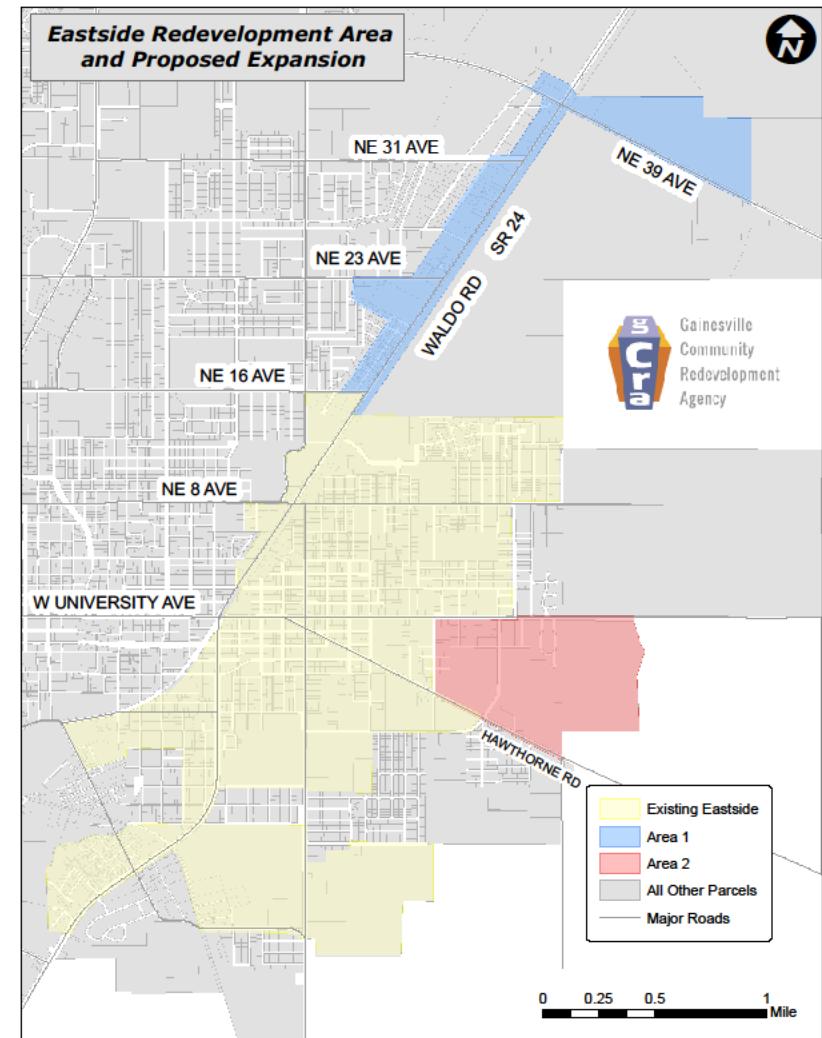


East Gainesville Redevelopment Opportunities

Community Development Committee
February 22, 2011

Background

- During the September 2010 CDC meeting the committee heard an overview regarding the transformation of the area east of University Ave to Hawthorne Rd.
- The CDC directed city staff to identify and study 3 areas within the Eastside Redevelopment Area
- Identify parcel owners or developmental partners that have a reasonable chance of being partners in the redevelopment of the area



CRA Parcel Identification

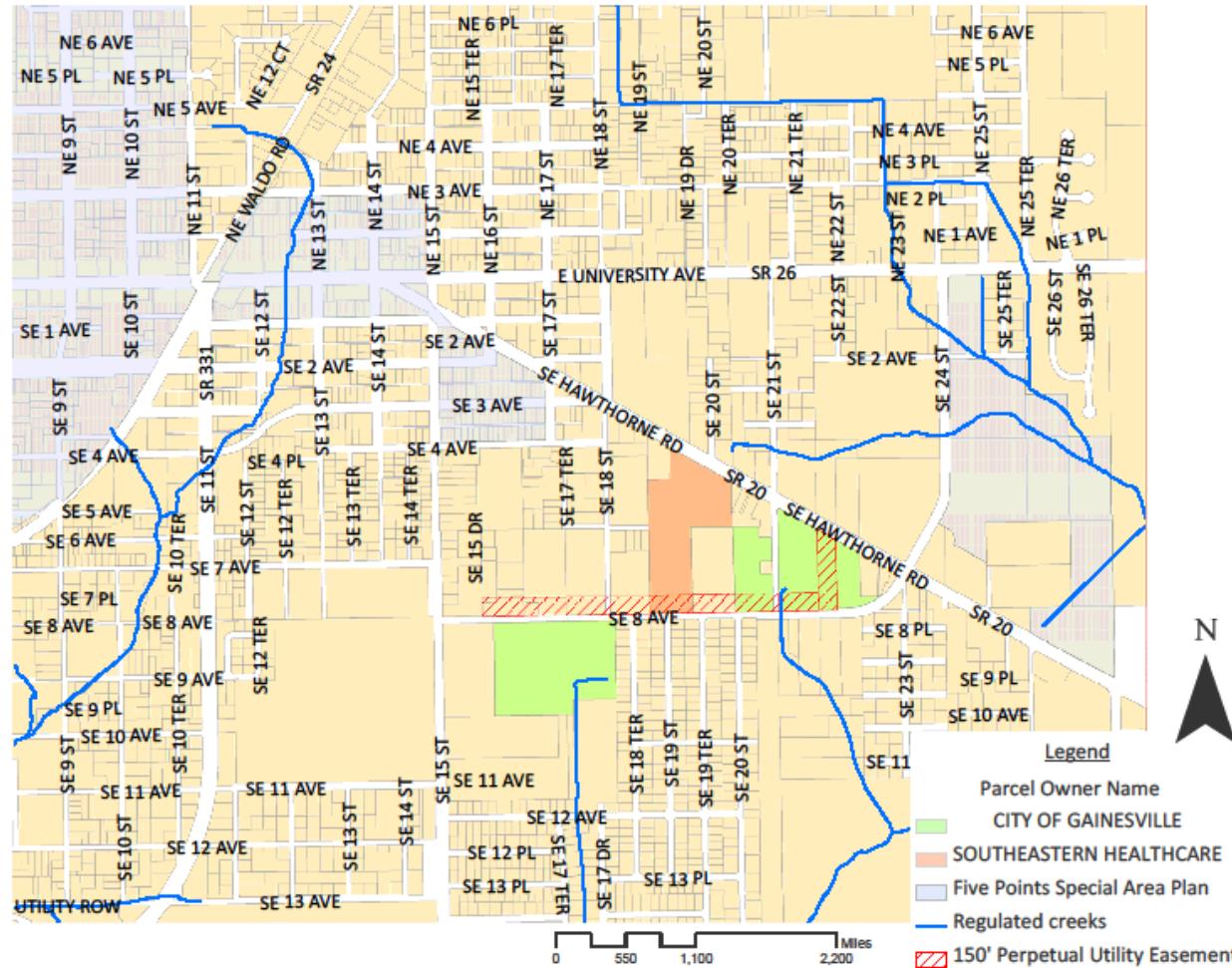
- CRA Eastside Redevelopment Area encompasses the 5 points area



Catalyst for Development

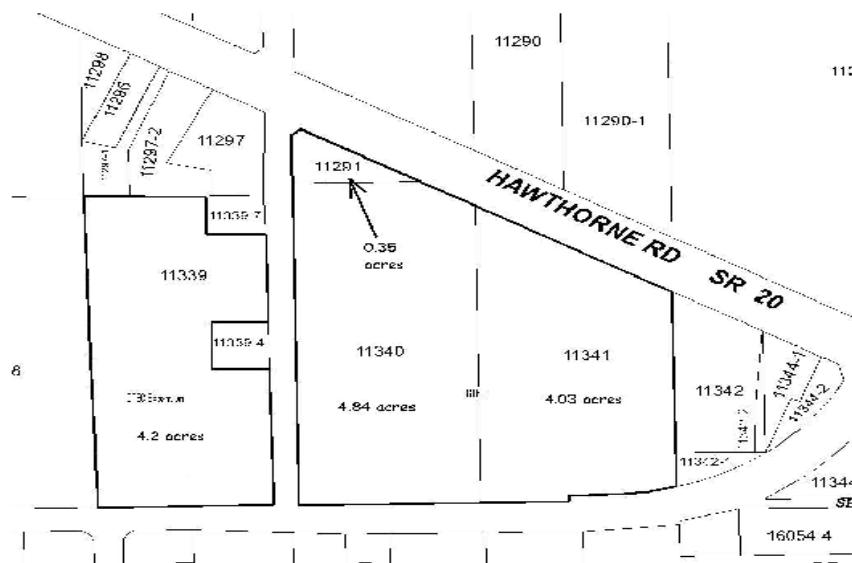
- CRA staff identified 3 potential redevelopment sites
- These sites all in close proximity of each other can significantly impact the redevelopment of East Gainesville
 - Former Kennedy Homes Redevelopment
 - GTEC
 - SHANDS Property

Map



GTEC

- Staff is currently conducting an assessment of GTEC and potential redevelopment on site
- Parcels (11340, 11341, 11339)
- 13 acres
- Owned by the City



GTEC

Challenges & Opportunities

- Parcel 11339 – currently zoned – RMF5- 4.20 Acres
- Parcel 11340- currently zoned- MU1- 4.84 acres – site of GTEC Building
- Parcel 11341- currently zoned- MU1- 4.03 acres – partially utilized by GTEC building and parking lot
- Storm water- served by retention ponds and SE 8th ave storm water system (GTEC Building & Parking lot)
- Environmental- Calf Pond Creek runs through parcel 11340
- Utilities – 150' Perpetual Utility Easement on the East and South ends of the property

GTEC Building Features

- Built in 2000
- Approx building footprint – 19,937 Sq/Ft
- Driveways and Parking – 70,263 Sq/Ft
- North Retention Pond – 4,147 Sq/Ft
- South Retention Pond – 10,653 Sq/Ft



GTEC

Challenges & Opportunities

- What are the Potential Uses?
 - Additional Incubator space
 - Retail
 - Commercial
 - Residential
 - Manufacturing
 - Connectivity
- City Property

SHANDS Property

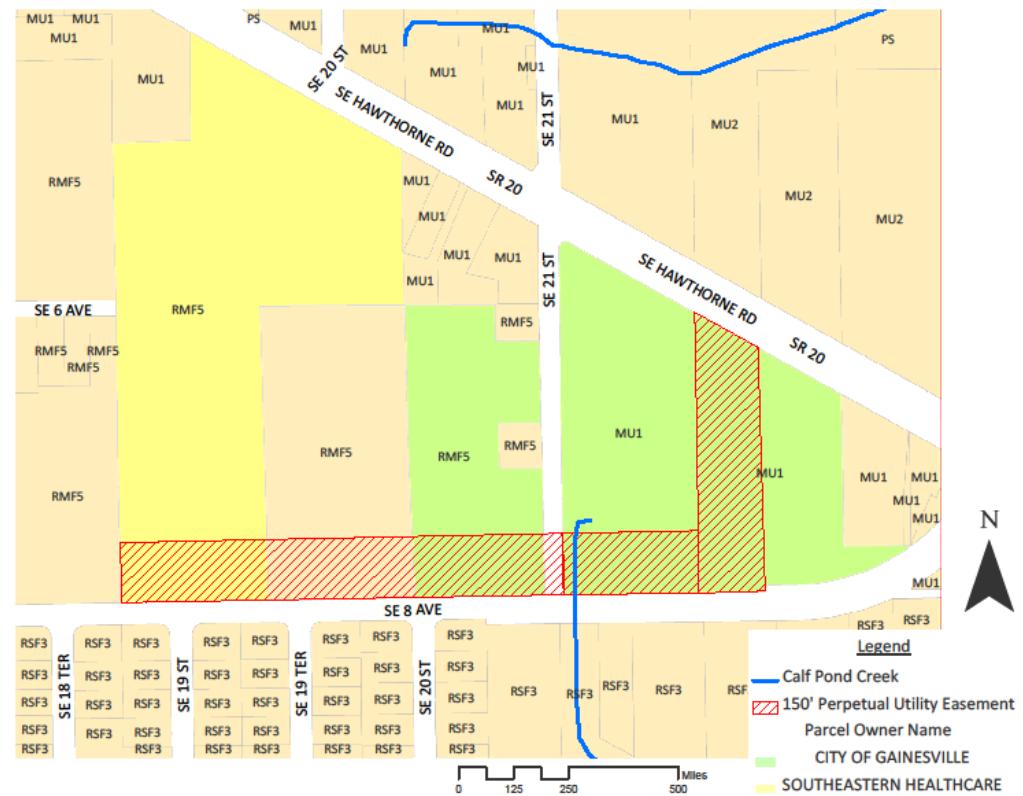
- 2015 SE Hawthorne Road (Parcel 11299)
- Property is roughly 10 Acres
- Property abuts Hawthorne Road
- Owned by Southeastern Healthcare Foundation
- Identified as a community partner interested in possibly allowing development on site



SHANDS

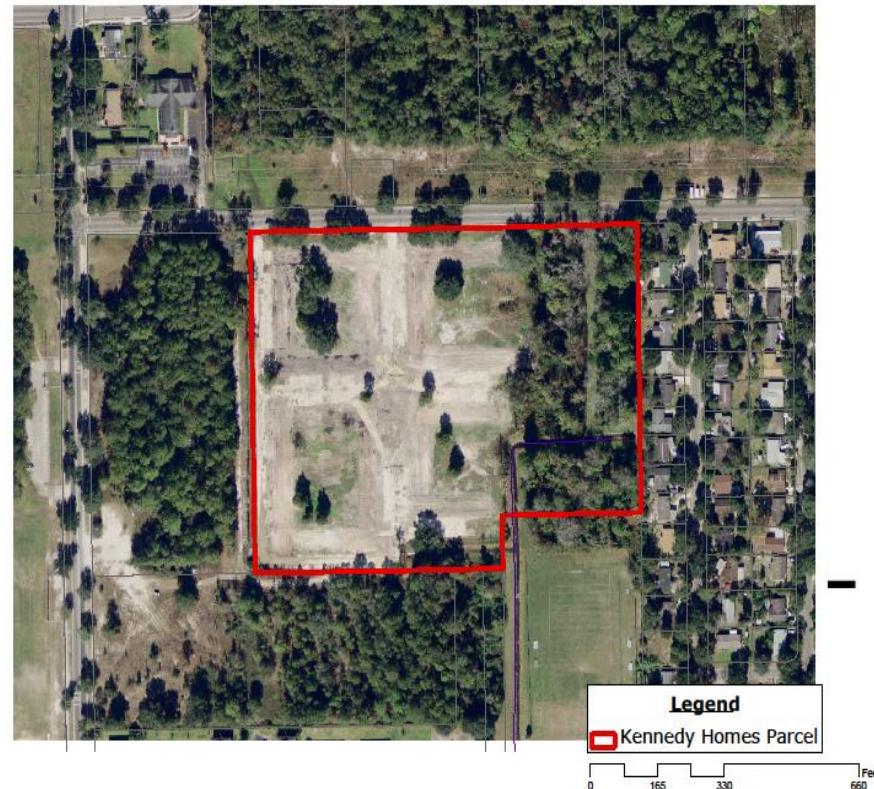
Challenges & Opportunities

- Parcel 11299 – currently zoned – RMF5
- 4 acres abutting Hawthorne Road are zoned MU1
- Property is within the Special Area Plan for Central Corridors
- 150' perpetual utility easement on south end of property
- What are the uses
 - Healthcare
 - Retail Center
 - Residential
 - Connectivity
- Privately Owned



Former Kennedy Homes Site

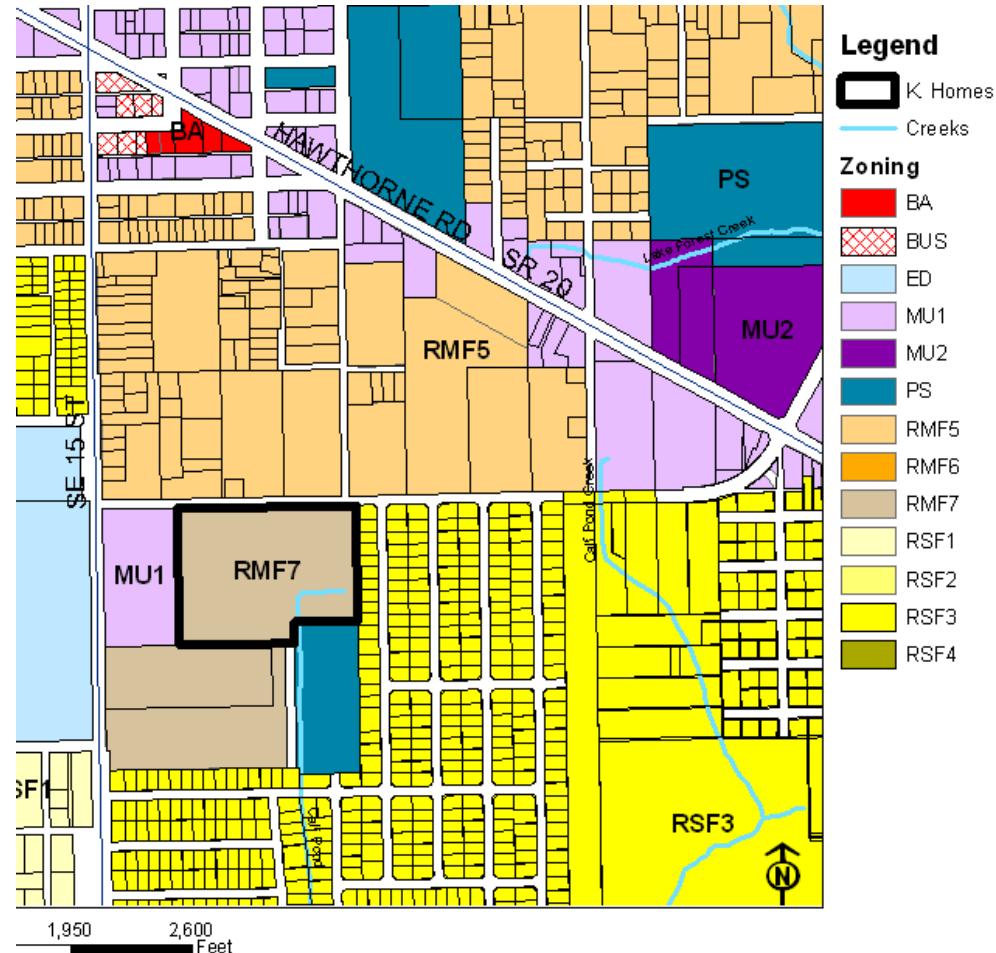
- 1717 SE 8th Ave (Parcel 16102)
- 15 acre property currently being planned for large scale residential redevelopment
- Property owned by the City
- Planned use includes residential, commercial, agriculture
- Green design and build will be emphasized
- Strategic Framework is currently being developed for the site



Former Kennedy Homes Site Challenges & Opportunities

#090392

- Zoning & Land Use – Currently zoned RMF7 – 8-21 units/acre
- Current zoning does not accommodate planned redevelopment
- Infrastructure – Currently none on site
- Storm water – Served by open channel ditch on the East, West, South
- Environmental – Roughly 5 acres of Wetlands on site
- Electricity – site is fed by aerial distribution lines



Moving Forward

- Continued Analysis of three potential redevelopment sites
- Address sites utilities, roadway, storm water, & environmental issues
- Identify infrastructure improvements needed for redevelopment to occur
- Study potential of zoning & land use that best suits the planned uses of the redevelopment sites
- Collaboration & shared funding with Planning Department, GRU & Public Works in order to resolve regulatory and infrastructure issues that inhibit redevelopment
- Identification of additional stakeholders