

**CITY OF WINTER PARK
CITY COMMISSION WORK SESSION MINUTES
November 12, 2007**

The meeting of the Winter Park City Commission was called to order by Mayor David Strong at 12:00 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Commission Members present:

Mayor David Strong
Commissioner Douglas Metcalf
Commissioner John Eckbert (arrived at 1:17 p.m.)
Commissioner Margie Bridge

Also present:

City Attorney Trippe Cheek
City Manager Randy Knight
Deputy City Clerk Nancy McLean

Commission Member Absent

Commissioner Karen Diebel

Planning Director Jeff Briggs stated that this was a presentation on Plan the Possibilities and they were going to look at the options for City Hall, the State Office Building, and the Post Office. He explained they would take the Commission through a type of strategic planning process to come up with alternatives that they think would be feasible with the different properties. He spoke about having strategic plan facilitator John Lewis help them at a future brainstorming session with the alternatives. He stated once they have the alternatives they will need to have them drawn up and cost them. He explained that this assignment will be in excess of the \$50,000 permitted under the CCNA and is a process to find a partner to work with for architectural expertise, structural expertise and valuable creativity that gives them options and will be presented by the four firms today.

Mr. Briggs stated the Post Office considered splitting the distribution with the retail however, the Atlanta Division expressed not wanting land assets less than what they have now. He stated they will need to engage an appraiser to contrast the existing value of the two acres with the arrowhead property and the value of the distribution piece. He said they have a proposal and can move forward on the appraisal whenever the Commission wants to do that.

BC Architects

Larry Cohan, Principal, BCA, introduced his team: Kenneth Tobin, Kathleen Leo, Kerri Godwin and Chris Haridopolis (could not attend today). He spoke about the expertise of the team members and their firms: Mr. Tobin and he (BC Architects) provide architectural design, design of parking structures, complex and simple mixed use facilities, private office retail, commercial projects and code and life safety. Mr. Godwin (Godwin & Associates) provides a landscape architect and a master planner. Ms. Leo (PBSJ) provides site and civil engineering, lead certification, storm water management and development planning as well as traffic and parking analysis. Mr. Haridopolis (Fulcrum Management) provides construction cost estimating. Mr. Cohan stated they proposed an eight step process which was similar to Winter Park's values and their ideas. He explained how they anticipate interacting and working together to get to the final vision they are looking for. He spoke about information gathering, envisioning session, constraints analysis, preliminary site plans/study, public workshop #1, master

plan urban design, public workshop #2 and their final presentation. He explained that this would be a 30 week process (more or less) which may vary from phase to phase and a lot depends on everyone committing their time, their resources, being available and scheduling opportunities. He concluded by saying they were a creative team who were committed, they believe in consensus building and have a proven track record of imaginative solutions and delivering on results. He stated they have the leadership which is local and at their disposal.

The team answered questions from the Commission on parking, traffic circulation, the process for public forum participation, how they would engage the citizens visually, example of plans they implemented for a City similar in size to Winter Park, the teams experience in planning for the commuter rail stop, understanding the City budget for this project, and how they differentiate their team from the other three firms.

Pizzuti Solutions

James Russell Executive Vice President (Pizzuti Solutions) introduced the team: Thomas Harmer (Pizzuti Solutions, Larry Adams (ACi), Frank Bellomo (Bellomo-Herbert & Company), Robert Schanck (GAI Consultants), and Uday Kirtikar (Walker Parking Consultants). Mr. Russell gave a brief introduction about Pizzuti Solutions and the qualifications and experience of the team. Thomas Harmer spoke about having broad input, accurate information and a thorough process that would help insure that the City has the necessary information to make sound, long term policy decisions. They believed they could serve in that role and assist the City in facilitating the process, developing practical options and implementing recommendations that are appropriately scaled for Winter Park. He stated that the team has both the local knowledge and the national perspective, and the City ranked Pizzuti as number one overall in qualifications. He viewed this as a team effort which involved the partnership of Pizzuti, the City and the community going forward. He spoke about the estimated time schedule being between 4-6 months for this project.

Mr. Harmer addressed their strategic approach which was divided into three phases. Phase 1 was site analysis, and site options; phase 2 was site plans, design and costing considerations and phase 3 was the development of overall plan options that will be presented to the City Commission for final review and approval. He explained that these were important phases as well as the foundation of public participation. He stated that the project would include input from the public, City leaders and staff and there will be a review process that occurs from the stakeholders at the end of each phase. The stakeholders were the public, City Commission, City Steering Committee, City staff and community and business groups that would ensure they are heading in the right direction and end up with a successful project that is practical and can be implemented.

Larry Adams spoke about the local understanding/design considerations, civic elements of style, community visualization, architecture, their involvement with the US Postal Service Orlando Downtown Station and TOD commuter rail: Longwood, Florida. Frank Bellomo spoke about the planning and aesthetics. Mr. Russell summarized their planning experience, the importance of public participation, their proven project management experience. He explained that it was about partnerships and planning and

finding creative ways to ensure their vision for the future is shared by the community, businesses and residents, and by the team they select.

The team answered questions from the Commission on how the planning process meets Winter Parks goals as a City; the most recognized projects completed by Bellomo-Herbert & Company; site plans that are designed where there is clear interegration between architecture and exterior space; citizen involvement; the teams experience in planning for the commuter rail stop; being aware of the City budget for this project and how they differentiate their team from the other three firms.

ZHA, Inc

Rick Mellin, President of ZHA, introduced the team: Myra Monreal and Zip Zipperly (ZHA), Tim Baker, Ray Costa, Tyler Kirby and Scott Martin (Baker Barrios Architects). He spoke about their knowledge and national experience of the team, local presence, and project understanding. Mr. Baker spoke about their process called Team Works which was a collaborative design process to build consensus. He stated they have created themselves a tool where they listen carefully, help guide, and take their goals and visions and turn that into a design that is reflective of their wishes and desires. He explained that this is accomplished through a series of 9 to 15 workshops that will be conducted over the entire project. He addressed that each workshop will have a specific timeline, deliverables, and goals and they will have identified stakeholders of citizens, citizen groups, the City Commission and City staff. He explained the workshops are custom tailored to address the issues that are relative to the stakeholders. This allows them to come forward with multiple options and a plan that has consensus within the community, the Commission and staff. They rely on 3D technology that is presented as a virtual model that is integrated in the Team Works process.

Mr. Rick Mellin, spoke about the scheduling being between 4-9 months or longer which is driven by public participation, their availability and what issues they are trying to solve. Mr. Zipperly talked about managing expectations and determining what input is needed, who should provide input, listening when input is provided, affecting changes based on input and moving forward with the changes. Mr. Mellin summarized that the team is practical in planning, outstanding in design; they have an objective approach; an excellent knowledge of Winter Park and ability to work with staff.

The team answered questions from the Commission concerning the process and key stakeholders; the scheduled timeline; public input and finding solution; consensus building; the implementation plan and funding opportunities; being aware of the City budget for this project and how they differentiate their team from the other three firms.

Zyschovich, Inc

Suria Yaffar, Design Director of Architectural and Urban Projects, introduced the team Trent Baughn and Bernard Zyschovich (who could not attend). She explained they were an integrated design firm and have projects that include landscape design, streetscape design, planning, and campus planning for schools, high rises and redevelopment of the urban cores. The team consists of urban designers, planners, landscapers, and architecture landscapers who will partner with City staff to identify the issues in order to

have the best plan for Winter Park. She addressed their fast track management that will assist with the cost estimation and the scheduling of the projects that will be identified as part of the master plan they are working on.

Ms. Yaffar explained their philosophy of real urbanism being economic diversity, cultural diversity, and uniqueness of design. She addressed the four different types of cities based on economic factors, overstressed, stagnant, vital, and disinvested. Winter Park is a vital City that is a destination place, has many amenities, improvements are cultural, there are luxury oriented qualities of life and no two places are alike. She spoke about the elements to success being public/private partnerships, consensus building, and sustainable design. She gave an overview of the projects they have worked on, their partnerships with cities and working relationship with the public sector and communities. Their approach revolved around understanding the issues which included assets, deficiencies and opportunities, consensus building, creating the vision and master plan, site planning and preliminary options, alternative design scenarios, conceptual cost estimates and final recommendations and implementation. She summarized by saying that because they are architects and planners they can help create the right vision for the future of Winter Park.

The team answered questions from the Commission on the projects they have worked on; how to maintain the character of Winter Park with the growing development; visioning for the City; public input and public workshops; the scheduled timeline; consensus building, being aware of the City budget for this project and how they differentiate their team from the other three firms.

Mayor Strong suggested selecting a firm for the next meeting. Commissioner Eckbert stated he would like to hear staff's recommendations on the firms. City Manager Knight commented that he was on the selection committee and the rankings were as follows: Pizzuti Solutions; ZHA, Inc; Zyscovich, Inc and BC Architects. His top two firms were Pizzuti Solutions and ZHA, Inc and he believed that local firms bring a lot value knowing the issues that this community has been through rather than a firm starting from the beginning. Mayor Strong asked Mr. Knight to have the selection committee meet again and discuss the rankings whether they remain the same or not and give their reasons. Mr. Knight agreed.

Director of Planning Jeff Bridges stated that the selection committee would like to know what role they would like the consultant to play in being the facilitator. Commissioner Eckbert stated they were looking for their leadership and expertise. Commissioner Metcalf agreed with the top two rankings of the firms from the discussion. He believed they had a better knowledge and understanding of Winter Park, their plans were good and he would concentrate on those firms.

The meeting adjourned at 2:59 p.m.



Cynthia Bonham

City Clerk Cynthia Bonham