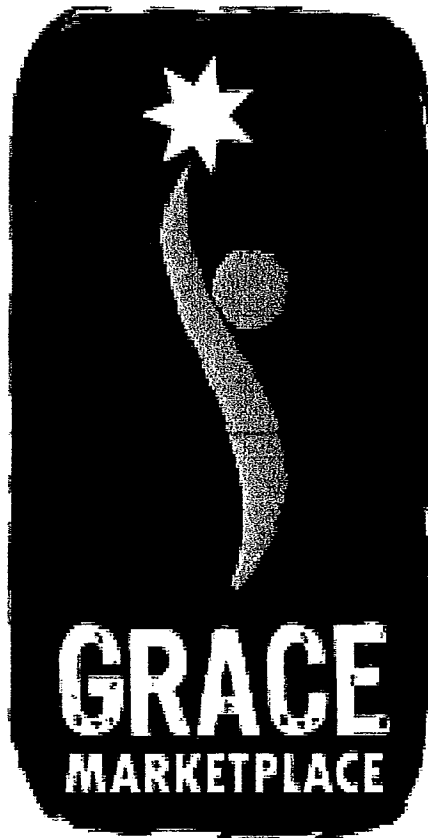


Grace Market Place
Due Diligence Report



Prepared on Behalf of:
City of Gainesville
Gainesville/Alachua County Office on Homelessness

Prepared by:



Causseaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place Gainesville, Florida 32607
Phone: (352) 331-1976 Fax: (352) 331-2476
<http://www.chw-inc.com>

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List of Attachments

- Attachment 1: GRACE Marketplace Proposed Development Program
- Attachment 2: Future Land Use Classifications
- Attachment 3: Zoning District Regulations
- Attachment 4: City of Gainesville LDC *Sec 30-110/111*
- Attachment 5: TCEA Zone B Policy Standards.
- Attachment 6: Wellfield Protection Regulations
- Attachment 7: Flood Control District Regulations
- Attachment 8: GRU Utility Maps
- Attachment 9: City of Gainesville LDC *Sec 30-304(2)*

Introduction and Purpose

Location

The property subject to this Due Diligence report consists of Alachua County Tax Parcel # 07877-001-004. The property is located along approximately 1,900 feet north of NW 53rd Avenue approximately 3,400 feet east of the NW 53rd Avenue / US 441 intersection. The subject property is currently accessed via a 100 ft common easement that connects to NW 53rd Avenue. The adjacent properties are characterized by a mixture, undeveloped agricultural properties, and heavy industrial type developments. The larger context area contains commercial and industrial developments (e.g. Home Depot, Self Storage, Salvage Yards, etc.) to the west, construction based industrial to the southeast (e.g. White Construction, concrete batch plant, asphalt).

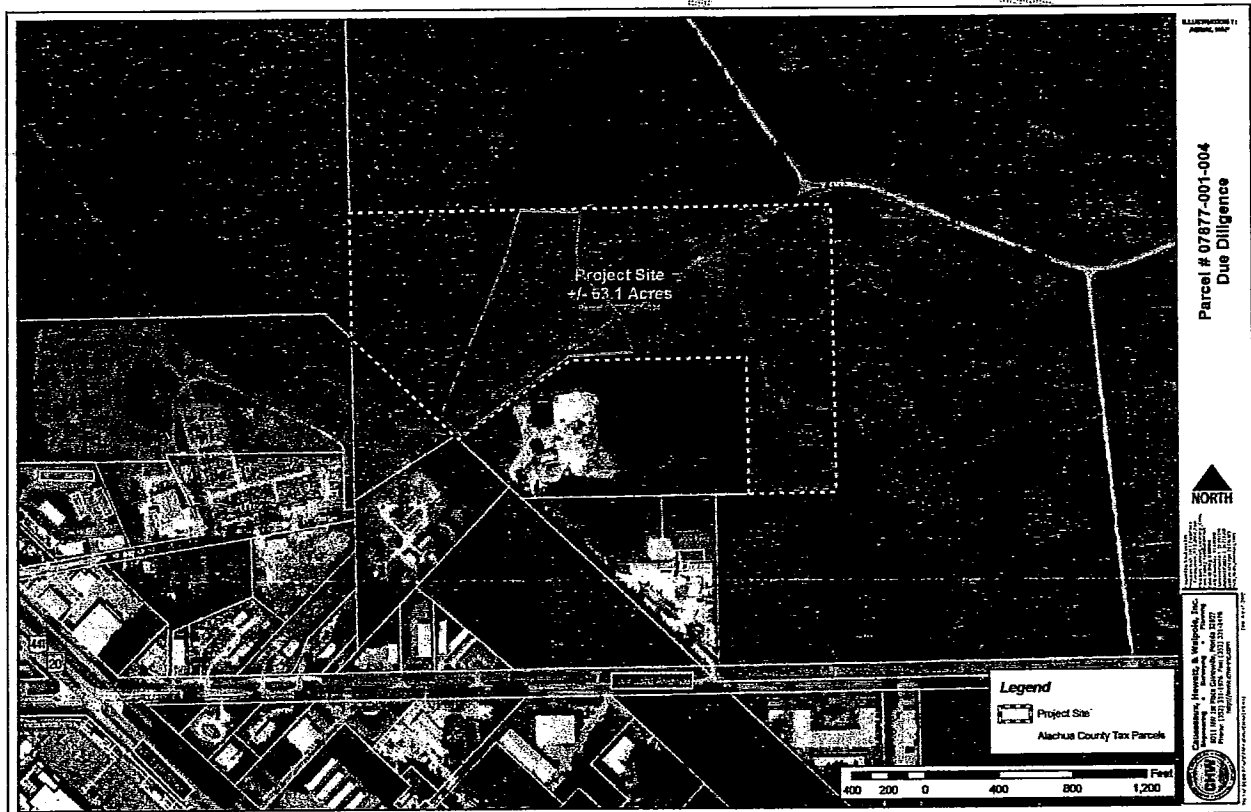


Figure 1: Aerial Map

The portion of the subject property currently being examined for purchase is outlined in orange above. The ±12 acres area includes portions of or is bounded by two (2) wetlands requiring an average 50' buffer. This limits the site development area to ±9.5 acres. From the remaining ±9.5 acres, a 60' wide public right-of-way will need to be located leaving ±6 acres for development.

Purpose

The purpose of this Due Diligence report is to analyze the proposed site characteristics, City of Gainesville Comprehensive Plan, and Land Development Code (LDC), with regards to the following:

- 1) Project program and potential uses;
- 2) Applicable land use regulations;
- 3) Physical features of the subject site;
- 4) Characteristics of existing water and sewer;
- 5) Required improvements/process to implement proposed use;
- 6) City's data and information (First Step, maps, similar approvals, etc.)
- 7) Conceptual Site Plan / Limitations;

Project Understanding/Project Program

Based on our discussions with City and the Gainesville/Alachua County Office on Homelessness staff the following is our best understanding regarding the proposed activities on site. This information has been utilized throughout this report for the basis of numbers presented. Attachment 1 contains the information provided to us by the City of Gainesville and the Office of Homelessness.

Items	Use / Intensity	Phase 1	Phase 2+
<i>Medical Facilities</i>	2,500 sq. ft.	0 sq. ft.	2,500 sq. ft.
<i>Grace Market Place</i>			
Case Management and Referral Center	4 Offices	Yes	Yes
Food Distribution Center	500 Meals	200 Meals	300 Meals
Emergency, transitional, and permanent shelter	200 Beds	60 Beds	140 Beds
Thrift Shop / Retail Operation / Solar Business			Yes
Police / Public Transit Substation			Yes
Workforce Development		Yes	Yes
Laundry Facilities		Yes	Yes
Short-term Storage			Yes
<i>Additional Facilities</i>			
Campground w/ Restroom & Shower Facilities	100 Sites	25 Sites	75 Sites
Conservation / Agriculture Farming		Yes	Yes

Figure 2: Project Program

Land Use Regulations

Existing Future Land Use Classification

Industrial (IND)

The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling and other ancillary uses, and, when designed sensitively, retail, office, service, and residential uses, when such non-industrial uses are no more than 25 percent of industrial area, or when part of a Brownfield redevelopment effort. Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less and requiring buildings to face the street. The City Attorney has been asked to make a determination as to if a PF Land Use is required for the proposed use. The City Attorney's office has stated that the Industrial Future Land Use is sufficient to receive a PS zoning district. For more information please refer to Attachment 2: Future Land Use Classifications.

Existing Zoning District

General Industrial District (I-2)

The I-2 zoning district is established for the purpose of providing areas in appropriate locations where various heavy and extensive industrial operations can be conducted without creating hazards or property devaluation to surrounding land uses. It is generally inappropriate to locate this district adjacent to residential zoning districts or most arterial streets. For more information please refer to Attachment 3: Zoning District Regulations.

Proposed Zoning District

Public services and operations district (PS).

The PS district is established for the purpose of identifying and providing suitable locations for the necessary public and private utility and recreation activities that serve and are used directly by the public for their own benefit and are necessary to the normal conduct of the community's activities. This district may be isolated and surrounded by any other zoning district compatible with the intended use of the facility. For more information please refer to Attachment 3: Zoning District Regulations.

The PS district is considered a special use district for the purposes of providing a zoning district to accommodate utilities, recreation, or any other use specifically permitted in the adopting ordinance. The PS zoning district appears to require a Special Use Permit (SUP) for food distribution centers and residences for destitute people. The SUP requires that the two (2) uses are in accordance with LDC Article VI (*Sec. 30-110 & 30-111*). However, City Staff has stated that the PS zoning district allows for "any other use" as specified in a rezoning ordinance. Therefore, it is Staff's determination that no SUP is required for the proposed development scope and that specific criteria maybe placed in the ordinance to restrict the scope to what they see as appropriate for the site. Although not required, it is appropriate to include the existing criteria used to permit a food distribution center and residence for destitute people.

LDC Sec. 30-110 and 30-111(Criteria for SUP Approval)

LDC Sec. 30-110 and 30-111 have many requirements related to saturation, distance/spacing, approval periods, and intensity of use such as the number of meals and/or number of beds, facility management, and resident qualifications. Of specific concern are the limitations to the number of beds (35 maximum) and the limitation on meals served per day (130 per day in addition to the resident meals). As previously stated, City Staff has determined that these parameters do not apply to the proposed project. LDC Sec 30-110 and 30-111 have been provided in Attachment 4.

Transportation Concurrency Exception Area (TCEA)

The City of Gainesville has adopted portions of the City within TCEA zones. While developments within the TCEA are not required to meet concurrency, they must meet certain policy and design standards set forth in the City's Comprehensive Plan if located along certain strategic corridors. Based on the existing City of Gainesville Maps, the subject property is not currently located within a TCEA zone but directly accesses TCEA Zone B. However, the City of Gainesville is currently expanding the TCEA to incorporate the property site into an expanded Zone B area. Due to the site's location along a future local roadway, the TCEA design requirements are not applicable. Therefore, building orientation and setbacks will not apply. However, any proposed building(s) will be required to meet general City of Gainesville architectural design standards. For more information please refer to Attachment 5: TCEA Zone B Standards.

Secondary/Tertiary Wellfield

The site is located in both the Secondary and Tertiary wellfield protection (management) areas of Alachua County. All new development and existing development that will intensify, expand or modify a use directly associated with the storage of hazardous materials (except for uses allowed within the residential zoning districts as provided in section 30-41(a)(1) and uses exempted under LDC Sec. 30-202) are be required to obtain a wellfield protection permit, or a wellfield protection SUP, whichever is applicable, as issued by the City Commission/City Manager / Designee.

Based on the list of proposed uses intended for the project site, it is not likely that a wellfield protection permit or SUP will be required for the development. However, depending on the scope of services that will be provided at the medical clinic, hazardous chemicals may need to be stored onsite therefore requiring a permit application. For more information please refer to Attachment 6: Floodprone Area Regulations.

Physical Site Characteristics

Existing Site Observations

The interested project area consists of ±12 acres (outlined below) of land currently with access to NW 53rd Avenue via a 100' wide easement. The property is located within the City of Gainesville jurisdictional limits and regulatory authority. The subject property is currently vacant containing naturally vegetated wetlands and uplands planted with pine trees.

The entrance road to the subject property is located along the southwestern corner. Additional public access points are not readily available. An additional access point along the northeastern corner appears to be for the purposes of logging and accesses private property. Due to the single access point, development design should accommodate emergency vehicles and/or transit maneuvering.

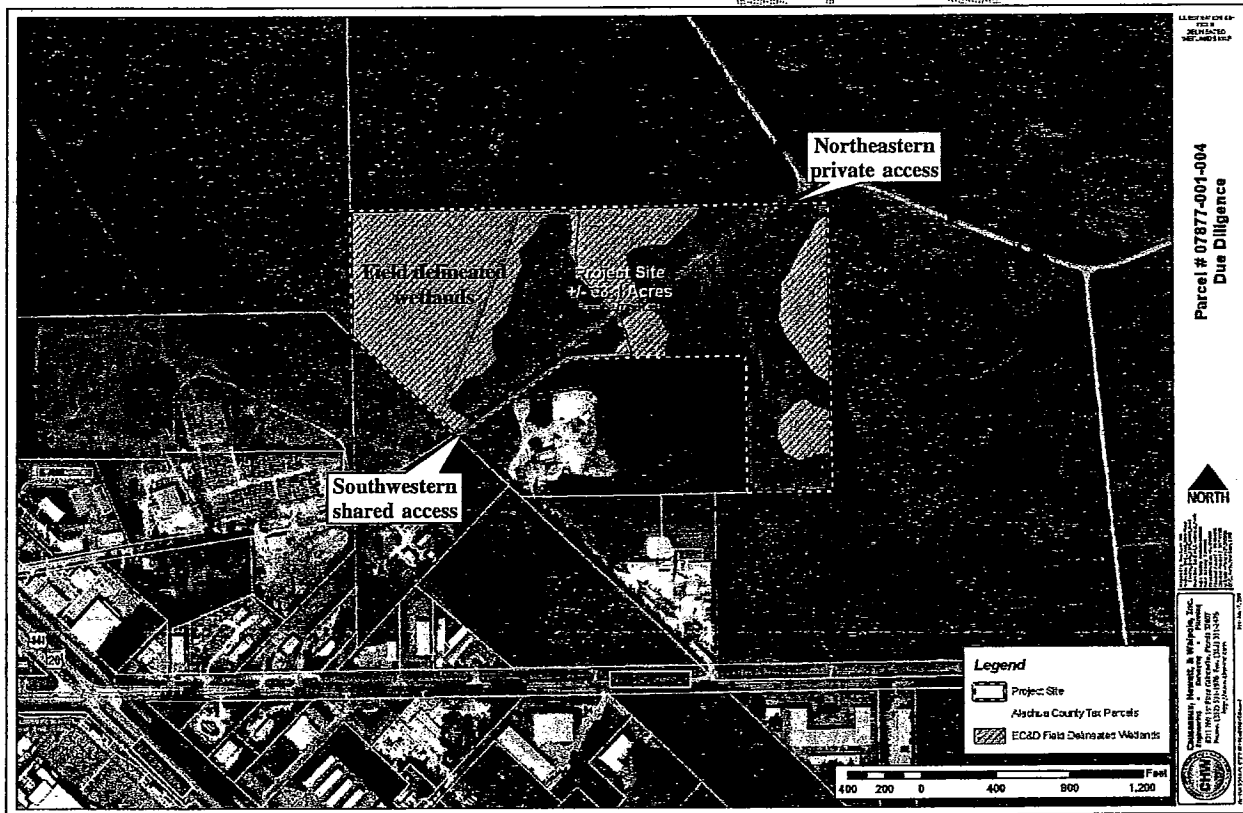


Figure 3: Field Delineated Wetlands Map

The wetlands restrict the development that may occur on site. However, the wetlands also provide protection for the development by limiting possible access points. For a facility with a desire to control and monitor the persons entering and exiting the site, this site is ideally suited with natural barriers. Please note that residents should be protected from possible habitat living within the wetland areas, particularly if camping and trash receptacles will be located on site. A professional environmental scientist can suggest the best possible structural element to protect both the natural features and the future residents from having negative impacts on each other.

Due to the site constraints on developable area, Stormwater Management Facilities (SMF) and roadways may encroach into the wetland buffers. According to LDC Sec. 30-304(a)(9), SMF are allowed within wetland buffers provided that: the SMF will not adversely impact natural or mitigation surface waters and wetlands; the hydroperiod of the wetland will be maintained or restored; the SMF will have a maximum slope of 4:1; littoral zones will be established and maintained in all wet detention facilities; and that landscaping of SMF will conform to LDC Sec. 30-251, relevant sections of LDC Ch. 30, and to the public works department design manual.

Topography, Wetland, and Floodplain

The subject property is generally flat with a gentle slope from 170 to 167 along the eastern upland portion and from 170 to 169 along the western upland portion. There are wetlands located on site. These wetland areas have been field delineated by EC&D in August 2009 and illustrated in Figure 4. A logging pathway has been constructed from the properties southwestern corner to the northeastern corner traversing one wetland area and connecting the two (2) upland areas onsite.

There is FEMA Floodplain Zone 'A' located onsite at approximately the 168' topographic elevation. However, no baseflood elevation is determined for Zone 'A'. Please see the Figure 4 below. A floodplain determination is recommended to calculate the flood elevation for the purposes of establishing finished grades for improvements above the floodprone potential elevation. However, unless a formal FEMA process is administered, the limits of the Zone 'A' flood prone areas are as illustrated on the FEMA maps. Due to the gentle slopes, proximity to wetlands, and illustrated FEMA floodplain, the water table is likely located near the surface.

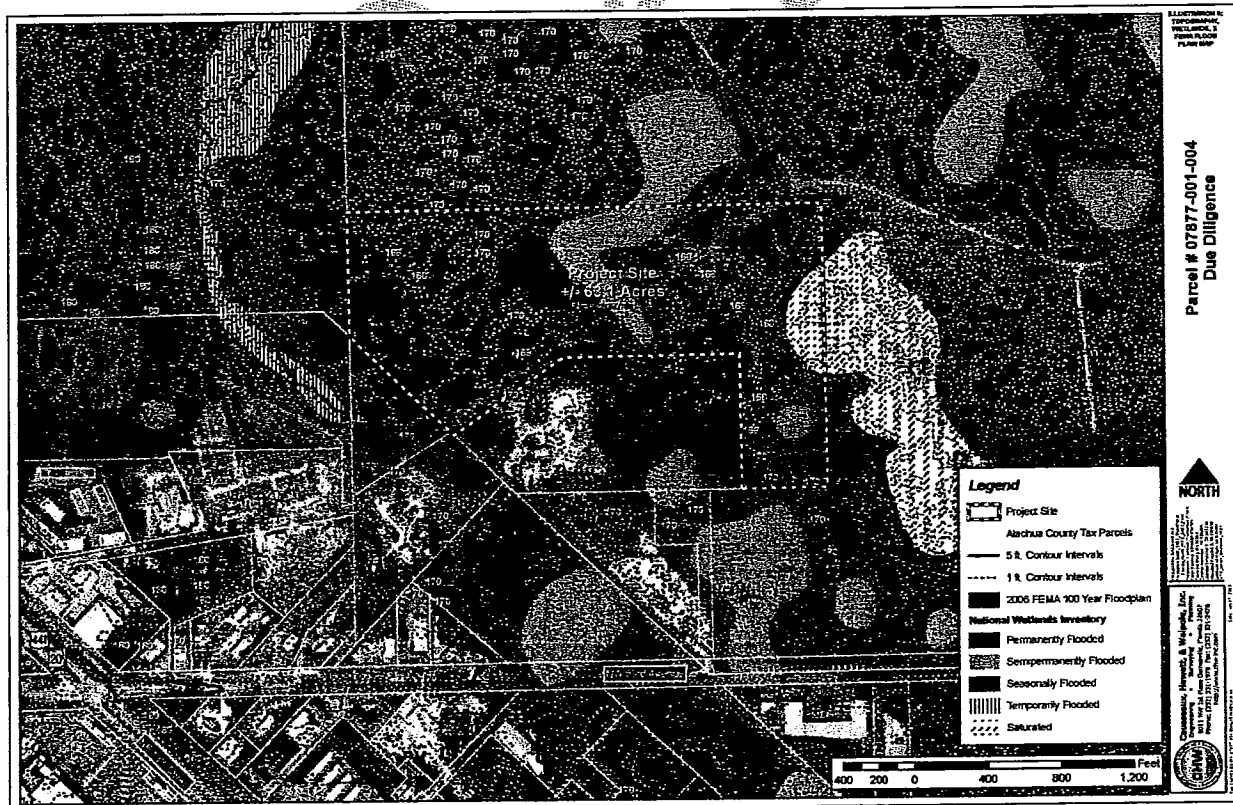


Figure 4: Natural Features Map

Finally, the City of Gainesville Comprehensive Plan and LDC Sec. 30-287 limits the overall use and intensity of development within flood prone areas. Permitted uses include: general farming, outdoor plant nurseries, horticulture, silviculture and viticulture; structures for uses permitted by the existing zoning ordinances and meeting the standards set forth in Sec. 30-290, 30-291 and 30-292. Any structure proposed for those areas within the floodplain will be required to be elevated at least one (1) foot above the 100-year flood elevation. Structure may be constructed on stilts, piles or interrupted masonry foundations, or conventional foundations, if retention is provided for the volume displaced at the same elevation of centroid of volume.

Material storage is permitted in structures satisfying the requirements of subsection (b)(3) of LDC Sec. 30-287. Flammable, poisonous, toxic, explosive and other materials potentially harmful to human, animal or plant life and health must be adequately sealed and anchored to prevent rupture, collapse or flotation caused by the presence of floodwaters or floating debris; and uses such as parking lots and loading areas. Finally, utility services such as sewer, water, and electricity must be installed to function properly in a 100-year flood.

Due to the above mentioned limitations, it is recommended that the flood prone areas be utilized for the following uses: camping, farming, conservation, and possibly, solar-based business (arrays). Elevated or platform style campsites should be considered as the soil percolation rates are most likely low. Please see Appendix 7 for more information related to floodplain district regulations.

Other Environmental Features

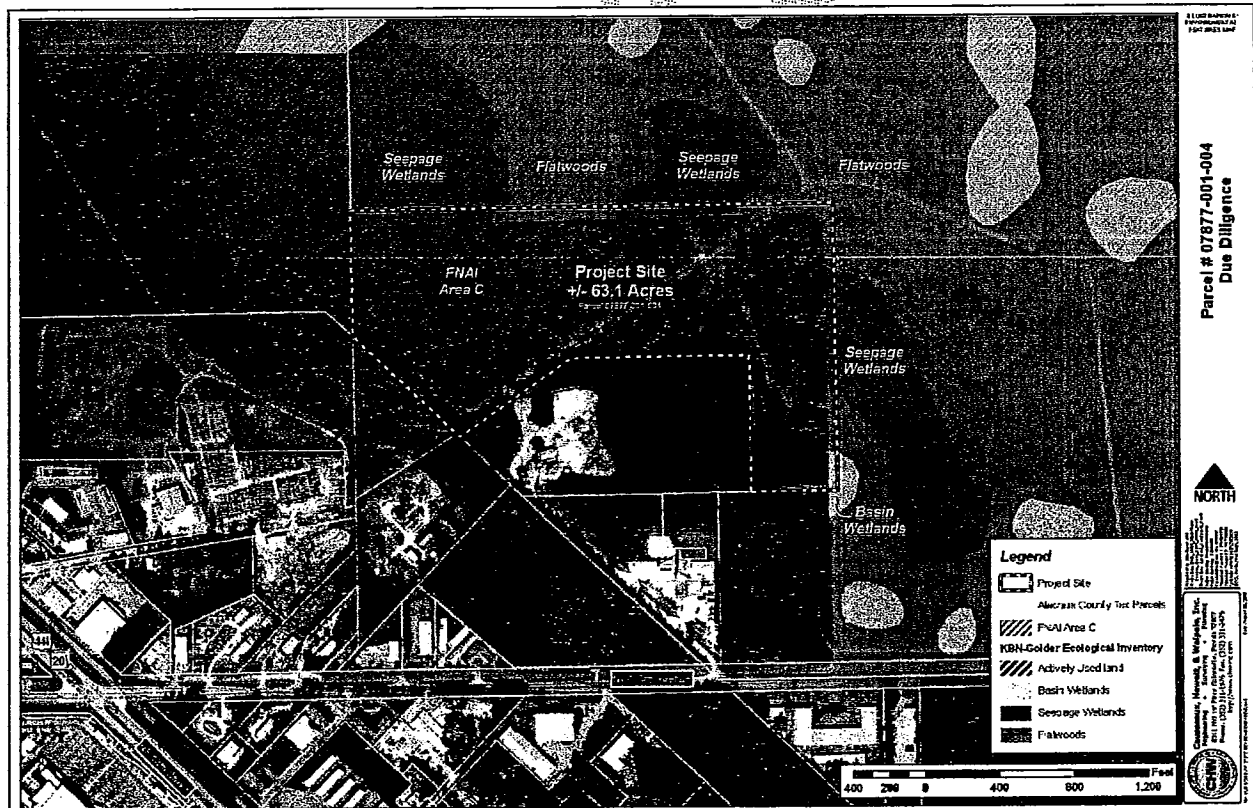


Figure 5: FNAI and KBN-Golder Ecological Inventory Map

According to publicly available data sources, a portion of the site contains Florida Natural Areas Inventory (FNAI) Area C. The FNAI data is designed to provide information about significant natural resources for use by the Regional Planning Council in preparing their Strategic Policy Plans. The areas presented on these maps are preliminary and always required field verification. For example, areas of conservation interest Zone A sites are considered to have higher priority than Zone B sites based on the quality, size, and rarity of their natural communities. Zone C areas are of the lowest priority ranking. Although reliable, information was obtained from aerial photographic interpretation and regional workshops, most of these sites have not been field-surveyed.

Alternatively, Alachua County has more specific related to ecological significance of the area. The KBN-Golder Ecological Inventory Map information has been field verified and does not indicate any areas of conservation interest or valuable ecological habitat on the project site. Offsite environmental areas correlate to Seepage wetlands, Flatwoods, and Basin wetlands. No unknown information regarding the previously mentioned features was identified.

NRCS Soils

A preliminary soil assessment has identified the onsite soils existing consist of Floridana Sand, Monteocha Loamy, Pomona Sand, Riviera Sand, Surrency Sand, and Wauchula Sand. All onsite soils have a hydrological soil rating of 'D' except Pomona Sand, which is rated B/D. Site-specific soil borings will be required during engineering design to evaluate the accuracy of the Natural Resource Conservation Service (NRCS) soil survey performed for Alachua County in 1985.

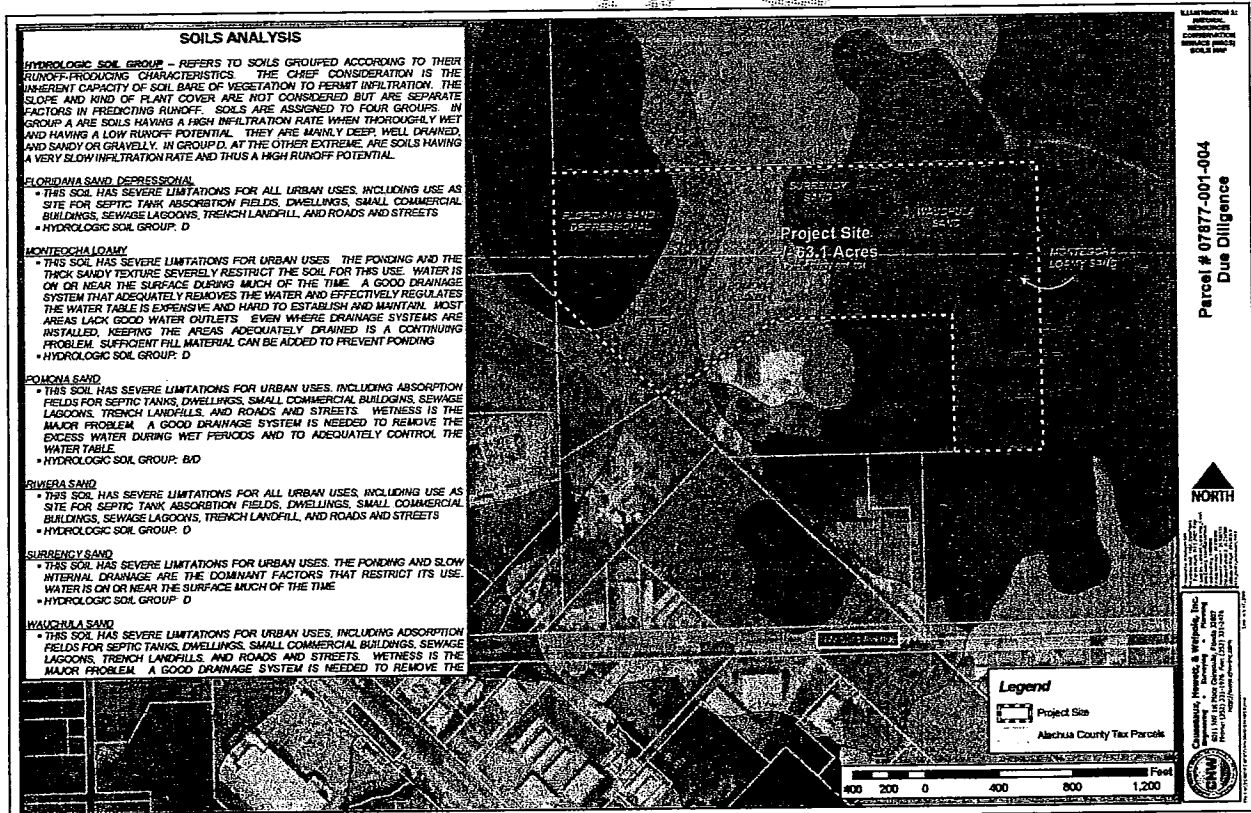


Figure 6: NRCS Soils Map

The upland areas contain Pomona Sand, Riviera Sand, and Wauchula Sand. Due to the generally poor soils characteristics the upland areas, it is projected that the building areas will need to be improved significantly. In addition, the water table location and percolation rates are a major concern for engineering and construction onsite. The development areas will most likely require significant improvement to support structures onsite and SMF will likely be much larger than usual. It is expected that dry stormwater retention facilities will require filling to create separation from the seasonal high water table to the basin bottom and to aid in storage volume recovery. Wet stormwater retention facilities may be utilized but the project will need to comply with St. John's River Water Management District (SJRWMD) criteria for impaired waterbodies since the project will discharge to Hatchet Creek. Hatchet Creek is listed as a nitrogen impaired waterbody. Treatment for nitrogen cannot typically provided by wet retention facilities alone.

We suggest that site-specific soil borings be performed as soon as possible to project the required soil improvements and engineering design techniques that will be required. Borings should be performed along the proposed roadway, stormwater management, and proposed building areas at a minimum. It is also suggested to perform a sampling within the designated camping areas as it will be useful in determining the need for elevated or platform style campsites.

Utilities

Potable Water

Potable Water is owned and operated by Gainesville Regional Utilities (GRU). Potable Water is located along the 100' access easement approximately 450 ft from the project site. This is an 8" PVC pipe extending 1,250' from NW 53rd Avenue where a 30" DIP and a 36" DIP line run parallel to NW 53rd Avenue. Site development should examine providing a looped potable water systems across properties located along the western boundary.

The current GRU standard for an 8" dead end water main providing 1,500 gpm is 1000 feet. Since the existing 8" water main in the 100' access easement is greater than 1,000 feet, there is not an option for extending this water main to the site as a dead end line. It is possible to extend a 12" water main from the existing 30" DIP along NW 53 Avenue approximately 2,400 feet to the project site. The use of a 12" dead end water main is dependent on the GRU fire flow model for the site and the project water usage to maintain chlorine residuals within the line.

A looped system would provide advantages for increased flow and pressure to the site and for health of the system. A possibility is to loop the existing 8" dead end water main in the 100' access easement to an existing 6" water main on an adjacent property to the west. The water main extension would be approximately 1,000 feet. The size of the looped water main is dependent on the GRU fire flow model for the site. In addition, land rights would need to be obtained for extension of off-site utilities on non-city owned property.

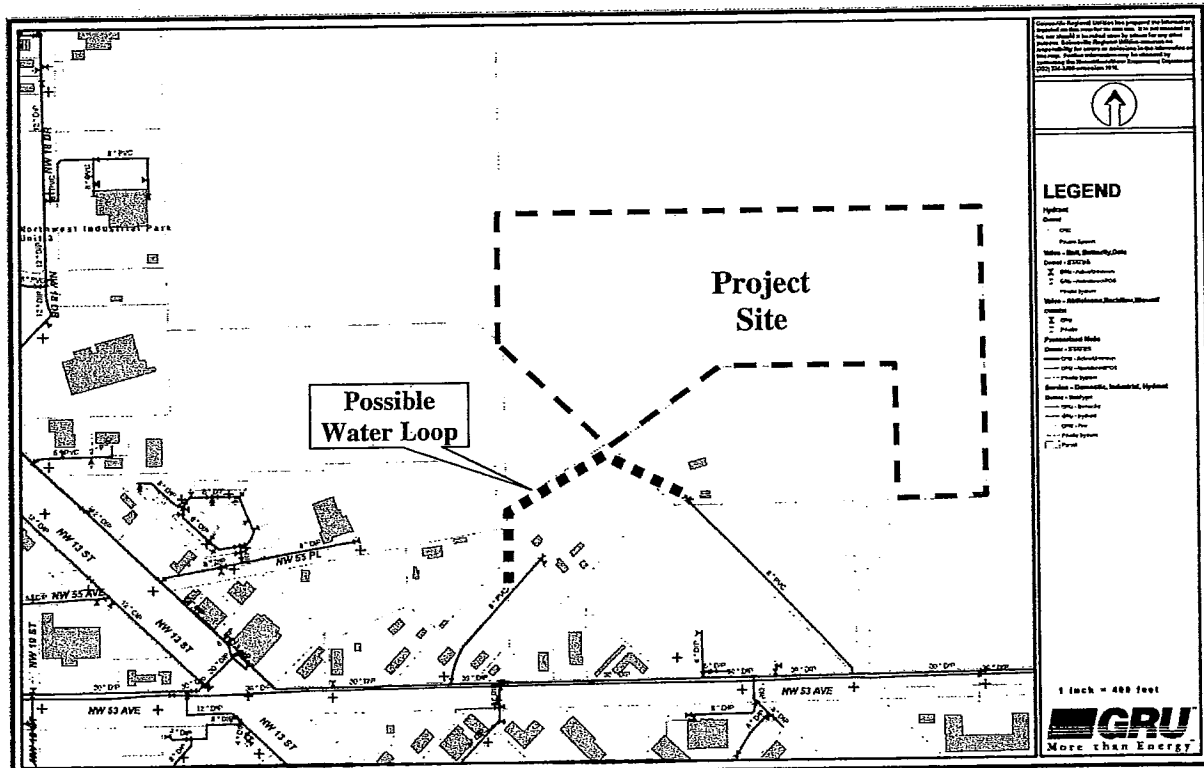


Figure 7: GRU Potable Water Map

Sanitary Sewer

Sanitary Sewer owned and operated by GRU. Sanitary Sewer is not immediately located on the subject property. However, gravity sewer is proximate to the site. A lift station will be required since the site elevation is approximately 5 ft below the nearest gravity manhole connection.

To serve the project site, it is recommended that a single (private) user lift station be located central to the development. However, this will present issues for any other adjacent properties or parcels as system upgrades and/or additional private lift stations would need to be provided for development to proceed on those properties. However, the force main may be shared. Upgrades would result in converting the lift station to a GRU approved lift station and dedication to the public. The single user lift station and its transmission line could connect to an existing gravity manhole located adjacent to the future Public Works compound west of the project site. An approximately 3,750 foot, small diameter force main, would be installed between the lift station and the gravity manhole. Portions of this force main may need to be installed by directional bore to avoid wetland impacts. Land rights would need to be obtained for extension of off-site utilities on non-city owned property.

Development Plans should examine a utility easement across at least one (1) parcel located along the western boundary. The exact and most efficient utility routing will be determined through a site engineering process.

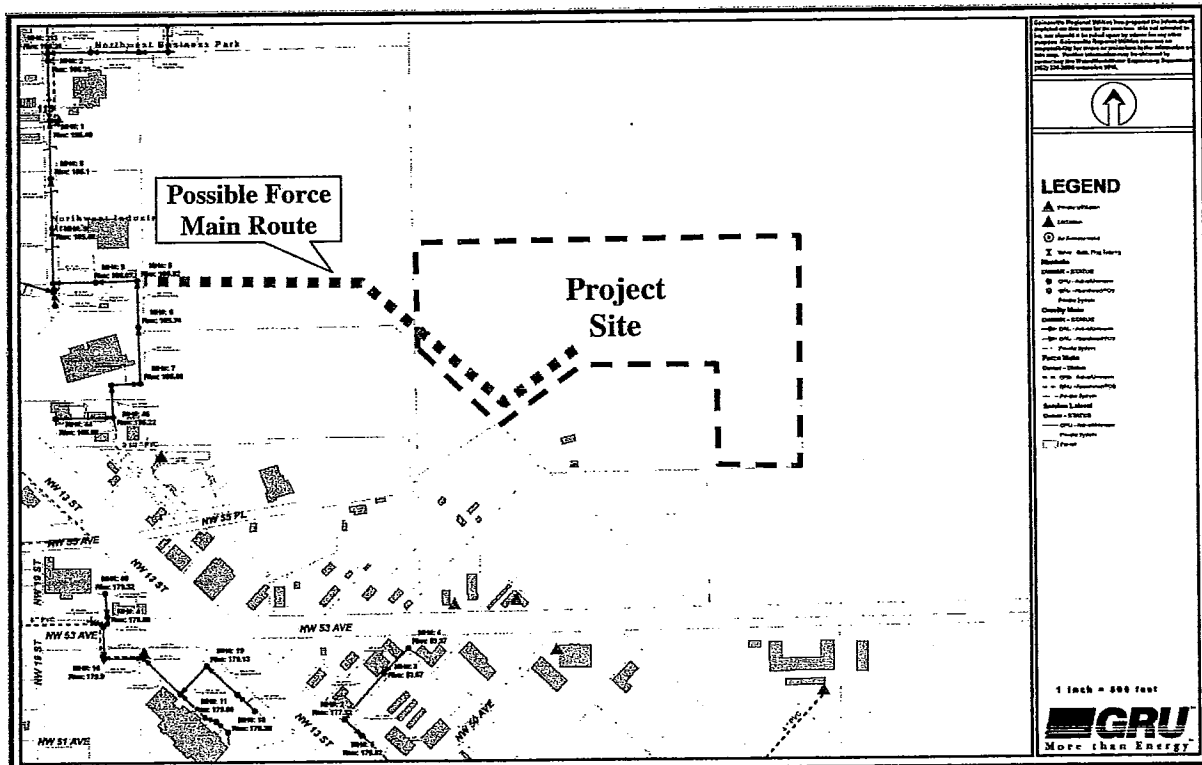


Figure 8: GRU Sanitary Sewer Map

Natural Gas

There is no natural gas available to the project site.

Electric

Electric service is provided by GRU. Overhead electric is currently located approximately 400 ft from the southwestern property corner. If allowed by the City, the primary electric can be extended to the site as overhead. Otherwise the primary electric will be extended in underground conduit. All on-site utilities will be installed below ground. The owner will be required to extend the primary electric to the site and install the on-site primary conduit and transformer pad(s) as part of the site development. The owner is also responsible for secondary service to the on-site buildings and required site and street lighting.

Communications

Communications (Fiber Optics) is provided by GRU. A Fiber Optic transmission line is located approximately 1,900 feet from the southwestern property corner. The closest connection point is located at the northeast quadrant of the intersection of NW 13th Street and NW 53rd Avenue approximately 6,000 feet from the project site. If required for the development, Fiber Optic service may be extended from NW 53rd Avenue to the site. GRUcom requires the user pay the cost for construction and installation up front or agree to a 24 month service plan with the installation cost spread over the 24 month period.

General Concerns

Utility easements are located along sites northern, eastern, and southern boundaries. Additional utility easements will most likely be required to access existing utilities located along the western boundary and along the existing access roadway. The access roadway will be purchased and therefore accommodated. The parcel located along the northwestern corner is owned by the City of Gainesville and therefore can be accommodated by traverse of a wetland area.

City of Gainesville LDC Sec. 30-304(2) allows for utilities to traverse the wetland areas with authorization from the City and State agencies (i.e. State Department of Environmental Protection (DEP) or the appropriate Water Management District). Please note that this may cause permitting delays to negotiate the proper location, type of crossing, and reestablishment of disturbed native vegetation. Please see Appendix 8 for existing GRU Utility Maps and Attachment 9 for City of Gainesville LDC Sec. 30-304(2).

Required Improvements/Process

Minor Subdivision

The ±12 acres area is centrally located on the ±63 site thereby creating a minimum of three (3) lots. Based on this result, a minor subdivision will be required. The minor subdivision must conform to the standards set forth in LDC *Sec 30-189(a)(2)*. Of specific concern to this property is *Sec 30-189(a)(2)(c)* where it states that “all lots or parcels shall have frontage on a city-maintained public street, have water and sewer services available, and be in conformity with the requirements as set forth in this chapter”. Therefore, the 100’ easement that accesses the property will need to become public right-of-way. In addition, sufficient right-of-way improvements will need to be made within the ±63 site to provide all parcels created in the minor subdivision process access to the new public roadway and lot frontage meeting the zoning standards. It is suggested that the existing internal pathway be considered for the future roadway, given the historic permitting onsite which includes a possible wetland crossing. The right-of-way dedication will need to occur prior to the subdivision process allowing the subdivision to be administratively approved. Please note that the City maybe amending LDC *Sec 30-189(a)(2)(c)* to allow a subdivision to front a privately maintained roadway. In the case the right-of-way dedications would not be required and easements would be adequate to subdivide the property.

Development Process

The following steps should be expected as the application:

- 1) Dedication of access easement (100’ external access and 60’ internal roadway)
 - a. The City (public works) must take ownership of both external and internal roadways separately from the ±9.5 acre area.
- 2) Minor subdivision Process (Administrative Review)
 - a. Pre-application
 - b. Application Submittal
 - c. Department Review
 - d. Technical Review Committee Signatures
 - e. Filing with the Clerk of Circuit Court
- 3) PS rezoning
 - a. First Step
 - b. Neighborhood Workshop
 - c. Application Submittal
 - d. Technical Review Committee (TRC) meeting (optional)
 - e. City Plan Board Public Hearing
 - f. City Commission Public Hearing
 - g. City Attorney to Draft Ordinance
 - h. City Commission First Reading
 - i. City Commission Second Reading
- 4) Development Plan Review
 - a. Pre-application Conference
 - b. Level of Review determination
 - c. Preliminary Development Plan review & approval
 - d. Final Development Plan review & approval

Review of City Data and Similar Proposals

As part of this Due Diligence, we reviewed the documents related to the First Step meeting held on 7/6/09 and similar permitted uses within the City of Gainesville. The following consist of relevant information as it pertains to the proposed use. A Gainesville Regional Utilities (GRU) project meeting was held 9/1/09. Availability of utilities and service to the site was discussed.

First Step Meeting

The First Step meeting consisted of information related to both the proposed uses and specific development related improvements. The following is a review of those items for clarity and consolidation into a single-document.

Utilities

Natural Gas	No natural gas is available to the site.
Potable water	Water is proximate. A water line to meet fire flow demand will be required as part of site development improvements.
Wastewater	Sanitary Sewer is proximate. A lift station will be required to support wastewater.
Internet	GRU.com is available however upgrades may be required.

All utilities will be permitted to cross through wetland areas.

Fire

Based on the proposed uses, fire sprinklers and alarms will be required. This includes exhaust hoods and fire suppression systems in the food preparation areas.

Public Works

A two (2) way paved access will be required to develop the site. Although the traffic impact is small, a minor traffic study may still be required. Stormwater management facilities will be required on site.

Concurrency

The subject site is located within Transportation Concurrency Exception Area (TCEA) Zone B. A long form will need to be provided in the application process.

The development will be required to provide a transit stop of some kind for the development. The developer may transfer funds directly to the Regional Transit System (RTS) or build an architecturally compatible transit stop to RTS Standards. Currently, the RTS charges approximately \$20,000 per transit stop. In addition, the City is providing a transit vehicle for resident to and from the facility.

9/9/09

Planning

The land use and zoning may both need to be changed to PF and PS. The City attorney will make a determination if a land use change will be required. The property is a legal lot of record and development/purchase of a portion will require a minor subdivision. The proposed uses will need to be identified in the zoning application. The preliminary development plan will need to identify the general layout including buildings and open space.

Building/Construction

The development will be required to provide onsite parking. Landscaping and sidewalks will be required. Off site signage is not permitted.

St. Francis House Special Use Permit (SUP)

In early 2009, the St. Francis House applied to renew a SUP for the continued operation of a residence for destitute people and food distribution center located at 413 South Main Street. As part of the SUP application, a management plan consisting of the requirements set forth in LDC Sec. 30-110 and 30-111 and additional clarity on such items as the intake process, additional services provided, volunteer and community service applicants, personnel, solid waste management, safety and lighting, neighborhood relations, and full contact information.

If it is determined that an SUP process is required as part of this development proposal, a preliminary management plan will be a required element of the SUP application. This will further define the uses at the facility and provide a clear outline to citizens regarding the scope of activities and the planned course of action from intake to discharge. However, if an SUP is not required, submittal of a preliminary management plan should be considered to inform Staff and the Commission regarding management entities and techniques.

Conceptual Site Plan / Limitations

Conceptual Site Plan

The conceptual site plan presented in Figure 9 represents two (2) major development areas which are associated with the proposed development, the market place and the campground. The marketplace has been located as far west as possible given the actual wetland delineation, desired building size, and associated parking restrictions. If additional building types, uses, and data is provided, a revised conceptual plan may be provided.

The Marketplace has been centrally located with SMFs being located along the new right-of-way. While the site is relatively flat, there is a slight increase in elevation directly beneath the proposed Marketplace making this an ideal location for permanent structures. In addition, water currently sheds towards the southeast making it probable that SMFs would be located along the right-of-way.

The campground facilities have been located in the site's northeastern corner given the mapped FEMA floodplain area and the limitations previously mentioned. The campground has been designed with a looped roadway and bath house. The many open areas exist the may provide areas for farming and/or recreation. A gate around the perimeter provides security for the compound for the residents, wildlife, and operations.

Two (2) access points have been provided along the new right-of-way located along the southern site boundary. This allows for each major use to have it own access point in addition to providing a loop circulation pattern for transit, emergency vehicles, and delivery vehicles.

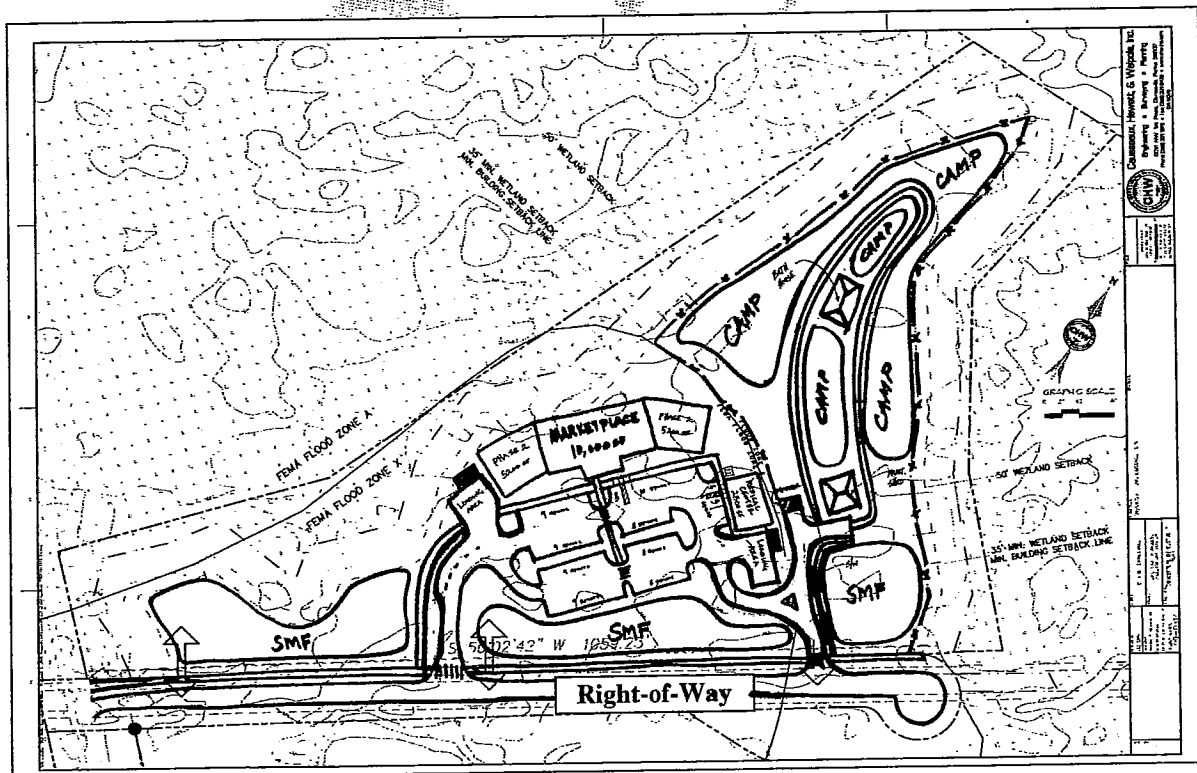


Figure 9: Conceptual Site Plan

Site Limitations

The actual wetland lines have been recently verified by City of Gainesville Staff. The wetland line and subsequent buffer has encroached upon the western portion of the site restricting it from functional structural development. The site is also restricted by FEMA floodplain on the northern and eastern boundaries. However, no flood elevation is known at this time. In addition, the soil types and site location indicate that SMFs may need to be larger than typical. Given these limitations, the development may be restricted by the amount of parking that can be provided for each use.

Conclusions

As previously stated, the actual wetland lines have been recently verified by City of Gainesville Staff. CHW, Inc. was authorized and completed a wetlands survey for the verified wetland boundary. The conceptual site plan utilized the wetland boundaries and required buffers to locate specific uses and site limitations.

There is FEMA Floodplain Zone 'A' located onsite at approximately the 168' topographic elevation. However, no baseflood elevation is determined for Zone 'A'. A floodplain determination is recommended to calculate the flood elevation for the purposes of establishing finished grades for improvements above the floodprone potential elevation. However, unless a formal FEMA process is administered, the limits of the Zone 'A' flood prone areas are as illustrated on the FEMA maps.

The soil characteristics and characteristically high water table warrants additional site investigations. A limited geotechnical study can determine stormwater management characteristics, site development characteristics, site development finish grades to estimate fill requirements for development, and general suitability of the soils for development. Accordingly, a limited geotechnical investigation of the site specific soil/water table/aquifer parameters is required to further elaborate on the conceptual site plan presented in Figure 9.

The conceptual layout presents a ratio of parking based on proposed uses. For example, the medical facility is required to provide parking at a ratio of 1 parking space per 150 square feet. In addition, the shelter (residence for destitute people) is required to provide 1 per 2 employees and volunteers plus 1 parking space per 4 beds. The conceptual layout has provided for ±79 parking spaces which meets the existing LDC parking requirements for the proposed uses.

Based on the information provided to CHW, Inc., the GRACE Marketplace will provide permanent facilities for up to 200 beds (±24,000 sq. ft.) and a 2,500 sq. ft. medical facility. Uses such as workforce development, thrift shop, food distribution, laundry, and case management will be provided within the permanent facilities. In addition, the site will allow for up to 100 campsites and an associated bathhouse. Outdoor activities such as farming, conservation, solar array, etc. will occur within the remaining open space areas.

Given the desired uses and the site information summarized above, it appears that the objectives will be met for the site. Please note that specifics regarding the Police/Transit substation were not determined at the time of this report. Therefore, for the purposes this report and concept plan, the police substation was assumed to be provided for within the medical facilities and the

transit area was accommodated for north of the Marketplace entrance. If upon review of the specific soil boring and water table information additional SMF area is required, the parking area or the scope of uses may need to be reduced.

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