

## Blueprint 2000 TCC Meeting Minutes

Thursday, March 15, 2007  
Ellis Building – Koger Center  
1:00 pm

Attendees: (TCC Members in Bold) (TCC Member Substitutes In Bold Italics)

<b>Jim Davis</b>	Phil Maher	Angela Richardson
<b>June O'Meara</b>	Dave Bright	Debra Schiro
<b>John Buss</b>	Bill Little	Harry Reid, CRTPA
<b>Cherie Bryant</b>	Marek Romanowski	Jack Diestelhorst
<b>Theresa Heiker</b>	Randy Matheny	Mark Llewellyn, Genesis
<b>Gabe Menendez</b>	Gary Phillips	Peter Martin, CLS
<b>Tony Park</b>	Doug Martin	Joe Petrich, Genesis
<b>Michael Wright</b>	Paul Hiers	Echo Gates, Genesis
<b>Vince Long</b>	Margie Quillman	Mark Thomasson, Genesis
<b>John Kraynak</b>	Ed Ringe	June Clark, Genesis

Jim Davis called the meeting to order at 1:01 pm.

### I. Agenda Modifications

There were none.

### II. Information Items

#### **Item #1: Capital Circle Northwest/Southwest Update**

Jim Davis provided a recapitulation of the IA meeting for the TCC given that the CCNW/SW agenda item was discussed for the majority of the meeting. He noted that there was some discussion about “doing anything” south of the Orange Avenue intersections. He stated that staff was in the process of procuring the right-of-way (ROW) and would continue to design as it was proposed and as the ROW acquisition supported. Prior to construction however, the item would be taken before the Board again for permission to advertise for the construction contract. Michael Wright asked what the time frame was for construction. Mr. Davis stated that construction should begin in 2008.

#### **Item #2: Capital Circle Southwest PD&E Study Update**

Jim Davis stated that the PD&E for CCSW had not been too controversial to date because no alignments had been recommended. Meetings were on-going however.

### III. Consent

#### **Item #3: TCC Minutes: February 8, 2007**

There were no comments regarding the February minutes.

#### **IV. Presentations/Discussions**

##### **Item #4: Capital Cascade Trail – Segment 2 Update**

Mark Llewellyn and Peter Martin briefed the committee on the latest design updates. (A copy of the PowerPoint presentation is located in the Blueprint 2000 file.) Specific elements were discussed throughout the presentation. They are summarized below.

Gabe Menendez asked if the stormwater facilities would accommodate the runoff from the impervious surface that was being added with the reconfigured parking lot for FDOT. Mark Llewellyn stated that the final accounting had not been completed yet. However, he reminded Mr. Menendez, that they were removing the parking FFWC parking lot from the west side of the park, as well as sections of Gaines, Bloxham, and Gadsden Streets. Therefore, they hoped that the worst case scenario was a balance with what currently existed in that area. Furthermore, Genesis and Blueprint were in discussion with Growth Management on the subject.

Tony Park stated that Leon County had hoped to enter into a Joint Project Agreement (JPA) with Blueprint to address drainage issues east of the Lafayette/Suwannee Street intersection up to Seminole Drive. Due to the property tax reforms the County's Capital Improvement Projects had been put on hold. Therefore the JPA was unable to move forward.

Mr. Menendez asked about the alum facilities that would be located in the park. Mr. Llewellyn stated that it was a "work in progress." He stated that Genesis and Blueprint staff was working through the details but there were possible locations within the park for alum injection facilities. Mr. Menendez questioned how they would prevent the ponds from stagnating. Mr. Llewellyn stated, that was part of the water quality discussion. The intent was to maintain the base flow through the ponds but they were evaluating augmentation opportunities such as aeration, fountains, etc to keep them as clean as possible.

Michael Wright asked what the lowest road elevation was in the park. Mr. Llewellyn stated that it was approximately 102-feet; near the area where Bloxham would remain. The modeling however would tell them what impacts it would have outside of that but they were just getting into that.

Jim Davis asked Mr. Wright and Mr. Menendez to elaborate on the Board's guidance on the demolition of the old incinerator building. Mr. Wright stated that he should not worry about it; that he could not imagine anyone wanting to pay the City of Tallahassee for a contaminated site and a dilapidated building.

Mr. Wright questioned how much space was allotted for the interactive fountain and surrounding area. Peter Martin stated that it was approximately 4000 square feet at the fountain. The north side of that area was bordered by a fence but with the remaining three sides and the pedestrian and parent seating areas, that there was room for approximately 300 to 400 people. Mr. Wright requested to discuss it further with Mr.

Davis as they moved along because the City intended to fund the fountain. He wanted to ensure that there was sufficient level space in that area. Mr. Davis stated that Blueprint staff and Genesis had been working very closely with COT Parks and Recreation on the coordination of the park and its amenities.

Mr. Menendez questioned who the “grand entrance” would serve and if they anticipated any at grade pedestrian crossings. Mr. Llewellyn stated no, they were not proposing a pedestrian crossing at that point. Ultimately, he stated, there would be the pedestrian over pass, south of the railroad crossing. It was also explained that, in the event of large park functions, the parking garage on the west side of Monroe Street could, potentially, be utilized with people accessing the park via the cross walk at the corner or the pedestrian over pass to the grand entrance. Mr. Menendez stated that it was possibly the worst place they could put at grade pedestrian crossings. Mr. Martin stated that one of the objectives of the park was to encourage future residential growth. The idea was that the park would be a catalyst for growth and those residents would be walking to the park. The idea was also, he concluded to make it attractive, otherwise there would be a barrier between the street and the park.

Mr. Wright asked Mr. Llewellyn to explain how the pedestrian over pass worked with the grand entrance. Mr. Llewellyn stated that the foundation for the over pass was immediately south of the box culverts. He stated that the design for the over pass was still quite conceptual but that the estimated cost would be \$2 million. Dave Bright stated that Blueprint staff had recently submitted an enhancement grant application for that project; it would likely be build near 2012. Mr. Martin stated that he understood where Mr. Menendez was coming from however they were trying to create a vision for a future of a park that would be integrated into a more pedestrian oriented downtown area. Mr. Davis noted that there was a parking area near the doggie-park; folks could use the grand entrance for park access when parked at the doggie-park.

Mr. Davis stated that Blueprint was investigating alternative energy sources for the park. Also, that City Parks and Recreation has been significantly involved as had Capital Cascade Council and the Trust for Public Lands. Mr. Davis announced that the Knight Foundation had agreed to fund the Marketing Plan. He reminded the Committee that Blueprint needed to raise approximately \$10 million to fund the “un-funded” amenities.

Vince Long asked for clarification of the materials that were planned for the trail as well as the circulation of its users. Mr. Llewellyn stated that the trails would be concrete paved surfaces. Mr. Long stated that some of the most beautiful facilities ever constructed were empty due to problems with circulation. He stated that he did not see any major issues but it was a concern of his. He wanted it to be inviting for active use. Mr. Martin stated that they were conscientious of the trail placement and the flood levels. Furthermore, there would be a choice of how people moved through; he felt that it was generally well served.

Mr. Wright asked where the nearest parking lot was to the interactive fountain; bearing in mind mothers with strollers. Mr. Llewellyn stated that there had been a significant amount of discussion regarding that subject. They anticipated the acquisition of property

(currently the Davis Storage building) on the corner ... it would have a major impact on it he stated. However, the closest parking would be the parking garage across the street; there were no cross walks planned for that location. Mr. Martin stated that there would be parking at the Electrical Building with the pedestrian bridge through the park. Mr. Wright asked what the elevation changes were in that area. Genesis staff confirmed that it was relatively consistent.

Mr. Menendez questioned the design of the emergency vehicle access points and if they would withstand the weight of a fire truck. Mr. Davis stated that they were intended for small EMS vehicles not fire trucks; they would have access via the Suwannee Street extension.

John Buss questioned ADA requirements and the connecting joints and bolts on the railing. Mr. Martin stated that the design had already been changed (from what was presented in the graphic) to a welded and capped rail for that very reason.

## **V. Items from Members of the Committee**

Jim Davis introduced Debra Schiro, the new Blueprint Attorney, effective at the beginning of April 2007. He also stated that he and Dave Bright had met recently with the Nature Conservancy regarding Wood Sink, an active karst feature in the headwaters of the St. Marks. Blueprint staff had just about given up hope of acquiring any of that land however recent development looked very promising for staff to pick up 100 to 200 acres, including Wood Sink, in the near future; the Nature Conservancy would acquire an additional 800-acres. All of that would be contiguous to the 1000-acres that Blueprint had previously acquired. Dave Bright noted that it ultimately connected to up to 10,000-acres to the south that the State of Florida "had an eye on" along the St. Marks River into Wakulla County.

Mr. Davis stated that the Board approved staff action on the Fred George Basin and directed them to begin the super-majority vote process. Part of that process, he reminded them, was a recommendation from the TCC. He stated that, based upon the conversations at the February 8, 2007 TCC meeting, they were in favor of the acquisition of that property. He asked if there was any dissent from any member of the TCC. There was none.

Cherie Bryant stated that regarding the CCSW agenda item, she wanted to remind Blueprint staff to coordinate those efforts with the Southside Sector Plan. Mr. Davis stated that they were being considered in the PD&E. That was confirmed by Paul Hiers. Dave Bright stated that in that vein, Planning Department staff should attend some of the meetings to provide that coordination.

Tony Park stated that the Mahan Drive plans were under review by the public. The access management had become a major issue.

## **VI. Adjournment**

Blueprint 2000 TCC Meeting Minutes

Thursday, March 15, 2007

Page 5 of 5

There being no further business, the meeting adjourned at 2:25 pm.