



OFFICE OF ECONOMIC DEVELOPMENT
CITY OF JACKSONVILLE, FL

Renew Arlington CRA Advisory Board Meeting
City Hall, 117 West Duval Street, 2nd Floor – CR C
Jacksonville, FL 32202

Wednesday, January 11, 2017 – 3:30 p.m.

MEETING MINUTES

Advisory Board Members Present: Stephen Berry, Chair, Ann Burt, Vice Chair, Randy Goodwin, Danyuell Newkirk, Ronald Salem, James Tullis, and Matthew Tuohy

OED Staff Members Present: Kirk Wendland, OED Executive Director; Karen Nasrallah, Redevelopment Manager; Michelle Stephens, Recording Secretary

Others Present: Councilmember J. Morgan, District 1; Council Vice President J. Crescimbeni; Susan Grandin, OGC; Susan Kelly, Planning and Development; Christian Popoli, Planning and Development; Stephanie Zarkis with the Planning and Development Transportation Division; T. Hazouri ECA, CM Morgan's ECA

I. CALL TO ORDER

Chairman Stephen Berry called the Renew Arlington CRA Advisory Board meeting to order at 3:35 p.m.

II. ACTION ITEMS

APPROVAL OF THE OCTOBER 26, 2016 RENEW ARLINTON ADVISORY BOARD MEETING MINUTES

A MOTION WAS MADE BY ADVISORY BOARD MEMBER J. TULLIS AND SECONDED BY ADVISORY BOARD MEMBER M. TUOHY APPROVING THE OCTOBER 26, 2017 RENEW ARLINTON ADVISORY BOARD MEETING MINUTES, AS AMENDED. THE MOTION PASSED UNANIMOUSLY 6-0-0 (Advisory Board member Newkirk arrived after the approval of the minutes).

Advisory Board Member Burt noted the following amendment and comment for clarification to the minutes:

- Page 2, CRA Zoning Overlay Update, 3rd bullet, "It is now written that you cannot create a PUD that acts outside in conflict with the overlay."
- Advisory Board Member Burt noted as a point of clarification referencing page 3, Complete Streets/Mobility Corridor Update, 4th sentence that the Advisory Board did not agree to use TIF money to subsidize some of the cost in the event there are cost overruns. The Advisory Board concurred with her statement.

III. INFORMATION/DISCUSSION ITEMS

RENEW ARLINGTON CRA ZONING OVERLAY UPDATE

Susan Kelly and Christian Popoli from the Planning and Development Department provided an update on the Renew Arlington CRA Zoning Overlay referencing the Renew Arlington CRA Zoning Overlay document dated 01/09/2017 (on file).

- Ms. Kelly introduced Stephanie Zarkis with the Transportation Division of the Planning and Development Department who is part of the time to work on the overlay since the overlay has a lot to do with corridors, safety, etc.
- Reviewed Process and Timeline estimate in terms of what we are looking at over the next year.
- The Planning Dept. is in the process of collecting research, information and mapping about the area to get a good idea of what is going on.
- Ms. Kelly brought, as an example a COJ Zoning Activity Map for 2015 to give the Advisory Board an idea of what they are looking at. Administrative deviations, exceptions, variances and waivers throughout the City noting that they will be focusing on the Arlington area to see if there are any patterns, etc. (map on file).
- A map of Bicycle and Pedestrian Crash data in the Arlington area for the period 2011-2016 was distributed for reference (on file) as an example of some of the mapping they are doing.
- They are looking at previous plans for the area from a zoning perspective.
- The second phase will be the formation of an Ad-hoc Workgroup that will meet monthly. An overlay is only going to be as successful as the amount of community input you have. The group would include people that are usually not engaged, but that will be impacted by the overlay.
- Developing a public engagement plan that will be presented to the Advisory Board. If the Advisory Board has anyone else that they think she be included in public engagement should notify Ms. Kelly as soon as possible so they can properly plan for the meeting.
- Once they have summaries from the public meetings, which will be presented to the Advisory Board.
- The ordinance will be drafted and presented to the Advisory Board, the Planning Commission, City Council, and any other stakeholders that may be interested.
- Mr. Popoli expanded on the role of the Ad-hoc Workgroup explaining that they want this to be a community driven process looking for suggestions on time and meeting places. To be the people going out into the community trying to get other people to participate (members of civic organizations, community meetings, church gatherings, etc.). They will be the focal point for disseminating information to the public and provide feedback on the public meetings, etc. The focus is to engage the public before finalizing the overlay.

Advisory Board member Tullis noted his concern with the number of injuries and fatalities referenced on the Bicycle and Pedestrian Crashes in the Arlington Area from 2011-2016.

Advisory Board member Salem commented as we look for groups of people to come in, I hear more about this Arlington CRA across Arlington more than anything out there and he thinks it is important that we gather feedback from people that are not just in the corridor or a business in the area, but a broad based Arlington community beyond the corridor.

Councilwoman Morgan commented that they will involve neighborhoods, engage Arlington 20/20, Old Arlington, Inc., the Greater Arlington Association, etc. hold town hall meetings, etc. to ensure there is engagement with the community.

Advisory Board member Burt noted that she did not hear property owners included in the public outreach. A lot of people that come and give input all want to see change, but if you are going to be a property owner and they are going to tell you in five years that you cannot use your building for what you use it for and they find out about it late, they are going to be upset.

Councilwoman Morgan replied that property owners will definitely be included, as they are integral to what is being done.

Mr. Popoli expanded to say that from their perspective, the property owners are a targeted industry for the process.

Chair Berry asked about a timeframe for public engagement and if the Advisory Board would see a copy of the draft ordinance before it goes public.

Ms. Kelly responded March/April would be the ideal timeframe that they would like to start the public meetings and confirmed that the Advisory Board would review the draft ordinance before being presented to the public.

Ms. Grandin asked who was going to put together the public engagement plan and when the workgroup would be put together.

Ms. Kelly responded that staff with input provided from the Ad-hoc Workgroup (community input) in terms of the best times for their community members, locations, days of the week, etc. would put the public engagement plan together. They would like to have the Ad-hoc Workgroup together hopefully in February adding that they have to talk to their Director and Chief.

Advisory Board member Tuohy offered JU could be added to the list as a location for meetings.

COMPLETE STREETS/MOBILITY CORRIDOR UPDATE

Ms. Nasrallah referenced correspondence from JTA to President Tim Cost, Jacksonville University dated 12/29/2016 (on file) and a conceptual plan (on file) that she reiterated is

conceptual. She provided a brief update from a monthly coordination meeting at FDOT that she attended with Councilwoman Morgan that included representatives from JEA, JTA, JU, and Pond & Company regarding the roundabout project at University and Merrill Rd. A project timeline was circulated as presented in a letter from JTA to JU President Tim Cost.

- University Blvd. is owned by FDOT and they have contracted with JTA to act as their developer for this project, which has helped us move it along rather quickly.
- Pond is the consultant that received a notice to proceed before the holidays.
- FDOT is currently working on the traffic study that is pretty much complete, but are sending to Tallahassee to be reviewed. Their traffic study is based on the conceptual plan provided today.
- FDOT is under way with the right-of-way acquisition process. They have identified the right-of-way that is needed and they have completed the mapping and documentation of claim title. Because they have already started the process it will save us about a year in development.
- FDOT hopes to have the complete right-of-way appraisal by the end of February 2017.
- Pond is working on the criteria package that will be sent to Tallahassee shortly. They hope to begin design work as soon as we get the traffic study information back, which is expected this week.
- JEA power lines were discussed. JEA has other fiber optics on their poles (Comcast & AT&T) and they have to figure out what would work best for everyone because they have to all be moved together. JEA has committed to JU that they would cover the cost to underground the utilities along JU's property noting that the project does not extend the entire boundary of JU, which extends much further. JEA's dilemma is whether to go ahead and go underground noting that as phases are considered that interfere because of a new road design and requires them to redo any portions that have been completed; JEA will not cover the cost for that. JEA and JU agreed that relocating everyone to temporary poles until the next few phases of the project take place would be the best course of action. She added that Comcast and AT&T will pay for something for a project as long as they know they are paying for it one time. If they have to go back and relocate because we changed our minds they will not relocate a second time.
- There is a plan now for temporary poles that will carry the necessary utilities for communications that are needed for this project to take place adding that it gets them out of the critical path. Initially, if they had to underground they become the critical path and it adds time.

Advisory Board member Tullis commented that the poles could possibly be in place for 10 to 15 years. Ms. Nasrallah replied that she does not think it will be that long.

Advisory Board member Salem commented that you have to go all the way down to Ft. Caroline and all the way down to Town and Country before they will go underground. Ms. Nasrallah commented that JEA is only committing to underground in front of JU adding that we know they are going to move to the side of JU with their utilities, but to go underground for that length, they do not know where that right-of-way is going to be.

Advisory Board member Salem commented for clarification that no one wants to put them underground until it is completed on both sides. Ms. Nasrallah replied until we go through the next few phases of the mobility corridor.

Ms. Nasrallah reiterated that they are not going to be undergrounding except for the one area. The rest of the corridor is going to have poles. They are going to clean it up and move most of it to one side of the road until we have more plans on the phases of the project going forward.

Advisory Board member Tullis commented for clarification in front of JU on both sides will eventually all be underground. Ms. Nasrallah concurred adding that the length of JU will be underground through this area.

Ms. Grandin commented for clarification that they are going to wait to go underground the length of JU until the project is complete in approximately 2019. Ms. Nasrallah replied Phase I adding that they will not know where they are going to go underground until Phase II of the Mobility Corridor.

Ms. Nasrallah clarified that the concept plan distributed at today's meeting is Phase I. Phase II is going to stretch out a little bit further on University and up Merrill Road a little bit further. Phase III continues to work up the boulevards. Phase II will probably incorporate JU's entire frontage going underground. She commented that she thinks the poles are a temporary fix for about 5 years. She added that it will take that long because it is an FDOT road and we have to follow all of their processes.

Advisory Board member Goodwin commented that it may be 2025 before complete. Ms. Nasrallah replied that it could be shorter adding that funding drives this project.

Ms. Nasrallah advised that she is working with the City's grant office on a grant with FDOT for Phase II of the project.

- Ms. Nasrallah commented that they were hoping to get the multi-use path started, but FDOT prefers that we wait and tie it into the sidewalk rather than going ahead and doing multi-use. It will be part of the final design.
- It was clarified that the green on the conceptual plan could be cement, landscaping, etc. FDOT has told us that we need to figure out how we are going to maintain the roundabout.

Advisory Board member Salem asked if the center part of the roundabout would still include a JU symbol. Ms. Nasrallah responded that it could be a JU symbol adding that the plan is very conceptual.

Advisory Board member Burt asked if everyone should be thinking about what may go in the center of the roundabout now. Ms. Nasrallah advised that there will be a Public Workshop and Hearing in May and another public hearing before the start of construction.

Ms. Nasrallah pointed out that as of right now they do not know where the water and sewer falls within the right-of-way. FDOT is looking into that adding that this could impact the design as well.

Regarding cost, Ms. Nasrallah advised that JEA has committed to paying the cost for Phase I. She noted that a full cost analysis is not available yet. It has been estimated between \$2M and \$2.5M noting that water and drainage, etc. could impact the cost.

Councilwoman Morgan added that at one meeting they attended it was estimated upwards of \$3.5M. She referenced at the last Renew Arlington Advisory Board meeting \$2.5M was discussed using \$1M of CRA funds, but because JTA has agreed to fully funding Phase 1 of the project CRA funds will not be needed for Phase I.

Chair Berry asked if the cost changes due to water and drainage and exceeds the estimated amount will they cover the additional cost as well.

Councilwoman Morgan commented that complete streets is a JTA initiative and we happen to be number one on the complete streets program. They have other programs that are on complete streets, but when we had the meeting with them, our point was if we are number one on your list then why would you not fund us, but you are going to fund something that is further down on the list, but we are number one and want our project to be a 'model corridor'. Our position was and Tim Cost position was, why are you not paying for us it does not make sense. They are paying for us. We believe we have a great partner and we want to do everything within our power with our CRA to make sure we are doing the kind of things around this project that will enhance us even more and allow us to do all of the things that we want to do in Arlington.

Ms. Nasrallah will keep the Advisory Board informed about Public Workshops or meetings related to the project.

Ms. Grandin asked Karen that because the PD&E is going to be done in February, if the Advisory Board should come up with some ideas now of what they would like to see in the center (bike lanes, artwork, whatever they may want to see) prior to the public workshop and coordinate with Karen. Ms. Nasrallah concurred noting that there are some examples in the plan.

Chair Berry commented that if they have a draft PD&E prior to the Advisory Board's February meeting we should be able to get a copy of whatever they have.

The Advisory Board conversed regarding the roundabout and changing lanes compared to other roundabouts, etc.

Advisory Board member Salem requested a report periodically of the CRA budget. Karen agreed to provide a report at the next meeting adding that the budget is \$343,527.

Councilwoman Morgan suggested to Karen that the Advisory Board may want to talk about the

fact that as a CRA Board we must make decisions on that money or we will lose it next year. The money does not have to be spent, but it has to be earmarked and project completed within a three year time period. Karen advised that the budget and spending of the CRA will be an agenda item for the next meeting.

Advisory Board member Newkirk asked in general how companies are evaluated that have a contract with the city to perform landscaping, and are responsible for keeping Arlington clean (Merrill Rd., Arlington Rd., Ft. Caroline Rd.), as an example.

Council member Crescimbeni replied that University Blvd. and Arlington Road are both state roads. The state is responsible for mowing, maintenance, etc. The City's Landscape and Mowing Division is responsible for the maintenance of landscaping on all City roads (Ft. Caroline Rd. and Merrill Rd.).

Ms. Nasrallah noted that you typically want to use the CRA funding for projects that will increase the incremental value and property values versus a maintenance issue. Mr. Wendland added that over time once the fund is built up instead of \$343,000 and there is \$3.4 million then you may have the money for maintenance, but cautioned not to spend all of the CRA funds early on maintenance.

Advisory Board member Burt shared that the Women's Club adopted Arlington Road about 1.5 years ago and it has made a big difference. Council member Crescimbeni asked Ms. Burt if the Arlington Women's Club had a City "Keep Jacksonville Beautiful Sign" along the road. Ms. Burt responded that they have an "Adopted by Arlington Women's Club" at both ends of the road.

Council member Crescimbeni noted that "Keep Jacksonville Beautiful" is a COJ program. He asked supposing the zoning code was changed to allow the sign to be unique to the area, as an example, "Keep Arlington Beautiful" theme. Instead of a City sign, making it more localized to a specific area in this case Arlington.

The subject of commercial corridors and blight, etc. was discussed. Ms. Grandin is going to look into a potential change to the zoning code that would change the development standards for used and/or new tire sales and require them all to be stored indoors.

IV. OLD BUSINESS

No old business was discussed.

V. NEW BUSINESS

Chair Berry referenced a recent article that was in the Times Union December 9, 2016
<http://jacksonville.com/news/2016-12-09/renew-arlington-looks-turn-around-struggling-area>

Chair Berry shared that the reporter ask him referencing the Advisory Board not having any money if it was hard to motivate Advisory Board members if you don't have any money. Mr. Berry responded that it is easy to serve on a board where there is a lot of money and you have a platinum card to do whatever you want, but it speaks volumes about board members who are starting from scratch noting that we have to start somewhere or it won't happen. He thanked and commended the Advisory Board members for their time and commitment.

Chair Berry advised that his office on Cesery was sold and they elected not to keep Jones Edmunds as a tenant. His office has moved to a new location off of I-95 and Baymeadows. He inquired with Ms. Grandin whether the move would affect his status on the Advisory board. Ms. Grandin confirmed that he could continue to serve on the Renew Arlington Advisory Board.

Advisory Board member Newkirk advised that she is also moving offices, but with Karen's assistance she was able to find an office within the boundary.

Advisory Board member Burt commented that Norman Studios is officially a national historical landmark and is in the CRA corridor. They may be receiving a \$5,000 grant. Circle of Faith Ministries who owns the other portion of the property is ready to sell and did not oppose the national historical landmark. She advised that the selling price for that portion of the property is \$750,000.

Advisory Board member Burt advised that Old Arlington, Inc. is meeting on Tuesday, January 17th at 6:30 pm at JU, Council Building, Room 136. Dr. Richard Shieldhouse will be the guest speaker. She invited those present to attend if they would like. She also advised that the Arlington Home Tour is scheduled for April 29, 2017 and they are in need of homes. If you know anyone, please see her.

VI. PUBLIC COMMENT

There were no comments from the public.

VII. ADJOURNMENT

There being no further business, Chairman Stephen Berry adjourned the meeting at approximately 4:53 p.m.

The next Renew Arlington CRA Advisory Board meeting date and time is to be determined.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments for this meeting, an audio CD is available upon request. Please contact Angie Slayton at (904) 630-3664, or by email at aslayton@coj.net.