

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601

## Text File

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**Introduced:** 2/19/2007

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..Title

**Green Building (NB)**

..Explanation

The CRA could consider placing language in the redevelopment plans of the four redevelopment districts to ensure that including green building and LEED or equivalent certification are well supported in the plans to include incentive programs and building projects, and to include green building and energy efficiency requirements for all CRA funded projects whether through direct investment or by tax increment recapture. Staff recommends that this item be referred back to the CRA's Redevelopment Advisory Boards.

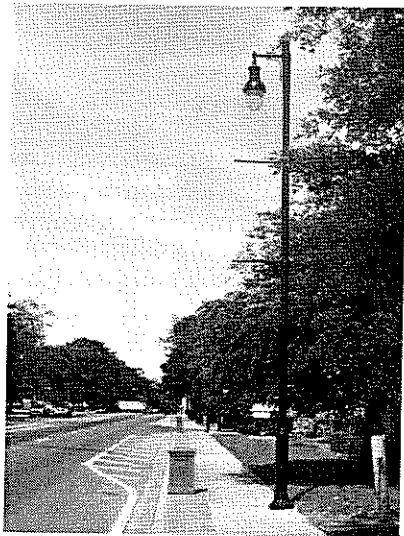
..Fiscal Note

None

..Recommendation

Executive Director to the CRA: The CRA refer to the Downtown Redevelopment Advisory Board, Fifth Avenue/Pleasant Street Redevelopment Advisory Board and College Park/University Heights Redevelopment Advisory Board to consider whether to incorporate language related to green buildings and energy efficiency into the redevelopment districts plans.

- **Housing Choice** - The CRA should address gentrification/ affordable housing issues by developing and demonstrating new or improved means of providing housing for families and persons of low income.



*University Avenue – previous improvements include brick paver treatments and renaissance light fixtures.*

- **University Avenue** – Increased housing in neighborhoods surrounding this key corridor will help increase population densities and provide additional multifamily and workforce housing opportunities. The increased synergy and number of residents will help support the mixed uses along the corridor.
- **Increase number of residents** – Several areas within the existing Community Redevelopment Area and Expansion Area are ideally suited for residential mixed use development.
- **Encourage homeownership** – Provide incentives for homeownership in established single-family neighborhoods such as Audubon Park, College Park and University Heights where appropriate in order to stabilize those neighborhoods and discourage the use of those properties as student housing.
- **Encourage Green Building** – Encourage green building practices where feasible in residential development and rehabs to maximize energy conservation and affordability.

- **Destination Place** - Foster the development of the Community Redevelopment Area as a destination place in order to reduce the need for a car or multiple cars per household and attract new visitors.
- **Public Spaces** – Acquire or otherwise support public plazas, courtyards, parks and other spaces for public use.
- **Amenities Program for key corridors** – Initiatives to upgrade sidewalks, pedestrian lighting, add street furniture, new bus shelters, etc. to improve the comfort and aesthetics of the corridors through streetscape improvements.
- **Alleyways** – Encourage the use of alleyways for deliveries, garbage pickup and other municipal services that can occur off the street. Current policies allowing for the abandonment of dedicated alleyways should be analyzed. Incentives could be provided to developers to fully build out alleyways where applicable.

### 3.1.4 Objective 4 – Traffic Circulation

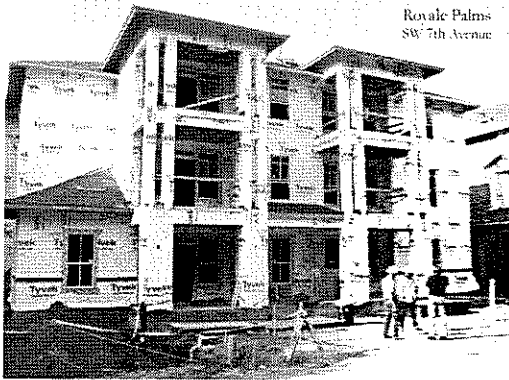
Traffic circulation improvements were seen as a key issue within the Community Redevelopment Area. Creating more 'complete streets'; i.e. a better mix of mode options, such as walking, biking, transit, etc., will help reduce the need for road widening, reduce automobile congestion and create the synergy needed to support the urban form desired by the community.



*Traffic at the busy intersection of Archer Road and 13<sup>th</sup> Street*

### **Private Investment Initiatives**

The CRA should enhance the environment for private investment through a variety of initiatives that work to eliminate impediments to redevelopment. The following initiatives combined with other proposed improvements within the CP/UH Community Redevelopment Area should improve the investment environment within the CP/UH Community Redevelopment Area.



*Royale Palms: example of type of new development in the CP/UH Community Redevelopment Area.*

- **Developer Incentive Programs** – The CRA should continue to implement, improve and monitor development incentive programs, using tax increment dollars to help defray some of the costs of development and to encourage the kinds of development that will transform the CP/UH Community Redevelopment Area into the community envisioned in this plan.
- **Façade Grant Program** – Existing matching grant program can be expanded to continue its success in providing incentives to property owners to improve the aesthetics of their building. A separate signage incentive program may be created to improve signage in the CP/UH Community Redevelopment Area.
- **Green Standards** – Encourage green building and conservation principles in new commercial, office, mixed-use and residential developments to maximize economic/environmental sustainability and conservation oriented rehabilitation of existing buildings.
- **Linked Infrastructure** – By pooling infrastructure improvements such as a stormwater utilities or parking facilities, the costs of development can be reduced for private developers and encourage private sector investment within the CP/UH Community Redevelopment Area.
- **Prioritized Infrastructure Improvements** – The placement of infrastructure improvements (undergrounding utility lines, installing new lighting and sidewalks) on streets experiencing private reinvestment should be given priority over other streets.

### **3.1.6 Objective 6 – Land Acquisition & Redevelopment**

To provide a better and more efficient use of land it may at times require the public assembly of land by the CRA. Vacant and/or obsolete properties in high visibility locations within the CP/UH Community Redevelopment Area can be acquired through partnership with the private sector to provide greater control to the CRA in developing these areas consistent with this Redevelopment Plan, the City's Comprehensive Plan and the desired vision of the community.

Condemnation can be used when necessary for a public purpose, such as to provide parking, stormwater facilities and to remove blight through the removal of abandoned and boarded up properties. Acquired lands can provide pooled infrastructure such as parking and stormwater facilities.

### **Land Acquisition and Redevelopment Initiatives**