs interested in operating a business at the location. Due to interior size limitations, it is envisioned (though not required) that foodservice will be the likely use for the site. The RFP will be issued in April 2009, and will be “on the street” for approximately 60 days. It is anticipated that the selected business will be identified this summer.

Prior to the selection of a tenant for the site, portions of the building, sidewalk, and patio furniture removal of the Bethel site will undergo general repairs in order to stabilize the property and bring the site to the condition of a general commercial shell. These “universal” repairs will begin shortly and will address necessary repairs to the building, restoration of damaged historic elements, etc. Work includes new roofing, window and woodwork repair, interior building demolition, lead paint/asbestos removal, etc. Additional site work will be needed to customize the site to the needs of the selected tenant. These upgrades (and proposals for addressing the associated costs) will be identified by respondents to the RFP and will be considered as part of the selection of a tenant for the site.

Fiscal Note: \$188,149.49 is budgeted in General Government account 332-M660-5190. The CRA is authorized to utilize these funds for Bethel and Plaza improvements.

RECOMMENDATION

CRA Executive Director to CRA: Receive update from staff.

081001.**FY2008 Annual Report (NB)**

Explanation: The FY 2008 CRA Annual Report has been completed and published. In the spirit of smart streamlining, the annual report has been published online, saving both trees and money. The report is available at www.gainesvillecra.com. The CRA also prepared a brief invitation/pointer piece to promote redevelopment awareness and direct stakeholders to the online report and CRA website. This invitation is printed with vegetable-based inks on Lotka paper (a product made from the bark of the Daphne bush, which regenerates naturally, providing a renewable resource). Additionally, the cover paper is fully biodegradable and contains wildflower seeds that will sprout if tilled.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to CRA: Receive update from staff

080890.

Project and Design Process Review - CRA Office Building at 802 NW 5th Ave (B)

Explanation: On March 16, 2009 the CRA Board approved a "butterfly" schematic design for building at 802 NW 5th Ave. At the March 19, 2009 the City Commission asked the CRA Chair to ask the CRA Executive Director to have CRA staff: 1) Bring back design for review 2) Bring forth any applicable design standards 3) Review City's recently adopted vertical building design process.

Review of Applicable Design Standards

1999 City Building Design Guidelines and Approval Process

In 1999, the City Commission adopted design guidelines and an approval process for proposed City buildings. The guidelines cover building orientation, pedestrian connections and features, building facades, energy efficiency, and natural area conservation. This policy was not adopted by the CRA. However, after a review of the guidelines and approval process, the CRA building project adheres to the design guidelines and has adhered to spirit of the early involvement and neighborhood input intended by the process. The guidelines are included as back-up.

City Vertical Process

In March 2009, the City Commission adopted City Manager's Administrative Procedure No. 22A - Vertical Capital Project Procedures. The 13-step procedure is for all vertical capital projects administered by General Services Department. The procedure has not been adopted by the CRA. A copy is included as back-up.

It is important to note that this project is not intended as a City or public administration building; it is a redevelopment project that is intended to be leased and/or sold to the private sector.

It was also noted at the March 19, 2009 City Commission meeting that the CRA Board would be interested in having a "broad discussion about process".

The following is an overview of the CRA Office Building Project Lifecycle:

Project Impetus

Location Options

5th Ave Lot Options

Architect Selection

Schematic Design

Project Impetus

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. When the lease option extension agreement was presented for approval, the CRA Executive Director asked that staff consider alternative locations, which was consistent with on-going City Commission FY09/10 Budget discussions.

Staff was asked to consider four options for locating the CRA's office:

- 1. Remain in Commerce Building*
- 2. Relocate to Thomas Center*
- 3. Relocate to Depot Building (post renovation)*
- 4. Relocate to a new Office Building on one of two CRA-owned NW 5th Ave lots*
 - 4a. 414 NW 5th Ave*
 - 4b. 802 NW 5th Ave*

Location Options

Staff prepared an analysis with the pros, cons, and partial financial implications, if known, for each option. The analysis was then presented to each Redevelopment Area Advisory Boards. Each Advisory Board member was asked to rank the options in order of their preference, with 1 being the most preferred and 5 being the least preferred. The scores were then tabulated. The results were as follows:

Final Ranking (Average)

- 1. 414 NW 5th Ave Avg = 1.25*
- 2. 802 NW 5th Ave Avg = 2*
- 3. Commerce Building Avg = 3.25*
- 4. Depot Building Avg = 3.75*
- 5. Thomas Center Avg = 4.75*

On October 9, 2008, the CRA Board approved the final rankings and asked staff to perform a detailed analysis of the two NW 5th Ave locations and present a recommendation at the November 17, 2008 meeting.

5th Ave Lot Options

414 NW 5th Ave (Location 1)

This site is located east of the Santa Fe Blount classroom and is the former site

of the Rose Theater. The lot is approximately .41 acres and is currently zoned MU-1 (mixed use low intensity). A streetscape project was completed earlier this year to underground utilities, provide decorative lighting, and add brick pavers that help enhance the visual aesthetics of the site. The site is also home to at least three (3) Live Oak trees with trunk diameters of greater than 30 inches. The site offers relatively easy access for construction and room for staging of materials.

The planning and engineering considerations, however, are significant for the site: 1) Site has very limited on-street parking so a significant portion of the .41 acres would be dedicated to on-site parking. 2) Stormwater retention will need to be handled on-site and requires a St. John Water Management District permit, which will increase construction costs and delay timeline. 3) Removal of "Heritage" Live Oaks trees will require additional permits and additional costs for mitigation.

802 NW 5th Ave (Location 2)

This site is located directly across the street from Duncan Brother Funeral Home at the intersection of NW 5th Ave and NW 8th Street. It is the former site of St. Paul CME Church. The lot is approximately .14 acres and is currently zoned MU-1 (mixed use low intensity). The site offers easy access from three sides for construction and room for staging of materials.

The streetscape project completed east of NW 6th Street will be continued from 6th St to 10th St in Phase 2 of the project, which is currently in the engineering planning phase and not expected to be completed until 2010. Because this project is new development, undergrounding utilities on-site may be required per the Land Development code. However, staff is hopeful that given the scale of the overall streetscape project, the on-site streetscape can be included in Phase 2 and not handled as a standalone project.

While this site has no Heritage Oak trees and is a "cleaner" site, there are still some planning and engineering considerations that must be addressed: 1) Parking - there are no dedicated parking spaces available and the lot is not large enough to add on-site parking. There is, however, an adjacent city parking lot, but discussions are required with City of Gainesville Planning and Public Works departments to understand if the parking lot can be used for parking demand generated by a new commercial building. 2) Stormwater retention, based on an initial analysis, it is anticipated that the development will not go over threshold requirements for on-site stormwater retention, but further investigation is required.

November 6th Public Meeting

On November 6, 2008, a public meeting was held with FAPS residents, property and business owners to solicit input, feedback, and voice issues/concerns. Meeting attendees were presented location analysis and provided a rendering that had been previously approved for the 414 NW 5th Ave location. The rendering is inspired by the Union Academy, the first African-American school in Gainesville. A rendering was not provided for the 802 NW 5th Ave location, but images of more modern type of architecture were presented.

The primary point of feedback was that the residents feel that the "5th Ave" side of the FAPS area has been "left out" and they would like to see some redevelopment take place west of NW 6th. The meeting participants agreed unanimously that 802 NW 5th Ave was the preferred site to locate the CRA mixed-used office building.

On November 17, 2009, the CRA approved 802 NW Ave as the site for a new CRA-owned mixed-used office building.

Architect Selection

In October 2008, the CRA issued a request for statement of qualifications to obtain architecture professional services for CRA Minor projects. A CRA Minor Project is defined as a project that has a construction budget of less than \$1,000,000 or professional services for a study activity fee not to exceed \$50,000. Eleven firms responded to the RFQ, and in November, CRA staff met to evaluate and rank their written proposals. The top five ranked firms were then invited to present their qualifications to the selection committee on December 4th. From these presentations, staff ranked and selected the top three firms to negotiate continuing services contracts. On December 15, 2008 the CRA approved DAG Architects, Urban Studio and 4M Design Group.

DAG Architects was then selected to provide professional design services for the CRA Office Project.

Schematic Design

DAG studied the vernacular of 5th Avenue architecture and conducted a visioning session with CRA staff. DAG will present the findings from their analysis of architecture and minutes from the Visioning / Kick-off meeting are included as back-up.

Once there was an understanding of the architecture and programming needs, DAG went through multiple iterations of both interior and exterior design to produce two schematic design concepts.

Neighborhood Workshop

On March 3, 2009 a Neighborhood workshop was held and 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.

On March 16, 2009 the DAG Architects presented the two schematic designs concepts and the CRA approved the "Butterfly" concept. At the March 19, 2009 City Commission meeting, the commission asked the CRA to put the project on hold.

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 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 Executive Director to CRA: 1) Hear presentation from staff and DAG Architects; and 2a) continue with "Butterfly" schematic design that was approved on March 16, 2009 or 2b) refer schematic design back to FAPS Advisory Board to consider alternative designs or 2c) request CRA staff to consider alternative designs and bring them back to CRA directly.

Legislative History

3/16/09 Community Approved as Recommended (4 - 0 - 3 Absent)
 Redevelopment
 Agency

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

College Park/University Heights Redevelopment Advisory Board

Downtown Redevelopment Advisory Board

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

Eastside Redevelopment Advisory Board

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE

ADJOURNMENT