



Community Redevelopment Advisory Board Regular Meeting

January 9, 2019 at 12:00 noon

City Hall | Chapman Room
401 S. Park Ave. | Winter Park, Florida

Agenda Items

1. Opening comments
2. Approval
 - A. Minutes for December 12, 2019
3. New business
 - A. CRA Capital Improvements Document
 - B. Upcoming Meetings
4. Public Comment
5. Adjourn

appeals & assistance

“If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.” (F.S. 286.0105).

“Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office (407-599-3277) at least 48 hours in advance of the meeting.”



Community Redevelopment Advisory Board Regular Meeting

January 9, 2019 at 12:00pm

City Hall, Chapman Room
401 S. Park Ave. | Winter Park, Florida

Subject

Approval of Minutes

Motion/Recommendation

Motion to approve the December 12, 2019 meeting minutes.

Background

N/A

Alternatives/other considerations

N/A

Fiscal impact

N/A



Community Redevelopment Advisory Board Minutes

December 12, 2019 at 12:00 pm.

Chapman Room
401 S. Park Ave. | Winter Park, Florida

Present

Board Members: Javier Omana, Teri Gagliano, Mike Emerson, Lambrine Macejewski

Staff Members: Peter Moore, Kyle Dudgeon, Laura Halsey, Lindsey Hayes
Commission Weaver

Absent

John Caron, Woody Woodall, Randall Slocum

Meeting called to order

Chairman, Javier Omana called the meeting to order at 12:05 pm.

Approval of minutes

Motion made by Mike Emerson, seconded by Teri Gagliano, to approve the October 24, 2019 minutes. Motion passes 4-0.

New Business Items

1. Project Update

CRA Assistant Director, Kyle Dudgeon, provided the Board with an update on the current projects using a power-point presentation to provide visuals. The New York Avenue project is awaiting a final permit from FDOT and is estimated to begin in first quarter 2020. It will include mast arms, bump outs, parking, landscaping and improved lighting. The Parking Sensors project is now in place. Fifty-seven parking sensors were installed in the Park Place garage and staff is collaborating with the Morse Genius Foundation on new signage. Downtown enhancements are underway with new latches for the trash receptacles. Light fixture painting is next. The Winter on the Avenue had a fantastic turnout, which included CRA sponsored Popcorn Flicks and Snow in the Park. 3,000 attendees were estimated for Snow in the Park.

2. Capital Improvements Discussion

Staff revisited a prior conversation on this topic and provided Board members with a capital improvement spreadsheet. Staff stated they can continue to provide updates on projects, but the board should consider funding in future years. Staff stated this can be done through a capital improvement document. Such documents should provide purpose, topic descriptions, include potential timing of projects, and overall assist in the decision making process. Current Capital Improvement projects include 17-92 streetscape, MLK Parking and Landscaping, Denning/Fairbanks Improvements, Harper Street Parking, Stormwater Master Plan, MLK Regional Stormwater,

Downtown Enhancements, West Comstock Parking, Parking Strategies, and additional funding for affordable housing. Staff stated they will come back with a list of potential future projects for consideration and prioritization.

3. 2020 CRA AB Meeting Schedule

Staff provided the 2020 meeting schedule and will send Outlook calendar invitations to each member as well.

Chairman Omana opened up the discussion to introduce the intersection of Denning Drive and Orange Avenue as he feels it has potential to be disastrous especially Northbound on Orange Avenue. He would like the Board to consider revisiting the intersection for improvements. Discussion ensued on how best to improve the intersection with installing a roundabout as one of the suggestions. Commissioner Weaver informed the Board and Staff that discussion for a roundabout is already underway at the Orange Avenue meetings. The Board agreed they would like to pursue the roundabout option. Chairman Omana thanked staff for installing the crosswalk at Virginia Avenue and Morse Boulevard. He also suggested adding parallel parking along the Morse Boulevard from 17-92 to Central Park, create turn lanes, and make the roadway two-lanes. He believes it is a better entrance to downtown Winter Park than the current roadway. The Board also expressed a heavy interest in creating walkability from downtown to Hannibal Square. Board Member, Mike Emerson, mentioned the rental scooter program in Orlando and inquired if there have been talks pertaining to where to park such items when they come to Winter Park. Board also inquired about the 1% tax and staff informed the Board that Orlando Mayor Demmings is currently working on building support for the increase. SunRail and Lynx would be the largest receivers of the increased funds with municipalities also receiving a portion.

Division Director, Peter Moore, inquired if the Board had recommendations for allocating funding. Responses included discussions on the Post Office property, parking, and reviewing a line item for transportation. Board members also agreed public restrooms near Central Park are a much-needed amenity that Winter Park should offer. Board also reminded staff to research amending the current ordinance to include public restrooms without requiring public referendum.

Board members also expressed an interest in adding uplighting to the area trees as they are already equipped with outlets. Park Avenue is not equipped with the outlets so it would be much more of an undertaking than other sections of the district such as New England Avenue.

Public Comment

ADJOURNMENT:

Next meeting scheduled for January 23, 2020 at 12:00 pm. Staff requested a special meeting for January 9, 2020. There being no further business to discuss, the meeting adjourned at 1:07 pm.

Chairperson, Javier Omana

Board Liaison, Laura Halsey

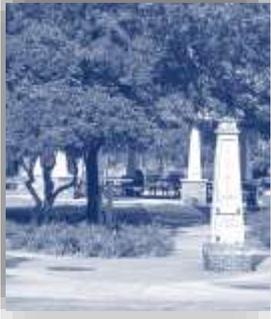
winter park



community
redevelopment
agency

CRA Capital Improvements FY2020

Winter Park Community Redevelopment Agency



Community Redevelopment Agency
401 Park Avenue South
www.cityofwinterpark.org



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DRAFT

EXECUTIVE SUMMARY

Strategic Highlights

This Capital Improvement Plan document (CIP) is in essence a continuation of earlier plans that funded projects such as the Denning Drive Complete Street, Residential Decorative Lighting Plan, and Orlando Avenue (US 17-92) intersection improvements. Tax Increment Revenue (TIF) that is provided to the CRA must be allocated to a specific project, debt service, or be returned to the taxing entity that contributed to the trust fund. Therefore, working with City departments, the CRA Advisory Board, Agency, private consultants and the public, CRA staff has compiled a CIP for large-scale projects to be considered for those funds in the short-medium term while pinpointing a financing and project execution schedule. These projects address several key areas in the district and will provide high character infrastructure improvements for the foreseeable future.

There are two sections of projects within this scope. The first includes **FUTURE** projects for consideration with future CRA dollars. The term does not necessarily imply action, but provides consideration of upcoming increment revenue. These items may require additional due diligence to identify unknowns such as exact costs, scope, timing, and prioritization. Within this plan's scope are the following:

- MLK Park Improvements
- Community Center/Shady Park/Splash Pad
- Post Office Purchase
- Parking Structures
- Hannibal Square Design Guidelines
- Digital Inclusion & Education
- Transportation

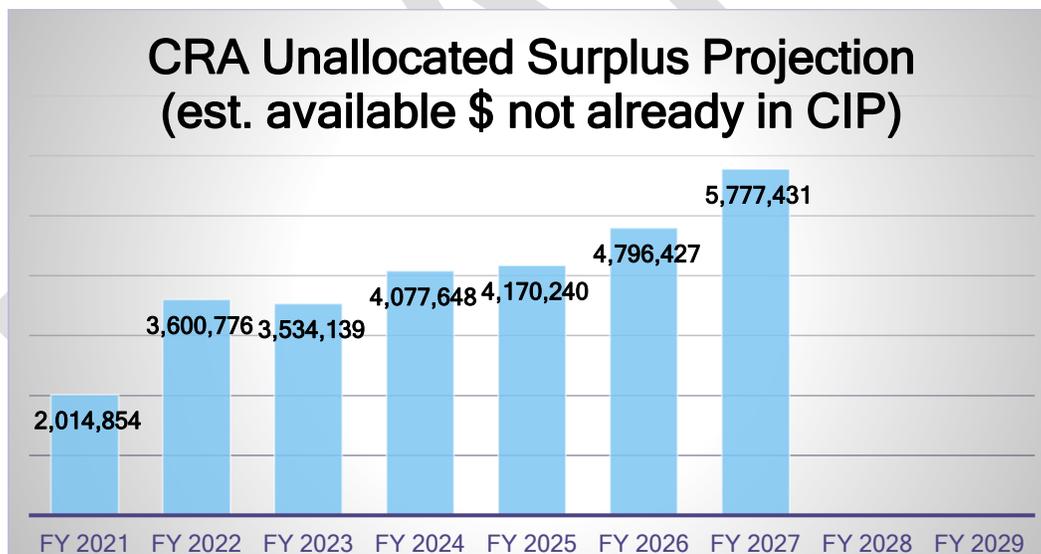
The second identifies **EXISTING** projects that are funded partially or in full:

- 17-92 Streetscape
- MLK Parking and Landscaping
- Denning/Fairbanks Improvements
- Harper Parking

- MLK Regional Stormwater
- CRA Stormwater Master Plan
- Downtown Improvements
- W. Comstock Parking
- Parking Strategies
- Affordable Housing Additional Funding

What Can We Pay For?

Assuming continued growth from FY2019 to FY2027, tax increment values are estimated to exceed \$27 million assuming no changes to debt service spending, programming and economic conditions. For estimating purposes, most projects within the Discussion section of this document have an estimated value. The total of those values are consistent with the estimated revenue expected to the CRA before sunset. In essence, it may be possible to account for most, if not all projects currently listed in this report.



The chart above identifies a yearly breakdown of potential increment revenue not currently allocated to a specific budget item. FY2026 and FY2027 show additional growth in this area as debt service is scheduled to be paid in at the end of FY2025 allowing for more unallocated funding in the CRA's final two years.

Financial Foresight

While projects may be dependent upon priority, financial availability, and opportunity, the current CIP does not project expenditure beyond FY2021. As earlier stated in this report, TIF revenue must be spent in some way. Therefore, funds must be allocated (subject to budget amendments) and spent. It should a primary purpose of this report to help guide future funding allocations in

Community Redevelopment Agency 10-Year Proforma

		FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
ESTIMATED REVENUES											
Total Revenues		3,692,221	6,364,688	8,534,014	8,555,471	6,685,980	6,855,281	7,128,327	7,482,733		
Total Expenditures		2,887,092	2,949,833	2,953,238	3,021,332	2,608,332	2,685,040	2,331,900	1,705,323		
Annual Surplus/Deficit (Funding Available for Additional Projects and Programs)		2,805,129	3,414,854	3,600,776	3,534,139	4,077,648	4,170,240	4,796,427	5,777,411		
Proposed Projects	Est. Totals	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027		
17-92 Streetscape	4,335,678	2,935,678	1,400,000								
MLK Parking & Landscaping	1,000,000	1,000,000									
Denning/Fairbanks Improvements	1,000,000	1,000,000									
Harper Parking	382,775	382,775									
MLK Regional Stormwater	350,000	350,000									
Stormwater Master Plan	350,000	350,000									
Downtown Improvements	250,000	250,000									
W. Coonstock Parking	175,000	175,000									
Parking Strategies	150,000	150,000									
Affordable Housing AdB. Funds	100,000	100,000									
MLK Park South Area Parking Improvements	124,000										
MLK Park Improvements	5,000,000										
Post Office Purchase	6,500,000										
Parking Structures	8,000,000										
Hamilbol Sq. Design Guideline Implementation											
Community Center/Shady Park/ Splash pad											
Digital Inclusion/Community WiFi											
Project Total	27,717,453	6,693,453	1,400,000	-	-	-	-	-	-		
Fund Surplus/Deficit		(3,888,324)	2,014,854	3,600,776	3,534,139	4,077,648	4,170,240	4,796,427	5,777,411		
Cumulative Cash Balance (Remaining Project \$)	3,888,324	-	2,014,854	5,615,630	9,149,769	13,227,417	17,397,657	22,194,084	27,971,515		

Unallocated

Color Coding

in 5-Year CIP

Potential Additional Projects

coordination with Florida Statute and the CRA plan. The chart above illustrates the latest CRA proforma for projected future increment. It highlights the empty cells indicating an opportunity for scheduling of funds in future years.

Project Timing

When evaluating capital improvement projects, there are several considerations including timing of cash availability and coordination with other projects in the area. Projects that require significant capital may require several years of planning, and storing of funds over multiple years. In addition, project coordination may produce a positive economy of scale in order to leverage existing resources that reduce costs and mitigate potential construction impacts to residents. The following chart attempts to provide perspective on the timelines of existing projects as well as potential target windows for the future projects discussed by the CRA. Target windows are based on current and estimated future funding availability as well as optimizing future cash estimates in order to fund as many projects on the list as possible.

CRA Initiatives Timing Chart							
		FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Projects	Budgeted	Budget Timing					
Adopted/Proposed Projects							
17/92 Streetscape	●						
MLK Parking & Landscaping	●						
Denning/Fairbanks Improvements	●						
Harper Parking	●						
MLK Regional Stormwater	●						
Stormwater Master Plan	●						
Downtown Improvements	●						
W. Comstock Parking	●						
Parking Strategies	●						
Affordable Housing Adl. Funds	●						
Downtown Improvements (Construction)	\$500,000						
MLK Park Improvements	\$5,000,000						
Post Office Purchase	\$6,500,000						
Parking Structures	\$8,000,000						
Hannibal Sq. Design Guideline Implementation	\$200,000						
Residential Electric Drop Program	\$550,000						
Community Center/Shady Park/ Splash pad	\$300,000						
Digital Inclusion/Community WiFi							
Transportation	Annual						
*Timing windows are subject to TIF revenue, cash allocation over time, coordination with existing projects, political priority							

INTRODUCTION

The City of Winter Park Community Redevelopment Agency (CRA) is a public agency that was created by the City Commission in June 1991 in accordance with the provisions of Florida Statutes. The CRA is set up as a sub-unit of and operates within the Winter Park City Government, and is charged with undertaking redevelopment functions in the specified community redevelopment district.

The CRA area is the heart of Winter Park, extending from U.S. Highway 17-92 to Interlachen Avenue and from the Fairbanks and Orange Avenues area to Lee Road. It includes downtown Winter Park and Winter Park Village. One out of eight residents of Winter Park lives in the CRA area, and half of all businesses in Winter Park are in the CRA area.

A CRA Plan guides the Winter Park CRA. The plan and its amendment were adopted in August 1994 and February 1999 respectively. It was designed to explore the critical factors that have shaped Winter Park and to identify opportunities to create a quality environment for residents and businesses. It has been the foundation for establishing and defining the vision and mission for revitalizing the Winter Park CRA area. Within this scope, capital improvement projects are an essential component to elevating the district for its residents, businesses and visitors.

PURPOSE AND OBJECTIVE

The goal of this CRA Capital Improvement document is to provide support for prioritizing and evaluating future projects. CRA Strategic Plan that was completed in August of 2007 and the CIP document in 2015 acted as a roadmap for improvements to be completed and initiatives to be continued during the last half of the CRA life cycle. This capital improvement plan is designed to continue that operation, complete projects, and ensure the success of the Winter Park CRA area. The capital improvements planning process outline eight overarching goals:

COMMUNICATION

Develop neighborhood, business and governmental communication networks that foster understanding and bring about change.

HOUSING

Increase housing opportunities by diversifying the available housing stock and providing more opportunities for home ownership.

PROPERTY VALUE

Improve housing conditions and appearances to achieve a more stable and secure residential neighborhood, which create higher values for owners.

BUSINESS

Create opportunities to attract new and expanding businesses to the CRA area and support the existing business community.

PUBLIC SAFETY

Promote public safety through police and resident communication to reduce the crime and make the CRA's area a safe and desirable place to live and work.

SOCIAL DEVELOPMENT

Develop/improve social programs for recreation and cultural enhancement for all residents, with particular emphasis on youth, to create an environment for social enrichment.

ECONOMIC VITALITY

Enhance the economic vitality of the resident and business population to attract private investment in the CRA area.

TRANSPORTATION

Improve the public infrastructure of roads, streetscapes and parking to support the resident and business community and utilize alternative modes of transportation.

It is also in coordinating with existing documents such as the CRA plan, CRA expansion amendment, and City of Winter Park Comprehensive Plan.



PLANNING PROCESS

Public Meetings

The Winter Park CRA capital improvement planning process was designed to be participatory in nature involving stakeholders within the City of Winter Park and CRA including but not limited to elected officials, the CRA Agency, CRA Advisory Board members, residents, city staff, and the public.

Plans of this nature require several meetings to discuss, prioritize, and evaluate capital intensive projects. While some have been in discussion for a number of meetings; even prior to 2019, the following is a reference list of public meeting dates where projects were discussed: February 28, 2019; April 25, 2019; June 27, 2019; July 8, 2019, July 22, 2019, July 25, 2019; August 22, 2019; September 26, 2019; October 24, 2019; December 12, 2019. Minutes from these meetings are made available to the public.

Staff also enlisted consultants to assist staff in the development of conceptual renderings and cost estimates. Because a portion of the design or construction work may be completed with city resources, it is anticipated costs estimates could change.

Process was participatory in nature...projects have been in discussion for some time.

Project List Discussions

In addition to deliberating individual projects, the CRA Advisory Board participated in project list discussions on June 28, 2018, December 6, 2018, and December 12, 2019. Board members were asked to consider several projects simultaneously in order to clarify questions, priority, and impact. As a result several items were evaluated, and are included as part of the 'current' and 'discussed' project lists.

Moving Forward

At the July 8 and 22 2019 CRA Agency meetings, direction was to budget for a selected number of projects that have been allocated as part of the FY19-20 budget. These are included as part of the Current Capital Improvements Projects section of this document. Since that time, staff has been moving forward to provide new information on 'discussed projects' to determine opportunities for direct impact to the district.

Future meeting dates are currently scheduled for: January 9, 2020, January 23, 2020 and January 27, 2020 (CRA Agency). It is possible; if not likely, that after the CRA Agency meeting addition research and due diligence will be needed to address any Agency direction. Staff will use this document to help guide that direction and provide additional information as needed.

FINANCIAL CONSIDERATIONS

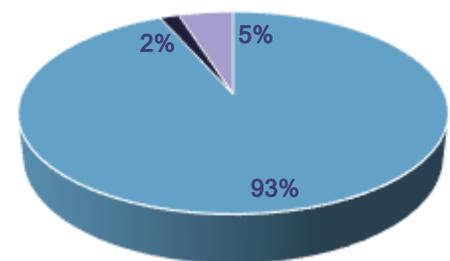
Revenue

Given current market conditions, revenues are estimated to continue to grow conservatively at 4% on average. Total future unallocated revenue through FY2027 is estimated at \$27 million.

Expenses

A significant majority of expenses are geared towards capital projects. Per the July 22, 2019 CRA Agency meeting, 93% of project funding was geared towards capital expenditures. Administrative and operational costs continue to be below 10% ensuring project funding is largely allocated to capital improvement projects, grants, and support of the district.

FY19-20 Budget Highlights



- Capital Project Funding
- Grant Funding
- Social & Event Programming

Debt

The CRA is obligated to continue to pay off bonds through FY2025.

Assumptions

Continued growth in the economy, operational and administrative costs remain relatively low. Capital maintenance remains with inflation and average revenue growth at conservatively 4% per year.

Future Considerations

Projects not considered as part of this scope, economic changes, and/or political priorities.

Takeaways

Projects considered within the scope of this CIP, based on existing conditions and estimates, suggest most projects may be paid for before CRA sunset in September 2027.

FUTURE PROJECTS

Projects under this category have been examined at a variety of levels including staff, City boards, City Commission, and CRA Agency. They currently have a number of identified characteristics including project costs, but do not have future funding considerations with them.

Post Office

SCOPE:

Post Office acquisition for inclusion into Central Park

Discussion of the Post Office has led to several discussions, resolutions, and plans for its inclusion into Central Park. The property itself is 1.98 acres according to the Orange County Property Appraiser and encompasses both retail and distribution space. Based on conversations with the Post Office, both uses would need to be accounted for in a new operations space.

The CRA Advisory Board motioned to move forward with post office acquisition inquiry, but that more detailed information is required before making a final decision.

Estimated costs currently site at \$6.5 million. Should this become a priority for the advisory board or Agency, the City may also be a financial partner with general revenue funds or parks acquisition dollars. Final costs would be determined based on negotiation with post office.



Parking (Structure)

SCOPE:

Funding for parking capacity additions within the downtown

Parking is identified as a significant opportunity for CRA expenditure. Objective 8.5 of the 1994 CRA plan states the CRA can develop parking approaches with Policy 8.5C specifically calling for the need to develop structured parking. Through the years, the CRA has identified partnerships with third party stakeholders to add to parking including church, private, and nonprofit land owners accounting for 208 spaces within the district as indicated by the images below.



Historically, the CRA Agency has determined parking as an opportunity for expenditure within the CRA. However; timing considerations generally remain unknown as priority, partnerships, and land availability have led discussions in this matter. As an option, it may prove helpful to consider allocating funding to this item over time as opportunities arise in order to remain flexible.



The CRA Advisory Board additionally discussed potential parking opportunities at the City Hall site. As indicated by the recent conclusions by the Old Library Site Task Force, the City Hall site may serve as a potential location for a parking deck or structured parking. This may be additionally considered with a retail/office component to offset potential costs.



Costs for parking range by type. Surface parking spaces typically account for \$3,000-\$5,000 per space with structured parking at \$15,000-\$25,000 per space. Cost does not include purchase of land, premiums, maintenance or other negotiation considerations.

Community Center/Shady Park/Splash Pad

SCOPE:

Consideration of potential improvements/repairs
Shady Park Splash Pad replacement

In coordination with improvements to park space; Policy 7.3A of the 1994 CRA plan states the Agency shall enhance public spaces and facilities in addition to Policy 8.6D stating open spaces shall be coordinated to provide a cohesive neighborhood. Public spaces are often defined as having particular nodes associated with them. The Community Center, Shady Park, and splash pad area all act as these in the Hannibal Square neighborhood. The splash pad itself has had limited functionality for some time. While additional due diligence would be required to determine a final cost, early cost estimates suggest an investment of \$300,000 for complete redesign and construction.



Residential Electric Drop Program

SCOPE:

Evaluate support for undergrounding primary electric lines within the CRA

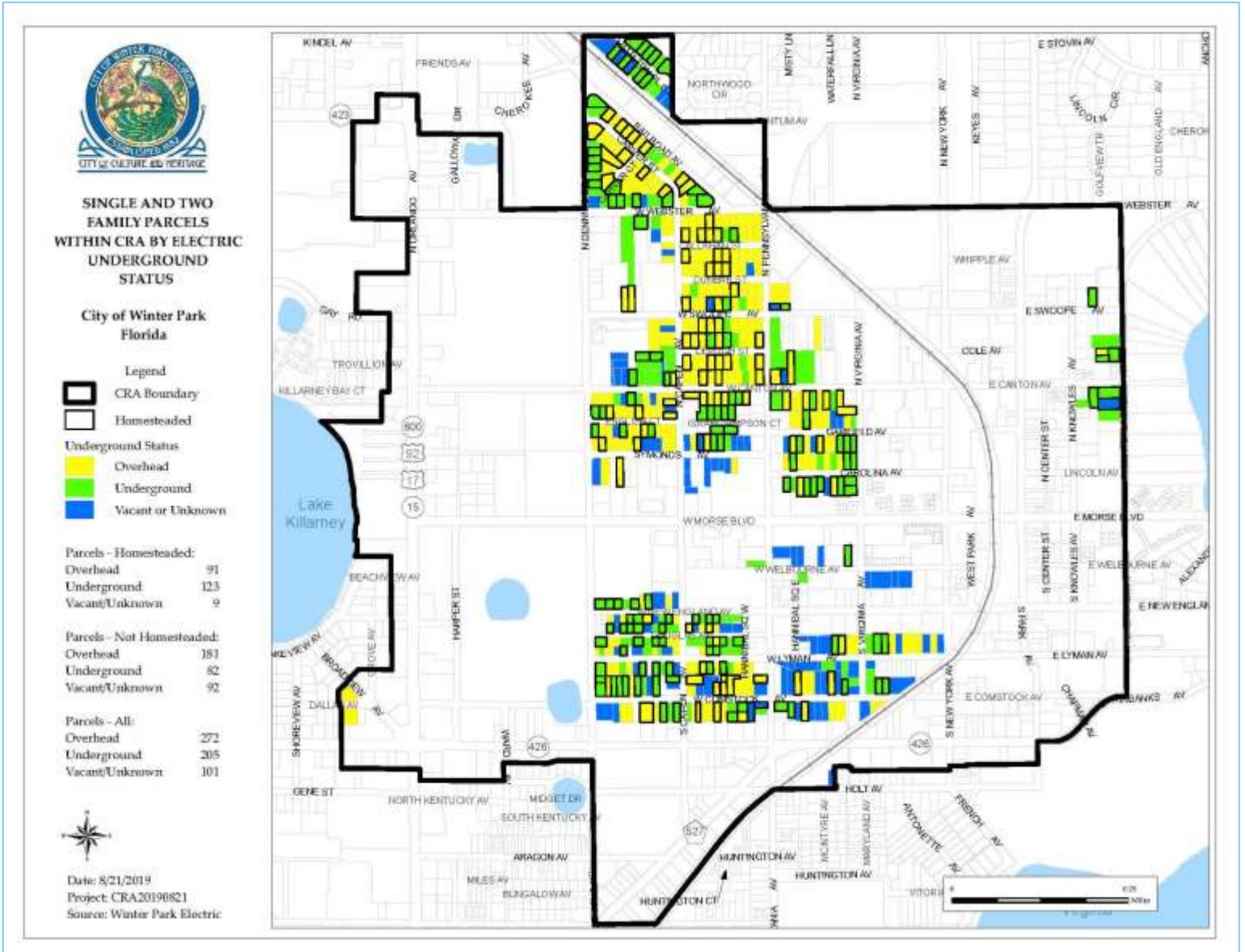
As part of the July CRA Agency meetings, several items were discussed including the evaluation of residential service line drops throughout the CRA.

Currently, the majority of the CRA district is projected to be completed in the near term under projects G and K. Others within the boundary include projects U and X. Project F is somewhat included, but was completed last year. A GIS map can be found for project updates here: <https://cityofwinterpark.org/departments/electric-utility/undergrounding/>

The map outlines a residential service line undergrounding summary within the CRA district. Per the map, there are a total of 578 single and two family parcels. The maps separates these parcels in two ways. The first delineates between homesteaded (39%) versus non-homesteaded (61%) properties. The second shows color of which properties are undergrounded (green), remain overhead (yellow), and are either generally described as vacant or a residential requiring additional information (blue).

For any residential underground project, there are two cost considerations. The undergrounding of the service line and the connection to the breaker box. These have generally been split into two payments with the service line installation provided by the city and the box connection provided by a private general contractor. Early estimates are valued at a total of approximately \$550,000 for all homestead and non-homestead units, but requires additional guidance by the board on program logistics, priority, and timing.

Board discussion ensued with several questions remaining including priority, eligibility, and potential phasing with electric utility.



Hannibal Square Design Guidelines

SCOPE:

Streetscape enhancements within Public Right-of-Way

Bumpouts

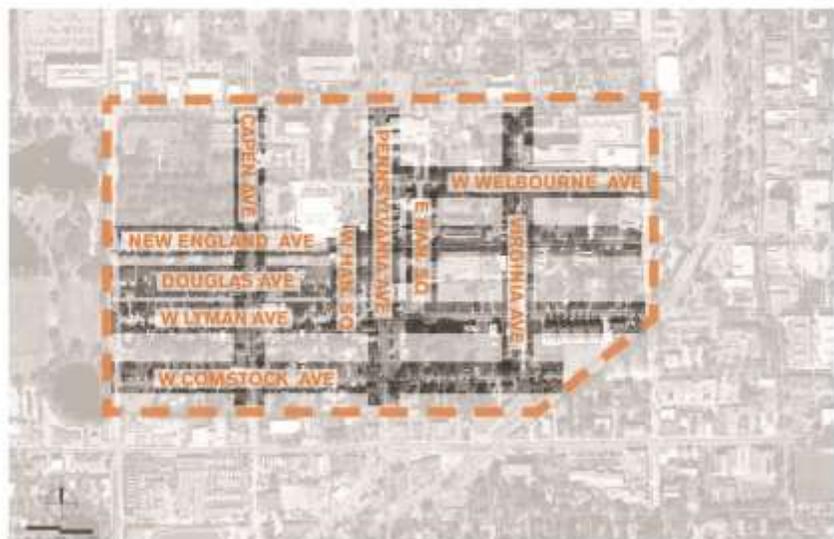
Landscaping/Tree Canopy

Policy 3.4E states a set of landscape design guidelines shall be developed for all public open spaces to integrate them with each other and strengthen an overall image of the CRA. Objective 8.6 calls for the encouragement of pedestrian circulation systems among and between activity nodes.

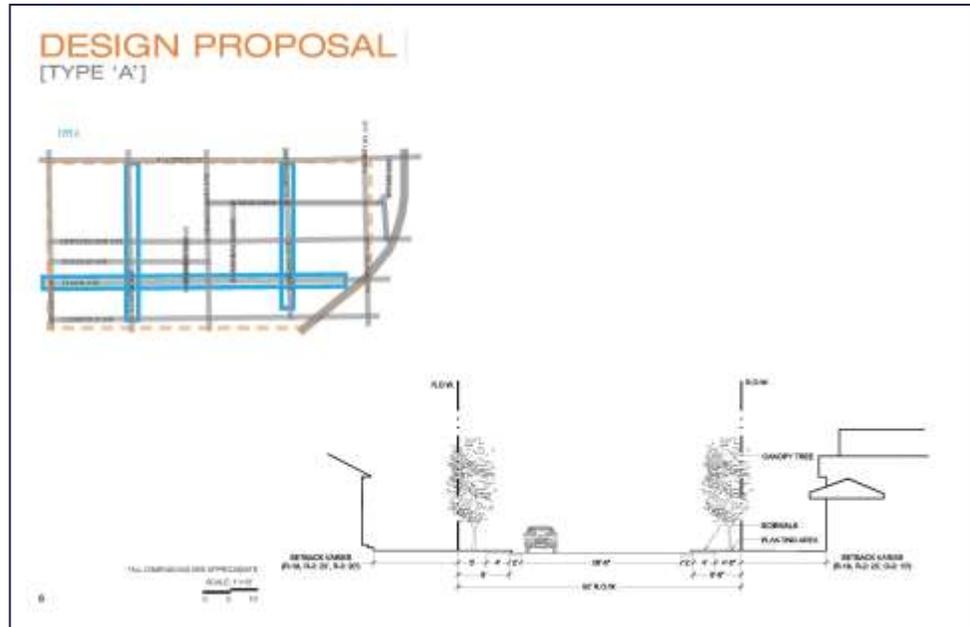
Discussed by the CRA Advisory Board in early 2019, the intent was born out of discussions on the next potential streetscape improvement project by the CRA. After Denning Drive (2017), New York Avenue (2020), and Orlando Avenue (mid-2020's), a question resided if there were additional streetscape opportunities within the district. A comprehensive approach was taken to residential streets within the CRA with a specific focus on the west side. There are several examples of this type of study within the CRA area including the 1997 Duany Plater-Zyberk & Company plan which evaluated scale, traffic movement, landscaping, pedestrian access, and housing.

The study provided by Dix-Hite outlines

HANNIBAL SQUARE DISTRICT STUDY AREA



concepts for consideration and provides a potential cost estimate per lineal foot of potential improvements. The board additionally discussed how to approach these types of



improvements as they could be incorporated by policy, incentive, or capital improvement project. Should that reach consensus, the additional question remained on a starting point. The CRA Advisory Board suggested considering New England Avenue and evaluating a “fill the gaps” approach. CRA advisory board direction was to consider New England Avenue as a potential starting point for this project. Since much of the commercial area on this road had gaps for construction.

The CRA investment into Hannibal Square has dated back to its earliest days. From streetscape and design improvements, parking, residential rehabilitation, to the Community and Heritage Center a major focus continues to be placed on improvements to the area.

Digital Inclusion and Education Opportunities

SCOPE:

Evaluate technology initiatives in context of the CRA plan

This item is aspirational in nature. The language of the CRA plan states the Agency will work in several aspects to identify areas for that will lead to better leaning opportunities for the CRA. This includes cooperation with the community, schools, community and civic facilities. Conversely, given the inception dates of the CRA plan, technology driven initiatives are rarely touched upon in either document. This means a reliance on the intent of the CRA plan given current conditions. Elements of this includes current programming such as the Teen Chef program provided by the Community Center and Summer Youth Enrichment Program.

Transportation

SCOPE:

Transportation budget item for design & capital improvements

Transportation is addressed within several locations of the CRA plan, specifically in Objective 8.1 of the 1994 plan that states the need to develop a balanced transportation system which accommodates through traffic and facilities movement within the CRA. In the past, CRA funds have been used for study and analysis as well as capital enhancements such as streetscape and mobility improvements. As the city enters FY2020, how citizens and guests get around the community has become an important discussion to ensure the city maintains its convenience and level of service. The CRA advisory board discussed several considerations that all fall within the umbrella of transportation. These include conversations on the relationship between Morse Boulevard traffic and right-sizing, roundabouts, and alternative transportation modes. Many of these items require additional study and cost estimating, but for the purposes of planning for the latter years of the CRA, the introduction of a transportation improvement line item in the budget may address several of these considerations. Costs would ultimately be determined based on goals, scope, and direction provided by the board.

EXISTING CAPITAL IMPROVEMENT PROJECTS

17-92 Streetscape

BUDGETED SCOPE:

Intersection improvements at Webster, Morse, Fairbanks, Minnesota, Orange Avenue
Decorative lighting on the corridor
Sidewalk improvements
Landscaping (To be additionally considered by the City/CRA)

Dating back to the mid-2000s, this project's origin coincide with the development of a Project Development and Environment (PD&E) study. The project is a partnership between the Florida Department of Transportation (FDOT), the City of Winter Park and the Winter Park CRA. Improvements account for the 2016 PD&E update as well as the 2019 Memorandum of Understanding (MOU). This will include intersection improvements of Orlando Avenue and Fairbanks, Morse, and Webster Avenue including mast arms, landscaping, pedestrian safety, and stormwater utility improvements. In addition, the CRA's local contribution will provide for sidewalk improvements in excess of six feet where applicable.

Secondly, the 2019 MOU amendment was provided and approved by the City Commission on May 13, 2019. Costs within the amendment include decorative lighting throughout the corridor, mast arm improvements at Orange and Minnesota Avenue, and additional landscaping over and above the original PD&E. Total costs for additional mast arms and landscaping improvements are currently being coordinated with FDOT. They are estimated to be included in budget year FY2020-2021.

MLK Parking and Landscaping

BUDGETED SCOPE:

Parking, landscaping, percolated greenspace improvements for stormwater in the northwest corner of the park

The 1999 CRA Plan amendment outlines improvements to Lake Island (MLK Park) including lake edge and landscaping enhancements, parking, plantings, and stormwater improvements. This items budget allocation of \$1,000,000 is consistent with the objectives above and is in coordination with City departments and the improvements to the northwest corner of MLK Park.



Martin Luther King Jr.

Denning/Fairbanks Improvements

BUDGETED SCOPE:

Pursue acquisitions to facilitate stormwater and improve traffic flow

In coordination to the item above, the southeast corner of MLK park is an area for evaluation of stormwater and traffic enhancements. The \$1,000,000 allocated towards this item is in pursuit of these objectives.

Harper Parking

BUDGETED SCOPE:

24 additional spaces on east side of Harper Street
Street grading to complement MLK Park

Streetscape improvements are fairly common for the Winter Park CRA. The CRA Expansion Amendment identifies Lake Island Park as a huge hidden asset, and future development shall be patterned in a fashion that takes advantage of this resource. The plan further acknowledges that parking may be an additional need to respond to demand for events. The budgeted value of \$382,000 is funded and in coordination with improvements to the northwest corner of MLK Park.



BUDGETED SCOPE:

MASTER PLAN: Enlist third party consultant to develop list of potential stormwater improvements to potentially be funded later

MLK REGIONAL STORMWATER: Funding allocated to physical improvements at the site

CRA Stormwater Master Plan

The CRA Plan and Amendment addresses improvements related to stormwater enhancements. Staff has partnered with the Public Works department in seeking out a private consultant on the development of a CRA stormwater master plan to uncover potential improvements through planning and capital investment. The development of a scope of work by the consultant is underway. \$350,000 is currently budgeted for this item.



MLK Regional Stormwater

The CRA plan identifies stormwater management as a consideration including improvements to the drainage basin near MLK Park. This CRA budget allocation will look to provide support from a construction perspective. This item may work in concert with the development of a CRA stormwater plan. Total budget for this item is currently \$350,000.



Downtown Improvements

BUDGETED SCOPE:

Street lights repainted
garbage/recycling cans repaired and/or replaced
Central Park Irrigation improvements
Central Park Stage improvements/public restrooms (design)

The CRA Advisory Board has spent several meetings discussing opportunities for improving the downtown including streetlights, garbage & recycling containers, and Central Park Irrigation. Streetlights within the downtown area; while still functional are in need of paint and cosmetic repair. According to city GIS data, there are 75 in the immediate Park Avenue area. Staff has determined that, in lieu of replacement, paint could provide a refreshed look to the existing inventory. Commencement of this item is slated for January 2020.

Additionally, there are various styles of trash and recycling containers some of which need to be repainted, locks repaired, or replaced to provide a more updated look within the district. The locks were replaced in December 2019. Thirdly, the CRA will partner with the Parks department on irrigation improvements to Central Park and lastly designing potential improvements to the Central Park stage area. The total budgeted amount for this item is \$250,000.

Central Park Stage Area:

The stage was originally constructed in the early 1980's. Staff has identified a refitting of the canopy after the hurricanes in 2004 as the last known significant improvement to the structure. Through meetings and public process, staff has identified a need to re-tool the stage and provide discussion on upgrading the site given existing demand and normal wear and tear. City staff has observed several limitations at the site including: tears in the canvas, foundational cracking on the stage, audio limitations, faded aesthetics, limited electric outlet functionality, and eroded mechanisms for raising banners.

Outreach on the project to date has included the Parks and CRA Advisory Board, nonprofit partners including the Rotary, Morse Genius Foundation, the Bach Festival, and local merchants and Chamber of Commerce.

Ordinance 2327 remains an outstanding issue on this item. It states that a referendum must be called for any improvements on city owned lands in or adjacent to Central Park. The CRA Advisory Board as asked for this to be considered as part of the evaluation of this project.



The images below outline a concept for consideration of a new stage and bathroom. They do not indicate any consensus other than due diligence of the concept and may be amended moving forward. Should the Agency warrant additional study and/or wish to consider allocating funding to the project, early estimates total \$500,000 for stage and restroom construction.

Design Concepts provided by Zyscovich Architects



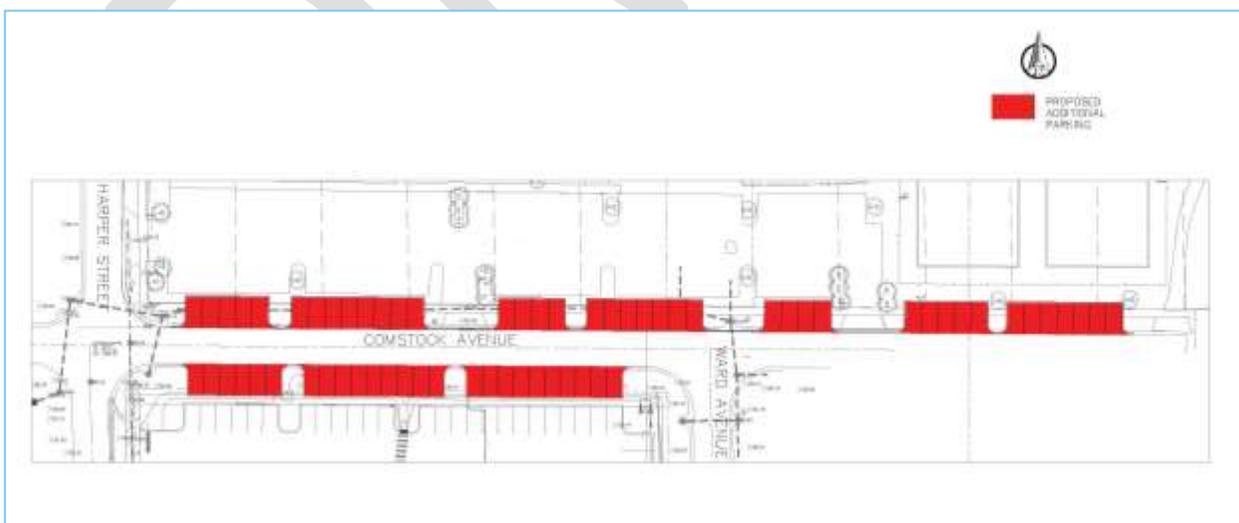
West Comstock Parking

BUDGETED SCOPE:

65 parking spaces on the south end of MLK Park with pervious pavers

The Agency has approved additional parking on West Comstock Avenue. Parking would be located along Comstock Avenue within the City right-of-way corresponding to the existing parking lot on the north side of Comstock adjacent to the Rollins softball stadium and to the proposed parking lot of the approved Verax medical site currently under development. The concept yields approximately 65 parking spaces. The improvement also considers pervious pavers at the site.

The concept would also raise Comstock Avenue an additional two feet in order to soften the slopes to the north and the south since the existing parking lot to the north and the proposed grade of the Verax parking lot are substantially higher than the existing road. This necessitates modifying the drainage inlet locations and the cost for this work is included in the estimate. The project is funded in coordination with other improvements located near MLK Park at a cost of \$175,000.



Parking Strategies

BUDGETED SCOPE:

Funding for 2017 Parking Strategies report
(yet to be determined)

In 2017-18, the Planning and CRA departments reviewed existing parking conditions to determine better opportunities for management of the downtown parking supply. Upon completion of a parking strategy update, the city was successful in implementing modernizations to the parking code, improving enforcement practices, and upgrading technology in public parking areas.

The funding moving forward looks to continue those achievements by evaluating the potential for any additional programs/projects associated with the strategy update. \$150,000 has been allocated for this item.



Affordable Housing Additional Funds

BUDGETED SCOPE:

Funding for future affordable housing programs/project
(yet to be determined)

The CRA has a history of providing affordable housing opportunities within the district. As of 2018, the CRA has been involved in 185 rehabilitated and new homes accounting for its partnerships with single-family homeowners and organizations such as the Hannibal Square Community Land Trust and Winter Park Housing Authority.



Staff is seeking additional input from the advisory board and Agency on how the budgeted \$100,000 additional funding may be applied.

APPENDIX

CRA Map

