

June 30, 2006

Kate Parmelee  
Community Redevelopment Manager  
City of Gainesville  
222 East University Avenue  
P.O. Box 490 #48  
Gainesville, FL 32601

Re: Camden Court Apartments;  
SW Third Avenue and SW Twelfth Street

Dear Kate:

Please accept this letter with Camden Court's application for the College Park/University Heights Redevelopment Incentive Program. The adopted program requires "Description of how the project (Camden Court Apartments) implements the redevelopment plan based on the selection criteria listed in Section V." The following list explains the contributions this development will have to College Park/University Heights.

1. **Support the redevelopment of West University Avenue and SW Second Avenue as a pedestrian oriented corridor:** This site is one half block off of SW Second Avenue and two and one half blocks off of West University Avenue. The addition of thirty-four (34) residents this close to these two (2) key streets will undoubtedly enhance existing businesses on West University Avenue and future businesses on SW Second Avenue.
2. **Redevelop surface parking lots, blighted, and/or underutilized sites:** The current site includes one third of an acre of underutilized land. The site consists of one (1) single family home that is on a large lot (underutilized). The proposed redevelopment will restore the existing historic house and add twelve (12) additional units of the highest quality. The site has/had trees with serious deferred maintenance, is overgrown with vegetation, and the existing home has external deferred maintenance that is compromising the integrity of the building. The site currently lacks storm water retention, lighting, and sidewalks (blighted).
3. **Address redevelopment area-wide storm water deficiencies:** The current site does not contain any method for on-site storm water retention. There is considerable sloop from the site to SW Third Avenue, causing siltation from the site to enter the neighborhood storm-water system. The new project will remove all storm water (to the maximum of a 100 year storm event) and siltation coming from the site by storing the water in an on-site infiltration system. The infiltration system will gather run-off from all improvements (courtyard, parking area, sidewalks) as well as the newly constructed building.
4. **Create significant improvements to the public infrastructure:** In addition to the improvements listed above (especially storm water), additions to the public infrastructure will include: closing of a curb cut and driveway apron, installation of four (4) on-street (actually alley) public parking spaces, installation of

sidewalks that are currently non-existent and having a difficult slope, removal of overhead power lines, removal of overhead cable lines, removal of overhead phone lines, removal of excess service poles, resurfacing of a portion of the city alley, and improvements to lighting. The new development will also eliminate a dangerous back-out parking situation in front of the existing house by shifting parking to the alley and city street.

5. **Include pedestrian and bicycle safety improvements:** The new development will include sixteen (16) bicycle parking spaces. Pedestrian improvements will include new sidewalks, direct connection to SW Third Avenue and SW Twelfth Street, elimination of back-out parking crossing the new sidewalk on SW Third Avenue, pedestrian lighting, and landscape buffers between the streets and sidewalks surrounding the development.
6. **Encourage a variety of housing types and prices within the district:** The University Heights area has seen several new developments built in the last two years. Several of those that have been built have been of substantially lower quality than the proposed Camden Court Apartments. Most of the new developments have been developed as condominiums for sale. We believe that the lack of centralized management, the out-of-town ownership aspects of student condominiums, and the lesser quality of construction will degrade the neighborhood over time.
7. **Encourage redevelopment of specific sites to discourage criminal activity:** Criminal activity in the area of this project has been a problem. The underutilized, walled, and highly vegetated site has been an area for criminal activity, mischief, and vandalism. The increase of concerned neighbors (34) to the neighborhood, eyes on the street, increase in lighting, and additional pedestrian traffic will discourage criminal activity on site, and in the neighborhood surrounding the project. The current wall that encloses the site will be removed, thus eliminating a potential hiding place for criminal activity.
8. **Create publicly viewable green spaces (i.e. plazas, courtyards, pocket parks):** Camden Court will include a centralized plaza that includes a heritage oak, water feature, benches, gathering walls, and substantial landscaping and hardscaping. This plaza is viewable from both SW Third Avenue and SW Twelfth Street.

The application process also requires a description of permits, and fees, to be reimbursed by the grant, and associated costs. I have listed the description of said permits and fees below with the information concerning incentives requested.

Tap Charges  
Underground Utilities  
Streetscaping  
Storm water On-site  
Water/Wastewater  
Permits  
Parking

Total:

If you need any additional information or clarifications, please do not hesitate to call me. Thank you for your continued help with this matter.

Sincerely,

John L. Fleming  
Heritage Investment Group of Gainesville, LLC