

**CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADISORY BOARD (CCRAB)
REGULAR VIRTUAL MEETING**

Wednesday – February 3, 2021

3:30 P.M.

HELD VIRTUALLY - ZOOM

- | | | |
|-------|---|---|
| I. | Call to Order & Determination of Quorum | Luis Castillo-Olivera
CCRAB Chair |
| II. | Approval of CCRAB Meeting Minutes <ul style="list-style-type: none">• January 6, 2020 | Luis Castillo-Olivera
CCRAB Chair |
| III. | Rezoning Project Presentation
Refresher – Current Status and Next Steps | Mark Alvarez
Project Director
Corradino Group |
| IV. | Public Comments | Cija Omengebar, FRA-RP
CRA Planner |
| V. | Project and Program Progress Reports <ul style="list-style-type: none">• NE 4th Avenue Project• Emergency Business Investment Program• Non-residential Incentive Program | Cija Omengebar, FRA-RP
CRA Planner |
| VI. | Old and/or New Business <ul style="list-style-type: none">• NE 4th Tree Trimming Inquiry• Visioning Workshop• Member Suggestions for next meeting agenda | Cija Omengebar, FRA-RP
CRA Planner |
| VII. | Communication to City Commission | Luis Castillo-Olivera
CCRAB Chair |
| VIII. | Adjournment | Luis Castillo-Olivera
CCRAB Chair |

**OUR NEXT REGULAR VIRTUAL MEETING WILL BE ON
WEDNESDAY – MARCH 3, 2021**

Purpose: To review the Plan for the Central City CRA and recommend changes; make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Community redevelopment Act in the Central City Redevelopment CRA; receive input from members of the public interested in redevelopment of the Central City Redevelopment CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

Note: Two or more Fort Lauderdale City Commissioners or Members of a City of Fort Lauderdale Advisory Board may be in attendance at this meeting.

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participation at the meeting should contact the City Clerk at (954) 828-5002, two days prior to

the meeting.

Note: Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.

Note: If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas or minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services.

DRAFT MEETING MINUTES
VIRTUAL REGULAR MEETING
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)

WEDNESDAY, JANUARY 6, 2021 – 3:30 PM

September 2020 – August 2021

BOARD MEMBERS		<u>Regular Meetings</u>		<u>Special Meetings</u>	
		<u>Present</u>	<u>Absent</u>	<u>Present</u>	<u>Absent</u>
Luis Castillo-Olivera, Chair	P	3	0	0	0
Laxmi Lalwani, Vice Chair	A	1	2	0	0
Robert Ayen	P	3	0	0	0
Pieter Coetzee	A	2	1	0	0
Adam Geller	P	3	0	0	0
Charlene Gunn	A	1	2	0	0
Peter Kosinski	P	3	0	0	0
Theodore Spiliotes	P	3	0	0	0
Zachary Talbot	A	1	2	0	0

At this time, there are 9 appointed members to the Board; therefore, 5 constitute a quorum.

Staff:

Clarence Woods, CRA Manager
 Cija Omengebar, CRA Planner/Liaison
 Jamie Opperlee, Prototype, Inc.

Others:

Abby Laughlin
 Jaime Sturgis
 Marie McGinley

I. Call to Order

Chair Castillo-Olivera called the Zoom meeting to order at 3:39 p.m. Roll was called, and it was noted that a quorum was present.

II. Approval of CCRAB Meeting Minutes

- **November 4, 2020**

Motion made by Mr. Kosinski, seconded by Mr. Spiliotes, to approve the November 4, 2020 regular meeting minutes. In a voice vote, the motion passed unanimously. (5-0)

III. Project and Program Progress Reports

- **Rezoning Project**

Ms. Omengebar advised that the project has started and the only time they met with the consultant,

Corradino Group, was on December 17, 2020. Staff provided an overview where they left off and currently, are conducting their own research and will be meeting with the consultant in a month or so to discuss the next steps. While waiting for the contract to be bid out, many concerns were received, and the public was eager to know the status. She is hopeful the project will be started this year.

In response to Chair Castillo-Olivera, Ms. Omengebar reiterated that staff met with the consultant one time; like a Notice to Proceed meeting, and they discussed what was missing from the draft proposal and additional community concerns. The consultant's orders were to review all documents and the draft prior to meeting again to discuss the next steps. This project would probably be brought back to the Board during the February meeting, as the last meeting was in 2019 when there were issues with the contract and eventually, they went out to hire a new firm. Nothing has been finalized, they are still in the proposal stage and will require involvement of the Board and community for further feedback. In terms of community engagement, she believed there would be a meeting. Public meetings that related to the Advisory Board, City Commission, and the Zoning Board have been identified only because they were at least 70% into the proposal; however, it depends on how receptive the community is as to what was established.

- **NE 4th Ave Project**

Ms. Omengebar reported that the NE 4th Avenue project is funded by the Broward Redevelopment Program Grant for \$1 million. When this project began, one of the issues was that Public Works charges management fees to the project and the grant only allows 20% of the \$1 million to be spent on design; therefore, priorities were shuffled, and they are currently working with Transportation and Mobility. There was another issue where the Final Task Order and the length of the project did not coincide with the current Public Works Civil Engineering Services Contract that was executed or approved by the City Commission during yesterday's meeting. This project is currently on hold and no money has been expended. They are waiting for the contract to be executed and then negotiations will restart on design fees. This project has not started.

- **Emergency Business Investment Program**

Ms. Omengebar explained there were two rounds of reviews and staff went through six applications and only paid one; the rest did not qualify for some criteria as part of the program. Modifications were made to make the program more accessible and 12 applications are currently being reviewed. Of those, three (3) are waiting for City signatures. Once those signatures are obtained, the application is taken to another process where the check is approved and given to the applicants. Unfortunately, it takes a long time, but much of the waiting is because many applicants do not submit everything at once or they take their time submitting. She has reached out to applicants for the required documentation at least four times in writing and telephonically. She will walk through the streets and distribute applications in case businesses are not aware of the available funding. Only one application was paid during the

second round in the amount of \$10,000 and three more applicants will be paid out soon; one for \$20,000, and all others are being considered for \$10,000.

Mr. Woods mentioned that two people showed interest, but they also had some question as to whether they would be approved since they previously received Federal Relief money.

Ms. Omengebar indicated that the Housing and Community Development manages the Cares Act. If business owners are within the CRA area, Central City, or the northwest, they qualify for funds, but if they are outside of the area, they qualify for Cares Act Funds. Business owners cannot get funds for the same expenses, but they can apply if there is a gap they were not paid for and that is a separate process through the CRA. It would be best to have the applicants contact her directly or ATD if they received additional funding and they are outside of the CRA area.

- **Non-residential Incentive Program**

Ms. Omengebar reported that an application was received from a food truck moving into 13th Street in October that is interested in funds for renovations. There were communications and the applicant went out for corrections; revisions were submitted this week. After this week, she will review the application and if everything is accurate, it will be brought before the Board in February.

In response to Chair Castillo-Olivera, Ms. Omengebar stated she would provide the information to him after the meeting. There are only two major programs and updates will be provided each month; other items will be also be discussed in the following months.

Other

Mr. Spiliotes commented that he has Xfinity, and it seems like his entire neighborhood, Lakeridge, has constant internet connection issues. He questioned if anyone else was having problems with Xfinity.

Ms. Omengebar advised that she would discuss this with Mr. Spiliotes after the meeting.

Chair Castillo-Olivera wished everyone a wonderful 2021!

IV. Public Comments

Chair Castillo-Olivera recognized Abby Laughlin, Jaime Sturgis, and Marie McGinley.

Ms. Laughlin referenced the discussion on the new consultant and did not like the words, "We are hopeful that this year we will get started". She hoped the project would be finished by the end of the year since this is the start of the year and questioned some type of timeline be provided.

Ms. Omengebar advised that a timeline was provided in the proposal and an estimation was provided that this project was expected to be completed within eight months. There is a schedule and something more substantial will be provided at the February meeting or the consultant will be present and introduced.

Mr. Sturgis agreed with Ms. Laughlin.

Ms. McGinley also agreed with Ms. Laughlin and thought it sounded like there should be an expectation that the project would be done by the end of September.

Ms. Omengebar stated they are operating under the contract that said eight months, but perhaps better ways would be suggested to make it quicker. She should have a better idea once they meet again.

Ms. McGinley questioned if there has been any discussion about when the process would begin.

Ms. Omengebar advised that the consultant was instructed that staff is picking up where they left off and that is exactly what the solicitation stated. This is the latest draft and most recent edited proposed map and documents; nothing new was introduced. Any comments received are shared with the consultant.

V. Old/New Business

None.

- **Suggestions for next meeting agenda**

Ms. Omengebar advised there were no suggestions from the Board.

Chair Castillo-Olivera mentioned a significant number of lopsided trees on NE 4th Avenue, mostly on the west side, and questioned if this could be brought forward to the City Arborist to see if anything could be done.

Ms. Omengebar indicated that she would follow up with the Parks and Recreation Department and report back in February.

VI. Communication to City Commission

None.

VII. Adjournment

The next regular CCRAB meeting will be held via Zoom on Wednesday, February 3, 2021.

Motion to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 4:10 p.m.

[Minutes written by C. Guifarro, Prototype, Inc.]

Fort Lauderdale CRA


Central City

Rezoning

0 250 500 1,000 Feet

CCRAB 02.03.2021

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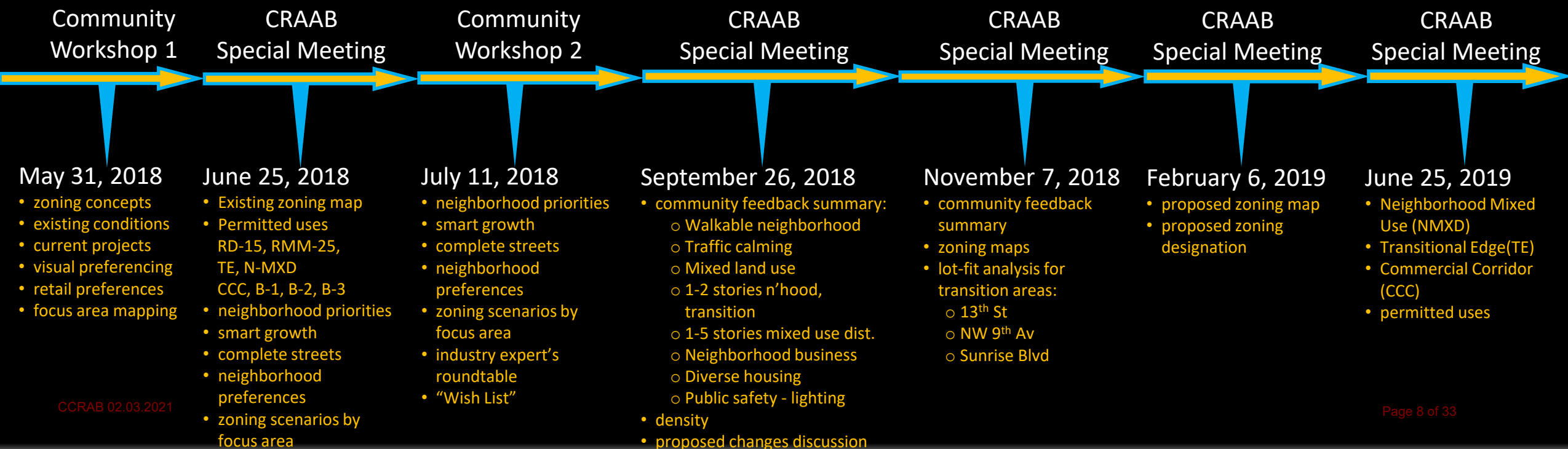
 Community Commercial Corridor (CCC)	 Neighborhood Mixed Use (N-MXD)	 Commercial Facilities (CF)	 Utilities (U)
 Transition Edge (TE)	 Residential RD-15	 Commercial Facilities High (CF-H)	
 Business (B-1)	 Commercial Business (C-B)	 Park (P)	



0 250 500 1,000 Feet

Confirmation: Prior Work

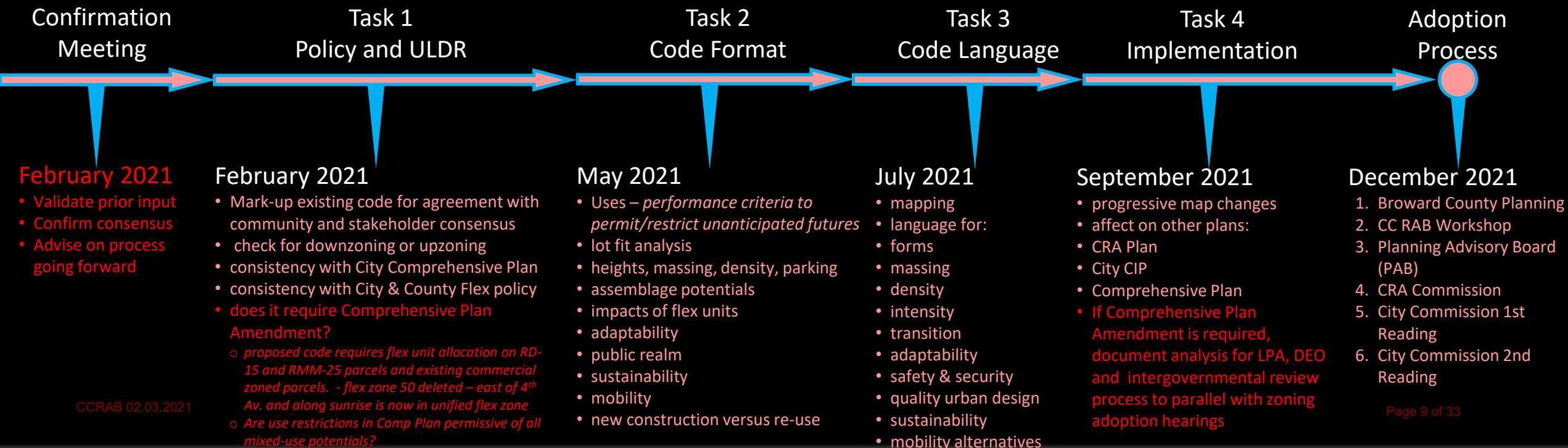
- Extensive stakeholder and community engagement
- Record of consensus zoning map
- Record of further next steps for permitted uses
- Draft text with uses, intensities, forms and public realm requirements



Confirmation: **Going Forward** *(Corradino Group)*

ADDRESSING THE GAP

- To re-engage stakeholders and community
- Confirm consensus of where we are



Working Together: Outreach

5 public meetings:

CC RAB Workshops:

Planning Advisory Board (PAB)

CRA Commission

City Commission 1st Reading

City Commission 2nd Reading

#1, February 2021 – Confirmation

#2, August 2021

September 2021

October 2021

November 2021

December 2021

4 City and CRA staff workshops:

Kickoff meeting

Review of existing policy and regulations

Code and development analysis Workshop 1

Draft code Workshop 2

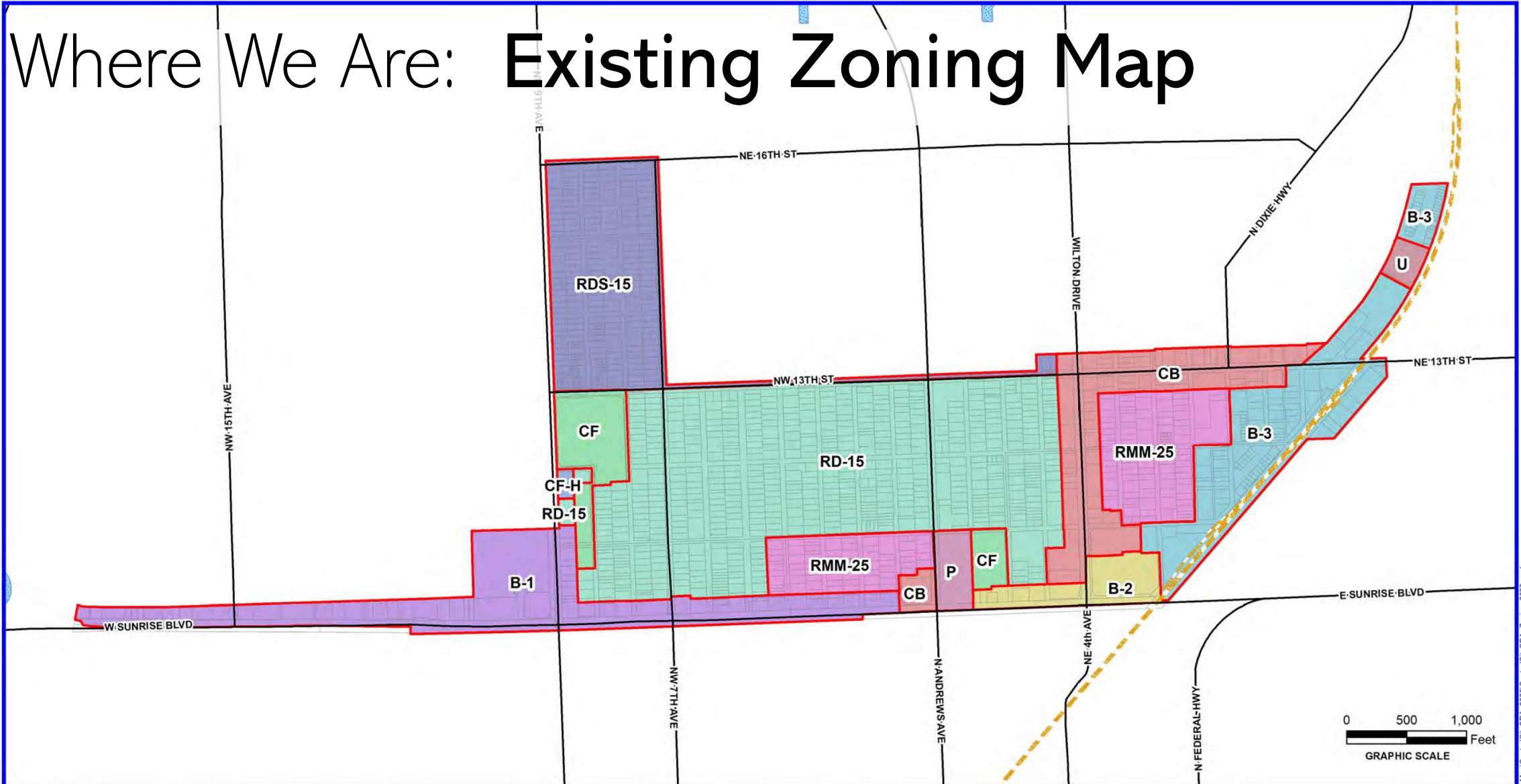
December 2020

February 2021

June 2021

July 2021

Where We Are: Existing Zoning Map



Legend

- | | | | | |
|---------------------------------|--|--|--|-------------|
| Central City CRA Current Zoning | B-2 - General Business | CF - Community Facility | RD-15 - Residential Single Family and Duplex/Medium Density | U - Utility |
| Zone Class | B-3 - Heavy Commercial/Light Industrial Business | CF-H - Community Facility/House of Worship | RDS-15 - Residential Single Family/Medium Density District | |
| B-1 - Boulevard Business | CB - Community Business | P - Parks - Recreation and Open Space | RMM-25 - Residential Multifamily Mid Rise/ Medium High Density | |



CCRAB 02.03.2021

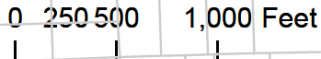
CITY OF FORT LAUDERDALE
ZONING DISTRICT MAP

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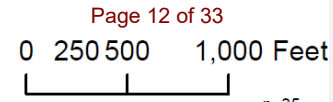
Document Path: J:\GIS\CentralCityCRA_14_DRA\Map\CentralCityCRA_2020\CentralCityCRA_Zoning_2020.mxd

Where We Are: Consensus Zoning Map



	Community Commercial Corridor (CCC)		Neighborhood Mixed Use (N-MXD)		Commercial Facilities (CF)		Utilities (U)
	Transition Edge (TE)		Residential RD-15		Commercial Facilities High (CF-H)		
	Business (B-1)		Commercial Business (C-B)		Park (P)		

CCRAB 02.03.2021

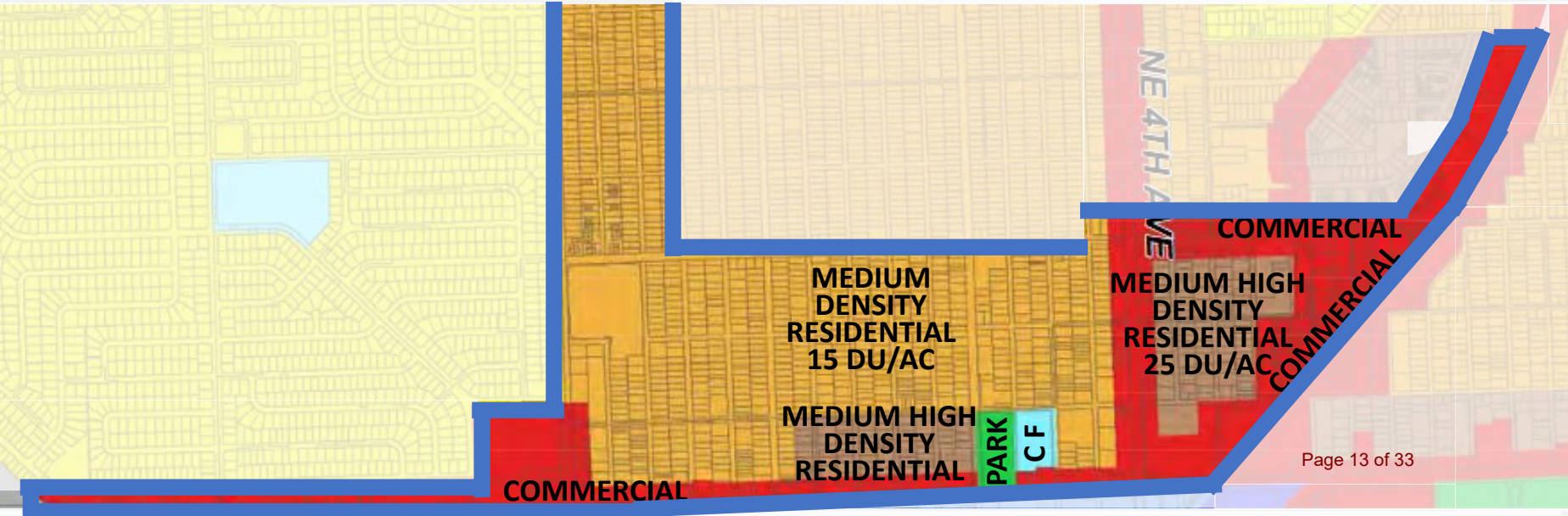


Comprehensive Plan Issues : **Uses & Intensities**

**Consensus
Zoning Map**



**Comprehensive Plan
Future Land Use
Map**



Comprehensive Plan Issues : Flex Zone

Prior:
Entire Central City CRA
in Flex Zone #50

New:
Unified Flex Zone (UFZ)
part of Central City CRA
east of the rear lot line of
the west side of 4th Ave
and the rear lot line of the
north side of Sunrise Blvd.



0 250 500 1,000 Feet

	Community Commercial Corridor (CCC)		Neighborhood Mixed Use (N-MXD)		Commercial Facilities (CF)		Utilities (U)
	Transition Edge (TE)		Residential RD-15		Commercial Facilities High (CF-H)		
	Business (B-1)		Commercial Business (C-B)		Park (P)		



0 250 500 1,000 Feet

Introduction to the Scope and our Approach

Why We Are Here: **Goals**



economic **growth**



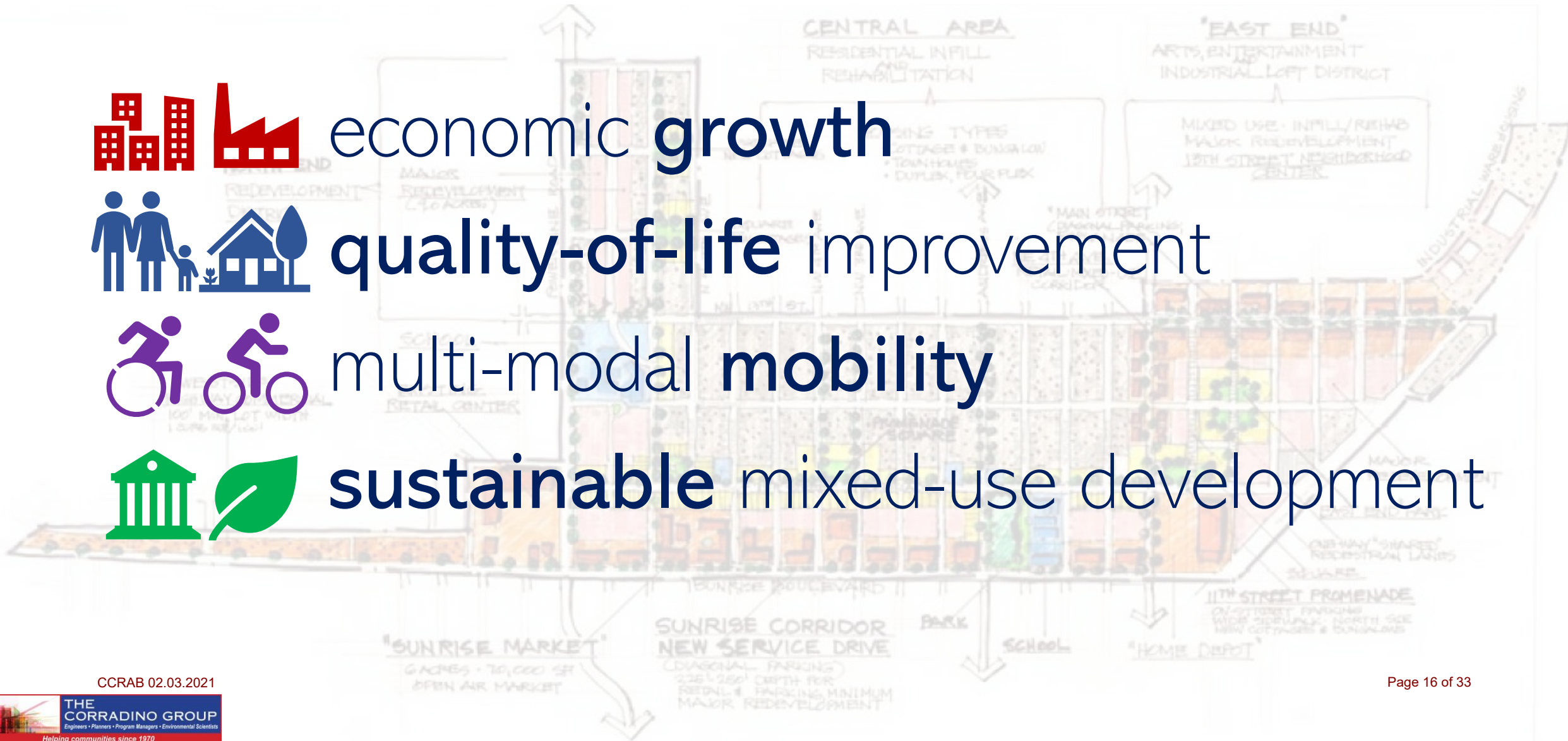
quality-of-life **improvement**



multi-modal **mobility**



sustainable **mixed-use development**



How: Approach

1. Does it **stimulate the desired goals** of economic growth, quality-of-life improvement, multi-modalism, and sustainable mixed-use development;
2. Is it **flexible to allow for change** in circumstances and economic cycles, and provide for **adaptable** spaces;
3. As a hybrid code, allocating uses (singular or mixed) to specific areas (Euclidian components) with form components that regulate the built structures and public realm without respect to uses and occupations, the **forms must physically be able to fit the uses, densities and intensities**;
4. Have the goals been developed from an **open and fair process**;
5. Does it protect the interests of current property owners with **equity** and similarly regulate similarly situated properties;
6. Does it foster **certainty for property owners** to develop sound, reliable pro-formas for redevelopment;
7. Does it assure **certainty for neighbors and residents** to have reliable expectations for what can be “across the street”, minimizing future conflicts for approvals and improving the quality-of-life for today’s residents;
8. Does it provide for **streamlined approval processes** as much as reasonable, further reinforcing concepts of certainty;
9. Is it **simple to understand** by common persons.

Task 1 Review Policy & ULDR

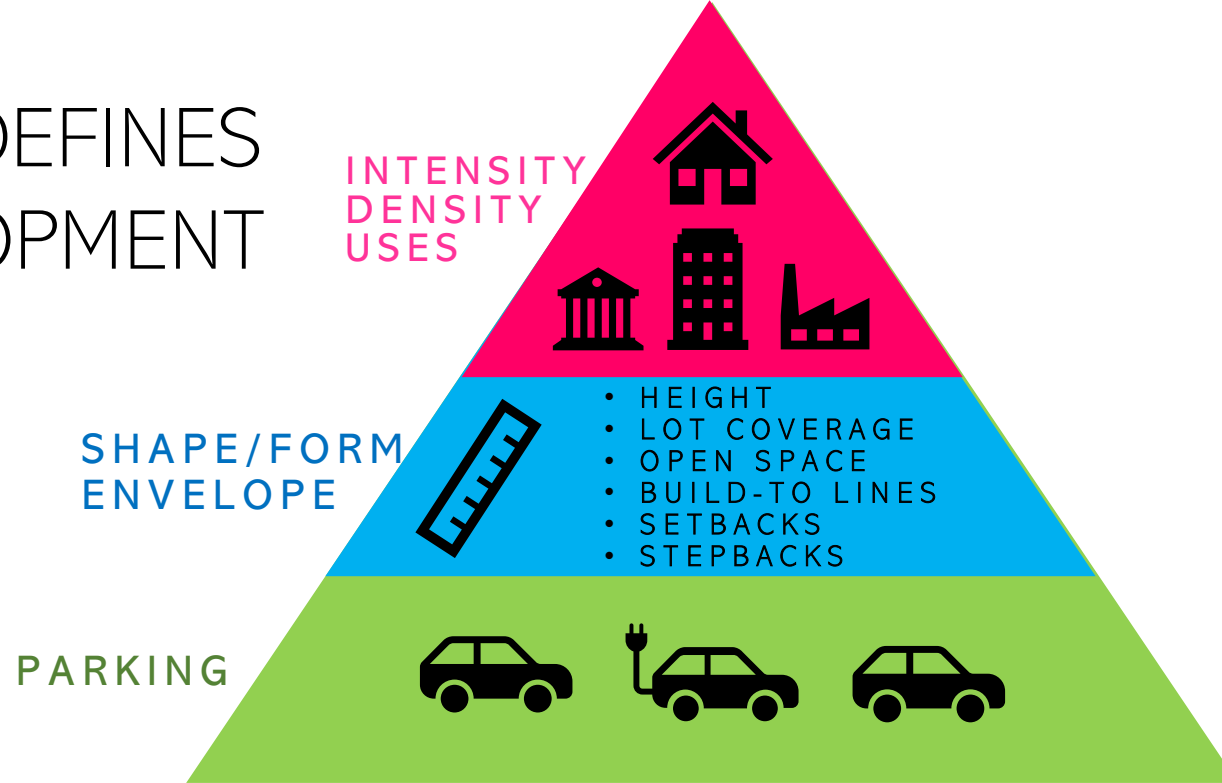
REVIEW TO MEETING THE APPROACH CRITERIA:

1. stimulate the desired goals
2. flexible and adaptable
3. do forms fit the uses, densities and intensities
4. open and fair process
5. equity
6. certainty for property owners
7. certainty for neighbors and residents
8. approval processes streamlined and certain
9. simple to understand

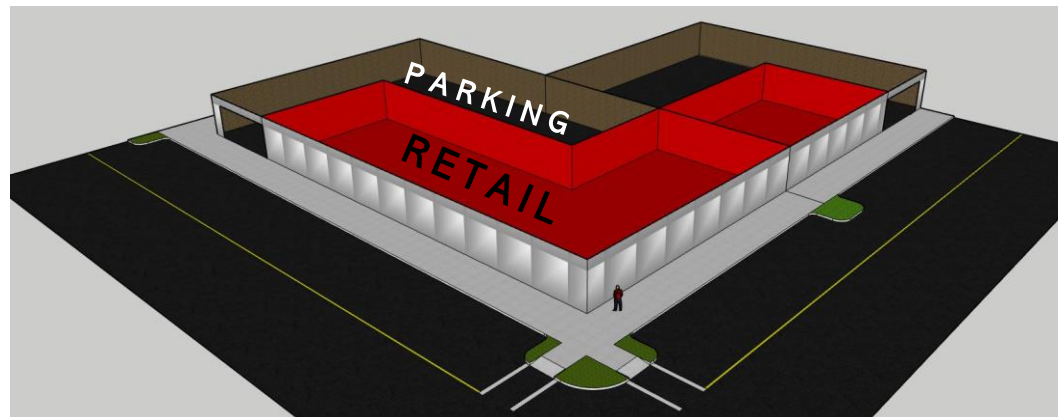
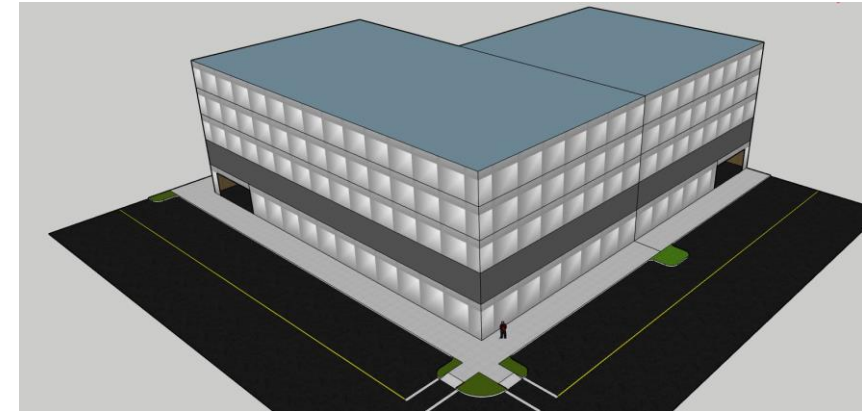
WHERE CRITERIA ARE NOT MET, CHANGE TO BE MADE IN TASK 2 & 3

Task 2 Code Format & Structure

CODE DEFINES DEVELOPMENT



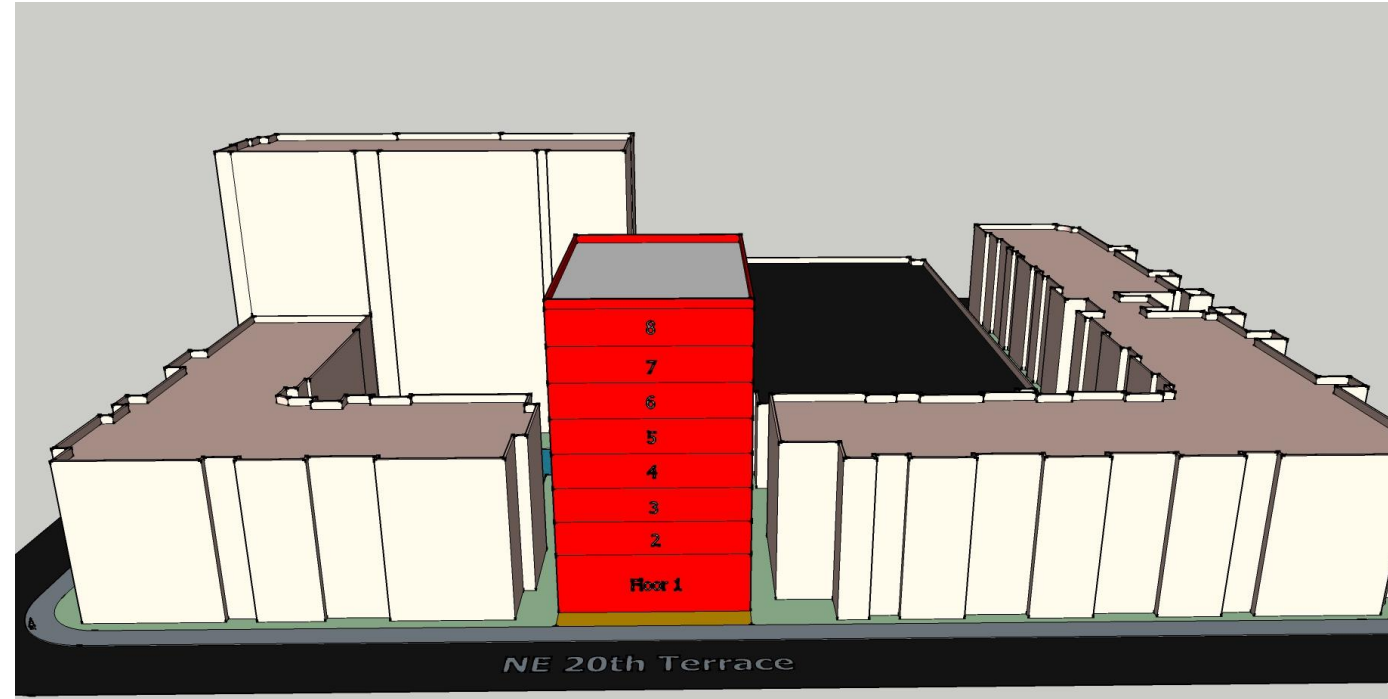
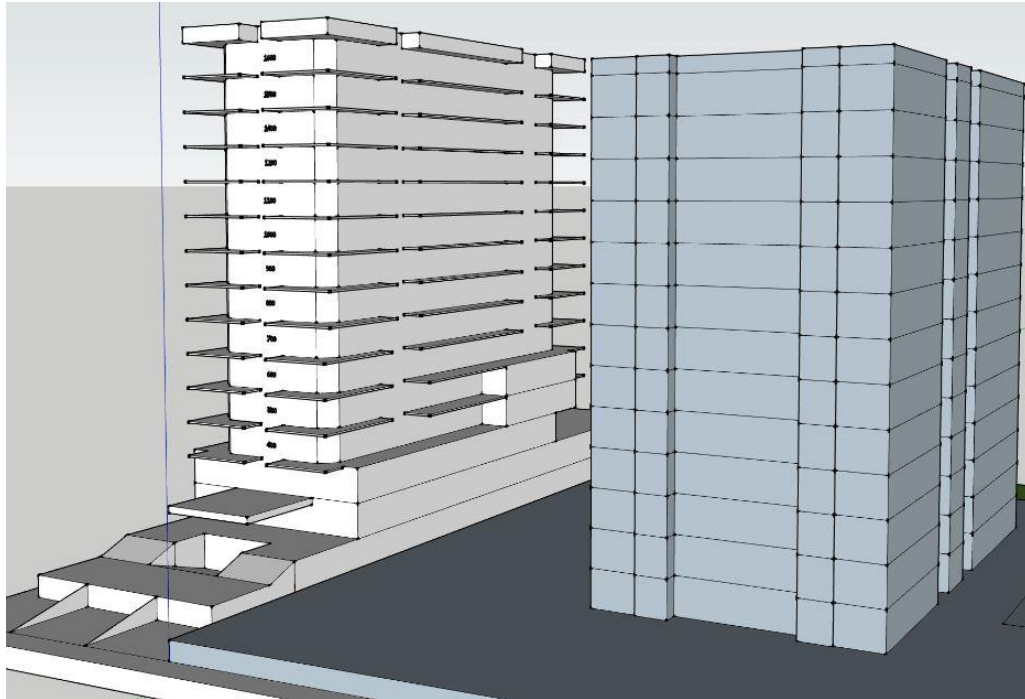
MAKING SURE IT FITS



CCRAB 02.03.2021

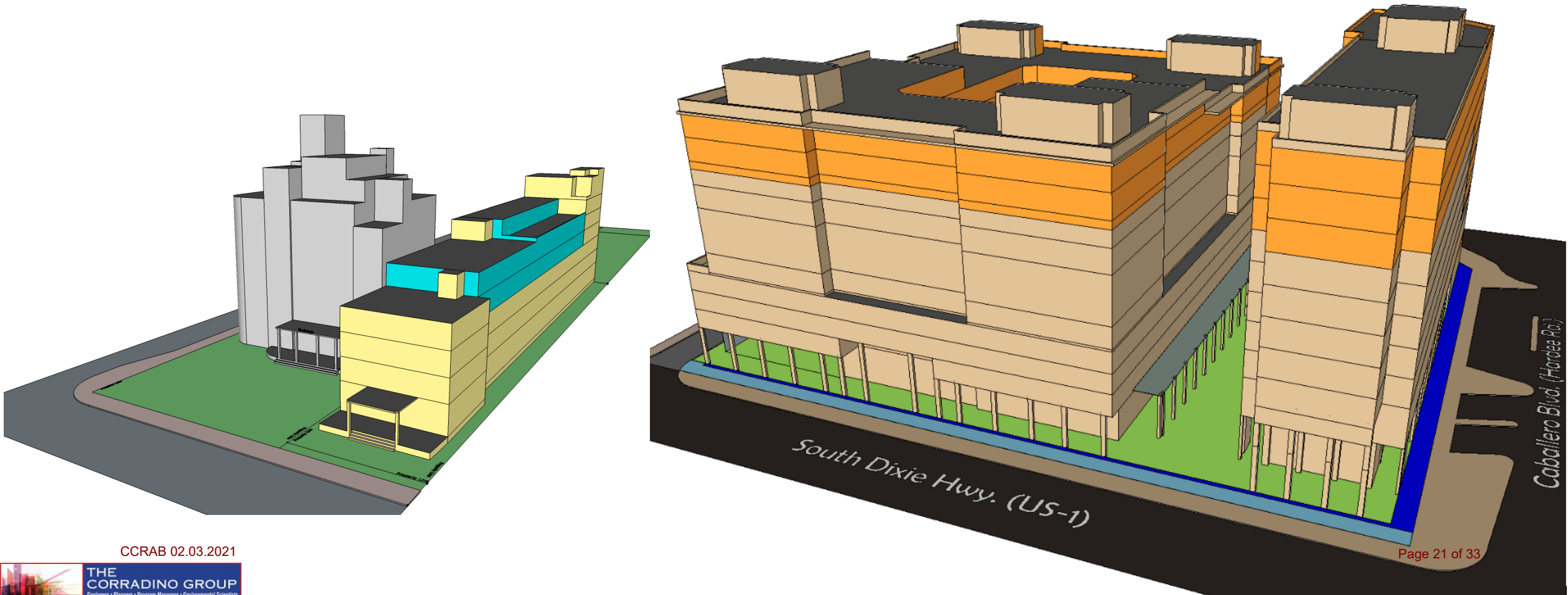
Task 2 Code Format & Structure

IMPACTS OF FORM & SCALE



Task 2 Code Format & Structure

STUDYS OF HEIGHTS, MASSING AS AFFECTED BY ASSEMBLAGE OR PORTABLE DEVELOPMENT UNITS (TDRs, FLEX UNITS)



Task 2 Code Format & Structure

IMPORTANCE OF ADAPTABILITY

ZONING CONCEPTS FOR ECONOMIC RESILIENCY:



CHANGING ECONOMIES



CHANGING HOUSING NEEDS



EMPOWERING LOCAL COMMUNITIES

REVISIT PERMITTED USES – performance zoning approach



Task 2 Code Format & Structure

IMPORTANCE OF THE PUBLIC REALM

ZONING CONCEPTS FOR IMPROVED QUALITY OF LIFE



PUBLIC GATHERING SPACES



STRATEGIC MIXED-USE LOCATION



STREETScape



CCRAB 02.03.2021

Task 2 Code Format & Structure

SUSTAINABILITY

ZONING CONCEPTS FOR SUSTAINABILITY & ENVIRONMENTAL RESILIENCY

-  **THIRD PARTY CERTIFICATIONS,** *(LEED, Energy Star for Buildings, National Green Building Standard, Florida Green Building Coalition)*
-  **HEIGHT TRANSITION DIRECTION**
-  **BUILDING ORIENTATION**
-  **MATERIALS**
-  **GLAZING**

Task 2 Code Format & Structure

ROLE OF MOBILITY

Introductions
 Agenda
 Draft Report
 Primary Transit Mode
 Access, Mobility, Pathway
 TOD Context
FLM Strategies
 Land Use
 Pedestrian
 Bike, Skate & Board
 Vehicular
 Transit
 Systems Thinking
 Case Study - Miami Dade College
 Case Study - South Dade Center

taxi & ride sharing



pedestrian



urban alternatives



microtransit



advanced transit:

(autonomous in dedicated ROW and in mixed traffic)

PRT (personal rapid transit)

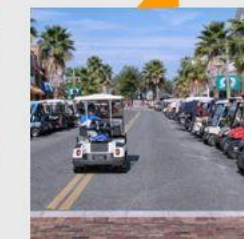
GRT (group rapid transit)



bike share



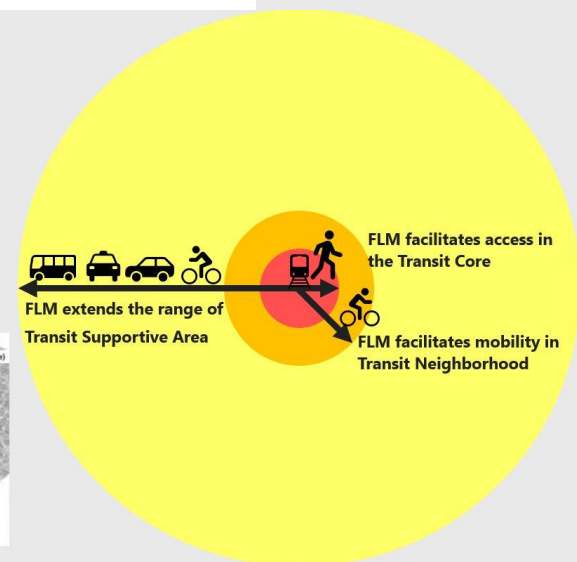
bike



NEV
(neighborhood electric vehicles)



car sharing



CCRAB 02.03.2021

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How: Task 3 Code Language

4 WAYS:

TEXT

exact, certain, defensible

MAPS

convey geography, exact, certain, defensible

TABLES

condense pages of text, easy to read, easy to understand relationships, exact, certain, defensible

FORM DIAGRAMS

help understanding, need text or tables

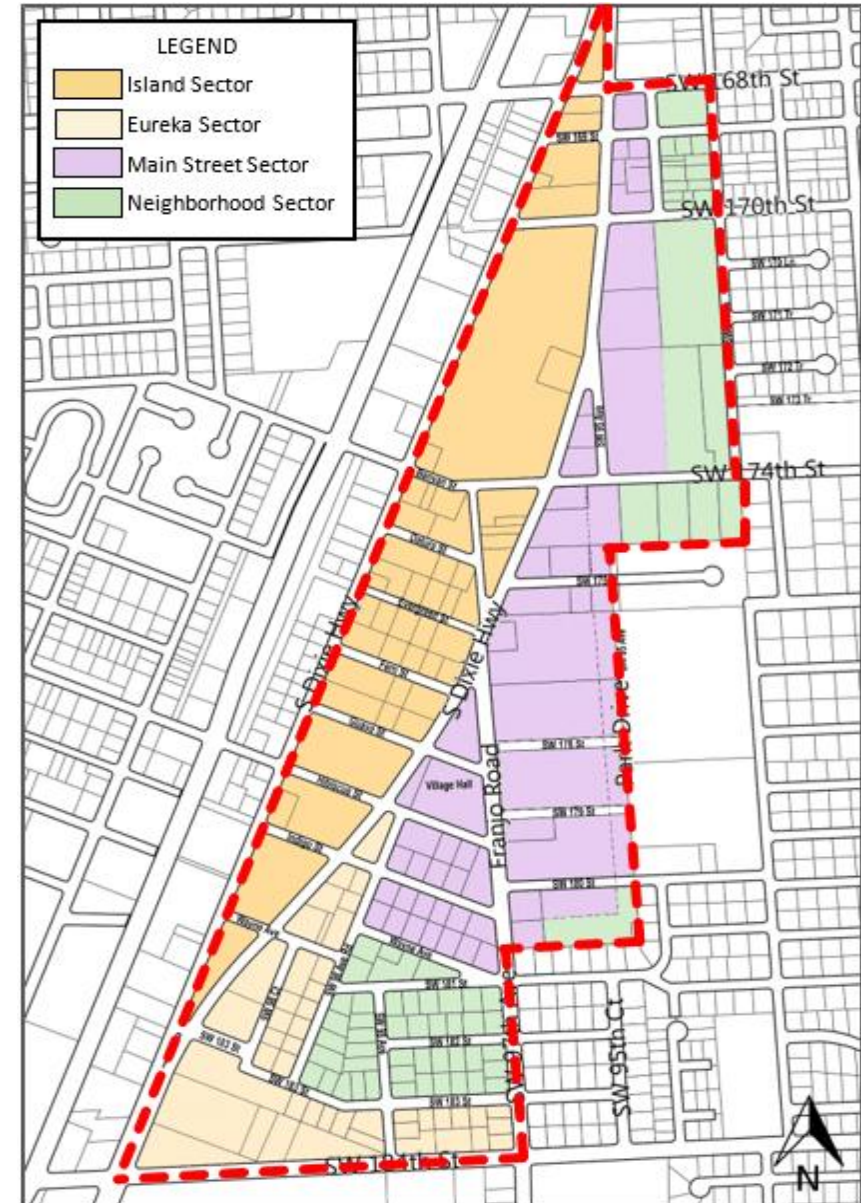
CHARACTER PIX

only as aids to understanding, possibility of unintended information and branding

How: Task 3 Code Language - Maps

CREATING LANGUAGE TO DESCRIBE,
ENCOURAGE AND REGULATE:

-  FORMS
-  MASSING
-  DENSITIES
-  INTENSITIES
-  TRANSITION
-  ADAPTABILITY
-  SAFETY & SECURITY
-  QUALITY URBAN DESIGN



How: Task 3 Code Language -Tables

CREATING LANGUAGE TO DESCRIBE,
ENCOURAGE AND REGULATE:

-  FORMS
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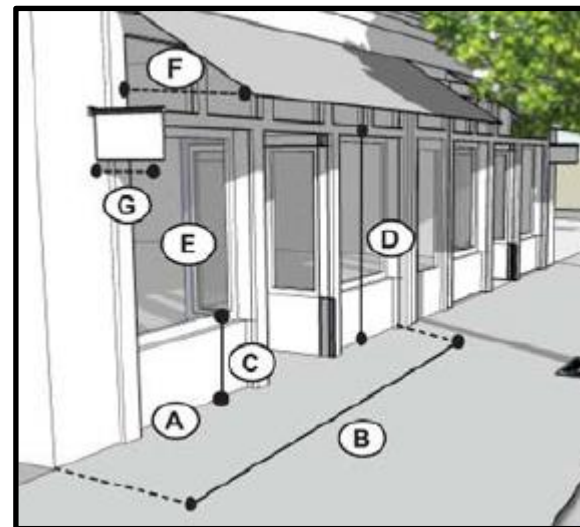
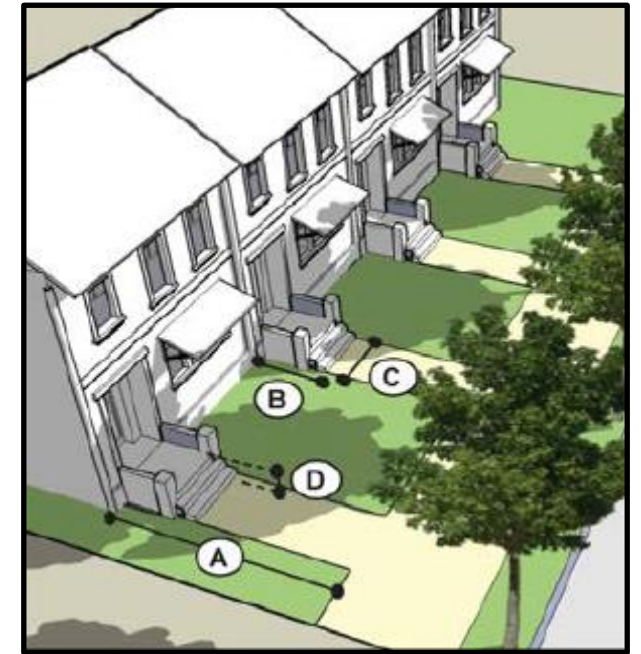
Table 5
Permitted and Conditional Non-Residential Uses by Sector

	Main Street	Island	Eureka	Neighborhood
Civic Uses:				
Religious Facility	Permitted	permitted	permitted	conditional
Schools (K-12)	Permitted	permitted	permitted	conditional
Day Care	Permitted	permitted	permitted	conditional
College and University	Permitted	permitted	permitted	not permitted
Museum and Cultural Center	Permitted	permitted	permitted	not permitted
Municipal Recreation Facility	Permitted	permitted	permitted	not permitted
Parking Structure <i>(municipal, commercial)</i>	Permitted	permitted	permitted	not permitted
Office Uses:				
Professional Office	Permitted	permitted	permitted	live-work only
Medical Office	Permitted	permitted	permitted	live-work only
Retail Office <i>(storefront offices)</i>	Permitted	permitted	permitted	live-work only
Commercial and Retail Uses:				
Big Box Retail <i>(greater than 10,000 s.f. gla)</i>	Permitted	permitted	permitted	not permitted
Supermarket <i>(greater than 10,000 s.f. gla)</i>	Permitted	permitted	permitted	not permitted
General Retail <i>(10,000 s.f. gla or less)</i>	Permitted	permitted	permitted	Franjo Rd. only
Personal Service <i>(10,000 s.f. gla or less)</i>	Permitted	permitted	permitted	live-work only
Bank with Drive Through	Permitted	permitted	permitted	not permitted
Neighborhood Proprietor	Permitted	permitted	permitted	Franjo Rd. only
Eating and Drinking Establishments:				
Full-Service Restaurant	Conditional	permitted	conditional	Franjo Rd. only
Café, Counter & Take-Out Food	Conditional	permitted	conditional	Franjo Rd. only
Food Service with Drive Through	Conditional	permitted	conditional	not permitted
Recreation:				
Theater	Conditional	permitted	conditional	not permitted
Clubs	Conditional	permitted	conditional	not permitted
Athletic Center (commercial)	Permitted	permitted	permitted	not permitted
Other Uses:				
Hotel	Permitted	permitted	permitted	not permitted
Motel	not permitted	not permitted	not permitted	not permitted
Enclosed Self Storage	not permitted	conditional	conditional	not permitted
Automotive Use	Conditional	conditional	conditional	not permitted
Gas / Service Station	not permitted	not permitted	not permitted	not permitted

How: Task 3 Code Language - Form

CREATING LANGUAGE TO DESCRIBE,
ENCOURAGE AND REGULATE:

-  FORMS
-  MASSING
-  DENSITIES
-  INTENSITIES
-  TRANSITION
-  ADAPTABILITY
-  SAFETY & SECURITY
-  QUALITY URBAN DESIGN



How: Task 4 Implementation



NEW CONSTRUCTION VERSUS
RENOVATION & REUSE



TIMING: PROGRESSIVE MAP CHANGES,
TRANSITION & MARKET ABSORPTION



OTHER PLANS THAT ARE AFFECTED

- Comprehensive Plan
- CRA Plan
- Capital Improvements Program





Thank you

From: Cija Omengebar
Sent: Thursday, January 7, 2021 11:03 AM
To: Mark Almy <MAmy@fortlauderdale.gov>
Subject: RE: [-EXTERNAL-] Re Luis last comments

Ok understood thank you Mark for explain this. Will share with the board.

Regards,

Cija Omengebar, FRA-RP, CRA Planner

City of Fort Lauderdale | Community Redevelopment Agency
914 Sistrunk Boulevard, Suite 200 | Fort Lauderdale FL 33311
P: (954) 828-4776
E: COmengebar@fortlauderdale.gov

From: Mark Almy <MAmy@fortlauderdale.gov>
Sent: Thursday, January 7, 2021 10:59 AM
To: Cija Omengebar <COmengebar@fortlauderdale.gov>
Subject: RE: [-EXTERNAL-] Re Luis last comments

The trees were trimmed just a few months ago. We inspected them this morning. The lights are clear and not obstructed by limbs. However, the lights are LED and not designed for backlighting. They are designed to project light to the roadway only, not the sidewalk. Additionally, there is no amount of trimming that would permit the light to make its way to the sidewalk. The trunks of the trees and the design of the lights would prohibit this. If the neighbors want to contact me directly on this, please feel free to give them my contacts.



From: Cija Omengebar <COmengebar@fortlauderdale.gov>
Sent: Wednesday, January 6, 2021 5:24 PM
To: Mark Almy <MAmy@fortlauderdale.gov>
Subject: FW: [-EXTERNAL-] Re Luis last comments

Hi Mark,

Looking for feedback. A concern was raised by Central City Redevelopment Advisory Chair of trees obstructing street light on side walks with considerable foot traffic. Area of concern is reportedly on NE 4th Avenue, between 14th and 16th street. Apparently trees located on the west side of the avenue “ need trimming, too long, lopsided”. Email below is from resident who participated in the meeting and sent email with their thoughts on issue.

Is there a schedule of maintenance plan I can share with them or what our options are for seeing what can be done of it?

Do share thoughts when you can, I informed the advisory board I can find out what we can do and report back on Feb 3rd meeting.

Thanks for your help.

Regards,

Cija Omengebar, FRA-RP, CRA Planner

City of Fort Lauderdale | Community Redevelopment Agency

914 Sistrunk Boulevard, Suite 200 | Fort Lauderdale FL 33311

P: (954) 828-4776

E: COmengebar@fortlauderdale.gov

From: Marie <mizmallow@aol.com>

Sent: Wednesday, January 6, 2021 4:15 PM

To: Cija Omengebar <COmengebar@fortlauderdale.gov>; luisr.castillo@mac.com;
abby.laughlin@gmail.com

Subject: [-EXTERNAL-] Re Luis last comments

We (CCA and SMRCA) have mentioned the tree issue on NE 4th to Steve Glassman et all, and were told the trees are fine. It seems, if that is true, we might consider getting the trees lifted a little bit and solar lights attached to the poles below the canopy but we have been unable to get any traction.

Cija,

It would be wonderful if you could help us move this along, as several people have been hurt on this street, both accidentally and intentionally.

Thanks so much,
Marie McGinley