

Community Redevelopment Agency

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



Meeting Agenda

August 16, 2010

3:00 PM

City Hall Auditorium

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

CALL TO ORDER - 3:05 PM**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****100255. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of July 19, 2010, as circulated.*

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EXECUTIVE DIRECTOR CONSENT**100258. 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

NW 5th Ave Commercial Building - 802 NW 5th Ave - CRA occupies new office building on August 16th! Construction continues and substantial completion is anticipated to be Aug 9th. Staff is in the process of developing request to lease the ground floor space.

Wayfinding Signage - This project is moving forward with the assistance of the Public Works Department. Engineering and permitting is underway.

Parking Study (Downtown & CPUH) - The CRA accepted the final recommendations from the parking consultant. CRA staff has met with PWD staff and offered to help coordinate the parking recommendations to deliver to the City Commission.

ED Finance Programs - On this agenda

Eastside

Eastside Medians Projects - Two new median design projects - SE Hawthorne Road, east of SE 15th Street and Williston Road south of East University Avenue are on-hold pending maintenance agreements. The Eastside Strategic Planning process will determine the prioritization of this project.

Kennedy Homes - On this agenda

Redevelopment of 1712/1714 Hawthorne Road - On this agenda

Potential Eastside Expansion Areas and Updated Eastside Redevelopment Plan - The CRA and City Commission have approved and adopted the Plan and the new expansion areas. The expansion will be finalized when the City Commission amends the ordinance which defines Eastside's boundaries and base tax value.

Cotton Club - A fundraising initiative is underway, and a new roof has been installed exterior and interior stabilization has been completed. The project is currently working through the permit process.

Exterior Paint Program- Staff opened the second application cycle for the paint program in June 2010 and received completed applications from: Floyd Gipson owner of three properties 1500, 1504, & 1520 E. University Avenue as well as an application from Anthony Mullersman for 28 NE 22nd St, Gainesville, FL 32641.

Downtown

Depot Park Program - The Depot Park Program consists of several projects being implemented by multiple agencies for the purpose of providing infrastructure and amenities to the south downtown area ("Power District"). The CRA was designated as the lead agency to coordinate the multiple agencies and implement a series of projects with the purpose of executing the City of Gainesville's vision for the redevelopment of a 32-acre brownfield site into a premier urban park and public space. As part of a regularly provided update, CRA staff will present an update on the progress, schedule, and budget of the program.

Landscape Bulbouts at SE 1st Street - This project is complete. Further improvements are being considered and funding has been proposed.

Bethel Station & Downtown Community Plaza - The Lunchbox Café is now open for business, serving breakfast, lunch, and dinner! The project recently won awards from both the City Beautification Board and from Historic Gainesville, Inc.

Haisley Lynch Park & Gardens - The correct lighting will be installed in early August and the project will be open to the public by the end of the month.

Porters Neighborhood Improvements - on this agenda

CPUH

13th Street Overpass Design -On Thurs. May 20th, the project kick-off meeting was held. 50% CDs are scheduled to be complete mid August 2010 and 100% CDs are scheduled for mid December 2010. Construction is anticipated to begin February 2011. The RFQ for Construction Manager is expected to be published for response in August 2010 with final CM selection occurring Sept. 2010.

SW 13th Street Medians - The FDOT is in the process of finalizing the maintenance agreement. Oelrich Construction has submitted 100% construction plans for the first two medians to FDOT. Utility work is being coordinated to supply irrigation water to medians.

SW 13th Street Improvements - CRA Staff and Brown & Cullen held a neighborhood meeting on Tuesday July 13th to review the plans with residents, owners and businesses along the SW 13th Street corridor between SW 16th Avenue and Archer Road. The 60% CD submittal was received on July 22nd for review. CRA Staff will meet with stakeholders to gather input and feedback from 60% submittal. CRA Staff and B&C will work to incorporate comments and as necessary changes into the 90% CD's which are scheduled for completion late September 2010. Construction is projected to begin the first week of January 2011.

SW 7th Ave Roadway Improvements - Construction commenced on Monday April 19th. The project will be constructed in 2 Phases. The road will remain open as a one-way street during construction so as to provide access to residents and owners during both phases of construction. Construction is projected to be complete mid to late August 2010.

SW 8th Ave Roadway Improvements - Construction commenced the week of May 17th. The project is expected to take 6 months to complete.

6th Street Improvements - Dix.Lathrop was engaged to continue to develop a conceptual design and vision for 6th Street which was presented at the July 2010 CRA meeting. Through Advisory Board meetings and meetings with community stakeholders, CRA staff will gather input and feedback on the 6th Street Vision. CRA staff and Dix.Lathrop will work to refine the vision based on feedback received/ Dix.Lathrop will prepare a final visioning booklet that will include three to five views and section showing typical visioning treatment along with corresponding details and images. The next step will be for the CRA to issue an RFQ to solicit engineering firms who can help carry the vision to reality by taking the concept and developing construction documents.

S. Main Street Improvements - On this agenda

FAPS

Legacy Project -The TPD grant is being reviewed by the funding agency. Grant award notices are expected to be announced on August 18th. Synergy Design

Group is completing the draft Interpretive Plan and will be coordinating with 4M Architects and Brown and Cullen Inc. on site plan concepts.

A Quinn Jones House - Phase I Exterior Renovation is complete; including the installation of landscaping and railing on the front porch and stairs.

Phase II: Moving forward with Phase II CRA staff will work with museum consultants Synergy design group to create an interpretive plan for the creation of a house museum at the A. Quinn Jones homestead. This will address the potential programming the site will offer and help us in the design and construction phase of the project.

Model Block Project- 402 NW 4th Avenue (corner house) - This house has been sold. Closing was held on June 3, 2010.

410 NW 4th Street (shotgun house) - This home has been sold. Closing was held on June 30, 2010.

412 NW 4th Avenue - This home is currently under contract and awaiting closing.

Model Block Project 5th Avenue - DAG architects have presented their designs for the three (3) Fifth Ave model block parcels to staff. DAG designed a 3 bedroom 2 bath home at 321 NW 7th Terrace (I) approximately 1246 Sq/Ft H/C, a 3 bedroom 2 bath home at 403 NW 8th Street (H) approximately 1286 Sq/Ft H/C, and a duplex design for 725 NW 4th Ave (G) with both units containing 1 master bedroom and a bonus room with an additional porch space that can be utilized for future expansion approximately 1022 Sq/Ft H/C each.

NW 5th Ave Streetscape Phase II (600-1000 BLK) - Construction is underway and is on time to be substantially complete by September.

Fiscal Note: None at this time

RECOMMENDATION

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

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

SECRETARY

100256.

Appointments to the College Park/University Heights Redevelopment Advisory Board (B)

RECOMMENDATION

The CRA appoint 2 members to the College

Park/University Heights Redevelopment Advisory Board.

100257. Appointment to the Downtown Redevelopment Advisory Board (B)

RECOMMENDATION *The CRA appoint one member to the Downtown Redevelopment Advisory board.*

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EXECUTIVE DIRECTOR

100261. South Main Street Median (B)

Explanation: On November 3, 2004, the College Park/University Heights (CPUH) Advisory Board voted to recommend exploring the area bounded by SW Depot Park, SW 16th Avenue, SW 6th Street, and South Main Street for inclusion in the CPUH district; and to remove the Little Gandy Area (bounded by SW Depot Avenue, SW 16th Avenue, SW 16th Street, and SW 13th Street) from the study area. Herbert-Halback, Inc. (HHI), the consultant doing the study, recommended boundary change after preliminary data collection and analysis indicated that the originally proposed boundaries may not meet State law requirements for a CRA district boundary expansion.

On November 15, 2004, the CRA approved the boundary change for the study area, and on November 22, 2004, the boundary change was approved by the City Commission.

During the 2008 CPUH Strategic Planning process, the S. Main Street Corridor was identified as an area within the CPUH area that would be addressed in the 3 year redevelopment plan. Specifically, project 3 from the Strategic Plan was identified for the 3-year plan.

Project 3 - South Main Street - Creative median design to better utilize the width of S. Main Street and create a more pedestrian friendly corridor to complement the Depot Park Improvements.

In February of this year, Causseaux, Hewett, & Walpole, Inc. (CH&W) was engaged to provide engineering design, associated land surveying and landscape architecture services for the development of conceptual plans to create a median, designated bicycle lanes, pedestrian crossing and traffic calming elements within a portion of S. Main Street from Depot Avenue to approximately Veitech Street. CRA Staff requested that CH&W look at options that would incorporate a more protected bicycle lane as well as provide parallel parking and designated cross walks.

On July 21, 2010, CH&W provided CRA staff with two concepts (both are

provided as back-up). The first concept consists primarily of the addition of wide medians and some bulb-outs in the parking lane. The second concept has some medians, but involves the addition of median strips between travel or parking lanes and the bicycle lane. The second concept provides a more protected bike lane. Bus stops were not specifically noted on the first concept but would consist of a standard bus bay striping with a loss of on-street parking. The second concept shows a full bus bay which is more elaborate in design due to the separation between the bike lane and the travel or parking lanes.

The initial concepts are being used to meet with various agencies including MTPO, TAC, CAC and the Bicycle/Pedestrian Advisory Board beginning August 2010 to help determine what design features would be acceptable for S. Main Street. S. Main Street is currently owned by the DOT but is scheduled to be transferred to Alachua County in 2011 thereby creating a unique situation as it relates to design, permitting and construction. Construction will be coordinated with the transfer of ownership but prior to the transfer CRA Staff and CH&W will work jointly with DOT, Alachua County, and other governmental entities as needed.

Fiscal Note: None at this time

RECOMMENDATION CRA Staff to CRA Board: 1) Review concepts; and 2) provide input on concepts

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100261_Concept2_08162010.pdf

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100262. Kennedy Homes (B)

Explanation: In Spring 2010, staff presented an initial concept/direction for the redevelopment of the former Kennedy Homes site to the Community Redevelopment Agency. The board approved of the initial concept of an eco-friendly community and directed staff to bring back a project implementation plan. Staff recognized at the beginning of the design phase that a further analysis of the subject property would need to be completed in order to determine the feasibility of creating a development of this nature. Staff formed a working team to tackle the predevelopment process and create a project implementation plan, the purpose of which is to collect as much data regarding the site and potential development in order to identify areas of weakness as well as areas of strength.

Staff's initial focus is identifying site parameters in order to determine if an eco community will fall within the City's current development rules. An examination of zoning, land use, wetlands, infrastructure, and community features was performed in order to form a plan of action moving forward.

ZONING/LAND USE

The parcel is currently zoned RMF-7 (Multiple Family Medium Density Residential District) allowing 8 to 21 units per acre of property. The land use is

Residential Medium Density allowing 8 to 30 units per acre of property. As the site is currently zoned it promotes development near activity centers, discourages traffic congestion, and encourages development to occur where sufficient public facilities and services exist. However the zoning and land use limit the density of the development as well as the use. The current zoning and land use promote a more suburban-urban design framework than what is envisioned for the site. Other than residential, the uses we would like to pursue are not allowed. The lot size, setbacks, and lot coverage standards promote a much more suburban-urban design framework that falls in contrast to the eco community we envision developing. The setbacks are too large and maximum lot coverage may also be a problem, and the current code does not offer any possible alternative lot coverage. The RMF-7 designation simply will eliminate the planned features we have for this community such as retail and a community garden, neither of which would be allowed as the subject property is presently zoned. Staff suggests we pursue a land use change because the planned mixture of uses does not fall under any traditional land use codes. Staff recommends working with the planning department to create Planned Development (PD) zoning and Planned Use District (PUD) land use classification or look into the option of adopting form based code. Form based code focuses on physical form rather than separation of uses as the organizing principle for the development code.

WETLANDS

Approximately two to three acres of the 15 acre parcel are wetlands. Wetlands are areas that are inundated or saturated at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated conditions. Wetlands are highly protected and typically can become an impediment to development. Staff performed a site visit with the City's environmental coordinator to determine a rough delineation of the wetlands on the property. Staff observed the eastern boundary of the parcel and determined the site has the attributes of a wetland, obligate and facultative wet tree species, as well as hydric soils. Whether due to previous development or the upkeep of the ditch system running parallel to the eastern boundary, fill dirt as well as some exotic species were found at the edges of the wetland system. This might require mitigation on our part as we move forward with development. Mitigation factors to consider when developing near wetlands: 50 ft buffers, no impervious surfaces within the wetland buffer, and exotic species removal credit. Staff's vision is to incorporate the wetland in the development opposed to the general notion that development is setback away from wetlands depriving the community of the natural beauty these eco systems contain. Staff will work with the City's environmental staff as well as the St. Johns River Water Management District to determine the best possible use of this feature.

INFRASTRUCTURE

Current infrastructure serving the site includes water, sanitary sewer, and electricity. The GRU reclaimed water distribution system does not currently serve this site. Multimodal transportation infrastructure adjacent to the site includes sidewalks along SE 8th Ave and though not striped currently, there is available room within the roadway section of SE 8th Ave for a bike lane. An

RTS bus route also is located along SE 8th Ave near the site. There is an existing storm water collection system at the site that is in poor condition from the demolition of the Kennedy Homes buildings. This most likely will need to be removed or abandoned in place and new storm water collection system installed. Current storm water regulations necessitate that a storm water management facility be included in site development so that the post-development hydrograph is equal or lesser than the pre-development (green-field) hydrograph.

COMMUNITY SYSTEMS- GARDEN

During the February presentation, staff discussed utilizing certain community features in order to create an eco/green community. Staff imagined energy systems, water, transportation, site, and landscaping to create a benchmark sustainable community. To that end staff researched the inclusion of a community garden; staff visited a working Community Supported Agriculture project (CSA) and interviewed its manager. Staff recommends a garden area of $\frac{3}{4}$ acre would be suitable for limited production at the site. The growing area should be around $\frac{1}{2}$ acre with the balance of the space used for storage and processing. A garden of this size could easily accommodate 75 families with 10-12 lbs of food per week during the growing season. Other requirements are a dedicated water source, storage structure, greenhouse, compost pile, and tractor. These factors do not take into account the current zoning requirements of the parcel or the aesthetics of integrating a garden of this type in an urban development. As staff moves towards the design phase we must keep in mind the realities of gardening on this scale, noise, dust, periods when the fields lie fallow.

Next Steps

Staff's goal is to create a community that integrates systems on multiple scales connecting the greater community, the development, and the individual home. To that end CRA staff will reach out to the City's planning department, GRU, SJRWM, and other relevant stakeholders for their input on the direction we would like to take the development. Along with this collaboration staff will consult with the necessary professional services firms to complete a thorough site analysis and begin the steps of developing a zoning and land use option that will accommodate the urban design of the eco community.

RECOMMENDATION

Executive Director to CRA Board: 1) Receive update from Staff; and 2) provide input.

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100263.

Porters Community - Project Updates (B)

Explanation: Engineering for SW 3rd Street improvements continues to progress. Engineering documents are advancing towards the 60% level, and staff is working with Brown & Cullen, Inc. (BCI) to coordinate plans and bring the planning/engineering phase of the project to completion this fall. Construction is anticipated to begin in late this year, or in early 2011. The project extends through the heart of the Porters Community, from SW 4th Avenue to Depot

Avenue, where the project will tie into Segment 2 of the planned improvements for Depot Avenue (this is a PWD project and is also currently in the engineering phase.) Improvements to the 3rd Street corridor will not only enhance the roadway for residents and businesses within Porters, it will also provide an important connection between the neighborhood and revitalization at Depot Park, along Depot Avenue, and within the Power District.

The scope of work includes a revitalized streetscape which will provide significant improvements to the 3rd Street corridor. Currently, sidewalks are in place along select portions of the roadway, but lack full connectivity. These existing sidewalks will be replaced and upgraded, and new sidewalks will be constructed to provide full pedestrian connectivity along both sides of the street. A sidewalk will also be installed along the portion of SW 6th Avenue connecting SW 3rd Street to the Porters Community Center. The new sidewalks will serve as a prominent neighborhood improvement as well as an important pedestrian connection between Downtown and Depot Park. They will be constructed with clay brick, and will be widened for compliance with both ADA standards and the Land Development Code. Additionally, the CRA will underground all overhead utilities and install new decorative pedestrian and roadway lighting.

The CRA and BCI are currently coordinating with GRU and PWD to determine whether either agency would like to participate in coordinated infrastructure improvements along the SW 3rd Street corridor in conjunction with the CRA project. Through coordination and shared synergy, all agencies would have an opportunity to reduce project costs if infrastructure improvements are pursued simultaneously. These issues will be explored and finalized as engineering plans are completed. Once the overall scope and level of participation with other agencies is finalized, the CRA will begin neighborhood meetings to present the project to residents and answer any questions that neighbors may have. Coordination and procurement of easements will also occur at this stage. This work is expected to occur during the fall, with construction commencing at the end of the calendar year.

In addition to the 3rd Street project, a number of other initiatives are also underway in the area. Revitalization of Haisley Lynch Park is nearly complete, and the park is scheduled to reopen in August. (The timeline for construction had been unexpectedly delayed due to an error with lighting materials. This issue has been resolved, and the proper materials will be installed at the site in early August.) Additionally, planning is currently underway for improvements to SW 6th Street and the 6th Street Rail Trail, which form the west boundary to the neighborhood. Connectivity to Porters is an important component of the CRA's 6th Street initiatives, and special attention will be given to opening and improving interconnectivity in this area. Although still in the planning stage, staff anticipates that these improvements could include functional and aesthetic upgrades to the public realm, as well as Model Block initiative.

Fiscal Note: None at this time

RECOMMENDATION

Executive Director to the CRA: 1) Receive update from staff; and 2) Provide input as necessary.

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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

ADJOURNMENT - 5:05 PM