



Community Redevelopment Agency Regular Meeting

Agenda

November 8, 2023 @ 2:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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please note

Times are projected and subject to change.

-
- 1. Call to Order**
 - 2. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 - 3. Consent Agenda**
 - a. Approve the minutes of August 23, 2023
 - 4. Non-Action Items**
 - a. CRA Extension & Expansion 30 minutes
 - 5. Action Items**
 - a. Central Park Area Improvements: Public Facility 30 minutes
 - 6. Staff Updates**
 - 7. Board Comments**
 - 8. Adjournment**



Community
Redevelopment
Agency

agenda item

item type

Consent Agenda

meeting date

November 8, 2023

prepared by

approved by

Kim Breland, Deputy City Clerk

subject

Approve the minutes of August 23, 2023

motion | recommendation

background

strategic objectives

alternatives | other considerations

fiscal impact

attachments

1. CRA-min-2023-08-23



Community Redevelopment Agency Regular Meeting Minutes

August 23, 2023, at 2:00 p.m.

City Hall, Commission Chambers
401 S. Park Avenue | Winter Park, Florida

Present

Mayor Phil Anderson, Commissioners Marty Sullivan (Virtual), Sheila DeCiccio, Kris Cruzada, and Todd Weaver; Orange County Representative Hal George; City Manager Randy Knight; Assistant City Manager Michelle del Valle; Division Manager of OMB Peter Moore; Assistant Division Director Economic Development/CRA Kyle Dudgeon; and Deputy City Clerk Kim Breland.

1) Called to Order

Mayor Anderson called the meeting to order at 2:01 p.m.

2) Public Comments (for items not on the agenda)

3) Consent Agenda

- a. Approve the minutes of January 11, 2023.

Motion made by Hal George to approve the minutes of January 11, 2023; seconded by Commissioner Cruzada. Motion carried unanimously with at 6-0 vote.

- b. CRA Agency meeting dates FY2024

Motion made by Commissioner DeCiccio to approve the schedule; seconded by Mayor Anderson. Motion carried unanimously with 6-0 vote.

4) Action Items

- a. FY23-24 budget

Assistant Division Director Economic Development/CRA Kyle Dudgeon reviewed past and anticipated CRA growth rate expenditures. He gave an overview of the FY 24 budget including programs, capital project initiatives, and current projects being rolled over. He reported allocation of funding to affordable housing, business façade program, summer youth employment and other programs and non-profit support.

Mr. Dudgeon gave an update on the expansion/extension of the CRA stressing the importance of aligning initiatives with Orange County, i.e housing, transportation, safety, infrastructure and resiliency. Staff is continuing discussions with Orange County and will move through negotiations telling the CRA story that showcases past projects and future plans, i.e. Orange Avenue and 17-92, Lee Road or Fairbanks.

Mayor Anderson spoke about ongoing communication with the city's Orange County Commissioner to ensure support. He asked that staff distribute the county's definition of housing in order to become more familiar on how to align with the county and get approval for the extension, hopefully by March of 2024.

Mayor Anderson addressed support for community initiatives, of which \$350k is allocated to the library to provide Sunday operating hours (Scenario One). Mr. Dudgeon stated the full allocation to community initiatives includes \$60k for Community Center programming and \$527k in non-profit support including \$350k for the Library. Mayor Anderson suggested providing more detail on use of funds committed to non-profits. Mr. Dudgeon advised that the city requires mid and year-end year reporting and programming elements could be required.

Commissioner DeCiccio said library programming will be enhanced by having Sunday operating hours allowing additional use of equipment, technology and resources.

Mayor Anderson noted that the city's 5/25 Capital Plan has \$5m allocated for MLK park stormwater improvements and asked whether \$5m should be allocated in the CRA budget as well which would require reallocation of CRA funds. He derived the \$5m figure from the five-year funding gap, but \$5m may not be the correct amount.

Commissioner Sullivan agreed and said significant funds will be needed after infrastructure studies are complete. He believes \$3m should be sufficient to fund improvements to those areas that experienced the worst flooding.

Discussion returned to library funding. Commissioner Sullivan provided figures on level of funding and library fundraising efforts. He said he feels the city has not received adequate budget details on how funds are spent and will only support an increase in funding if those details are provided.

Library Executive Director Melissa Schneider said monthly visitors are (13k per month), which has seen a significant increase, using technology to count foot traffic and are actually underreporting the number of visitors. She said there are no good to close the library because it directly impacts the different populations they serve. She spoke about impact to working parents and students if the library closed earlier during the week and the complex staff scheduling. She provided additional information on increase in visits by CRA residents and cardholders and program participation.

Mr. George asked for clarification about the \$350k contribution. Mr. Dudgeon stated that the \$350k is from the CRA fund with additional support from the city's funds. He spoke about extension/expansion of the CRA and stressed the importance to Orange on clear categorization budget line items.

Commissioner Cruzada asked about the impact if the CRA is not extended and how to raise additional funds. Mr. Dudgeon explained that if the CRA ends in 2027, state statute

requires remaining funds to be placed in the city's general fund which could continue to provide funding. Discussion followed on the impact of the sunseting of the CRA and programs supported by CRA funds.

Mr. Knight said he sent the line item budget to the Commission. Commissioner Sullivan asked about revenue from non-resident cardholders. Mrs. Schneider clarified some non-resident cardholders are a result of reciprocal agreements with Orange County and Maitland Library, for which each library receives state funding. She will send more details on cardholder data.

Motion made by Mayor Anderson to approve the 10 year pro forma that includes \$350k for the library; seconded by Mr. George.

Discussion was held on funding for stormwater infrastructure improvements. Mayor Anderson suggested reallocating \$5m for MLK basin from the Post Office Purchase thereby reducing the Post Office allocation to \$2m. He noted that if the CRA extension is not approved, there are options to finance the purchase without a referendum since it would be used for parkland.

Mr. Knight stated that stormwater improvements are not designed so it is unknown what improvements can be made for \$5m, but it is for projects within the CRA. Mayor Anderson suggesting allocating the \$5m over three years: \$1.5m in FY 24 and 25 and \$2m in FY 26 since projects are not designed are not likely to start for at least a year. He feels allocating funds will increase the city's credibility to Orange County and presumes an extension of the CRA.

Commissioner Weaver spoke about the parameters to purchase the post office and is reluctant to remove that allocation. He spoke in detail about stormwater management for Hannibal Square basin, function and flow. Discussion followed on flooding issues and potential solutions.

Mr. Ramdatt said three studies are underway covering the entire city. basins on the west side. Staff has established interim measures for monitoring water levels after afternoon thunderstorms. Observed standing water or flooding issues will be studied and interim repairs made.

Motion made by Mayor Anderson to amend the motion to move \$5m from the Post Office Purchase item to Infrastructure Improvements allocating \$1.5m in FY24 and FY25 and \$m in FY26. With a footnote that the commission will have options to borrow the funds or sell the old library; seconded by Commissioner DeCiccio.

Motion made by Commissioner Weaver to move \$2m from the Post Office Purchase item to (stormwater) Infrastructure Improvements in FY25 with the hope there will be sufficient funding within the year; seconded by Commissioner

Sullivan. There were no public comments. **Upon a roll call vote, Mr. George, Commissioners Sullivan, and Weaver voted yes and Commissioners DeCiccio and Cruzada and Mayor Anderson voted no. Motion failed with a 3-3 vote.**

Upon a roll call vote on motion to reallocate \$5m from the post office purchase to infrastructure improvements, Mr. George, Commissioners Sullivan, DeCiccio and Cruzada and Mayor Anderson voted yes and Commissioner Weaver voted no. Motion carried with a 5-1 vote.

Upon a roll call vote on the main motion (approving the budget with the incorporation of \$350k for the library) as amended, Mr. George, Commissioners DeCiccio and Cruzada and Mayor Anderson voted yes. Commissioners Sullivan and Weaver voted no. Motion carried with a 4-2 vote.

5) Staff Updates

6) Board Comments

7) Adjournment

The meeting adjourned at 3:13 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis



Community Redevelopment Agency

agenda item

item type

Non-Action Items

meeting date

November 8, 2023

prepared by

Kyle Dudgeon, Assistant Director of Budget and Strategic Programs

approved by

Kim Breland, Deputy City Clerk

subject

CRA Extension & Expansion

motion | recommendation

N/A

background

Beginning November 2022, staff has been working on the Agency directive to push forward with a CRA extension request. Since that time, staff has been working with residents, constituents, advisory boards, the Agency, and Orange County on an agreeable means to service that end. To date, staff has had several conversations with these groups including individual stakeholder meetings, publicly advertised community meetings, and monthly CRA advisory board updates. As a result of that scope, an in-depth analysis of potential CRA boundary modifications, and potential 10-year extension of the operational period of the CRA, beyond 2027 and to update the CRA plan was tasked to GAI/Community Solutions Group.

Process

Due to Orange County's 'charter-county- designation, the City of Winter Park must receive the Orange County Commission's authorization to establish a Community Redevelopment Agency, to extend the operational term of the Agency, and to expand the boundaries of the CRA. The mechanism to receive the County's approval is the granting of a Delegation of Authority Resolution by the Orange County Commission.

The process for the CRA Plan update is four (4) Phased. Due to Orange County's Charter County status and the requirements of a Delegation of Authority Resolution, phases of the project subsequent to Phase I will be influenced by the direction and guidance received from the discussions with Orange County. The phases of the Community Redevelopment Plan update are:

Phase I Establish Project Expectations-Discussions with City and Orange County (Completed)
Phase II Background Data Collection (Includes Finding of Necessity evaluations) (Completed)
Phase III Public Engagement and the Preparation of the Community Redevelopment Plan update (Ongoing)

Phase IV Review and Adoption of the Community Redevelopment Plan update (Not yet completed)

Activity to date

Since the board's last briefing on June 13, 2023, there have been two parallel tracks of activity. A technical data collecting and analysis track and a coordination with Orange County Government track. The technical track activities include public engagement and completion of the Finding of Necessity evaluations for three (3) distinct areas, see attached. The coordination with Orange County track activities include meetings and briefings with Orange County leadership and staff. The continuing coordination with Orange County will enable the City to better address shared City/County issues and opportunities through the updated CRA plan.

Technical Track Activities

Public Engagement

- Stakeholder Interviews: Stakeholder interviews with CRA business owners, service agencies and community leaders were held over two continuous days in July at the Community Center.
- On-Line Outreach: Since June, development and posting of a CRA Plan update website is available and linked from the City/CRA website. The website includes an interactive map page, an online survey and a CRA data library. Ongoing online outreach is maintained through continuing postings and updates through the City's website and social media activities.
- Community Workshop: A Community Workshop was held on August 7th at the Community Center to gather additional public input and perspective. Workshop participants were able to identify areas within the existing CRA that were of concern or had specific issues associated with them. Workshop participants were also able to complete questionnaires to identify priorities for future CRA programming and capital improvements. Priorities identified through the public engagement process include: development and maintenance of affordable housing stock; multi-modal transportation improvements connecting the areas within the CRA; and infrastructure improvements to address localized flooding and improve roadway safety. Other items receiving multiple comments included improved lighting in residential areas, neighborhood preservation, encouraging single-family-home development, and supporting small business development within the CRA.

Finding of Necessity Evaluations

A Finding of Necessity evaluation was completed for the Fairbanks Corridor; Lee Road Corridor and a portion of the Orlando Avenue Corridor for potential inclusion within the Winter Park CRA boundaries. Each area was evaluated for the presence of conditions of "slum" or "blight" in accordance with Florida Statutes Chapter 163.340, (7), (8). Each of the potential expansion areas evaluated demonstrated the presence of the requisite conditions for consideration of inclusion within the Winter Park Community Redevelopment Area. "Slum" and "Blight" conditions identified included: dilapidated and deteriorated structures, deteriorated site improvements, health and safety challenges, faulty lot layouts, and proportionally higher calls for emergency services.

Coordination with Orange County

The establishment and continued operations of the Winter Park CRA is authorized through an Interlocal Agreement with Orange County. The City and County have maintained a coordinated

partnership regarding the operation and achievements of the Winter Park CRA. Continued coordination with Orange County throughout the CRA Plan update process and its implementation will provide the optimal conditions to achieve the County's and City's shared redevelopment objectives.

Coordination with Orange County included the following activities and outcome.

-City Leadership Coordination (Part 1)

Mayor and City Manager meet with Orange County Administrator and CRAs Manager.

Outcome: Orange County open to consider City CRA requests if benefits to Orange County can be demonstrated.

-City Project Team Coordination (Part 1)

City Project Team meets with Orange County Administrator, Deputy County Administrator and CRAs Manager to discuss shared redevelopment.

Outcome: City Team and County discuss which County strategic objectives may be achieved and the County benefits that are anticipated from City's requests. Orange County Team recommends continued engagement with County's Winter Park District Commissioner (Commissioner Bonilla).

-City Leadership Coordination (Part 2)

Mayor and City Manager meets with Orange County District Commissioner Bonilla to discuss CRA accomplishments, ongoing challenges, CRA extension and expansion and future redevelopment opportunities.

Map showing existing Winter Park CRA and three (3) potential expansion areas.

Outcome: Commissioner Bonilla provides preliminary support for the City CRA efforts and asks to be included in the CRA Plan update development.

Formal Request Letter from City to Orange County

Based on the discussions held at this and previous meetings, the City of Winter Park sent a formal request letter to the Orange County Managers Offices notifying the County of the City's intent to seek a ten (10) year extension (2027-2037) to the CRA operational timeframe and to seek to expand the CRA boundaries in the three (3) potential expansion areas. Due to Orange County's Charter County status, all CRA extensions, expansions and operations must be authorized by the County.

-Orange County Manager and Staff Internal Briefing

Orange County leadership and staff met internally to discuss the City's CRA request. The CRA's previous accomplishments and the CRA's planned future activities were discussed with regard as to how these activities would benefit Orange County and advance several of the County's key initiatives.

Outcome: After discussions, it was determined that the County would consider the ten (10) year operational timeframe extension and would also consider expansion of the Winter Park CRA into one of the proposed expansion areas (Fairbanks Avenue Corridor). The Fairbanks Area Corridor was selected for consideration due to multiple jurisdictions in the area (Orlando, Winter Park, Orange County), gaps in infrastructure services, and the transitioning nature of the former industrial areas.

Next Steps

The next step in the Winter Park CRA Plan update is to prepare DRAFT CRA Plan update based on engagement and guidance provided by Orange County. These specific guidance points include:

- Expand CRA to include Fairbanks Avenue Corridor area.
- Address Affordable Housing-Infrastructure-Transportation Safety in CRA Plan
- Map showing Fairbanks Avenue Gateway corridor area to be considered for inclusion in Winter Park CRA.
- Redevelopment Strategies and Capital Projects
- Provide Plan drafts to County Staff for review during process.

strategic objectives

Investment in Public Assets & Infrastructure

Fiscal Stewardship

Quality of Life

alternatives | other considerations

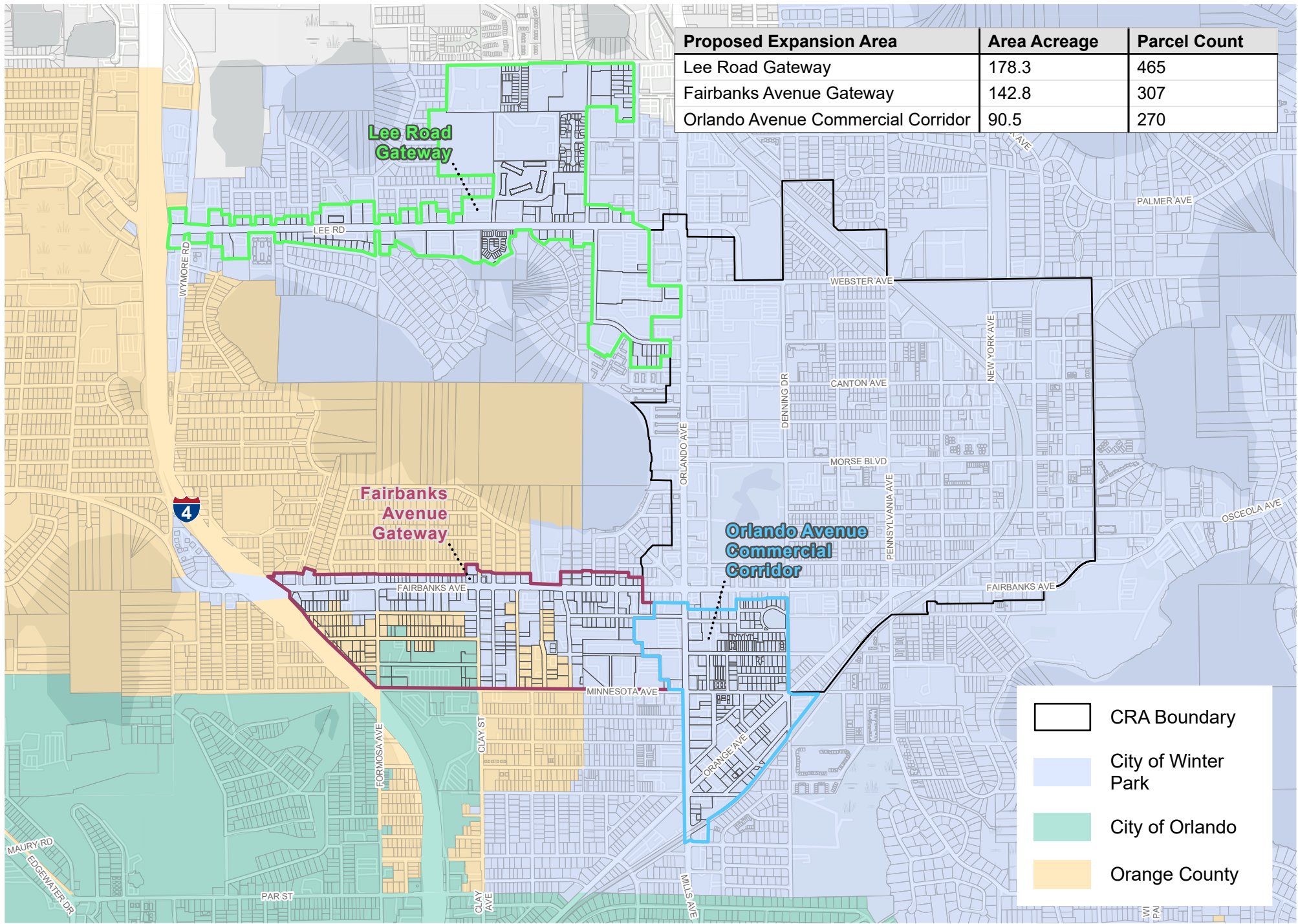
fiscal impact





Estimated impact would be calculated and included as part of an agreed upon update to the CRA plan

attachments

1. CRA_Expansion Area_Considerations
2. CRA Agency Presentation 11-8-2023 CRA Status Report GAI.CSG

Proposed Expansion Area	Area Acreage	Parcel Count
Lee Road Gateway	178.3	465
Fairbanks Avenue Gateway	142.8	307
Orlando Avenue Commercial Corridor	90.5	270



-  CRA Boundary
-  City of Winter Park
-  City of Orlando
-  Orange County

WINTER PARK CRA COMMUNITY REDEVELOPMENT PLAN MODIFICATION

Project Status Report | November 8, 2023



AGENDA

- Project Recap
- Process/Completion
- Activities to Date
 - * Technical Track
 - * Orange County Coordination Track
- Direction from County
- Next Steps



An aerial architectural rendering of a city plan, showing a grid of streets, buildings, green spaces, and water features. A large, stylized logo is overlaid on the left side of the image. The logo consists of several curved, leaf-like shapes in shades of blue and orange, arranged in a circular pattern. The text "CRA Plan Update" is centered over the middle of the rendering in a bold, dark blue font.

CRA Plan Update

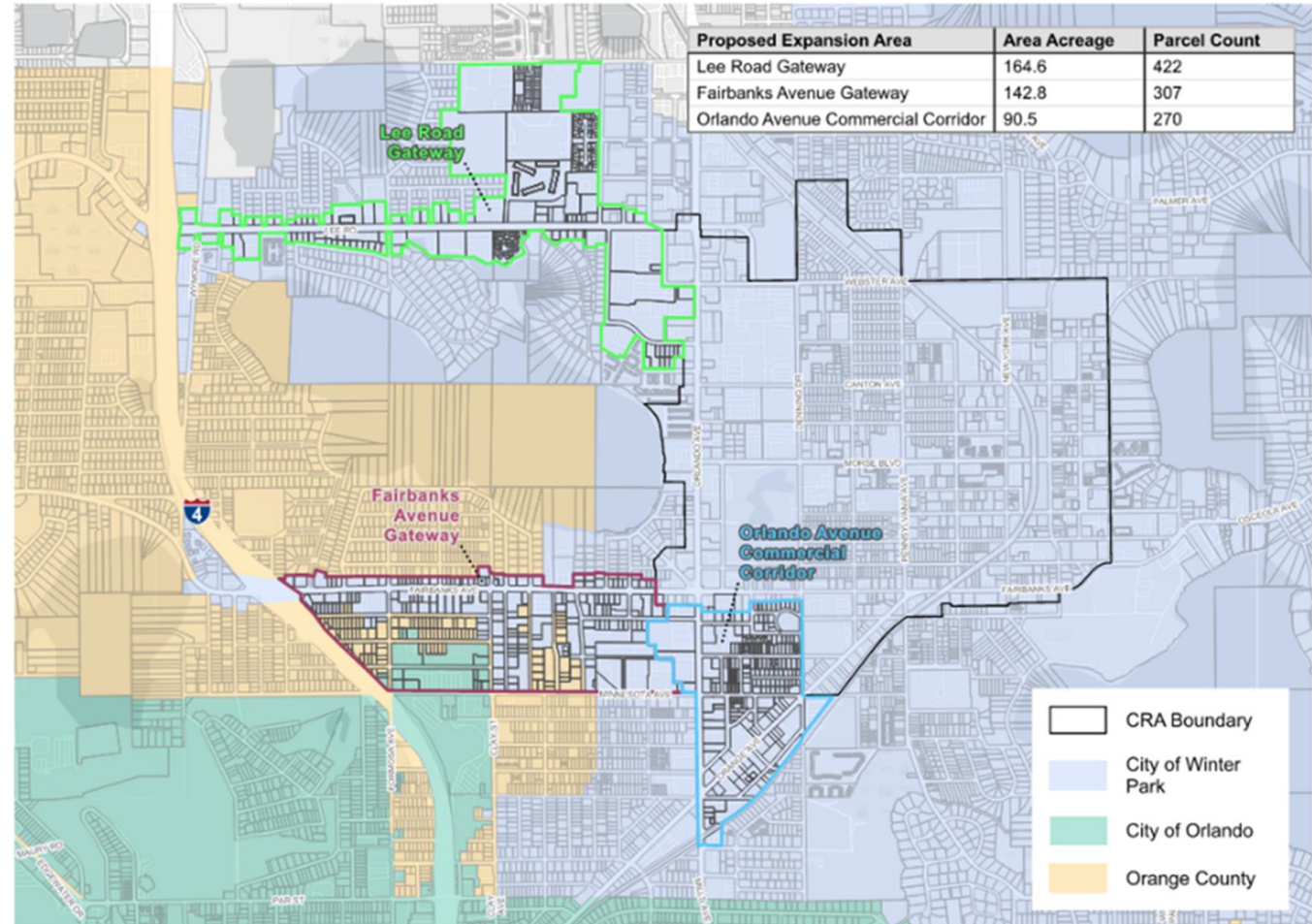
CRA Boundary Amendment

Evaluate adding areas on Gateway/Commercial Corridors

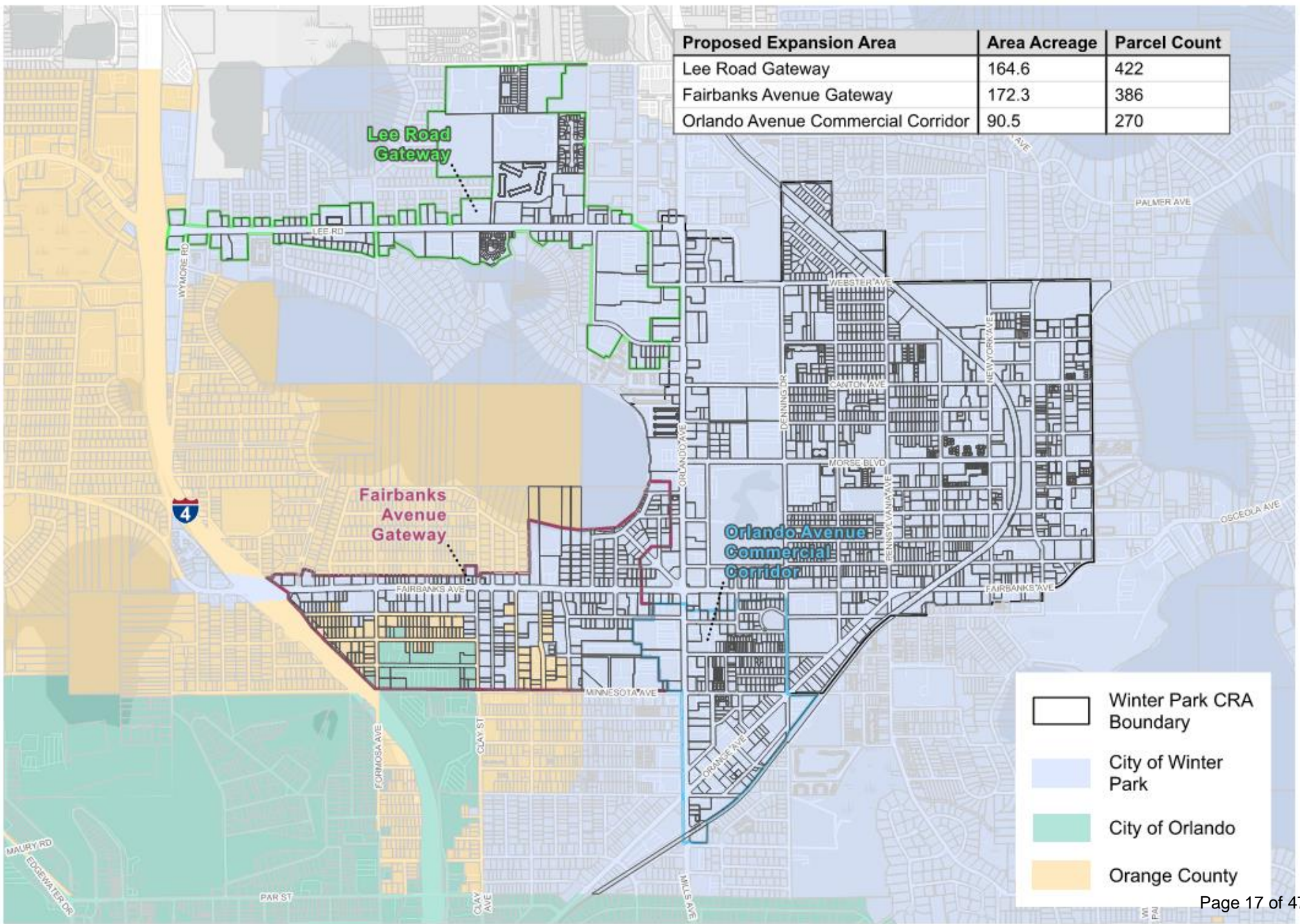
- Lee Road
- Fairbanks Avenue
- Orlando Avenue

Observed Blight and Slum Conditions Include

- Dilapidated and deteriorating structures
- Flooding and other unsafe conditions
- Faulty lot layouts
- Defective or inefficient roadway designs
- Deteriorating site improvements



Proposed Expansion Area	Area Acreage	Parcel Count
Lee Road Gateway	164.6	422
Fairbanks Avenue Gateway	172.3	386
Orlando Avenue Commercial Corridor	90.5	270



CRA Operational Timeframe Extension

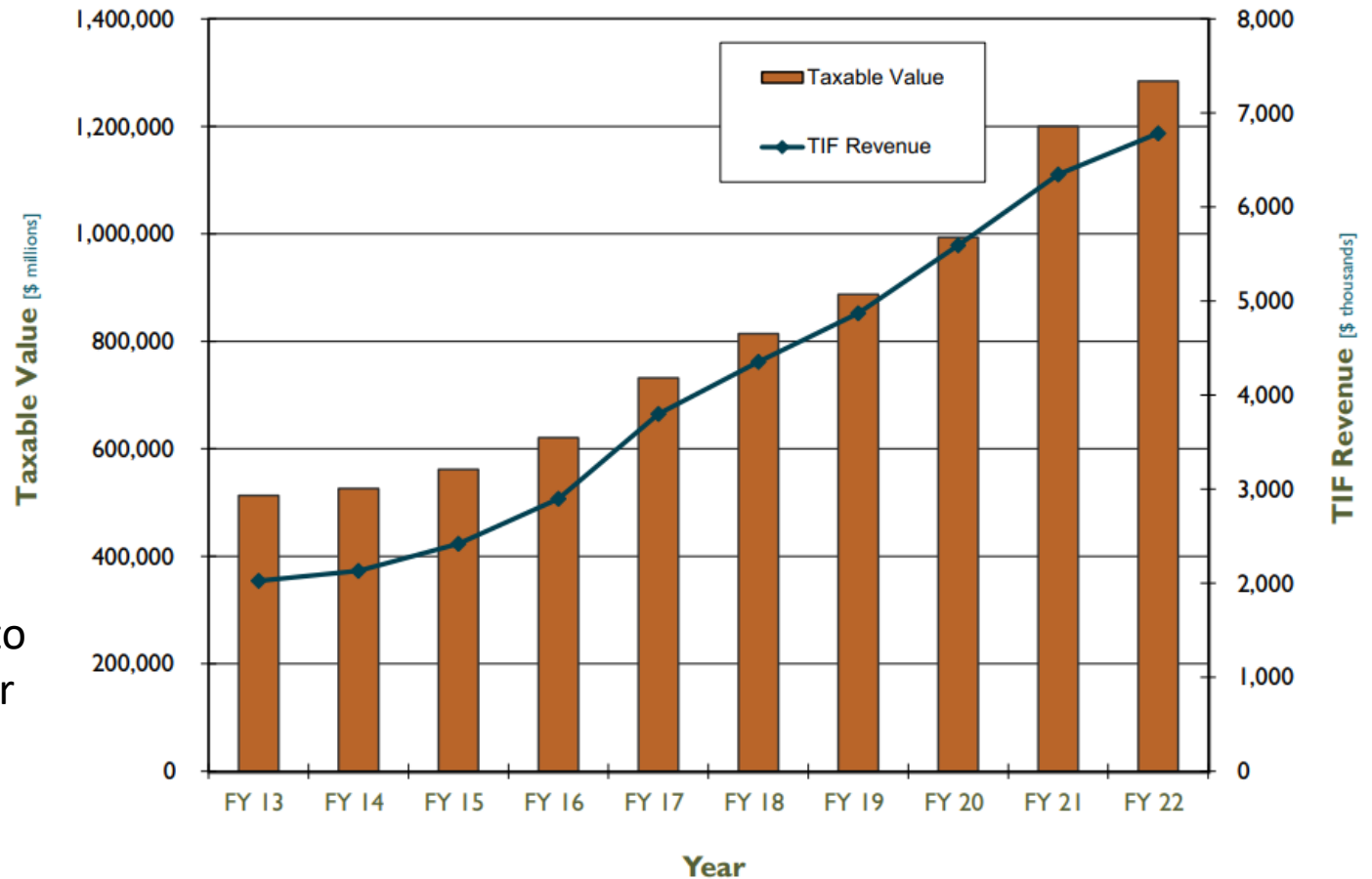
Propose requesting additional 10-20 years (Beyond 2027) of CRA operations from Orange County

WHY 10 more years?

- 👁️ Address long-term, unfinished projects
- 👁️ Make up for lost years of economic growth:
 - 👁️ COVID-19 2020-2022
 - 👁️ Great Recession 2007-2010
- 👁️ Address current conditions of 'slum' and 'blight'
- 👁️ Enables additional infrastructure improvements to encourage economic development, private-sector investment and housing development

Potential extension of operational timeframe will be based on direction received from Orange County

10-YEAR HISTORICAL CRA TAX BASE & REVENUES

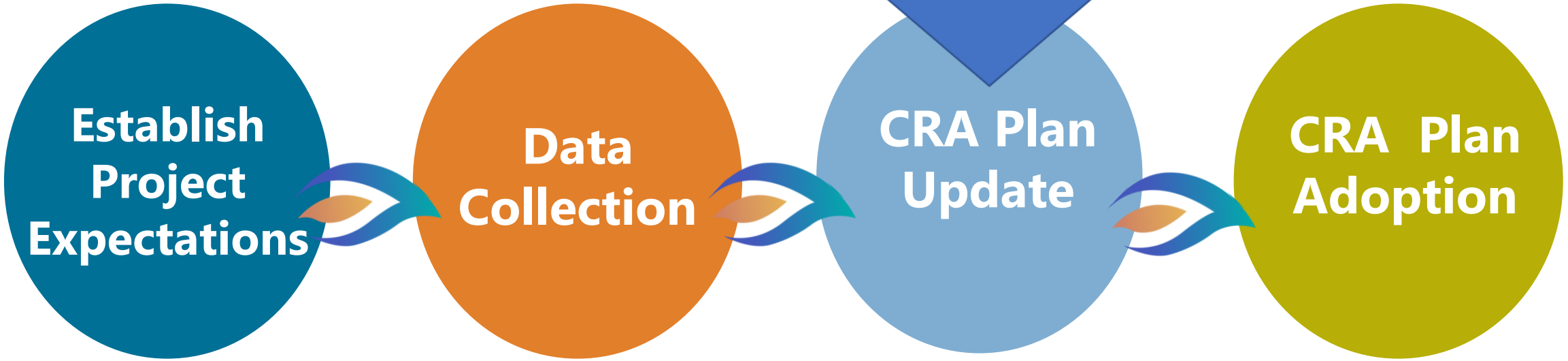




Winter Park CRA Plan Update Process Completion



CRA PLAN UPDATE PROCESS



Discussion with
City and
Orange County

Plan update
Data

Public
Engagement
and
Workshop

Plan
Adoption
Hearings

An aerial architectural rendering of a city neighborhood, showing a mix of residential and commercial buildings, streets, green spaces, and a waterfront area. A large, stylized logo is overlaid on the left side of the image. The logo consists of several curved, leaf-like shapes in shades of blue and teal, arranged in a circular pattern. The text "CRA Plan Update Activities to Date" is centered over the middle of the rendering in a bold, dark blue font.

CRA Plan Update Activities to Date

Lee Road Gateway	164.6	422
Fairbanks Avenue Gateway	172.3	386
Orlando Avenue Commercial Corridor	90.5	270

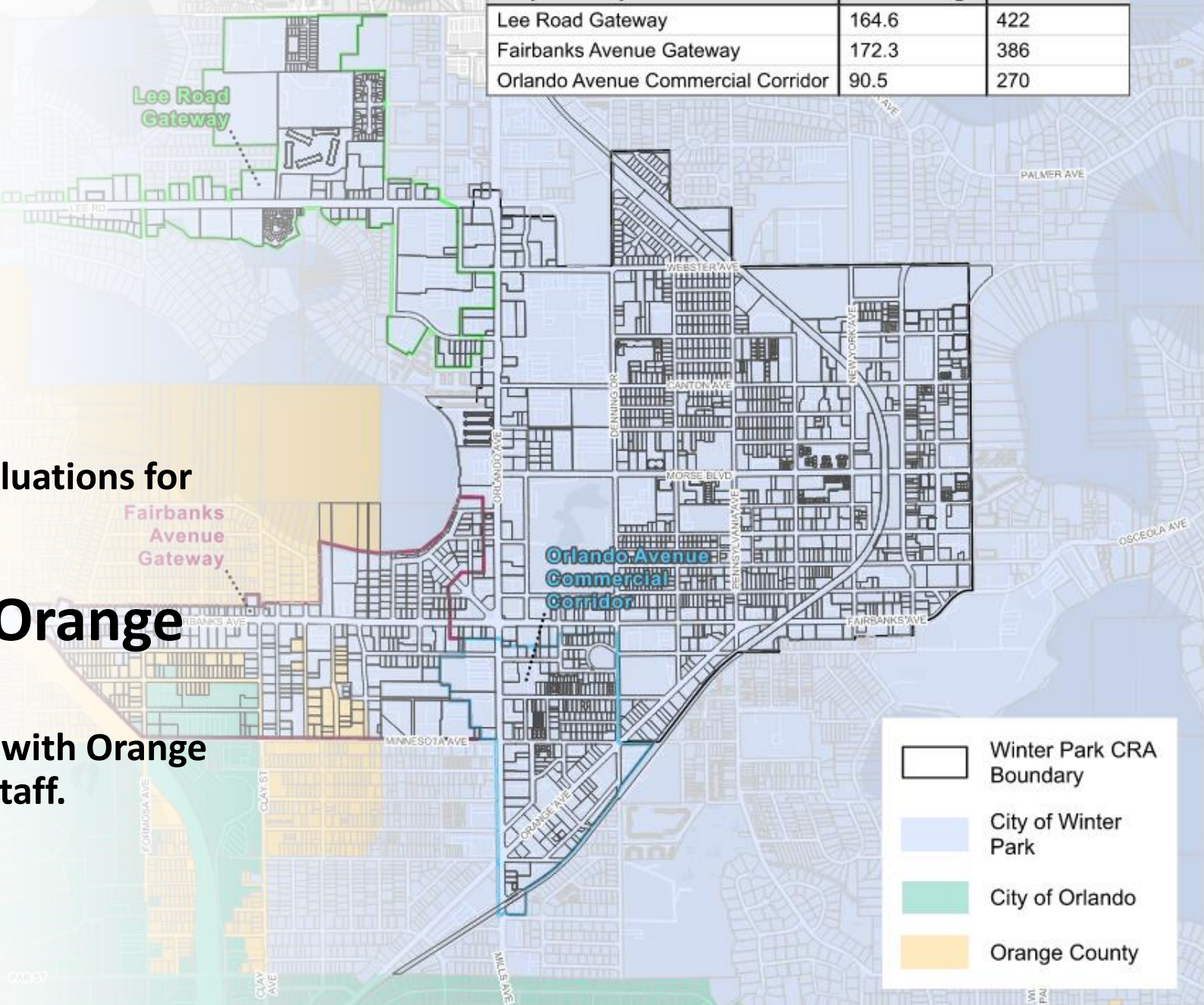
Activity to Date

Technical Track

- Public Engagement
- Finding of Necessity evaluations for three (3) distinct areas.

Coordination with Orange County Track

- Meetings and Briefings with Orange County leadership and staff.



Technical Track

Public Engagement

- Stakeholder Interviews
- On-line presence/website/survey
- Community Workshop

Community Priorities

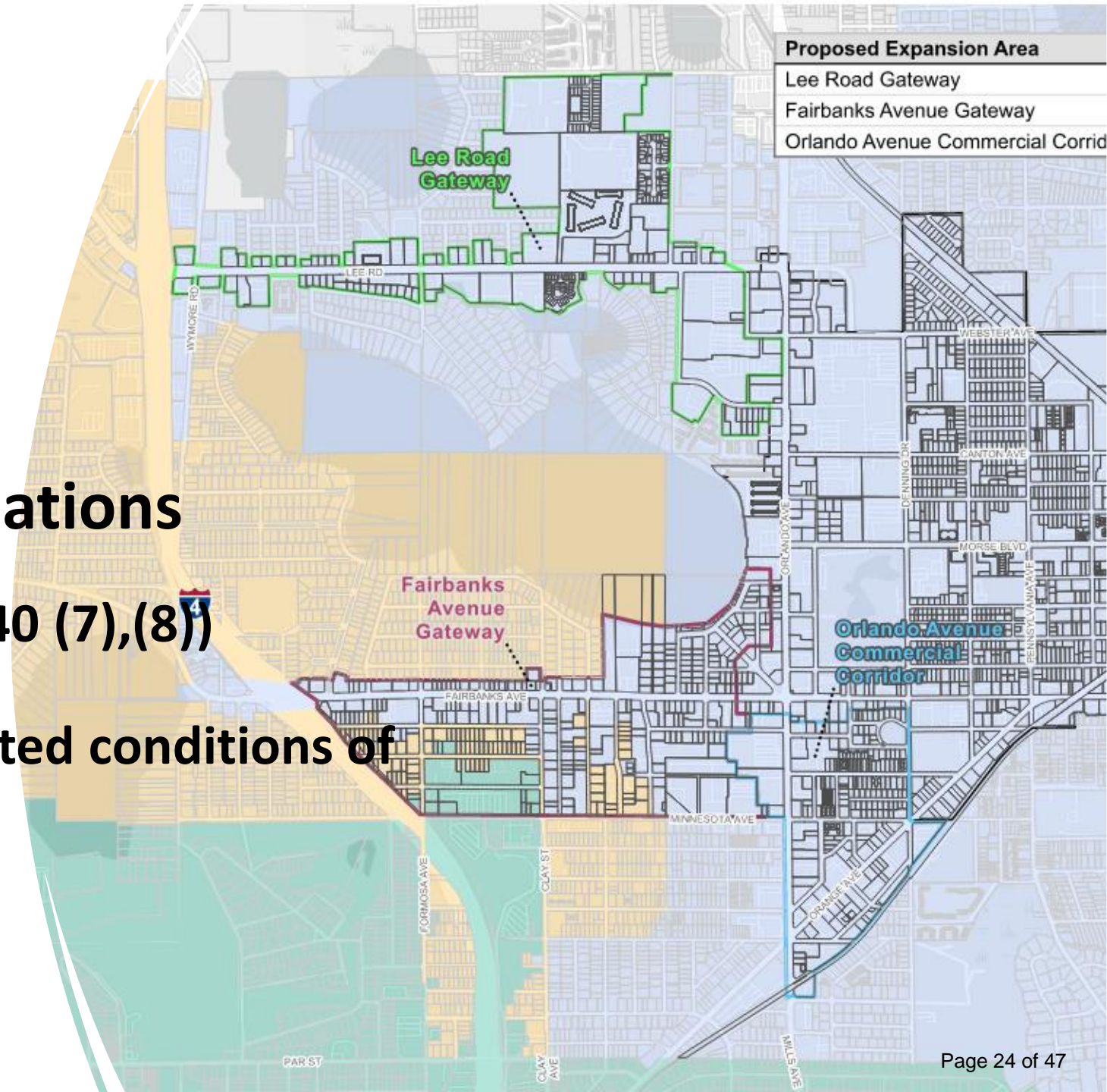
- Affordable Housing
- Multi-modal transportation improvements
- Infrastructure improvements (flooding-lighting-safety)



Technical Track

Finding of Necessity Evaluations

- Slum and Blight (FS 163.340 (7),(8))
- All three areas demonstrated conditions of slum and blight



Proposed Expansion Area
Lee Road Gateway
Fairbanks Avenue Gateway
Orlando Avenue Commercial Corridor

Orange County Coordination Track

Recognize County/City partnership and shared accomplishments

- **Identify shared challenges**
- **Identify shared benefits**
- **Interlocal Agreement**



Orange County Coordination Track

City Leadership Coordination (Part 1)

Mayor and City Manager meet with Orange County Administrator and CRAs Manager.

Outcome: Orange County open to consider City CRA requests if benefits to Orange County can be demonstrated

City Project Team Coordination (Part 1)

City Project Team meets with Orange County Administrator, Deputy County Administrator and CRAs Manager.

Outcome: Identify shared objectives recommends continued engagement with County's Winter Park District Commissioner (Commissioner Bonilla).

City Leadership Coordination (Part 2)

Mayor and City Manager meets with and briefs Orange County District Commissioner Bonilla.

Outcome: Commissioner Bonilla provides preliminary support for the City CRA efforts and asks to be included in the CRA Plan update development.

Orange County Coordination Track

Formal Request Letter from City to Orange County

Letter to the Orange County Managers Offices advising of the City's intent to seek a ten (10) year extension (2027-2037) to the CRA and to seek to expand the CRA boundaries in the three (3) potential expansion areas.

Orange County Manager and Staff Internal Briefing

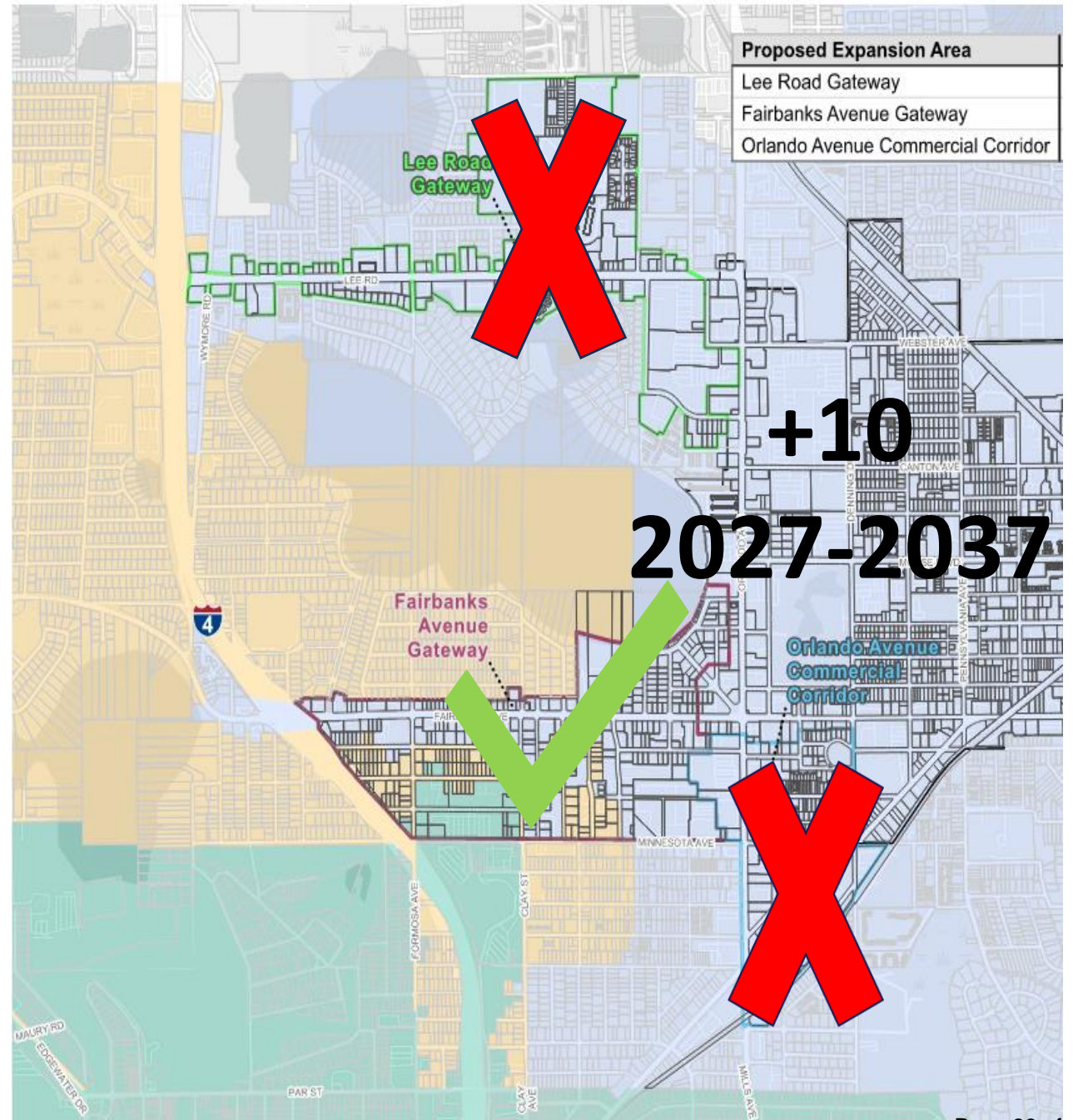
Orange County leadership and staff met internally to discuss the City's CRA request and how these activities would benefit Orange County and advance the County's key initiatives.



Outcome: Orange County would consider the ten (10) year operational timeframe extension and consider CRA expansion in the Fairbanks Avenue Corridor.

Orange County Coordination Track

Outcome: Orange County would consider the ten (10) year operational timeframe extension and consider CRA expansion in the Fairbanks Avenue Corridor.





Next Steps

Winter Park CRA Plan Update Next Steps

Planning Horizon 2037

**Expand CRA to include
Fairbanks Avenue Gateway
area**

**Address Affordable Housing-
Infrastructure-Transportation
Safety in CRA Plan
Redevelopment Strategies
and Capital Projects**

**Provide Plan Drafts to County
Staff for review during process**

Anticipated adoption February-March 2024



QUESTIONS / ANSWERS

Project Status Report | November 8, 2023





Community Redevelopment Agency

agenda item

item type

Action Items

meeting date

November 8, 2023

prepared by

Kyle Dudgeon, Assistant Director of Budget and Strategic Programs

approved by

Kim Breland, Deputy City Clerk

subject

Central Park Area Improvements: Public Facility

motion | recommendation

Approval to move forward with design is requested

background

The CRA plan Policy 7.3A, directs where possible, the Agency shall enhance public spaces and facilities with land purchases, park improvements, and facility upgrades. In addition, Policy 8.6D states open spaces shall be coordinated to provide a cohesive neighborhood. Further, table 6-1 of the 1994 plan illustrates Central Park as an eligible funding area for increment financing.

Staff has engaged with a consultant on a concept for facility improvements in the West Meadow. The intent is to combine a public need for everyday restroom facilities, consolidation of Parks Department equipment/storage, and a more sound covered 'third-space' for events and operations. Since the August 23rd meeting where it was initially reviewed, staff has worked on providing adjustments to style, size, height, and location per Agency direction. With review by city departments, the style is consistent with the Winter Park Train Station and Central Park Stage noting the same latticework, detail, and charm. The floorplate shows an adjoined small pavilion space and restroom/storage area, the total height of the project has been reduced six (6') feet from the old proposal and now sits eleven (11') feet shorter than the Central Park Stage showcasing a pedestrian and resident-themed scale conducive to the space in both passive and active uses. Staff is also proposing an additional option to intertwine the needs of both the Parks and public safety teams. On the southeast side of the building, the elevation shows a rollup window to serve as a space for Parks Department handouts, but also doubles as a space for medical storage where, for example, public safety can provide education, training, service, and interaction with the public.

The Agency also directed staff to 'stake out' where the location of the facility would be to better understand its footprint. That has also been executed and currently available for review

in the field.

The concept has been coordinated and communicated among staff, the CRA/Parks advisory board, Park Avenue merchants, and users of the park (Farmer's Market patrons and vendors, and stakeholders). If there is consensus to move forward, the board may move to design, or design and build as part of its currently allocated budget.

strategic objectives

Investment in Public Assets & Infrastructure
Quality of Life

alternatives | other considerations

Modify the concept
Do not consider the concept

fiscal impact

\$750,000 has been provided for and approved for this project by the CRA.

attachments

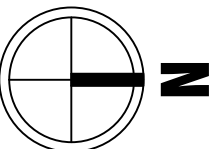
1. WEST MEADOW Facility Package 2023.11.01



WEST MEADOW RESTROOMS

2023/11/08

ZYSCOVICH
ARCHITECTS



SITE PLAN

All measurements are subject to change. Not for construction.

WEST MEADOW RESTROOMS

SITE PLAN

November 8th, 2023

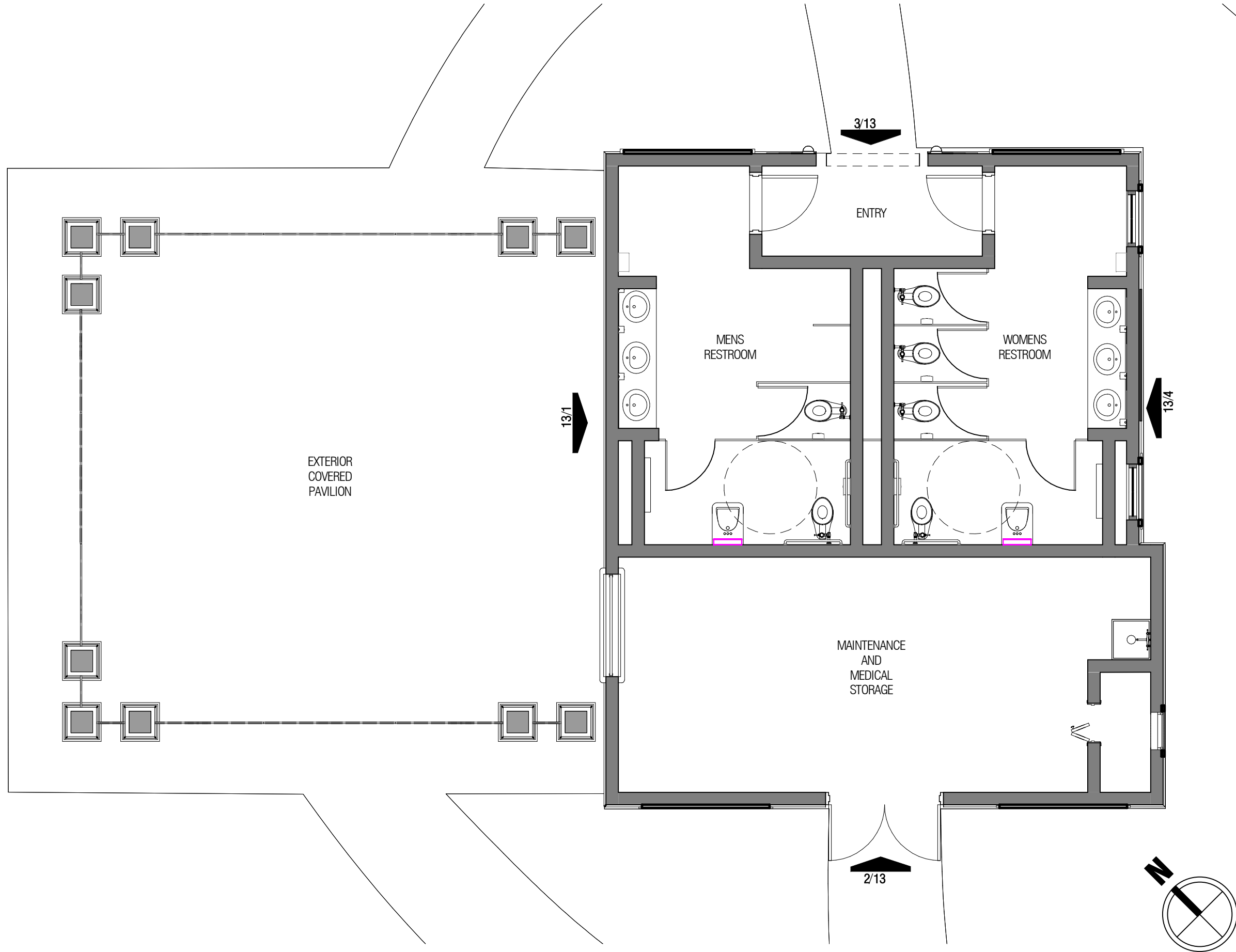
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03



FLOOR PLAN

WEST MEADOW RESTROOMS

1ST FLOOR PLAN

3/16" = 1'-0"

November 8th, 2023

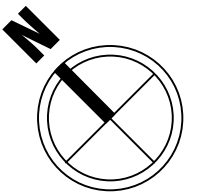
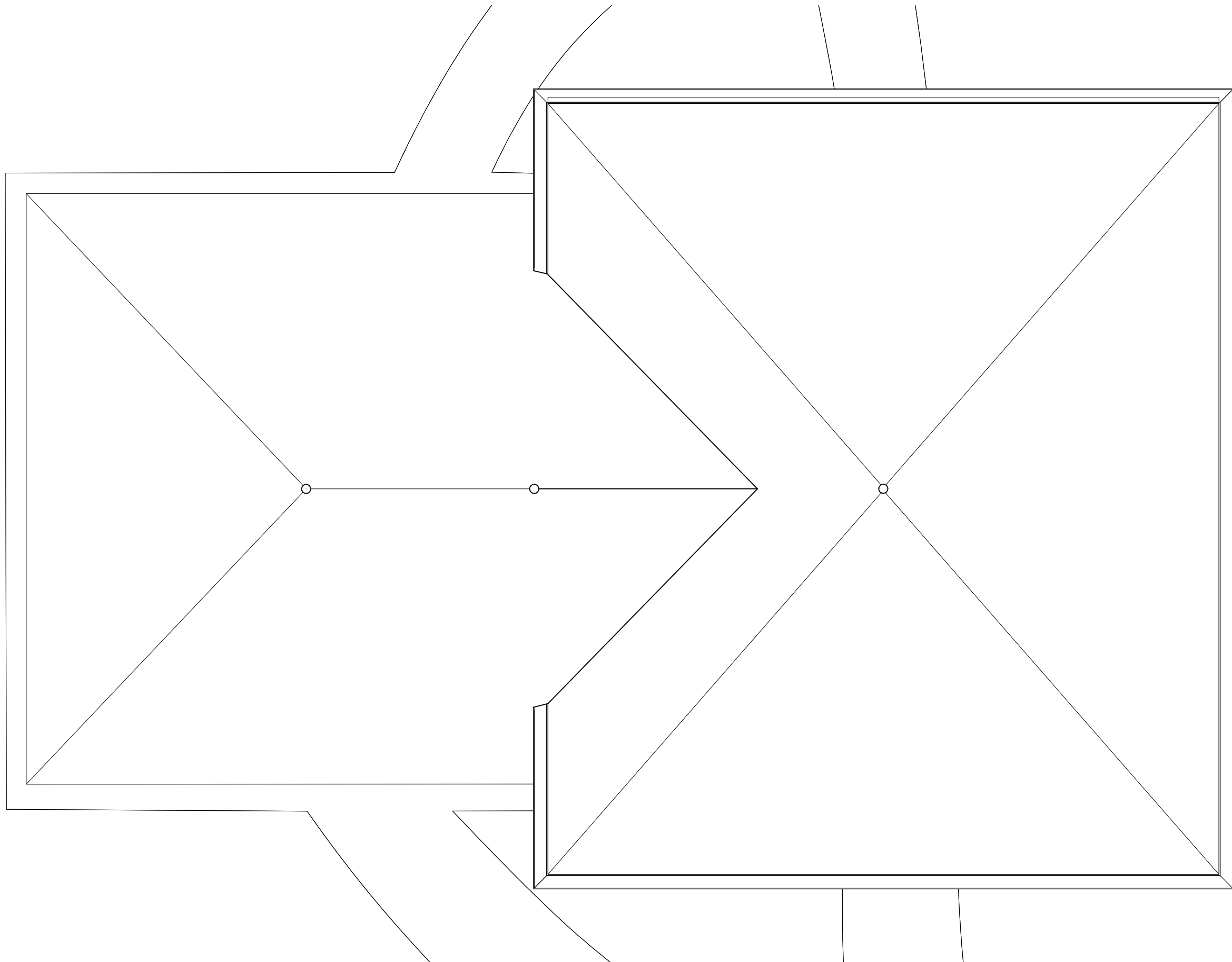
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05



ROOF PLAN

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OVERALL CONCEPTUAL VIEWS - PASSIVE USE



APPROACH FROM WEST MEADOW



AERIAL LOOKING TOWARDS CENTRAL STAGE



PAVILION OCCUPANY DURING LUNCH

WEST MEADOW RESTROOMS

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PASSIVE RENDERINGS

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07

OVERALL CONCEPTUAL VIEWS - ACTIVE USE



AERIAL FROM POST OFFICE DURING FARMERS MARKET



PAVILION DURING FARMERS MARKET



SIDE VIEW APPROACHING FARMERS MARKET

All measurements are subject to change. Not for construction.

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CURVED PATHWAY APPROACHING RESTROOMS

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ADDITIONAL RENDERINGS

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09



VIEW FROM PARKING LOT

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OVERALL CONCEPTUAL VIEWS



BACKSIDE OF PAVILION FROM SHADE TREE



BACK SIDEWALK PERSPECTIVE



VIEW FROM RAILROAD TRACKS

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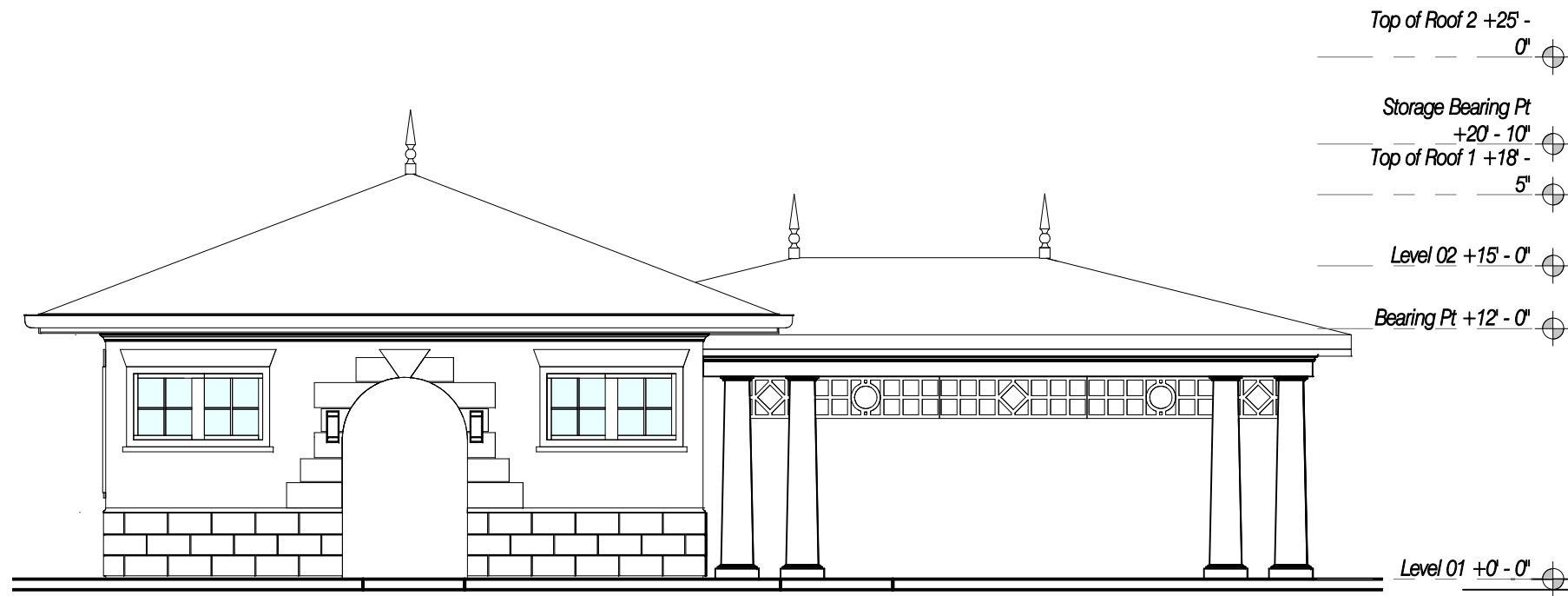
ADDITIONAL RENDERINGS

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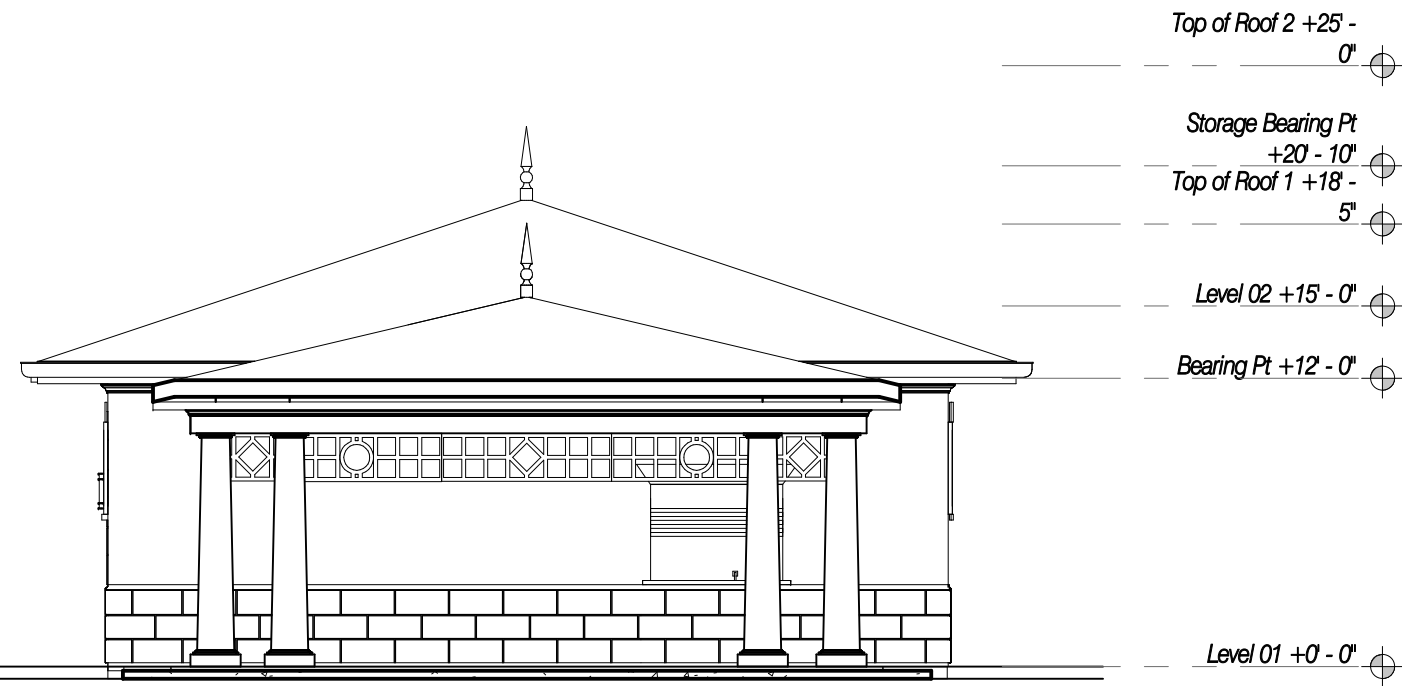
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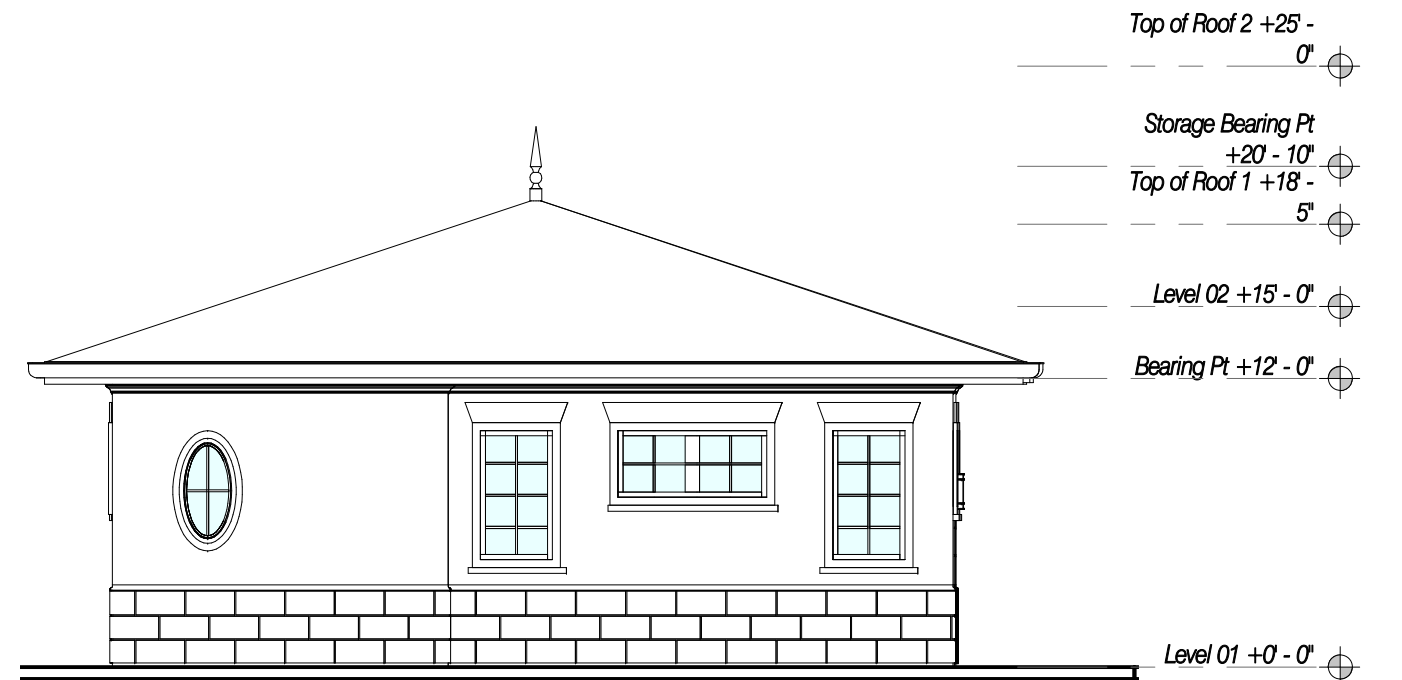
SOUTHWEST ELEVATION
Scale: 1/8" = 1'-0"



SOUTHEAST ELEVATION
Scale: 1/8" = 1'-0"



NORTHEAST ELEVATION
Scale: 1/8" = 1'-0"



NORTHWEST ELEVATION
Scale: 1/8" = 1'-0"

WEST MEADOW RESTROOMS

ELEVATIONS

1/8" = 1'-0"

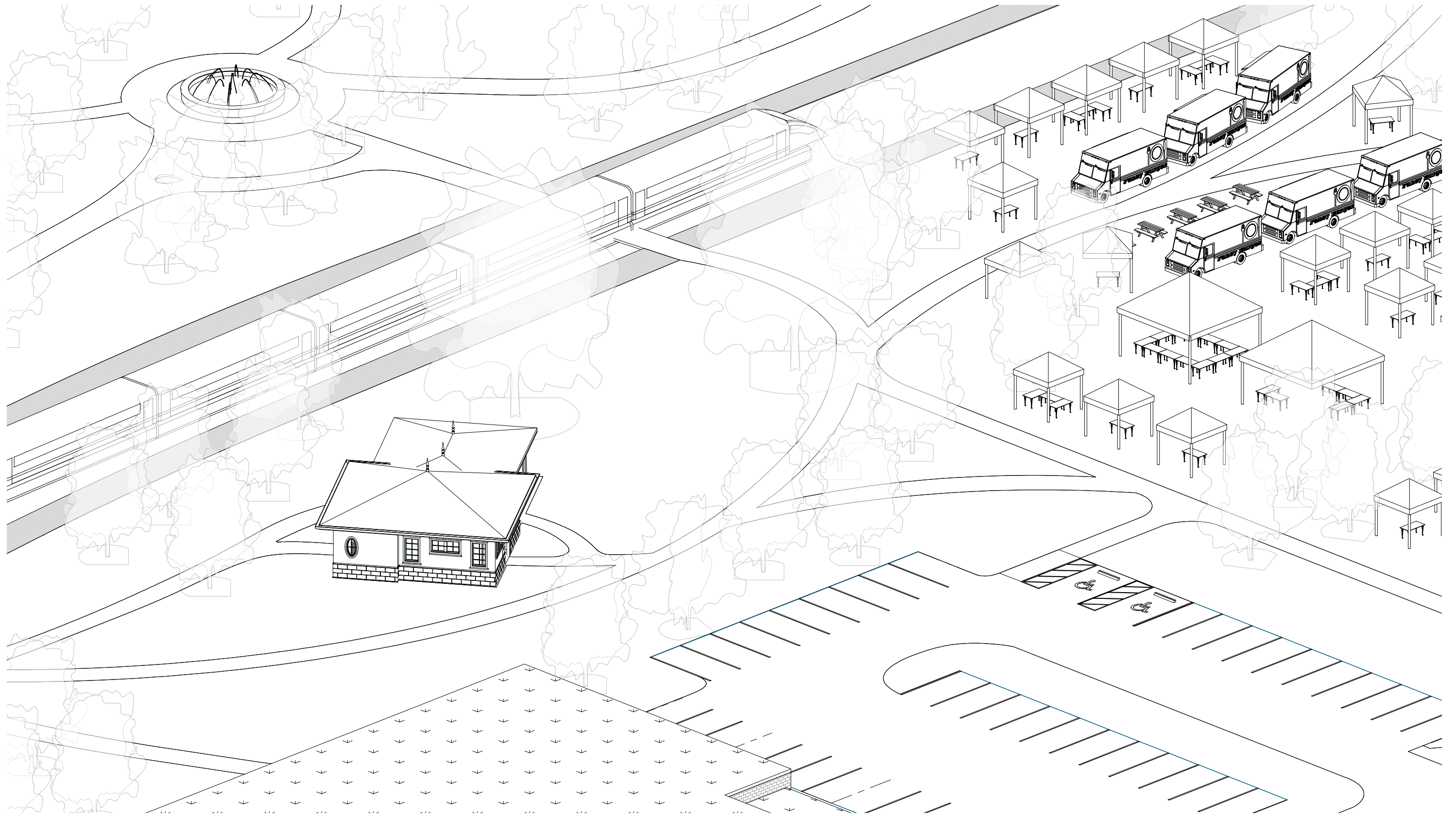
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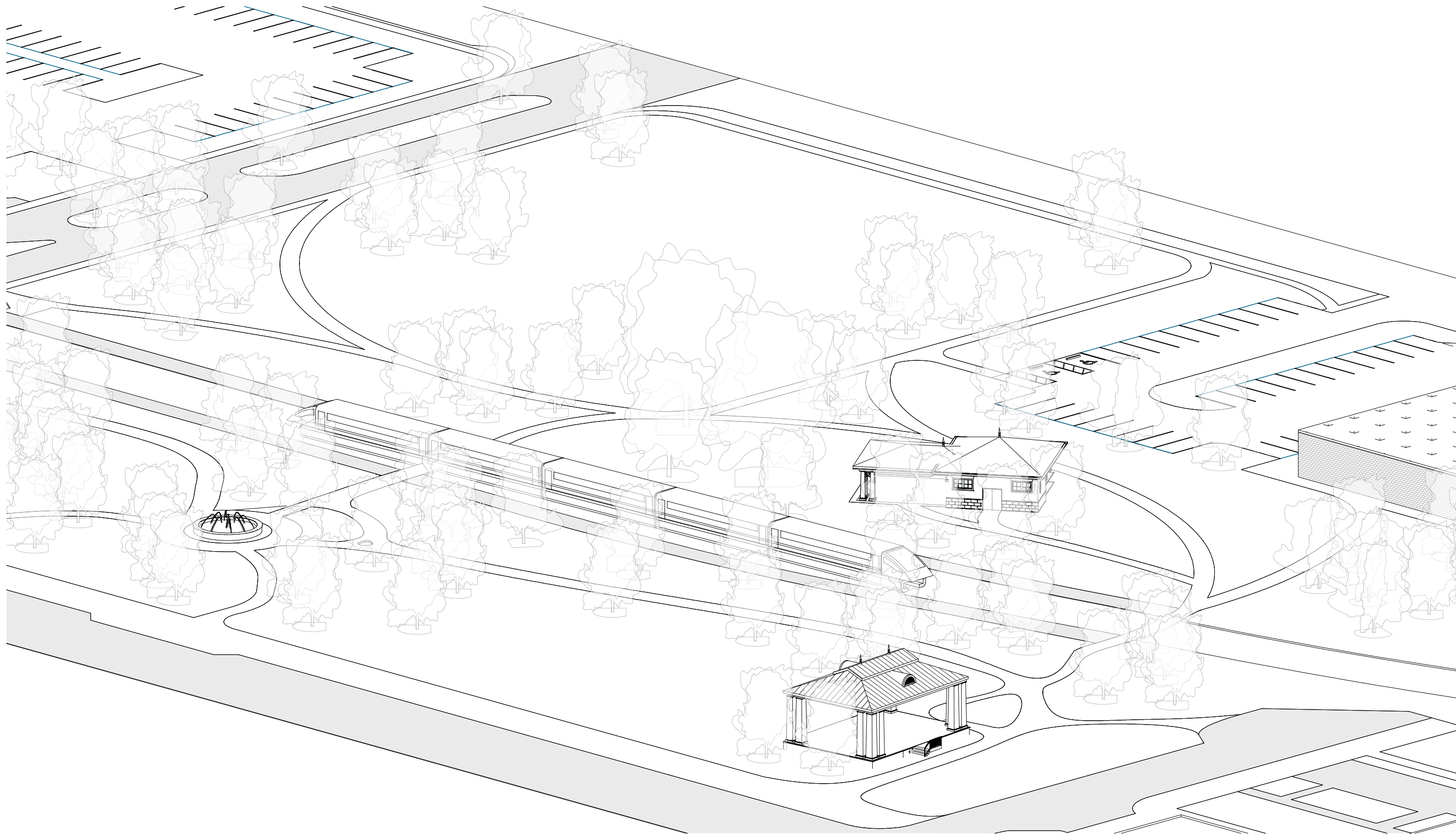
SITE PERSPECTIVE

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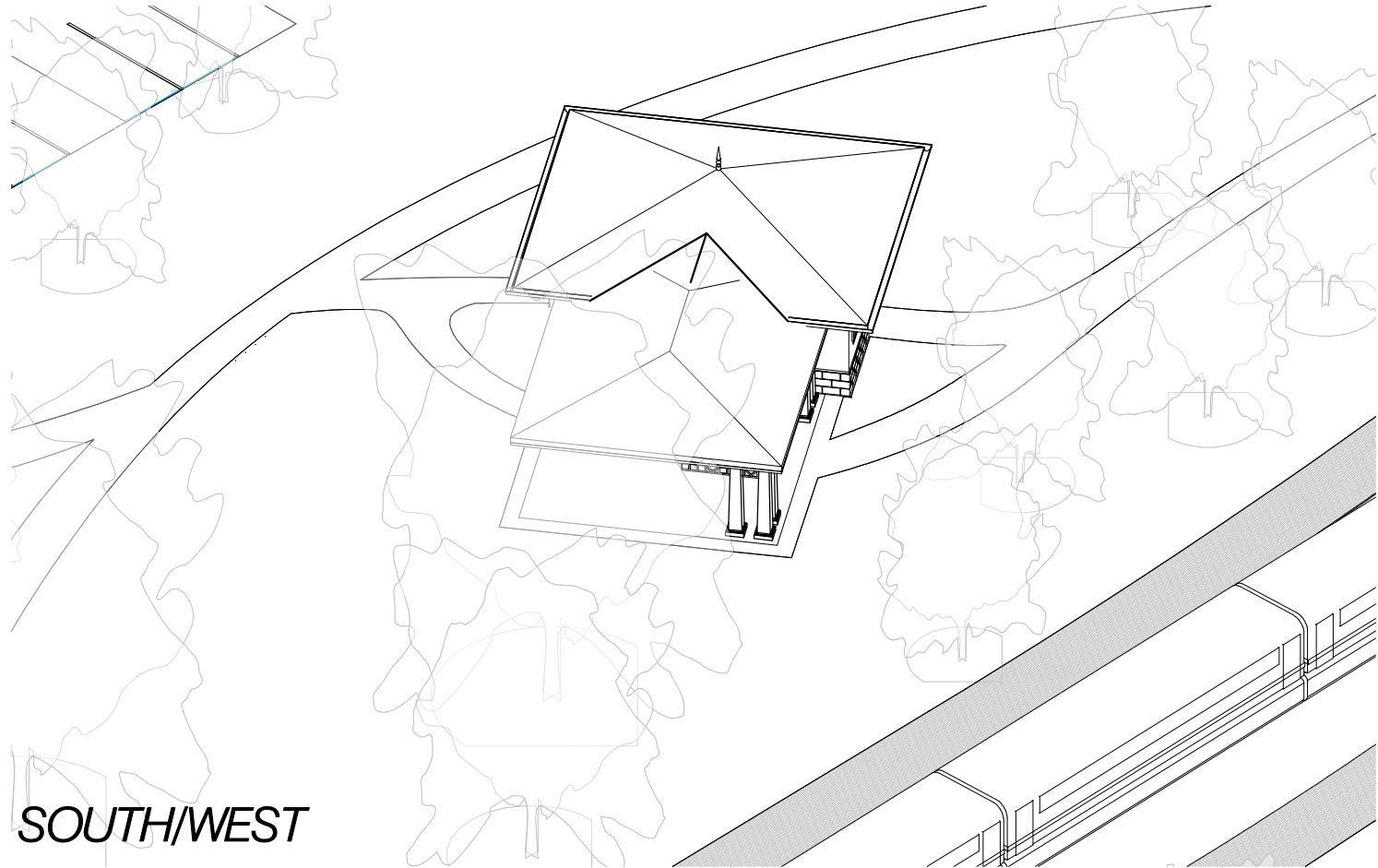
SITE PERSPECTIVE

November 8th, 2023

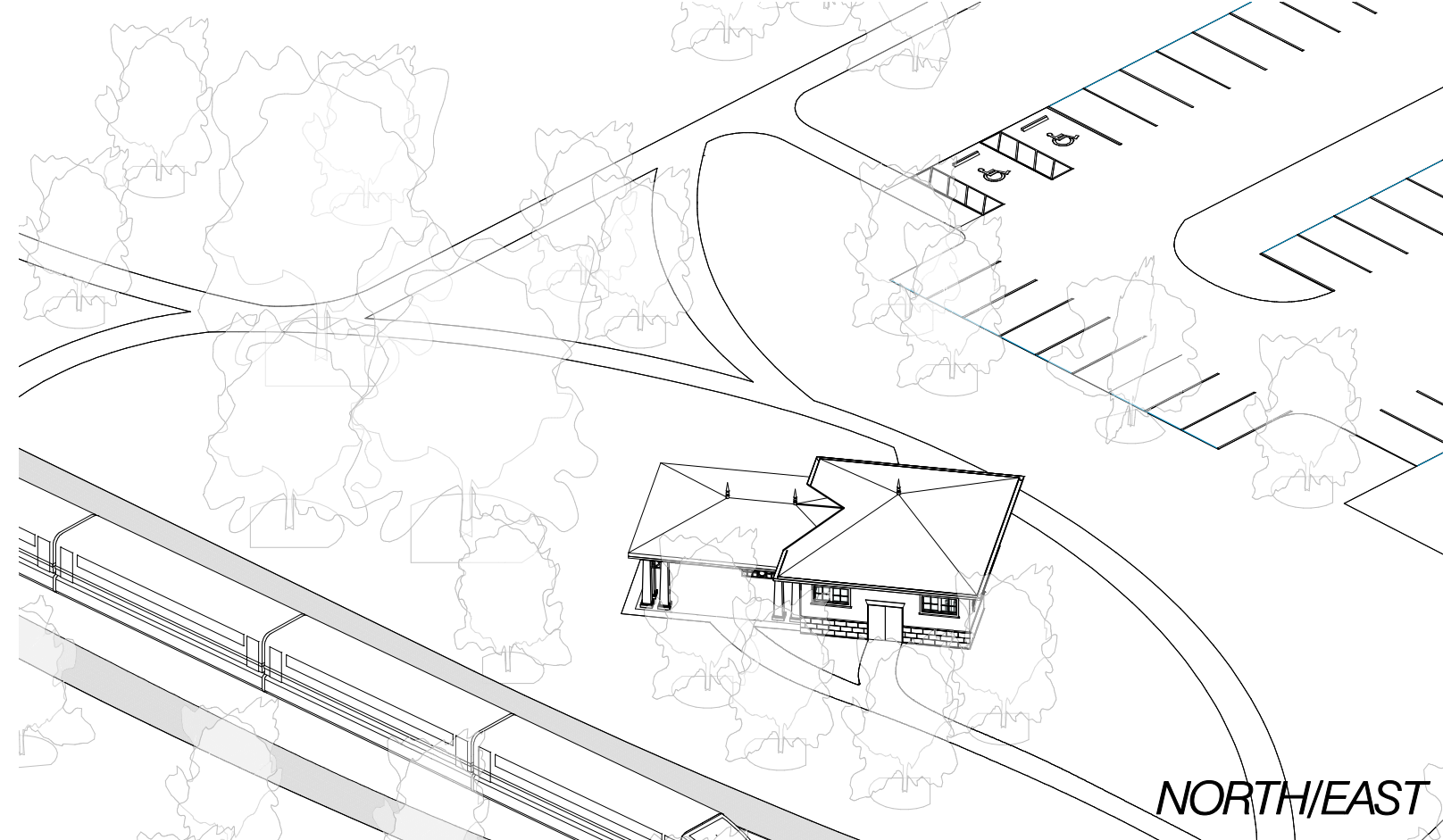
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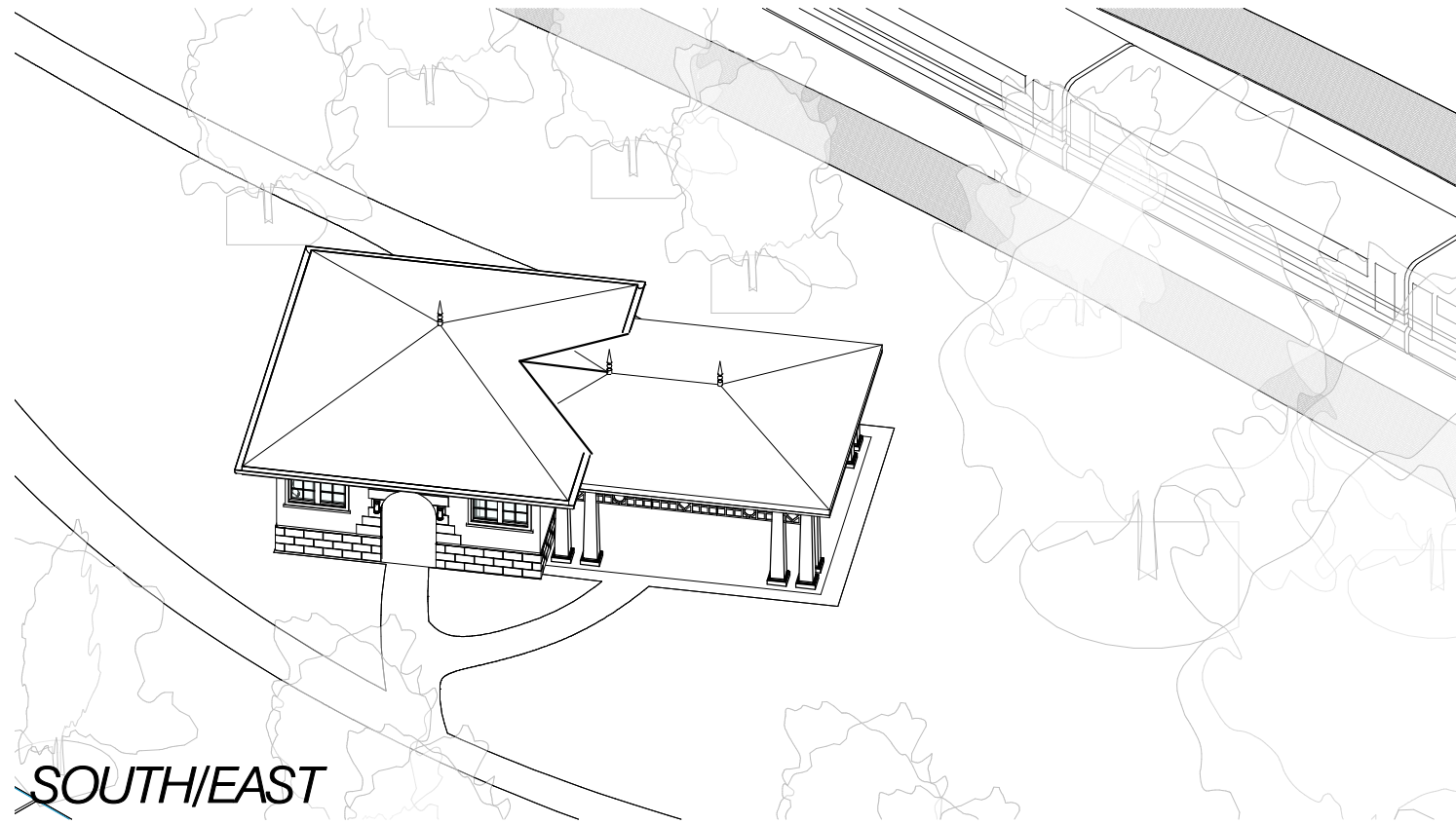
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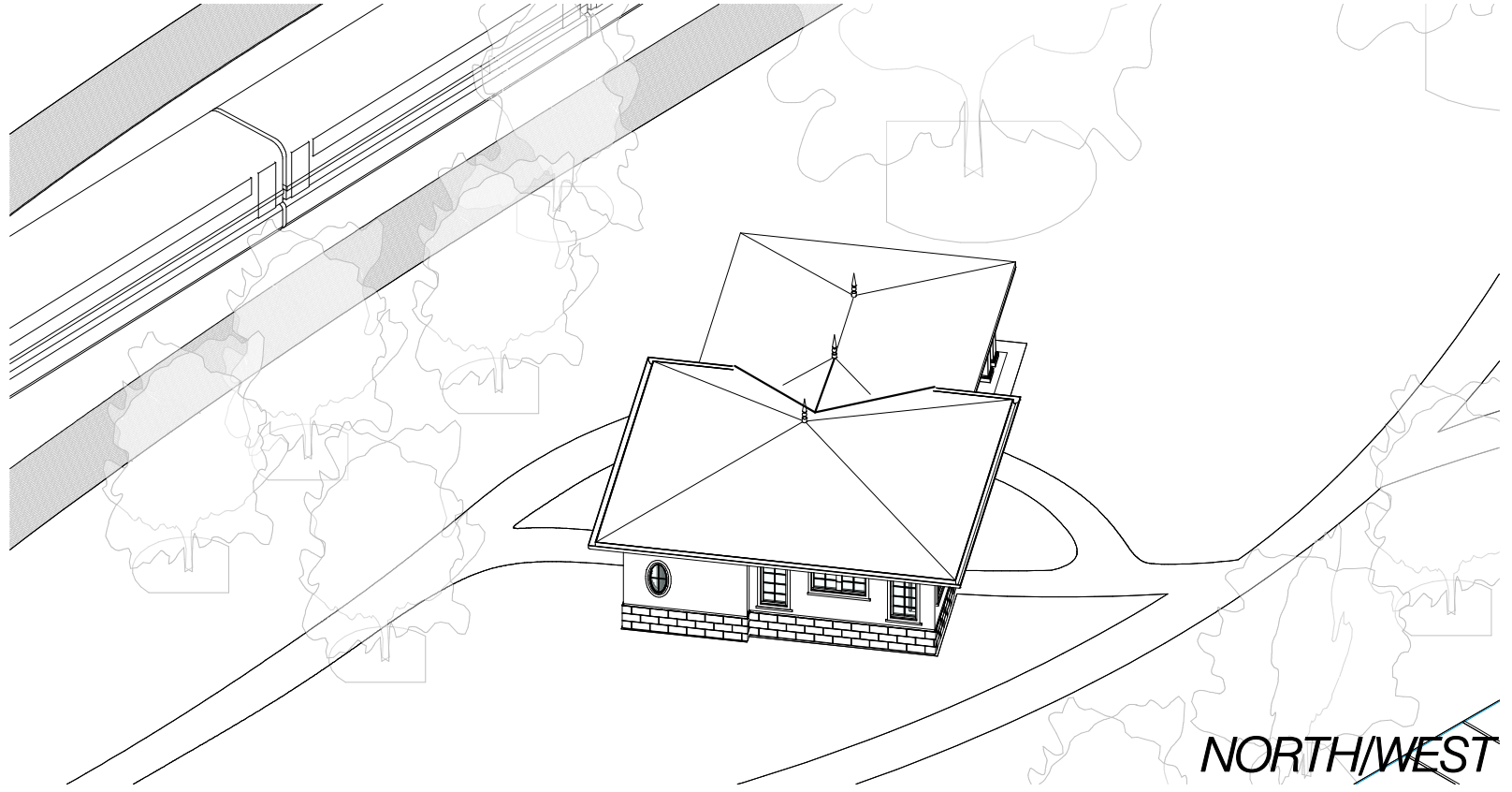
SOUTH/WEST



NORTH/EAST



SOUTH/EAST



NORTH/WEST

WEST MEADOW RESTROOMS

BUILDING AXON VIEWS

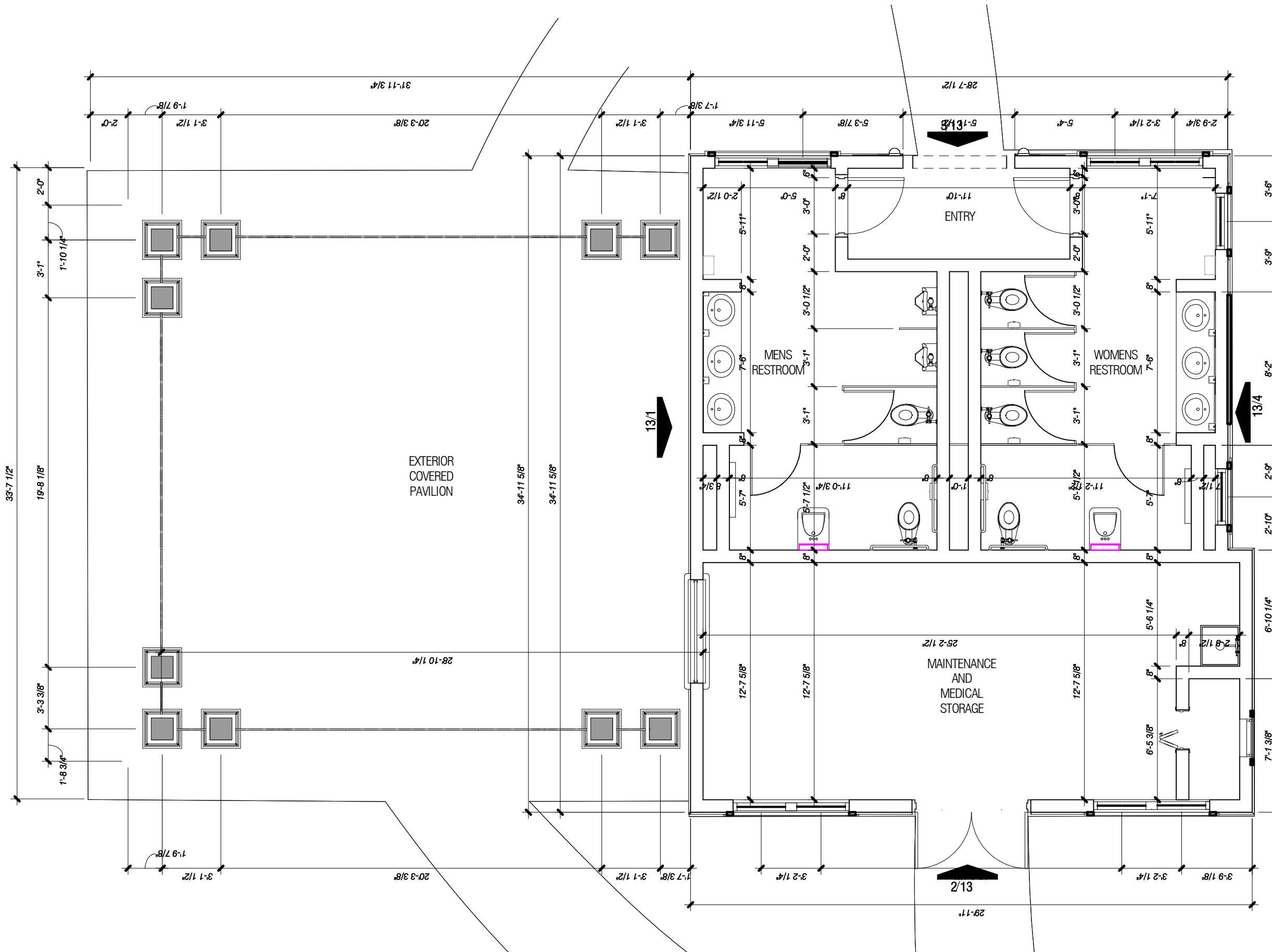
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DIMENSIONED PLAN

3/16" = 1'-0"

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