

#140274K



Visioning Session
C.R. Layton U.S. Army Reserve Center

•
October 23, 2012

Visioning Session #140274K Schedule

- Time and Task
- Community Opportunities
 - *Starting with a blank page...*
- **6:30 Introduction**
 - *Team, Goals, Format, Outcome*
- **6:45 PowerPoint Tour**
 - *Opportunities, Constraints*
- **7:00 Goals and Objectives**
 - *Other noted examples*
- **Community Catalyst**
 - *Shared partners, Shared costs...*
- **8:00 Visioning Session Wrap-up**
- **8:30 Conclude Session**

City Commission #140274K Priorities

Redevelopment of the property should:

- 1. Serve a broad community purpose;**
- 2. Achieve established City goals as articulated in the Strategic Plan and elsewhere;**
- 3. Add value to the surrounding neighborhood and community;**
- 4. Emphasize the ability of applicant group to leverage outside community support and resources; and**
- 5. Value the integration of uses as demonstrated by the proposal.**

PowerPoint Tour



Project History

- 1950: Property transferred to U.S. Army by City of Gainesville
- 1951-1953: Main building constructed
- 1953: Began operation as USAR Center
- 1958: Building addition
- 2009: Center was vacated
- 2011: City was notified the Army Reserve Center was no longer needed for service and would be conveyed to the City
- 2012: City commissioned air, soil, and groundwater testing



Site Inventory

- Total site area: 6.8-acres
- Number of Buildings: 3 (1 administration/2 petroleum, oil, and lubricants (POL) buildings)
- Parking areas: 2 lots (approx. 0.40-acres each)
- Approximately 30 trees (live oak and long leaf pine)
- Approximately 1,816 LF of perimeter security fencing
- Covered picnic structure



NE 6th Ave

NE 11th St

Administrative Offices

Parking Area 2

POL sheds

Drill Hall

Indoor Firing Range

Parking Area 1

RTS

RTS

NE 7th Pl

NE 12th St

NE 11th St

NE 8th Ave

NE 8th Ave

NE 8th Ave

NE 8th Ave

NE 12th St

NE 11th Terrace

NE 10th Terrace

50 feet 25 m

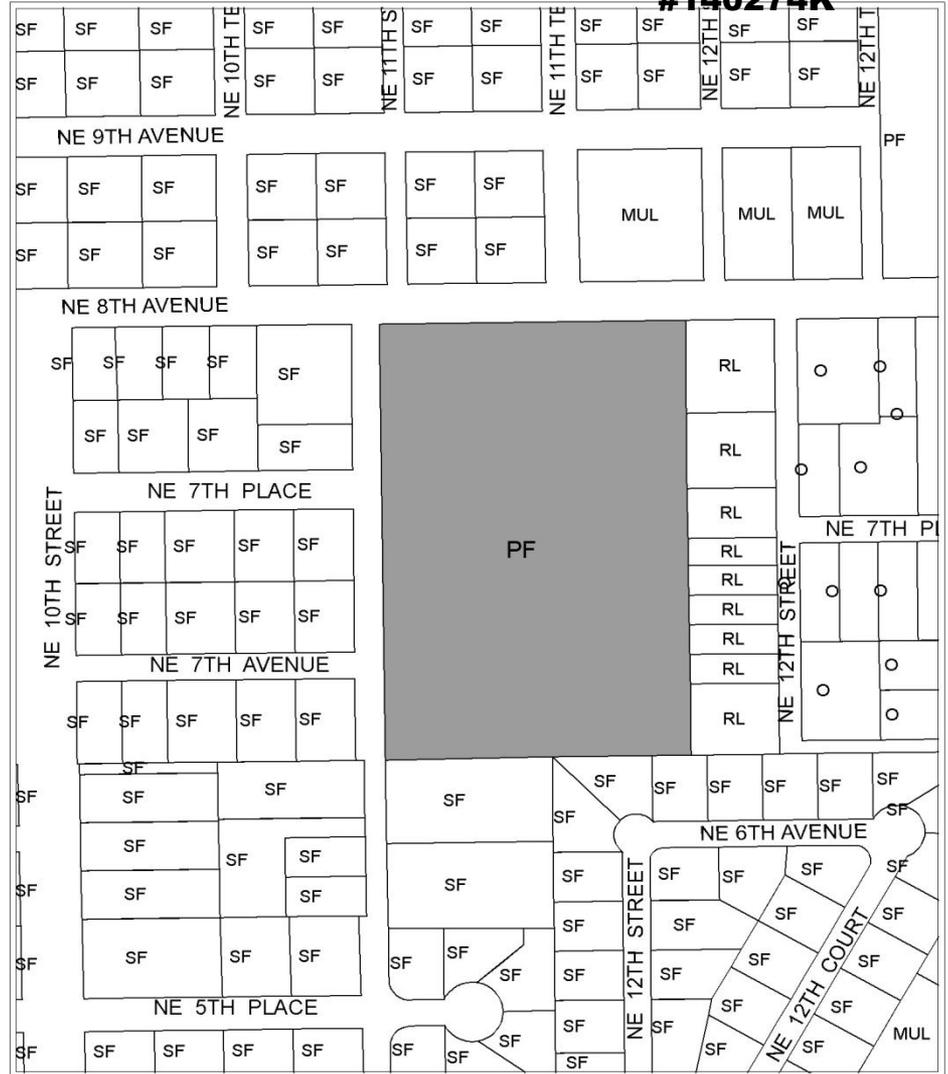
City of Gainesville Land Use Designations

#140274K

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (UMU-1: 8-75 du/acre; & up to 25 additional du/acre by special use permit)
- UMU2 Urban Mixed Use 2 (UMU-2: 10 to 100 du/acre; & up to 25 additional du/acre by special use permit)
- O Office
- C Commercial
- BI Business Industrial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

----- Division line between two land use districts
 ————— City Limits

Area under consideration



EXISTING LAND USE



No Scale

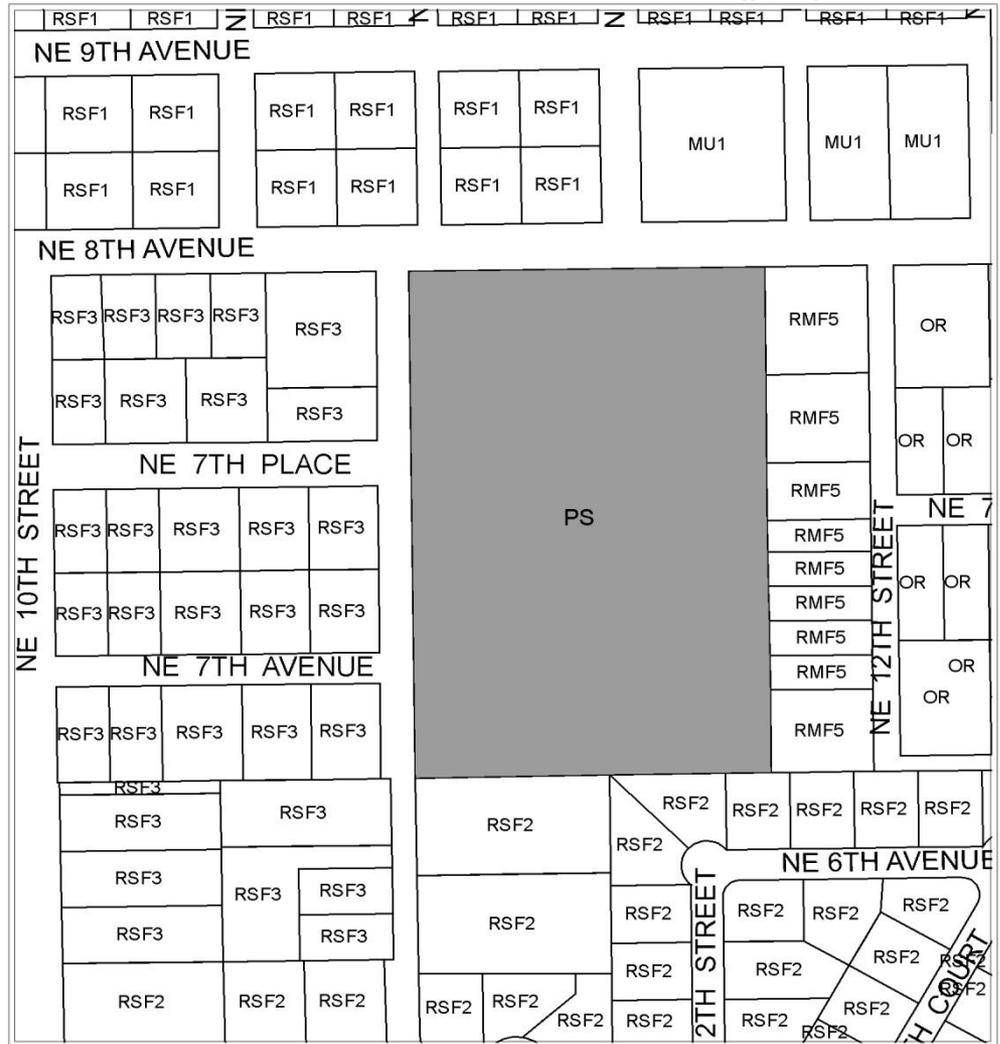
Army Reserve Center
1125 NE 8th Avenue
Parcel #12562-000-000

City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RSF-2 4.6 units/acre Single-Family Residential
- RSF-3 5.8 units/acre Single-Family Residential
- RSF-4 8 units/acre Single-Family Residential
- RSF-R 1 unit/acre Single-Family Rural Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- RMF-7 8-21 units/acre Multiple-Family Residential
- RMF-8 8-30 units/acre Multiple-Family Residential
- RC 12 units/acre Residential Conservation
- MH 12 units/acre Mobile Home Residential
- RMU Up to 75 units/acre Residential Mixed Use
- RH-1 8-43 units/acre Residential High Density
- RH-2 8-100 units/acre Residential High Density
- OR 20 units/acre Office Residential
- OF General Office
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- CCD Up to 150 units/acre Central City
- UMU-1 8-75 du/acre; & up to additional 25 du/acre by special use permit
- UMU2 10-100 du/acre; & up to additional 25 du/acre by special use permit
- BI Business Industrial
- W Warehousing and Wholesaling
- I-1 Limited Industrial
- I-2 General Industrial
- A Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park
- PD Planned Development

- Historic Preservation/Conservation District
- Special Area Plan
- - - - - Division line between two zoning districts
- City Limits

Area under consideration

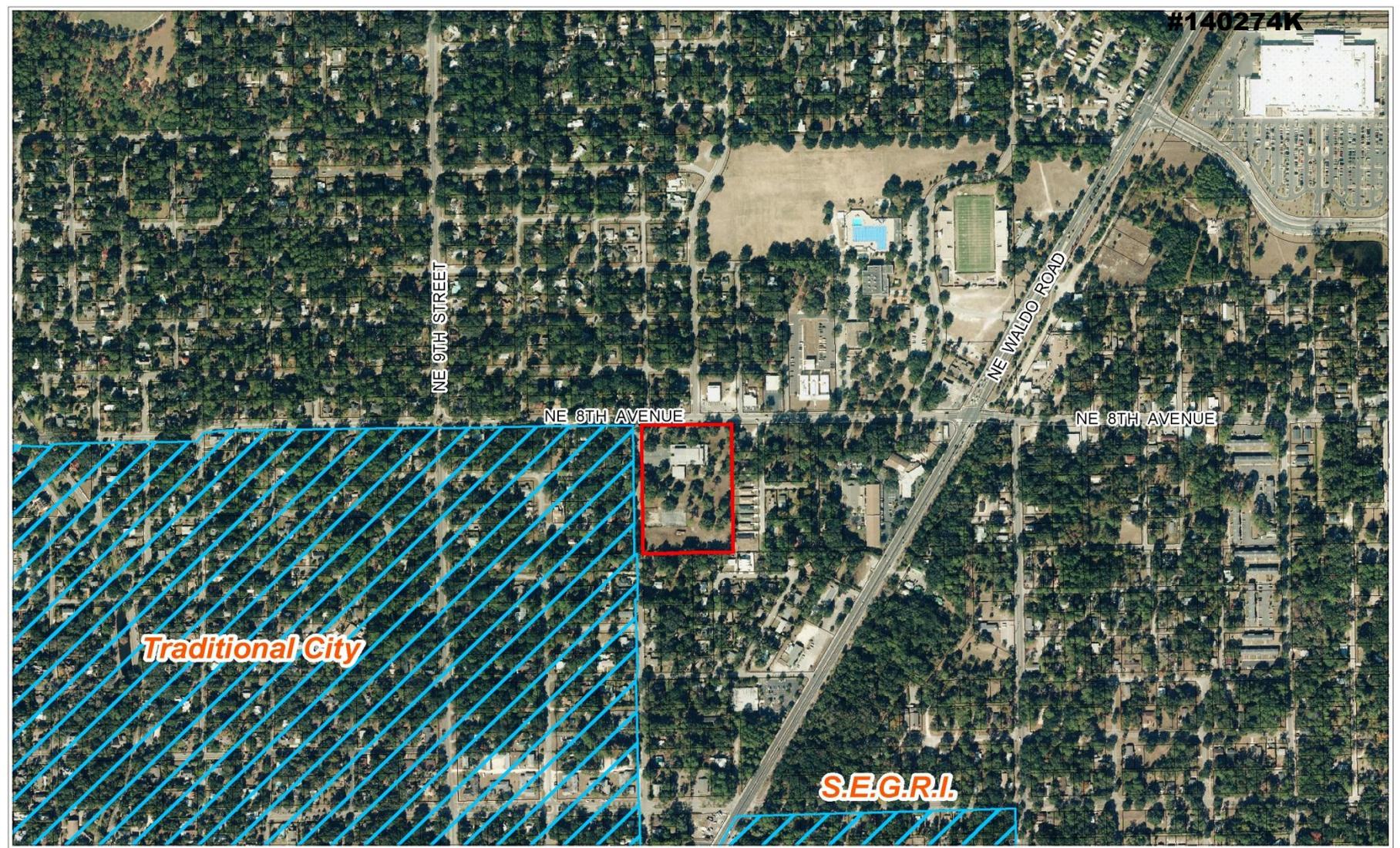
EXISTING ZONING



No Scale

**Army Reserve Center
1125 NE 8th Avenue
Parcel #12562-000-000**

#140274K



AERIAL PHOTOGRAPH



Army Reserve Center
1125 NE 8th Avenue
Parcel #12562-000-000

Special Area Plan Overlays:
Traditional City and Southeast
Gainesville Renaissance Initiative

#140274K

*Greater Northeast
Community*

Duckpond

NE 8TH AVENUE

NE 8TH AVENUE

*Duval and Eagle
Eyes Crimewatch*

Northeast Neighbors



NE WALDO ROAD

NE 9TH STREET

AERIAL PHOTOGRAPH



*Army Reserve Center
1125 NE 8th Avenue
Parcel #12562-000-000*

*Registered Neighborhood Groups
and Associations*



#140274K

NE 8TH AVENUE

NE 9TH STREET

NE WALDO RD

AERIAL PHOTOGRAPH



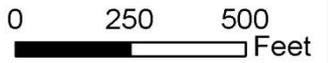
Army Reserve Center
1125 NE 8th Avenue
Parcel # 12562-000-000



Army Reserve Center



Eastside CRA



Environmental Conditions

#140274K

- **2010 Environmental Condition Of Property Report:**
 - **Found no evidence of site contamination or need for remediation**
- **City-Initiated 2012 Phase II Environmental Site Assessment:**
 - **Found no evidence of contamination or adverse soil or groundwater impacts**

Environmental Conditions

#140274K

Army-Initiated Studies found:

- **No listed wetlands**
- **Located outside of the 100-year floodplain (FEMA FIRM)**
- **No known listed species**

- **Environmental Study Review by City of Gainesville Environmental Coordinator required prior to rezoning/redevelopment of property**

#140274K



Neighborhoods

- **Located within Northeast Neighbors and proximate to Greater Northeast Community, Duval, and Duckpond neighborhoods**
- **Common neighborhood concerns:**
 - Property maintenance
 - Crime
 - Traffic
- **Common neighborhood strengths:**
 - Active, engaged neighbors
 - Tree canopy
 - Proximity to downtown
- **Common neighborhood goals:**
 - Landscaping and traffic calming improvements
 - Development of tot lots and/or pocket parks
 - Attracting more neighborhood oriented businesses

Parks, Recreation, and Cultural Affairs Master Plan #140274K

The Master Plan identified a need for the following facilities within the 20-year planning period:

- **Passive open spaces**
- **Picnic facilities**
- **Playgrounds and tot-lots**
- **Indoor recreation facilities**
- **Public meeting rooms**
- **Basketball courts**
- **Volleyball courts**
- **Tennis courts**
- **Walking and exercise paths**
- **Bicycle trails**
- **Soccer/football fields**
- **Softball/baseball fields**
- ○ **Swimming pools**

Estimated Maintenance #140274K Costs (by City General Services Department)

- **One-time Costs: \$28,000**
 - Exterior: \$3,000 - one time clean up of facility grounds.
 - Structural: \$5,000 – Initial roof repairs and \$5,000 – Interior painting and patching.
 - Mechanical: \$15,000 – Repair and preventative maintenance of HVAC systems

- **Unoccupied & Occupied Costs (Annualized)**
 - Unoccupied: Total Costs - \$20,000
 - Occupied: Total Costs - \$142,000

- **Long Range Capital Costs**
 - Roof Replacement (5-10 yrs) - \$534,000

Marshall Street Armory

#140274K

Lansing, Michigan



Marshall Street Armory

- **Current Use:** Shared workspace for a group of local nonprofits
- **Gross SF:** 38,000 SF
4.82 acres
- **Physical Condition:** Fair
- **Acquisition Cost:** \$200,00
- **Renovation Cost:** \$5.1 M
- **Renovation Cost/SF:** \$134/SF
- **Sources of Funds:** \$5.1M Tax Credits and Grants
- **Operating Costs:** N/A
- **Ownership:** Gillespie Group



The Center for Arts at the Armory

Somerville, MA



The Center for Arts at the Armory #140274K

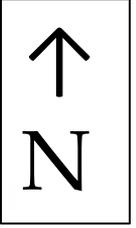
- **Current Use:** Performing arts center, café, farmers' market, classrooms, nonprofit office space
- **Gross SF:** 34,000 SF
- **Physical Condition:** Fair
- **Acquisition Cost:** \$2.6 M
- **Renovation Cost:** \$6 M
- **Renovation Cost/SF:** \$176/SF
- **Sources of Funds:** Privately financed
- **Operating Costs:** \$420,000 per year to cover operating expenses and debt service
- **Ownership:** Highland Armory Realty Trust



Goals and Objectives

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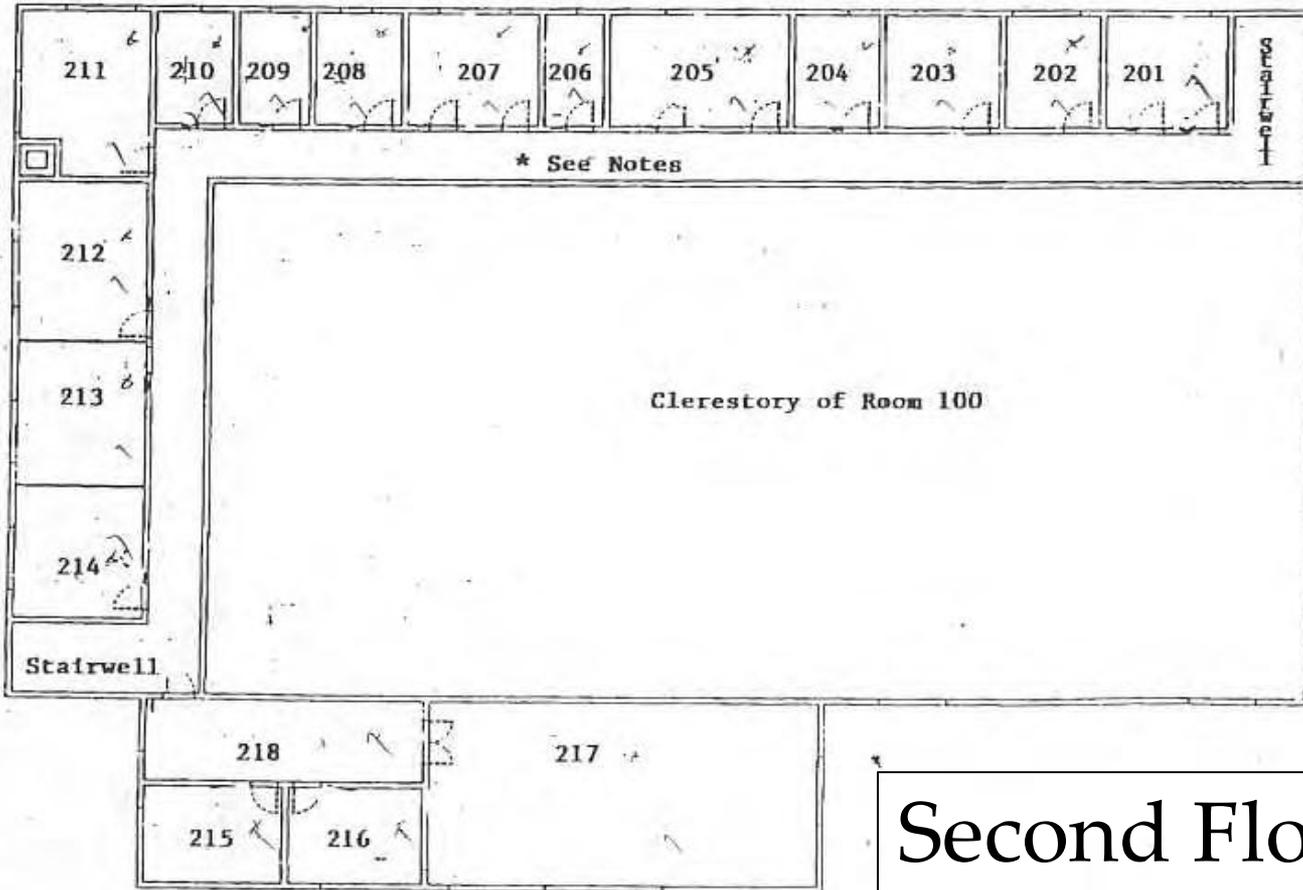


First Floor Plan

US ARMY ENGINEER DISTRICT, MOBILE
FLORIDA AREA OFFICE
DACA21-96-C-0120

FIRST FLOOR PLAN - INTERIOR PAINTING
LAYTON, USARC, GAINESVILLE, FL

DATE: 04 MAR 1998 | SKETCH 6-120-08-01A



Second Floor Plan

NOTES

200 Series room entrances and exterior walls are considered part of Painting Room 100

US ARMY ENGINEER DISTRICT, MOBILE FLORIDA AREA OFFICE DACA21-96-C-0120	
SECOND FLOOR PLAN INTERIOR PAINTING LAYTON, USARC, GAINESVILLE, FL	
DATE: 04 MAR 1998	SKETCH 6-120-08-01B

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