

COMMUNITY REDEVELOPMENT PLAN
For the
Eastside Community Redevelopment Area



Gainesville Community Redevelopment Agency
Gainesville, Florida

Prepared by: Kelly Huard Fisher, AICP,
CRA Staff

With mapping assistance from:
Geographic Information System Section
City of Gainesville Public Works Department

| | |
|--|---------------|
| INTRODUCTION | - 2 - |
| GUIDING PRINCIPLE | - 2 - |
| BOUNDARIES OF THE REDEVELOPMENT AREA | - 2 - |
| REDEVELOPMENT OBJECTIVES AND INITIATIVES | - 4 - |
| Objective 1 – Economic Development and Innovation | - 4 - |
| Economic Development Initiatives | - 4 - |
| Objective 2 – Commercial Activity | - 5 - |
| Commercial Initiatives | - 5 - |
| Objective 3 – Housing | - 6 - |
| Housing Initiatives | - 7 - |
| Objective 4 – Infrastructure | - 8 - |
| Infrastructure Initiatives | - 8 - |
| Objective 5 – Urban Form | - 9 - |
| Urban Form Initiatives | - 10 - |
| Objective 6 – Sustainability | - 11 - |
| Sustainability Initiatives | - 11 - |
| Objective 7 – Sense of Community | - 13 - |
| Sense of Community Initiatives | - 13 - |
| Objective 8 – Funding, Financing, Management, and Promotion | - 13 - |
| Funding, Financing, Management, & Promotion Initiatives | - 14 - |
| RESIDENTIAL AND NEIGHBORHOOD CONSIDERATIONS | - 15 - |
| FINANCIAL CONSIDERATIONS | - 17 - |
| IMPLEMENTATION OF THE REDEVELOPMENT PLAN | - 20 - |
| APPENDIX A: MAPS AND LEGAL DESCRIPTION OF THE EASTSIDE COMMUNITY REDEVELOPMENT AREA | - 22 - |
| <i>Maps</i> | - 22 - |
| <i>Legal Descriptions</i> | - 25 - |

Introduction

The Eastside Community Redevelopment Area was established in 2001, following a 2000 blight finding by the City of Gainesville. A Redevelopment Plan was subsequently adopted and later amended in 2006 with the first expansion of the Eastside CRA's boundaries. This Plan supersedes and replaces the earlier versions of the Eastside Redevelopment Plan; it builds on previous efforts by identifying a Guiding Principle for the Redevelopment Area and a series of Objectives to help achieve this vision. Each Objective is supported by a series of Redevelopment Initiatives which provide a more focused strategic framework for implementing Community Redevelopment Agency (CRA) goals.

The Eastside Redevelopment Plan is intended to serve as a framework for guiding development, economic development, and redevelopment of the Eastside Community Redevelopment Area over the next 30 years. This Plan identifies redevelopment objectives, initiatives, and capital projects to be undertaken to reverse blighted conditions within the Redevelopment Area. This plan addresses visioning as well as strategies for financing, implementation, management, and administration. These strategies will continue to be refined as they are implemented. While based on the most accurate data available, the various strategies and costs identified in this Plan will require additional study and action by the Gainesville CRA as specific projects are initiated, refined, and implemented.

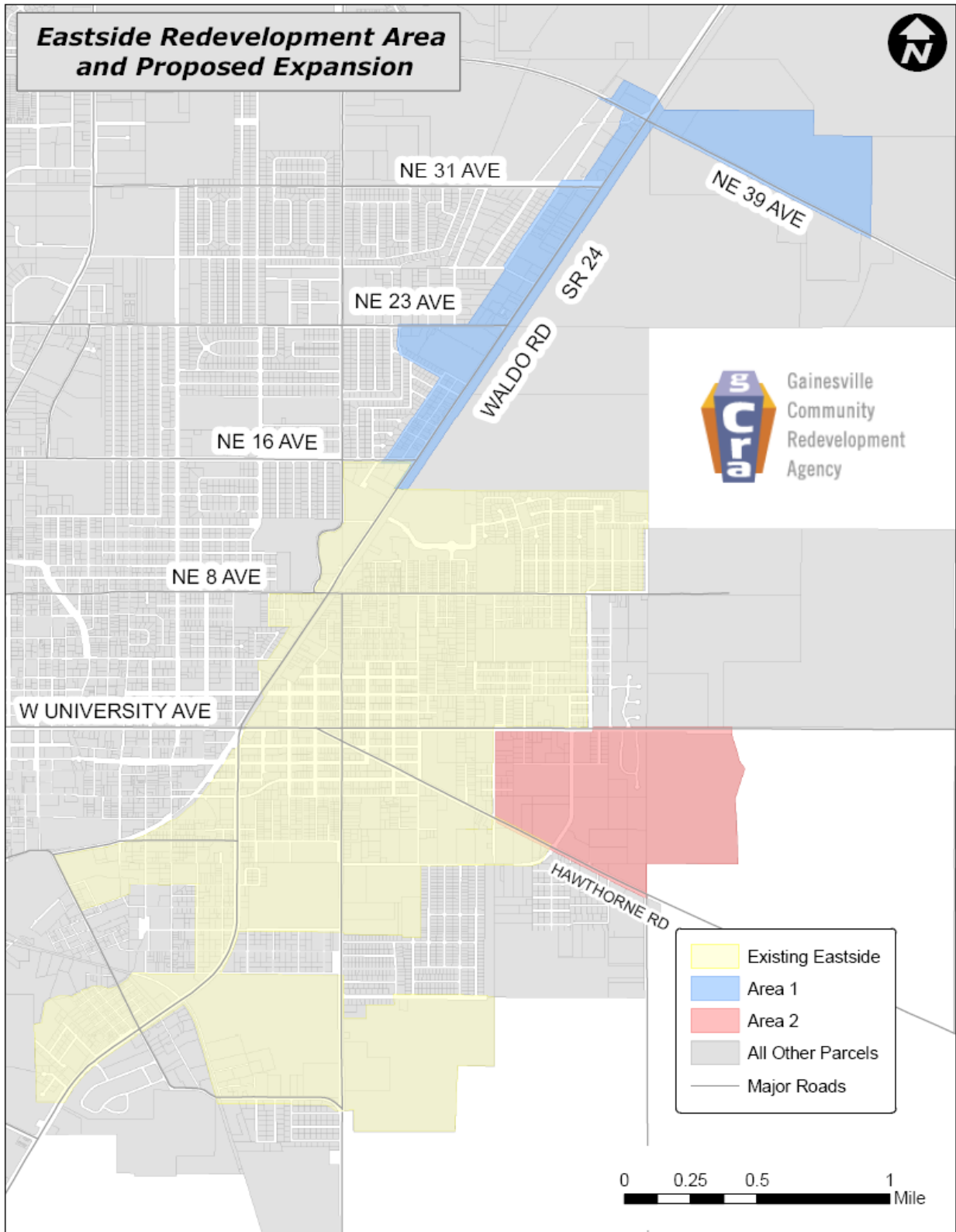
Guiding Principle

The CRA is committed to improving the quality of life for all citizens of the Eastside Redevelopment Area; allowing for a dynamic and diverse community where people of all ages, ethnicities, and incomes have opportunities to find quality housing, jobs, goods, services, and cultural amenities. Through creativity, innovation, hard work, and persistence the CRA will bring redevelopment and reinvestment to the community through socially, economically, and environmentally sustainable methods, in order to help create a beautiful and vibrant district in which people are proud to invest and call home.

Boundaries of the Redevelopment Area

Figure 1, depicted on the following page, presents the boundaries of the existing Eastside Community Redevelopment Area, along with those of the proposed expansion areas. Legal descriptions of these areas, along with additional maps of the Eastside Redevelopment Area, can be found in Appendix A of this document.

Figure 1 – Eastside Community Redevelopment Area and Expansion Areas



Redevelopment Objectives and Initiatives

Objective 1 – Economic Development and Innovation

The CRA will support economic development in order to increase employment levels, raise the tax base, and improve the standard of living within the Redevelopment Area. The CRA will also encourage investment in human capital through workforce development and educational programs. Ultimately, the goal of redevelopment is for the Redevelopment Area to become self-sustaining in the long term. By encouraging private investment in industry and real estate and eliminating impediments to both public and private investment (particularly infrastructure needs and institutional barriers), the potential of the Area can be fully realized. The CRA will pursue a dynamic, active role in economic development, and redevelopment activities will include both traditional economic development and opportunities to accommodate new innovation and a knowledge economy based on the production of knowledge and the use of knowledge technologies to produce economic benefits.

Economic Development Initiatives

- Support public/public and public/private partnerships and seek opportunities to coordinate with organizations such as the Chamber of Commerce, the University of Florida, Santa Fe College, the City of Gainesville, Alachua County, the private sector, non-profit organizations, and others
- Assess the City's Comprehensive Plan, Land Development Code, and development review process to identify potential inconsistencies between these policies/procedures and the goal of stimulating new investment, redevelopment, workforce development, and economic development within the Redevelopment Area. The CRA should coordinate with the City and other bodies as appropriate to identify and resolve impediments to redevelopment
- Pursue economic development initiatives, which may include (but are not limited to) property acquisition, land assembly, infrastructure improvements, job creation/retention, business retention and expansion, neighborhood development, small business development, micro-lending, real estate development, marketing, and the use of incentives to attract the desired form of development
- Support traditional economic development. Additionally, encourage innovation and entrepreneurship and develop assistance techniques including loans, grants, and other measures to support entrepreneurship and "economic gardening" (an economic development model that supports existing businesses) as driving forces in the local economy
- Support the development of knowledge and innovative technologies as tools to produce economic benefits
- Maintain inventory and knowledge of vacant lands and buildings to accommodate future development. Assemble, and, if necessary, develop lands to encourage new investment in the community

- Encourage workforce development and the evolution of employment opportunities, including but not limited to: GTEC spin-offs to other sites, new industry, and technical education programs
- Encourage commercial, office, and mixed-use development, particularly along major corridors, and residential development to support it
- Work with industry to support and encourage job retention, job creation, job training, and talent development
- Support marketing across a variety of venues and media to attract talent and industry to the Redevelopment Area
- Assist with the acquisition, demolition, and redevelopment of properties such as the former Kennedy Homes site into mixed-income residential, mixed-use, or commercial projects, as appropriate. Assist as needed with hard and soft costs, regulatory coordination, and infrastructure improvements as needed
- Continue to develop, implement, monitor, and improve development incentive programs for all types, scales, and intensities of redevelopment projects. Incentive programs can help defray the costs of development and encourage the kinds of development that will transform the Redevelopment Area into the community envisioned in this plan. Incentives may include, but are not limited to: fixed cost write downs, TIF, assistance with infrastructure costs
- Support linked infrastructure – by pooling infrastructure improvements (extending utility lines, installing new lighting, etc.) the costs of development can be reduced for private developers, thus encouraging private sector investment within the Redevelopment Area.
- Eliminate barriers to economic development in order to support the creation, retention, and expansion of jobs and businesses and business recruitment, and both small and large business development within the Redevelopment Area

Objective 2 – Commercial Activity

Residents are often forced to leave the Eastside Redevelopment Area in order to fulfill their demand for goods, services, and employment opportunities. However, the community has a strong desire to cultivate and support commercial offerings to support the residential base. To that end, the CRA will work to identify opportunities and programs (both public and private) to improve the commercial building stock, to support existing businesses, and to bring a diverse grouping of businesses such as retail, professional, service, and other commercial uses to the community.

Commercial Initiatives

- Devote particular focus to major corridors, namely Waldo Road, Hawthorne Road, University Avenue, Williston Road, NE 8th Avenue, SE 8th Avenue, and SE 15th Street and the Five Points area, which offer the most obvious opportunities for commercial and mixed-use development. By

revitalizing these major commercial corridors, the CRA may spur additional reinvestment in the Area

- Support appropriate and contextual commercial/residential transitions and encourage a mixture of uses. Support infill development
- Identify and provide proper incentives to retain existing businesses and attract new offerings in order to encourage desired office, commercial, retail, and professional uses. Incentives should also encourage high quality design and construction practices
- Assist with incentives, infrastructure costs, land assembly, disposition and/or land cost write-down, stormwater assistance, density bonuses, and other means to encourage quality commercial development
- Work to identify vacant and underutilized properties that have the greatest potential and viability for commercial/industrial redevelopment and reinvestment. The CRA can establish a variety of programs and tools to encourage reinvestment at such sites. This may include support to resolve related issues (for example, infrastructure or environmental) which may impact the commercial viability of a property.
- Support neighborhood-serving commercial and small-scale village centers that residents can patronize
- Assess Land Use and Zoning along major corridors to determine compatibility with redevelopment goals. Assess the City's Land Development Code and other relevant regulations to determine if regulatory changes would help facilitate infill commercial or mixed-use goals, and coordinate with the City as needed to facilitate increased levels of commercial infill/redevelopment and proper development review regulations
- Acquire property, engage in real estate development, or otherwise assist in redevelopment of commercial sites
- Encourage green building techniques in all commercial development
- Market the Redevelopment Area to retain existing businesses, attract new investment, and establish a "hub" of commercial activity that will provide opportunity for residents to work, shop, and be entertained in the Area
- Develop financing mechanisms that assist with providing businesses access to credit and other capital

Objective 3 – Housing

The community has a strong desire to increase residential options and see a change in housing stock within the Redevelopment Area. The CRA will explore both public and private options to improve the residential building stock and to provide safe, well-designed, high-quality housing (at both market-rate and workforce price points) throughout the Redevelopment Area. The CRA will also work to support a diverse housing stock that provides livable, quality options for renters and homeowners at all

price points. The CRA will support infill housing in order to encourage reinvestment in existing neighborhoods and to support homeownership.

Housing Initiatives

- Provide opportunities for different types of housing to accommodate diverse demographic groups. Increase stock of quality housing options and provide a diverse inventory at a variety of price ranges. Housing options should include both rental and homeownership properties at both affordable and market rate price points. Housing inventory should include single family and multi family options, and both attached and detached building types
- Assist with incentives, infrastructure costs, land assembly, disposition and/or land cost write-down, stormwater assistance, density bonuses, and other means to encourage quality housing development and mixed-income communities
- Develop and utilize a variety of tools such as (but not limited to) loans, down payment assistance, and work-equity assistance in order to assist with homeownership
- Acquire property, engage in real estate development, or otherwise assist in redevelopment of residential sites. CRA may pursue both large and small scale housing initiatives and will support infill housing opportunities, including "model block" initiatives
- Promote opportunities for vacant, run-down, or non-conforming lots in residential areas to transition into infill housing. This may be achieved through lot consolidation or other means
- Strengthen and preserve the existing single-family neighborhoods within the community
- Support the enforcement of standards to prevent the perpetuation of substandard housing
- Assess the City's Land Development Code and development review process to determine if regulatory or procedural changes would help facilitate infill and/or affordable housing goals, and coordinate with the City as needed to facilitate both redevelopment and proper growth management regulations
- Provide design or other assistance for new residential development
- Encourage green building practices, where feasible, in order to maximize sustainability and energy efficiency
 - Energy efficiency is especially important in the case of affordable housing, as units should be both affordable to initially obtain and affordable to maintain over time
 - Programs such as LEED, Energy Star, National Green Building Standard, NAHBGreen, and others may provide useful standards for achieving energy efficient design

Objective 4 – Infrastructure

Infrastructure and utilities have been identified as deficient or non-existent in portions of the Redevelopment Area. Eastern Gainesville faces issues such as undersized utility lines, level-of-service deficiencies for existing development patterns, and service upgrades needed to accommodate infill and redevelopment. Improvements are needed to provide adequate utilities and infrastructure across the entire district, to achieve equity with western Gainesville, to mitigate blighted conditions, to accommodate economic development, and to make the Area more attractive to development and reinvestment. Infrastructure improvements can be facilitated by increased coordination and/or participation in new partnerships with the City of Gainesville Public Works Department, Gainesville Regional Utilities, and other applicable organizations. Utilization of technologies such as Geographic Information Systems and coordination of strategic planning across multiple departments and agencies will also assist in achieving and optimizing infrastructure improvements.

Infrastructure Initiatives

- Encourage and assist Area-wide infrastructure and utilities improvements. Whenever possible, such improvements should be coordinated with both the public and the private sectors. Initiatives may include upgrades to existing infrastructure or totally new facilities such as (though not limited to) water, wastewater, stormwater, gas, electricity, high-speed communications, lighting, roadways, sidewalks, curb and gutter, and drainage
- Build stronger relationships with utility providers with the goal of spreading equity of services within the Eastside Redevelopment Area that are comparable to other parts of the City. Pursue coordination of strategic plans and capital improvements with all public and private utilities.
- Encourage replacement of older and/or undersized utility lines where needed to facilitate new development and provide equity across the City. Coordinate with both the public and private sector to facilitate such upgrades and to provide utility service to accommodate new infill development and redevelopment. Priority should be given to those upgrades with the greatest capacity to attract additional investment and redevelopment to the Area
- Work with both the public and private sectors to address known deficiencies and to solve existing problems. Coordinate with Public Works, GRU, and other utility providers to link strategic planning and to facilitate upgrades and capital improvements between multiple agencies in order to share costs and provide maximum impact to the Area
- Aggressively promote connection of properties using septic systems to the public wastewater system. Coordinate with GRU in order to encourage the utility in providing basic levels of service to all properties within the Redevelopment Area
- Aggressively promote the replacement of old or undersized water lines to provide adequate fire flow protection to properties within the Redevelopment Area. Coordinate with the City and GRU in order to encourage the provision of basic levels of service to all properties within

the Redevelopment Area. This effort should be coordinated with street upgrades and other ROW improvements, whenever possible

- Provide or assist with all aspects of streetscape components. If public or private roadway improvements are planned, the CRA should consider funding the incremental cost associated with implementing decorative streetscapes and upgraded street furniture
- Develop and provide incentives for site/structure improvements and encourage private properties to improve their site structures. The CRA can provide assistance in identifying and pursuing funding sources, such as Community Development Block Grants and other sources to assist private property owners
- Support co-location of public facilities and infrastructure and consider working towards co-location of public facilities in order to save costs and take advantage of limited resources for such facilities. An example of potential synergy would be dual use of green spaces as stormwater parks
- Evaluate a variety of factors when determining which infrastructure projects to pursue. The CRA may potentially give priority to infrastructure improvements in locations that are also experiencing other public or private reinvestment. This synergy may help to reduce overall costs and generate a larger impact to the community once all project are complete
- Consider combining several projects into one bond issue, in order to potentially reduce administration and other costs
- Acquire land for drainage improvements and construct master stormwater ponds to accommodate retention requirements for large areas. Eliminating the need for on-site retention at each property will increase the character, aesthetics, and walkability of the community
- Support paving, resurfacing, and reconstruction of roadways and coordinate with Public Works to facilitate such projects within the Redevelopment Area
- Improve accessibility by reconnecting the street grid in areas where connections are terminated. Seize opportunities to eliminate “gaps” in the street system, and support new infrastructure connections and improvements
- Increase multi-modal mobility by facilitating additional sidewalks, bike lanes, rail trails, bike racks, and transit shelters
- Extend bike paths to connect to public facilities and encourage installation of trails through new developments

Objective 5 – Urban Form

The first impression of the overall quality of life in the Eastside Redevelopment Area is expressed through the visual characteristics of the Area's built environment. In this manner, both the public realm and private properties contribute to viability of

the community and its ability to attract new investment. The CRA will encourage a thoughtful definition of public spaces including an appropriate definition/scale of the street grid and the pattern of interconnected, walkable streets and blocks. Along public rights of way, the CRA will support improvements such as (but not limited to) undergrounding utilities, street trees, sidewalks, decorative lighting fixtures, and other elements that improve both the functionality and aesthetics/character of corridors. The CRA will also support property acquisition, public spaces, and cultural amenities. For private development, the CRA will support human-scaled development, creativity, innovation, and high-quality design for both large and small scale projects. The CRA should also seek a better understanding of local regulations and procedures for altering the built environment. The CRA will coordinate with the City of Gainesville, GRU, and other applicable agencies to resolve code conflicts and institutional barriers that can contribute to an undesirable built environment.

Urban Form Initiatives

- Support and encourage redevelopment that reaffirms an interconnected street grid. Encourage a walkable, human-scale pattern of blocks and streets and discourage overly large “super blocks”, dead-ends, cul-de-sacs, or other disruptions of the grid system.
- Support beautification features throughout the district, particularly at key entry points and other highly prominent locations
- Support and encourage improved appearance and design of both public and private projects. Strategies may include, but are not limited to, developing design guidelines, providing design assistance, façade grant and/or paint programs, incentives, and partnerships with both the public and private sector. The goal of these activities is to ensure durable, thoughtful, and high-quality design of the built environment
- Partner with local government or with private development undertaking right-of-way construction to help fund the incremental costs associated with implementing brick sidewalks, decorative lighting, undergrounding utilities, upgraded street furniture, and other streetscape elements
- Prioritize functional and aesthetic improvements along major corridors running through the Redevelopment Area. Amenities and improvements to highly visible locations will achieve a greater impact to the community and have increased ability to change perceptions about eastern Gainesville. These improvements can then spur additional reinvestment on both small and large scales.
- Support modifications to the development scale of major arterial corridors in order to transition from a highway character to a more mixed-use, human-oriented scale. This may include the construction of medians, landscaping, street trees, sidewalks, crosswalks, traffic calming, or other measures.
- Support the public realm. Encourage investment along corridors, in the right-of-way, in parks, in plazas, and in other public places. Investment in the public realm will increase a sense of community pride, will combat

negative perceptions, and will stimulate private investment in residential and commercial properties.

- Encourage the City of Gainesville to provide improvements to the existing parks and recreational facilities, including lighting, parking, landscaping, and new recreational equipment.
- Create incentives to encourage better design and/or higher quality building materials, not just development. The design incentives are intended to attract quality projects that enhance the overall urban form of the community. These incentives may include CRA assistance to cover the incremental costs of aesthetic upgrades for both public and private projects.
- Analyze the development review processes to identify potential inconsistencies with the intent of the Redevelopment Plan and its objectives. The CRA should coordinate with the City and other regulatory bodies as appropriate to ensure that the vision of the Redevelopment Plan is attainable through the regulatory process.
- Foster the development of the Eastside Community Redevelopment Area as a destination place that features a walkable layout, ample housing choice along with a mixture of commercial and retail uses. This will reduce the need for multiple automobile trips outside the district and will attract new visitors to the area.

Objective 6 – Sustainability

The Eastside Redevelopment Area contains many environmentally sensitive areas, including wetlands. These features are unique to eastern Gainesville and are an important resource to the community. While redevelopment's primary focus is encouraging new economic opportunities, high quality projects will be respectful of environmental resources. Green building practices (such as environmentally sensitive design, low impact development, etc.) are encouraged for redevelopment projects. The use of new technology and creativity in its application is also important in promoting sustainable building practices and protecting natural resources. Additionally, attention to the social, economic, and cultural well-being of the Redevelopment Area is very important in ensuring the long term sustainability of the community.

Sustainability Initiatives

- Encourage an environment that is socially, ecologically, culturally, and economically sustainable in the long term
- Support thoughtful and sustainable development, land subdivision, and urban design patterns that are not oriented to single, specific uses. Over time, market changes will cycle through a variety of preferred uses, and a successful urban area will be able to accommodate these changes organically. Inflexible land development patterns which accommodate only the initial needs and the market forces at the time the land is developed are more likely to become future sites of blight and abandonment

- Encourage green building and conservation principles in commercial, mixed-use, and residential developments in order to maximize both economic and environmental sustainability
 - Programs such as LEED, Green Globes, Energy Star, National Green Building Standard, NAHBGreen, etc. may provide useful standards for achieving energy efficient design
- Encourage Low Impact Development and similar principles to minimize the ill effects of development on stormwater, runoff, and groundwater quality
- Look for ways to innovatively address energy consumption, water consumption, and stormwater management issues
- Support and encourage thoughtful development of areas featuring wetlands, headwaters, or other sensitive environmental features. Tools such as incentives, conservation easements, cluster development, density bonuses, etc. may be useful in accommodating new development while protecting environmental resources
- Encourage the preservation of wetlands as a complement to stormwater retention ponds
- Support the use of renewable resources such as using sunlight through solar and photovoltaic techniques, using plants and trees through green roofs, using rain gardens and for reduction of rainwater run-off, or other techniques
- Consider the full life-cycle impacts of materials and techniques when evaluating environmental technologies
- Assess the City's development review process, Land Development Code and other regulations to determine if regulatory or procedural changes would help better facilitate green building techniques, materials, and/or technologies and coordinate with the City as needed to support greater implementation of green and sustainable building projects
- Encourage a greater mix of uses and amenities within the Redevelopment Area, in order to reduce the amount of out-of-district automobile travel required for residents to fulfill their daily needs
- Support multi-modal development and infrastructure improvements which accommodate and encourage travel by means other than automobile
- Support the remediation of contaminated properties and facilitate funding from private, local, state, and federal resources
- Encourage opportunities for access to food within the Redevelopment Area. The CRA may support increasing healthy eating options by encouraging new grocery stores, sit-down restaurants, fresh food markets, agriculture, etc.

- Provide grants, incentives, gap financing or other assistance in support of projects that achieve demonstrable sustainability components

Objective 7 – Sense of Community

Community pride and identity are important to the health of the Redevelopment Area. Improvements to the built environment provide an opportunity to engage citizens and renew and promote a sense of pride into the community. The Eastside Redevelopment Area should be redeveloped as a modern, inclusive community that welcomes diversity and innovation, while also being respectful of the past. Redevelopment activities may also provide an opportunity to impact instances of crime and the perception of crime within the Area.

Sense of Community Initiatives

- Improve community identity through public artwork, marketing, and other activities
- Pursue maintenance and upkeep activities
- Support important historic or cultural amenities in the Redevelopment Area
- Build relationships with citizens, neighborhood groups, and community leaders
- Support neighborhood centers for social, recreation, and education opportunities
- Support neighborhood clean-up and demolition of dangerous structures, and evaluate the potential for “amnesty” events (or similar activities) to reduce neglected appearance of private property
- Develop, market, and practice initiatives and procedures that facilitate stakeholder involvement
- Develop and market CRA redevelopment initiatives as high-profile “signature” projects that can promote eastern Gainesville and instill civic pride
- Evaluate Crime Prevention Through Environmental Design (CPTED) concepts and how these principles may be incorporated into redevelopment initiatives where appropriate

Objective 8 – Funding, Financing, Management, and Promotion

The funding and financing portion of this objective calls for creative, efficient, practical and equitable funding and financing mechanisms to properly implement this Plan. It is perceived that these initiatives will be tied to the tax increment dollars; additionally, the CRA may also explore outside funding opportunities such as tax credits, loan funds, grants, etc. The CRA will implement programs that cover both the full physical extent of a Redevelopment Area as well as the breadth of objectives outlined in this Redevelopment Plan. The CRA will coordinate proper management of the redevelopment initiatives and promotion of the Redevelopment Area. The CRA

will identify and pursue initiatives that have the potential to bring about the greatest impact in transforming the Area and catalyzing additional private investment.

Funding, Financing, Management, & Promotion Initiatives

- Conduct periodic strategic planning to identify priority initiatives and create work plans from which the CRA can fund and implement budgets
- Identify and secure all feasible sources of funding to support the redevelopment initiatives described in this Plan. Such mechanisms can include, but are not limited to: tax increment revenues, other public instruments, loans, credits, gap financing, grants, and public/public or public/private partnerships
- Offer incentive programs for redevelopment projects within the Area. These incentives should encourage redevelopment that complies with the goals of this Plan, implements high quality design, promotes pedestrian accessibility, and enhances the residential and commercial components of the neighborhood. These programs should support all scales and intensities of development and should encourage innovative design as well as environmentally sensitive or green building concepts, such as LEED (or equivalent) criteria. Incentive programs should also promote affordable housing options and mixed-income communities. These goals may be achieved by providing TIF or other incentives, as appropriate. In such cases, restrictive covenants or conditions may be required to ensure the project is consistent with the goals of this Redevelopment Plan

Decisions to provide incentives must support the vision, priorities and initiatives indicated in this Plan and public money allocated for incentives may be returned at resale when feasible. Because of the high cost of land acquisition and limited tax increment financing capabilities, the CRA may have a multi-faceted approach to acquiring properties for redevelopment. The CRA should encourage acquisition and subsequent redevelopment by the private market and by the CRA

- Encourage reinvestment in the Area by conducting research/studies and maintaining a thorough, up-to-date understanding of the Area. Activities that may facilitate this goal include, but are not limited to, the following:
 - Map and index all commercial properties in the Redevelopment Area to provide detailed information on parcel boundaries, sizes and ownership
 - Identify and inventory all relevant substandard properties
 - Document and analyze overall parking demands and infrastructure constraints throughout the Redevelopment Area
 - Document site criteria for modern mixed-use developments by business type to facilitate the understanding of contemporary developer site and parking requirements

- Facilitate aggregation and redevelopment of constrained parcels or groups of parcels
- Assist in the purchase, sale, negotiation and coordination of land assembly
- Support the mapping and indexing of all properties in the Redevelopment Area; funding to research or otherwise obtain contemporary site development requirements; provision of City resources and staff time to negotiate acquisitions and public/private partnerships with potential developers; and funding to finance land acquisitions by the CRA (some of which will be recovered or rolled over as properties are resold)
- Branding and Promotion - Implement a logo and marketing strategy that can be used to identify the CRA on literature, banners, gateways, the internet, through redevelopment projects, and promotional other campaigns
- Develop programs and identify opportunities for public-private partnerships within the Redevelopment Area. The establishment and maintenance of partnerships will serve not only to leverage the tax increment and other revenue sources but also stimulate community interest and support. Partnerships may take several forms from financial partnering to technical support to promotion. Each partnership opportunity should be evaluated on a case-by-case basis for its overall value and impacts
- Encourage and participate in maintenance of redevelopment projects in order to preserve the investments laid forth in project implementation

Residential and Neighborhood Considerations

Housing Relocation Procedures

Section 163.362(7) F.S. requires community redevelopment plans include assurance for the provision of replacement housing for the relocation of residents temporarily or permanently displaced from housing facilities within the redevelopment area. The intent of this Redevelopment Plan is to create a dynamic and diverse community that is attractive, accessible, and economically sustainable. Pursuing and achieving this vision will require substantial capital improvements relating to infrastructure, right-of-way, transportation networks, public spaces, private property, etc. Outright displacement of permanent residents is not foreseen; however, if relocation of permanent residents is required as a result of the development or redevelopment activities, the City and the CRA shall consider assistance to minimize hardship of those being displaced.

Displacement and property acquisition programs, if any, shall be in accordance with any programs adopted by the City of Gainesville Housing Division, as well with the City's Comprehensive Plan Housing Element and the Goals, Objectives and Policies found therein. The City or the CRA may assist any person who is required to move from any real property as a direct result of the City's or CRA's acquisition of such real

property for public purposes, by locating other sites and housing facilities available to them as replacement dwellings. When planning the location of land acquisition for public purposes the City or the CRA may assess the degree of displacement that may occur. The City of Gainesville or the CRA shall not be responsible for relocating City residents who are displaced as the result of county, state, or federal programs or actions. The CRA may follow the relocation policies and procedures established by the Federal Department of Housing and Urban Development when federal dollars are involved.

Neighborhood Impact Assessment

Section 163.362(3) F.S. requires community redevelopment plans include a neighborhood impact assessment describing the impact of redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.

The Eastside Redevelopment Area, including the proposed boundary expansions, contains approximately 2,002 acres. (The existing Eastside is approximately 1477 acres in size, Expansion Area 1 contains roughly 271 acres, and Expansion Area 2 contains approximately 254 acres.) Eastside is comprised of a mixture of land uses such as residential, commercial, and institutional. A distribution of residential uses is outlined below in Table 1:

Table 1: Approx. Number of Dwelling Units in the Eastside Redevelopment Area¹

| TOTAL | <i>Existing Eastside Redevelopment Area</i> | <i>Proposed Expansion Area 1</i> | <i>Proposed Expansion Area 2</i> |
|--------------------|---|--------------------------------------|--------------------------------------|
| 2,202 units | 2,069 units | 79 units | 54 units |

In addition to the aforementioned residential uses, most non-residential uses are presently uses are located along major transportation corridors, and consist of light industrial, small-scale strip commercial, and automobile-oriented development patterns. The community suffers from a general lack of commercial venues providing retail/goods, professional services, and employment opportunities within the Redevelopment Area. Eastside’s residential component can be found throughout the entirety of the Redevelopment Area, largely in low-density development patterns. The majority of the building stock for both residential and non-residential uses is aging, and there are relatively few examples of high-quality contemporary, newly-built structures.

Redevelopment planning efforts are focused on supporting and strengthening the existing community through an improved built environment and the creation of new economic opportunities. CRA planning efforts will not be directed towards the large scale demolition and removal of existing neighborhoods. Rather, plans call for a systematic improvement through concerted efforts aimed at enhancing commercial opportunities, housing options, infrastructure, urban form, economic development sustainability, and sense of community within the Redevelopment Area. Potential negative consequences of such initiatives may include an increase of traffic, noise and general congestion. With proper planning, however, many of these

¹ Information furnished by City of Gainesville Geographic Information Systems Section, Public Works Dept.

worrisome side-effects can be mitigated and the full benefits of increased activity can be realized. Solutions to negative consequences should be sought through thoughtful project design and implementation. (For example, issues such as increased traffic congestion can be addressed through creative remedies such as re-establishment of the gridded street system, bike lanes, traffic calming, increased transit connectivity, and/or pedestrian-friendly streetscapes.) In short, long-term adverse impacts to residential neighborhoods are not expected as a result of redevelopment activities.

Some severe building deterioration exists in the Redevelopment Area. The CRA may choose to pursue property acquisition and/or consolidation in order to further enhance the quality of both residential and non-residential areas and for the realization of the Eastside redevelopment objectives listed in this Plan. Property acquisition programs may be in the best interest of the CRA and the City in the promotion of a high-quality, affordable housing stock. In such instances redevelopment funds may be used.

In order to improve the community's building stock and to provide safe, well-designed, high-quality housing at a variety of price points, the CRA will work to support a diverse housing stock that provides livable, quality options for renters and homeowners at all price points. Additionally, it is a CRA goal that all housing, whether affordable or market rate, shall adhere to the very high level of quality and of design that is expected of all redevelopment projects within the Redevelopment Area. The CRA may pursue affordable housing initiatives through a variety of measures, including (but not limited to) acting as developer, coordinating with the private sector, partnering with governmental agencies, etc.

Existing properties may be temporarily impacted during the construction of any improvements. Impacts may include construction detours, noise and dust. Impacts are expected to be minimal while the benefits of redevelopment activities will be of long duration, adding to the quality of life by providing a safe and attractive district that has adequate business opportunities, lighting, sidewalks, open space, infrastructure, and other needed improvements. The CRA does not foresee any effect on the school population or the need for additional community services or facilities, not already mentioned elsewhere in this Plan, to support the residential element within the Redevelopment Area.

The purpose of redevelopment activities is to create an economically sustainable, accessible and attractive community. Redevelopment activities will offer a high quality local destination with a safe transportation network, pedestrian connections, commercial and employment opportunities, residential options, retail, entertainment, and public space/recreation facilities. Redevelopment activities will include programs and initiatives that are intended to be beneficial to area residents, property owners, businesses and visitors within the Redevelopment Area as well as within the region.

Financial Considerations

While tax increment financing is the single source of CRA revenue enabled through state legislation, it is anticipated in most cases that a variety of funding sources will be strategically assembled to meet the overall redevelopment objectives and initiatives identified in this Plan. When used in conjunction with these other means

of funding or financing, tax increment, in effect, is capable of leveraging dollars which might not otherwise be available.

Capital Improvement Plan and Preliminary Costs

This section presents an initial work plan based on redevelopment objectives, initiatives and capital projects described within this Plan. The identified projects represent capital improvement necessary to realize the objectives contained in this Plan and are meant to be examples of the types of projects to be undertaken within the Redevelopment Area. As new opportunities arise, and budgets, funding, and strategic planning gets refined, the projects to be implemented and the sequence for implementation may change. The projects listed are those given a priority that reflects practical and logistical efforts required to achieve the desired results at this point in time. Specific activities will be planned and detailed through annual strategic planning initiatives coordinated by the CRA.

On-going programs that support the redevelopment objectives and initiatives identified in this Plan are not referenced in this section, since they are not capital projects. Additional projects that serve to implement the objectives of this Redevelopment Plan are anticipated. This preliminary work plan may be reviewed and formalized annually as part of CRA strategic planning and/or in conjunction with the City of Gainesville’s capital improvements process.

The costs included in this section are primarily based on past experiences and knowledge of similar projects. The cost estimates are considered to be conservative and the information should be used for general purposes only. Additionally, it should be noted that this information represents educated assumptions regarding both project scopes and cost estimations *at the time of this Plan’s writing*. As individual projects move from conceptual activities to definite initiatives, each must undergo refining and contemporary and project-specific cost estimations and budgeting, because both project scopes and costs will likely vary from the information shown in the table below.

Additionally, it should be noted that the CRA may not bear the full cost burden for capital projects, particularly those projects which occur on public property and/or in the public right-of-way. The CRA may choose to partner with other public agencies such as Gainesville Regional Utilities, the City of Gainesville, and other groups pursuing capital improvements projects within the Redevelopment Area. In such instances, it is envisioned that the CRA would fund the incremental cost for portions of the capital improvements related to redevelopment and to CRA goals. For example, if roadway improvements are planned, the CRA may choose to provide funding to allow for CRA lighting fixtures/streetscapes as opposed to the standard lighting fixtures, or when utilities/infrastructure improvements are initiated, the CRA may pay the incremental cost to install oversized facilities that will have the capacity to accommodate future redevelopment. In these instances, costs will be evaluated on a project-by-project basis.

Table 2 – Examples of Candidate Projects and Order of Magnitude Costs

| Eastside Redevelopment Area Candidate Projects List | | |
|---|------------------------------|------------------|
| NAME OF IMPROVEMENT | DESCRIPTION | COSTS |
| Infrastructure and Utilities | | |
| Stormwater | Pipes, ponds, and structures | Project specific |

| | | |
|--|---|--|
| Innovative Stormwater techniques | Master parks, linear basins, rain gardens, modular wetlands, etc. | \$60,000 per acre |
| Water/Wastewater | Pipes and structures | \$20/linear ft |
| Utilities | Electric communications, other utilities | \$20/linear ft |
| Parks | Active and passive parks/recreational facilities | \$140,000/acre |
| Roadways & Transportation | | |
| Streetscaping | Upgraded brick sidewalks, underground utilities, decorative lighting fixtures, etc | \$600/linear ft |
| Bike lanes | 4' lane at edge of driving lane | \$5/linear ft |
| Sidewalks | Concrete sidewalks of various widths | \$30/linear ft |
| Off-road bike paths and Rail Trails | Basic 6-ft path, cost does not include street furniture | \$10/linear ft |
| Street trees | Street trees – various species | \$350/tree |
| Landscaping | Misc. landscaping and plantings as needed | \$600 per 100 sq. ft |
| Decorative lighting fixtures | Upgrade to high-quality lighting fixtures for both aesthetic and functional purposes | \$5500/fixture |
| Street furniture | Benches, trash bins, bicycle racks, transit shelters, other street furnishings as needed | Fixture specific; \$200 – \$6000 per fixture; up to \$20,000 per transit shelter |
| Signage | Introductory, directional, identification, location, and wayfinding and other signage as needed | \$2200 - \$4400 per sign |
| Land Assembly & Development | | |
| Land Acquisition | Property acquisition for redevelopment purposes | Up to approx. \$750,000 per acre |
| Real Estate Development | Partnerships with the public and/or private sectors, or the CRA acting as developer | Project specific |

Implementation of the Redevelopment Plan

Redevelopment Trust Fund

The annual funding of the Eastside Redevelopment trust Fund will result from additional incremental taxes collected in the Redevelopment Area by Alachua County and the City of Gainesville. Such increment will be determined annually in an amount equal to 95 percent of the difference between:

- (1) The amount of ad valorem taxes levied each year by the County, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of the Redevelopment Area; and
- (2) The ad valorem taxes which would have been produced by the rates upon which the tax is levied each year by or for the City and the County, exclusive of any debt service millage, upon the total assessed value of the taxable real property in the Redevelopment Area as shown upon the most recent assessment roll used in connection with the taxation of such property by the City and the County prior to the effective date of the ordinance providing for the funding of the trust fund.

Duration of the Redevelopment Plan

The redevelopment initiatives and work described in this Redevelopment Plan funded through tax increment revenues must occur within 30 years after the fiscal year in which this plan, which supersedes and replaces previous plans, is approved or adopted, which is the time certain for completing all redevelopment financed by increment revenues.

Redevelopment Plan Modification

This Redevelopment Plan may be modified in a manner consistent with Florida Statutes 163.361. If the Gainesville Community Redevelopment Agency deems that the Eastside Redevelopment Plan be amended, it shall make a recommendation to the City of Gainesville.

Severability

If any provision of the Eastside Community Redevelopment Plan is held to be unconstitutional or otherwise legally infirm, such provisions shall not affect the remaining portions of this Plan.

Safeguards, Controls, Restrictions or Covenants

All CRA sponsored redevelopment activities undertaken in the Eastside Redevelopment Area must be consistent with this Plan, the City's Comprehensive Plan, and applicable land development regulations; all such redevelopment plans will undergo review by the CRA and other appropriate agencies.

Issues concerning restrictions on any property acquired for redevelopment purposes and then returned to use by the private sector will be addressed on a case-by-case basis to ensure that all activities necessary to perpetuate the redevelopment initiative are advanced in a manner consistent with this Plan and any amendment thereto. Such restrictions or controls may be in the form of covenants running with any land sold or leased for private use or other mechanism as appropriate.

Consistency with Other Plans

The Eastside Redevelopment Plan conforms to the City of Gainesville's 2000-2010 Comprehensive Plan, which has been prepared by the local planning agency.

Every effort has been made to prepare the Eastside Community Redevelopment Plan consistently with the City of Gainesville's Comprehensive Plan; other plans, past studies, and reports done by or for the City of Gainesville have also been extensively reviewed for consistency.

Conclusion

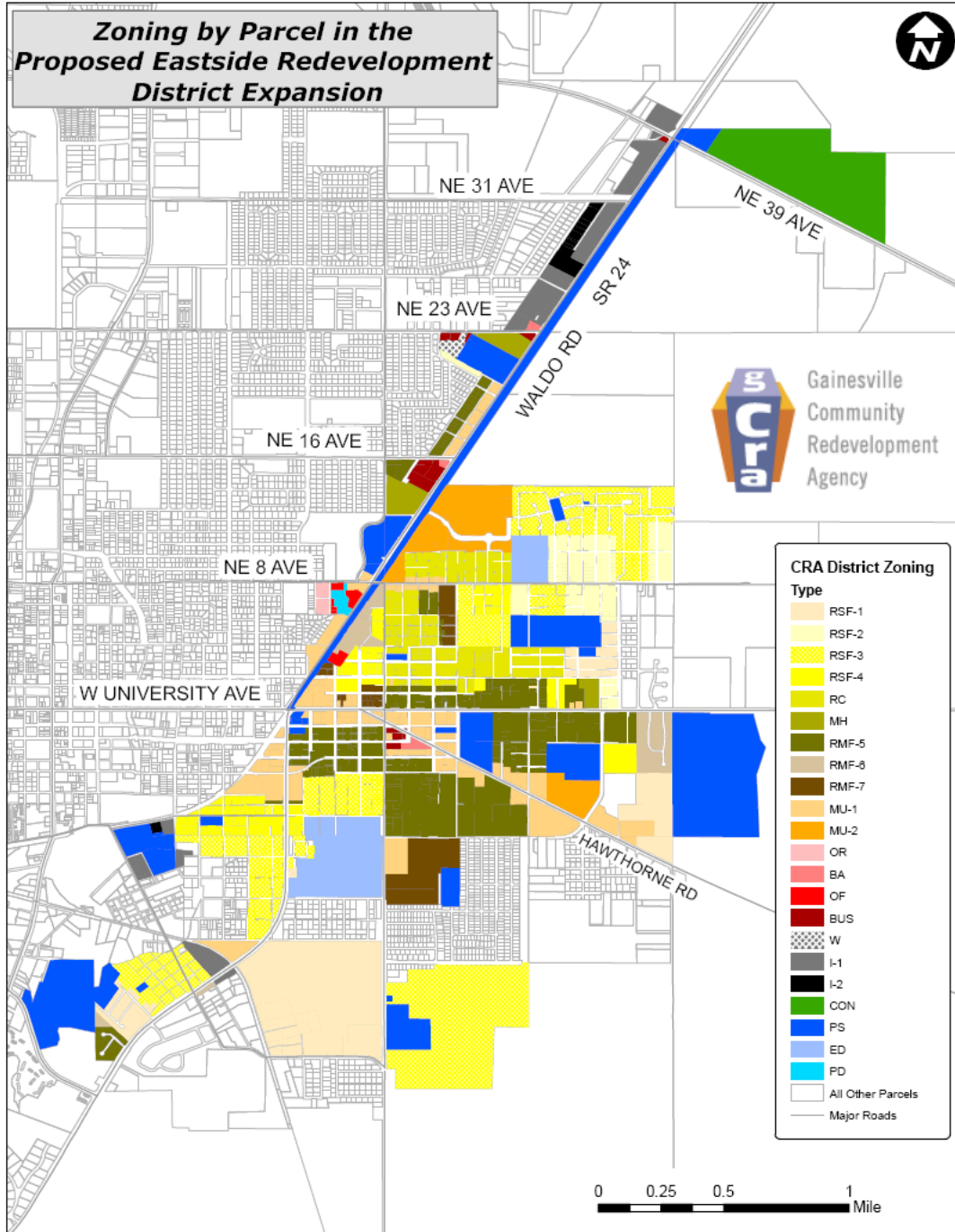
The Eastside Redevelopment Plan provides a framework for an economically, socially, and environmentally sustainable community. To realize effective redevelopment, community leaders, businesspersons, and residents alike must support the redevelopment objectives outlined in this Plan and continue to do so over time and changing administrations. Realization of the Plan is a 30-year, time certain effort and it is anticipated that the CRA will update/amend this policy document on a regular basis to keep the Redevelopment Plan focused and timely. The CRA may undertake an annual strategic planning program to focus and prioritize any activities and improvements within the Redevelopment Area.

DRAFT

**Appendix A: Maps and Legal Description of the Eastside Community
Redevelopment Area**

Maps

Figure 2 – Zoning Map: Eastside Redevelopment Area and Expansion Areas



*Note: Zoning regulations, encompass limitations such as the type, size, height, number, and propose use of buildings. These regulations are fully enumerated in the City of Gainesville Land Development Code.

Figure 3 – Land Use Map: Eastside Redevelopment Area and Expansion Areas

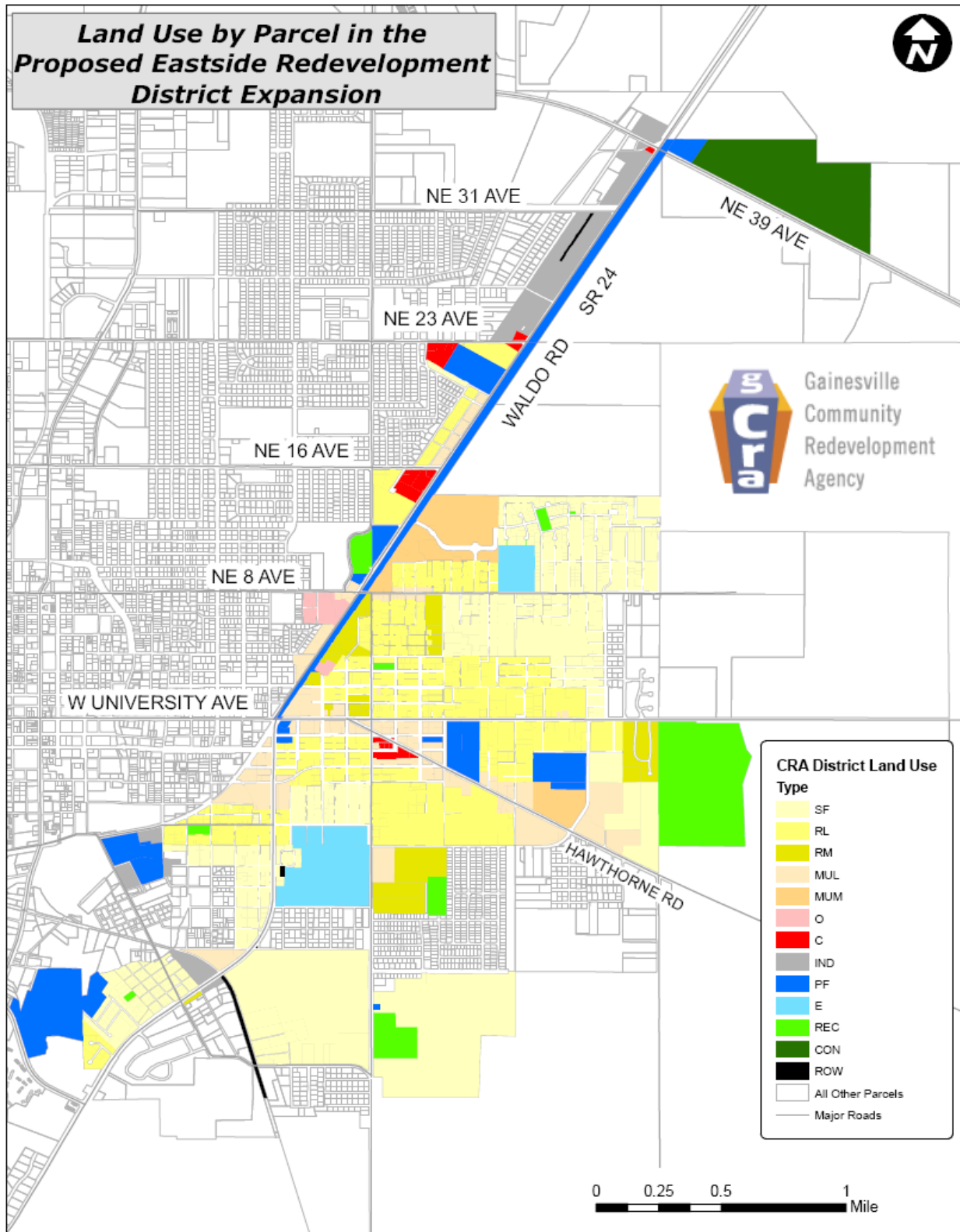
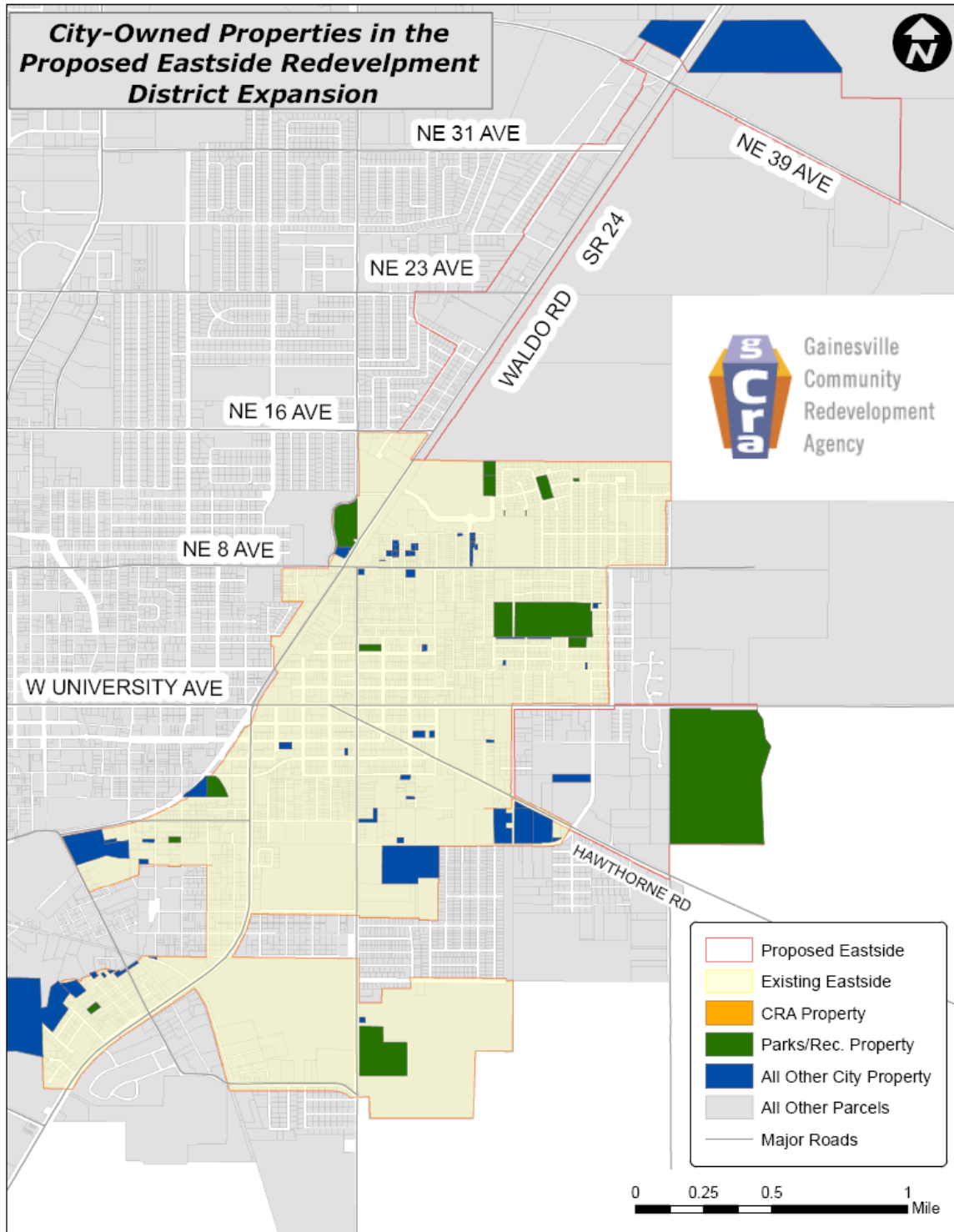


Figure 4 – Publicly Owned Property within the Eastside Redevelopment Area and Expansion Areas



*Note: It is envisioned that future public improvements within the Eastside Area will be located on publically-owned properties. In addition to the properties shown in Figure 4, public utility facilities and other improvements may also be located within public rights-of-way and/or utility easements throughout the Redevelopment Area.

Legal Descriptions

Eastside Redevelopment Area:

An area of land located in Sections 3, 4, 9, 33 and 34 of Township 10 South, Range 20 East of Alachua County, Florida, being more particularly described as follows:

Commence at the southeast corner of the intersection of N.E. 15th Street and N.E. 16th Avenue, as the Point-of-Beginning; from said Point-of-Beginning run East along the south right-of-way line of said N.E. 16th Avenue (and an easterly extension thereof) to a point lying on the northeasterly right-of-way line of the abandoned Seaboard Coastline Railroad property (parcel number 10812-300-000) also known as the Rail-to-Trail property; thence run in a Southwesterly direction to a point on the south line of a City of Gainesville drainage ditch as per Official Record Book 573, page 33, of the Public Records of Alachua County, Florida; thence run along said south line to the east line of Section 34, Township 9 South, Range 20 East; thence run South along said east line to a point lying on the south right-of-way line of N.E. 8th Avenue; thence run West along said south right-of-way line to the east right-of-way line of N.E. 25th Street; thence run South along the east right-of-way line of said N.E. 25th Street to the south right-of-way line of East University Avenue; thence run West along said south right-of-way line of East University Avenue to the east right-of-way line of S.E. 21st Street; thence run South along said east right-of-way line of S.E. 21st Street to a point on an easterly extension of the south right-of-way line of S.E. 6th Avenue; thence run West along said south right-of-way line extension and along the south right-of-way line of SE 6th Avenue to the west right-of-way line of S.E.17th Terrace; thence run North along said west right-of-way line of S.E. 17th Terrace to the south right-of-way line of S.E. 4th Avenue; thence run West along said south right-of-way line of S.E. 4th Avenue to the east right-of-way line of S.E. 15th Street; thence run South along said east right-of-way line of S.E. 15th Street to its intersection with the south line of Section 4, Township 10 South, Range 20 East; thence run West along said south right-of-way line of Section 4, Township 10 South, Range 20 East to its intersection with the west right-of-way line of S.E. 12th Street; thence run South 10 feet; thence run West to the east right-of-way line of S.E. 11th Street; thence run South along said east right-of-way line of S.E. 11th Street to an easterly extension of the south right-of-way line of S.E. 9th Avenue; thence run West along said southerly extension and along the south right-of-way line of S.E. 9th Avenue to a point lying 119 feet east of the east right-of-way line of S.E. 7th Street (being also the east line of tax parcel number 16044-000-000); thence run South to the south right-of-way line of S.E. 9th Place; thence run Southwesterly along said south right-of-way line of S.E. 9th Place and a westerly extension thereof to the west right-of-way line of S.E. 4th Street; thence run Northwesterly along said westerly right-of-way line of S.E. 4th Street to the south right-of-way line of the abandoned Seaboard Coastline Railroad property, tax parcel number 12745-300-000 (also know as the Rail-to-Trail property); thence run Easterly and Northeasterly along said right-of-way line of the abandoned Seaboard Coastline Railroad property to the north right-of-way line of N.E. 3rd Avenue; thence run West along said north right-of-way line of N.E. 3rd Avenue to the east right-of-way line of N.E. 12th Court; thence run North along said east right-of-way line of N.E. 12th Court to a creek branch; thence run Northwesterly along said creek branch (being also the south line of tax parcel number 12560-000-000) to the East line of Lot 1, Block1, Range 5 of Doig and Robertson Addition as per Deed Book "W", page 437, of the Public Records of Alachua County, Florida; thence run North to the south right-of-way line of N.E. 5th Avenue; thence run East along said south right-of-way line to a southerly extension of the east line of Sperry Heights, a subdivision as per

Plat Book "E", page 1, of the Public Records of Alachua County, Florida; thence run Northeasterly along said east line of Sperry Heights Subdivision to the south right-of-way line of N.E. 6th Place; thence run West along said south line of N.E. 6th Place to the west right-of-way line of N.E. 12th Street; thence run North along said west right-of-way line of N.E. 12th Street to the south right-of-way line of N.E. 8th Avenue; thence run East along said south right-of-way line of N.E. 8th Avenue to a southerly extension of the easterly right-of-way line of N.E. 14th Street; thence run Northerly and Northeasterly along said southerly extension and along said easterly right-of-way line of N.E. 14th Street and along the easterly right-of-way line of N.E. 15th Street to the southeast corner of the intersection of N.E. 15th Street and N.E. 16th Avenue, being the Point-of-Beginning, and close. All lying and being in the City of Gainesville, Florida; containing 952 acres more-or-less.

And

An area of land situated in Sections 3, 9 and 10 of Township 10 South, Range 20 East of Alachua County, Florida, being more particularly described as follows: Commence at the intersection of the west right-of-way line of S.E. 21st Street and the NORTH LINE OF LOT 104 OF NEW GAINESVILLE AS RECORDED IN PLAT BOOK "a", PAGE 66 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (HENCEFORTH ABBREVIATED PRACF), said point ALSO being the southeasterly most corner of the existing EASTSIDE Community Redevelopment Association east BOUNDARY line, and the Point Of Beginning; thence run north along SAID EAST LINE AND the west right-of-way line of S.E. 21st Street to the south right-of-way line of State Road 20 (also known as SE Hawthorne Road); thence LEAVING SAID EAST LINE run southeast along the south right-of-way line of State Road 20 to the northwest corner of tax parcel number 11344 ALSO BEING THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK (orb) 2189, page 2886; thence run southwest and south along the west line of said tax parcel to the southwest corner of said tax parcel, said point being on the south line of lot 107 of the aforementioned new Gainesville and on the easterly extension of the north right-of-way line of S.E. 8th Avenue; thence run west along the south line of lots 107 thru 101 of said new Gainesville also being the easterly extension of the north right-of-way line of S.E. 8th Avenue and the north right-of-way line thereof to a point on the northerly extension of the west line of Lincoln Estates 2nd Addition as per Plat Book "G", page 36 of the Pracf; thence run south along the northerly extension of the west line of Lincoln Estates 2nd Addition and the west line thereof to the southwest corner of Lincoln Estates 2nd Addition, said point being on the north line of Lincoln Estates 1st Addition as per Plat Book "F", page 38 of the Pracf; thence run west along the north line of Lincoln Estates 1st Addition to the northwest corner of Lincoln Estates 1st Addition, said point being on the east line of Lincoln Estates as per Plat Book "F", page 19 pracf; thence run north along the east line of SAID Lincoln Estates to THE NORTHEAST CORNER THEREOF; thence run west along the north line of SAID Lincoln Estates to THE NORTHWEST CORNER THEREOF ALSO BEING A POINT ON the east right-of-way line of S.E. 15th Street; thence run north along the east right-of-way line of S.E. 15th Street to the easterly extension of the north right-of-way line of S.E. 11th Avenue; thence run west along the easterly extension of the north right-of-way line of S.E. 11th Avenue and the north right-of-way line thereof and the westerly extension of the north right-of-way line thereof to the west right-of-way line of S.E. 12th Street; thence run south along the west right-of-way line of S.E. 12th Street to the north right-of-way line of S.E. 11th Avenue; thence run west along the north right-of-way line of S.E. 11th Avenue to the east right-of-way line of State Road 331

(ALSO KNOWN AS S.e. WILLISTON ROAD); thence run southwesterly along the east right-of-way line of State Road 331 to the south right-of-way line of S.E. 13th Avenue; thence run east along the south right-of-way line of S.E. 13th Avenue to the west right-of-way line of S.E. 15th Street; thence run south along the west right-of-way line of S.E. 15th Street to the westerly extension of the south line of tax parcel number 16107-504 AS DESCRIBED IN ORB 495, PAGE 247; thence run east along the westerly extension of the south line of said tax parcel and the south line thereof and north along the east line of said tax parcel to the northeast corner of said tax parcel, said point being on the south line of Wedgewood 1st Addition as per Plat Book "H", Page 5 of the PRACF; thence run east along the south line and north along the east line of Wedgewood 1st Addition to the NORTHEAST CORNER THEREOF ALSO BEING A POINT ON THE south right-of-way line of S.E. 15th Avenue; thence run east along the south right-of-way line of SAID S.E. 15th Avenue ALSO BEING THE NORTH LINE OF tax parcel number 16107-200 to the northeast corner of SAID TAX PARCEL AS DESCRIBED IN ORB 1994, PAGE 279 OF THE PRACF; thence run ALONG THE BOUNDARY OF SAID TAX PARCEL THE FOLLOWING 6 COURSES: south TO THE NORTHEAST CORNER OF THE EAST ONE HALF (1/2) of the SOUTHEAST ONE QUARTER (1/4) of the southwest one quarter (1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 20 EAST (e 1/2 of the S.E. 1/4 of the SW 1/4 of S10-T10S-R20E); THENCE WEST ALONG THE NORTH LINE OF SAID e 1/2 of the S.E. 1/4 of the SW 1/4 of S10-T10S-R20E to THE northwest corner THEREOF; thence south along the west line of said e 1/2 of the S.E. 1/4 of the SW 1/4 of S10-T10S-R20E to THE southwest corner THEREOF; thence west along the south line of said section 10-t10s-r20e to the southeast corner of chas baltimore subdivision, an unrecorded subdivision (WITH 2 CURRENT PARCELS DESCRIBED IN ORB 2138, PAGE 2076 AND 1902, PAGE 2536, RESPECTIVELY) also described as the south 420 feet of the west 210 feet of the SW 1/4 of said s10-t10s-r20e and being a point on the north right-of-way line of S.E. 23rd place; thence north along the west line of chas baltimore subdivision and the south 420 FEET of the west 210 FEET of said s 10-t10s-r19e to the northeast corner thereof; thence west along the north line of said chas baltimore subdivision and the s 420 FEET of the west 210 FEET to a point on the east right-of-way line of S.E. 15th street; thence north along the east RIGHT- OF-WAY line of said S.E. 15th street to a point opposite of and perpendicular to the southeast corner of tax parcel number 15995-54 as described IN orb 229, PAGE 31 of the PRACF, said corner also being on the northerly right-of-way line of S.E. 22nd avenue; thence leaving said boundary of tax parcel number 16107-200 run west to the southeast corner of said tax parcel number 15995-54; thence RUN along the southwesterly line of said TAX parcel and along the said northerly right-of-way line of S.E. 22nd avenue northwesterly and west to a point on the east line of the former railroad right-of-way as described in Orb 2259, Page 1142 of the pracf; thence run northwesterly along the east line of the said former railroad right-of-way to AN INTERSECTION WITH the northwest right-of-way line of State Road 331 (ALSO KNOWN AS S.E. WILLISTON ROAD); thence run southwest along the northwest right-of-way line of State Road 331 to the south line of the Lester Robinson Property, an unrecorded subdivision as described in Orb 3256, Page 447 of the pracf; thence run west along said south line to the west line of said unrecorded subdivision, said west line also being the west line of Section 9, Township 10 south, Range 20 East; thence run north along the west line of said Section 9 to AN INTERSECTION WITH the centerline of Sweetwater Branch; thence run northeast along the centerline of Sweetwater Branch to the north right-of-way line of S.E. 13th Avenue; thence run east along the north right-of-way line of S.E. 13th Avenue and the easterly extension thereof to the SOUTHERLY EXTENSION OF THE east right-of-way line of S.E. 10th Street; thence run north along SAID SOUTHERLY EXTENSION

AND the east right-of-way line of S.E. 10th Street to the north right-of-way line of S.E. 9th Avenue AND A POINT ON THE SOUTHERLY LINE OF THE EXISTING EASTSIDE COMMUNITY REDEVELOPMENT ASSOCIATION BOUNDARY; THENCE CONTINUE ALONG SAID SOUTHERLY LINE OF THE EXISTING EASTSIDE COMMUNITY REDEVELOPMENT ASSOCIATION BOUNDARY THE FOLLOWING SEVEN COURSES: east along the north right-of-way line of S.E. 9th Avenue to the west right-of-way line of State Road 331 (ALSO KNOWN AS S.E. 11TH STREET); thence north along the west right-of-way line of State Road 331 to the north right-of-way line of S.E. 8th Avenue; thence east along the north right-of-way line of S.E. 8th Avenue to the west right-of-way line of S.E. 15th Street; thence north along the west right-of-way line of S.E. 15th Street to the westerly extension of the north right-of-way line of S.E. 4th Avenue; thence east along the westerly extension of the north right-of-way line of S.E. 4th Avenue and the north right-of-way line thereof to the northerly extension of the east right-of-way line of S.E. 17th Terrace; thence south along the northerly extension of the east right-of-way line of S.E. 17th Terrace, the east right-of-way line AND A SOUTHERLY EXTENSION THEREOF to the SOUTH right-of-way line of S.E. 6th Avenue, ALSO BEING A POINT ON THE NORTH LINE OF LOT 100 OF THE AFOREMENTIONED NEW GAINESVILLE; thence east along THE SOUTH LINE OF LOTS 100 THRU 104 OF SAID NEW GAINESVILLE ALSO BEING THE SOUTH right-of-way line of S.E. 6th Avenue and THE easterly extension thereof to the west right-of-way line of S.E. 21st Street and the Point Of Beginning.

And

Eastside Expansion Area 1 legal description:

A TRACT OF LAND SITUATED IN SECTIONS 26, 27 AND 34, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY PROJECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 16TH AVENUE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD PROPERTY [NOW BEING THE EASTERLY RIGHT-OF-WAY LINE OF WALDO ROAD (STATE ROAD 24)] AND THE POINT OF BEGINNING, SAID CORNER BEING ON THE EXISTING CRA BOUNDARY LINE; THENCE LEAVING SAID CRA BOUNDARY LINE, RUN NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WALDO ROAD TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHEAST 39TH AVENUE (STATE ROAD 222); THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY PROJECTION OF THE EAST LINE OF THE LANDS AS DESCRIBED IN ORB 796, PAGE 238, OF THE PUBLIC RECORDS OF ALCHUA COUNTY, FLORIDA (HEREAFTER ABBREVIATED ORB _____, PAGE_____ PRACF); THENCE RUN NORTHERLY ALONG SAID PROJECTION AND THE EAST LINE THEREOF TO THE NORTHEAST CORNER OF SAID LANDS; THENCE RUN WEST, NORTH, AND WEST ALONG THE NORTHERLY LINES OF SAID LANDS TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF WALDO ROAD (STATE ROAD 24); THENCE RUN NORTHWESTERLY TO THE NORTHEAST CORNER OF THE LANDS AS DESCRIBED IN ORB 1994, PAGE 1444, PRACF, SAID CORNER BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID WALDO ROAD; THENCE RUN NORTHWEST ALONG THE NORTH LINE OF SAID LANDS AND THE NORTH LINES OF THE LANDS AS DESCRIBED IN ORB 943, PAGE 108, PRACF AND THE LANDS AS DESCRIBED IN ORB 1000, PAGE 707, PRACF TO THE NORTHWEST CORNER OF THE LANDS AS DESCRIBED IN ORB 1000, PAGE 707, PRACF; THENCE RUN SOUTHWEST

ALONG THE WEST LINE OF SAID LANDS TO THE SOUTHWEST CORNER OF SAID LANDS, SAID CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTHEAST 39TH AVENUE (STATE ROAD 222); THENCE RUN SOUTHWEST TO THE NORTHWEST CORNER OF SEABOARD INDUSTRIAL PARK, A PLAT AS RECORDED IN PLAT BOOK "G" PAGES 73 AND 74 PRACF, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NORTHEAST 39TH AVENUE (STATE ROAD 222); THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND NORTH LINE OF SAID PLAT TO THE NORTHEAST CORNER OF LOT 13 OF SAID PLAT; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID LOT 13 TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE RUN SOUTHERLY TO THE NORTHEAST CORNER OF LOT 12 OF SAID PLAT; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID LOT 12 AND THE WEST LINE OF THE LANDS AS DESCRIBED IN ORB 3323, PAGE 196, PRACF TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID LANDS TO THE SOUTHEAST CORNER OF SAID LANDS, SAID CORNER BEING ON THE WEST LINE OF LOT 16 OF SAID PLAT; THENCE RUN SOUTH ALONG SAID WEST LINE AND THE WEST LINE OF LOT 17 OF SAID PLAT TO THE SOUTHWEST CORNER OF SAID LOT 17, SAID CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTHEAST 31ST AVENUE; THENCE RUN WEST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE NORTHERLY PROJECTION OF THE WEST RIGHT-OF-WAY LINE OF NORTHEAST 21ST WAY; THENCE RUN SOUTHWEST ALONG SAID PROJECTION AND THE WEST LINE THEREOF TO THE BEGINNING OF A CURVE CONCAVE NORTHWEST MARKING THE SOUTHEAST CORNER OF LOT 119 OF HUGH EDWARDS INDUSTRIAL CENTER, A PLAT AS RECORDED IN PLAT BOOK "E", PAGE 41, PRACF; THENCE RUN SOUTHEAST TO THE NORTHEAST CORNER OF LOT 134 OF SAID PLAT; THENCE RUN SOUTHWEST ALONG THE EAST LINE OF SAID LOT 134 AND THE EAST LINES OF LOTS 135, 138, 139, 142, 143, 145, 146, 147, AND 148 TO THE NORTH RIGHT-OF-WAY LINE OF NORTHEAST 23RD AVENUE; THENCE RUN WEST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE NORTHERLY PROJECTION OF THE WEST RIGHT-OF-WAY LINE OF A DRAINAGE RIGHT-OF-WAY AS SHOWN IN CAROL ESTATES EAST, A PLAT AS RECORDED IN PLAT BOOK "F", PAGE 10, PRACF; THENCE RUN SOUTH ALONG SAID NORTHERLY PROJECTION AND SAID WEST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 21ST PLACE; THENCE RUN SOUTHEAST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF NORTHEAST 16TH WAY; THENCE RUN SOUTHWEST ALONG SAID WEST RIGHT-OF-WAY LINE AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 16TH AVENUE, SAID POINT BEING ON THE EXISTING EASTSIDE CRA BOUNDARY LINE; THENCE RUN EAST ALONG SAID EXISTING EASTSIDE CRA BOUNDARY LINE AND SAID SOUTH RIGHT-OF-WAY LINE AND THE EASTERLY EXTENSION THEREOF TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD PROPERTY [NOW BEING THE EASTERLY RIGHT-OF-WAY LINE OF WALDO ROAD (STATE ROAD 24)] AND THE POINT OF BEGINNING.

And

Eastside Expansion Area 2 legal description:

A TRACT OF LAND SITUATED IN SECTIONS 2, 3, AND 10, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, SAID CORNER BEING ON THE

EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE #3865 AND THE POINT OF BEGINNING; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID SECTION 10 AND SAID CITY OF GAINESVILLE LIMIT LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HAWTHORNE ROAD (STATE ROAD NO. 20), SAID POINT BEING ON THE EXISTING CRA BOUNDARY LINE; THENCE LEAVING SAID CITY OF GAINESVILLE LIMIT LINE RUN NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND EXISTING CRA BOUNDARY LINE TO THE SOUTHERLY PROJECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHEAST 21ST STREET; THENCE RUN NORTH ALONG SAID PROJECTION AND THE EASTERLY RIGHT-OF-WAY LINE THEREOF TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST UNIVERSITY AVENUE (STATE ROAD 26); THENCE RUN EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY PROJECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF NORTHEAST 25TH STREET; THENCE RUN NORTH ALONG SAID SOUTHERLY PROJECTION TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST UNIVERSITY AVENUE; THENCE LEAVING SAID EXISTING CRA BOUNDARY LINE, RUN EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT LYING 1481.74 FEET EAST OF THE WEST LINE OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 20 EAST AND BEING ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE AS PER ORDINANCE #3865; THENCE RUN SOUTHERLY ALONG THE CENTERLINE OF A DRAINAGE EASEMENT ACCORDING TO SAID ORDINANCE TO THE SOUTH LINE OF SAID SECTION 2; THENCE RUN WEST ALONG SAID SOUTH LINE OF SECTION 2 TO THE SOUTHWEST CORNER OF SECTION 2, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 20 EAST AND THE POINT OF BEGINNING.

DRAFT