

RESOLUTION 960840

PASSED April 14, 1997

A resolution of the City of Gainesville, Florida, finding that the amended Downtown Redevelopment Plan conforms to and is consistent with the 1991-2001 City of Gainesville Comprehensive Plan; approving and adopting the amended Downtown Redevelopment Plan; and providing an immediate effective date.

WHEREAS, the City Commission of the City of Gainesville by Ordinance No. 2642, pursuant to the authority granted to it by the Community Redevelopment Act of 1969, created the Downtown Redevelopment Agency and by Ordinance No. 4074 designated the City Commission as the Community Redevelopment Agency; and

WHEREAS, after public hearing the City Commission on September 30, 1981, passed and adopted Resolution No. R-81-85 approving the Downtown Redevelopment Plan of the City of Gainesville; and

WHEREAS, the Department of Community Development reviewed the amended redevelopment plan and determined that it conforms with the City of Gainesville 1991-2001 Comprehensive Plan; and

WHEREAS, the City Plan Board on February 20, 1997, reviewed the recommendation of the Department of Community Development and found the amended Downtown Redevelopment Plan to be in conformity with the City of Gainesville 1991-2001 Comprehensive Plan; and

WHEREAS, after public hearing the City Commission on March 10, 1997 accepted the findings of the Plan Board that the amended Downtown Redevelopment Plan is consistent with and in compliance with the City's 1991-2001 Comprehensive Plan, and approved the plan; and

WHEREAS, on March 17, 1997 the Community Redevelopment Agency approved the amended Downtown Redevelopment Plan.

THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA:

Section 1. The amended Downtown Redevelopment Plan of the City of Gainesville, a copy of which is attached to this Resolution and incorporated herein by this reference, as if set forth in full as Exhibit "A," is hereby approved and adopted.

Section 2. This resolution shall become effective immediately upon adoption.

Passed and adopted this 14 day of April, 1997



EDWARD L. JENNINGS, SR.
MAYOR-COMMISSIONER

ATTEST:

APPROVED AS TO FORM AND LEGALITY



KURT M. LANNON
CLERK OF THE COMMISSION



MARION J. RADSON
CITY ATTORNEY

APR 15 1997

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EXHIBIT "A"

(Due to bulk and size, Exhibit "A" is on file with the Office of the Clerk of the Commission for inspection and review.)

**DRAFT AMENDED
DOWNTOWN REDEVELOPMENT
PLAN**

Department of Community Development

Planning Division

City of Gainesville, Florida

September 1981
Revised December 1981
Amended January, 1984

Revised January 28, 1997

Preface

The Downtown Redevelopment Plan was originally adopted in 1981, amended in 1984 and proposed for amendment in 1995. The proposed amendments include an update of the existing conditions in the Downtown Redevelopment Area based on the most recent data and the 1990 census information; and the status of downtown redevelopment projects, since many of the projects proposed at the adoption of this plan have been completed and are no longer feasible. The amended Downtown Redevelopment Plan is consistent with the 1991-2001 City of Gainesville Comprehensive Plan and addresses all applicable requirements of Chapter 163.362 Florida Statutes.

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Executive Summary

The City of Gainesville Downtown Redevelopment Area was designated by the City Commission to be a blighted area in 1981. A plan was consequently adopted to guide the redevelopment of downtown Gainesville. Problems affecting the downtown began with a shift in population following the post war period, and the failure of the downtown establishments to compete successfully with malls and shopping areas that grew in dispersed locations throughout the City. Changes in customer lifestyles and community values have led to economic decay and blight in many downtowns throughout the country over the past several decades. A blighted downtown negatively affects the local economy and can leave the city without a community center. A city's downtown is a visible indicator of community pride. One of the main goals of the City of Gainesville's Downtown Redevelopment Agency is to bring the downtown back as the center of the community.

Over the past several years, the composition of downtown commercial land uses has shown a trend toward restaurant and entertainment establishments. The success of these types of businesses in downtown Gainesville has increased activity and is expected to spur other related uses to locate to the area. New residential development has contributed to a base market for downtown business, particularly restaurants. Continued residential development may encourage the development of neighborhood services such as grocery and convenience good stores. Government land use is clearly the basis of stability for the downtown, and both government and office land uses provide for an active daytime population. In addition, the downtown residential developments have a low vacancy rate and the majority of non-residential structures are in good condition.

Since 1981, several redevelopment projects have been accomplished in the downtown redevelopment area. These projects include the development of a new library completed in 1991; the redevelopment/renovation of two historic structures to viable uses; the development of the Sun Center, a mixed-use retail/office type development; streetscape enhancements; the redesign of the community plaza; and the addition of new residential units to the downtown redevelopment area. Current projects include the potential development of a convention center/hotel and a state office building.

Downtown has experienced increased activity and interest over the past several years. Efforts are still needed to strengthen the existing retail core and attract more retail uses. It is important for the downtown to avoid the effect of desertion after business hours by encouraging residential land uses, which help to maintain a 24 hour population. The growth of residential land use downtown is expected to continue following the success of several multi-family projects, with the benefits of providing a residential population for the downtown that will support additional business and retail diversification.

This document presents a plan to guide the various public and private efforts that will be necessary to stimulate economic development, improve the physical characteristics of the redevelopment area and increase activity in downtown Gainesville. This plan includes an overview of the existing conditions in the downtown redevelopment area, outlines goals and objectives, and provides implementation guidelines for development projects which have or will have a major impact on the downtown and require cooperative efforts and coordination between the public and private sectors. The overall goal of this plan is to establish the Downtown Redevelopment Area as a vibrant community center, with activity-filled public spaces, thriving stores and successful businesses by stimulating economic development, improving physical characteristics, and maintaining and increasing activities in the downtown.

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INTRODUCTION

The City of Gainesville has declared the majority of the City's Central City District (CCD) to be a blighted area appropriate for redevelopment. The area delineated in this plan has been designated as the city's Downtown Redevelopment Area through Resolution R-81-32 of the City Commission on May 11, 1981 (see Appendix A). Documentation of the blighted conditions in the redevelopment area is available from the Office of the Clerk of the City Commission as part of the public record.

This document presents a plan to guide the various public and private efforts that will be necessary to stimulate economic development, improve the physical characteristics of the redevelopment area and increase activity in downtown Gainesville. Part I of this plan provides an overview of the existing conditions in the downtown redevelopment area. Part II contains the goals and objectives for the redevelopment of the area and Part III presents the implementation plan. Major development projects are also outlined in this Plan. These projects will have a major impact on the downtown and require cooperative efforts between the public and private sectors. Policies for the implementation of these projects and other complementary efforts are provided. Relocation policies and an assessment of neighborhood impacts are also included.

The term "downtown" is used throughout this plan to refer to the downtown redevelopment area. The boundaries of this area are shown on Map 1. The legal description of the downtown redevelopment area is included in Appendix B.

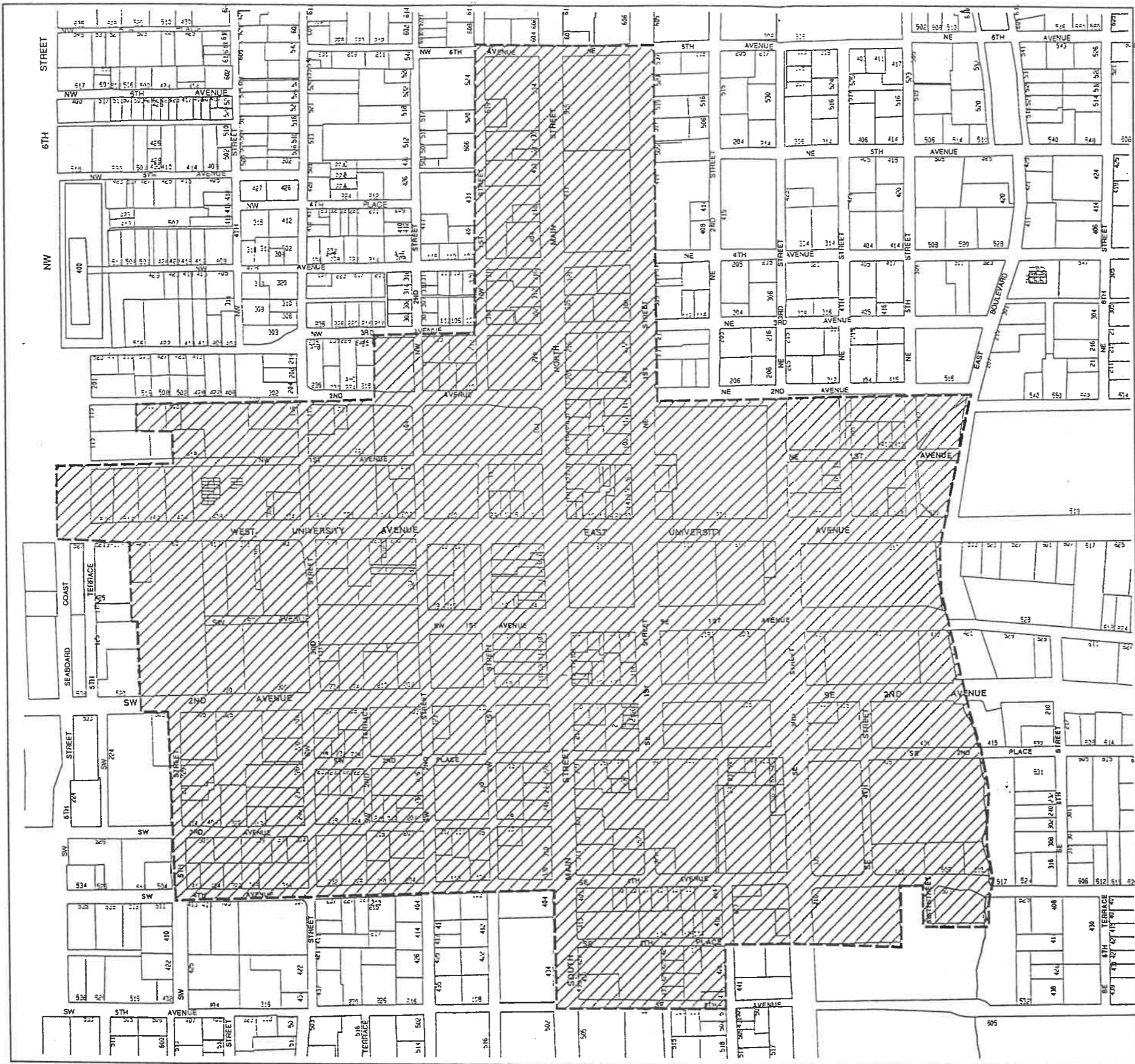
I. EXISTING CONDITIONS

Historical Overview

Downtown Gainesville began in the mid 19th century as the hub of all the town's activities. In the mid-1880's a town square had grown around a courthouse where retail establishments, offices and hotels took advantage of the courthouse and railroad line that was built in 1881 through the heart of town. A number of industrial and commercial buildings were constructed in the Downtown Gainesville district along the railroad lines that related to the economy of the city. Between 1860 and 1900, Gainesville developed into a moderately prosperous urban area which served as a regional agricultural market. From a village of 269 in 1860, Gainesville grew into a small center of 3,633 in 1900 (ERLA Associates and the History Group, 1980).

In the mid 1880's residences in the downtown were typically confined to the north of the courthouse square as a result of the original town plat which laid out 38 blocks to the north of the square and only fourteen to the south. This trend continued throughout Gainesville's development. The period of growth between 1884 and 1910 saw residential development occurring on the immediate outskirts of the original downtown.

The most significant physical changes to downtown occurred during the period between 1910 and 1945 with the advent of the automobile. The automobile became a major factor in the physical transformation of the nineteenth century development patterns. Between 1930 and 1950, the number of cars in the city increased from approximately 5,600 to 14,900, bringing a great demand for automotive services. The moderate growth of the University of Florida to the west of downtown Gainesville did not affect the downtown district significantly during this period. However, a commercial strip began to creep westward towards the University. By



Map 1

AMENDED DOWNTOWN REDEVELOPMENT PLAN

Downtown Redevelopment Area

Legend



Downtown Redevelopment Area Boundary



Scale: 1"=400'

Prepared by:
Department of Community Development

July 96

1945, Gainesville's first shopping center was built on the northwest corner of University Avenue and NW 6th Street.

During the postwar period, the University and city population grew exponentially. To accommodate this growth, subdivisions were developed around the University to the west and northwest. New shopping areas were established, draining the once vital commercial downtown center. The roads through the city core were widened, railroad lines were removed from the downtown, and buildings were razed to create parking lots. All of these efforts were for the purpose of accommodating the increasing use of automobiles. Parking downtown became a problem, and by 1951 grocery stores in the downtown were reduced from 39 to none.

By the early 1960's "downtown redevelopment" was the focus of wide concern. Construction of new county, city and federal buildings assured that the downtown would continue to be the City's government center. Additional public investments were made, including: new library facilities, street system improvements, expansion of public off-street parking, acquisition of the Star Garage and the development of a community plaza. In 1980, consultants Barton-Aschman produced the Downtown Economic Development Strategy Plan which suggested that each of these investments changed the character and vitality of the downtown by replacing intimate, small but deteriorating uses with larger single-purpose and self-contained facilities. (Barton-Aschman, 1980). New construction since then has mostly been single purpose, free-standing buildings.

The loss of the downtown's traditional marketplace function has led the community to at times be critical of downtown and focus on its weaknesses. Some redevelopment efforts have not provided a satisfactory replacement for the downtown as a center where residents of the entire city once shopped, socialized and conducted business. There are no signs directing people to downtown, and little indication that they are there once they arrive. Although the City of Gainesville's Culture and Nature Department places a priority on coordinating and sponsoring downtown events, not enough activity is ongoing week to week to create a strong identity for the downtown. Other weaknesses that have stymied redevelopment efforts include: a perceived and actual parking shortage, perceived and actual security problems, existing gaps in the urban edge where buildings should meet the street and the lack of a critical mass of activities, shops and visitors necessary for specialty retail (Blitch, Davis and Feiber, 1990).

These problems are not important for the downtown alone, but for the entire community. A blighted downtown negatively affects the local economy and leaves the city without a community center. A city's downtown is a visible indicator of community pride. One of the main goals of the City of Gainesville's Downtown Redevelopment Agency is to bring downtown back as the focal point of the community. The recent creation of the Union Street Historic District, a designation given to an area of downtown near Southeast and Southwest 1st Avenue that was formerly known as Union Street, is one project that has been implemented towards reaching that goal.

Preoccupation with the downtown's problems has at times obscured its many assets. The following are some of the downtown's strengths:

1. As the historic center of the city, the downtown has several handsome historic buildings, brick streets, and traditions that make it distinctive. Both new construction and renovation can use this tradition to sustain a unified design.
2. Historic residential areas around the downtown are being upgraded and stabilized. The Northeast Historic District, with the renovated Thomas Center, has led the progression. The southeast neighborhood and Pleasant Street neighborhood, both of which are adjacent to the redevelopment area, have also been designated as historic districts.
3. There are good transportation links between the downtown and other areas, particularly through the use of the city bus system, and the bike route between the downtown area and the University.
4. Downtown contains quality restaurants and successful private offices.
5. The recent development near downtown of several bed and breakfast inns and the Matheson Museum, located adjacent to a proposed greenway system along the eastern boundary of the redevelopment area, has contributed to the redevelopment of the downtown area.
6. Downtown contains a mixture of uses at a human scale. The mixture of uses allows people to do several things at one convenient location. Such accessibility reduces the number of automobile trips on the transportation system. For these reasons, more high density housing located downtown may be an attractive option for future residents.
7. There has been a long term commitment to the downtown by City, County and regional agencies. Public investments have provided support for an improved downtown. Taken together, they signify an active commitment to assisting the community's efforts towards a better downtown.

DOWNTOWN COMMERCIAL AND BUSINESS TRENDS

The downtown commercial, office and institutional sectors have evolved over time. As these sectors have changed, goals, expectations and development trends for the downtown have also changed. All of these factors contribute to downtown as it is today. A brief overview of initiatives related to the commercial revitalization of downtown can provide a framework in which the existing conditions can be evaluated.

As previously mentioned, the westward population shift, as well as the failure of downtown establishments to compete successfully with malls in merchandising and physical amenities, has placed Gainesville's downtown at a distinct marketing disadvantage. Downtowns across the country have experienced this phenomenon in the past two or three decades. Changes in customer lifestyles and community values have led to economic decay.

In 1963 Downtown Gainesville was published by the City Planning Department. This report's major goal was to focus community efforts on the retention of the downtown as a strong retail market for the region. The decentralization of retailing had already begun to reduce retail sales. Outlying locations provided certain advantages to the developer that the downtown could not. In particular, these advantages included more available land at a lower cost, fewer legal problems due to the ease of land acquisition and assembly, management associations and a central and expanding market location. The downtown's locational disadvantages were reinforced by the very character of downtown itself. As structures were vacated by businesses and offices locating further west, they began to deteriorate. This decline in the structural quality of buildings contributed to the overall decline of the downtown environment, which stimulated other businesses to seek dispersed locations.

In response to this trend, Operation Facelift was initiated in 1964 as a way in which the City of Gainesville and the community could arrest downtown deterioration and restore its retail importance. The Downtown Development Committee of the Chamber of Commerce, merchants, property owners, architects and the municipal government had one main goal: to "clean-up, paint-up and fix-up the downtown face for the maximum physical change at the least cost" (Department of Community Development, 1969, p.21). The project fell short of its goals with the most obvious shortcoming being that street trees in the core area, which today would be over 30 years old, were never planted.

Paralleling this effort was a regular newspaper column called "Revitalizing Downtown". This column increased the visibility of efforts to re-establish a strong retailing function for the downtown. Operation Facelift when viewed today was not successful in achieving its stated goals. The strategy of dealing only with external improvements was not sufficient to recapture a strong retail market. The need for a comprehensive approach to foster downtown reinvestment was and continues to be a major problem with revitalization efforts.

In 1969 the Department of Community Development published a Commercial Study which once again identified these same trends in the downtown. This report stressed the need for Gainesville to make substantial efforts to encourage commercial revitalization in the downtown. The emphasis remained on attracting a strong general retail market without formulating an overall redevelopment strategy. This study served as a policy statement and did not include an implementation plan.

Early attempts to address the issue of downtown revitalization failed to present a comprehensive framework for downtown redevelopment and did not seriously investigate the realistic, social and economic alternatives for downtown development. Recent initiatives are attempting to take a more comprehensive approach to revitalizing downtown. The 1980 Barton-Aschman Downtown Economic Development Strategy Plan was the first report on downtown Gainesville that suggested that development opportunities exist for specialty retail, entertainment and commercial offices in downtown. The Barton-Aschman Plan identified the historical lack of a comprehensive approach to revitalizing and redeveloping downtown.

In 1990, consultants Blich, Davis and Feiber, in association with Reynolds, Smith, and Hills Inc. and Barnett & Fronczak Architects produced the Gainesville Downtown Market Study and Urban Design Plan (hereafter referred to as 1990 Market Study). This study involved projecting the market support and demand for downtown retail, office and residential development and conducting interviews with Gainesville residents, downtown visitors and merchants to gauge perceptions of downtown. The market analysis of downtown included in the 1990 study was the basis for many of the study's recommendations, which included three alternative marketing concepts and scenarios for downtown Gainesville. This study updated much of the market analysis information provided in the Barton-Aschman Plan. Mandatory design guidelines set out in the 1990 Market Study were adopted by the City of Gainesville for inclusion in the Land Development Code.

Economics plays a significant role in determining the feasibility of various business development opportunities. According to the 1990 Market Study, downtown Gainesville was determined to have over 6% of the retail space and over 13% of the office space in the Gainesville Urban Area. This study identified a small subarea in downtown where over 70% of the downtown retail and commercial space is located. The study states that "revitalization efforts should be concentrated within this area in order to assist existing downtown merchants and promote additional development adjacent to the healthiest pockets of existing development."

The development potential for downtown retail and office space was projected by the 1990 Market Study to be 149,300 sq. ft. of retail space and 296,000 sq. ft. of public and private office space under the current market conditions projected to the year 2001. This amounts to an absorption of 11,500 sq. ft. of retail space and 14,000 sq. ft. of office space per year. The highest level of market support for additional development was identified to be the eating/drinking and apparel accessory retail categories. The 1990 Market Study indicated that the redevelopment area is not increasing its market share of retail land uses, while eating and drinking establishments have shown the most strength.

Trends in commercial and business growth over the past few decades have shown an increase in office uses by both the public and private sectors, and the conversion of homes and commercial buildings to offices as well as new office construction. Entertainment activities have also grown significantly, particularly following the opening of the Hippodrome State Theater, a performing arts theater, in 1981. Development since 1985 has included new restaurants as well as night time entertainment establishments. Heavily patronized restaurants, clubs and bars have contributed to the vibrant nightlife present late in the evening in downtown Gainesville.

DEMOGRAPHICS AND LAND USE

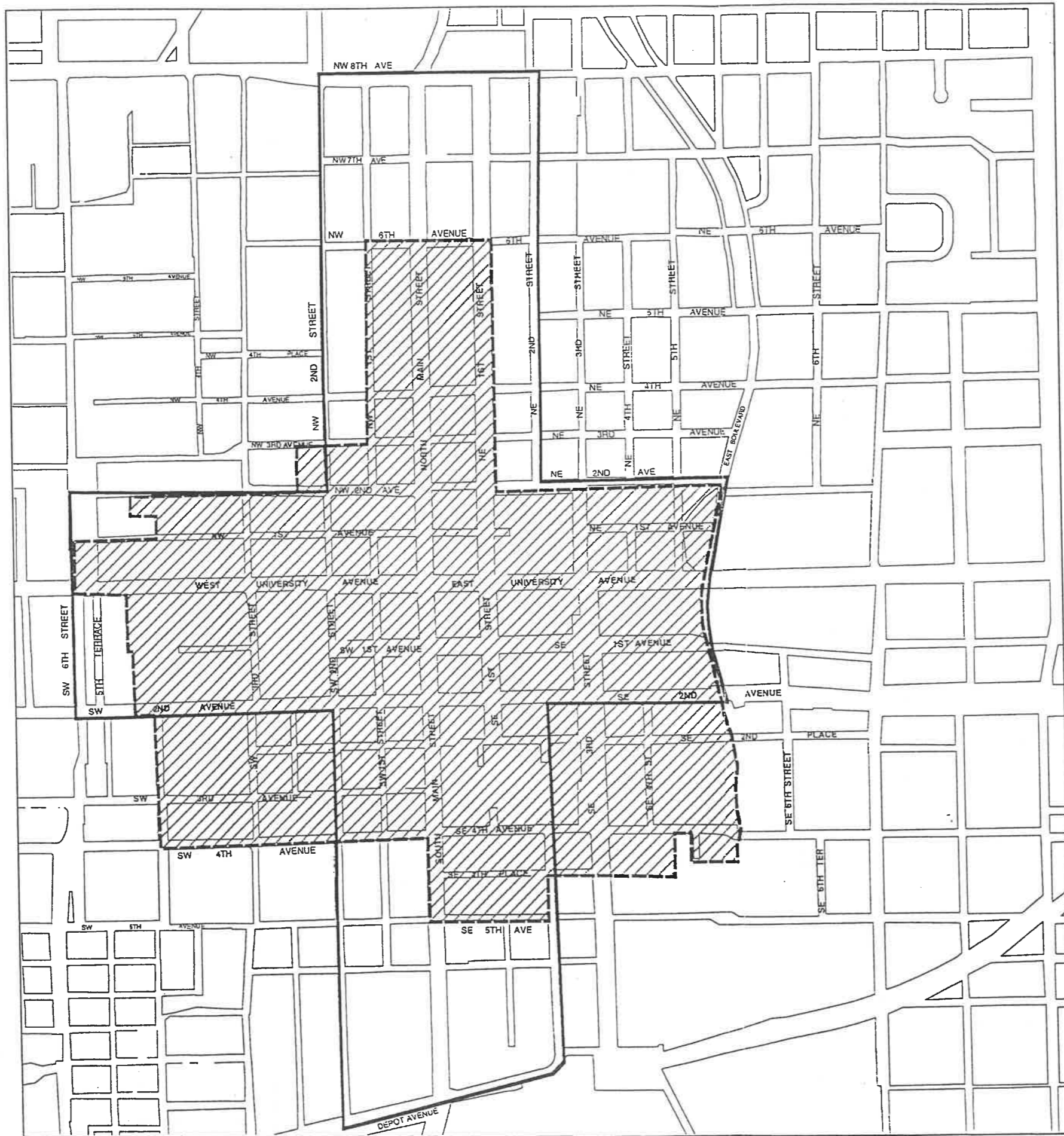
There are two major conditions that have a strong influence on the overall downtown environment: demographics (including population, housing and employment) and land use. By looking closely at the characteristics of these components, the issues which merit emphasis should be clarified.

Population

Gainesville's current population is 96,051. This figure represents 48 percent of the total population of Alachua County. Population projections suggest that by 2001 the City of Gainesville will have grown to 103,302 persons. Current demographic patterns have shown accelerated growth to the west of downtown Gainesville. This distributional pattern is indicative of a trend that began approximately thirty years ago.

The 1990 Census indicated that 400 people live in census tract 1, which is less than one percent of the City's 1990 population. Census tract 1 is not contiguous with the redevelopment area boundaries (see Map 2), but is being utilized in this section for the purpose of comparing population characteristics in the downtown area between 1980 and 1990. There were 400 people identified as residing in census tract 1 in 1990, according to the 1990 Census. This number indicates a 21 percent reduction in population from the 1980 Census, which listed census tract 1's population as 505 persons. A study of the population characteristics for the redevelopment area using census block groups and a method of estimation where block groups crossed redevelopment area boundaries (DeValle, 1994) has indicated that the population of the Downtown Redevelopment Area is approximately 679 persons.

Additional analysis of household demographics from the 1990 Census show that three fourths of the households in census tract 1 are one person households, a much higher proportion than the citywide proportion of 30 percent. Approximately 3 percent of the households in census tract 1 include children, compared to the citywide proportion of 26 percent. Additionally, 26 percent of residents in census tract 1 are 65 years of age or older, compared to 9 percent for



Map 2

AMENDED DOWNTOWN REDEVELOPMENT PLAN

Census Tract 1

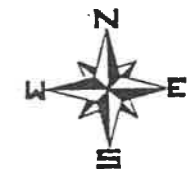
Legend



Downtown Redevelopment Area Boundary



Census Tract 1 Boundary



Scale: 1"=575'

Prepared by:
Department of Community Development

July 1996

the city as a whole. The above indicates that households in the downtown area are typically comprised of one person or elderly individuals with no children present. Marketing strategies to attract residents to downtown should take these demographic trends into consideration.

Housing

Housing related demographics for the redevelopment area indicate that 86 percent of the housing units are occupied (see Table 1), with approximately 26 percent occupied by owners and 74 percent occupied by renters. Citywide occupancy rates, according to the 1990 Census, are 49 percent owner occupied and 51 percent renter occupied. These percentages indicate the relatively large amount of rental property in the downtown. A study of housing characteristics in the downtown redevelopment area (DelValle, 1994) has indicated that the median value of housing units in the redevelopment area is approximately \$46,250, which is approximately \$16,000 less than the citywide median value. The study also indicated that median rent downtown is approximately \$233 per month, approximately 16 percent lower than the citywide median rent. These statistics are indicative of the relative affordability of downtown housing, and may suggest the need for more housing in the upper-end of the price bracket. According to the DelValle study, there were 369 households and 105 families residing in the redevelopment area in 1990.

**Table 1
Housing Demographics for the Downtown Redevelopment Area**

Housing Units	Total	Percentage
Occupied	370	86%
Vacant	60	14%
Owner Occupied	96	25.9%
Renter Occupied	275	74.1%

Source: DelValle, Juan, and the University of Florida Graduate Seminar, Department of Geography, 1994.

Employment

Table 2 indicates employment statistics for Alachua County. This table shows that the highest percentages of employment in Alachua County are located in the retail, health related and educational sectors.

Table 2
1990 Employment Characteristics For Alachua County

Employment Sector	# Persons Employed	Percent
Agriculture	2,012	2.35%
Mining	71	0.08%
Construction	3,990	4.65%
Manufacturing		
Durable	3,075	3.58%
Non-Durable	1,785	2.08%
Transportation, Communication and Public Utilities	2,015	4.40%
Wholesale Trade	1,724	2.01%
Retail Trade	15,322	17.86%
Finance, Insurance and Real Estate	4,317	5.03%
Business and Repair Services	2,996	3.49%
Personal Services	2,677	3.12%
Entertainment	1,167	1.36%
Health and Health Related Services	12,685	14.79%
Education	18,689	21.79%
Other Professional Services	6,696	7.81%
Public Administration	4,803	5.60%
Total	85,785	100%

Source: DelValle, Juan and University of Florida graduate seminar, Department of Geography, 1994.

Table 3 indicates the 1990 employment figures for the downtown redevelopment area and includes areas within 2000 feet of the redevelopment area boundaries.

Table 3
1990 Employment Characteristics:
Downtown Redevelopment Area and Areas Within 2000 Feet of Boundaries

Employment Sector	# Persons Employed	Percent
Agriculture	99	.9%
Mining	0	0%
Construction	328	3.1%
Manufacturing: Non-Durable	227	2.2%
Manufacturing: Durable	104	1.0%

Transportation	138	1.3%
Communications, Public Utilities	87	.8%
Wholesale Trade	137	1.4%
Retail Trade	1,533	14.7%
Finance, Insurance and Real Estate	329	3.2%
Business and Repair Services	170	1.7%
Personal Services	326	3.1%
Entertainment	144	1.4%
Health and Health Related Professions	1,193	11.5%
Education	1,849	17.8%
Other Professional and Related Services	568	5.5%
Public Administration	350	3.4%
Local Government	480	4.6%
State Government	2,135	20.5%
Federal Government	196	1.9%
Total	10,393	100%

Source: DelValle, Juan and University of Florida graduate seminar, Department of Geography, 1994.

It is interesting to note that the three largest employment sectors for Alachua County-education, health and health related services, and retail trade, are also major employers in the downtown area. The Florida Statistical Abstract reports that 65 percent of the jobs in Alachua County were in the government and services categories in 1992. Table 3 indicates that over one-fourth of the labor force in the downtown area is employed by the government. As a result, growth in this sector might provide the opportunity for additional governmental employment to be located downtown.

There is a drawback to having a large share of government employment in the redevelopment area. To the extent that the downtown employment base depends on the government sector, the downtown would be likely to decline in its share of employment relative to Alachua County. For this reason, recent efforts in promoting business activity have expanded private sector business growth downtown, off-setting the effect. Another effect of the downtown's strong government orientation is the large amount of tax exempt property. In 1993, the County Property Appraisers Office identified 58.3 percent of the redevelopment area as non-taxable. The total assessed value of these properties was \$55,296,200.

The relative stability of government employment indicates that diversification of the employment base is necessary in order to realistically expand the downtown's economic

base. This diversification would include encouraging large scale office and service activities to locate downtown.

Land Use

Land use patterns provide a way to evaluate the Downtown Redevelopment Area (see Map 3). By looking at the total area, percent of land utilized by each classification, recent trends, property values and the structural conditions of the buildings, it is easier to get a clear picture of the direction in which downtown is headed.

The total area for the Downtown Redevelopment Area is approximately 116 acres, excluding approximately 55 acres of right-of way. Table 4 illustrates the distribution of land uses within downtown for 1981 and 1994. The amount of city right-of-way has decreased by approximately 4 acres between 1981 and 1994, due to street closings and redevelopment. In 1994, only 5.16 percent of the downtown area was comprised of vacant lots or buildings. This figure suggests that few lots or buildings are unused, although some may be underutilized. From a comparison of the 1981 and 1994 figures, it is apparent that there have been no major changes in the relative proportion of land uses for the downtown. The proportion of office and commercial land uses has increased slightly. The most significant and positive change has been that the amount of residential land use has increased by 5 acres in the 13 year period. The amount of private institutional land use has also increased by 5 acres during the time frame. This increase is attributed to the fact that the 1994 land use survey included church parking as a private institutional use, as well as the development of new private institutional uses within the redevelopment area such as the St. Francis House Homeless Shelter and portions of the Santa Fe Community College Downtown Branch. These statistics show that most of the land uses identified in Table 4 remain static in their relative proportion of space in the downtown area.

**TABLE 4
Acreage of Land Use Within the Downtown Redevelopment Area:
1981 and 1994**

Category	1981 Acreage	1981 Percent	1994 Acreage	1994 Percent
Right-of-Way	59.33	35%	55.17	32%
Office	19.01	11%	22.70	13%
Commercial	15.3	9%	17.83	10%
Parking	18.37	9%	19.21	11%
Government	11.33	7%	11.04	6%
Private Institutional	6.02	4%	11.24	7%
Vacant (Building and Lot)	6.64	4%	5.16	3%

Residential	18.21	11%	23.20	14%
Open Space	not calculated	not calculated	1.86	1%
Other	17.1	10%	3.83	2%
Total Land Area	171.31	100%	171.24	99%

Note: For the 1994 figures: "Office" uses include office and financial uses; "Commercial" uses include retail, service and eating and drinking establishments; "Other" uses include two mixed-use projects: the Sun Center (office, retail, restaurant/entertainment) and the Seagle Building (office, residential and restaurant)

The inventory of downtown land uses indicate the more specific types of development that have been predominant in downtown for many years. The focus on government offices is clear. The middle 1960's saw the beginning of the development of large scale governmental structures within close proximity to each other, exhibiting what was known as the "Super Block" concept. The Alachua County Courthouse, Judicial Building, City Hall and the Municipal Library are all centrally located near what is known as the Community Plaza, and employment figures for downtown reflect this large portion of government activity. Government offices, a notable high concentration of law offices which utilize the close proximity to the courthouse, and a variety of other offices provide the major market for much of the retail sector. Business services, restaurants, entertainment establishments and specialized commercial activities catering to office employees are also prominent.















In the last twenty to thirty years, downtown has attracted several major financial institutions. During the early and mid 1970's a financial district was being established primarily north of University Avenue on both sides of Main Street. All of the financial institutions located downtown were built since 1963 and presently constitute 4 percent of the Downtown Redevelopment Area. In 1981, however, 7 percent of the downtown was comprised of financial institutions. Some financial institutions have relocated away from downtown or have closed their downtown offices. This may be partially attributed to changes in the banking industry. This trend has the potential to leave a gap in downtown by the abandonment of large buildings and the difficulties in securing tenants to lease office space in these buildings. Presently, however, several of the former buildings occupied by financial institutions are now fully occupied.

Map 3

AMENDED DOWNTOWN REDEVELOPMENT PLAN

Existing Uses

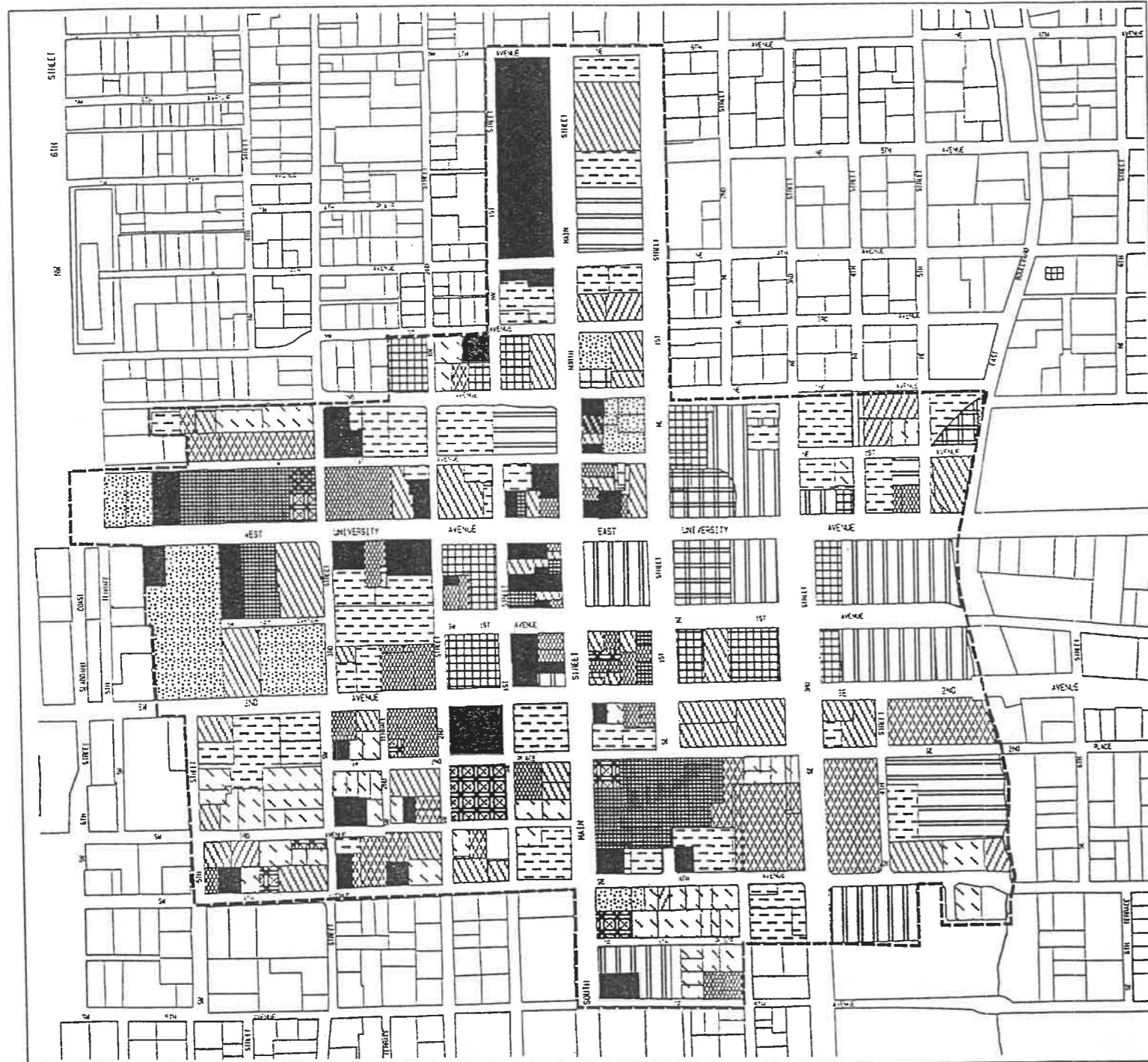
Legend

-  Single-Family
-  Office
-  Vacant Lot
-  Restricted Parking
-  Financial
-  Government
-  Multi-Family
-  Public Parking
-  Restaurant/Entertainment
-  Open Space
-  Mixed Use
-  Commercial
-  Vacant Building
-  Private Institute



Prepared by:
Department of
Community Development July 96

Scale: 1"=400'



he opening of the Hippodrome State Theater in 1981, along with many new restaurants and clubs and the recent designation of the Union Street Historic District, is evidence of the growth in the entertainment sector of downtown. The Hippodrome Theater, located in the former post office building which was bought and later leased by the City, has the ability to bring 200 to 300 people to the downtown on certain nights and was the catalyst for the opening of some restaurants and clubs. During the past ten to fifteen years the entertainment opportunities in the downtown have increased dramatically. These activities offer the opportunity for a viable downtown beyond normal business hours. Many of these entertainment uses do not become active until late in the evening. Such entertainment facilities are conducive to strengthening the linkage between the University of Florida and downtown. There may be a need for an expanded variety of uses such as art galleries and specialty retail shops to entertain browsers in the evening hours before clubs and entertainment facilities open.

Impediments to the growth of the commercial sector of downtown are varied. According to a survey of downtown merchants conducted by Reynolds, Smith and Hills, Inc., et al, in 1990, "nearly every merchant mentioned parking as a significant problem in the downtown area. Both the number of parking spaces and their management were cited as problems. Management issues involved the availability of existing space to downtown customers, the reservation of spaces for government employees and the limitations on the length of time allowed for short-term, retail parking." Other problems for retailing mentioned by downtown merchants included the general lack of activity. The lack of activity was linked to too few stores and little or no stores that acted as anchors. According to the merchants, the lack of activity could be improved through greater promotion and positive marketing for the downtown as well as the location of a major retail outlet which would have an anchor effect and thereby benefit the smaller shops (Reynolds, Smith and Hills, Inc., et al, 1990).



Property values help document fiscal changes that result from other factors. The total assessed value of taxable properties in the redevelopment area in 1993 was \$39,568,600. This excludes the 58.3 percent of all redevelopment area property that was tax exempt in 1993. In 1980, the total value of taxable property was \$19,224,500. Since 1980 the value of taxable property increased by \$20,344,100, however, the percentage of taxable property of all property in the redevelopment area has remained constant. Between 1963 and 1980, the value of taxable property increased only slightly, by 7 percent. This difference was mainly due to the tremendous increase in tax exempt property during that time period. The recent figures indicate that the amount of tax exempt property in the redevelopment area has remained stable since 1980.

The final way to inventory commercial land is in terms of a building's structural condition. A field survey was conducted in June of 1994 to determine the total number of non-residential structures in the redevelopment area, as well as the existing uses of land (as shown in Figure 3), the vacancy rate (as included in Table 4), and the existing structural conditions.

AMENDED DOWNTOWN REDEVELOPMENT PLAN

Downtown Quadrants

Legend

-  Downtown Redevelopment Area Boundary
-  Quadrant Boundaries



Scale: 1"=400'

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Department of Community Development

July 96



In the southwest quadrant, residences are mixed with office and commercial uses. Table 7 indicates the residential types in the SW quadrant of the redevelopment area. Between 1981 and 1994, the total number of housing units has decreased by 28 percent. The number of multi-family units has remained constant. The difference may be attributed to the conversion of single family structures to other uses. Several of the residential structures in this quadrant date from the early 1900's and contribute to the historical and architectural significance of the downtown, as later discussed in this plan. The 1992 Housing Conditions Survey indicates that, of all housing units counted in this quadrant, 36 percent are of standard condition, and 64 percent are in need of minor repairs.

Table 7
Southwest Quadrant Residential Characteristics

Residential Type	Structures	Units
Single-family	16	16
Duplex	3	6
Multi-family	7	32
Total	26	54

The northwest quadrant borders the Pleasant Street Historic Neighborhood, where renovations and redevelopment efforts have been underway for many years, funded by several federal and private programs. Many of the homes west of N.W. 1st Street have been characterized as contributing in scale and character to the Pleasant Street Neighborhood, which has been designated as an historic district. The neighborhood also contains the Seagle Building, a mixed use project with 17 residential units, and the Four Hundred apartment building for the elderly, with 101 units. According to the 1992 Housing Conditions Survey, of all units counted in the northwest quadrant, 9 units were classified as being dilapidated or in need of major repair. Table 8 delineates the residential housing characteristics of the northwest quadrant of the redevelopment area.

Table 8
Northwest Quadrant Residential Characteristics

Residential Type	Structures	Units
Single-family	25	25
Duplex	3	6
Multi-family	4	128
Total	31	155

The northeast quadrant consists of only four structures, as indicated in Table 9. This quadrant is adjacent to the residential Duckpond Area, but separated from residences by city-owned property, offices and the Sweetwater Branch Creek. The Duckpond Area is an historic district where much renovation has taken place. Because of the attractiveness

and rising values of this district, it could act as a magnet for further residential development in nearby areas.

Table 9
Northeast Quadrant Residential Characteristics

Residential Type	Structures	Units
Single-family	3	3
Duplex	1	2
Multi-family	0	0
Total	4	5

Summary

Overall, approximately 192 new multi-family residential housing units were built between 1981 and 1994. Approximately 48 of those units were built since 1990. As previously indicated, a large proportion of the dwelling units downtown are rental units. Multi-family rental units located downtown have reportedly very high occupancy rates. The rental housing demand downtown has been said to be generated by students and the office related employment base. It may be advantageous for the downtown to consider more "family-oriented" residential rental projects in the future.

Vacant houses and lots are present in some areas of downtown, particularly in the northwest and southwest quadrants of the redevelopment area. These areas in particular provide excellent opportunities for redevelopment. It should be noted that a significant number of homes downtown (including rental units) are owned by long-term residents of the area with an interest in stability.

TRANSPORTATION SYSTEM

The transportation system is a major component of any redevelopment plan. An analysis of parking, traffic circulation and mobility will provide the basis for recommendations contained in Section III of this plan.

Parking

Parking within the redevelopment area, particularly within the core area of downtown, has been a major concern of merchants, office workers and those conducting business downtown for many years.

The redevelopment area presently has six municipal parking lots available for public parking during weekday working hours. An additional five lots require permits to park on Monday through Friday during working hours. These lots are mainly reserved for government employees or are leased by businesses for employee parking. There are presently 467 municipal and governmental off-street parking spaces located downtown. Of those, 207 (44%) are metered parking (mostly short-term, two hour time limits) and 260 (56%) are unmetered parking spaces. There is no free municipal parking in city parking lots during the business hours of 8 am to 5 pm. There are, however, approximately 222 metered and unmetered on-street parking spaces in the downtown area. It can be assumed that all restricted public parking areas are available for public parking during the evening and weekend hours, thus, there are presently approximately 689 parking spaces potentially available to the public in the downtown during those times. Additionally, there is a 408 space parking garage available for public parking. Studies by city staff in 1994 found that public and private parking areas in the redevelopment area are located on 11 percent of the developable land area (See Table 6). Map 5 indicates the present location of municipal and governmental parking lots in the downtown area.

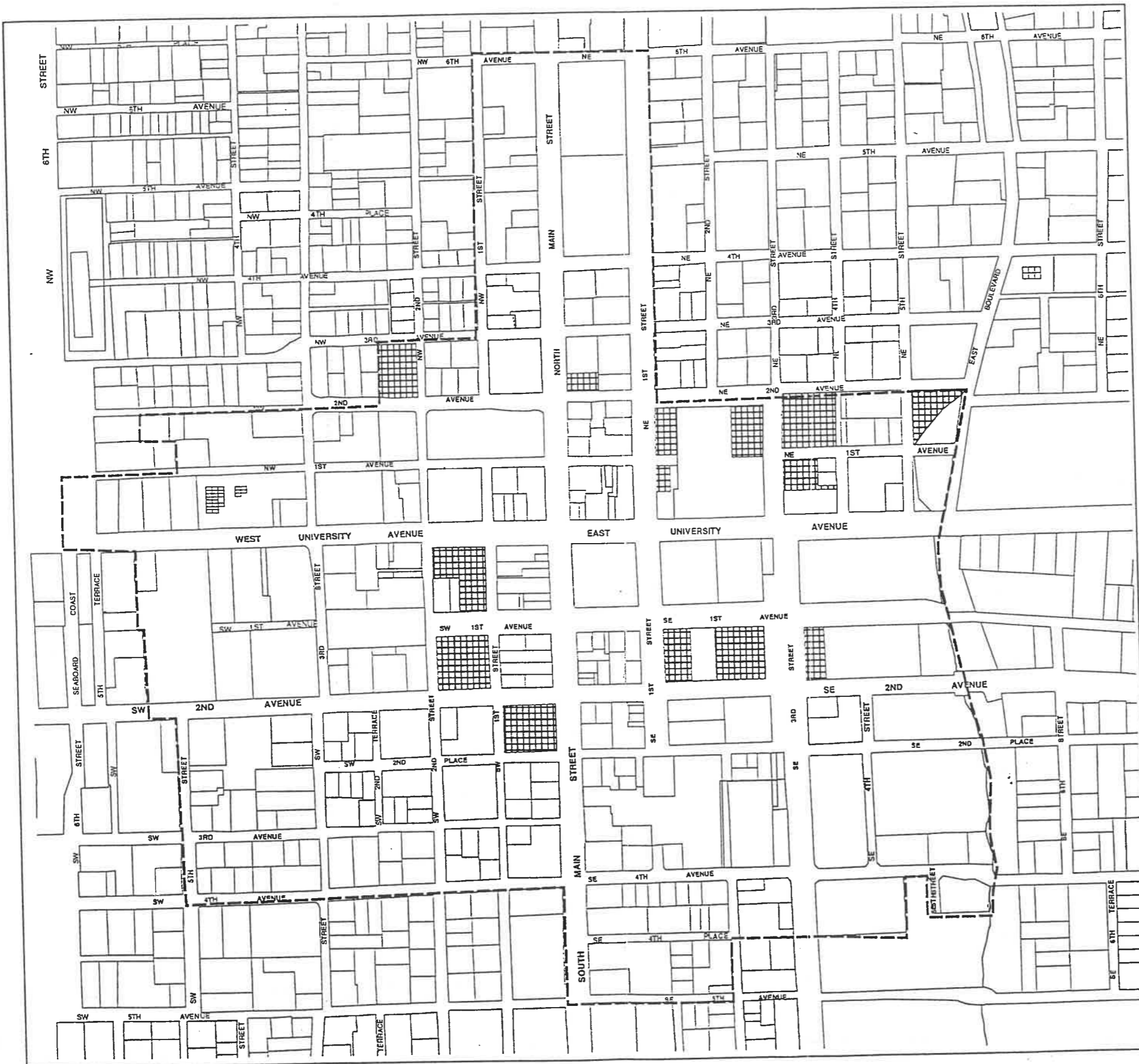
AMENDED DOWNTOWN REDEVELOPMENT PLAN

Municipal Parking Lots

LEGEND

--- Downtown Redevelopment Area Boundary

 Municipal Parking



Scale: 1"=400'

Prepared by:
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July 1996

Traffic Circulation

The transportation system in the downtown area was originally laid out in a gridiron pattern in 1854. Most block sizes were approximately 200 square feet and that condition still exists today. Since the middle 19th century, however, the purpose and demands of the downtown street system have changed drastically. Downtown Gainesville has been designated by the City of Gainesville 1991-2001 Comprehensive Plan as a major trip generator and attractor.

Arterials:

Primary access to the redevelopment area is by two major arterial state roads that intersect downtown and divide it into four quadrants. State Road 26 (University Avenue) runs east and west, and has a 1993 level of service designation of "D." This roadway has been determined to have 20,995 average annual daily trips (Florida Department of Transportation, 1992). Within the downtown area, S.R. 26 has four lanes of two way traffic. The other arterial is Main Street (S.R. 329), which runs north and south. This roadway has a 1993 level of service designation of "D", with 18,486 average annual daily trips. It is also a four lane street with two way traffic. On-street parking in the core area of downtown was removed from both streets in 1973. Both roads are heavily utilized by through traffic with a destination other than downtown. In July 1983, an experimental on-street parking program concluded that "providing on-street parking on University Avenue in the Gainesville CCD during daylight, non-peak travel periods is feasible."

Transportation Concurrency Management Area:

The two arterial roads in downtown, Main Street and University Avenue, are included in the Central City Transportation Concurrency Management Area (TCMA). This designation was adopted as an amendment to the City of Gainesville 1991-2001 Comprehensive Plan. Concurrency requirements are a method of preventing roads from becoming overburdened, thereby degrading the level of service to an unacceptable level. Much of the redevelopment area is located in the Downtown-University Sub-area of the TCMA. The long range goal of the TCMA, particularly in the Downtown-University Sub-Area, is to improve mobility by encouraging a greater proportion of all trips to be made by pedestrian, bicycle and mass transit modes of travel. To this end the Transportation Mobility Element of the Comprehensive Plan has declared the Downtown/University Sub-area to be a Pedestrian Oriented Area. The TCMA designation allows a lower level of service to be implemented on roadways in recognition of the urban nature of an area, and exempts certain types of projects, such as high density housing, from concurrency requirements. Strategies such as transportation demand management and transportation system management improvements are intended to bring about a reduction in single passenger auto use and maximize the efficiency of the transportation network.

Previous Transportation Initiatives:

In the early 1960's a proposal was generated to create a loop road around the center of downtown. The loop was to be formed by four laning N. 2nd Avenue, S. 2nd Avenue, W. 3rd Street and E. 3rd Street. In addition to this loop there were a series of paired one-way streets which were to move traffic efficiently through downtown. This concept assumed that quickly moving traffic around and through downtown was the best approach to traffic circulation. The 1990 Market Study has recommended that it may be advantageous to the downtown to abandon the loop concept, turn the existing four-laned sections into two-laned sections and eliminate all one-way streets.

Street directional flow downtown is a combination of both 2-way traffic and limited one way pairs. All streets shown on Map 6 contain 2 way traffic except where one way streets are indicated. To provide better access between the University of Florida and the downtown, S.W. 2nd Avenue was improved in 1978. Recent proposals that effect traffic flow include returning on-street parking to University Avenue so that there are two lanes of traffic instead of four. The purpose of this would be to create a more pedestrian friendly atmosphere, slow down traffic and provide easily accessible parking to downtown businesses.

Transportation Modes

Mobility options available for accessing the downtown area, other than by private automobile, include: mass transit, biking or walking.

Mass Transit:

The current Gainesville Regional Transit System operates ten mass transit routes. Of these routes, seven serve downtown. Map 7 indicates the routes served. The main staging and transfer area for the regional transit system is currently located on the north and south side of the Community Plaza, which is in the heart of the redevelopment area. Efforts are underway in conjunction with a recently completed redesign of the community plaza to relocate the RTS Main Bus terminal from the Community Plaza to one of several locations that are being studied within and outside of the redevelopment area. Some of the reasons for the relocation pertaining to the downtown are that buses are competing with potential parking spaces for downtown businesses and that buses remaining idle for periods of time around the community plaza have become a barrier to the plaza.

RTS bus service for the most part typically ceases between 6 and 7:30 pm. The additional provision of bus service during late evening hours could potentially benefit the downtown's parking situation. A reoccurring request by the community has been for RTS to increase evening bus service and add Sunday service.

The Downtown Redevelopment Advisory Board (DRAB) should recommend that the CRA work with RTS and develop marketing strategies to encourage the use of mass transit as a viable transportation alternative for accessing downtown Gainesville.

Bicycle:

In the downtown area, the main bike lane system is located on South Second Avenue, originating at the University of Florida and traversing downtown to the east. There is also a bikeway that runs along the eastern edge of the Sweetwater Branch Creek system, which is located along the eastern edge of the redevelopment area. This bikeway will most likely become more prominent as Gainesville's proposed greenway system begins to connect. The 1993 Bicycle Usage Trends Program report includes S. Main Street and S.W. 2nd Avenue as a bicycle count location for survey purposes. The counts are taken every year during a four month period on weekdays between 7 am and 7 pm. The results from the four year period from 1990 to 1993 showed that this location within the redevelopment area had an average bicycle count of 611 trips during each survey period.

Walking:

Creating appealing urban spaces that invite pedestrians to stroll, shop or socialize is a concept that is centuries old. Pedestrian areas must buffer people from vehicles and create an aesthetically pleasing and functional environment for pedestrians. Public spaces or pedestrian malls are an important part of any downtown to promote community interaction. In 1976, the City of Gainesville developed a community plaza, located between the County Administration Building and the Judicial Building. The plaza was an attempt by the City to create a strictly pedestrian area downtown. The design of the plaza was the subject of criticism following its development, however. Criticisms focused on what had been termed an unfriendly or unappealing design that resulted in security problems. A recent project of the Community Redevelopment Agency was to redesign the community plaza. This redesign is said to be more user friendly and more useful for a broader range of activities, as well as an improvement on the perceived and real security problems (See Section III).

Sidewalk conditions in most of the downtown area are adequate. Sidewalks exist along both sides of University Avenue and Main Street in the redevelopment area. These sidewalks are currently part of a streetscape project and have been resurfaced with pavers. This project has the potential to significantly enhance the downtown ambiance for pedestrians, along with the associated lighting and shading improvements. Additional sidewalk improvements may be needed in the vicinity of the 200 block of West University Avenue. The sidewalks in this area may be of an inadequate width to handle nighttime crowds that congregate near neighboring clubs. Increasing the sidewalk width in this area might only be feasible with an accompanying lane reduction on University Avenue.

Other areas of the downtown are in need of sidewalk improvements. For example, sidewalks along SW 4th Avenue on the southern boundary of the redevelopment area have

telephone poles obstructing pedestrian access. Typical barriers in other areas include street lights, roadway signage and traffic control devices. Additional lighting

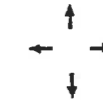
AMENDED DOWNTOWN REDEVELOPMENT PLAN

Existing Traffic Flow Directions

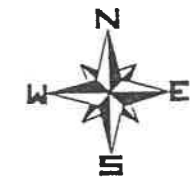
LEGEND

----- Downtown Redevelopment Area Boundary

* Note: All one-way streets are marked by a direction arrow.



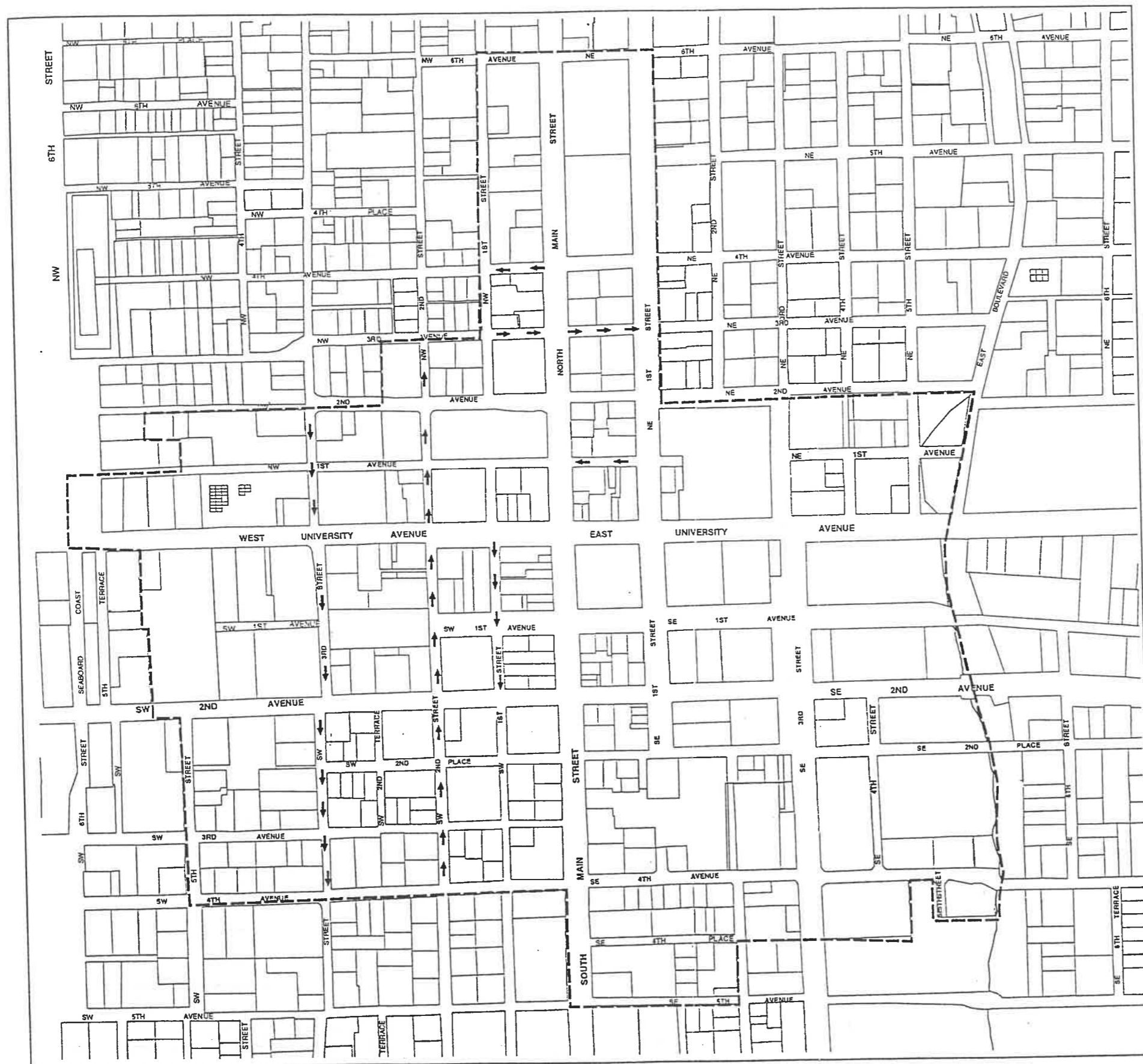
All other streets are 2-way.



Scale: 1"=400'

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Department of Community Development

July 1996



AMENDED DOWNTOWN REDEVELOPMENT PLAN

R.T.S. Main Bus Service

LEGEND

- Downtown Redevelopment Area Boundary
- ▬▬▬▬ Route 1
- Route 7
- x-x-x- Route 10
- o-o-o- Routes 1,2,3,4,5,7,10

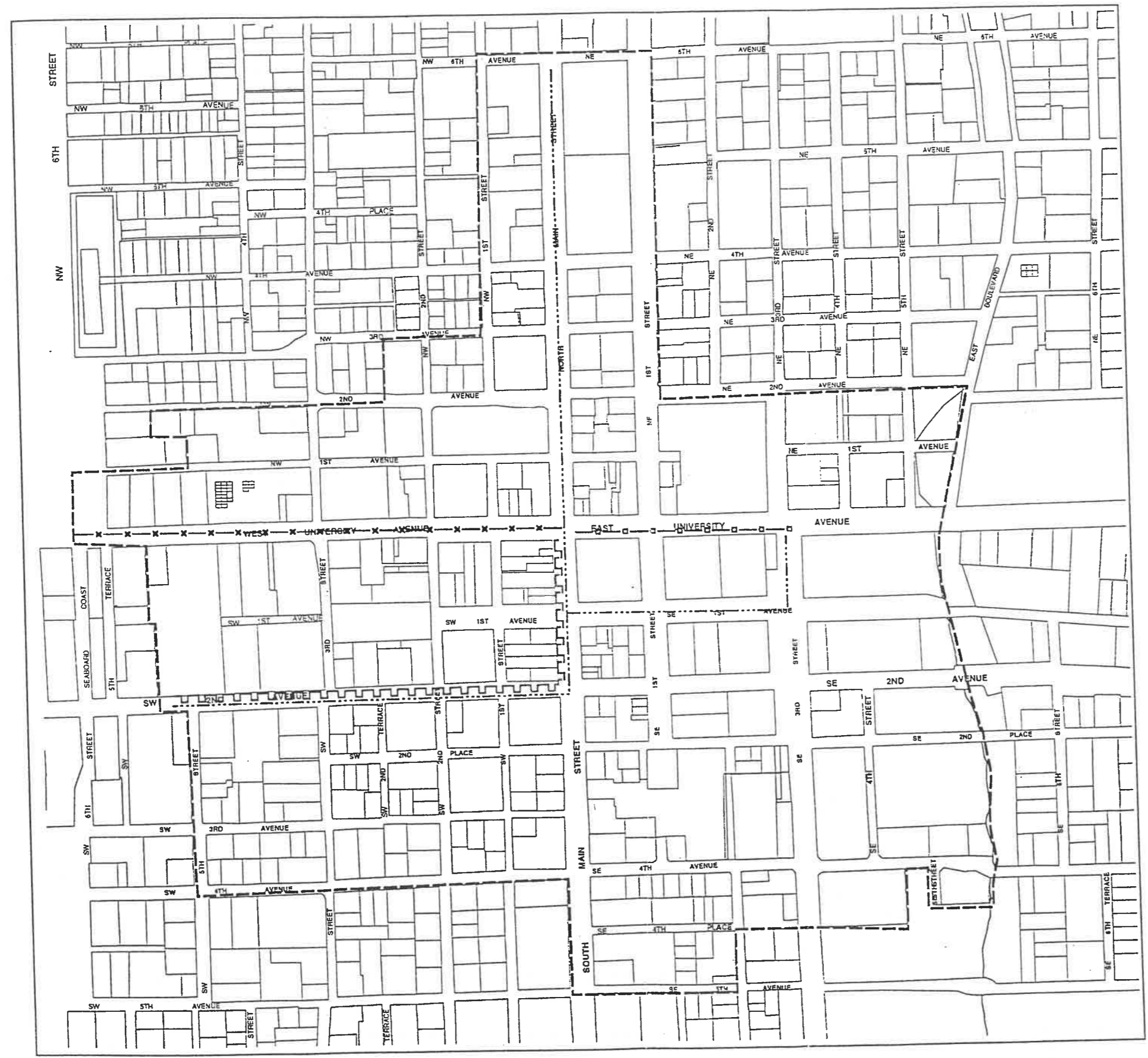
* Note: Route 1 continues to Archer Road and serves SW Gainesville
 Route 7 serves UF and West Gainesville

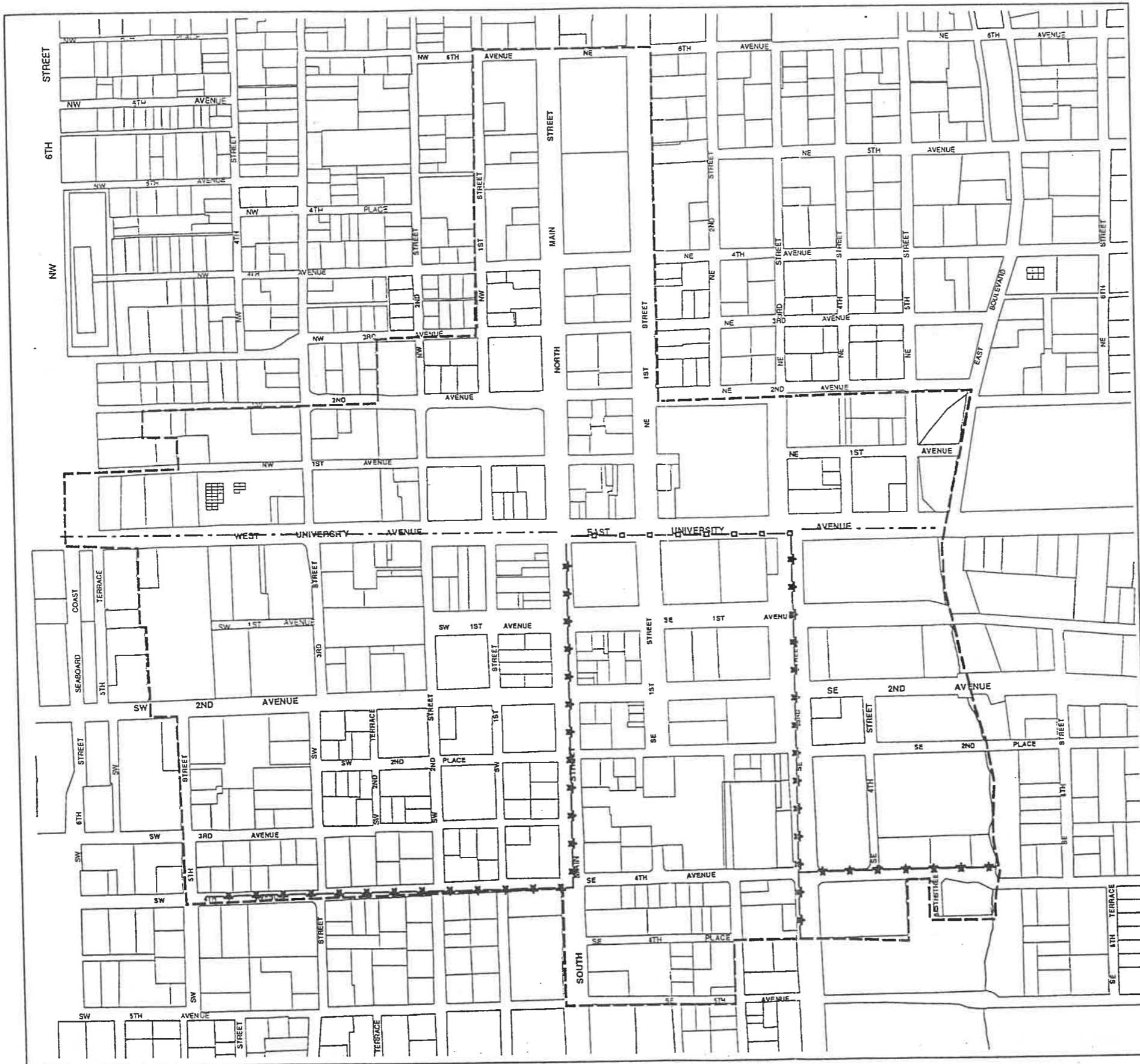


Scale: 1"=400'

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July 1996





Map 7B

AMENDED DOWNTOWN REDEVELOPMENT PLAN

R.T.S. Main Bus Service

LEGEND

- Downtown Redevelopment Area Boundary
- Route 4
- *--- Route 5
- Routes 1,2,3,4,5,7,10

* Note: Route 4 serves SW and SE Gainesville



Scale: 1"=400'





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AMENDED DOWNTOWN REDEVELOPMENT PLAN

R.T.S. Main Bus Service

LEGEND

-  Downtown Redevelopment Area Boundary
-  Route 2
-  Route 3
-  Routes 1,2,3,4,5,7,10

* Note: Route 3 continues to Archer Road, serves SW < W and NE Gainesville



Scale: 1"=400'

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July 1996



may also be needed in some areas to provide for safer walking. Given the pedestrian focus of downtown redevelopment, it is important to correct these deficiencies in the redevelopment area where possible, and ensure that infrastructure is appropriately placed in the future.

UTILITIES

Since the area that is being considered for redevelopment is basically the original city limits of Gainesville, all utilities have been in place for years. Electricity, water, sewer and stormwater facilities effectively serve all of the redevelopment area.

Electricity serving the redevelopment area is currently located above ground on utility power poles in many areas. The power poles are generally located along the edge of the streets within the right-of-way provided. Problems arising from the above ground poles are primarily aesthetic. They clutter the skyline with electrical, telephone and cable t.v. lines. Power poles also present some degree of danger to the health, safety and welfare of those living and working in areas around them, especially during storms. In addition, over the years, the maintenance costs for replacing power poles, transformers struck by lightning and trees and branches falling across lines becomes a major monetary drain on the community. Undergrounding utilities removes them from public view and preserves the tree canopy in neighborhoods from being continually cut back to accommodate power lines.

The placement of underground facilities within the CCD began in earnest during fiscal year 1986. The underground phase plan is indicated on Map 8. Work has progressed systematically over the past several years. The project entered its final phase (as originally envisioned) in late FY 94. Construction of the underground distribution system within the CCD should be completed within the current fiscal year (FY 95).

A comprehensive system of manholes, conduits, switchgear, and submersible transformers has been installed and placed in service within the Northeast and Southeast Quadrants of the redevelopment area. The civil infrastructure has been completed within the Southwest Quadrant. Construction of the manhole and conduit system has been initiated within the Northwest Quadrant. Once this work has been completed, the underground electric distribution facilities will be installed and the overhead lines will be removed within these two quadrants.

In conjunction with the CCD undergrounding program, new high efficiency lighting systems have been installed throughout the downtown area upon removal of the overhead distribution facilities (inclusive of the old poles). The execution of this additional work has been dependent upon the cooperation of other utilities who are tenants on the poles to underground their facilities. Much of the underground project has been done in conjunction with the CRA's Streetscape Project.

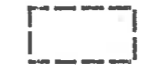


Map 8

AMENDED DOWNTOWN REDEVELOPMENT PLAN

Downtown Electrical Undergrounding Phase Plan

Legend

 Downtown Redevelopment Area Boundary

 Completed

 In Progress



Scale: 1"=400'

Source:
Gainesville Regional Utilities

Prepared by:
Department of Community Development

July 96

In 1990, GRU and the City's Fire and Rescue Department completed a study titled "Fire Hydrant Flow and Spacing Needs Assessment and Facilities Plan for the City of Gainesville". The purpose of this study was to identify areas within the City where the water distribution system was not adequate to support fire fighting requirements. Within the entire City, thirteen areas were identified as requiring upgrades to the water distribution system to adequately support fire suppression efforts. One of the areas requiring an upgrade to the water distribution was located in the downtown redevelopment area. Approximately \$340,000 was budgeted for the Pleasant Street area from budget year 1992 through 1994, and all water system upgrades have now been completed. At this point, the water distribution system within the downtown redevelopment area is adequate to meet both domestic and fire suppression support requirements.

Central water is generally available within the entire downtown redevelopment area. The existing collection system is quite extensive, and any extensions required to provide new service would be limited.

CRIME

The perception of a high crime rate in the downtown has in the past been a concern and potential obstacle to full participation in downtown activities. On-going attention to the matter and the allocation of additional resources to increase police presence and provide additional security has resulted in a decrease in actual incidents of crime in the downtown area. Gainesville Police Department statistics indicate that between 1980 and 1995, the downtown crime rate has decreased from approximately 13 percent to seven percent. This overall decrease in the crime rate can be attributed to an increased police presence, as previously mentioned, as well as increased development activity in the downtown area.

HOMELESS POPULATION

Homelessness is a problem that has often been mentioned as a negative aspect of downtown, and one that should not be ignored. The St. Francis House Homeless Shelter, Salvation Army and other social services are located in the downtown area. The two above mentioned shelters have the capacity to shelter approximately 36 individuals per night. However, many homeless individuals use the Community Plaza and other areas of downtown to sleep or spend the majority of their day in. The Salvation Army permits individuals to stay for a maximum of 3 nights every 90 days, and the St. Francis House cannot accommodate extended stays. The City of Gainesville has no transitional housing shelters, therefore homeless individuals or families are forced to spend their days on the streets or in public places. Panhandlers have given the homeless a bad name and have been said to deter people from patronizing downtown. Perceptions by the public that the homeless are dangerous criminals have also contributed to a negative image. The Gainesville Downtown Owners and Tenants, Inc. has recently considered spearheading a group to deal with downtown interests in the homeless situation. The Alachua County Affordable Housing Coalition Homeless Subcommittee is also dealing with the issue and the Assessment and Facilities Plan for the City of conducted a survey of the homeless in

1993 at a downtown shelter. This survey indicated that there are homeless individuals who do not stay in a shelter at night (due to shelters being full or ineligibility). Of those who indicated that they did not stay in a shelter, the majority stated that they slept outside, in a park or in a public place. Downtown interests may best be served by encouraging the city and other agencies to pursue comprehensive programs to alleviate homelessness such as transitional housing and programs for employing the homeless.

The City of Gainesville has adopted an ordinance which limits the number of meals which may be served by a food distribution center for the needy. The ordinance also contains a dispersal requirement stating that no more than two food distribution centers for the needy or residences for destitute people may be located within a two mile radius. The DRAB should recommend that the CRA continue to support these requirements in the interest of downtown redevelopment.

THE HISTORIC SIGNIFICANCE OF DOWNTOWN

In 1980, Downtown Gainesville was surveyed as part of a comprehensive historic resource reconnaissance conducted by ERLA Associates of Atlanta. Included in this reconnaissance was identification of significant and contributing buildings within a larger Downtown Historic area.

A resurvey of the historic resources in downtown Gainesville was conducted to identify those structures still existing from the earlier survey and assess their candidacy for listing on either the National or Local Register of Historic Places. In addition, the resurvey identifies commercial structures built before 1936 in hopes of encouraging owners of these structures to capitalize on tax incentives that are available to these structures when rehabilitated.

In this section, an assessment is made of the eligibility of the "Downtown Gainesville Historic District" for listing on the National Register of Historic Places by evaluating the extent of demolitions and intrusions that have arisen since 1980. Comparisons are also made on the condition of historical resources since 1980. Appendix B includes a review of the types of architectural styles present in the downtown.

Field Survey

The field survey was conducted during the summer of 1994. Prior to the field work, staff used the master building files from the Alachua County tax appraisers office as well as Florida Site Files to determine the date of construction. Properties constructed prior to 1946 were considered to be either potentially significant or contributing and were photographed and included in the survey data. All significant and contributing properties were then evaluated to ensure that their architectural integrity was retained. Sanborn

maps and visual inspection were used to determine the date and extent of character-detracting alterations.

Significant Buildings

Within the Downtown Survey Area are seven properties listed on the National Register of Historic Places. The Cox Furniture Store, The Baird and Cox warehouses, the Star Garage, the Bethal Gas Station, the old post office (Hippodrome) and the Seagle Building all convey various aspects of Downtown Gainesville's past and have been commemorated accordingly. In addition to the formally designated properties there are approximately 31 which reflect historical and architectural significance and may merit some form of recognition (See Appendix D). Included in this list are properties which have been listed on the National Register and Local Register of Historic Places and those which aptly represent recognized architectural "high" styles and vernacular building patterns. Map 9 indicates the location of these significant properties.

Commercial Properties Built Before 1936

Downtown Gainesville has many properties that were built before 1936 and these buildings include those that are considered contributing to a potential historic district as well as those that have been severely altered. Planning staff surveyed these properties so as to determine which of them may be eligible for tax credits. According to the 1986 amendments to the National Historic Preservation Act, buildings built before 1936 are potentially eligible for a tax credit of 10 percent against rehabilitation costs (Oldham, 1986). No certification of rehabilitation work is necessary to obtain the 10 percent credit, although certain existing building elements must be retained to qualify for this credit. Specifically, fifty percent or more of the existing external walls must be retained in place as external walls; seventy-five percent or more of the existing external walls must be retained in place as internal or external walls; and seventy-five percent or more of the existing external structural framework must be retained in place.

There are dozens of commercially used buildings in the downtown survey area that have been confirmed through use of Sanborn Maps to have been built before 1936 (see Appendix E). In addition, through the use of Sanborn Maps, a number of commercial buildings were determined to have been constructed between 1928 and 1941 and would require supplemental research to verify the date of construction (see Appendix F).

Number of Contributing/Noncontributing Structures

As part of the 1993-95 resurvey of Gainesville, the Downtown neighborhood was surveyed in July-August 1994. Three hundred and nine total buildings and structures and one site (Lynch Park) were identified within the expanded ERLA district of which 180 are considered significant or contributing (built before 1945 with only minor alterations). This figure represents approximately 59 percent of the total number of properties in the Downtown. Of the 130 noncontributing properties identified in the survey, 32 are historic

but have been significantly altered in the past 40 years thereby undermining their architectural and historic integrity. The remaining 98 properties were built after 1945. Map 9 indicates the location of the contributing and noncontributing properties while Appendix G provides a street by street inventory of significant, contributing and noncontributing properties.

Number of Demolitions

Since the 1980 ERLA survey, 31 of the 180 buildings in the Downtown listed with Florida Site Files have been demolished, with four buildings moved to the Southeast Historic District. This number represents approximately 17 percent of the properties in the downtown survey area for which Florida Site Files were created (See Appendix H). Approximately 25 have been razed (in addition to the four relocations) in the area now occupied by the Arlington Square Apartments and the Gainesville Regional Utilities' complex.

Evaluation of Potential as Historic District

An historic district possesses a significant concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development. Its importance is derived from being a unified entity, even though it is often composed of a wide variety of resources and, in fact, it is the interrelationship of these resources which can convey a visual sense of the overall historic environment (U.S. Department of Interior, 1991).

The historic or architectural significance of a historic district is conveyed by the number of contributing properties that lie within its boundaries. A *contributing* property is significant because a.) it was present during the period of significance and possesses historic integrity reflecting its character at the time or is capable of yielding information about the period or b) it independently meets the national register criteria (U.S. Department of Interior, 1991). Conversely, *noncontributing* buildings and structures are not significant because a) they were not present during the period of significance, b) due to alterations, disturbances, additions or other changes, the building or structure no longer possesses historic integrity reflecting its character at that time or is incapable of yielding information about the period, or c) does not independently meet the National Register criteria (U.S. Department of Interior, 1991).

The downtown historic area was evaluated for eligibility as a National Register district in 1982 as part of the ERLA survey. The consultant's findings indicated that Downtown has only "average geographical coherence and suffers from many intrusions, vacant properties and demolition of older structures" (ERLA Survey, p. 28). This incoherence reduces the prospects for eligibility as does the consultant's assessment of only local significance for the district.

The 1994 resurvey of the Downtown indicates that these trends were continuing particularly along the northern, western and eastern boundaries. As indicated above, buildings demolished as a result of the Arlington Square and Gainesville Regional Utilities developments have virtually eliminated any historic buildings south of S.E. 2nd Place and east of S.E. 2nd Street. In addition, linking the architecturally diluted fringes of the survey area with the Traditional Downtown Core and adjacent neighborhoods weakens the historic and architectural associations of the Core and undermines the proposed historic district nomination.

A Downtown Survey Report produced by the Department of Community Development in 1994 recommends modifying the original ERLA survey boundaries so as to remove the fringe areas which undermine the significance of the proposed district (See Map 9). These fringe areas are characterized by 28 contributing properties of which two- the First Baptist Church (425 West University Avenue) and the Seagle Building (408 West University Avenue) are considered significant. Eight of the contributing structures are historic with minor alterations while 18 retain their integrity. The remaining 49 noncontributing properties are characterized by only seven historic properties which have been severely altered.


By removing these 77 properties in the fringe areas and reducing the proposed district boundaries, contributing properties would then account for nearly 65 percent of the newly formed district (See Map 9). Historic but altered buildings would account for 11 percent while buildings built after 1945 would account for 24 percent of the total.

Further analysis should be conducted by planning staff, the Historic Preservation Board and the Community Redevelopment Agency to determine the appropriateness and implications of pursuing a National Register or Local Historic District designation for the Downtown area.



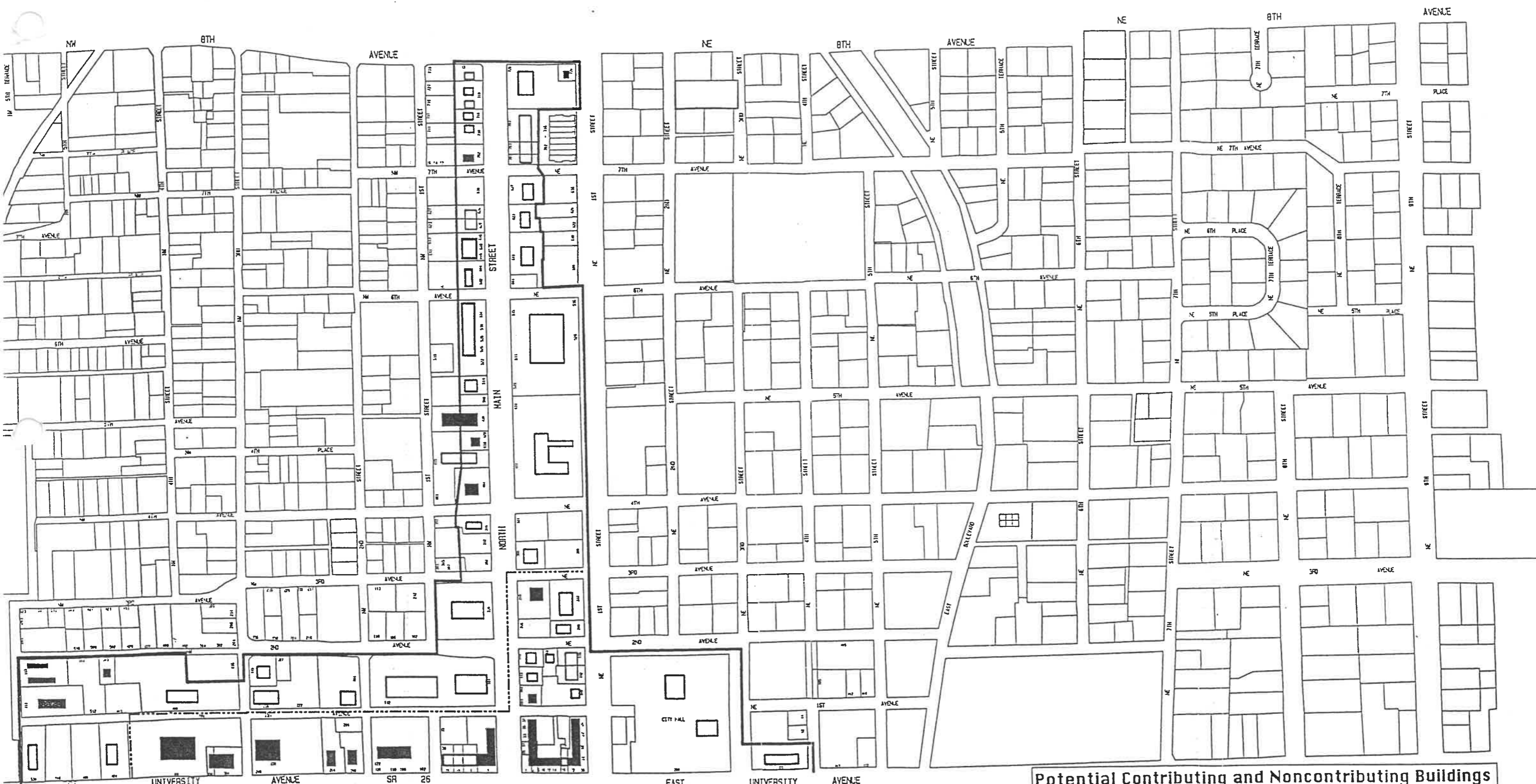
**Potential Contributing and
Noncontributing Buildings
Downtown Historic District**

- Noncontributing
- Contributing
- ERLA Survey Boundaries
- 1995 Proposed Boundaries



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FEET

PREPARED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT, CITY OF JACKSONVILLE, FLORIDA, FEBRUARY 1996



**Potential Contributing and Noncontributing Buildings
- Downtown Historic District**

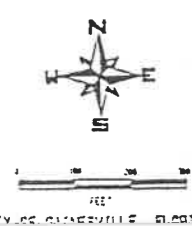
LEGEND

□ Noncontributing

■ Contributing

— ERLA Survey Boundaries

--- 1995 Proposed Boundaries



**EXISTING REGULATIONS AFFECTING
THE DOWNTOWN REDEVELOPMENT AREA**

1. All properties within the Community Redevelopment Area have a Mixed-Use land use designation and are zoned Central City District (CCD), except for several parcels of land located at the southern terminus of S.E. 4th Street. These parcels are owned by the City of Gainesville, occupied by Gainesville Regional Utilities and have a zoning designation of Public Service (PS). The CCD zoning district was established to provide a means to improve the physical, social and cultural character of downtown Gainesville. The ultimate goals of the district are to maintain the downtown as a focal point of the community and to maintain a setting where services necessary for people to live, work, shop and be entertained without leaving the district can be provided. This district allows a mix of land uses. The above mentioned goals are to be accomplished by allowing commercial services; professional, administrative, governmental and community services; financial services; entertainment and cultural activities; and medium to high density housing, as individual or mixed land uses
2. A city core area has been designated in the City of Gainesville Land Development Code which extends for approximately 1 to 3 blocks on each side of the intersection of University Avenue and Main Street. All of the city core area is within the community redevelopment area. In this area minimum front or side yard setbacks are not required. Areas outside of the city core have requirements specifically designed to allow for "zero lot-line" housing and other unique single-family designs, and allows for smaller, relatively narrow lots, as compared to other districts permitting single-family use.
3. Within the CCD district, flower boxes and sidewalk cafes are allowed to project into the public right-of-way under certain conditions. Future development of sidewalk cafes may be restricted by Americans with Disabilities Act (ADA) requirements.
4. A parking exempt area is defined in Section 30-332(E)(3) of the Land Development Code. This area is also exempt from vision triangle requirements.
5. Special minimum mandatory design standards applicable to the city core are set out in the Land Development Code, section 30-66 (E)(5). These standards were developed for the purposes of promoting the maintenance of a strong urban character in the city core, encouraging pedestrian traffic and activity, and preserving and enhancing the aesthetic, historic and functional attributes which arise from the city core's traditional urban design. These design standards require that: the maximum front yard setback is that of adjacent facades; the main entrance be on a street with a sidewalk; walls facing the sidewalk have windows covering at least 25 percent of their surface on the first floor level; and windows facing the sidewalk on the first story of the building use glass which is at least 80 percent

transparent. Additionally, off-street parking requirements are minimized in the city core, and if off-street parking is provided on site, it is to be placed to the rear or side of the building it serves, whichever location presents the least parking frontage on a major pedestrian way.

6. In addition to the above mandatory design requirements, development within the city core is encouraged to comply with advisory design guidelines adopted by the Downtown Redevelopment Agency. The purpose of these guidelines is to establish standards for renovation, infill and new construction which will further strengthen the image of the urban city core. Subjects addressed include, among others, pedestrian orientation, alignment of architectural features, materials, color and signs.
7. A portion of the downtown redevelopment area within the city core is exempt from landscape and tree management requirement, as indicated in Article VIII of the Land Development Code.
8. Fire and building code restrictions: The Central City District (CCD) is located in one of Gainesville's fire districts. These districts were created primarily for the protection of buildings located in commercial areas where zero-lot-line construction is permitted. Fire districts impose special building constraints guarding against the rapid spread of fire because of the close proximity of structures to one another. These code restrictions cause particular problems for private investors and government agencies who wish to redevelop old structures. Because of the costs associated with bringing these structures up to code, they are often bypassed for more modern buildings located in less restrictive areas.

GOALS AND OBJECTIVES FOR THE DOWNTOWN REDEVELOPMENT PLAN

OVERALL GOAL:

To establish the Downtown Redevelopment Area as a vibrant community center, with activity-filled public spaces, thriving stores and successful businesses, by stimulating economic development, improving physical characteristics, and maintaining and increasing activities in the downtown.

LAND USE

To provide a framework in which the redevelopment area will be responsive to existing conditions and will increase its share of private and governmental office space, retail and service industry, eating and drinking establishments and residential development, resulting in a more diversified economic base for downtown.

1. Maintain and encourage the location of governmental offices in downtown.

2. Capture an increasing share of the specialty retail market in the Gainesville area.
3. Maintain and increase the existing market share of private offices and eating and drinking establishments in the redevelopment area.
4. Provide the plan and supporting elements to promote more intense development in the downtown.
5. Create a mechanism through which the Community Redevelopment Agency can maintain an advocacy role for development projects that further the goals and objectives of this plan.
6. Support strategies to improve the visibility and unity of downtown through physical design and promotional efforts that link the downtown with the commercial district to north along University Avenue and the surrounding neighborhoods.
7. Encourage retail and other pedestrian-oriented uses on the first floor of buildings within the city core area.
8. Discourage uses such as adult entertainment facilities, as defined by the Land Development Code, and blood banks in the downtown redevelopment area.
9. Carefully adhere to ordinances requiring dispersment of food distribution centers for the needy and residences for destitute people (homeless shelters) in the downtown redevelopment area.

HOUSING

To expand the residential sector of downtown to create a 24-hour population and bring the existing housing stock up to standard condition.

1. Increase the amount of high density multi-family housing in the downtown.
2. Encourage high density mixed-use housing projects combining residential with commercial or office uses.
3. Encourage a variety of high density multi-family housing types and affordability within the downtown.
4. Encourage second floor residential uses above office/commercial uses.

PHYSICAL APPEARANCE

To provide a set of projects which will improve the visual quality and unity of downtown, while creating a safe and amenable environment for downtown patrons, residents and business owners.

1. Continue to enhance the visual attractiveness of the downtown through landscaping, pedestrian scale lighting and street furniture.
2. Ensure that all development and redevelopment is designed to maximize pedestrian comfort, security and convenience.
3. Eliminate blighted and dilapidated structures and encourage the redevelopment of vacant lots.
4. Maintain streets and encourage improvements to building facades by property owners.
5. Initiate and continue to support strategies to maintain the cleanliness of downtown streets and sidewalks, including street sweeping.
6. Encouraging downtown business owners to maintain a clean exterior and entrance to buildings.
7. Preserve the natural tree cover that exists within the downtown area.

TRANSPORTATION

To provide a set of projects which will serve to integrate the downtown transportation system and encourage a greater proportion of all trips to be made by pedestrian, bicycle and mass transit modes of travel.

1. Improve vehicular access to the downtown, while enhancing the safety and comfort of the pedestrian.
2. Reinforce bikeways through shadings and location of short and long-term bicycle parking.
3. Encourage improvements that would increase accessibility downtown for handicapped pedestrians.
4. Ensure access to the downtown by maintaining or improving the public transportation system.

5. Continue to improve the multi-modal linkage of downtown with the University of Florida.
6. Improve the real and perceived parking problem in downtown.

UTILITY SERVICES

To ensure the provision of adequate and efficient utility services to support additional development downtown.

1. Provide for the increased capacity of facilities where needed to accommodate higher intensity development.
2. Provide for the ultimate underground installation of all aerial utility facilities throughout the core area and certain other areas within the redevelopment area.
3. Ensure that the siting of utility facilities downtown do not interfere with pedestrian/handicapped access.

ECONOMIC DEVELOPMENT

To improve the business climate for downtown by encouraging economic growth

1. Pursue strategies to strengthen and expand existing businesses and recruit appropriate new business to the downtown.
2. Create a business environment that is conducive to the location of small, entrepreneurial businesses to downtown.
3. Encourage and sponsor a regular variety of special events to draw the community to the downtown.

PRESERVATION

To preserve the historical continuity and character of the downtown as it is redeveloped.

1. Establish design standards for renovation and new construction to promote a cohesive environment.
2. Consider the designation of particular areas and/or buildings of the downtown for nomination to the National Register of Historic Places and for local preservation guidelines, provided such designation is beneficial to downtown redevelopment efforts.

3. Protect public investment in streetscape by monitoring redevelopment and delivery activities affecting the public sidewalk.

III. IMPLEMENTATION ELEMENTS

In compliance with Section 163.360(2)(a) of the Florida Statutes, the Downtown Redevelopment Plan and all amendments thereto conform to the City of Gainesville 1991-2001 Comprehensive Plan as prepared by the local planning agency under the Growth Management Act of 1985.

GENERAL LAND USE GUIDELINES

In 1978, the City of Gainesville created the Central City District (CCD) zoning classification which allows for a variety of mixed land use development opportunities within the downtown zoning district. The City's 1991-2001 Comprehensive Plan has adopted low, medium and high intensity mixed-use land use designations that are implemented in certain areas of the city. The Mixed-Use High Intensity land use designation encompasses lands zoned, CCD, W, I-1 or PD.

The Mixed Use High Intensity land use designation and CCD zoning district affords the downtown significant opportunities for mixtures of residential, office and business development designed to preserve the urban nature and pedestrian character of the downtown.

For purposes of providing a strategic element to redevelopment planning, it is the intent of this plan that the DRAB identify existing development patterns and infrastructure, and create a map of recommended land uses and public and private improvements for designated areas. This map could include public improvements such as storm water management, open space, public buildings, parking, and other appropriate public facilities; generalized land uses such as residential, office, commercial, entertainment, various mixed uses, and other appropriate uses; and, could identify possible opportunities for public and private investment partnerships.

It is the further intent of this plan that the CRA adopt that map as a means of implementing a program for public and private investment in accordance with the policies and standards of the Comprehensive Plan. This map would be considered a working document which could be revisited as needed by the DRAB and changes recommended to the CRA.

Based upon existing conditions and past trends, certain areas appear to lend themselves more readily to a given land use than others. This recommended land use map would not preclude any land use from being located anywhere within the district, provided that the use is permitted by the designated land use and zoning classification and meets the

appropriate land development regulations. However, for purposes of redevelopment planning, it is recommended that the DRAB formulate such a tool.

Map 10 attempts to define the current development pattern which could be a basis for a recommended land use map. The following should be considerations of that map:

As noted previously, the major economic activities existing in the downtown at this time include government offices, private offices, entertainment and restaurant establishments, with service and retail uses interspersed. Additionally, housing is located within each quadrant of the redevelopment area.

This map identifies six primary land uses based on existing patterns, and suggests that they may be suitable for future planning of those uses. The six land use classifications are: (1) Commercial/Office/Entertainment, (2) Governmental/Office, (3) Private Institutional /Office/Commercial, (4) Residential/ Office, (5) Residential, and (6) Open Space. These patterns are compatible with the revitalization of the downtown so long as reinvestment and intensification of residential, retail and other uses take place. Special projects undertaken or supported by the CRA will comprise an important part of such reinvestment, and it is hoped that other projects undertaken by the private sector will also be an important element.

Commercial/Office/Entertainment:

The largest continuous block of land in the redevelopment area is shown as commercial /office/entertainment uses. It includes most of the core area of downtown, except for the government/office area around the community plaza and the land to the east. The area delineated contains most of the entertainment, restaurant and retail establishments, as well as commercial office space, in the area. Continued development and redevelopment with uses similar to those now present could be recommended by the DRAB. The 1990 Market Study has delineated the majority of this area as an Office/Retail Core.

Government/Office:

The government/office area is located west of Main Street, and extends several blocks on either side of East University Avenue to the eastern boundary of the redevelopment area. This area contains most of the major governmental offices in the city. The area also contains several private offices and several of the city's municipal and reserved parking lots. Government is the anchor for downtown, as many ancillary uses are dependent on a government presence. It is recommended that the government uses be encouraged to remain and expand, particularly in this part of the redevelopment area, in order to maintain the downtown daytime activity and support a diversity of land uses.

Private Institutional/Office/Commercial:

The areas shown as private institutional/office/commercial for the most part presently contains a blend of these uses. One of the areas designated as such along the western boundary of the redevelopment area contains very little land to be developed. The uses in the area consist of two large church complexes, and a large Southern Bell office structure. In addition, there is a medium sized hotel and small commercial establishments. The remainder of the area contains several acres of private, reserved parking lots. Any new development would have to utilize land now used for parking. The second area, located in the northern portion of the redevelopment area straddling Main Street, contains large office/financial uses and a private institutional use, as well as commercial uses (including a car lot) on the west side of Main Street. The third area located on the southern boundary of the redevelopment area east of Main Street presently contains a fire station, the St. Francis Homeless Shelter, as well as residential structures, several of which are in deteriorating condition. This area has been shown as Private Institutional /Office/ Commercial uses and it does not appear to be a prime location for new residential development due to its surrounding land uses, which include a homeless shelter.

Residential and Residential/Office:

Areas shown as primarily residential have been divided into two sections: those areas that may best appropriate for a mixed-use of office and residential and those areas which may be more suited to strictly residential use. Many of the areas were at one time comprised entirely of residential uses, but growth and the value of office space in close proximity to government has led to a mixture of residential and office uses.







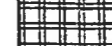
Residential dwelling units at appropriate densities are desired throughout the redevelopment area and encouraged. As stated in 1980 in the Barton-Aschman report, the city must encourage residential development in the downtown if it does nothing else. Without this commitment residential use may disappear from downtown. "Residential development along with job opportunities is a strong economic stimulus particularly in encouraging commercial retail reinvestment. The surrounding neighborhood areas are fragile and new housing could serve as a moderating edge between downtown activities and residential activities" (Barton-Aschman, 1980).

Residential uses are located in each quadrant of the downtown redevelopment area. The southern quadrants presently contain a number of office and commercial uses, particularly along the main transportation corridors. It is primarily for this reason that the dual residential/office classification is proposed for these particular areas.

AMENDED DOWNTOWN REDEVELOPMENT PLAN

Proposed Land Use

LEGEND

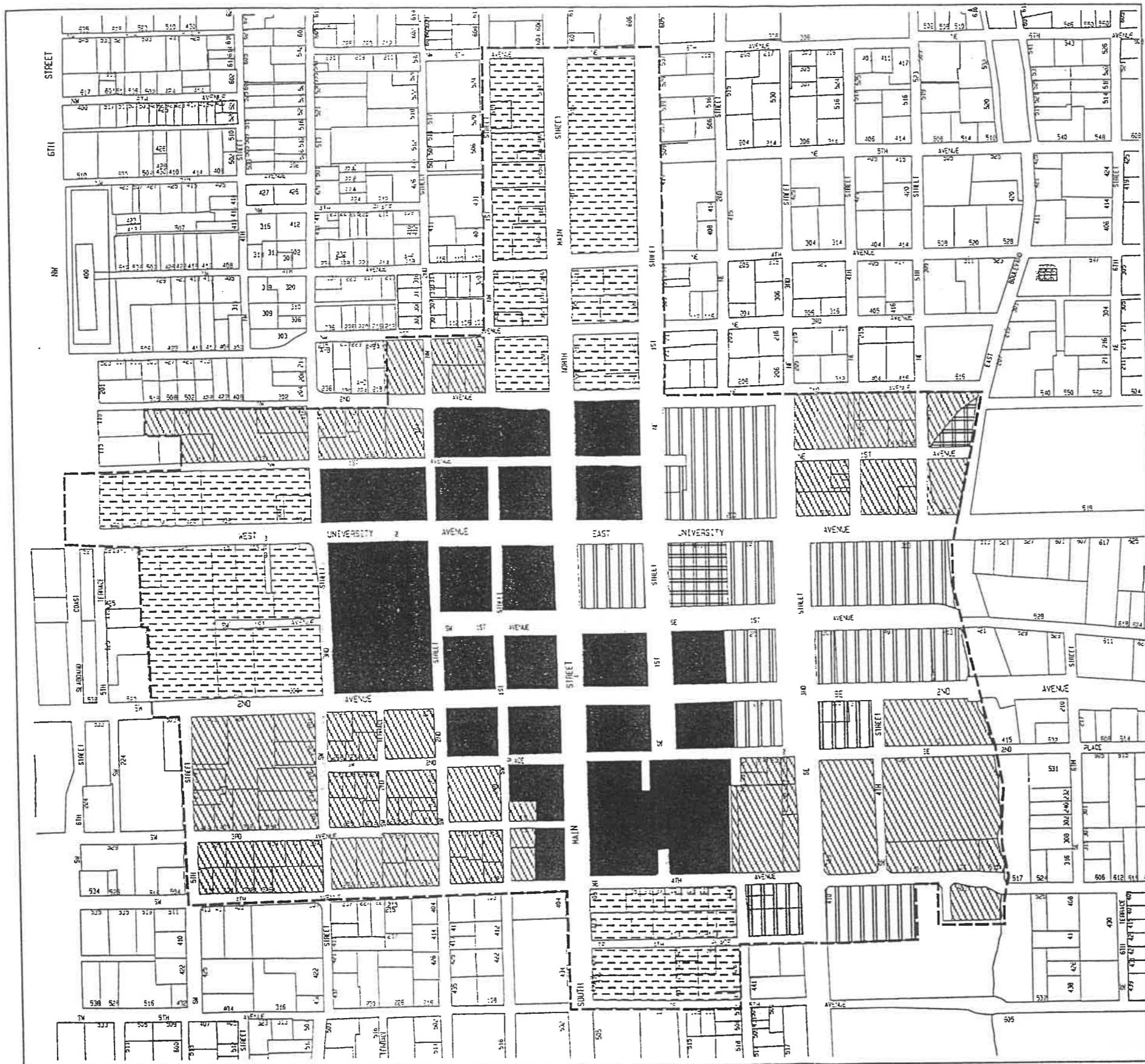
-  Downtown Redevelopment Area Boundary
-  Commercial/Office/Entertainment
-  Government/Office
-  Private Institutional/Office/Commercial
-  Residential/Office
-  Residential
-  Open Space



Scale: 1"=400'

Prepared by:
Department of Community Development

July 1996



The southeast quadrant has two thriving multi-family developments as part of the Arlington Square residential development, and one project, Wisteria Downs, which was recently completed. The most recent project has taken advantage of the area's natural amenity, the Sweetwater Branch Creek, by redeveloping a former municipal parking lot along the heavily wooded area adjacent to the creek. Several additional parcels of land in the quadrant may be suitable for redevelopment to a residential use. This quadrant also contains several offices, including a 3 acre site along the Sweetwater Branch Creek, occupied by a financial institution.

The southwest quadrant of the redevelopment area contains approximately 15 acres of land which may be suitable for a residential/office mix. Residential development in this area appears suitable because of the current dominance of residential uses in the area. Interspersed within these residential areas are offices that are predominantly medically related. In addition, the area is situated within walking distance to the University of Florida and Alachua General Hospital, which makes the area attractive for student related housing and hospital employees. There is currently one parcel of land for sale in this area that was formerly occupied by an office use. Such areas may be suitable for redevelopment to a residential use. In addition, there are large parking areas within the quadrant that may be suitable for redevelopment.

The northwest quadrant of the redevelopment area contains several areas suitable for residential or residential/office development. One, just north of the Seagle Building and one block north of University Avenue, contains several residential structures in very good condition, including a 101-unit housing development for the elderly. Several residential structures have been converted to office uses, thus this area has been designated as a residential/office mix. A second area in the northwest quadrant has been designated for residential land use. This area is located between 1st and 2nd Streets, and has a greater potential for redevelopment. There are several vacant lots interspersed among residential structures in this area, where dilapidated or boarded up structures have been removed. The present character of this area is residential, except for an institutional use at the northern end of the area. This area seems to have the greatest potential for residential redevelopment because of the existence of several vacant lots, and it is adjacent to the residential Pleasant Street Historic District.

The final area shown as residential/office use is located in the northeast quadrant of the redevelopment area between N.E. 1st and 2nd Avenues west of the Sweetwater Branch Creek. The majority of this land is owned by the City of Gainesville. A mixed-use residential and/or office development in this area would provide a positive transition between the historic district to the north and the governmental area to the south.

The 1990 Market Study projects a capacity for 27 to 34 residential units to be built per year until 2001. Between 1981 and 1994, approximately 192 new multi-family units have been identified in the redevelopment area. Approximately 48 of these units were built between 1990 and 1994. Florida Site Files identify the demolition of 31 buildings, nearly

all of which were residential structures, since 1981. Twenty five of these structures were razed in the area now occupied by the Arlington Square Apartments and the Gainesville Regional Utilities complex. According to the 1990 Market Study and Urban Design Plan, the downtown has the potential to absorb between 189 and 238 additional residential units during the seven year planning time frame from 1995 through 2001.

Expansion of the residential sector through encouragement of new construction, rehabilitation of existing structures, and preservation of residential neighborhoods is an important aim of this plan. As previously mentioned, several new multi-family projects have been completed in the redevelopment area in the past several years. These projects have been successful to date and report high occupancy rates. The growth in residential land use is a trend that is expected to continue, with the benefits of providing a residential population for the downtown that will support additional business and retail diversification.

Open Space:

Open space is the remaining land use to be discussed. The primary amenity that the redevelopment area possesses is its location adjacent to the Sweetwater Branch Creek. Much of the land on either side of the creek is owned by the city, creating a beautiful vista along the stream. Two parcels along the west block in the southeast quadrant are under private ownership. The larger and more picturesque parcel is owned by the Florida USDA Federal Credit Union. The western portion of the property is developed and the remainder is in a fairly natural state. It would be advantageous for the city to try to purchase or obtain from the Credit Union a public easement approximately 50-75 feet wide along the western edge of the stream. The second parcel fronts on 4th Avenue from the north. A single-family structure was removed from this parcel. Both areas are proposed for acquisition by the city as part of a greenway system and Sweetwater Branch Botanical Gardens. In addition, the community plaza is considered open space, as well as a small area along the Sweetwater Branch Creek in the northeast quadrant of the redevelopment area, and the grounds in front of City Hall.

RECREATION AND OPEN SPACE

The redevelopment area presently contains approximately 2 acres of recreation and open space under public ownership for passive recreation, as well as the land adjacent to the Sweetwater Branch Creek. The City has designated the land along the Sweetwater Branch Creek as part of the Gainesville Greenway System. This greenway system will provide a scenic trail for biking, walking and jogging, as well as access to downtown by alternative modes of transportation. The area along the Sweetwater Branch Creek south of E. University Avenue is proposed to include a botanical garden in conjunction with the greenway system. This effort is being spearheaded by the private sector.

The utilization of adjacent uses appears to be the best opportunity for meeting the active recreation needs of downtown Gainesville. The School Board of Alachua County Administration Building, which was the former Kirby-Smith School site, is located to the east of the redevelopment area and is considered a neighborhood park containing basketball courts and a playground. The 1.5 acre Roper mini-park is located south of the redevelopment area, and contains four picnic tables as well as playground equipment. Lynch Park, a mini-park with picnic tables located south of the redevelopment area, could also be used for passive recreation. It is not anticipated that the city will acquire additional land for active recreation, other than the proposed acquisition of land along the Sweetwater Branch Creek as part of the designated greenway system.

Map 11 indicates the existing land utilized for recreation and open space in the downtown and areas proposed for acquisition.

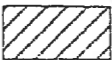
AMENDED DOWNTOWN REDEVELOPMENT PLAN

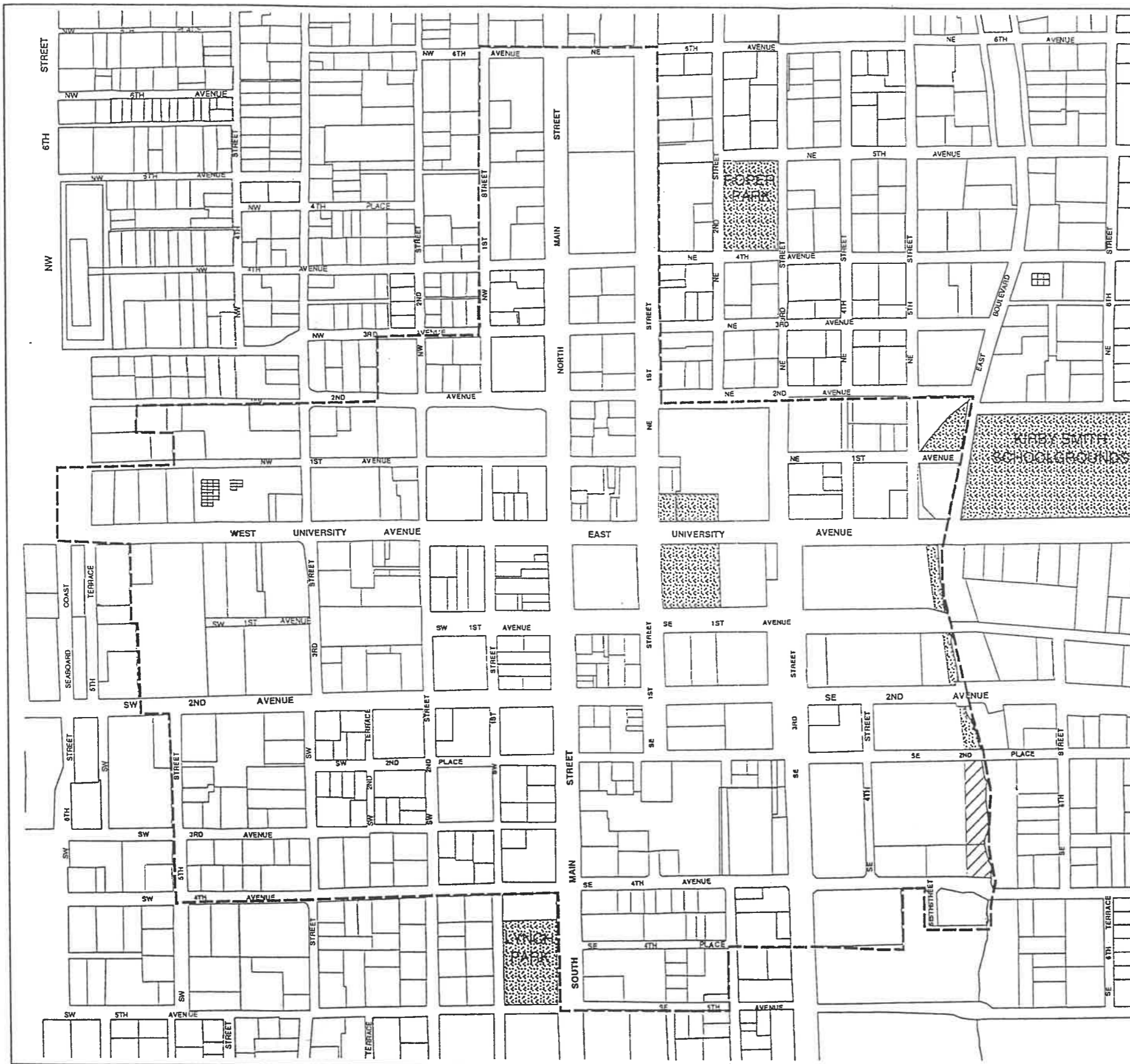
Recreation and Open Space

LEGEND

----- Downtown Redevelopment Area Boundary

 Existing

 Proposed Acquisition



Scale: 1"=400'

Prepared by:
Department of Community Development

July 1996

TRANSPORTATION SYSTEM

Parking

In recent years, the downtown has experienced an increase in pedestrian and vehicular traffic, particularly in the evenings due to the increased availability of entertainment type activities. Nighttime parking is related directly to night clubs and entertainment. Parking is tight in those areas closest to certain night spots. During daytime hours, metered parking has been said to be inflexible, causing daytime patrons to hurry to their downtown activities so as to avoid a ticket. The situation may reduce pedestrian activity and ancillary shopping that could be occurring. As part of the 1990 Market Study, a survey was conducted of business owners and downtown patrons to obtain various types of information. The survey results indicated that the most frequently mentioned problem downtown was related to parking. According to the survey results, downtown parking problems were related to the management of existing parking areas and its availability to the general public, as well as the location, accessibility and quantity of parking. The 1990 Market Study recommendations regarding the parking situation included: parking should be made available to downtown retail customers to the maximum extent feasible; large amounts of permit parking should be removed out of the core retail area or be located in structured parking areas and; signage that clearly shows the location of public parking areas should be added. As previously mentioned, however, there are at least 689 parking spaces available to the public during weekends and non-business hours.

Another recommendation of the 1990 Market Study was to add more on-street parking. On -street parking makes buildings appear more accessible in addition to providing a buffer between pedestrians and automobiles. Other issues related to parking that are currently being studied include the conversion of certain metered parking areas to free parking and increasing the maximum time permitted for metered parking. Such measures may improve accessibility to downtown businesses, particularly during daytime hours.

Since parking issues downtown continue to be a concern, the CRA has studied several parking related issues, including:

- Re-instituting on-street parking on University and Main Streets.
- Paid (attendant) parking in certain City-owned parking lots.
- Valet parking in Union Street area
- More short-term parking to accommodate retail customers
- Re-evaluation of permit parking
- Vendor parking permits
- Temporary parking on sidewalks for loading and unloading

Traffic Circulation

The transportation system is a combination of a numerous interacting elements. Parking has a direct relationship to traffic circulation, which is also influenced by the various modes of transportation utilized in the city and the downtown in particular. Since much of the transportation system is interrelated with other aspects of the redevelopment of downtown, only major circulation patterns within the redevelopment area will be discussed here.

As with many downtown areas, traffic can be congested at peak hours on major thoroughways, such as University Avenue and Main Street. This type of situation is not necessarily a negative aspect of a downtown if parking and pedestrian facilities are in place. Attempts in the past to alleviate traffic congestion resulted in the loop road concept proposal. This concept involved a design to four lane north and south 2nd Streets and East and West 2nd Avenues to provide a bypass around the most congested areas of downtown. This method of routing traffic has the negative affect of decreasing downtown visibility and removing the potential for downtown visits. At present, all roads in the proposed loop system are four lanes except for West 3rd Street. The loop road concept has never been implemented and recommendations have been made that the concept be abandoned for various reasons, including that it would greatly hinder the ease of bicycle access between the downtown and the University along Second Avenue, encourage increased traffic speeds near neighborhoods and promote anti-pedestrianism.

Since mandatory growth and transportation management became required of all municipalities following the 1985 Growth Management Act, changes in thinking have resulted as to how best manage transportation systems. Whereas in 1960, when the loop concept first originated, the prevailing attitude toward traffic circulation was to create wide roads with quick and easy access for motor vehicles. Modern transportation management involves creating compact, pedestrian-oriented environments and encouraging alternative modes of transportation. This focus results in reduced vehicular trips on the transportation system. High speeds of traffic are incompatible with creating a pedestrian environment downtown. In line with this manner of thinking, a proposal currently being considered is to remove two lanes of traffic on University Avenue and possibly Main Street and return on-street parking to both roads. Removing lanes of traffic and providing on-street parking is one method that has been used successfully in downtowns to slow down traffic and make for a safer coexistence between pedestrians and bicycles and traffic. On-street parking provides a buffer between moving vehicles and sidewalks. In conjunction with this proposal, it would seem appropriate to remove lanes and provide medians and on-street parking on the roads that were originally part of the loop proposal. This was recommended by the 1990 Market Study.

A report prepared by the City of Gainesville Department of Community Development in 1993, the Central City Core Special Area Study, studies and makes recommendations for the area west of the redevelopment area between the University of Florida and

Downtown. This report postulates that the economic vitality of University Avenue is critical to the success of downtown and recommends that the Downtown Market Study and Urban Design Plan be revised to show W. University Avenue as a two lane road and pedestrian corridor instead of a vehicular throughway. Recommendations made by this report call for better integration between the University and downtown, which in the long run may have beneficial effects on the traditional downtown. This report espouses a comprehensive approach to revitalizing a lead in area to downtown that is often perceived by residents of Gainesville as being part of downtown.

PROPOSED REDEVELOPMENT PROJECTS

An important part in the achievement of the goals and objectives of this plan is the undertaking of several major development projects. The following indicates the status of projects proposed in 1981 by the adoption of this plan, followed by a discussion of projects that are on-going or have been revised since 1981, as well as new projects that the DRA is pursuing. Most of these projects have been or will be sponsored or stimulated by the Community Redevelopment Agency and carried out by the private sector. Current project locations and recommended potential project locations are shown on Map 12.

Status of Projects Proposed in 1981 Plan

Seagle Building:

During 1981, the Downtown Redevelopment Authority (now the Community Redevelopment Agency) and the City of Gainesville actively pursued acquisition of the Seagle Building from the State of Florida for the purpose of reselling it to private investors for redevelopment purposes. In February of 1981, the City acquired an 18-month option on the building with a selling price of approximately \$100,000.

Development proposals were solicited from the private sector and reviewed by the Gainesville Development Authority in terms of the proposed use of the property on the advice of city planning staff, the Downtown Redevelopment Authority gave highest priority to proposals that included a mix of residential with another viable use. A proposal by Scribner/Wellington was the only bid that included residential use as part of the redevelopment project.

Scribner/Wellington's proposal for redevelopment was selected by the Downtown Redevelopment Agency, endorsed by the City Commission and a Development Agreement was negotiated. The financing of the Seagle Building renovation project included a loan in the amount of \$250,000 from the City of Gainesville to the Downtown Redevelopment Agency to acquire two parcels of land for parking for the project as agreed to in the Disposition and Development Agreement. The Agency then executed a promissory note and interlocal agreement with the City of Gainesville for repayment of the loan over a 15 year period. Loan payments have been and will continue to be repaid from the Agency's tax increment funds collected annually and as authorized under Florida Statutes, Chapter

163, the Community Redevelopment Act of 1969. The Downtown Redevelopment Agency will continue to be involved with this project for the life of the indebtedness.

Santa Fe Regional Library:

Prior to the early 1980's, the City had been concerned about the need for additional library space to meet the future needs of the community. A report submitted in 1983 by McKellips and Hunter Architects summarized the needs of the Santa Fe Regional Library and identified a site selected for a new library structure and parking garage. The new Alachua County library was completed in 1991 and is located east of the Judicial Building along the eastern boundary of the redevelopment area. This site allowed the design of the library to take advantage of the Sweetwater Branch Creek. A parking garage was not a part of this project.

Performing Arts Center:

At the time of the adoption of this plan, Gainesville had no central facility in which numerous local performing arts groups could perform and was unable to attract professional touring groups to the area because of the lack of a facility large enough to meet production and seating capacity requirements. In the late 1980's, the University of Florida developed the Center for the Performing Arts, a large scale facility which has the ability to attract major productions. Though a major performing arts facility located in the downtown would have been an ideal location given the entertainment and associated uses already present, it appears that the facility developed by the University of Florida has fulfilled much of the need for a major performing arts facility in Gainesville. The DRAB should recommend that the CRA support the Hippodrome State Theater, Acrosstown Repertory Theater, and the Community Plaza Stage, recognizing the valuable contributions that can be made to the performing arts in downtown Gainesville and the community through these vehicles.

Air Rights:

At the adoption of this plan, the City and the former Downtown Redevelopment Authority offered for development on a lease basis the "air space" above 19 city-owned parking lots in downtown Gainesville. This transfer of development rights concept was initiated when the city was concerned about projected growth and the availability of space in the downtown area. At the present time, downtown has not been developed to the point that there is a lack of opportunity for intense development due to a lack of space. The City and the CRA have successfully worked with private developers to redevelop certain city owned lands and parking areas. Downtown developers have not to this point been inclined to develop high rise type developments with ground level parking in downtown Gainesville. The air rights proposal was not well sought after by the development community after its inception in 1983, and the concept has since been de-emphasized in downtown redevelopment.

Star Garage:

The Star Garage and the surrounding land which now includes the Community Plaza and Judicial Building were purchased in 1974 as part of a major redevelopment proposal for that immediate area. When the Star Garage property was purchased, the intent was not to save and utilize the building, but to develop the site into a civic center complex. This concept was abandoned after the University of Florida built the O'Connell Center, a large scale facility capable of handling large civic events.

At the adoption of this plan, the reuse of the Star Garage was of major concern. Several proposals were initiated in the 1980's but never realized. In 1981, the Star Garage was utilized as a flea-market type bazaar, a use which lasted a relatively short period of time. The DRA recommended that the Star Garage be given no specific use, but rather it be given a mixed-use designation for development purposes, and be evaluated yearly as to whether it was being appropriately used or whether demolition would be appropriate. Since that time, the Star Garage has been successfully renovated and reused with several law/office related uses residing in the structure.

Gulf Bethel Gas Station:

The former Gulf Bethel Gas Station was originally located adjacent and to the east of the Star Garage. This 1925 building was located on less than one quarter of a city owned block consisting of municipal parking. Numerous citizens were interested in the development of this building which had not been utilized for many years. In 1985, the historic Gulf Bethel Gas Station was relocated across the street to the Community Plaza to accommodate the development of a parking garage. Urban Mass Transit Administration funds were used to renovate the structure to be used for bus ticket sales by Gainesville Regional Transit Systems. The recent proposal being considered to relocate the RTS bus transfer operation may again render the former Gulf Bethel Gas Station unused. If this should occur, the DRAB should recommend that the CRA work with RTS to secure a use for the structure. The use of this structure as a food vendor may be appropriate, as food service is an activity generator. Other ideas for reuse include a small shop or tourist information center. If its use were to be converted as such, however, the federal transit funds used to relocate the Bethel Gas Station would have to be reimbursed. The expenditure may be justified given the importance of an appropriate use for the historic Bethel Gas Station.

Ongoing and Revised Projects

The following section describes on-going projects that were proposed by the adoption of this plan in 1981, some of which have been revised.

Parking Improvements:

Parking concepts that are currently being examined include converting some metered lots to attendant parking so that a downtown patron is not as time constrained when visiting downtown and increasing on-street parking by as many as 140 spaces by adding on-street parking in place of travel lanes. Additional considerations should include parking structures for government employees and the use of existing parking lots for customers, not employees, of downtown merchants. The Community Redevelopment Agency should continue to work with other governmental bodies in conducting surveys, questionnaires, etc. in order to gather accurate data to base future recommendations concerning changes in existing parking or the creation of new parking.

Streetscape Plan:

The Streetscape Plan was begun in the early 1980's. This plan is a continuation and refinement of a plan begun in the 1960's by the City to combat the gradual decay and decline in importance of the downtown as part of the community.

The basic purpose of the Streetscape Plan is to develop the downtown into a more pedestrian-oriented area by enhancing its visual attractiveness through shading, new street furniture including seating and trash receptacles, pedestrian scale lighting, new and unique signage and traffic control devices and sidewalk improvements. The Plan strives to preserve the natural tree coverage that exists within the redevelopment area and provide additional shade trees and other canopy features in pedestrian areas.

The current phase of the Downtown Gainesville streetscaping program includes laying colored concrete pavers along sidewalks in the core commercial area of downtown. The DRAB should recommend that the CRA expand streetscape schemes that would enhance the linkages between downtown and its surrounding neighborhoods. For example, the Main Street corridor within the redevelopment area north of North Second Avenue has not been a focus of attention for streetscape improvements and does not provide linkages between the Pleasant Street historic neighborhood to the west and the Northeast historic neighborhood to the east. In addition, large parking areas and used car lots have been developed in a manner which does not relate to the neighborhoods and historic resources to which they are adjacent. Methods to address these issues include encouraging the redevelopment of parking lots to other uses in the area, widening sidewalks on both sides of N. Main Street within the redevelopment area and including amenities such as street trees and pedestrian lighting; and introducing intermittent landscape medians and expanded on-street parking on N. Main Street in the redevelopment area.

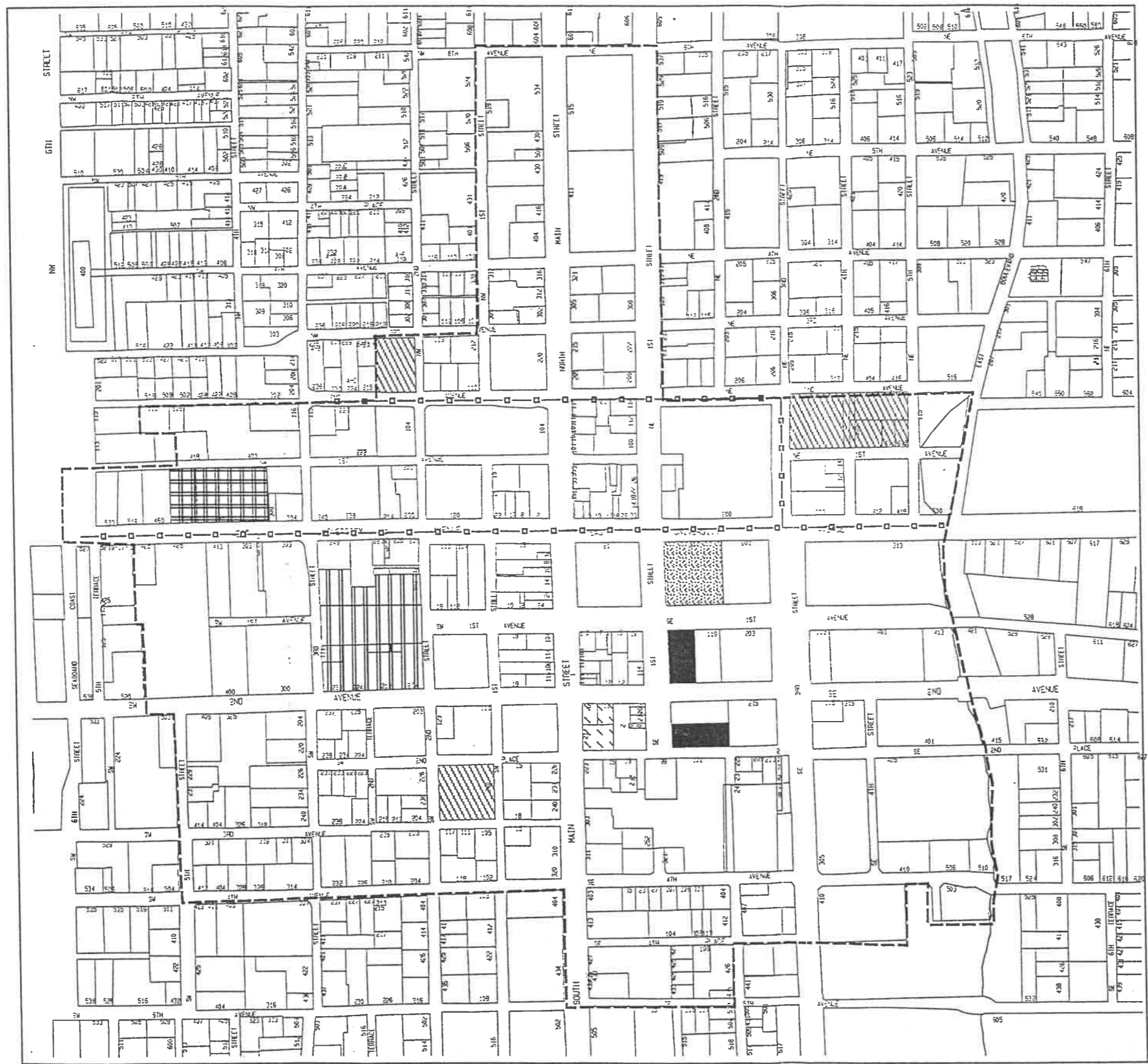
The DRAB should recommend that the CRA pursue and encourage landscape strategies to enhance parking lots located in transition areas between downtown and its adjoining neighborhoods. Though the redevelopment of these parking lots, particularly those that are underutilized, should be strongly encouraged, landscaping improvements in the

interim, such as masonry walls with wrought iron trim and vegetative plantings to provide buffers, would greatly improve the transition and visual linkage between the downtown and its adjoining neighborhoods.

The 1990 Market Study and Urban Design Plan made several recommendations for streetscaping, including adding medians in the center of the road along SE/SW Second Avenue to identify it as an important bikeway and to provide a strong tie between the main entrance of the University of Florida and downtown.

Residential/Office Development Project:

As a component in stimulating new residential development, the DRAB should recommend that the CRA encourage residential and/or office development on the city-owned parcel in the block bounded by N.E. 4th and 5th Streets and N.E. 1st and 2nd Avenues. The City owns approximately 0.69 acres of undeveloped land in this block; the remainder of the block contains two privately-owned residential parcels, comprised of 0.23 acres. The city also owns land directly west of this parcel, which is currently used for city employee parking. This area would also be a suitable location of a residential and/or office development.



Map 12

AMENDED DOWNTOWN REDEVELOPMENT PLAN

Potential and Proposed Project Locations

LEGEND

-  Downtown Redevelopment Area Boundary
-  Seagle Building (Redevelopment completed)
-  Community Plaza (Redevelopment completed)
-  Residential and/or Office
-  Residential/Retail
-  Retail
-  Convention Center/State Office Building
-  Lane Reduction from 4 lanes to two lanes



Scale: 1"=400'

Prepared by:
Department of Community Development

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A townhouse type of development would be an appropriate residential project for either of the two areas mentioned above. Such a project would provide an excellent buffer to the Northeast residential neighborhood. Because of the parcels' location adjacent to a viable residential area, such a project could proceed without other extensive redevelopment efforts, although some public improvements, such as additional sidewalks, sewer lines and lighting, may be needed. Additionally, either or both of these parcels would be suitable for an office complex or a combination of office and residential, provided that adequate buffering and sensitivity to design is included for compatibility with the adjacent northeast residential historic district. In 1993, McGurn Investment Company, in cooperation with the City and CRA, developed a proposal for these sites in an attempt to recruit the home office relocation of a major engineering firm. In addition, the Community Redevelopment Agency should encourage additional residential development on other proposed residential sites as shown on Figure 13, as well as encourage adaptive reuse or new construction projects on existing residential sites. The Seagle building mixed-use renovation project as well as the Arlington Square multi-family project has shown that a demand exists for residential dwellings in the redevelopment area and additional developments should, therefore, be explored and pursued.

When appropriate, proposals should be solicited for purchase and use of these properties at a price reflecting its intended use. The DRAB should recommend that the CRA appropriate terms and restrictions of sale, solicit proposals for the purchase and development or redevelopment of the parcels, select a developer and provide appropriate assistance as necessary to complete the project. Further guidelines are provided in the section, "Implementation Policies".

Specialty Retail Complex:

Increased retail trade is important for a stronger, diversified downtown economic base. It is also important in sustaining the downtown as a pedestrian-oriented district with activity throughout the day and evening. The development of the Sun Center in 1985, a mixed-use office/retail complex, following the relocation of the Gainesville Sun newspaper office, resulted in additional retail space for downtown. The 1990 Market Study indicates that over 30,000 square feet of retail space devoted to apparel and accessories could be supported in downtown Gainesville.

While intensified use of existing retail space is important, the creation of a retail anchor store would benefit downtown businesses overall by improving customer activity. The 1990 Market Study has identified an appropriate site across the street from the Sun Center for a destination oriented sub-anchor with 7,000 to 12,000 square feet. The Study states that this site should be developed as a single department type store offering better quality apparel and related goods. Other sites should be identified by the DRAB as potentially appropriate for a specialty retail complex.

The CRA should initiate the development of a retail complex by preparing preliminary development information (including site information, market overview, etc.), soliciting developer proposals, and establishing appropriate terms of sale or lease. An essential part of its role must be to guide complimentary support efforts, including the following: 1) provision of parking, 2) renovation of nearby structures, 3) solicitation of tenants, 4) streetscape, utility, and other public improvements, and 5) promotional and other management activities for the retail district as a whole. Site design and concurrent efforts listed above should aim at developing the retail center as one component of a revitalized retail core.

New retail uses might also be appropriate on the ground floor of any newly developed parking garage in the downtown. Such development would be consistent with the 1991-2001 City of Gainesville Comprehensive Plan, which requires new parking garages in a Transportation Concurrency Management Area to be designed for compatibility with neighborhoods by including ground floor retail and offices and window and facade design that is scaled to relate to the surrounding area. Such uses have been highly successful in other cities and not only increase activity but improve the appearance of parking garages, which generally lack appeal.

In the late 1980's, the Sun Center project, located in the vicinity of the Hippodrome Theater, was completed. The Sun Center is a mixed-use project that includes specialty retail, office and restaurant uses.

Office Development:

In addition to the development of a specialty retail complex and additional residential development downtown, the DRAB should recommend that the CRA increase office space development through new construction or adaptive reuse of existing structures. Office uses should not be encouraged on the first floor of buildings in the retail core area. These types of uses do not provide opportunities for window shopping, which can increase sidewalk activity during daytime hours. Many communities discourage such uses in their downtowns.

The DRAB should recommend that the CRA pursue possibilities with private sector interests in a timely fashion and prepare and provide preliminary development information to interested parties, show potential sites, negotiate with property owners regarding the terms of sale and act as a liaison with the City when necessary. The CRA's role in providing complementary support efforts could include assistance with the provision of parking, renovation of nearby structures, necessary public improvements, solicitation of tenants, and promotional and/or management activities when necessary.

Community Plaza:

The community plaza redesign project was initiated in the spring of 1994 and completed in the fall of 1994. This project was initiated by the former Downtown Redevelopment Agency for the purpose of making the plaza safer and more functional for performers, speakers and the general public. The goal of this project is to make the plaza more useful for a broad range of both daytime and night-time functions. The Community Redevelopment Agency worked with diverse interests in the community to arrive at a plan that is projected to solve most of the plaza's actual and perceived problems. Funds for the renovations were proceeds from a federal Urban Development Action Grant for downtown redevelopment that was received in 1985. The DRAB should recommend that the CRA now concentrate on appropriate programming for the Plaza to make it a true focus for the community. Policies regarding its use, scheduling and expenses should be addressed.

New Projects

The following projects were not included in the original proposed project list adopted by the 1981 Downtown Redevelopment Plan, but are projects that the CRA has been working on.

Convention Center/Hotel:

The City of Gainesville currently has no facility to accommodate major conferences and conventions as do other cities. With the presence of a large university community, a convention center would have the potential to bring in a continual influx of visitors which would result in positive economic impacts for downtown trade as well as tourism. Downtown Gainesville is a prime location for a convention center and/or hotel as it is in close proximity to restaurants and entertainment as well as the University of Florida. Convention centers have proven to be successful and an economic boon for many cities when located in a downtown core area.

In September of 1994, the City Commission authorized the former Downtown Redevelopment Agency, in cooperation with the Charter Officers, to prepare, advertise, and distribute a request for proposals for a firm to design, build, and operate a hotel and/or convention center in downtown Gainesville. Potential locations for this project are indicated on Map 12.

Government Office Buildings:

There are currently state entities looking for office space in the Gainesville area. An ideal site for additional government office complexes in the downtown would be behind the Florida Theater and Central City nightclub. Other sites include either side of South Main Street north of Depot Avenue. As indicated in the 1990 Market Study, such a project

would require tremendous cooperation and commitment from the public and private sector but would create a critically needed activity generator and focal point for the downtown, as would a convention center or hotel.

Landscape Median- S.E. 2nd Avenue:

The former DRA had agreed to make the installation of a landscape median between the north side of Wisteria Downs and the Post Office on S.E. 2nd Avenue a high priority. The CRA intends to negotiate with the City of Gainesville on the planning for the creation of the landscape median.

Road Improvements Projects:

The CRA should play an instrumental role in coordinating with appropriate agencies to have two lanes of traffic on University Avenue and possibly North Main Street removed within the downtown and on roads originally included in the loop road proposal. The Downtown Market Study and Urban Design Plan adopted in 1990 should be revised to reflect this.

Table 10 indicates the status of redevelopment projects that were adopted by the 1981 Downtown Redevelopment Plan.

**Table 10
Status of Downtown Redevelopment Projects Adopted in 1981 Plan**

Project	Status
Seagle Building	Completed; CRA to continue repaying loan to City of Gainesville from tax increments generated by this project
Parking Improvements	ongoing; CRA to assist in development and implementation of a comprehensive parking plan for the downtown
Library	Completed
Performing Arts Center	No longer feasible; CRA to support existing performing arts facilities.
Streetscape Plan	On-going; CRA to investigate and seek funding for the expansion of this project
Residential Development	On-going; CRA to pursue and promote increased residential development downtown
Specialty Retail Complex	The Sun Center mixed-use retail/office complex was completed in 1988; CRA to pursue and assist in the development of additional retail downtown
Air Rights Development	phased out due to lack of interest by development community

Star Garage	Completed: has been redeveloped as an appropriate use
Office Development	On-going; CRA to continue pursuing and promoting increased office development downtown
Plaza	Redevelopment completed; policies regarding its use, scheduling and expenses need to be addressed.
Gulf Bethal Gas Station	Completed; relocated and renovated in 1985

Note: These projects are in order of importance as adopted by the 1981 Downtown Redevelopment Plan.

IMPLEMENTATION POLICIES

The with input and recommendations from the DRAB, the Community Redevelopment Agency (CRA) is the primary agent for guiding the redevelopment program contained in this plan. To carry out its program, the CRA will work with the City Commission, city staff, County and State governing bodies, the City Plan Board, and other agencies and groups whose decisions affect the downtown. Involvement of the private sector and input from the public on the redevelopment of downtown will also be sought. The success of this plan will depend on the combined efforts of the public and private sectors.

The powers and responsibilities of the CRA are conveyed by City Ordinance No. 0-81-77 (see Appendix C), and are in accordance with Section 163.370 of the State Community Redevelopment Act of 1969. The City Commission specifically retains certain powers stated in the ordinance and in Section 163.358 of the Community Redevelopment Act. These powers are:

- 1.) To determine an area to be a slum or blighted area, designate it as appropriat for community redevelopment, and hold public hearings concerning it;
- 2.) To grant final approval of the plan and modifications to it;
- 3.) To authorize issuance of revenue bonds;
- 4.) To approve acquisition, demolition, removal, or disposal of property and to assume responsibility to bear loss;
- 5.) To acquire property by condemnation;
- 6.) To close, vacate, plan or replan streets and sidewalks, and to plan or replan any part of the municipality; and

7.) To approve changes in the zoning or land use of the redevelopment area

The need for a comprehensive approach to downtown redevelopment has been emphasized in several past studies of the downtown. It is the responsibility of the CRA to oversee such an approach with input and recommendations from the DRAB. At the same time, this comprehensive effort must be phased over time. The focus will be on certain key projects, outlined in the preceding section, and intensify the effectiveness of those projects by encouraging complementary improvements, management, promotion and additional development.

The 1990 Market Study and Urban Design Plan made several recommendations for development opportunities in the redevelopment area. These recommendations included filling vacant buildings, infill development, reopening 1st Street, redesigning the Community Plaza, removing permit parking, establishing an arts colony and live/work areas for artists, improving the appearance of storefronts on University Avenue, retail business recruitment in a concentrated area, improved public safety through lighting and security officers and signs that signify entrance into the redevelopment area. Since 1990, some of these recommendations have been acted upon and some are currently in the works.

The major objectives of redevelopment are to encourage new investment in the form of new construction, renovation, and the intensified use of existing facilities for the purpose of strengthening and diversifying the economic base, improving physical and aesthetic characteristics and expanding activities in the downtown. The following strategies should be utilized by the CRA to achieve these objectives.

Soliciting New Development

The following criteria should be considered in determining the types of development that should be sought:

1. The development should appear economically viable in a downtown location.
2. The development should contribute to a diverse and healthy economic base.
3. The development should be of a pedestrian-oriented design and related to the character of the surrounding area.
4. The development should attract people and activity to the downtown.
5. Projects able to preserve and reuse significant older buildings should be encouraged.

To carry out its task, the CRA must play an active role in soliciting and facilitating development. This includes acting as an advocate for selected projects at the local, state

and possibly national levels. The CRA is uniquely positioned and empowered to seek and advocate the location of development projects downtown that further the goals set out in this plan.

A. Soliciting developers or tenants for designated properties

Several projects have been specifically designated in the preceding section of this plan, and in some cases several alternative sites have been identified. Several alternative site should always be identified for projects when possible, and a concerted effort made to contact larger numbers of property owners about desired development patterns and develop a database of potential sites for certain types of projects. The CRA alone or in conjunction with other appropriate agencies, should establish procedures and terms for implementing these projects, seek the approval of necessary land acquisition and disposal by the City Commission, and actively solicit developers or tenants for the project.

Some projects, such as a specialty retail complex and convention center/hotel, depend on the initiative of the CRA to market the project and actively seek proposals. Advice and assistance should be provided in all public or private projects locating downtown to ensure that all projects are developed in a way that positively contributes to the revitalization of downtown to the maximum extent possible.

B. Soliciting developers or tenants for undesignated parcels

Development opportunities should be monitored and appropriate developments solicited and encouraged on an opportunistic basis. Current examples of such opportunities include state offices for which the government has recently been seeking sites, corporations that are seeking to relocate, existing businesses looking to expand, and the often discussed downtown convention center/hotel. In appropriate cases development should be solicited or response to requests for assistance should be provided by helping to identify sites and provide information about parcel ownership, building codes and other requirements, the permitting process and the availability of financing.

In case of a particularly significant and appropriate development opportunity, it is possible for the DRAB to recommend to the CRA that this plan be amended to allow land acquisition or other public assistance in order to facilitate the development.

- 1.) The City may wish to institute variable leasing terms for different kinds of development with lower rates for residential proposals in order to make them financially viable.

- 2.) The City may wish to sell lots and have the displaced parking provided in a structure either on the lot or on another site. This possibility offers greater flexibility in the use of a lot and may be especially attractive for residential development.

The DRAB should recommend that the CRA continue to explore and develop both of these approaches and recommend appropriate courses of action.

C. Encouraging physical improvements and increased use of existing facilities

The CRA has the further responsibility to encourage investments that enhance the quality of the downtown and contribute to the redevelopment goals and objectives. Uses permitted in the redevelopment area are determined by the designated zoning classification. As previously stated, the entire downtown redevelopment area is zoned Central City District (CCD). The CCD district imposes few restrictions on the type, size and height of buildings and allows residential densities up to 150 units per acre. The zoning district permits a wide array of uses and encourages mixed use developments. This plan does not recommend any changes in this framework. However, the CRA and the City do have a responsibility to encourage building design and uses that will contribute to the goals and objectives of the plan. It can influence most directly the projects that it solicits and assists, such as the Seagle Building. It also should help to develop and implement programs to upgrade or sustain the quality of other buildings, particularly those in close proximity to major investment projects (such as the Seagle Building and streetscape improvements), which can affect the success of these major projects.

The following sections provide policies for encouraging design and renovation in accordance with redevelopment goals.

- A. Development projects sponsored by the CRA. For CRA sponsored projects, the advisory design guidelines set out in the land development code should be strongly encouraged. Certain mandatory design standards set out in the land development code apply only to a city core area. The DRAB should review the limits of the city core area to determine whether the boundaries are appropriate and whether expanding the core such that the mandatory standards apply to a larger area should be recommended to the CRA.

The City Planning Staff will be consulted on all proposed mandatory and advisory design guidelines for the downtown. Based on the level of development activity, it may be advisable to form a design review committee, drawing for its membership on expertise available in the community, to review existing regulations pertaining to the downtown and consider establishing architectural guidelines.

- B. Other downtown development projects. The Development Review Board, Plan Board or city staff are responsible for site design review of all projects located

downtown, depending on the type of development, whether initiated by the CRA or others. The formal guidelines set out in the land development code for use in site plan review of downtown development projects should be reviewed by the DRAB on a regular basis for effectiveness and to recommend possible changes.

- C. Renovation requirements for selected areas. Renovation of some downtown buildings has already been completed, and it is likely to continue even without special efforts by the CRA or the City. The focus should be to encourage renovation on a more encompassing basis, so that a few eyesores do not nullify the effects of renovation.
- D. Residential renovation program. A renovation program in selected residential areas may also be an important aspect of redevelopment efforts. It would be most important in blocks adjoining areas where residential construction or renovation is proposed or underway. The purpose of a residential program is to consolidate and extend the effects of new investment in the downtown, and increase the attractiveness of downtown as a residential neighborhood.

In implementing a residential program, the City can provide assistance in determining rehabilitation costs and administering the program. The DRAB should recommend that the CRA designate blocks in consultation with area residents and owners and the citywide Neighborhood Advisory Board, and establish guidelines and seek financing for the program.

Historic Preservation

Historic preservation is a critical issue affecting the quality and pace of redevelopment of the downtown. The DRAB should recommend that the CRA:

1. Consider supporting local, state and national designation of a historic downtown district consisting of selected buildings and areas;
2. Assist potential developers and renovators in understanding guidelines, tax benefits, and possible code advantages associated with any district designation; and
3. Work with the Historic Preservation Board in establishing preservation/conservation guidelines and resolving conflicts.

Local designation of a district is important even without national recognition because preservation guidelines and potential code adjustments can be established with a local designation alone.

Building Codes

Section 101.6 of the 1991 Standard Building Code states that the provisions of the code relating to the alteration, repair, enlargement, restoration, relocation, or moving of buildings or structures are not mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings, when such buildings or structures are judged by the building official to be safe and in the interest of the public health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of buildings within fire districts. The DRAB should recommend that the CRA support and encourage the review of code provisions affecting rehabilitation of historic buildings and other structures.

Financial Assistance to Businesses

Revitalization of downtown business requires financing. The CRA should consider ways to assist renovating or expanding businesses to provide financing and provide loan packaging assistance. Such assistance is most appropriate as part of a concerted program of commercial renovation, new and expanded retail development, and coordinated management and promotion.

Management Functions

To support and increase the impact of many individual redevelopment efforts, a management capacity will be needed. Such tasks as promotion, improving security, recruiting new businesses, and ensuring a well maintained environment are important supports to a reinvestment program. These elements are particularly important in support of an expanded retail sector. Shopping center developer/owners provide professional management in promotion, administration and business development, including leasing, sales, market research, and attracting new tenants.

Provisions of these types of functions should be a part of a retail expansion effort. The CRA should organize a management function in conjunction with merchants and the existing owners and tenants association. It could hire professional management staff or contract with an existing firm. While these management functions will be most important when a strong retail base has been established, promotional efforts are an on-going need. The CRA should continue to combine efforts with the City's Cultural Affairs Department and downtown merchants to create and promote special events and increase links between these events and other downtown attractions.

Relocation Policies

An important component of any redevelopment plan is the potential for relocation of area residents or businesses. This plan does not require any such relocation. However, it is recognized that in the implementation of certain projects, relocations may occur depending upon final locational decisions. In all instances where relocation assistance is necessary, such assistance should be carried out in accordance with the regulations stated in the Uniform Relocation Act and the City of Gainesville Local Relocation Policy and Procedures as appropriate. If Federal funding is used for a project requiring relocation, the Uniform Relocation Guidelines will be used. If City funding is used for a project requiring relocation, the City relocation requirements will be used. If only Tax Increment funds, or other private funds are used, the Agency may elect to formulate its own relocation requirements.

Summary

The critical policy tasks to be undertaken by the CRA fall into the general categories of attracting investment to the downtown, guiding physical improvements, and supporting and extending the effects of these reinvestments. To achieve this program, the CRA will need the support and guidance of the City Commission, assistance from city departments, and technical expertise from its own staff and consultants. The various components of the plan will be undertaken step by step, with the speed of progression dependent on funding and the success of initial steps.

ADMINISTRATIVE POLICIES

Revitalization of the downtown will be carried out pursuant to this amended plan and the requirements of the applicable federal, state and local laws, codes and regulations. Conformance of this plan with the 1991-2001 City of Gainesville Comprehensive Plan is required. This plan does not preclude any use of land at any location in the downtown redevelopment area that is permitted by the City Land Development Code in the CCD zoning district. By the adoption or amendment of this plan, the City of Gainesville and the CRA will implement it in accordance with all applicable laws and regulations related to land purchase and sale, rehabilitation, relocation procedures, and any other activity which furthers the implementation of this plan. Specific guidelines for use in site plan review have been developed, and restrictive covenants may be prepared for properties that are sold by the City.

Amendments or modifications to this plan can be made after public hearing in accordance with Section 163.361 of the Community Redevelopment Act. The CRA is required by Section 163.356 of the Community Redevelopment Act to submit an annual report of its activities to the City Commission and the State Auditor General. A thorough review of the plan and implementation programs should be made every five years to determine the need for any amendments or updates.

NEIGHBORHOOD IMPACT ELEMENT

The impact on area residents of any governmental project must be thoroughly understood prior to the institution of any comprehensive redevelopment program. Although the Downtown Redevelopment Area does not presently have a large percentage of residential land use, it does contain residential opportunities for families of various housing affordability levels. Maintaining appropriate opportunities for low and moderate income housing, as well as an expansion of the supply to serve other residential markets, is an important objective of this plan. The impact of the Redevelopment Plan on residents of the area is a consideration that must be included in the decision making process to ensure a full understanding of the personal ramifications of any particular course of action.

Relocation

An important component of any redevelopment plan is the potential for relocation of area residents. This plan does not require any relocation of existing residents. However, it is recognized that in the implementation of the projects noted within the plan and depending upon final locational decisions, certain minor relocations may occur. In all instances where relocation is necessary, such assistance should be carried out in conformance with section 104(d) of the Housing and Community Development Act of 1974 as appropriate.

Traffic Circulation

The major transportation arteries currently serving the redevelopment area are University Avenue and Main Street. The implementation of this plan, as outlined in Parts I and II, anticipates the possibility of removing two lanes from these arterials and providing on-street parking. Other potential road improvements include removing lanes on roads originally designated as part of the loop road system and providing on-street parking.

Reducing the number of lanes on roads that were designated as part of the loop road system can only have a beneficial effect on neighborhoods. These roads are located adjacent to residential neighborhoods, and their wide width often encourages cars to continue speeding onto neighborhood streets. Reduction in lane widths would narrow the gap between adjacent neighborhoods and the downtown. Adding additional on-street parking is advantageous to a pedestrian environment in that the parked cars serve as a barrier between pedestrians and moving traffic creating a safer pedestrian corridor.

The location of traffic related projects and improvements are aimed at slowing down traffic and providing a more pedestrian oriented environment that provides safe and convenient access to projected redevelopment sites.

Environmental Quality

The essential premise behind the development plan is to formulate a program which will enhance the overall quality of life in the downtown. The Streetscape Plan discussed in Part III of the report, as well as changes in the transportation system, are designed to promote and achieve an improvement in the overall quality of life of the downtown. Any reduction in overall traffic congestion through the use of alternative transportation modes is anticipated to reduce both noise and pollution levels in the pedestrian-oriented areas. Furthermore, the establishment of a pedestrian-oriented environment in the downtown core is expected to result in reductions in ground temperature, glare, and improve the overall aesthetic qualities of downtown and the economic and physical well-being of the built environment. Through a coordinated traffic circulation system, provision of appropriately located and adequately identified parking areas, and improvement in the streetscape environment, incentives are provided to the private sector to improve dilapidated buildings and provide economic and social opportunities which are currently not available. It is not anticipated that any elements of this plan will have a detrimental impact on the environmental quality of the project area.

Community Facilities and Services

The level and quality of community services and facilities are expected to improve with the implementation of the complete redevelopment program. Specific projects recommended or endorsed by this plan include: (1) a streetscape program which will provide a broad range of pedestrian oriented components; (2) a broad program to eliminate overhead wiring during the process of implementing the streetscape program; (3) transportation improvements that promote a pedestrian-oriented environment; (4) a greenway system along the Sweetwater Branch Creek and; (5) redesign of the community plaza (completed) and appropriate programming for the Plaza to make it a true focus for the community. It is anticipated that the redesign of the community plaza will enhance the downtown's ability to function as a focal point for the community and provide more opportunities for residents of the project area as well as the surrounding community to participate in a wide variety of public and private functions.

The coordination of parking facilities is expected to enhance the ease of accessibility to publicly owned services already provided in the downtown. With improvements in transportation and parking, area residents and residents of the community at large are expected to be provided with greater ease of access to all levels of government, as well as other public facilities in the downtown. Improvements of this type and improvements in the provision of basic services for the downtown, especially increased police patrols, should also result in a reduction in the overall level of crime for the residents of the area. With the implementation of the projects and programs recommended herein an increased recognition of public service deficiencies which may inadvertently be present, can be anticipated. Improvements within the present governmental system concerning all levels of public service should be anticipated as an overall benefit to residents of the project area.

School Age Population

At the present time the downtown is serviced by the following schools: Elementary- Metcalfe, Hidden Oak, Williams and Finley; Middle- Bishop, Westwood, and Lincoln; and High- Gainesville and Eastside. Projects to generate and stimulate residential development in the downtown are not anticipated to be oriented toward school age children. It is anticipated that the segment of the population attracted to potential residential opportunities in the downtown will not generate a significant amount of additional students. The CRA should work with the School Board of Alachua County to limit the number of school districts assigned to the downtown area to foster a neighborhood cohesiveness for school age children that do reside in the downtown.

Housing Renovation

Implementation of the redevelopment plan will bring not only physical improvements to the area, but increased attention to it as a viable and attractive residential neighborhood. Improved perceptions of downtown as a residential environment, and the specific residential development projects proposed in the plan, are expected to increase the population of the redevelopment area over time. These changes will in turn encourage the rehabilitation of the existing housing stock in the redevelopment area and adjacent neighborhoods. Rehabilitation will be privately undertaken, for the most part, in response to the evidence of commitment and investment in the downtown. In selected blocks that are close to major residential projects and that demonstrate strong support for rehabilitation, a formal renovation program may be appropriate.

While the general effect of private rehabilitation is an increase in housing costs of affected tenants, the process is expected to be slow enough that no severe economic dislocation will occur. As indicated in Section I of this plan, most residents of the area are short-term (less than two year) tenants. Most long-term residents appear to be homeowners who will not be adversely affected by housing rehabilitation. Ultimately, the downtown will offer a variety of housing types and prices, in accordance with the housing objectives set forth in this plan.

FUNDING POTENTIALS

Successful downtown redevelopment is inextricably tied to the availability of adequate funding. In order to implement this plan sufficient financial resources are required. There are a variety of ways to approach the issue of funding downtown redevelopment projects utilizing a combination of federal, state and local resources. The ultimate combination of funding resources will be determined by availability and criteria requirements of the various funding sources.

It is important to note that federal funding has historically provided the majority of support for redevelopment projects. This phenomenon has its roots in the massive urban

renewal movement which began as a result of federal legislation in 1949. The ability of cities to rely on this source of funding has been declining in recent years with the elimination of the urban renewal program and the altered intent of the Community Development Block Grant (CDBG) program. The constant flux of current federal fiscal policies increases the difficulty in delineating the availability of programs and their funding levels for an extended time period. This is further complicated by the inequities between the money authorized for a particular program and the money which is ultimately appropriated. The consequences of this trend are important: the competition for appropriated federal money increases as does the reliance on state and local resources. Because of these conditions the need for an open information flow with the federal government increases. To maximize all avenues of financial resources it is important to explore all possibilities; however the nature of change in the availability of federal funding does emphasize the importance of focusing on state and local funding sources.

State financial assistance for downtown redevelopment exists in several indirect forms. These include enabling legislation and tax credits. Enabling legislation gives municipalities the authority to do a number of things which can be used for downtown revitalization including: instituting tax increment financing, issuing industrial development revenue bonds and issuing revenue bonds. In addition, there are tax credits, which the state legislature enacted that relate directly to community revitalization.

Local financial resources are largely the programs available to state enabling legislation. The state's only function in this area is in the actual delegation of power to the municipality to institute particular programs. Accordingly, the CRA has concentrated its efforts on implementing tax increment financing. The possibility of using industrial revenue bonds and revenue bonds are also options in addition to tax increment financing that could be instituted at the local level. The Gainesville City Commission and CRA have worked with private developers on an ad hoc basis over the years by making funds available for economic development projects. The City Commission and CRA are open to providing financial assistance for local economic development initiatives within the redevelopment area when funds are available.

It should be stressed that the nature of funding programs is extremely fluid. The following is a discussion of programs that exist now and does not give any indication of what may emerge.

Federal Funding

- 1.) Housing and Urban Development (HUD)- There are several programs under the following assortment includes applicable programs which have been earmarked for further funding.
 - a.) Community Development Block Grant (CDBG)- This program is based on an entitlement formula and is set up to support the development of viable urban communities, by providing decent housing and a suitable living

environment and expanding economic opportunity, particularly for persons of low and moderate income. This program can be used to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development and improved community facilities and services. CDBG projects must address one of three national objectives: benefit low and moderate income individuals; eliminate or prevent slum and blight; or meet other urgent community development needs that are a threat to public health and welfare. CDBG monies are channeled into target areas. At present Gainesville has six target areas which receive CDBG funding. One of the existing target areas, the N.W. 5th Avenue/Pleasant Street Neighborhood, is adjacent to and includes a small part of the downtown redevelopment area. Another area, called the "Northeast", is within close proximity to the east of the downtown redevelopment area. Because the downtown redevelopment area has been declared blighted (Resolution R-81 -32), among other criteria, it could be designated as a target area itself or through the expansion of another target area. Although historically Gainesville has chosen to spend its CDBG funds primarily on residential rehabilitation, the guidelines for expenditure of CDBG monies do not exclude commercial revitalization. An advantage of using CDBG funds for the downtown is the expertise that the City has accumulated in the management of these funds.

- b.) Section 108 Loan Guarantees- Under this program, large scale CDBG projects that cannot be financed by the annual grant can be made by pledging future CDBG grants as collateral for federal guarantees on private market loans. The national objectives for CDBG projects must still be met.
 - c.) Section 8- Lower Income Housing Assistance- Housing subsidies to low-income persons are available through three types of Section 8 Assistance: existing housing, new construction and substantial rehabilitation. The "400" complex for the low income elderly in the redevelopment area was constructed with Section 8 funds.
- 2.) Small Business Administration (SBA)- The SBA provides direct guaranteed loans to small businesses to enhance the contribution of small businesses to economic growth. SBA's financial activity is now confined to loan guarantees. programs include:
- a. Guaranty Loans- SBA guarantees up to 90% of a bank loan in the event of default. Loans typically extend from 5 to 7 years.
 - b. Immediate Participation Loans- a bank lends a portion (normally 25%) and SBA lends the remainder on an immediate basis.

- c. Direct Loans- direct loans involve 100% SBA participation.

The SBA 7(a)(11) program provides direct loans to small businesses owned by low income persons or in areas of high unemployment for a maximum of \$150,000.

- 3.) Urban Development Action Grant (UDAG) - HUD's UDAG program was available in the 1980's for the purpose of stimulating private investment by providing seed money supplied by the program.

State Funding

Financial assistance from the state that comes as direct result of enabling legislation will be discussed in the local funding section, as the municipality is responsible for the implementation of such programs. State legislation addressing community redevelopment include:

- 1.) Tax credits for New Jobs (Chapter 80-247)- This creates an economic revitalization job creation credit against the corporate income tax to businesses which employ residents of blighted areas.
- 2.) Tax Credit for New or Expanded Businesses (Chapter 80-248)- New businesses or expansion of existing businesses located in slum or blighted areas can receive an economic revitalization tax incentive credit against the corporate income tax. The amount of allowable credit is determined by the ad valorem taxes paid on expansion-related property by an expanded business.
- 3.) Tax Credit for Contribution to Community Development Projects (Chapter 80-249)- The Community Improvement Act of 1980 is included in this bill and provides incentives for private corporations to participate in revitalization projects undertaken by redevelopment organizations. It established a procedure through which businesses may receive a tax credit of 50% of their contributions to eligible community development projects.
- 4.) Enterprise Zone Program- Portions of the Community Redevelopment Area are included in the Gainesville Enterprise Zone, a designation approved by the State for areas in need of economic revitalization. The above mentioned tax credits are targeted for areas designated as an enterprise zone. Other development incentives are also available to businesses that invest in the zone or employ zone residents.

Local Funding

Through state enabling legislation, Gainesville has the authority to use financial tools such as tax increment financing, industrial development revenue bonds and revenue bonds. In

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Local Funding

Through state enabling legislation, Gainesville has the authority to use financial tools such as tax increment financing, industrial development revenue bonds and revenue bonds. In

addition to these sources of revenue Gainesville can institute tax abatement and coordinate a loan pool.

- 1.) Tax Increment Financing- The Community redevelopment Act of 1969 was amended on July 1, 1977 to include provisions for tax increment financing. This state act allows municipalities to use increases in property tax revenue to finance the necessary public investments in the project area. The philosophy behind tax increment financing is to "freeze" the tax base of the redevelopment area so that all future property tax revenues above the baseline is put in a trust fund. This assumes that the increases in tax revenue are produced by redevelopment projects. The trust fund monies, managed by the designated development agency, are used to directly finance public improvements; Agency mandated or supported improvements to privately owned buildings or structures; Agency sponsored or supported events and promotional activities; contractual services related to any Agency funded projects; maintenance activities; overhead and administrative expenses of the Agency; expenses related to redevelopment planning, surveys, and financial analysis; acquisition and disposition of real property in the redevelopment area; clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants as provided in F. S. 163.370; redevelopment of any real property owned or controlled by the Agency; and, repayment of principal and interest on any redemption premiums for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness any any expenses related thereto.

As appropriate and necessary, policies and procedure will be established by the Agency at a future time and date related to the aforementioned expenditures.

This method of financing local redevelopment projects has one major drawback in that other governmental agencies are going without tax revenues that would be at their disposal for operational costs had tax increment financing not been instituted. Proponents argue that not only does this method stabilize declining property values and prevent further deterioration, but that once the project is completed all agencies will benefit from the increase in property values. At the same time these other governmental agencies have assumed no risk through any indebtedness which may have been incurred. Indebtedness would result if the municipality instead issued bonds in anticipation of future property tax revenues. The International City Management Association has identified the need for technical expertise as a key managerial issue in the successful implementation of tax increment financing. Because financing by this method is fairly complex and may well require projection of expenditures and revenues over time, as well as market analyses, there is a strong need

for technical expertise in this area. Tax increment financing has been initiated by Gainesville's Community Redevelopment Agency. The adoption of this plan constitutes a basis for the establishment of the Redevelopment Trust Fund.

- 2.) Industrial Development Revenue Bonds (IDB's)- Industrial Development Revenue Bonds are issued by counties and cities or their agencies to provide funds for purposes of buying land or constructing buildings or facilities for manufacturing or commercial uses. Since losing their tax exempt status in 1986, these bonds are not as attractive to local governments as they were in the past.
- 3.) Revenue Bonds - Revenue bonds are a type of municipal bond whose obligations are payable from revenues derived from tolls, charges, user fees or rents that are collected from those citizens who use a particular municipal service or facility. The objective is to recover the costs of financing construction for a particular facility or service. The interest costs and marketability of revenue bonds vary widely. The bond market is

usually more receptive to revenue bonds for facilities that are subject to mandatory use such as water, sewer, electricity or gas. Uses of a non-mandatory nature such as recreational purposes generally require higher interest costs.

- 4.) Qualified Revenue Bonds- These bonds are tax exempt and can be used for affordable housing, relocation and acquisition.
- 5.) Urban Development Action Grant (UDAG)- The UDAG was formerly a federal grant program used to stimulate private investment by providing seed money supplied by the program for community revitalization. The City of Gainesville received a two million dollar UDAG in the mid 1980's which was loaned to a private developer for a downtown redevelopment project. Funds created by the repayment of this loan may potentially be available for downtown redevelopment projects with City Commission and CRA approval.

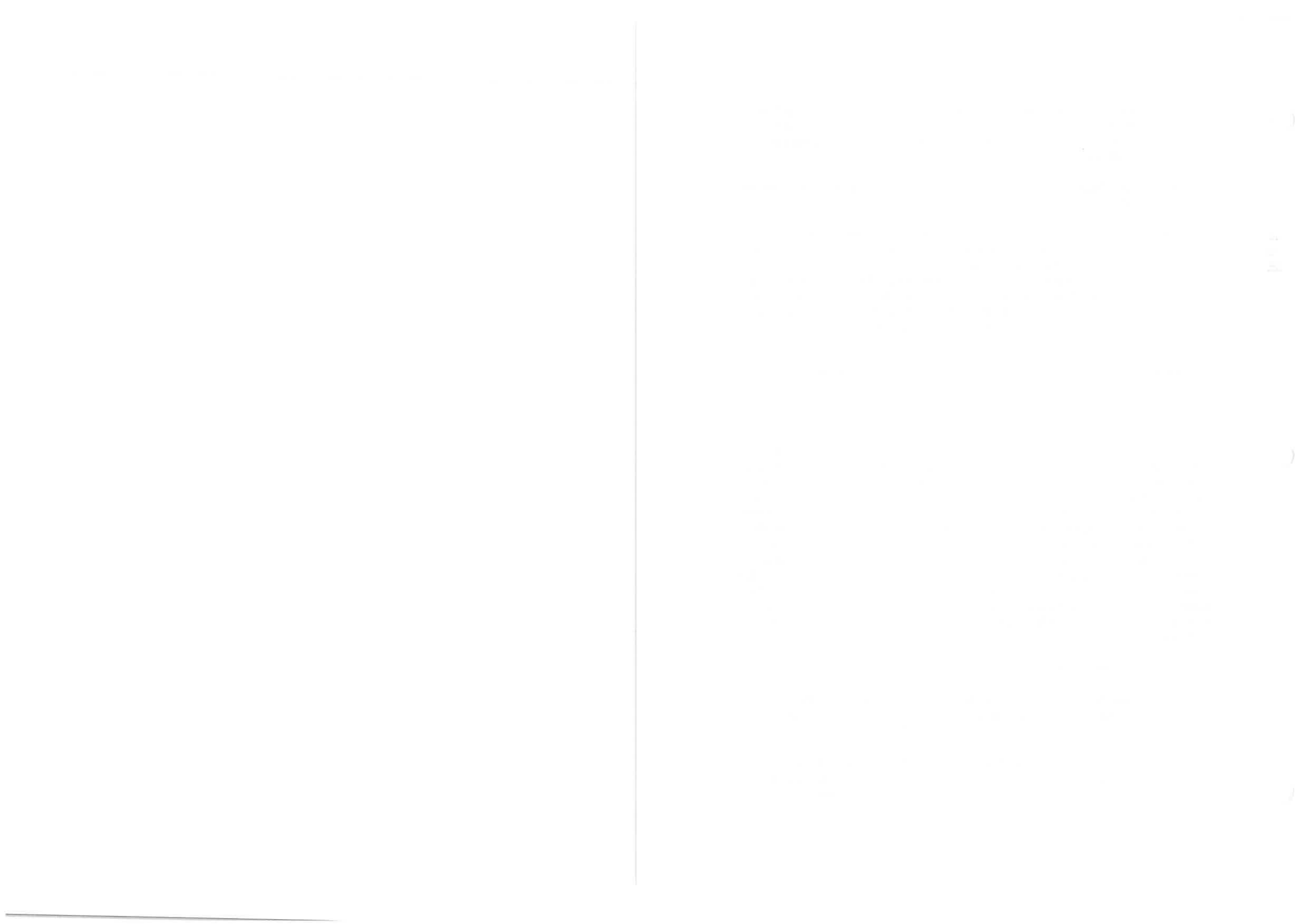
LEGAL DESCRIPTION OF DOWNTOWN REDEVELOPMENT AREA

The area shall consist of all the territory lying within the following boundaries:

Beginning at the intersection of N.E. 6th Avenue and N.E. 1st Street proceed south on N.E. 1st Street to N.E. 2nd Avenue, thence east on N.E. 2nd Avenue to N.E. Boulevard, thence south along the Boulevard and Sweetwater Branch to S.E. 4th Place, thence west on S.E. 4th Place to S.E. 2nd Street, thence south on S.E. 2nd Street to S.E. 5th Avenue, thence west on S.E. 5th Avenue to South Main Street, thence north on South Main Street to S.W. 4th Avenue, thence west on S.W. 4th Avenue to S.W. 5th Street, thence north on S.W. 5th Street to S.W. 2nd Avenue, thence west on S.W. 2nd Avenue to S.W. 5th Terrace, thence north on S.W. 5th Terrace to West University Avenue, thence west on West University Avenue to N.W. 6th Street, thence north on N.W. 6th Street to N.W. 2nd Avenue, thence east on N.W. 2nd Avenue to N.W. 3rd Street, thence north on N.W. 3rd Street to N.W. 3rd Avenue, thence east on N.W. 3rd Avenue to N.W. 2nd Street, thence north on N.W. 2nd Street to N.W. 6th Avenue, thence east on N.W. and N.E. 6th Avenue to the Point of Beginning.

Except for the following parcels:

- a. Lot #9 and the West 170 feet of Lot #4 Brush Addition, DB 0-218, Replat of Block 28, PB A-71, public records of Alachua County, Florida, also known as tax parcel #14536 and 14544 and S. 104 feet of 14537.
- b. Commence 138 feet East and 43 feet South of the N.W. corner of the S.E. quarter of Sec. 5, TIOS, R20E, for the Point of Beginning and run South along the East line of S.W. 5th Terrace 581 feet more or less to its intersection with the North



line of S.W. 2nd Avenue, thence run East along the said North line of S.W. 2nd Avenue, 160.95 feet, thence run North 285.5 feet, thence run West 25.9 feet, thence run North 296 feet more or less to the South line of West University Avenue, thence run West 118.9 feet along said South line to POB. Lying and being in the N.W. quarter of the S.E. quarter of Sec. 5, T10S, R20E, Alachua County, Florida, also known as tax parcel #12939, 12940, 12942 and 12942-1.

- c. Lots 5 & 8, Block 2 (OR 560/366); Lots 1 & 4, Block 2 less right-of-way; Lot 5 and South one-half (S1/2) of Lot 6, Block 1, all in the Parrish and Parrish Addition to Gainesville, PB A-107, as recorded in the Public Records of Alachua County, Florida. Lying and being in the S.W. quarter of Sec. 4, T10S, R20E, Alachua County, Florida.

Appendix A

RESOLUTION NO. R-81-32

PASSED May 11, 1981

A RESOLUTION DECLARING THE GAINESVILLE
DOWNTOWN SPECIAL DISTRICT A SLUM OR
BLIGHTED AREA AND FINDING THE NEED FOR
REHABILITATION, CONSERVATION, OR RE-
DEVELOPMENT OF SUCH AREA.

WHEREAS, it is hereby found and declared that there exist in the City of Gainesville slums and blighted areas which constitute a serious growing menace, injurious to the public health, safety, morals, and welfare of the residents of the City; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blighted areas is a matter of City policy and concern in order that the City shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of available revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities; and

WHEREAS, it is further found and declared that certain slums and blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided by general law, since the prevailing conditions may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may be susceptible to conservation or rehabilitation in such a manner that the conditions and evils enumerated above may be eliminated, remedied, or prevented; and that salvageable slums and blighted areas may be conserved and rehabilitated through appropriate public action and the cooperation and voluntary action of the owners and tenants in such areas;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA:

1. That the Gainesville Downtown Special District, the boundaries of which are defined by Section 6-3 of the Gainesville Code of Ordinances, is hereby found to be a slum or blighted area;

2. That such area is appropriate for a community redevelopment project pursuant to the Community Redevelopment Act of 1969, as amended; and

3. That the rehabilitation, conservation, or redevelopment of such area is necessary in the interest of the public, health, safety, morals, and welfare of the residents of the City of Gainesville.

4. This Resolution shall become effective immediately upon adoption.

DATED this 11th day of May, A.D., 1981.


MAYOR COMMISSIONER

ATTEST:


CLERK OF THE COMMISSION

Appendix B

LEGAL DESCRIPTION OF DOWNTOWN REDEVELOPMENT AREA

The area shall consist of all the territory lying within the following boundaries:

Beginning at the intersection of N.E. 6th Avenue and N.E. 1st Street proceed south on N.E. 1st Street to N.E. 2nd Avenue, thence east on N.E. 2nd Avenue to N.E. Boulevard, thence south along the Boulevard and Sweetwater Branch to S.E. 4th Place, thence west on S.E. 4th Place to S.E. 2nd Street, thence south on S.E. 2nd Street to S.E. 5th Avenue, thence west on S.E. 5th Avenue to South Main Street, thence north on South Main Street to S.W. 4th Avenue, thence west on S.W. 4th Avenue to S.W. 5th Street, thence north on S.W. 5th Street to S.W. 2nd Avenue, thence west on S.W. 2nd Avenue to S.W. 5th Terrace, thence north on S.W. 5th Terrace to West University Avenue, thence west on West University Avenue to N.W. 6th Street, thence north on N.W. 6th Street to N.W. 2nd Avenue, thence east on N.W. 2nd Avenue to N.W. 3rd Street, thence north on N.W. 3rd Street to N.W. 3rd Avenue, thence east on N.W. 3rd Avenue to N.W. 2nd Street, thence north on N.W. 2nd Street to N.W. 6th Avenue, thence east on N.W. and N.E. 6th Avenue to the Point of Beginning.

Except for the following parcels:

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Appendix C

ORDINANCE NO. 0-81-77

AN ORDINANCE REPEALING CHAPTER 6 OF THE GAINESVILLE CODE OF ORDINANCES AND ESTABLISHING A NEW CHAPTER 6 AS RELATES TO THE CREATION OF THE DOWNTOWN REDEVELOPMENT AGENCY WHICH SHALL CARRY OUT COMMUNITY REDEVELOPMENT ACTIVITIES AS AUTHORIZED BY FLORIDA STATUTES, CHAPTER 163, PART III; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA:

Section 1. Chapter 6 of the Gainesville Code of Ordinances is hereby repealed and a New Chapter 6 is hereby established to read as follows:

Chapter 6

DOWNTOWN REDEVELOPMENT AGENCY

Sec. 6-1. Creation of the Downtown Redevelopment Agency.

There is hereby created the Downtown Redevelopment Agency, consisting of five (5) members, which shall carry out the community redevelopment purposes of Florida Statutes, Chapter 163, Part III. The members of such agency shall have the following qualifications and be appointed and removed as follows:

- (a) Each appointed agency member shall be at least eighteen (18) years of age. Each member shall be an individual of outstanding reputation for integrity, responsibility, and business ability or acumen.

No officer, employee, or elected official of the City of Gainesville shall be eligible for appointment as a member of the agency. Any person may be appointed as a member if they reside or are engaged in business, which shall mean owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the City of Gainesville, and are otherwise eligible for such appointment under this section.

(b) Within thirty (30) days after the enactment of this chapter, the city commission shall, by majority vote, appoint each of the first five (5) members of the agency. Each of such members shall be designated by the commission to serve for one of the following terms, after which the term of each agency member shall be four (4) years:

- (1) One term to expire September 30, 1982;
- (2) One term to expire September 30, 1983;
- (3) One term to expire September 30, 1984;
- (4) Two (2) terms to expire September 30, 1985.

No member shall serve more than two successive

terms.

- (c) Before assuming the duties of the office, each appointed agency member shall qualify by taking and subscribing to the oath of office required of officials of the city and by posting a bond in the penal sum of ten thousand dollars (\$10,000.00) payable to the city for the use and benefit of the agency, to be approved by the city commission and filed with the clerk of the commission. The premium of such bond shall be deemed an operating expense of the agency, payable from funds available to it for expenses of operation.
- (d) Not less than thirty (30) days prior to the expiration of any member's term, or within thirty (30) days after the creation of a vacancy, the agency shall submit to the city commission the names of at least three (3) qualified candidates. The city commission shall consider these names along with the names of any other applicants, when appointing a member to fill the next ensuing four-year term or the remainder of the vacant term.
- (e) The city commission may remove an appointed member of the agency for inefficiency, neglect

of duty, or misconduct in office only after a hearing and only if the member has been given a copy of the charges at least 10 days prior to the hearing and has had an opportunity to be heard in person or by counsel.

- (f) Each member of the agency shall serve without compensation for services rendered as a member, but may be reimbursed by the agency for necessary and reasonable expenses actually incurred in the performance of duty.
- (g) Each member shall hold office until his successor has been appointed and has qualified. A certificate of the appointment or reappointment of any member shall be filed with the clerk of the city commission, and such certificate shall be conclusive evidence of the due and proper appointment of such member.
- (h) A city commissioner shall be designated by the mayor to serve as liason between the city commission and the agency, and a staff person shall be designated by the director of the city's department of community development to provide technical planning assistance to the agency.

Sec. 6-2. Agency bylaws and internal governance.

The agency shall formulate and may amend its own

rules of procedure and written bylaws not inconsistent with this chapter. Such rules and bylaws, and amendments thereto, shall not be effective until approved by the city commission. A majority of the agency's appointed membership shall constitute a quorum, and all action shall be taken by a vote of at least a majority of the quorum present, unless in any case the bylaws shall require a larger number. The city commission shall designate a chairperson and vice-chairperson from among the members. The agency shall hold regular meetings at least once a month and shall provide in its bylaws for holding special meetings. All meetings shall be given public notice and shall be open to the public. In time for submission to the city commission as required of all departments of the city, the agency shall prepare and submit to the city commission for approval a proposed budget for the operation of the agency for the ensuing fiscal year, the same to conform to the fiscal year of the city. The proposed budget shall be prepared in the manner and contain the information required of all departments. Any funds appropriated by the city commission for the operation of the agency shall be expended only as authorized by a budget approved by the city commission.

Sec. 6-3. Employment of executive director, technical experts, and such other agents and em-

ployees, permanent and temporary.

The agency may employ an executive director who shall be approved by majority vote of the city commission prior to taking office, and who shall serve at the pleasure of the city commission. The agency may employ technical experts, and such other agents and employees, permanent and temporary, as it may require, and determine their qualifications, duties, and compensation. For such legal service as it may require, the agency may employ or retain its own counsel and legal staff. The agency shall file with the city commission and with the Auditor General, on or before March 31 of each year, a report of its activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expense as of the end of such calendar year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the city and that the report is available for inspection during business hours in the office of the clerk of the city commission and in the office of the agency.

Sec. 6-4. Downtown Redevelopment Area.

- (a) The following described area has been designated as a slum or blighted area and found to be appropriate for a Community Redevelop-

ment Project by Resolution No. R81-74 passed September 21, 1981. Such area shall be the Community Redevelopment Area in which the Agency shall undertake activities for the elimination and prevention of the development and spread of slums and blight in accordance with this Chapter.

- (b) The area shall consist of all the territory lying within the following boundaries:

Beginning at the intersection of N.E. 6th Avenue and N.E. 1st Street proceed south on N.E. 1st Street to N.E. 2nd Avenue, thence east on N.E. 2nd Avenue to N.E. Boulevard, thence south along the Boulevard and Sweetwater Branch to S.E. 4th Place, thence west on S.E. 4th Place to S.E. 2nd Street, thence south on S.E. 2nd Street to S.E. 5th Avenue, thence west on S.E. 5th Avenue to South Main Street, thence north on South Main Street to S.W. 4th Avenue, thence west on S.W. 4th Avenue to S.W. 5th Street, thence north on S.W. 5th Street to S.W. 2nd Avenue, thence west on S.W. 2nd Avenue to S.W. 5th Terrace, thence north on S.W. 5th Terrace to West University Avenue, thence west on West University Avenue to N.W. 6th Street, thence north on N.W. 6th Street to N.W. 2nd Avenue, thence east on N.W. 2nd Avenue to N.W. 3rd Street, thence north on N.W. 3rd Street to N.W. 3rd Avenue, thence east on N.W. 3rd Avenue to N.W. 2nd Street, thence north on N.W. 2nd Street to N.W. 6th Avenue, thence east on N.W. and N.E. 6th Avenue to the Point of Beginning.

Except for the following parcels:

- a. Lot #9 and the West 170 feet of Lot #4 Brush Addition, DB O-218, Replat of Block 28, PB A-71, public records of Alachua County, Florida, also known as tax parcel #14536 and 14544 and S. 104 feet of 14537.
- b. Commence 138 feet East and 43 feet South of the NW corner of the SE quarter of Sec. 5, T10S, R20E, for the Point of Beginning and run South along the East line of SW 5th Terrace 581 feet more or less to its intersection with the North line of SW 2nd Avenue, thence run East along the said North line of SW 2nd Avenue, 160.95 feet, thence run North 285.5 feet, thence run West 25.9 feet, thence run North 296 feet more or less to the South line of West University Avenue, thence run West 118.9 feet along said South line to the POB. Lying and being in the NW quarter of the SE quarter of Sec. 5, T10S, R20E, Alachua County, Florida, also known as tax parcel #12939, 12940, 12942 and 12942-1.
- c. Lots 5 & 8, Block 2 (OR 560/366); Lots 1 & 4, Block 2 less right-of-way; Lot 5 and South one-half (S1/2) of Lot 6, Block 1, all in the Parrish & Parrish Addition to Gainesville, PB A-107, as recorded in the Public Records of Alachua County, Florida. Lying and being in the SW quarter of Sec. 4, T10S, R20E, Alachua County, Florida.

Sec. 6-5. Powers.

The Agency hereby created is authorized and empowered to carry out the following activities within its Community Redevelopment Area, in a manner not inconsistent with Florida Statutes, Chapter 163, Part

III:

- (a) To sue and be sued, except that no suit may be instituted by the agency against the City of Gainesville or any of its officers, agents, or employees, without specific authority from the Gainesville City Commission;
- (b) To have and use a corporate seal;
- (c) To make and execute contracts and other instruments necessary or convenient to its exercise of powers under this chapter;
- (d) To purchase, hold, lease, sell or otherwise acquire and convey such real and personal property and interest therein as may be necessary and proper to carry out its powers and duties herein expressed;
- (e) To accept grants and donations of any type of property, labor, or other thing of value from any public or private source;
- (f) To have the exclusive control of funds legally available to it, subject to limitations imposed upon it by law or by any valid agreement;
- (g) To cooperate and enter into agreements with other governmental agencies or public bodies;

- (h) To prepare and maintain an analysis of the economic conditions and changes occurring within the district, including the effect thereon of such factors as metropolitan growth, traffic congestion, lack of adequate parking and other facilities, and structural obsolescence and deterioration;
- (i) To formulate and maintain on a current basis both short-range and long-range plans for improving the attractiveness and accessibility to the public of facilities within the district, promoting the efficient use thereof, and remedying the deterioration of and redeveloping property within the district;
- (j) To actively encourage and assist by all lawful means private redevelopment and promotional activities by property owners within the district, jointly or individually;
- (k) To recommend to the city commission and plan board of the City of Gainesville changes in zoning and land use regulations to facilitate revitalization of property within the district;
- (l) To recommend to the city commission of the City of Gainesville, for its approval, amend-

ments or modifications to the Community Re-
development Plan, which recommendations may
include changes in the boundaries of the area.

- (m) To exercise control over, manage, and re-
ceive revenues from, within guidelines es-
tablished by the Gainesville City Commission,
any City of Gainesville property or activities
when so authorized by said city commission;
- (n) To request by resolution that the City of
Gainesville exercise its powers of eminent
domain to acquire any real property within
the district for public purposes;
- (o) To request by resolution that the City of
Gainesville exercise its power to specially
assess properties within the district
fronting or abutting on streets, avenues,
or public places for improvements thereto,
pursuant to the charter of the City of
Gainesville, in connection with redevelop-
ment projects within the district con-
ducted by the city or by the agency on
approval of the Gainesville City Commission;
- (p) To request by resolution that the City of
Gainesville exercise its power to issue
revenue bonds for redevelopment projects
within the district conducted by the city

U

or by the agency on approval of the
Gainesville City Commission, and to pledge,
for the payment of such bonds, all revenues
from such projects as are conducted by it;

- (q) To fix, regulate, and collect rents, fees,
rates and charges for its facilities or
activities or any parts thereof or services
furnished by it or under its control; and
- (r) Except as expressly limited hereinabove, to
exercise those powers provided in Section
163.370(1), Florida Statutes 1979, not in-
cluding the power to institute eminent domain
proceedings and not including those powers
provided in Section 163.370(1)(k).

Sec. 6-6. Redevelopment Trust Fund.

- (a) There is hereby established a trust fund, to
be separately administered and accounted for,
to be known as the Downtown Redevelopment Trust
Fund.
- (b) Such trust fund shall be used for the deposit
of all tax increment funds obtained by the
agency to finance or refinance community re-
development projects within the Community
Redevelopment Area and all such funds shall be
used to carry out redevelopment activities
included in the Community Redevelopment Plan.

(c) Until all redevelopment projects included in the Community Redevelopment Plan are completed and paid for, such trust fund shall receive the annual tax increment, as hereinafter defined, from all taxing authorities except school districts, for the area previously described in Section 6-4 of this chapter.

(d) Pursuant to Section 163.387, Florida Statutes, the tax increment to be allocated annually to such trust fund is the difference between:

- (1) The amount of ad valorem taxes levied each year by all taxing authorities except school districts on taxable real property contained within the geographic boundaries of the community redevelopment project; and
- (2) The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for all taxing authorities except school districts upon the total of the assessed value of the taxable property in the community redevelopment project as shown upon the most recent assessment roll used in connection with the taxation of such property by each taxing authority prior to the effective

date of the ordinance approving the
community redevelopment plan.

- (e) It is hereby determined that the total of the assessed value of the taxable property in the area redescribed in Section 6-4, as shown by the most recent assessment roll prior to the effective date of the Ordinance adopting the Community Redevelopment Plan was \$19,224,500.00, as shown on the list of tax parcels attached to the original of this Ordinance and incorporated therein.
- (f) Until such time as the redevelopment plan is completed and paid for, the City of Gainesville shall, and all other taxing authorities except school districts are called upon to, annually appropriate to the trust fund created hereby the tax increment described above for the area described in Section 6-4(b).

Section 2. If any portion of this Ordinance is declared by a Court of competent jurisdiction to be invalid or unenforceable, such declaration shall not be deemed to affect the remaining portions of this Ordinance.

Section 3. All ordinances, or parts of ordinances, in conflict herewith, are to the extent of such conflict, hereby repealed.

Section 4. This Ordinance shall become effective
September 28, 1981.

DATED this _____ day of _____,
A.D., 1981.

MAYOR-COMMISSIONER

ATTEST:

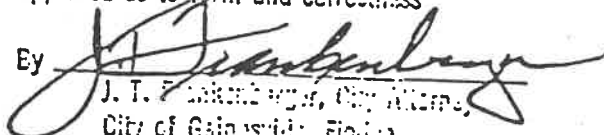
CLERK OF THE COMMISSION

This Ordinance passed on first reading this
_____ day of _____, A.D., 1981.

This Ordinance passed on second and final reading
this _____ day of _____, A.D., 1981.

Approved as to form and correctness

By


J. T. Frankenberg, City Attorney,
City of Gainesville, Florida

SEP 22 1981

Appendix D

Downtown Architectural Styles

Vernacular

Vernacular architecture in downtown Gainesville is confined primarily to the residential neighborhoods to the south and southwest of the community plaza. Primarily one-story dwellings, these buildings typically date to the turn-of-the-century and examples can also be found in the Pleasant Street and southeast Historic Districts as well as the NW Fifth Avenue Neighborhood.

Hall and Parlor Houses

The hall-and-parlor houses in the district represent about the same period of construction as the shotgun house but as a housing form they could be more easily expanded by constructing rear additions. The basic structure is two rooms wide and one room deep and erected upon brick piers. Exterior side chimneys flank the structure and mark the ridge of the side gable roof which is often covered with v-crimp metal sheeting. Porch coverage can be full facade, 3/4 facade or entry while the porch roof is either hipped, shed, gable or continuous. This folk form is a persistent survivor which has undergone relatively little change since colonial times. The principal variations in extended hall-and-parlor houses involve differing chimney placements, porch sizes, porch roof shapes and differing patterns of rearward extensions for enlarging the interior space. Examples of hall and parlor houses include 108 SE 4th Place (8AL 2049) and 110 SE 4th Place (8AL 2051), 404 SE 2nd Street, and 417 SW 2nd Street (8AL 1805).

Gable Front and Wing Houses

Another popular vernacular pattern of the era are the gable front and wing houses which total 26 in number in the downtown area and another popular dwelling type to develop during the railroad era. In this form a side wing was added at right angles to a gable front structure to give the house an L-plan. A shed roof porch is typically placed within the "L" made by the two wings. Examples are located at 506 SE 4th Avenue (8AL 2071), 109 SE 4th Avenue (8AL 2056), 509 SE 2nd Street (8AL 2037), 225 SW 5th Street, and 232 SW 2nd Place (8AL 1730).

I-Houses

The I house is another type of house found in downtown Gainesville. They are characterized by a single pile, two story form with either a hall and parlor or central hall plan. The type was first identified in Indiana, Illinois and Iowa, hence the origin of the term. One noteworthy example is located at 411 SW 2nd Street (8AL 1804).

Pyramidal Houses

Massed plan houses built with nearly square floor plans are commonly built with pyramidal hipped roofs. In the south, one-story pyramidal houses became a popular replacement for the less spacious hall parlor. Between 1905 to 1930, two story pyramidal houses also became a popular urban house form as reflected in Colonial Revival, Neoclassical, Prairie, Tudor and Craftsman styles. Pyramidal folk houses differ principally in roof pitch and in the size and placement of porches. Concentrations of pyramidal roof houses lie south of SE 4th Avenue at the following locations: 111 SE 5th Avenue (8AL 2043), 426, 502, 506 and 512 SE 2nd Street (8AL 2030, 2035, 2036 & 2038), as well as 425, 429 and 433 SE 1st Street (8AL 2046, 2045 & 2044).

Queen Anne

This style strives to be the most picturesque, eclectic, and results in being the most stylistically vague yet original style. Queen Anne relishes in the greatest variety of color, texture, pattern and massing affordable. Irregular floor plans and exotic turrets and pavilions are hallmarks of the Queen Ann style. Several examples of Queen Anne style remain in downtown Gainesville and are located at 18 SW 3rd Avenue (8AL 1735), 304 SW 3rd Street (8AL 2007), 101-03 N.Main Street (8AL 1311), 109 N.Main Street (8AL 1312), 234 SW 2nd Place (8AL 1727) and 237 SW 2nd Avenue.

Craftsman

The Craftsman style relies on a use of natural colors and materials in combination with hand craftsmanship. Two types of craftsman homes exist in Gainesville: the 1-1/2 story, dormer cottage and bungalow. The cottage features a ponderous gable roof parallel to the street, extended to hover above a porch verandah, and pinned down by a shed or broad gable dormer. Craftsman details found in Gainesville include projecting rafters, bracketed eaves, projected and carved ridge poles and wall plates. Three fine examples are located at 426 SW 2nd Street (8AL 1806), 214 West University Avenue (8AL 1287), and 109 SE 4th Avenue (8AL 2050) but typically it is not a style well represented in the Downtown.

Period Revival

In Gainesville, the date for period houses is roughly 1920-1940. Although the period houses utilize past architectural models for expression, its plans, massing and details are much less stylistically explicit. Unlike other revivals, Period Houses do not selectively borrow from other styles, they only broadly imitate massing, proportions, window types, and materials that suggest an older, usually European style. Within the downtown district, the Period revival dwelling is sparsely represented with examples located at 435 SW 2nd Street (8AL 1807) and 111 SW 3rd Street both of which are more minimal in design.

Italian Renaissance

This style in fact represents a Second Renaissance Revival from the Italiante of the middle 19th Century. Differentiation of the styles occurs mainly in wall cladding with the Second Renaissance Revival clad with masonry or brick. Roof forms typically have broad overhanging boxed eaves, typically with decorative bracketing. Common decorative elements include quoins, masonry veneered walls, modeled cornices and belt courses. The Masonic Lodge at 215 N.Main Street (8AL 488) is fine example of the style.

Beaux Arts

A popular style for public buildings, the Beaux Arts vocabulary dwells on decorative classical details, coupled with colossal columns, figure sculpture, tripartite symmetrical or classical temple form massing. This style was made popular by the "City Beautiful" Columbian Exposition in Chicago in 1893 (ERLA Associates, p. 62). The Old Post Office Building (8AL 485) located at 25 SE 2nd Place is a superb example of the style.

Romanesque Revival

Romanesque Revival is a round-arched style which makes reference to early Christian architecture of twelfth and thirteenth century France. Henry Hobson Richardson, the creator of the style, emphasized Syrian arches, rough hewn polychromatic banding of stone

and foliage, and carved masonry ornamentation (ERLA and Associates, p. 60). Examples of this style include the Cox Furniture Warehouse at 602 S. Main Street (8AL 1309) and the first Jewish Synagogue at 221 SW 2nd Terr (8AL 1732).

International Style

The International Style developed in Europe between 1920 and 1950 headed by Walter Gropius and Mies Van der Rohe. The style reflects a complete lack of historical ornamentation and a concern for function which overrides formal consideration. Clean white surfaces, ribbon windows, or class curtain walls, ship rails, and portholes are some of the distinctive architectural features of the style. In Gainesville, a number of houses and commercial buildings have "diluted International Style pretensions" usually indicated by the use of glass block, smooth surfaces, rounded corners, geometric ornamentation, and ribbon windows. The downtown has several buildings influenced by the International Style including the First National Bank at 15 N. Main Street (8AL 804) which has a Moderne facade on a basic Commercial plan and the Seagle Building at 408 West University (8AL 1290). A contributing structure built in 1950 and located at 611 North Main Street also aptly represents the style.

Commercial Style

Usually less than four stories, the salient features of a commercial style building are large, picture show windows and a stepped or shaped parapet facade wall. Gainesville has examples dating from the turn of the century to circa 1940, with variations in ornamentation ranging from Italianate to Moderne. Downtown street were once lined with Commercial storefront establishments but many have been razed for the development of the community plaza and official government buildings. Examples in the downtown area include Louis' Lunch at 436 SE 2nd Street (8AL 2032) and the first Coca Cola Bottling Plant in Gainesville across the street (8AL 2033). In addition, the Florida National Bank Building at 2 West University Avenue (8AL 484) and Brown House at 35 North Main Street (8AL 803) exemplify the style.

Appendix E

Significant Buildings in the Downtown Survey Area

Florida Site File					Architectural Style	Present Use
8AL 1310	15	N	Main	St	Commercial Style/Moderne	Commercial
8AL 803	35	N	Main	St	Commercial Style	Commercial
8AL 488	215	N.	Main	St	Italian Renaissance	Institutional
8AL 788	117	S	Main	St	Comercial Style	Commercial
8AL 793	120	S	Main	St	Comercial Style	Commercial
8AL 1309	602	S	Main	St	Romanesque Revival	Commercial
8AL 1308	619	S	Main	St	Commercial Warehouse	Commercial
8AL 784	19	SE	1	Ave	Commercial Style	Commercial
8AL 2293	104	SE	1	Ave	Gas Station	Commercial
8AL 2271	119	SE	1	Ave	Commercial Style	Institutional
8AL 785	112	SE	1	St	Commercial Style	Commercial
8AL 485	25	SE	2	Pl	Beaux Arts	Commercial
8AL 2042	203	SE	Depot	Ave	Train Depot	Institutional
No FSF	237	SW	2	Ave	Queen Anne	Commercial
8AL 1733	15	SW	2	Pl	Queen Anne	Institutional
8AL 1804	411	SW	2	St	I- house	Commercial
8AL 1806	426	SW	2	St	Bungalow	Residential
8AL 1732	221	SW	2	Ter	Romanesque Revival	Residential
8AL 1735	18	SW	3	Ave	Queen Anne	Institutional
8AL 1738	204	SW	3	Ave	Queen Anne	Residential
8AL 1739	224	SW	3	Ave	Queen Anne	Residential
8AL 2272	225	SW	3	Ave	Colonial Revival	Residential
8AL 2005	226	SW	3	Ave	Queen Anne	Residential
8AL 2006	240	SW	3	St	Queen Anne	Residential
8AL 2007	304	SW	3	St	Pyramidal	Residential
8AL 1741	314	SW	3	St	Queen Anne	Residential
8AL 484	2	W	Univ	St	Queen Anne	Residential
8AL 1287	214	W	Univ	Ave	Commercial Style	Commercial
8AL 1292	235	W	Univ	Ave	Craftsman	Commercial
8AL 1290	408	W	Univ	Ave	Commercial Style	Commercial
8AL 1291	425	W	Univ	Ave	Modern	Commercial
				Ave	Neoclassical Revival	Institutional

Appendix F

Commercial Buildings built before 1936

Florida Site File					Parcel #	Sanborn Map Date
8AL 1309	602	S	Main	St	13009	1891
8AL 1308	619	S	Main	St	13005	1914
No FSF	620	S	Main	St	13012	1914
8AL 1290	408	W	Univ	Ave	14552	1926
No FSF	10	S	Main	St	14616	1928
8AL 1154	537	SW	4	Ave	13490	1928
8AL 1282	626	N	Main	St	14164	1928
8AL 1285	404	N.	Main	St	14793	1928
8AL 1287	214	W	Univ	Ave	14271	1928
8AL 1294	12	SW	2	St	12951	1928
8AL 1295	120	SW	1	Ave	14612	1928
8AL 1296	112	SW	1	Ave	14611	1928
8AL 1297	10-14	SW	1	Ave	14615	1928
8AL 1298	26	S	Main	St	14613	1928
8AL 1299	14	S	Main	St	14616	1928
8AL 1300	8	S	Main	St	14618	1928
8AL 1303	207	SE	1	St	14567	1928
8AL 1304	204-10	SE	1	St	14562	1928
8AL 1311	101-03	N	Main	St	14696	1928
8AL 1312	109-111	N	Main	St	14695	1928
8AL 1718	508	SW	2	Ave	13503	1928
8AL 1733	15	SW	2	Pl	12899	1928
8AL 1745	118	SW	4	Ave	12989-2	1928
8AL 2010	226	SW	2	St	12963	1928
8AL 2032	436	SE	2	St	12862	1928
8AL 2033	441	SE	2	St	12796	1928
8AL 2035	502	SE	2	St	13041	1928
8AL 2040	518	SE	2	St	13043	1928
8AL 2041	710	SE	2	St	13053	1928
8AL 2042	203	SE	Depot	Ave	13050-1	1928
8AL 2271	119	SE	1	Ave	14588	1928
8AL 2498	11	SE	1	Ave	14585	1928
8AL 2499	15	SE	1	Ave	14586	1928
8AL 484	2	W	Univ	Ave	14649	1928
8AL 781	1-3	SE	1	Ave	14581	1928
8AL 782	7	SE	1	Ave	14583	1928
8AL 784	19	SE	1	Ave	14587	1928
8AL 785	112	SE	1	St	14586	1928
8AL 786	12	SE	2	Ave	14584-3	1928

Florida Site File					Parcel #	Sanborn Map Date
8AL 787	10	SE	2	Ave	14584	1928
8AL 788	117	S	Main	St	14584	1928
8AL 789	113	S	Main	St	14584	1928
8AL 790	111	S	Main	St	14584	1928
8AL 792	18	SW	2	Ave	14579	1928
8AL 793	120	S	Main	St	14580	1928
8AL 794	11-15	SW	1	Ave	14577	1928
8AL 795	104	S	Main	St	14575	1928
8AL 796	108	S	Main	St	14613	1928
8AL 797	112	S	Main	St	14576	1928
8AL 799	6-8	W	Univ	Ave	14652	1928
8AL 800	12-16	W	Univ	Ave	14651	1928
8AL 801	18	W	Univ	Ave	14650	1928
8AL 802	20-22	W	Univ	Ave	14650	1928
8AL 803	35	N	Main	St	14654	1928
8AL 1310	15	N	Main	St	14656	1928
8AL 805	2	E	Univ	Ave	14655	1928
8AL 806	6	E	Univ	Ave	14657	1928
8AL 807	8-14	E	Univ	Ave	14658	1928
8AL 808	16	E	Univ	Ave	14658	1928
8AL 809	18	E	Univ	Ave	14659	1928
8AL 810	22	E	Univ	Ave	14660	1928
8AL; 791	109	S	Main	St	14582	1928
No FSF	606	N	Main	St	14166	1928
No FSF	608	N	Main	St	14166	1928
No FSF	604	N	Main	St	14168	1928
No FSF	602	N	Main	St	14168	1928
No FSF	311	S	Main	St	12850	1928
No FSF	232	SE	1	St	12836	1928
No FSF	111	SW	1	St	14576 (-1)	1928
No FSF	19	SE	2	Pl	12836	1928
No FSF	15	SW	2	St	14561	1928
No FSF	519	SW	4	Ave	13490	1928
No FSF	22	S	Main	St	14613	1928
No FSF	6	S	Main	St	14620	1928
No FSF	101	SE	2	Pl	12673	1928
No FSF	212	SW	3	Ave	12966	1928
No FSF	1-19	W	Univ	Ave	14619	1928

Appendix G

Commercial Buildings built between 1928-1941

Florida Site File					Parcel #	Sanborn Map Date
No FSF	15	SE	2	Pl	12836	1928-41
No FSF	726a	S	Main	St		1928-41
No FSF	726b	S	Main	St		1928-41
No FSF	726c	S	Main	St		1928-41
8AL 1286	200-204	W	Univ	Ave	14272	1928-41
8AL 1288	238	W	Univ	Ave	14269	1928-41
8AL 1289	304	W	Univ	Ave	14284	1928-41
8AL 1292	235	W	Univ	Ave	12948	1928-41
8AL 1293	227	W	Univ	Ave	12949	1928-41
8AL 1307	502	S	Main	St	12877	1928-41
8AL 2055	321	SE	1	St	12856	1928-41
No FSF	534	N.	Main	St	14157	1928-41
No FSF	526	N	Main	St	14157	1928-41
No FSF	528	N	Main	St	14157	1928-41
No FSF	530	N	Main	St	14157	1928-41
No FSF	534	N	Main	St	14157	1928-41
No FSF	9	SW	1	St		1928-41
No FSF	210	SW	2	Ave	12855-1	1928-41
No FSF	111	SW	3	St	12957	1928-41
No FSF	204	SW	4	Ave	12970	1928-41
No FSF	111	NW	6	St	14544	1928-41
No FSF	113	NW	6	St	14536	1928-41
No FSF	433	S	Main	St	12872	1928-41
No FSF	519	S	Main	St	13038	1928-41
No FSF	517-523	W	Univ	Ave	12939	1928-41
No FSF	424	W	Univ	Ave	14551	1928-41
	520	SW	2	Ave	12942-1	1928-41
	533	SW	2	Ave	13326	1928-41
No FSF	115	SW	5	Ter	12940	1928-63

Appendix H

Street-by-Street Log of Significant, Contributing Noncontributing Properties

Florida Site File					Contributing / Noncontributing	Reason	
8AL 805	2	E	Univ	Ave	Contributing	Historic/Integrity	
8AL 806	6	E	Univ	Ave	Contributing	Historic/Integrity	
8AL 807	8-14	E	Univ	Ave	Contributing	Historic/Integrity	
8AL 808	16	E	Univ	Ave	Contributing	Historic/Integrity	
8AL 809	18	E	Univ	Ave	Noncontributing	Historic but Altered	
8AL 810	21	E	Univ	Ave	Noncontributing	Nonhistoric	
	22	E	Univ	Ave	Contributing	Historic/Integrity	
	111	E	Univ	Ave	Noncontributing	Nonhistoric	
	200	E	Univ	Ave	Noncontributing	Nonhistoric	
	201	E	Univ	Ave	Noncontributing	Nonhistoric	
	300	E	Univ	Ave	Noncontributing	Nonhistoric	
8AL 1310	313	E	Univ	Ave	Noncontributing	Nonhistoric	
	15	N	Main	St	Significant	Historic/Integrity	
8AL 803	35	N	Main	St	Significant	Historic/Integrity	
8AL 1311	101-03	N	Main	St	Contributing	Historic/Alteration	
	104	N	Main	St	Noncontributing	Nonhistoric	
8AL 1312	109-111	N	Main	St	Contributing	Historic/Integrity	
	205	N	Main	St	Noncontributing	Parking	
8AL 488	215	N.	Main	St	Significant	Historic/Integrity	
	220	N	Main	St	Noncontributing	Nonhistoric	
	302	N	Main	St	Noncontributing	Vacant	
	305	N	Main	St	Noncontributing	Nonhistoric	
	312	N	Main	St	Noncontributing	Vacant	
	316	N	Main	St	Noncontributing	Nonhistoric	
	321	N	Main	St	Noncontributing	Vacant	
	8AL 1285	404	N.	Main	St	Noncontributing	Historic but Altered
		411	N	Main	St	Noncontributing	Nonhistoric
	8AL 1284	416	N	Main	St	Noncontributing	Vacant - Razed
418		N.	Main	St	Noncontributing	Nonhistoric	
8AL 1293	430	N.	Main	St	Contributing	Historic/Integrity	
	511	N	Main	St	Noncontributing	Nonhistoric	
	514	N	Main	St	Noncontributing	Nonhistoric	
	522	N	Main	St	Noncontributing	Nonhistoric	
	No FSF	526	N	Main	St	Contributing	Historic/Alterations
No FSF	528	N	Main	St	Contributing	Historic/Alterations	
No FSF	530	N	Main	St	Contributing	Historic/Alterations	
No FSF	534	N	Main	St	Contributing	Historic/Alterations	
No FSF	534	N.	Main	St	Contributing	Historic/Alterations	
	601	N	Main	St	Noncontributing	Parking	

Florida Site File					Contributing / Noncontributing	Reason
No FSF	602	N	Main	St	Contributing	Historic/Altered
No FSF	604	N	Main	St	Contributing	Historic/Alterations
No FSF	606	N	Main	St	Contributing	Historic/Alterations
No FSF	608	N	Main	St	Contributing	Historic/Alterations
No FSF	611	N	Main	St	Contributing	under 50 years
8AL 1282	623	N	Main	St	Noncontributing	Nonhistoric
	626	N	Main	St	Noncontributing	Historic but Altered
	627	N	Main	St	Noncontributing	Nonhistoric
8AL 1281	638	N	Main	St	Noncontributing	Nonhistoric
	702	N	Main	St	Contributing	Historic/Integrity
	703	N	Main	St	Noncontributing	Nonhistoric
	710	N	Main	St	Noncontributing	Nonhistoric
	716	N	Main	St	Noncontributing	Nonhistoric
	718	N	Main	St	Noncontributing	Nonhistoric
	724	N	Main	St	Noncontributing	Nonhistoric
	725	N	Main	St	Noncontributing	Nonhistoric
	222	NW	1st	Ave	Noncontributing	Nonhistoric
	236	NW	1st	Ave	Noncontributing	Parking
8AL 812	400	NW	1st	Ave	Noncontributing	Nonhistoric
	418	NW	1st	Ave	Noncontributing	Nonhistoric
	512	NW	1st	Ave	Noncontributing	Parking
	18	NE	1	St	Contributing	Parking
	100	NE	1	St	Noncontributing	Historic/Integrity
8AL 486	116	NE	1	St	Noncontributing	Razed 1991
8AL 481	23	NE	2	Ave	Noncontributing	Razed
	227	NW	2	Ave	Noncontributing	Nonhistoric
8AL 1365	505	NW	2	Ave	Noncontributing	Razed-Parking Lot
8AL 1364	513	NW	2	Ave	Contributing	Historic/Integrity
	115	NW	3	St	Noncontributing	Razed-Parking Lot
No FSF	111	NW	6	St	Noncontributing	Nonhistoric
No FSF	113	NW	6	St	Contributing	Historic/Integrity
8AL 1363	115	NW	6	St	Contributing	Historic/Integrity
No FSF	6	S	Main	St	Contributing	Historic/Integrity
8AL 1300	8	S	Main	St	Contributing	Historic/Integrity
No FSF	10	S	Main	St	Contributing	Historic/Integrity
8AL 1299	14	S	Main	St	Noncontributing	Historic but Altered
No FSF	22	S	Main	St	Noncontributing	Historic but Altered
8AL 1298	26	S	Main	St	Contributing	Historic/Integrity
8AL 795	104	S	Main	St	Contributing	Historic/Integrity
					Contributing	Historic/Integrity

Florida Site File					Contributing / Noncontributing	Reason
8AL 796	108	S	Main	St	Noncontributing	Historic but Altered
8AL; 791	109	S	Main	St	Noncontributing	Historic but Altered
8AL 790	111	S	Main	St	Noncontributing	Historic but Altered
8AL 797	112	S	Main	St	Noncontributing	Historic but Altered
8AL 789	113	S	Main	St	Contributing	Historic/Integrity
8AL 788	117	S	Main	St	Significant	Historic/Integrity
8AL 793	120	S	Main	St	Significant	Historic/Integrity
	217	S	Main	St	Noncontributing	Parking
	223	S	Main	St	Noncontributing	Nonhistoric
	226	S	Main	St	Noncontributing	Nonhistoric
8AL 1305	234	S	Main	St	Noncontributing	Nonhistoric-Razed
8AL 1305	240	S	Main	St	Contributing	Historic/Integrity
	303	S	Main	St	Noncontributing	Nonhistoric
	310	S	Main	St	Noncontributing	Parking
No FSF	311	S	Main	St	Contributing	Historic/alterd
	403	S	Main	St	Noncontributing	Nonhistoric
	404	S	Main	St	Noncontributing	Nonhistoric
	413	S	Main	St	Noncontributing	Nonhistoric
	427	S	Main	St	Noncontributing	Nonhistoric
No FSF	433	S	Main	St	Contributing	Historic/Integrity
No FSF	434	S	Main	St	Contributing	Historic/Integrity
8AL 1307	502	S	Main	St	Contributing	Historic/Integrity
No FSF	505	S	Main	St	Contributing	Historic/Integrity
No FSF	505	S	Main	St	Contributing	Historic/Integrity
	516	S	Main	St	Noncontributing	Nonhistoric
No FSF	519	S	Main	St	Contributing	Historic/Integrity
	601	S	Main	St	Noncontributing	Nonhistoric
8AL 1309	602	S	Main	St	Significant	National Register
8AL 1308	619	S	Main	St	Significant	National Register
No FSF	620	S	Main	St	Noncontributing	Nonhistoric
No FSF	704	S	Main	St	Contributing	Historic/Integrity
No FSF	722	S	Main	St	Contributing	Historic/Integrity
1812	726	S	Main	St	Contributing	Historic/Integrity
8AL 781	1-3	SE	1	Ave	Noncontributing	Historic but Altered
8AL 782	7	SE	1	Ave	Noncontributing	Historic but Altered
8AL 2498	11	SE	1	Ave	Noncontributing	Historic but Altered
8AL 2499	15	SE	1	Ave	Noncontributing	Historic but Altered
8AL 784	19	SE	1	Ave	Significant	National Register
8AL 2293	104	SE	1	Ave	Significant	National Register

Florida Site File					Contributing / Noncontributing	Reason
8AL 2271	119	SE	1	Ave	Significant	National Register
	203	SE	1	Ave	Noncontributing	Parking
	303	SE	1	Ave	Noncontributing	Parking
	401	SE	1	Ave	Noncontributing	Nonhistoric
	413	SE	1	Ave	Noncontributing	Vacant
	105	SE	1	St	Noncontributing	Parking
8AL 785	112	SE	1	St	Significant	Historic/Integrity
8AL 1304	204-10	SE	1	St	Contributing	Historic/Alteration
8AL 1303	207	SE	1	St	Noncontributing	Historic but Altered
No FSF	232	SE	1	St	Contributing	Historic/Integrity
	234	SE	1	St	Noncontributing	Nonhistoric
8AL 2055	321	SE	1	St	Contributing	Historic/Integrity
	421	SE	1	St	Noncontributing	Nonhistoric
8AL 2046	425	SE	1	St	Contributing	Historic/Integrity
8AL 2045	429	SE	1	St	Contributing	Historic/Integrity
8AL 2044	433	SE	1	St	Contributing	Historic/Integrity
	5	SE	2	Ave	Noncontributing	Nonhistoric
8AL 787	10	SE	2	Ave	Contributing	Historic/Integrity
8AL 787	11	SE	2	Ave	Noncontributing	Historic but Altered
8AL 786	12	SE	2	Ave	Contributing	Historic/Integrity
	215	SE	2	Ave	Noncontributing	Historic/Integrity
8AL 2021	307	SE	2	Ave	Noncontributing	Nonhistoric
	315	SE	2	Ave	Noncontributing	Razed-Vacant
	401	SE	2	Ave	Noncontributing	Nonhistoric
No FSF	15	SE	2	Pl	Contributing	Nonhistoric
No FSF	19	SE	2	Pl	Contributing	Historic/Integrity
8AL 485	25	SE	2	Pl	Contributing	Historic/Integrity
No FSF	101	SE	2	Pl	Significant	National Register
8AL 2018	211	SE	2	Pl	Noncontributing	Historic but Altered
8AL 2017	213	SE	2	Pl	Contributing	Historic/Integrity
8AL 2016	217	SE	2	Pl	Contributing	Historic/Integrity
	405	SE	2	Pl	Noncontributing	Vacant - Razed
8AL 2011	225	SE	2	Pl	Noncontributing	Nonhistoric
8AL 2012	231	SE	2	St	Contributing	Historic/Integrity
8AL 2013	241	SE	2	St	Contributing	Historic/Integrity
8AL 2051	303	SE	2	St	Noncontributing	Nonhistoric-Razed
8AL 2019	307	SE	2	St	Noncontributing	Moved-E Univ Ave
8AL 2022	311	SE	2	St	Noncontributing	Moved-E Univ Ave
8AL 2024	314-18	SE	2	St	Noncontributing	Moved-E Univ Ave
				St	Noncontributing	Razed

Florida Site File					Contributing / Noncontributing	Reason
8AL 2023	317	SE	2	St	Noncontributing	Moved-E Univ Ave
8AL 2026	403	SE	2	St	Noncontributing	Razed
8AL 2025	404	SE	2	St	Contributing	Historic/Integrity
8AL 2028	412	SE	2	St	Contributing	Historic/Integrity
8AL 2052	412	SE	2	St	Contributing	Historic/Integrity
8AL 2027	413	SE	2	St	Noncontributing	Razed-Vacant
8AL 2029	417	SE	2	St	Noncontributing	Razed-Vacant
8AL 2030	426	SE	2	St	Contributing	Historic/Alterations
8AL 2031	431	SE	2	St	Noncontributing	Razed-Vacant
8AL 2032	436	SE	2	St	Contributing	Historic/Integrity
8AL 2033	441	SE	2	St	Contributing	Historic/Integrity
8AL 2034	501	SE	2	St	Contributing	Historic/Integrity
8AL 2035	502	SE	2	St	Contributing	Historic/Integrity
8AL 2036	506	SE	2	St	Contributing	Historic/Integrity
8AL 2037	509	SE	2	St	Contributing	Historic/Integrity
8AL 2038	512	SE	2	St	Contributing	Historic/Integrity
AL 2039	517	SE	2	St	Contributing	Historic/Integrity
8AL 2040	518	SE	2	St	Contributing	Historic/Integrity
	603	SE	2	St	Noncontributing	Nonhistoric
	604	SE	2	St	Noncontributing	Nonhistoric
	622	SE	2	St	Noncontributing	Nonhistoric
8AL 2041	710	SE	2	St	Noncontributing	Historic but Altered
8AL 2020	213	SE	3	Ave	Noncontributing	Razed
8AL 2014	218	SE	3	Ave	Noncontributing	Razed
8AL 2062	304	SE	3	St	Noncontributing	Razed
8AL 2061	308	SE	3	St	Noncontributing	Razed
8AL 2060	313	SE	3	St	Noncontributing	Razed
8AL 2059	317	SE	3	St	Noncontributing	Razed
	320	SE	3	St	Noncontributing	Nonhistoric
	700	SE	3	St	Noncontributing	Nonhistoric
8AL 2053	15	SE	4	Ave	Contributing	Historic/Integrity
8AL 2053	15b	SE	4	Ave	Contributing	Historic/Integrity
	23	SE	4	Ave	Noncontributing	Vacant
8AL 2054	27	SE	4	Ave	Contributing	Historic/Integrity
	107	SE	4	Ave	Noncontributing	Vacant
8AL 2056	109	SE	4	Ave	Contributing	Historic/Integrity
.2057	111	SE	4	Ave	Contributing	Historic/Integrity
8AL 2058	210	SE	4	Ave	Noncontributing	Razed
	301	SE	4	Ave	Noncontributing	Nonhistoric

Florida Site File					Contributing / Noncontributing	Reason
8AL 2063	307	SE	4	Ave	Noncontributing	Nonhistoric-Razed
8AL 2070	500	SE	4	Ave	Contributing	Historic/Integrity
8AL 2069	503	SE	4	Ave	Contributing	Historic/Integrity
8AL 2071	506	SE	4	Ave	Contributing	Historic/Integrity
8AL 2072	510	SE	4	Ave	Noncontributing	Razed
8AL 2047	18	SE	4	Pl	Contributing	Historic/Integrity
8AL 2048	104	SE	4	Pl	Contributing	Historic/Integrity
8AL 2049	108	SE	4	Pl	Contributing	Historic/Integrity
8AL 2050	109	SE	4	Pl	Contributing	Historic/Integrity
8AL 2051	110	SE	4	Pl	Contributing	Historic/Integrity
8AL 2068	212	SE	4	Pl	Contributing	Historic/Integrity
8AL 2066	217	SE	4	Pl	Noncontributing	Razed-Vacant
8AL 2067	218	SE	4	Pl	Noncontributing	Razed-Vacant
8AL 2065	300	SE	4	Pl	Noncontributing	Razed-Vacant
8AL 2064	314	SE	4	Pl	Noncontributing	Razed-Vacant
8AL 2015	302	SE	4	St	Noncontributing	Razed-Vacant
	605	SE	4	St	Noncontributing	Razed
	35	SE	5	Ave	Noncontributing	Historic but Altered
8AL 2043	105	SE	5	Ave	Noncontributing	Nonhistoric
	111	SE	5	Ave	Noncontributing	Vacant
	200 blk	SE	5	Ave	Contributing	Historic/Integrity
	207	SE	5	Ave	Noncontributing	Nonhistoric
No FSF	400	SE	5	Ave	Noncontributing	Razed
8AL 2042	203	SE	5	Ave	Contributing	Historic/Integrity
8AL 1297	10-14	SW	1	Depot	Ave	Significant
8AL 794	11-15	SW	1	Ave	Contributing	Historic/Integrity
	106	SW	1	Ave	Contributing	Historic/Integrity
8AL 1296	112	SW	1	Ave	Noncontributing	Historic/Integrity
8AL 1295	120	SW	1	Ave	Contributing	Parking
No FSF	9	SW	1	Ave	Contributing	Historic/Integrity
No FSF	111	SW	1	St	Contributing	Historic/Integrity
	240	SW	1	St	Contributing	Historic/Integrity
8AL 1810	412	SW	1	St	Noncontributing	Historic/Integrity
8AL 1809	422	SW	1	St	Contributing	Nonhistoric
8AL 792	18	SW	2	St	Contributing	Historic/Integrity
	111	SW	2	Ave	Contributing	Historic/Integrity
	123	SW	2	Ave	Noncontributing	Historic/alterations
	203	SW	2	Ave	Noncontributing	Nonhistoric
	204	SW	2	Ave	Noncontributing	Nonhistoric
			2	Ave	Noncontributing	Nonhistoric

Florida Site File				Contributing / Noncontributing	Reason
No FSF	210 SW	2	Ave	Contributing	Historic/Integrity
	224 SW	2	Ave	Noncontributing	Nonhistoric
	234 SW	2	Ave	Noncontributing	Parking
No FSF	237 SW	2	Ave	Significant	Historic/Integrity
	300 SW	2	Ave	Noncontributing	Nonhistoric
	325 SW	2	Ave	Noncontributing	Vacant
	400 SW	2	Ave	Noncontributing	Nonhistoric
	405 SW	2	Ave	Noncontributing	Nonhistoric
	503 SW	2	Ave	Noncontributing	Nonhistoric
8AL 1718	508 SW	2	Ave	Noncontributing	Historic but Altered
	517 SW	2	Ave	Contributing	Historic/Integrity
	520 SW	2	Ave	Noncontributing	Nonhistoric
	533 SW	2	Ave	Noncontributing	Historic but Altered
	1 SW	2	Pl	Noncontributing	Nonhistoric
8AL 1733	15 SW	2	Pl	Significant	Historic/Integrity
8AL 1731	223 SW	2	Pl	Contributing	Historic/Integrity
8AL 1729	229 SW	2	Pl	Contributing	Historic/Integrity
8AL 1730	232 SW	2	Pl	Contributing	Historic/Integrity
8AL 1728	233 SW	2	Pl	Contributing	Historic/Integrity
8AL 1727	234 SW	2	Pl	Contributing	Historic/Integrity
No FSF	234 SW	2	Pl	Contributing	Historic/Integrity
8AL 1726	237 SW	2	Pl	Contributing	Historic/Integrity
8AL 1725	238 SW	2	Pl	Contributing	Historic/Integrity
No FSF	238 SW	2	Pl	Contributing	Historic/Integrity
8AL 1294	12 SW	2	St	Contributing	Historic/Integrity
No FSF	15 SW	2	St	Contributing	Historic/Integrity
8AL 2010	226 SW	2	St	Contributing	Historic/Integrity
8AL 2009	236 SW	2	St	Contributing	Historic/Integrity
No FSF	300 block SW	2	St	Contributing	Historic/Integrity
8AL 1803	404 SW	2	St	Contributing	Historic/Integrity
8AL 1804	411 SW	2	St	Contributing	Historic/Integrity
8AL 1805	417 SW	2	St	Significant	Historic/Integrity
8AL 1806	426 SW	2	St	Contributing	Historic/Integrity
No FSF	434 SW	2	St	Significant	Historic/Integrity
8AL 1807	435 SW	2	St	Contributing	Historic/Integrity
8AL 1732	221 SW	2	Ter	Contributing	Historic/Integrity
8AL 1734	15 SW	3	Ave	Significant	Historic/Integrity
8AL 1735	18 SW	3	Ave	Contributing	Historic/Integrity
	105 SW	3	Ave	Significant	Historic/Integrity
			Ave	Noncontributing	Vacant

Florida Site File				Contributing / Noncontributing	Reason
8AL1736	111 SW	3	Ave	Contributing	Historic/Integrity
8AL 1737	117 SW	3	Ave	Contributing	Historic/Integrity
	203 SW	3	Ave	Noncontributing	Nonhistoric
8AL 1738	204 SW	3	Ave	Significant	Historic/Integrity
No FSF	212 SW	3	Ave	Noncontributing	Historic but Altered
8AL 2273	216 SW	3	Ave	Contributing	Historic/Integrity
No FSF	218 SW	3	Ave	Contributing	Historic/Integrity
8AL 1739	224 SW	3	Ave	Significant	Historic/Integrity
No FSF	224 SW	3	Ave	Contributing	Historic/Integrity
8AL 2272	225 SW	3	Ave	Significant	Historic/Integrity
	236 SW	3	Ave	Noncontributing	Historic/Integrity
8AL 1724	311 SW	3	Ave	Contributing	Nonhistoric
8AL 1722	318 SW	3	Ave	Contributing	Historic/Integrity
8AL 1723	319 SW	3	Ave	Contributing	Historic/Integrity
8AL 1721	326 SW	3	Ave	Contributing	Historic/Integrity
8AL 1720	404 SW	3	Ave	Contributing	Historic/Integrity
8AL 1719	414 SW	3	Ave	Contributing	Historic/Integrity
No FSF	111 SW	3	Ave	Noncontributing	Historic/Integrity
8AL 2003	214 SW	3	St	Contributing	Razed
8AL 2004	220 SW	3	St	Noncontributing	Historic/Integrity
8AL 2005	226 SW	3	St	Noncontributing	Vacant - Razed
No FSF	226 SW	3	St	Significant	Vacant - Razed
No FSF	234 SW	3	St	Contributing	Historic/Integrity
8AL 2006	240 SW	3	St	Contributing	Historic/Integrity
8AL 2007	304 SW	3	St	Significant	Historic/Integrity
8AL 1741	314 SW	3	St	Significant	Historic/Integrity
8AL 1802	411 SW	3	St	Significant	Historic/Integrity
	102 SW	4	St	Noncontributing	Historic/Integrity
8AL 1747	103 SW	4	Ave	Noncontributing	Historic but Altered
8AL 117	117 SW	4	Ave	Contributing	Nonhistoric
8AL 1745	118 SW	4	Ave	Contributing	Historic/Integrity
No FSF	204 SW	4	Ave	Noncontributing	Historic/Integrity
	210 SW	4	Ave	Contributing	Historic but Altered
	211 SW	4	Ave	Noncontributing	Historic/Integrity
	223 SW	4	Ave	Noncontributing	Nonhistoric
L 1743	226 SW	4	Ave	Noncontributing	Nonhistoric
	227 SW	4	Ave	Contributing	Nonhistoric
	232 SW	4	Ave	Noncontributing	Historic/Integrity
L 1742	237 SW	4	Ave	Noncontributing	Nonhistoric
			Ave	Noncontributing	Historic but Altered

Florida Site File				Contributing / Noncontributing	Reason
	307 SW	4	Ave	Noncontributing	Nonhistoric
8AL 1740	322 SW	4	Ave	Noncontributing	Nonhistoric
No FSF	326-28 SW	4	Ave	Contributing	Historic/Integrity
	404 SW	4	Ave	Contributing	Historic/Integrity
	405 SW	4	Ave	Noncontributing	Nonhistoric
	411 SW	4	Ave	Noncontributing	Nonhistoric
	412 SW	4	Ave	Noncontributing	Nonhistoric
	504 SW	4	Ave	Noncontributing	Nonhistoric
	511 SW	4	Ave	Noncontributing	Nonhistoric
No FSF	516 SW	4	Ave	Noncontributing	Nonhistoric
	519 SW	4	Ave	Contributing	Historic/Integrity
	520 SW	4	Ave	Noncontributing	Nonhistoric
No FSF	526 SW	4	Ave	Noncontributing	Nonhistoric
8AL 1154	534 SW	4	Ave	Contributing	Historic/Integrity
	537 SW	4	Ave	Contributing	Historic/Integrity
	108 SW	5	Ave	Noncontributing	Nonhistoric
No FSF	224 SW	5	St	Noncontributing	Historic but Altered
	225 SW	5	St	Contributing	Historic/Integrity
	231 SW	5	St	Contributing	Historic/Integrity
	301 SW	5	St	Noncontributing	Nonhistoric
No FSF	19 SW	5	Ter	Noncontributing	Nonhistoric
	115 SW	5	Ter	Contributing	Historic/Integrity
	125 SW	5	Ter	Noncontributing	Nonhistoric
No FSF	1-19 W Univ		Ave	Noncontributing	Historic but Altered
8AL 484	2 W Univ		Ave	Significant	Historic/Integrity
8AL 799	6-8 W Univ		Ave	Noncontributing	Historic but Altered
8AL 800	12-16 W Univ		Ave	Noncontributing	Historic but Altered
8AL 801	18 W Univ		Ave	Noncontributing	Historic but Altered
8AL 802	20-22 W Univ		Ave	Noncontributing	Historic but Altered
	102-20 W Univ		Ave	Noncontributing	Nonhistoric
	107 W Univ		Ave	Noncontributing	Parking
8AL 1286	113 W Univ		Ave	Noncontributing	Parking
	200-204 W Univ		Ave	Contributing	Historic/Integrity
	201 W Univ		Ave	Noncontributing	Historic but Altered
8AL 1287	214 W Univ		Ave	Significant	Historic/Altered
	221 W Univ		Ave	Noncontributing	Historic but Altered
8AL 1293	227 W Univ		Ave	Noncontributing	Historic but Altered
8AL 292	235 W Univ		Ave	Significant	Historic but Altered
8AL 1288	238 W Univ		Ave	Contributing	Historic/Integrity

Florida Site File					Contributing / Noncontributing	Reason
	249	W	Univ	Ave	Noncontributing	Nonhistoric
8AL 1289	303-19	W	Univ	Ave	Noncontributing	Nonhistoric
8AL 1290	304	W	Univ	Ave	Contributing	Historic/Integrity
No FSF	408	W	Univ	Ave	Significant	National Register
8AL 1291	424	W	Univ	Ave	Contributing	Historic/Integrity
No FSF	425	W	Univ	Ave	Significant	Historic/Integrity
	517-523	W	Univ	Ave	Contributing	Historic/Integrity
No FSF	530	W	Univ	Ave	Noncontributing	Nonhistoric
No FSF	726a	S	Main	St	Contributing	Historic/Integrity
No FSF	726b	S	Main	St	Contributing	Historic/Integrity
No FSF	726c	S	Main	St	Contributing	Historic/Integrity
	107	N	Main	St	Noncontributing	Nonhistoric
No FSF	414	SW	2	St	Noncontributing	Nonhistoric
No FSF	603	SW	2	St	Contributing	Historic/Integrity
	613	SW	2	St	Contributing	Historic/Integrity
	21	SW	6	Ave	Noncontributing	Nonhistoric
	620	N	Main	St	Noncontributing	Nonhistoric

Appendix I

Demolished Buildings with Florida Site Files

<u>Address</u>	<u>Florida Site File</u>
116 NE 1st Street	8AL 481
416 N Main Street	8AL 1284
513 NW 2nd Avenue	8AL 1364
206 NW 1st Street	8AL 1380
400 NW 1st Street	8AL 895
414 NW 1st Street	8AL 893
428 NW 1st Street	8AL 894
234 S Main Street	8AL 1305
307 SE 2nd Avenue	8AL 2021
* 303 SE 2nd Street	8AL 2051
* 307 SE 2nd Street	8AL 2019
* 311 SE 2nd Street	8AL 2022
314-18 SE 2nd Street	8AL 2024
* 317 SE 2nd Street	8AL 2023
403 SE 2nd Street	8AL 2026
413 SE 2nd Street	8AL 2027
417 SE 2nd Street	8AL 2029
431 SE 2nd Street	8AL 2031
213 SE 3rd Avenue	8AL 2020
218 SE 3rd Avenue	8AL 2014
304 SE 3rd Street	8AL 2062
308 SE 3rd Street	8AL 2061
313 SE 3rd Street	8AL 2060
317 SE 3rd Street	8AL 2059
210 SE 4th Avenue	8AL 2058
307 SE 4th Avenue	8AL 2063
510 SE 4th Avenue	8AL 2072
212 SE 4th Place	8AL 2068
217 SE 4th Place	8AL 2066
218 SE 4th Place	8AL 2067
300 SE 4th Place	8AL 2065
314 SE 4th Place	8AL 2064
302 SE 4th Street	8AL 2015
214 SW 3rd Street	8AL 2003
220 SW 3rd Street	8AL 2004

* Moved to 700 block of East University Avenue in the Southeast Historic District.