

Regular Meeting of the  
Downtown Development Authority  
Thursday, April 12, 2007  
Broward Center for the Performing Arts  
New River Room, West Side

## **ROLL CALL**

**BOARD PRESENT:** Peter Feldman, Chair  
Jack T. Loos, Vice Chair  
Gale Butler, Secretary  
D. Fredrico Fazio, Treasurer  
Charles B. Ladd, Board Member  
Alan Hooper, Board Member

**NOT PRESENT:** William R. Scherer, Board Member

## **ALSO PRESENT:**

John M. Milledge, DDA Legal Counsel	Chief Jim Baldwin
Chris Wren, DDA Executive Director	Angela Chin
Elizabeth Veliky, Planning & Design Manager	Mark Schwartz
Marti Brown, Administrative Coordinator	R. C. Cartwright
Chadwick Blue, Urban Planner	Mike Ferber
Neil Sterling	Ron Centamore
Doug Eagon	Richard Mancuso
Phil Smelley	Brittany Wallman
John Lafferty	Frank Adderley
Eric Liberman	Errol Taylor
James Cromar	Pamela Adams
Richard Allen	Greg Stuart

**PRESIDING:** Peter Feldman, Chair

Chairman Feldman called the meeting to order at 8:40 a.m. Roll call was taken by Marti Brown. All Board members were present with the exception of Mr. Loos and Mr. Scherer. Mr. Loos arrived later in the meeting.

## **CONSENT AGENDA**

Chairman Feldman asked if there was a motion approving the items on the Consent Agenda or whether anyone wanted to pull any items for discussion. *A motion was moved by Mr. Ladd and seconded by Mr. Hooper. All board members were in favor.* The following items were unanimously approved:

C-1) Approval of the minutes and follow-ups from the March 8, 2007 DDA Board Meeting and the

March 29, 2007 Selection Committee Meeting

- C-2) Approval of the Financial Audit and Financial Statements as submitted by the DDA's Auditor, Keefe, McCullough & Co., LLP
- C-3) Approval of Navy Recruiting District, Miami Change of Command Ceremony, 5/4/07

Mr. Wren said that with reference to the Navy Recruiting District, Item C-3, one of the considerations he wanted to bring up was if the Board wanted to show support for our armed forces and possibly waive the \$500 fee as opposed to them paying for it and he was looking for the Board's direction.

***Mrs. Butler said this was only fair and moved a motion to sponsor the total cost of \$500 and Mr. Hooper seconded. Roll call was taken and all Board Members were in favor; none opposed.***

Chief Baldwin introduced himself to the Board and thanked them.

## **REGULAR AGENDA**

### **R-1 Police Report**

Major Adderley said that in March, there were 42 Part One Crimes reported in the downtown. This is 8 less than the monthly average of 50. He added that on Saturday, Reverend Al Sharpton will be speaking at a right-to-work rally in support of the janitorial staff at Nova Southeastern University. It will begin at 5:00 p.m. at Stranahan Park. They will march from Stranahan Park south on 1<sup>st</sup> Avenue to East Las Olas and East Las Olas eastbound to SE 9<sup>th</sup> Avenue. He said buses will pick them up from there.

Mrs. Butler asked if there was going to be a road closure. Major Adderley said one was not approved by the City. He mentioned that the police department has been getting a lot of calls regarding the Collee Hammock Parking Program and how it will affect the downtown area. He said that the City's Parking Division will be coordinating the program, if approved.

Mr. Feldman mentioned that a former Board Member, Doug Eagon was present in the audience and invited him to join the table if he would like.

### **R-2 Transit Route Lane Configuration & Station Location**

Mr. Wren said that Phil Smelley and staff from Parsons Brinckerhoff will go through a very exciting presentation today. He said they will provide a status of where they are and where they are going. He said there are 3 alignments the Board had asked them to go forward with, collecting public comments and so forth (Andrews Avenue/3<sup>rd</sup> Avenue loop, 3rd Avenue with a north/south loop and the tunnel configurations). He said the task at hand is to come up with a local circulator that is funded 50% federally, 25% state and 25% local. He said the focus today is the design of the system. **He mentioned that workshops will be scheduled with the Board next week and the following week.**

He said they need to discuss land configurations and the station design. They wanted to present the information to the Board so they can make decisions and he went through the options.

Mr. Loos arrived.

Mr. Wren said the workshops should concentrate on lane configurations, station locations, program elements of the areas and the type of station. He then introduced Mr. Smelley.

Mr. Smelley said that in deciding the stations, it's a local decision and there are no FTA concerns. He said it's been almost a year collecting and analyzing data. He said more than likely, they will need more than one workshop to talk about everything. He said the products are not finished yet and the Board has decisions to make. The milestones right now are: selecting the LPA, getting it approved by their partners and submitting the application to the FTA for funding.

He went through the PowerPoint presentation. He talked about market analysis (who do they wish to serve) and technical feasibility (whether there are fatal flaws with bridges, the tunnel, etc.). He said the estimate is between 6,400-11,600 riders per day but that the estimates are conservative. He said there can be modification to accommodate the system with regard to bridges and the tunnel. He said they have been identifying maintenance and storage facility sites. He said they've looked into operational considerations such as hours of operation, headways, and operating plan and cost. They've done studies and/or analysis of environmental considerations such as historical district impacts, noise & vibration, contamination and impacts during construction. He then showed the Board video clips of what the system could look like.

Mr. Loos asked if one works better, either the center or side configuration. Mr. Smelley said it varies and that he would discuss the advantages and disadvantages. The Board watched the videos and discussed them. Mr. Hooper said that they should show a car behind a train so they can see how that works.

**Mr. Loos asked if the Board can get the videos sent to them. Mr. Wren said he would forward them to the Board.**

The Board briefly discussed parking concerns.

Mr. Smelley said the purpose of the workshop is to go through the analysis of what the Board wants. Discussion held further.

Mr. Wren said that with reference to right-of-way issues and traffic flow, he met with Pete Corwin and County staff to see if they can speed up the traffic study of the areas. He said that maybe next week, there will be a meeting with our consultant and their consultant and that we will be working with the County to help both projects.

Mr. Smelley said the mission is to implement a transportation infrastructure that supports plans approved by the City and County.

Mr. Hooper mentioned that he read an article about property taxes and if the State requires a cut in taxes, the City and County will need to be creative. He said this is a natural investment and the kind of thing the City/County/State should be looking to do if there is a cut in property taxes and this should get relayed. **Mr. Wren held up a brochure that the Board received at the meeting and indicated they could elaborate more about what Mr. Hooper is concerned about in the brochure. He said the brochure is a work in progress and he will speak to the Board on anything else they would like to modify.**

Mr. Smelley said that Portland is a good example. He said their transit ridership is growing faster than miles driven by the public, which is great. As he continued through the presentation, he said today's objectives are: proper balance between traffic and transit, preferred station locations and configurations, and the degree of pedestrian amenities desired. He went into greater detail on each item. He said design really matters. He added that the system can last 50 years without any major changes and showed Portland and Dallas stations to the Board.

Mr. Ladd asked what the height of the station was in relation to the street height. Mr. Smelley said 14 inches and discussed it further.

Mr. Ladd talked about elevation concerns. Mr. Smelley said there won't be any steps, just a ramp or something smooth and any necessary requirements by the ADA. Mr. Smelley showed the Board stations in Portland, Dallas, San Jose, Houston and the future Miami station.

Chairman Feldman asked if he got a sense of the cost for the different stations and Mr. Smelley said Portland was approximately \$50,000 for build out and discussed the other information he had. He said they've included \$100,000 unless it's a signature station. He said transit works in Portland. He then showed the Board the Tacoma street car and showed an example of a street car in mixed traffic. He said there are more people than cars. He showed examples of pedestrian treatments such as public art, architecture, landscaping and hardscape.

He said that during the two public workshops held, they talked about where good transit oriented development sites should be and he showed the map.

Chairman Feldman said that Greg Stuart from Broward County was present today. Mr. Wren said that Mr. Stuart was involved with the station location discussion and asked if he had anything to add.

Mr. Stuart said they sat with the DOT and it was good for all the governments to talk about this. He said everyone is working on different transit systems and everyone always comes back to the Broward Terminal as the preferred location. He said if they can get the City and County Commissioners working together on the same page, they can create something and get decent federal monies. He said they will continue working with the DDA.

Mr. Smelley discussed the station configurations. The station types are: signature, transfer, end of line and neighborhood. The configurations are: side platform, center platform, end of line/turnback. He showed typical station layouts and went through sizes of cars and platforms. He talked about the station requirements (platform canopy, ramp, signage, lighting, emergency communication equipment, fare vending and validator equipment). He talked about benches, leaning rails, trash receptacles, etc. He said they need to determine if one car will satisfy the demand. He said building the design to accommodate more cars is favorable. He discussed median versus curbside station impacts. The Board talked about the percentage of time traffic just passes through the downtown and how many come in and stay. Mr. Smelley talked about the potential configuration of traffic lanes and said they would discuss this further at the workshop.

Mr. Fazio asked if there was a rule of thumb how far people will walk to the stations. Mr. Smelley said 1200 feet. He said a study in Portland indicates they will walk further.

Chairman Feldman thanked Mr. Smelley and asked if any Board members had questions or comments. Mr. Wren and Elizabeth Veliky pointed out on the map, the 8 locations that the Board is going to look at during the workshops. Mr. Wren added that the approach today was to have all the information available for the Board to find out if the approach is a good one and to get direction.

Mr. Hooper said they are on the right track. **He said Avenue Lofts and Publix should be considered in the vignette or maybe one of the two. Mr. Ladd said 3<sup>rd</sup> Avenue north of Broward Boulevard and Sistrunk between Andrews and 3<sup>rd</sup> should also be considered.**

Chairman Feldman asked if there were any additional comments and there were none. He said there is a lot of information and that during the workshops, they will have serious conversations about focusing on each block of the plan. He says that throughout the process, there will be budgetary concerns and they need to come up with a system that serves the downtown within the budget. He added that the Board will be notified of the workshops.

### **R-3 CIP/Redevelopment Grant Update**

Mr. Wren said that Neil Sterling, John Milledge and Elizabeth Veliky and the County have been meeting. They are looking at potential redevelopment funds to support the circulator and judicial complex. He said that he may have additional information for the Board in May.

### **R-4 Broward County Initiates THOR Planning Process**

Chairman Feldman said that Greg Stuart and James Cromar of the County were present to talk about this. He thanked County staff in attendance and asked for introductions.

Mr. Cromar said THOR stands for “Transit Housing Oriented Redevelopment”. (For reference, THOR will provide a new approach for transit-oriented development in Broward County, fostering a regional dialogue on the connections between land use and transportation based on existing bus transit and future high-capacity transit corridors).

Mr. Cromar said Broward County faces built out of vacant land by 2010. He said there will be significant population growth estimated between half a million to 900,000 people. He said the County is looking into the future and incorporating transit into that. He said they’ve been working with FDOT on the East/West system. He talked about the various corridors the county is looking at such as SR7 from I-595 to Peters Road in the unincorporated areas for redevelopment opportunities. He said they are looking at SR 7 to I-95 on Broward Boulevard. He said they are looking to accommodate future growth. He said with the East/West line extending into the downtown, there could be redevelopment on Broward Boulevard. They are looking into land use regulations and zoning use for redevelopment. He mentioned that Mr. Hooper was recently at a presentation to talk about the areas that attract development and that the County wants to cooperate with the DDA.

Mr. Stuart said the County Commission is trying to get rid of tax incremental financing and staff is trying to show them how it can be used. He said it’s a long road but the City and County can work together in a collaborative venture. They’ve spoken with Fort Lauderdale, Plantation and Davie and all have been supportive. He said they will come back with more information.

Chairman Feldman asked about the timeframe and Mr. Cromar said there is a 3-year window for each

corridor. Chairman Feldman asked if there is an order of magnitude and Mr. Cromar said they would start with the long range transportation map and he talked about the areas.

Mr. Hooper said the DDA is advanced with their transit. He said density is important. He said the FTA is probably going to require potential density in the downtown and it will give credibility to transit if this moves forward. He said units need to get allocated to the downtown.

Mr. Cromar said they are open to working with the DDA. County staff asked about the survey they brought with them today and **Mr. Wren said they will distribute the survey and get it back to them.** Chairman Feldman thanked County staff.

### **R-5 School Concurrency Workshop Handouts**

Chairman Feldman said there is going to be a school concurrency workshop. Mr. Wren said that by 2008, it should be in effect. He said they are still researching. They are looking at the number of additional classrooms needed for future development. They do not know the final formulas yet. He said he might want to bring this back to the Board in May for a position and talked further.

**Mr. Fazio said it's important to know how many children live in the downtown and staff should look into the numbers.** Mr. Wren said that about five years ago, they looked at New River Village for those statistics.

Mr. Loos said they should look at the greater downtown from 17<sup>th</sup> Street to Sunrise or Oakland. He said this is going to be expensive and they really need to look into this in greater detail.

Mr. Hooper said part of the reason people don't live in the downtown with kids is the lack of schools and now there will be impact fees going out to other areas. Chairman Feldman said this is an important issue and he had hoped they would have been further ahead on this. He talked about a recent project where there was discussion about the possibility of \$300,000-\$400,000 in additional impact fees. He said this is an issue the Board needs to be involved in.

## **DIRECTOR'S REPORT**

### **D-1 Impacts of State Legislative Changes Affecting Local Government Taxing**

Mr. Wren said the Board has the backup in their package. He said a March 7<sup>th</sup> report indicated that the impact to the County would be about \$200 million but this has not been approved by Tallahassee and a statewide average impact to municipalities of 38%. He said they will continue to monitor this.

### **D-2 Broward Workshop/DDA Presentation on Transit & Courthouse**

Mr. Wren said the Broward Workshop asked him to do a presentation and that Mr. Eagon also called him regarding this as well. He said he will discuss transit and the downtown courthouse on May 2<sup>nd</sup>.

### **Other Business**

Mr. Wren mentioned that Mr. Scherer wanted the Board to know he had a meeting with the City on the vacant lots and that they indicated they would be coming up with a plan.

**Mr. Wren said that they've finished the final programming on the light project and they will be putting together an advertised meeting for the Board.** He added that both he and Elizabeth

received numerous compliments on this project. Mr. Hooper said they need to do more good stuff like the light project.

Chairman Feldman said he's met with the Sunday Jazz group to see if they could expand the program to come east as well as other events. **He also said that the DDA's first attorney, Cecil Farrington passed away and he would like to send either a resolution or letter of condolence and appreciation of his service to the downtown to his family. Mr. Wren said he will get with Mr. Milledge to talk about this.**

As there was no other business to come before the Board, Chairman Feldman adjourned the meeting at 10:30 a.m.