



RENEW ARLINGTON COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD

City Hall at St. James
117 West Duval Street, 2nd Floor, Conference Room 2C
Jacksonville, FL 32202
Wednesday, June 13, 2018 – 3:30 p.m.

MEETING MINUTES

Location: City Hall at St. James, located at 117 West Duval Street, 2nd Floor, Conference Room 2C, Jacksonville, FL 32202

Advisory Board Members Present; Matt Tuohy-Chairman, Steven Berry, Ann Burt, Randy Goodwin - Vice Chair, Danyuell Newkirk, Raj Adhikari

Advisory Board Members Absent: Dr. Ron Salem

Others Present: Kirk Wendland-Executive Director, Karen Nasrallah-Redevelopment Manager, Angie Slayton-Administrative Support, Paul Crawford-Deputy Director, Taylor Meija-IGS, Susan Grandin-OGC, Mike Fleming-JU, Conner Corrigan, Joyce Morgan-City Council, Casie Brown-CPH, Steve Matchett, Patrick Krechowski-Gray-Robinson, Tamera Branam, Lisa Sterling-CDM Smith, Carol Harris, Duane Kent, Rich Pereira-JTA

I. CALL TO ORDER

Renew Arlington Advisory Board Chairman Tuohy called the Renew Arlington Advisory Board meeting to order at approximately 3:30 p.m.

II. ACTION ITEMS

Approval of the May 9, 2018 Meeting Minutes

A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD MEMBER GOODWIN TO APPROVE THE MINUTES AS DISTRIBUTED. THE MOTION WAS SECONDED BY RENEW ARLINGTON ADVISORY BOARD MEMBER BERRY. MEETING MINUTES FROM MAY 9, 2018 WERE PASSED UNANIMOUSLY 4-0.

Zoning Application AD-18-28

Connor Corrigan with Planning and Development reviewed Zoning Application AD-18-28 regarding the McDonald's located at 7245 Merrill Road, Jacksonville, FL 32277, RE number 113013-0100. Cassie Brown with CPH Engineers explained that her client would like to expand the drive-thru to add a bypass lane that is now required by the McDonald's franchisor. To make this expansion, the applicants requesting to lessen the five foot buffer on the western side of the property to a two foot buffer. An adequate buffer will still remain as the business on this side currently maintains a 12-18 foot buffer.

The second request is to have tree planting requirements every 50 feet waived as the western border. If approved, there will be only two feet, which is inadequate for trees. The property owners will be placing trees in other areas of the property.

Ms. Brown provided pictures of the existing drive-thru and landscape. Councilmember Morgan voiced concerns of the aesthetic view the buffer reduction would create and asked if it would be in compliance with the planned Zoning Overlay. Ms. Nasrallah also reminded Ms. Brown to be mindful that there is an upcoming Zoning Overlay, which could be different than what they are proposing. We do not want you to spend additional dollars to meet the new standard.

A MOTION WAS MADE BY RENEW ARLINGTON ADVISORY BOARD MEMBER BERRY TO APPROVE THE ZONING EXCEMPTION APPLICATION WITH THE CONDITION OF THE SAME NUMBER OF TREES REMOVED MUST BE REPLACED IN SOMEWHERE ON THE PROPERTY. MOTION WAS SECONDED BY RENEW ARLINGTON ADVISORY BOARD MEMBER BURT. THE MOTION WAS PASSED 6-0.

III. INFORMATION/DISCUSSION ITEMS

Stormwater Management Plan Date Update and Presentation – Lisa Sterling, CDM Smith

Ms. Sterling provided an update on the Stormwater Management Plan. Ms. Sterling advised that CDM Smith has been coordinating with the Parks and Recreation Department on use of some of the City public land and providing an update of alternative plans.

Current projects include:

The Parks Department is working on the proposed Core to Coast Trail or the East Coast Greenway Trail. The trail will connect Downtown Jacksonville to the Arlington area on a continuous loop. An opportunity in the Arlington area along Arlington Road connecting the watertaxi at the Arlington Boat Marina. Ms. Sterling presented conceptual ideas to include combining the bike lanes on each side of the roadway and creating one larger, multiuse, pedestrian/bike lane. Materials previously discussed for bio-retention could still be used in the collection of stormwater that would be treated.

There are currently two proposed types of low-impact material to reduce the amount of rain water that will need to be treated. The interlocking pavers and large precast concrete slabs. Both are bicycle friendly and have a pleasant aesthetic. The key difference is the maintenance. To keep pervious pavement functioning, maintenance is key including, a combination of sweeping, pressure washing and vacuuming.

Several Merrill Road parcels currently have Environmental Resource permits to treat their own stormwater. Therefore, they will not be required to tie into the future plan. There is also a large commercial parcel on Merrill Road at I-295 that will continue to provide stormwater

management. This will reduce the cost of stormwater quality treatment to the Renew Arlington CRA.

The Justina Road ditch- There is a community center that is undergoing master planning. The goal is to have the community center tie into the new greenway proposed along the ditch and the community. The plan will incorporate depressed playing fields that can be used as additional stormwater treatment.

The Blue Cypress Golf course is a city owned parcel that could be available for use as a wet detention pond. This could be used for treatment that cannot be obtained in the filtration ditch along Justina Road.

At the intersection on University Blvd and Merrill Road, there is a lake in the apartment complex at Lake Lucina that it was initially thought the water flowed into and then out to Red Bay Branch. What actually happens is water flows out of the lakes to University Blvd and then out of a FDOT piped outfall on JU property. What this means is these lakes cannot be used as wet detention or quality treatment, therefore, treatment will need to be provided before the water reaches the river. JU has agreed to allow land to be used to intercept the stormwater to be treated before it reaches the river.

Renew Arlington Advisory Board Member Goodwin asked where the bike trail would begin and end. Ms. Sterling stated it will cover the downtown area. The trail will enter the Arlington area at the river taxi and an entrance in Rogero Road and run through Lone Star Road where there is an existing bike lane.

Renew Arlington Advisory Board Member Burt asked which of the two material options require the most maintenance. Ms. Sterling responded the inter-locking pavers require pressure washing and vacuuming, whereas the concrete slabs require being lifted, backwashed underneath, vacuuming and then putting them back in place.

Renew Arlington Advisory Board Member Berry asked if there would be a warning system in place to notify the pedestrians of a change of traffic direction or a system to notify traffic of a change in pedestrian activity. Ms. Sterling responded she would have to defer to JTA as they have been focused on the stormwater development.

University/Merrill Road Roundabout Update – Rich Pereira, JTA

Mr. Rich Pereira-JTA Project Manager presented an update on the University Blvd/ Merrill Road Mobility Project. The purpose of the Complete Streets Project is to provide a safer mode of transportation for pedestrian, bicycle and vehicle traffic. Jacksonville and Florida in general, have one of the highest pedestrian accident records. The focus in the Renew Arlington area is the University and Merrill Road corridors. There are currently around 25,000 vehicles on the road in the Renew Arlington area, this number is projected to grow by at least 1 percent over the next year.

JTA has just completed 90 percent of the plans for this development and has been submitted for review by FDOT and the City of Jacksonville. FDOT is in the process of acquiring additional right-of-ways for this development. Currently FDOT has an agreement for JU to donate the necessary right of way needed for the project. In the Northeast quadrant, a small corner section is being acquired from the Church of God. In the Southeast quadrant, property from CVS will be acquired. All necessary land acquisitions should be completed by October 2018. Final plans should be completed by November-December 2018. Construction could begin as early as spring 2019 and ending spring 2020.

Renew Arlington Advisory Board Member Newkirk asked since currently pedestrian and bicycle traffic cannot travel in the same lane, how will the projected pedestrian lanes work? Mr. Pereira responded they departments are currently working on a solution.

Renew Arlington Advisory Board Member Newkirk asked if sidewalks would still be used in this area. Ms. Sterling responded there will be a ten foot sidewalk and a ten - fifteen foot bike lane, twenty-five foot total.

IV. OLD BUSINESS

FY 18/19 Budget

Mr. Wendland-OED reviewed the 2018/2019 preliminary budget. The summary included in the meeting packet is the initial workup from the Property Appraisers Office on the revenue side. Mr. Wendland reminded the Renew Arlington Advisory Board Members that these numbers will likely change several times before the finalized numbers are released. Total current revenue projections are \$731,769. After operating expenses for the year, the current total budget for 2018/2019 is \$665,360 for Plan Authorized projects.

Complete Streets Update

Ms. Nasrallah advised a traffic study will be completed for the Renew Arlington CRA area by the end of this fiscal year. As a reminder, the traffic study is a pre-requisite to apply for FDOT grant funds the CRA qualified for on Merrill Road. Phase two planning and conceptual has

been given the go-ahead. The grant is valued at up to \$1 million dollars per project. Phase two will take place where the roundabout terminates on Merrill Road extending to Rogero Road.

Public Works has been asked to assist with the concept plan, however, due to a shortage of engineers on staff, there is a delay in the progress.

ADHOC Committee Update

Renew Arlington Advisory Board Chairman Tuohy advised a draft of the Zoning Overlay has been distributed to the ADHOC Committee for comments and is due back by the end of this week. It should be ready to send to the Greater Arlington Beaches CPAC and the Land Use and Zoning Committee by July to introduce legislation to City Council by the end of the year. Ms. Nasrallah advised Planning Department Director Bill Killingsworth is planning to attend the August 8th Renew Arlington Advisory Board meeting to present a overview of the Zoning Overlay.

V. NEW BUSINESS

Urban Land Institute Technical Assistance Panel (TAP)

Mr. Mike Flemming, a consultant for Jacksonville University, discussed multiple ideas to help the community long term. Clayton Levens, a Community Outreach Coordinator, and Patrick Krechowski, and the Urban Land Institute Technical Assistance Panel have been working together. The Community Foundation of NE Florida has started a neighborhood program and the program includes the Renew Arlington area. The Community Foundation of NE Florida has agreed and approved in May 2018, to fund the Urban Land Institute Technical Assistance Panel.

Mr. Patrick Krechowski, Attorney, is the Chair of the Urban Land Institute Technical Assistance Panel Committee. Urban Land Institute is an international educational and research non-profit. Their goal is to bring a panel of professionals together to meet with stake holders of the area to discuss issues within the area. During their review of the Arlington area, they will hold a public comment hearing at JU on the first day, August 8, 2018 and hold discussions within the committee on August 9, 2018. The TAP Committee will be attending community meetings and Town hall meetings prior to the public comment hearing. The Renew Arlington TAP will focus on the following main issues:

- Developing a program to identify willing and able neighborhood community organizations that have the community expertise to take leadership and ownership roles.
- Identifying the commercial sectors of Arlington that are most in need of redevelopment resources and formulating a plan to encourage property owners and stake holders to take the first steps.

- Examining the depressed real estate sectors and recommending a path that will improve the neighborhoods of blight, foreclosure and vacant homes.
- Coordinating the above factors with the Renew Arlington Community Redevelopment Area Advisory Board and other stake holders with an eye towards improvement of the area.

Ms. Susan Grandin, General Counselor, asked if ULI had outlined the geographical boundaries the committee would be reviewing? Mr. Krechowski responded ULI's briefing booklet will include the Renew Arlington CRA as well as residential and business properties outside the CRA.

Mr. Wendland suggested the scope be defined very narrowly to reduce the amount of question as to what should be done and who is going to "own" the development. Mr. Krechowski responded he would take this into consideration and he also would expect the panel to interview Ms. Nasrallah and Mr. Wendland as stakeholders.

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

There being no further business, Chair Tuohy adjourned the meeting at approximately 4:43 p.m.

Next Renew Arlington CRA meeting is scheduled for Wednesday, August 8, 2018 at 3:30 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, an audio file of the meeting is available in its entirety and is available upon request. Please contact Angie Slayton at (904) 630-1858, or by email at aslayton@coj.net.