

TAB 2



City of Palmetto Agenda Item

Meeting Date

9/13/10

Presenter: Jeff Burton

Department: CRA

Title:

5th Street Streetscape

BACKGROUND:

STATUTORY AUTHORITY FOR STREETScape ACTIVITY

Florida Statute 163.345 Encouragement of private enterprise

(c) To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:

3. Installation, construction, or reconstruction of streets

In the community redevelopment area the

community redevelopment objectives of this part in accordance with the community redevelopment plan

1993 CRA Plan states:

An extensive street and parking lot landscaping program would have a

great impact on downtown's overall visual quality (Pg 35 – related to IMAGE)

Pedestrian activity is constructed by narrow sidewalks and sidewalks close to busy traffic... (Pg 53)

8th Avenue Corridor Section- (pg 58)

10th Avenue Corridor Section (Pg 59)

ACTIONS:

The Palmetto CRA wishes to:

1. Approve the scope of work to be developed
2. Develop an estimate for the project including potential grant applications
3. Budget CRA funds for the project and apply for grants
4. Negotiate (CCNA) with an architect and/or engineering firm to design the 5th Street Streetscape
5. Plan project implementation
6. Bid 5th Street Streetscape
7. Implement 5th Street Streetscape
8. Complete 5th Street Streetscape

Budgeted Amount:	\$0.00	Budget Page No(s):	559	Available Amount:	\$10,000.00	Expenditure Amount:	\$2,500.00
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Additional Budgetary Information:

5th Street Streetscape has been proposed in the 2010-2011 budget

Funding Source(s):	190559312 0	Sufficient Funds Available:	☐ Yes ☒ No	Budget Amendment Required:	☐ Yes ☒ No	Source:	FY 10
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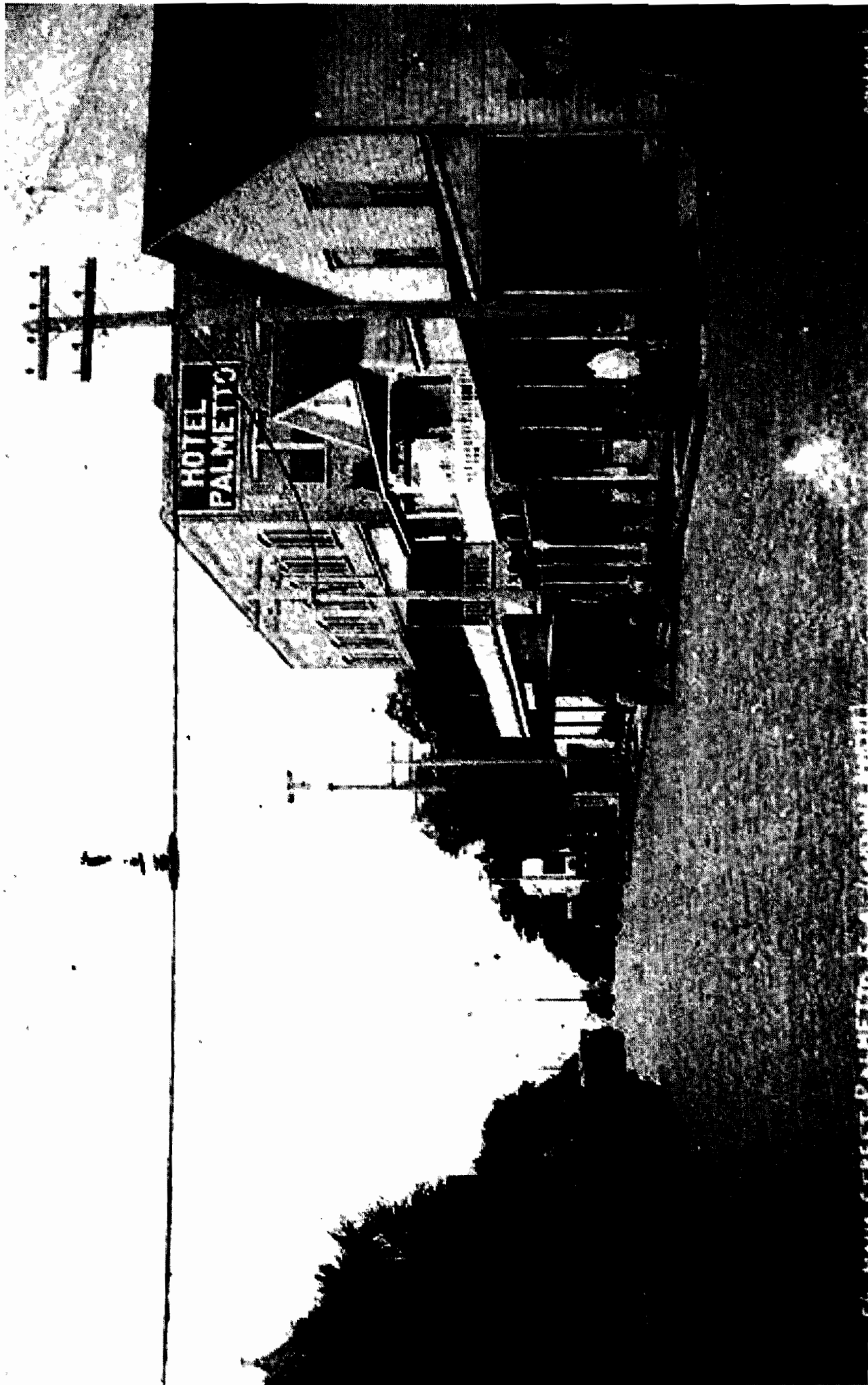
City Attorney Reviewed:	☐ Yes ☒ No ☐ N/A	Advisory Board Recommendation:	☒ For ☐ Against ☐ N/A	Consistent With:	☒ Yes ☐ No ☐ N/A	FS 163 CRA Plan
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Potential Motion/ Direction Requested:

Motion to approve conceptual 5th Street Streetscape plan and \$2,500.00 for "develop an estimate for the project including potential grant applications".

Staff Contact:	Jeff Burton	Interim CRA Administrator
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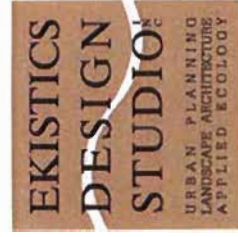
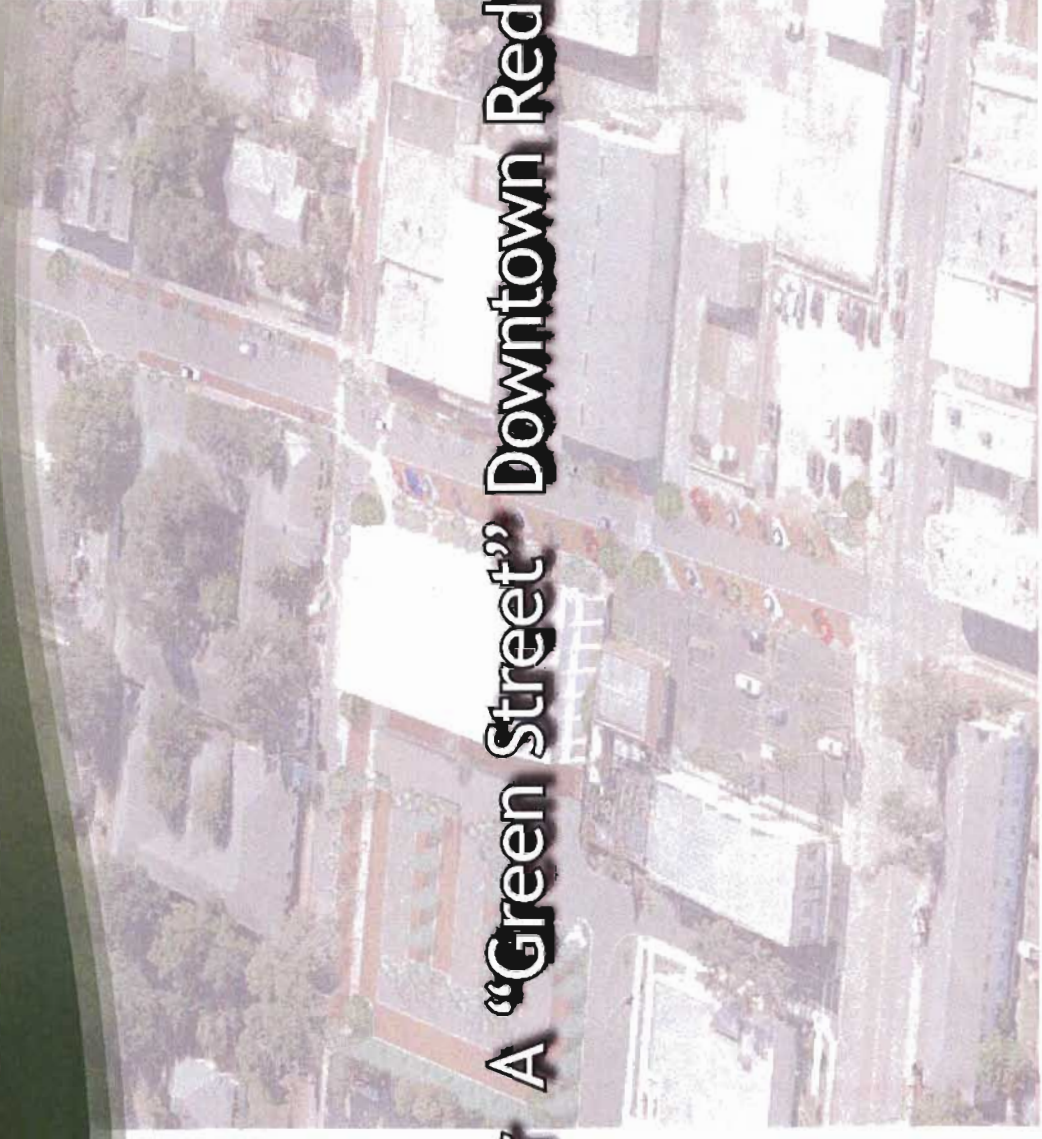
Attachments: Ugarte Presentation



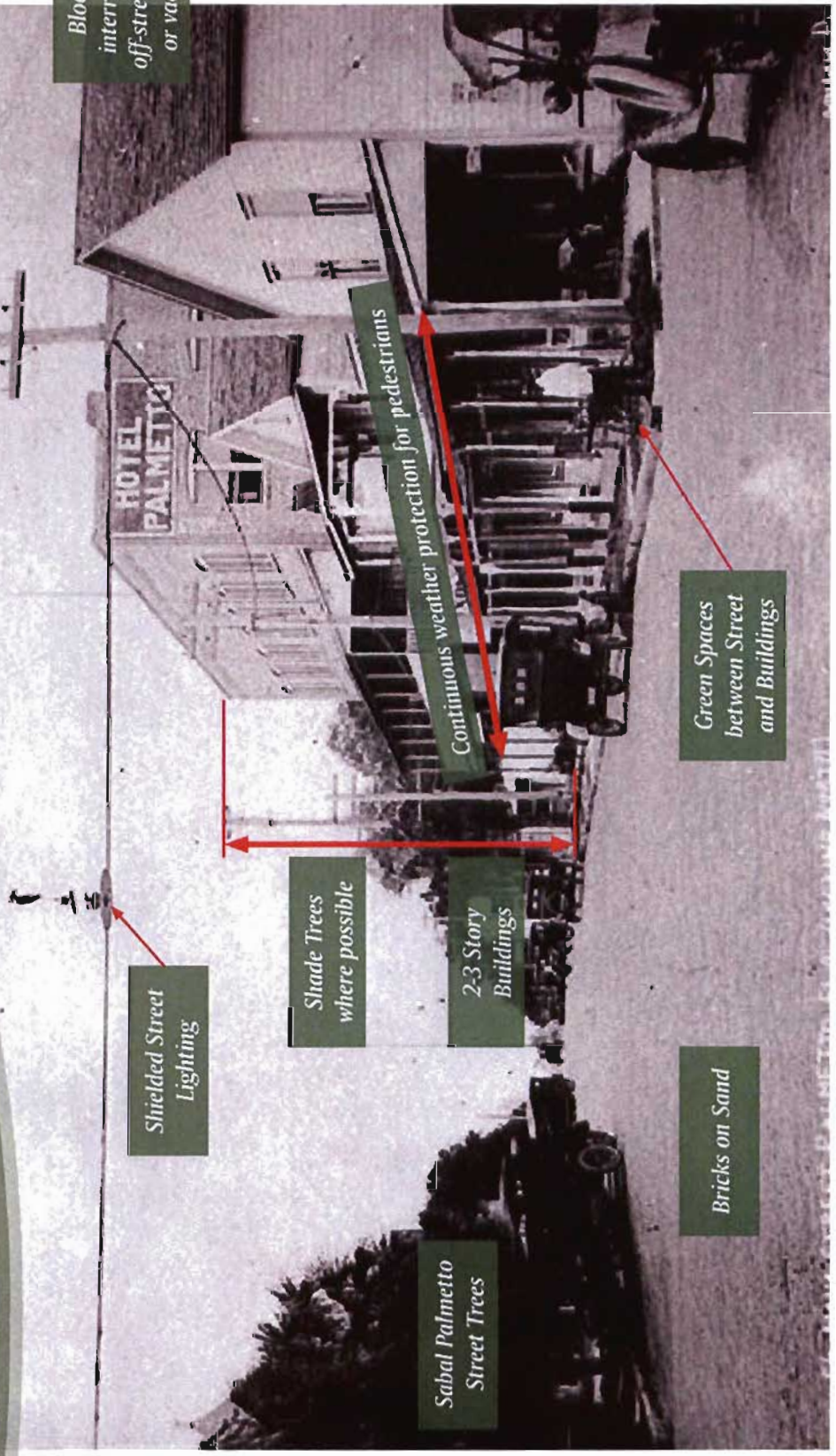
PALMETTO'S 5TH STREET



A Model for A "Green Street" Downtown Redevelopment



Local Historical Design Precedence



Blocks not interrupted by off-street parking or vacant lots

Shielded Street Lighting

Shade Trees where possible

2-3 Story Buildings

Continuous weather protection for pedestrians

Green Spaces between Street and Buildings

Bricks on Sand

Sabal Palmetto Street Trees

Green Streets: Definition



A green street can be defined as...

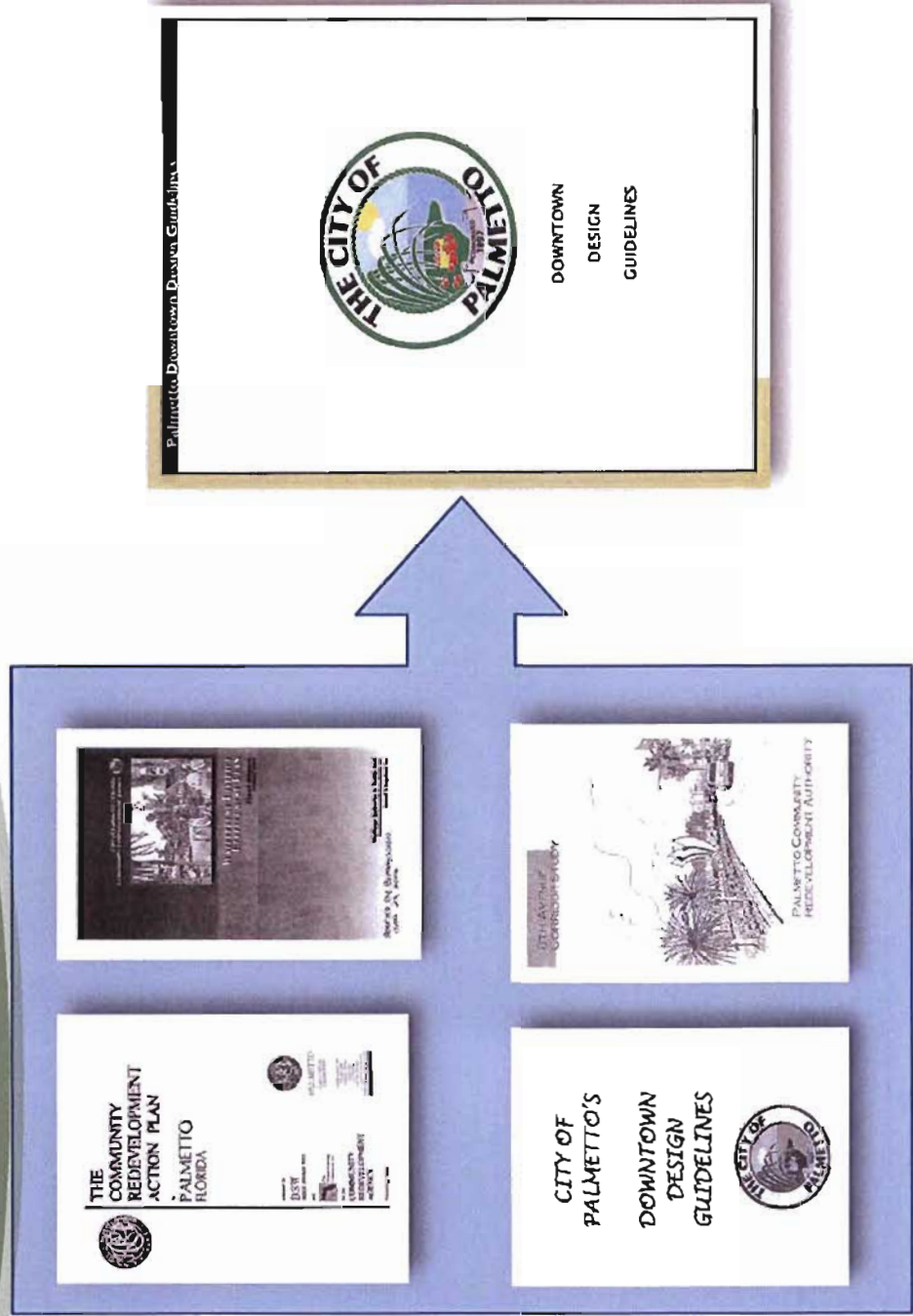
A street designed to:

- Integrate a system of stormwater management within its right of way
- Reduce the amount of water that is piped directly to streams and rivers
- Be a visible component of a system of “green infrastructure” that is incorporated into the aesthetics of the community
- Make the best use of the street tree canopy for stormwater interception as well as temperature mitigation and air quality improvement
- Ensure the street has the least impact on its surroundings, particularly at locations where it crosses a stream or other sensitive areas

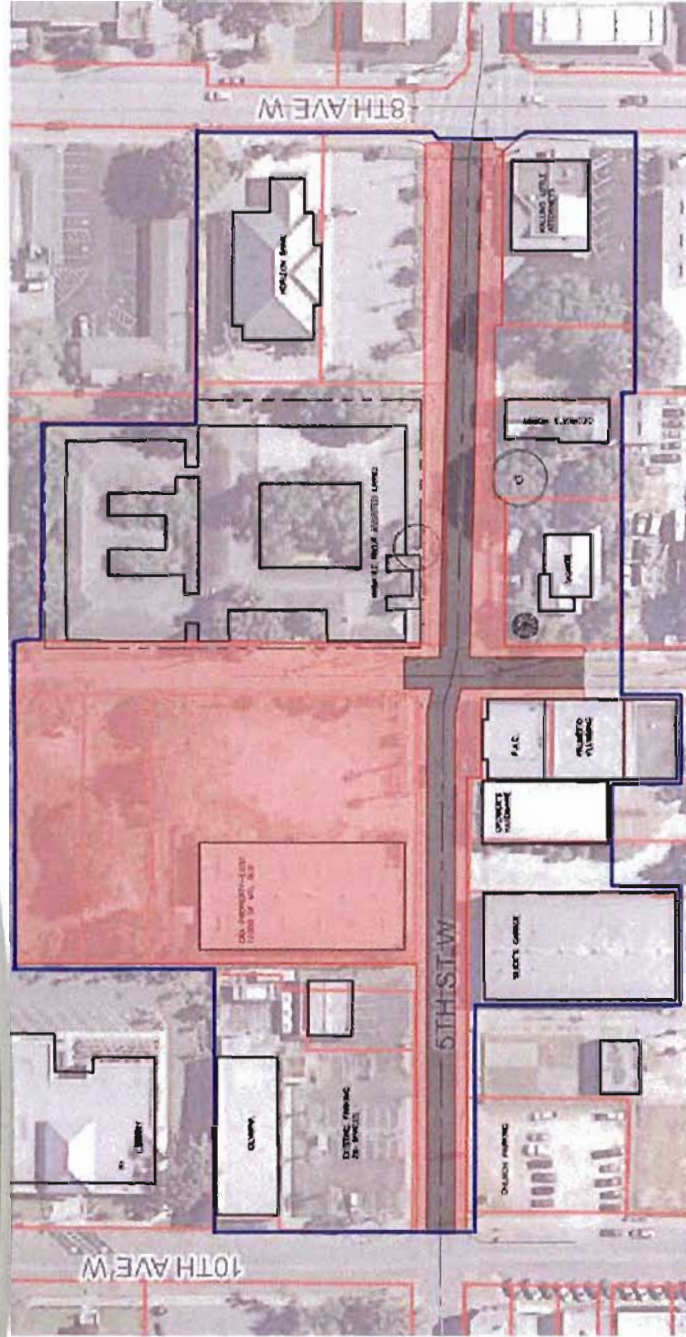
Guidelines for the Prototype



- The main reference for Downtown Revitalization is the City's Downtown Design Guidelines.
- The Guidelines follow precedence from the 2006 Waterfront District Development Plan and the 1993 Community Redevelopment Action Plan.
- Similarly these mainstream standards are being adopted and/or considered by many communities across Florida and the country. This is commonly referred to as "Smart Growth".
- The "Green Street" concept is borrowed from Portland, Org. and has been successfully assimilated to the Florida Environment to address storm water and blighted streets.



- The CRA defined boundary of this study (shaded RED area)
- Blue outline Includes adjacent immediate private properties.
- 5th Street is grey shaded (24' two lane road)
- Approx. Site Area: 312,360 SF or 7.2 Acre BLUE line.
- Existing Building Area:
+/- 88,680 sf
- Existing Building Density:
+/-12,315 sf / Acre
- LEED indicates 60,000 SF / Acre for buildings is a benchmark of sustainable urban density.



5TH ST. W. "GREEN STREET" REVITALIZATION
EXISTING LIMITS

PALMETTO, FLORIDA CRA



Revitalization Plan 'C' - New Mixed Use Building



SCHEMATIC LAYOUT WITH NEW MIXED USE BUILDING

**EKISTICS
DESIGN
STUDIO**
URBAN • PLANNING
LANDSCAPE ARCHITECTURE
APPLIED ECOLOGY

5TH ST. W. "GREEN STREET" REVITALIZATION PLAN 'C'
PALMETTO, FLORIDA CRA



- Removes CBI building to allow new mixed use building on East / West access.
- Increased density
- Increased on and off street parking
- Better connectivity.
- More store front facing 5th street.
- More rain gardens.
- Light pollution reduction.
- Creates covered walk way
- Better security (CPTED)
- Potential courtyard with Olympia
- On street parking spaces increase by 32.
- Off street parking spaces increase by 85.

Site Area: +/- 7.2 Acres

Building Area: +/-105,274 SF

LEED Density: 14,621 / Acre

Transforming 5th Street

Before



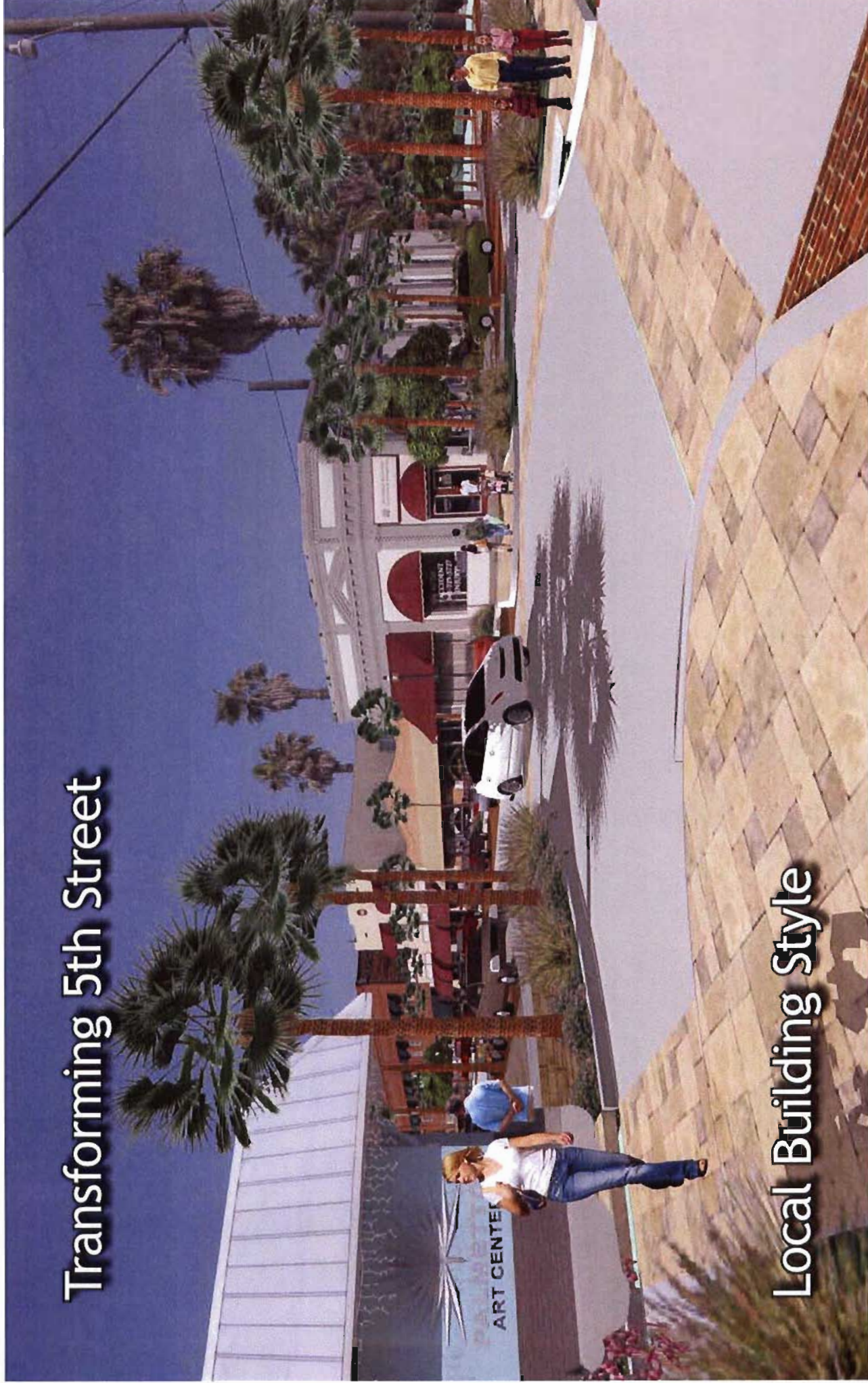
Transforming 5th Street

Streetscape Only



Transforming 5th Street

Local Building Style



Potential Assistance Opportunities



<i>Jurisdiction</i>	<i>Program</i>	<i>Type</i>	<i>Amount</i>
State	Southwest Florida Water Management District SWIM	Grant	\$25,000 to 3M, 50% Match
State	Brownfields Redevelopment Program	Tax Credit/Liability Protection	50% Tax Credit
Federal	Community Development Block Grants	Grant	\$2.96M
State	Non-Point Source Implementation Grants (EPA Section 319)	Grant	varies
State	Clean Water State Revolving Fund	Loan	Low interest loans for 100% financing terms up to 20 years
Federal	EPA Brownfields Assessment and Cleanup Cooperative Agreements	Grant	\$200,000
Federal	EPA Coastal Program	Grant	\$5,000-50,000
Federal	EPA Gulf of Mexico Program	Grant	\$92,500

Photo Vignettes

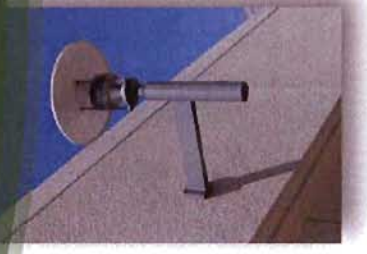


Photo Vignettes



THANK YOU

