



Citizens Advisory Committee Meeting

April 27, 2023
4:30 pm
Blueprint Offices

Chair: LaRoderick McQueen

Agenda

PAGE

I. AGENDA MODIFICATIONS

II. CITIZEN COMMENTS

In Person: Citizens desiring to speak must fill out a Speaker Request Form. The Chair reserves the right to limit the number of speakers or time allotted to each.

Written Comments: Please provide written public comment by emailing Comments@BlueprintIA.org until 5 p.m. on April 26, 2023. All comments received will be part of the record.

III. PRESENTATIONS/INFORMATIONAL ITEMS ONLY

- Status Update Presentations:
 - Blueprint Infrastructure Project Snapshots, Quarterly Status Reports, and Project Information Map
 - Northeast Park

IV. CONSENT

1. Approval of the February 23, 2023 Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes **3**

V. GENERAL BUSINESS

2. Review of the Market District Placemaking Project **7**

VI. ADJOURN

NEXT CAC MEETING: August 31, 2023

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this meeting should contact Shelonda Meeks, 315 South Calhoun Street, Suite 450, Tallahassee, Florida, 32301, at least 48 hours prior to the meeting. Telephone: 850-219-1060; or 1-800-955-8770 (Voice) or 711 via Florida Relay Service.

Blueprint Intergovernmental Agency Citizens Advisory Committee Agenda Item #1

April 27, 2023

Title:	Approval of the February 23, 2023 Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes
Category:	Consent
Department	Blueprint Intergovernmental Agency
Lead Staff / Project Team:	Benjamin H. Pingree, Director, Department of PLACE Autumn Calder, Director, Blueprint Keith Bowers, Director, Office of Economic Vitality

STATEMENT OF ISSUE:

This agenda item presents the summary meeting minutes of the February 23, 2023 Blueprint Intergovernmental Agency Citizens Advisory Committee (CAC) meeting and requests the CAC review and approval of the minutes as presented.

FISCAL IMPACT

This item does not have a fiscal impact.

CAC OPTIONS:

- Option 1: Approve the February 23, 2023 Blueprint Intergovernmental Agency Citizens Advisory Committee meeting minutes
- Option 2: Do not approve the February 23, 2023 Blueprint Intergovernmental Agency Citizens Advisory Committee meeting minutes

CAC RECOMMENDED ACTION:

- Option 1: Approve the February 23, 2023 Blueprint Intergovernmental Agency Citizens Advisory Committee meeting minutes

Attachment:

1. Draft Minutes of the Blueprint Intergovernmental Agency Citizens Advisory Committee meeting on February 23, 2023

Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes

Date: April 27, 2023
To: Citizens Advisory Committee (CAC)
From: Autumn Calder, Blueprint Director
Subject: Approval of the February 23, 2023 Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes

Committee Members present:

Elva Peppers	Rod McQueen, Chair
Jim McShane	Kathy Bell
Hollie Myers	Adner Marcelin
Fred Varn	Ashley Leggett, Vice Chair
Whitney Doyle	Sean McGlynn
Mary Glowacki	

Committee Members absent:

Chris Daniels	Leroy Peck
Peter Okonkwo	

I. AGENDA MODIFICATIONS

There were no agenda modifications.

II. CITIZEN COMMENTS

There were no citizen comments.

PRESENTATION / INFORMATION ITEMS

Status Update Presentation of the Capital Circle Southwest Project

Blueprint Planning Manager, Megan Doherty, provided an informational presentation on the Capital Circle Southwest project, which is the final segment of the Capital Circle widening project to be completed. Blueprint funded the initial PD&E study as part of the Blueprint 2000 program and has continued to be a partner with FDOT to advance this project. Mrs. Doherty noted that the segment from Orange Avenue to Springhill Road was currently under construction, but construction had not yet been funded for the segment from Crawfordville Highway to Springhill Road. This segment is a top priority of the community and it was recently announced that this section is part of Gov. DeSantis' Moving Florida Forward Initiative, and Blueprint is hopeful this will accelerate the implementation schedule.

CAC Chair, Rod McQueen, then asked about the MWSBE participation on this project. Mrs. Doherty replied that the Department of Transportation is coordinating the

construction phase of this project, and Blueprint will request that information from FDOT and share it with Chair McQueen.

Status Update Presentation for the Animal Service Center

Blueprint Planning Manager, Megan Doherty presented the latest update on this project. She provided an update on the planned renovations to the existing Animal Service Center and indicated that construction was anticipated to take place this Summer.

Status Update Presentation on the Northwest Connector Project: Tharpe Street

Blueprint Principal Planner, Mike Alfano provided a presentation providing an overview of Northwest Connector project elements and focusing discussion on the Tharpe Street project component.

Per the request of the IA Board, Mr. Alfano is currently working on an agenda item that will provide a status update on the project and request authorization for the next step in the project, planning and design services.

Mr. Alfano provided background information on this project dating back to the early 2000s and providing information on how this project was incorporated into the Blueprint 2020 program as a part of the Northwest Connector Project. Mr. Alfano then discussed Blueprint's recent efforts to secure grant funding for this project via writing a grant with CRTPA for the US Department of Transportation.

Mr. Alfano provided an overview of recent traffic studies and data for the Tharpe Street corridor, noting that the data indicated there may not be a need for a road-widening to four lanes. CAC member Kathy Bell commented that she takes Hartsfield Road instead of Tharpe Street, because it's much easier to drive and she hopes that Tharpe Street improvements can take into consideration the changes to Hartsfield Road. CAC Chair McQueen mentioned addressing the dangerous merge condition at the intersection of Ocala Road and Tharpe Street as a needed improvement.

Presentation of the OEV Report

OEV Deputy Director, Darryl Jones gave a presentation providing a status update on OEV activities as well as an overview of the recently approved update to the OEV Disparity Study. Mr. Jones also presented on the new Size-Up Business Intelligence Application and discussed how it helps small businesses. Mr. Jones then informed the committee about the upcoming Leon Works Expo scheduled for April 28, 2023 from 9am to 12:30pm at the FSU Civic Center.

III. CONSENT

1. **Approval of the November 16, 2022 Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes**
2. **Approval of a Reappointment to the Blueprint Citizens Advisory Committee**

Jim McShane moved to approve the November 16, 2022 Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes and Approval of a Reappointment to the Blueprint Citizens Advisory Committee. It was seconded by Adner Marcelin. Motion passed unanimously.

IV. GENERAL BUSINESS

3. Review of the Capital Cascades Trail Segment 4 Concept

Blueprint Design & Construction Manager, Dan Scheer, introduced Robert George of George & Associates to give an update on the Capital Cascades Trail Segment 4 project. Mr. George noted that Segment 4 will end at Lake Henrietta and benefit from the \$144 million investment in water quality and stormwater improvements along this system. The cumulative impact of these investments are reflected in the notable decline in total phosphorus and nitrogen since 2017, which are now below state regulated levels. Therefore, there has been better water quality from the Central Drainage Ditch which ultimately goes to Lake Munson.

Mr. George then provided an overview of the Segment 4 master plan and trail design concepts. The concept includes two new public spaces along a 1.5 mile trail connecting the north Lake Bradford Road area to Springhill Road and Lake Henrietta.

Jim McShane moved to approve the Capital Cascades Trail Segment 4 Concept. It was seconded by Adner Marcelin. Motion passed unanimously.

V. ADJOURN

The meeting adjourned at 5:37 pm.

NEXT CAC Meeting: April 27, 2023 at 4:30pm at the Blueprint Grand Conference Room.

Blueprint Intergovernmental Agency Citizens Advisory Committee Agenda Item #2

April 27, 2023

Title:	Review of the Market District Placemaking Project
Category:	General Business
Lead Staff / Project Team:	Benjamin H. Pingree, Director, Department of PLACE Autumn Calder, Director, Blueprint Daniel Scheer, Blueprint Design and Construction Manager Susan Tanski, Senior Project Manager, Blueprint

STATEMENT OF ISSUE:

This agenda item provides for Citizens Advisory Committee's (CAC) consideration and review an update on the Market District Placemaking project. Blueprint will be requesting authorization to procure construction services at the May 11, 2023 Blueprint Intergovernmental Agency Board of Directors (IA Board) meeting.

FISCAL IMPACT

This agenda item does not have a fiscal impact. Options for fully funding the project based on updated project cost estimates will be presented to the IA Board as part of the May 11, 2023 Budget Workshop.

CAC RECOMMENDED ACTION:

Option 1: Accept the project update on the Market District Placemaking project.

SUPPLEMENTAL INFORMATION:

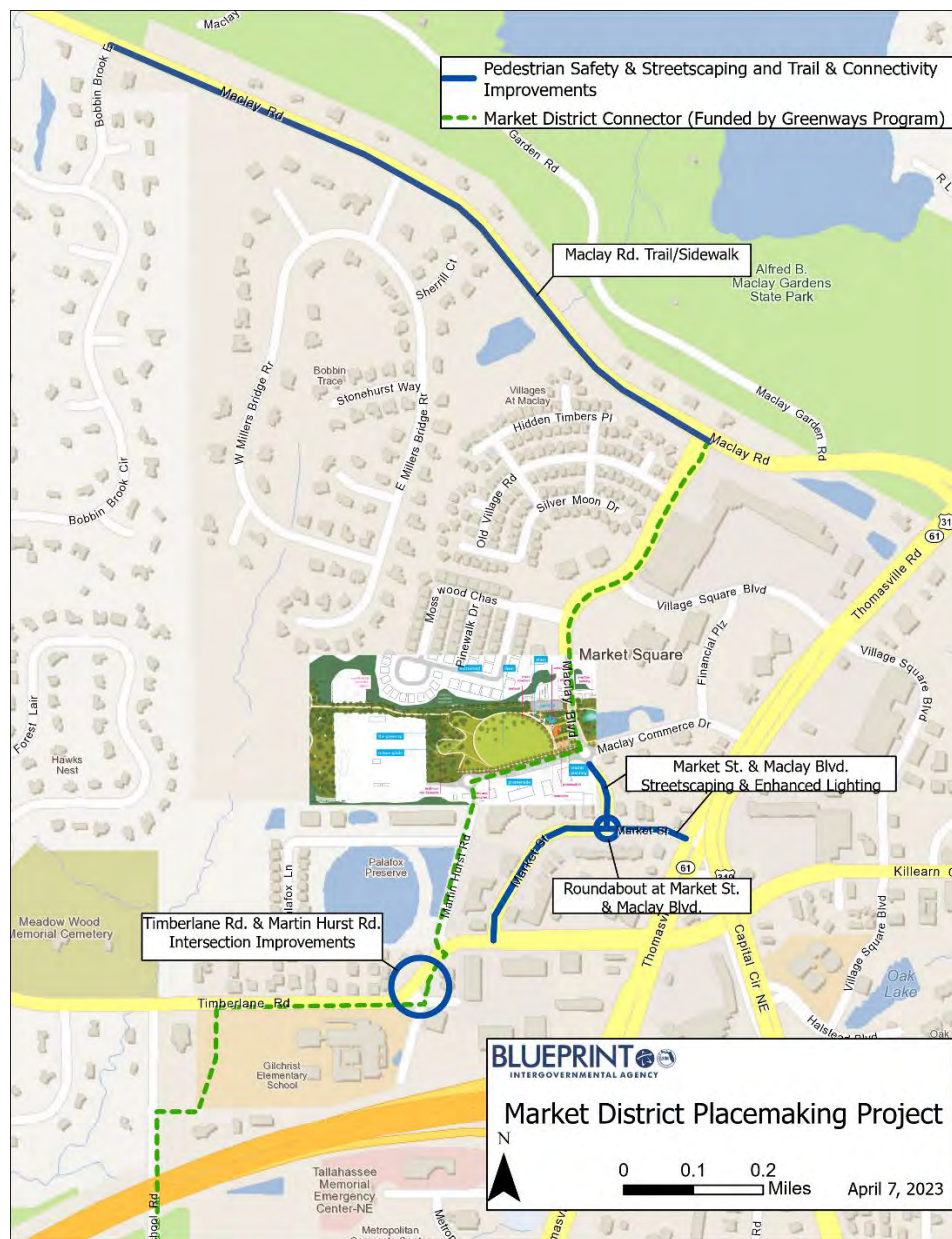
BACKGROUND

The Market District Placemaking Project (Project) includes the construction of the Market District Park and pedestrian, safety, and intersection improvements within the Market District area. The Project and planned improvements were originally envisioned in the 2011 “**Market** District Corridor Placemaking Action Plan”. To date, the IA Board has provided the following direction on the Project:

- September 19, 2017 – IA Board approved the prioritization of the Connectivity, Community Enhancement, and Quality of Life (CCQ) projects and Market District Placemaking identified as the #1 ranked CCQ project tied with Orange-Meridian Placemaking. [Link to Agenda Item.](#)
- June 21, 2018 – IA Board approves advance funding the Market District project ahead of receipt of the 2020 sales tax funds. [Link to Agenda Item](#)
- December 10, 2020 – IA Board provided a Market District Park Concept and Community Engagement Update. [Link to Agenda Item.](#)
- May 27, 2021 – IA Board approved the final Park Concept and authorized procurement of design services. [Link to Agenda Item.](#)
- December 8, 2022 – IA Board provided update on feasibility studies for Market District Pedestrian Safety & Streetscaping improvements. [Link to Agenda Item.](#)

The Project implements the May 27, 2021 IA Board approved park concept as well as the Pedestrian Safety & Streetscaping and Trail & Connectivity components of the Project. Figure 1, below, displays the Market District Placemaking Project elements as described in this paragraph. The project elements include a roundabout at the intersection of Market Street and Maclay Boulevard, streetscaping improvements along Market Street and Maclay Boulevard, new pedestrian facility on Maclay Road from Maclay Boulevard to Bobbin Brook East, and pedestrian safety improvements at Timberlane Road and Martin Hurst Road. These Placemaking improvements will further facilitate the transformation of the Market District into an even more vibrant commercial area, by increasing walkability, bikeability, and enhancing the sense of Place fostered by the Market District Park, and early placemaking efforts. Future construction of the Market District Connector project, which will be funded primarily by the Blueprint Greenways program, will further support these improvements.

Figure 1. Market District Placemaking Project



The current cost estimate for the Market District Park is \$10,237,839; the current estimated cost of the Pedestrian Safety & Streetscaping components of the Project is \$4,675,000. The IA Board will be presented options for fully funding the Market District Placemaking project at the May 11, 2023 IA Board Budget Workshop, and will consider an item to ratify actions taken at the Workshop at the May 11, 2023 IA Board meeting.

MARKET DISTRICT PARK

Design of the Market District Park, included as Attachment #1 and Figure 2, below, implements the May 27, 2021 IA Board approved concept plan. Planned park amenities include covered shade structures, family style restroom, pickleball courts, playground,

water play area, open lawn space, sidewalks and shared use trails with technical trail features for bicycles. The technical trail features serve as mountain biking skills building and elements of bike play alongside a pedestrian path on the west end of the park.

Figure 2. Market District Park Design Rendering



A breakdown of Market District Park cost estimate is provided in Table 2, below.

Table 1. Market District Park Cost Estimate

Market District Park Cost Estimate	
<u>Category</u>	<u>Cost Estimate</u>
Site Amenities	\$1,857,000
General Construction (site work, utilities, landscaping, etc.)	\$6,683,066
Property Acquisition Costs	\$767,060
Contingency (10%)	\$883,627
TOTAL COST ESTIMATE	\$10,237,839

Public engagement is ongoing throughout the project duration. Specific engagement events for the Park began in May 2020, included four sets of community meetings that garnered 418 participants, and included a questionnaire/survey that received over 1,200

responses. Public input during community engagement indicated a preference for the following features at the park, along with the percentage of respondents indicating their preference for that feature:

- Paths for Running/walking (61.1%)
- Shaded Gathering Spaces (51.1%)
- Playground (37.3%)
- Water Play Elements/splash pad (36.5%)
- Open Spaces (32.2%)
- Court Games (22.3%)

The Blueprint Market District Park has been designed in coordination with the City of Tallahassee Underground Utilities and Public Infrastructure (UUPI) Department's Market District Multi-Purpose Stormwater Project. Improvements provided by the City's project, which will be complemented by the Blueprint investments, include enhancement of Maclay Boulevard and Maclay Commerce Drive with a landscaped median, sidewalks and on-street parking. The intersections of Maclay Commerce Drive with Martin Hurst Road and Maclay Boulevard will also be improved. The East Park will be designed to be more park like with walking or fitness paths and landscape/hardscape features surrounding it, while also providing water quality treatment and rate attenuation.

Figure 3. Blueprint Market District Park and City of Tallahassee Multi-Purpose Stormwater Project Area



The Market District Park will have ample parking to accommodate park visitors on a typical day. However, anticipating the need for additional parking during special events, Blueprint and the City of Tallahassee are in the process of negotiating parking agreements with the Florida Clerk of Courts Association (FCCA) and Maclay Center LLC, the adjacent property owners to the north of the Park. Blueprint will seek IA Board authorization, at

the May 11, 2023 meeting, for the Agency to enter in to a JPA with the City and adjacent property owners for the purpose of providing an interconnected parking lot and additional public parking availability during special events or after normal business hours.

MARKET DISTRICT PLACEMAKING

In addition to the Park, Pedestrian Safety & Streetscaping and Trail & Connectivity improvements will further support the Market District area by increasing walkability, bikeability, and enhancing the sense of Place fostered by the Market District Park and early placemaking efforts. These improvements, as originally envisioned in the 2011 “**Market** District Corridor Placemaking Action Plan,” will be further supported by the Market District Connector project, which will be funded primarily by the Blueprint Greenways program. Over the past two years, Blueprint has coordinated with City UUPI and the Tallahassee-Leon County Planning Department to implement improvements consistent with the Placemaking Action Plan, including the installation of a mid-block crossing on Market Street, development of new wayfinding signage, and construction of a landscaped median on Timberlane Road.

In 2022, Blueprint undertook feasibility studies to determine the physical and financial feasibility of improvements included in the Placemaking Action Plan. Based on the results of those studies, Blueprint proposes to construct the following Pedestrian Safety & Streetscaping and Trail & Connectivity improvements, with a total estimated cost of \$4,675,000, inclusive of design:

- Market Street and Maclay Boulevard Roundabout (\$1,250,000)
- Streetscaping improvements along Market Street and Maclay Boulevard (south of Maclay Commerce Drive) (\$1,800,000)
- Maclay Road pedestrian facility between Maclay Boulevard and Bobbin Brook East (Lake Overstreet Trail) (\$1,000,000)
- Pedestrian safety improvements at Timberlane Road and Martin Hurst Road, which will facilitate a safe multi-modal crossing for the future Market District Connector that Blueprint will implement. (\$200,000)

A map of these planned improvements is included as Figure 3, below. Due to the proximity of several recommended improvements to City of Tallahassee projects in the Market District, there is a potential cost savings through leveraging opportunities to construct the roundabout and streetscaping improvements with the planned City projects. This leveraging opportunity will also consolidate construction activities, minimizing impacts to traffic and businesses in the Market District.

Figure 3. Market District Placemaking Map



IA BOARD CONSTRUCTION AUTHORIZATION

At the May 11, 2023 IA Board meeting, Blueprint will seek IA Board authorization to advertise and award **construction services, pursuant to Blueprint's Procurement Policy**, for the Market District Placemaking project. With IA Board authorization, the Park project will be advertised for construction through an Invitation for Bids in the summer of 2023. Construction is anticipated to start fall 2023 and be completed by the end of calendar year in 2024. Design services for the Pedestrian Safety & Streetscaping and Trail & Sidewalk Connectivity Elements will be procured via the Blueprint Continuing Services Agreements in late Spring/Summer 2023. Also with IA Board authorization, the roundabout and streetscaping at Market Street and Maclay Boulevard will be ready to bid for construction with the City's projects, currently anticipated in early 2024. The remaining Placemaking improvements, Maclay Road and Timberland/Martin Hurst pedestrian improvements will be constructed upon completion of the projects implemented with the City.

Blueprint's Procurement Policy Section 101.01 provides that Blueprint use the City of Tallahassee's procurement policies and procedures except as otherwise noted in the Blueprint Procurement Policy. With IA Board authorization at the May 11, 2023 meeting, the solicitation for construction for the Market District Park will be reviewed by the MWSBE Division of the Office of Economic Vitality for assignment of applicable project-specific goals for minority and women participation pursuant to the Consolidated MWSBE Policy.

NEXT STEPS:

With IA Board authorization, Blueprint will advertise and award, pursuant to Blueprint's Procurement Policy, the necessary contracts to implement the Market District Placemaking Project. Additional project activities leading to the initiation of construction are estimated as follows:

Summer 2023:	Procure construction services for the Market District Park and design services for associated Placemaking Projects.
Fall 2023:	Market District Park construction begins.
Early 2024:	Completed design of Placemaking elements to bid for construction with City's projects.
Fall 2024:	Complete construction of Market District Park and initiate construction of remaining Placemaking Projects.

OPTIONS:

- Option 1: Accept the project update on the Market District Placemaking project.
- Option 2: Do not accept the project update on the Market District Placemaking project.

RECOMMENDED CAC ACTION:

- Option 1: Accept the project update on the Market District Placemaking project.

Attachment

1. Market District Design Rendering, April 2023

TALLAHASSEE MARKET DISTRICT PARK

