

Community Redevelopment Agency

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



Meeting Agenda

May 18, 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 - 3:05 PM**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****090027. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of April 20, 2009, as circulated.*

090027_4-20-09_min_20090518.pdf

090028. Appointment of Gigi Simmons to the Downtown Redevelopment Advisory Board (NB)

RECOMMENDATION *The CRA appoint Gigi Simmons to the Downtown Redevelopment Advisory Board with a term to expire June 17, 2012.*

*Member Donovan - Simmons
Member Hawkins - Bass
Member Hanrahan - Simmons
Member Henry - Simmons
Member Lowe - Simmons
Member Poe - Simmons
Chair Mastrodicasa - Bass*

EXECUTIVE DIRECTOR CONSENT**090029. 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 Office Building - 802 NW 5th Ave
On April 20, 2009 the CRA Board approved the revised "Butterfly" schematic*

design with a brick facade, contingent on approval from the FAPS Advisory Board. On May 11, 2009 the FAPS Advisory Board held a joint board meeting and neighborhood workshop. 22 people attended, including CRA staff and FAPS board members. Staff and DAG Architects presented the revised schematic design and the Advisory Board approved it unanimously. On May 13, 2009 a revised site plan package was submitted for review by the Development Review Board in June. Staff will present a project update at the June CRA meeting.

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.

University Avenue Medians - GRU completed underground borings to install irrigation supply lines from potable and reclaim water sources to the medians. GRU is planning to install the taps and meters to these lines before the end of May. Garden World is under contract to perform the landscape installation and will begin work this month.

University Avenue Improvements - The CRA has installed the last of the 69 decorative waste receptacles. The Downtown planters have received a new planting scheme with a mix of annuals for a more immediate visual impact. This is a limited pilot study to determine if a more comprehensive planter project should be initiated. Bike racks are being reviewed by the advisor boards so that plans can be made for installation.

Eastside

Redevelopment of 1712/1714 Hawthorne Road - The RFP has been issued. Responses are due by June 22nd.

Eastside Gateway - On this agenda.

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 was not considered at the April 23rd meeting of the City Plan Board. The item has been deferred to the May Plan Board meeting.

Kennedy Homes - This RFP is in the final stages of review with the City of Gainesville Purchasing Department, and should be published shortly.

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. ERAB has thoroughly discussed this issue, as requested by the CRA.

Exterior Paint Program- Staff will conduct an outreach program for potential applicants for the Exterior Paint Program.

Downtown

Bethel Station - The RFP has been issued. Responses are due by June 30th. JoyTech Construction was the low bidder on the demolition work at a cost of \$29,700. The construction contract is in process and work is expected to begin in mid-May. This work will take 4-6 weeks to complete. Some cost savings were realized (approximately \$10,000) by scaling back roof repairs instead replacing the entire roof.

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 provide an active reason for citizens to visit Lynch Park and will also 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.

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.

Depot Park - On this agenda

Depot Building - Work for the Historic Structures Report (HSR) is underway and is scheduled to be complete mid-June by Bender and Associates Architects. The foundation design for the 1913 Passenger's section of the building is currently being revised due to determination of previously unknown historical conditions discovered during the building move. The CRA and GRU are coordinating with architectural consultants Bender and Associates and Bergmann and Associates and the Department of State Division of Historical Resources for the foundation design. Results from the HSR will aid in the determination of the appropriate period of concern for which to rehabilitate the building to and programming that will minimize damage to the building's historical fabric.

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.

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

Porters Neighborhood Improvements -The CRA has 30% plans for undergrounding utilities and providing CRA standard streetscaping along SW 3rd St from Depot Ave to SW 4th Ave. Staff is now working with the City's Land Rights Coordinator to address significant ROW issues along the corridor. 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.

CRA Streetscaping for Depot Ave - The CRA and Public Works Department have coordinated to add CRA streetscaping materials to the Depot Ave Reconstruction project. The project bids were received May 4, 2009 and are currently being reviewed by the Public Works Department for accuracy. Streetscaping elements will include brick sidewalks, crosswalks, and decorative lighting. This 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, the first pilot project in the plan (exfiltration beneath SW 7th Ave) was deemed infeasible. Staff is now considering other sites for the exfiltration pilot project and is coordinating with the SJWMD on a new pilot project to install pervious concrete along SW 7th Ave.

SW 7th Ave Roadway Improvements - On this agenda.

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 8th Ave Improvements - The CRA and PWD have received 30% plans for SW 8th Ave improvements. Included in the list of planned improvements are reconstruction of the roadway from SW 9th St to SW 10th St, narrowing driving

lanes for inclusion of on-street parking, undergrounding aerial utilities, sidewalk reconstruction to widen and include clay brick streetscaping, clay brick crosswalks, American Disability Act Public Rights of Way Access Guidelines (ADA PROWAG) compliancy, street trees, and decorative roadway and pedestrian scale lighting. A scope and price proposal to complete construction documents has been negotiated with the project consultant DRMP. Design is scheduled to resume May 2009 and is expected to be complete Fall 2009. Construction for this project is scheduled for Winter 2010.

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 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) - The CRA and PWD met with the design team on April 23rd to discuss utility coordination for the proposed improvements. 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. 60% plans and order of magnitude construction cost estimate is scheduled to be complete July 2009. Barring funding shortages, this project is on schedule to be constructed Winter 2010.

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.

090030.

SW 7th Ave Improvements (B)

Explanation: The SW 7th Ave Improvements Project extends between SW 10th and 12th streets in the University Heights area of the College Park/University Heights (CPUH) redevelopment area. The project originally included an underground exfiltration system in the scope of improvements, but due to site constraints from the root systems of several large heritage oak trees along the corridor, the exfiltration component was removed from the project scope in March 2009. Now the scope of improvements include construction of parallel and angled parking, curb and gutter, milling and resurfacing of the roadway, ADA upgrades, and CRA streetscaping.

To comply with the St. Johns River Water Management District (SJRWMD) stormwater regulations, it is necessary to provide compensation for the increase in stormwater runoff due to the addition of impervious surfaces from constructed parking spaces. After discussions with the SJRWMD, it was agreed that permeable concrete was a feasible solution for use in the areas of increased imperviousness. This will also allow water to infiltrate to the tree roots of several large heritage oak trees that exist along the corridor.

CRA staff has negotiated with the project consultants, Comprehensive Engineering Services, Inc. (CES) a revised scope of work to complete 100% roadway construction documents that include permeable concrete. The revised fee proposal credits previous work that was performed under the former scope of work. The revised scope, fee proposal, and project schedule is included as back-up in this agenda. On May 6, 2009 CRA staff presented to the College Park University Heights (CPUH) Advisory Board the amended scope and fee proposal to complete the project. The CPUH Advisory Board approved the recommendation to revise the SW 7th Ave Improvements project scope and fee.

CRA Project # CPUH-05-SC-2007

Fiscal Note: \$752,475.58 is currently available in account #618-W734-289 (SW 7th Ave Improvements). The fee proposal to complete 100% construction documents under the revised scope of work for SW 7th Ave is \$47,483.64. The original contract fee was \$49,943.85. There is \$18,978.66 remaining from the original contract. The net amendment to the original contract is \$28,504.98.

RECOMMENDATION

1) Approve the revised scope of work for SW 7th Ave Improvements, 2) Approve of the expenditure of an additional \$30,056.15 for a total amount not to exceed \$80,000 to complete 100% construction documents for the SW 7th Ave Improvements project.

090030_Fee Proposal_20090518.pdf

090030_Scope of Services_20090518.pdf

090031.

Construction Managers for CRA Minor Projects (B)

Explanation: In March 2009, the CRA issued a request for statement of qualifications to obtain construction management 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. Seventeen firms responded to the RFQ, and in April 2009,

the selection committee, made up of CRA staff and Public Works, met to evaluate and rank their written proposals. The ten top ranked firms were then invited to present their qualifications to the selection committee on May 13 and 14, 2009. From these presentations, firms were selected to negotiate continuing services contracts. The firms are, in order of ranking, PPI Construction Management, BBI Construction Management, Inc., and Scherer Construction & Engineering. Firms will be selected for projects according to their expertise, which is diversely represented among the firms. Examples of the types of projects that these firms will be selected for are the CRA Office Building, Hawthorne Rd Café, Lynch Park, Model Block, and South Main Street Medians.

Fiscal Note: Fees and budgets to be charged will be determined on a per project basis. Projects selected are expected to cost less than \$1-million in construction.

RECOMMENDATION *CRA Executive Director to the CRA: 1) Approve ranking of construction managers; and 2) authorize the Executive Director to negotiate and execute contracts for construction management services with the top three or four firms.*

090031_ranking_20090518.pdf

090037.

Removal of Board Member Byron Harper from the Eastside Redevelopment Advisory Board (NB)

Explanation: The CRA Rules of Procedure state that the CRA board members shall serve at the pleasure of the CRA and may be removed upon the recommendation of the Executive Director, or by other action of the CRA. Byron Harper has missed an excessive number of meetings causing quorum issues that would justify removal from the Board.

RECOMMENDATION *Executive Director to the CRA: 1) Approve staff's recommendation to remove Byron Harper from the Eastside Redevelopment Advisory Board; and 2) advertise the position.*

090038.

Removal of Board Member Eleanor Laughlin from the Fifth Avenue/Pleasant Street Redevelopment Advisory Board (NB)

Explanation: The CRA Rules of Procedure state that board members shall serve at the pleasure of the CRA and may be removed upon the recommendation of the Executive Director, or by other action of the CRA. Eleanor Laughlin has missed an excessive number of meetings causing quorum issues that would justify removal from the Board.

RECOMMENDATION *Executive Director to the CRA: 1) Approve staff's recommendation to remove Eleanor Laughlin from the Fifth Avenue/Pleasant Street Redevelopment Advisory Board; and 2) advertise the position.*

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

SECRETARY

EXECUTIVE DIRECTOR

090032. Parking Studies – Downtown, CPUH (B)

Explanation: As the Downtown and College Park/University Heights areas continue to redevelop, the demand for parking is expected to increase. An ample supply of parking and proper management of parking resources is important in ensuring the continued success of the increasingly urbanized area. It is also important to understand that the public perception about parking resources is often just as influential to this discussion as is the actual data related to parking supply, demand, and use.

The CRA is attentive to issues related to parking resources, as parking infrastructure is an important component in attracting increased investment in urbanized areas. Successful redevelopment must attain a balance between accommodating a high demand for parking without sacrificing the human scale and people-oriented nature of the area. The CRA is working with parking consultants Rich & Associates in order to address parking issues in both Downtown and CPUH. The parking study is not conceptual in nature; rather it utilizes hard data, parking supply and demand measurements, stakeholder information, and sophisticated modeling techniques to understand and plan for current and future parking needs. The study will enable the utilization of existing parking infrastructure to its fullest extent. Additionally, the study will provide insight regarding the placement, type, design, regulation, and management for any new facilities, if needed.

The CRA, advisory boards, and citizens originally met with the parking consultants in autumn 2008. Following those initial meetings/public stakeholder sessions, the consultants conducted an in depth assessment of both the Downtown and CPUH parking inventory, and collected data related to parking supply, parking demand, and parking turnover rates. The consultants have completed a preliminary analysis of this data and have provided a draft preliminary findings report for both CPUH and Downtown. Staff has met with the advisory boards and other stakeholders to go through the report's methodology, assumptions, and findings and has received feedback, comments, and suggestions related to the information contained in the draft report. The draft report is considered a "first blush" assessment of the data collected by the consultants, and input from the CRA will be used to refine and finalize the analysis of supply/demand and turnover. Once finalized, that analysis will serve as the basis for understanding current conditions. The consultant is also examining an assessment of future parking demand as well as formulation of tools and strategies to provide for, regulate, and manage parking resources in order to attain maximum efficiency and benefit. Consultants from Rich &

Associates will attend the CRA meeting to provide an update regarding this project and to receive feedback related to finalizing their deliverables to the CRA.

Fiscal Note: \$50,000 is budgeted in CPUH account #618-790-W741-5520 (Parking Management). Parking consultant services within CPUH will be approximately \$48,000. \$25,000 is currently budgeted in DRAB account #610-790-W229-5520 (Project Related Professional Services - Parking Study.) Parking consultant services within Downtown will be approximately \$24,000.

RECOMMENDATION *CRA Executive Director to staff: 1) Hear a presentation of the draft preliminary report from staff and consultants; and 2) provide input as necessary.*

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090032_STUDY_09212009.pdf

090032_Parking Study_mod_ppt_20090921.PDF

090033.

Depot Park Update (B)

Explanation: The status of major project tasks is as follows:

Depot Avenue: Public Works has obtained bids and will recommend Commercial Industrial Corporation as the lowest responsive bidder at \$1,331,276.83 at the May 21st City Commission meeting. This project is on schedule.

Remediation: The state legislature is contemplating reduced funding from the petroleum program, which may impact the start date for the Phase I remediation. Staff will provide more information as it becomes available. GRU is on schedule and planning to break ground on Phase I remediation in early July.

Stormwater Pond: Carol R. Johnson and Associates (CRJA) submitted its stormwater peer review memorandum in late April. The recommendations are geared toward improving the ponds' treatment functions and reducing the maintenance requirements. The goal is to ensure that both the park and stormwater ponds are well-integrated from a design standpoint. CRA and Public Works staff are discussing the recommendations.

Rezoning: The City Plan Board approved the petition to change the zoning of the park property in April. Staff intends to submit the ordinance to the City Commission in late June for the first reading. The second reading is intended for July.

Depot Rehab: Bender & Associates Architects submitted its preliminary historic structures report to document the existing conditions, architectural history, and programming feasibility for the historic Gainesville Depot Building.

Park Design: In March 2009, the CRA approved Carol R. Johnson Associates (CRJA) as the top-ranked design firm to provide landscape architectural

services for Depot Park from conceptual plan revisions to construction documents. The design stages consist of conceptual design revisions, schematic design, design development and construction drawings. Conceptual design will validate the park program, which consists of the list of needs and site opportunities that can later be developed into a physical form. Items that have been deleted from the site plan such as the skate park and new proposed projects such as the Cade Museum will be reflected in the revised concept. Schematic design is the stage where general design direction, character, and spatial definition are resolved. In the design development stage, materials, specifications, locations of features, and details start to become better defined. CRJA has nearly completed design and technical standards for the park, which will expedite this stage. In design development, cost estimates start to become more reflective of real world construction costs. In the final stage, construction drawings are developed and all details, dimensions, materials and specifications are finalized for bidding. The design process for Depot Park will incorporate all of these stages.

To streamline the management of the various stages of the park design, the CRA will authorize CRJA to begin each design phase via a work order under the master contract. CRJA has submitted Work Order Number One for authorization. This work order consists of such tasks as reviewing the original park concept, defining the program to reflect a realistic and true vision of the park, and creating a detailed master plan (including the Cade Museum) that will guide the remaining design stages. Two additional tasks have been included to coordinate with the Depot Building context area (design is in process through Bender and Associates) and to provide a detail for the completion of the stormwater pond design. CRJA will use this base plan to create an updated master plan, construction phasing plan, project design schedule, and order of magnitude cost estimates for each phase of the master plan. Completion of this work will enable CRJA to begin designing the general park environment and, in later stages, create construction drawings for the individual recreation projects. The objective is to prepare final construction drawings ready for bidding preliminary park elements by mid-2010.

CRJA has proposed a fee of \$88,105 for Work Order Number One. An expense allowance of \$8,345 is proposed for reimbursable expenses in addition to the professional fees for travel and accommodations. The fee includes all necessary meetings, teleconferences, coordination work with other consultants, coordination with city and CRA staff, design work, and preparation of reports and graphics.

Fiscal Note: Funding for design services is available in accounts 115-800-X201 HUD EDI grant, 115-790-X150 Recreational Trails Program grant, 103-850-C350 Urban Development Action Grant (UDAG) and 335-850-C350 2005 CIRB Funds for Depot Park.

RECOMMENDATION

CRA Executive Director to CRA: 1) Approve Work Order Number One for design coordination and master planning services for Depot Park; and 2) authorize the Executive Director to execute Work Order Number One, subject to review by the CRA Attorney as to form and legality.

090033_Score Card_20090518.pdf
090033_WO Revisions_20090518.pdf
090033_MOD_Depot Powerpoint_20060615.pdf

090034. Eastside Gateway Update (NB)

Explanation: Situated between East University Avenue and SE Hawthorne Road, the Eastside Gateway sits at the center of the Five Points intersection. Its prominent location and triangular lot shape create a natural visual focal point at the property. However, the parcel's small size, limited accessibility, and environmental contamination issues severely limited redevelopment options.

In 2005 the CRA acquired the land and began the process of planning and budgeting for redevelopment of the site. Working with the community and a local landscape architecture firm, Zamia Design, through an extensive visioning and design process, the final design reflected the unique natural features found in eastern Gainesville, which are not prevalent in other portions of the city. The design is comprised of a series of ring-shaped planters, arranged in a curvilinear pattern suggestive of flowing water, homage to east Gainesville landmarks Paynes Prairie and Newnan's Lake. It also evokes imagery of the transition of the natural environment moving east to west across Gainesville. Accordingly, the western portion of the Gateway features the highest elevations of the site. Plantings and landscape elements include palm trees and other species typically seen in the Downtown and western sections of the City. Moving eastward, the site elevation gradually steps lower, accomplished through the round, wave-shaped planter design, mimicking not only the change in elevation, but also the flow of water eastward through the city towards Paynes Prairie and Newnan's Lake. Landscaping and vegetation choices compliment this theme, transitioning to cypress and similar species moving eastward. The southeastern portion of the Gateway is the lowest-lying portion of the site, unencumbered by structural features (and therefore also able to easily accommodate all future environmental remediation activities.)

Construction proved to be challenging due to the small lot size and little area for equipment. Anglin Construction Company, the general contractor for the project, hoisted steel forms to create the vertical concrete ring walls and terrace bands. Because the rings were of multiple diameters, it was necessary to use reusable steel forms in lieu of wood forms to control construction costs. Additional coordination was required due to the Florida Department of Transportation's milling and resurfacing projects along both East University Ave and Hawthorne Rd.

Now that construction for the Eastside Gateway is complete, the new landmark not only serves as an entry point to eastern Gainesville, but also as a balanced counterpart to an existing gateway feature located on West University Avenue. It also coordinates with other CRA initiatives in the Five Points area, such as replacing concrete lighting fixtures with high-quality decorative street lighting. Complimentary median upgrades are scheduled for installation this summer. FDOT resurfacing of the surrounding roadways has also been implemented. Linking the timelines of these infrastructure improvements has resulted in a

cohesive and transformative visual impact to the project site and surrounding area.

CRA Project # ERAB-06-SC-2007

Fiscal Note: \$366,482.82 was budgeted in CRA account # 621-W918-W01 for the Eastside Gateway Project.

\$333,000 is the total cost of construction and construction administration services for the Eastside Gateway.

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

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CRA ATTORNEY

MEMBER COMMENT

CITIZEN COMMENT

ELECTION OF OFFICERS

090035. Election of Officers for the 2009-2010 Term (NB)

RECOMMENDATION *The CRA appoint a new Chair and Vice-Chair of the CRA for the 2009-2010 term.*

NEXT MEETING DATE

June 15, 2009

ADJOURNMENT - 4:35 PM