

Legistar #190802 GCRA Draft Reinvestment Plan



Reinvesting in People and Places

Gainesville Community Reinvestment Area
10 Year Reinvestment Plan FY 2020-FY 2030



City of
Gainesville

DRAFT

Prepared For

City of
Gainesville



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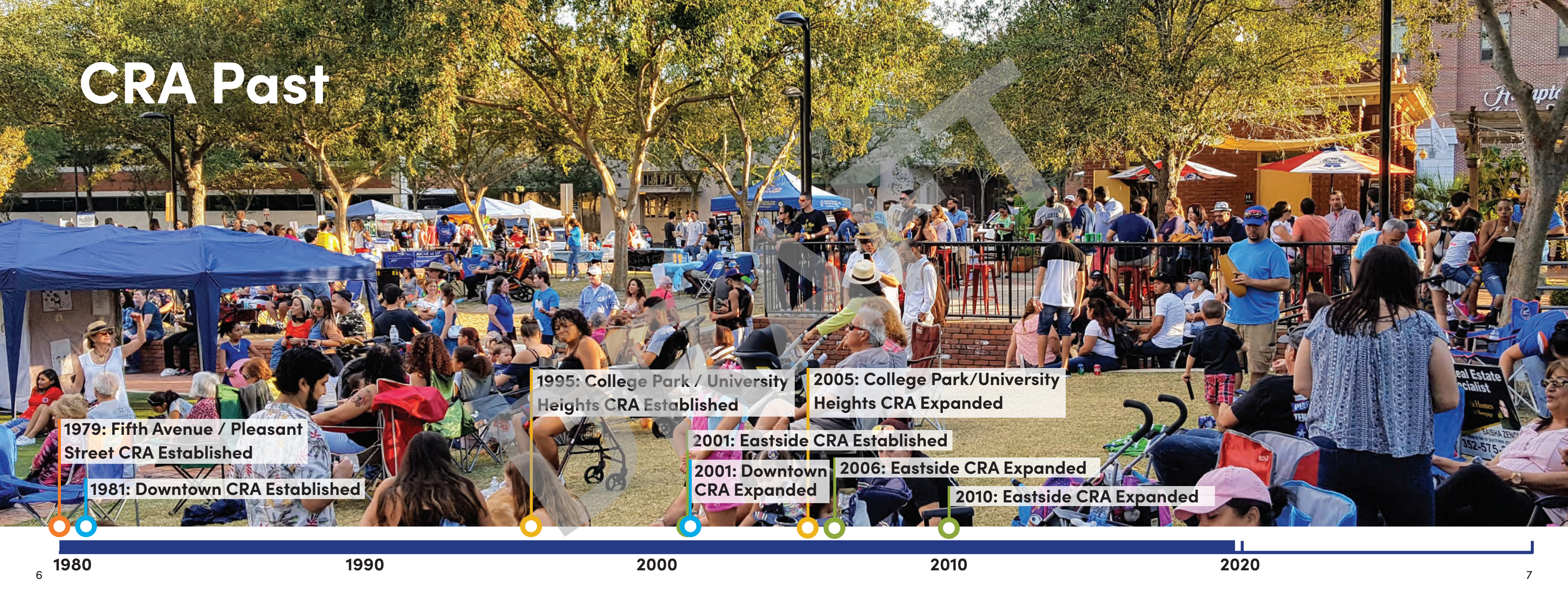
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CRA Past



1979: Fifth Avenue / Pleasant Street CRA Established

1981: Downtown CRA Established

1995: College Park / University Heights CRA Established

2005: College Park/University Heights CRA Expanded

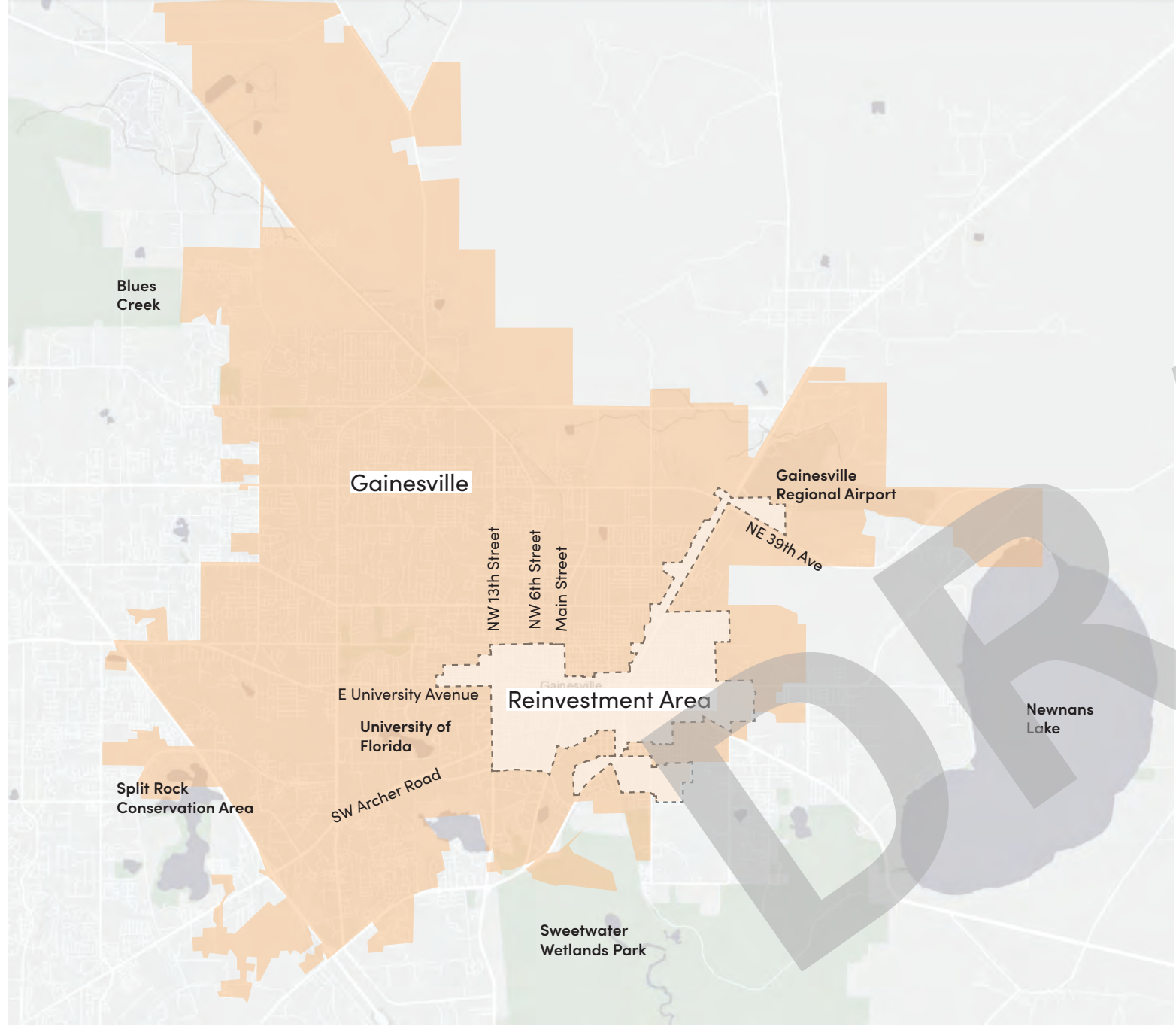
2001: Eastside CRA Established

2001: Downtown CRA Expanded

2006: Eastside CRA Expanded

2010: Eastside CRA Expanded

Context

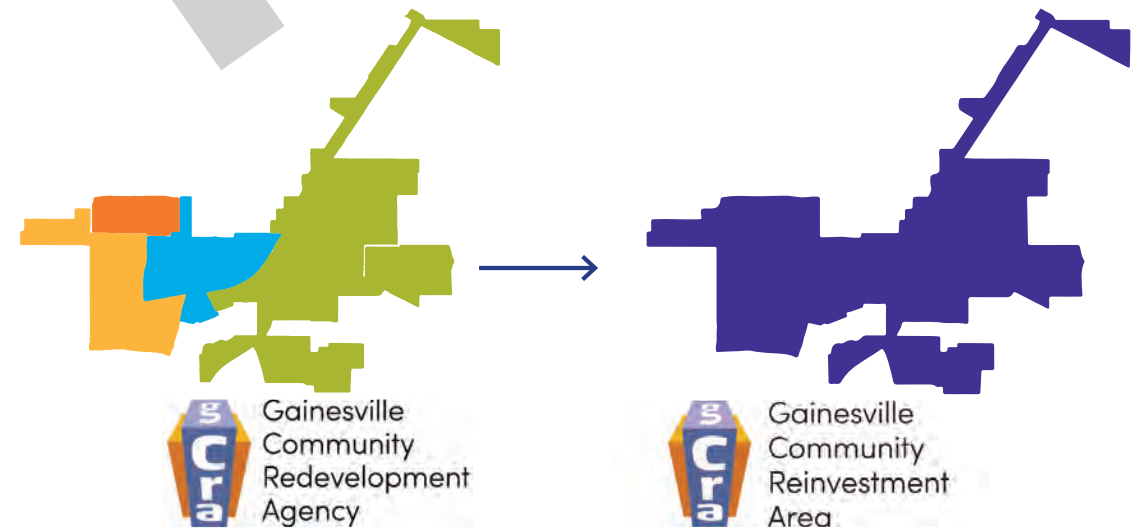


Legend
 Gainesville Boundary
 Reinvestment Area

About the Gainesville CRA

The City of Gainesville established the Gainesville Community Redevelopment Agency (CRA) in 1981 by the authority of Sections 163.330-163.45, Florida Statutes. By 2001, the Gainesville CRA was made up of four discrete redevelopment districts, each with its own redevelopment plan, advisory board, and funding:

- Fifth Avenue / Pleasant Street - established 1979
- Downtown - established 1981
- College Park / University Heights - established 1995/expanded 2005
- Eastside - established 2001/expanded 2006 & 2010



The transition of the CRA from a statutory agency to a city department occurred after a years-long, state-wide discussion regarding the future of all CRA's resulted in an uncertain future for the agency. The City of Gainesville and Alachua County Commissions wished to create a solution that would address local issues and also insulate the CRA from future state legislative mandates. By restructuring the agency they were able to design the future of the CRA in a mutually agreeable manner.

The GCRA was created through the adoption of Ordinance 181001, which went into effect on October 1, 2019. The ordinance dissolved the CRA and created the GCRA, a department of the City that reports to the City Manager, is governed by the City Commission, and is guided by a Citizen Advisory Board.

Under the new structure, the GCRA will operate within a single district with a set budget for ten years, guided by this Reinvestment Plan.

Past CRA Initiatives

The CRA has implemented many initiatives across the former redevelopment districts.





Community Vitality Report Findings

Through research, interviews, and surveys the 2016-2017 Community Vitality Report identified six principles that, from the community's perspective, produce successful redevelopment in initiatives.



Layers:
Initiatives that combine and address multiple objectives make the most of time, talent, and resources.



Connectivity:
Initiatives that connect one successful CRA initiative to another and one neighborhood to another. Find areas of overlap to capitalize on momentum and resources.



Scale:
Maximize reach and impact in the community by engaging in initiatives of all sizes - from small, incremental projects to large, transformational ones.



Authenticity & Integrity:
Initiatives should be Gainesville specific. Historical, cultural and artistic celebrations of our special vibe.

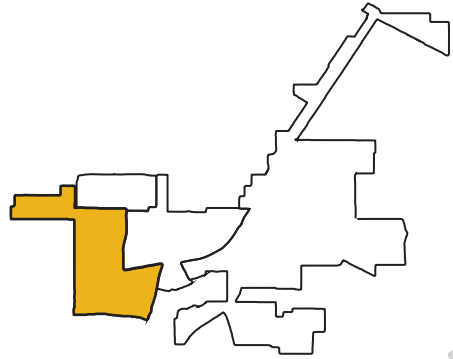
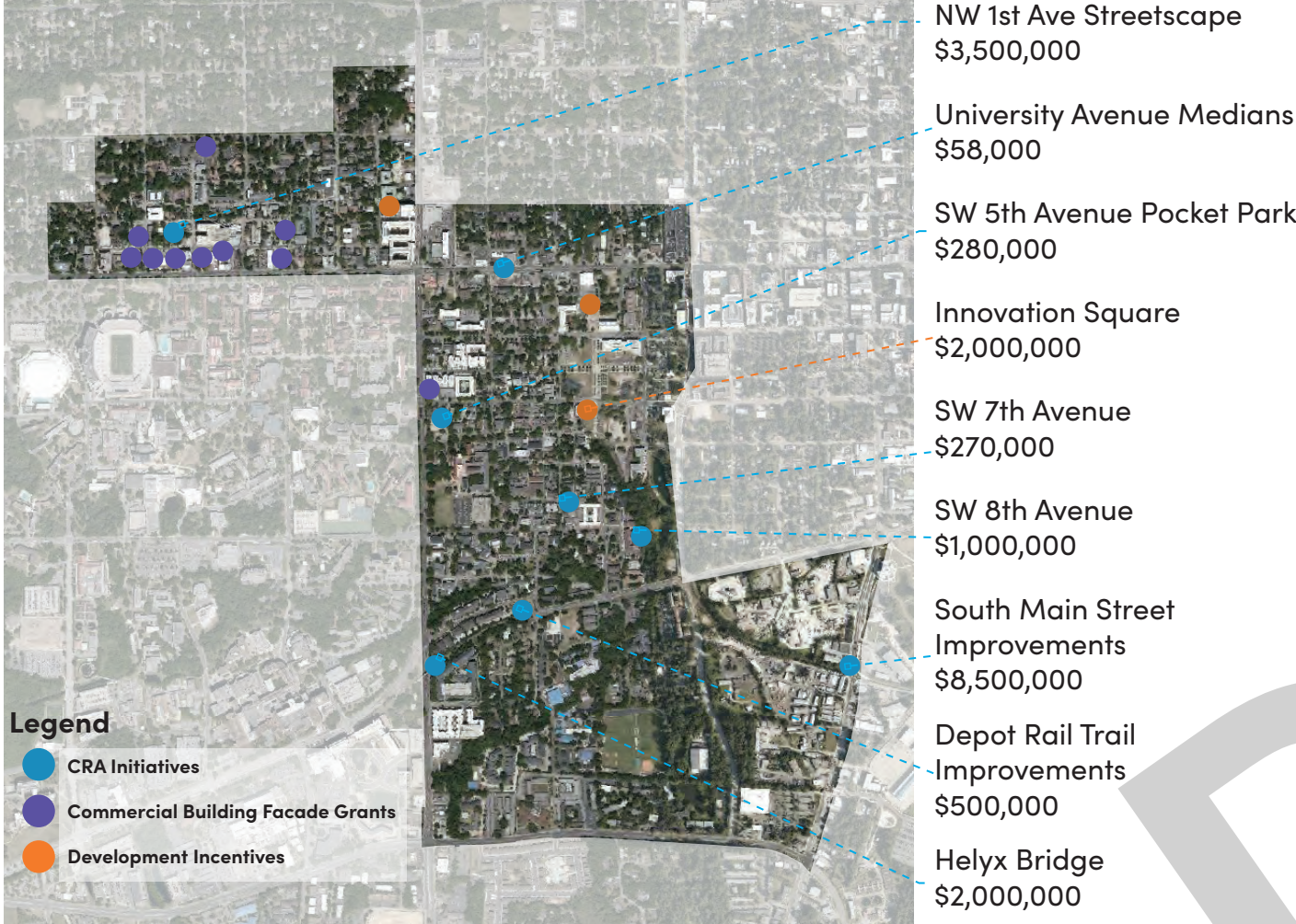


Partnerships:
Fostering relationships across sectors and disciplines as well as non-traditional partners can increase chances for long-term success.



Health & Safety:
Streetscapes, facades, public art and signage all contribute to more activity-friendly communities.

Former College Park/University Heights District Investment



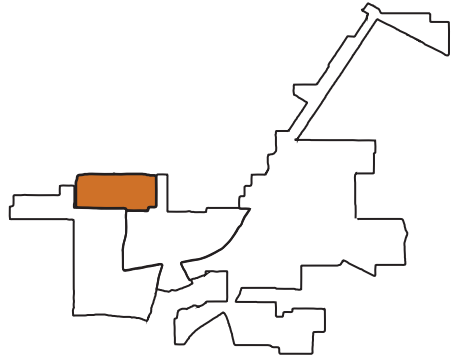
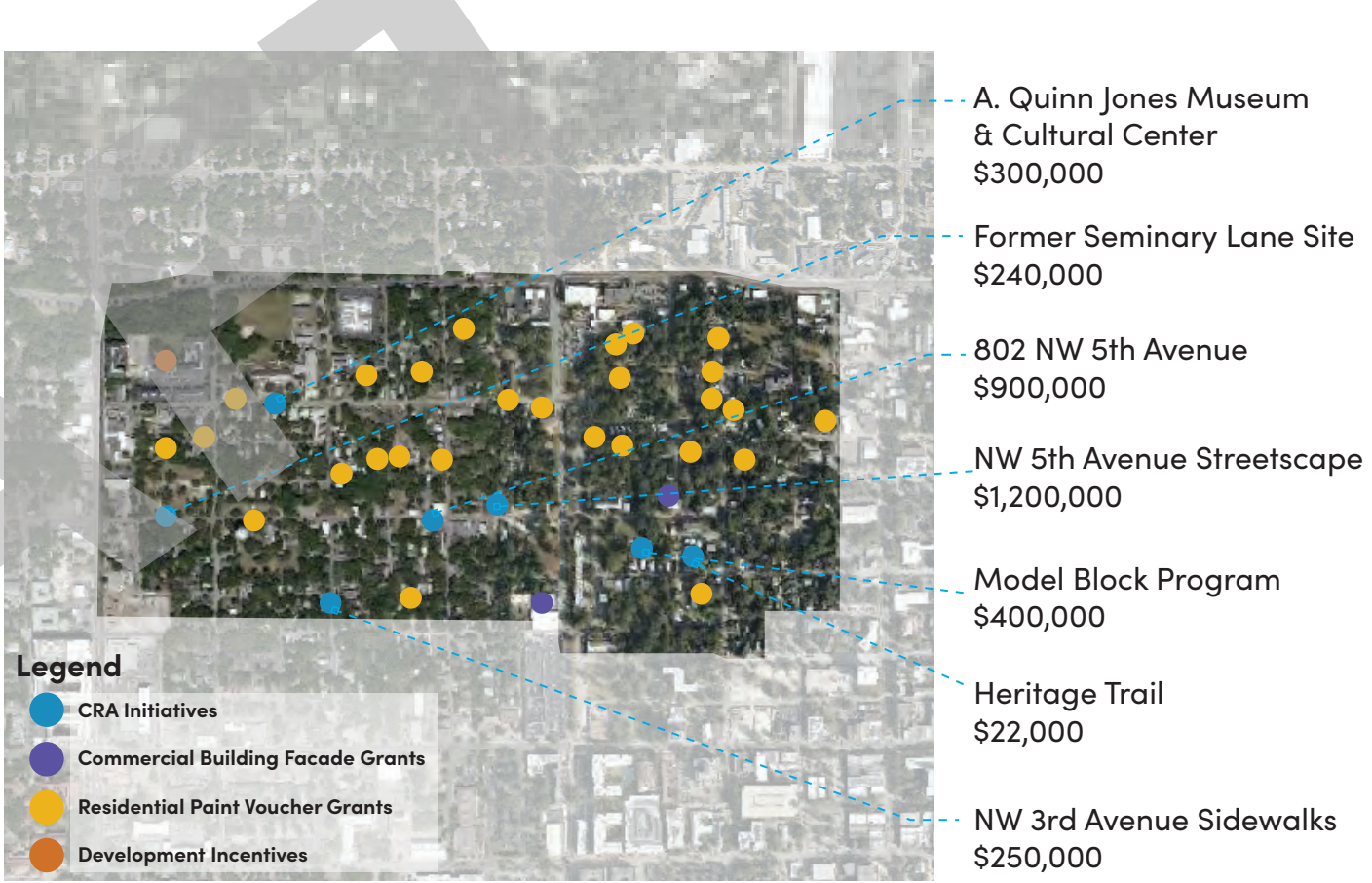
Taxable Value Growth

College Park/ University Heights	
Taxable Value 2016	\$170,411,114
Size (Acres)	472
Percent Taxable 2016	70%
Peak Value Per Acre 2016	\$23,214,773
Avg. Value Per Acre 2016	\$1,240,292
Growth of Taxable Value (2007-2016)	19%

Source: Urban 3 Building Potential Value in Gainesville Study with the Gainesville Community Redevelopment Agency and Gainesville-Alachua County Association of Realtors

The CRA has implemented many streetscape, park and bridge improvements to improve connectivity, traffic flow, and safety for pedestrians, bicyclists, and vehicles in the College Park / University Heights district.

Former Fifth Avenue/Pleasant Street District Investment



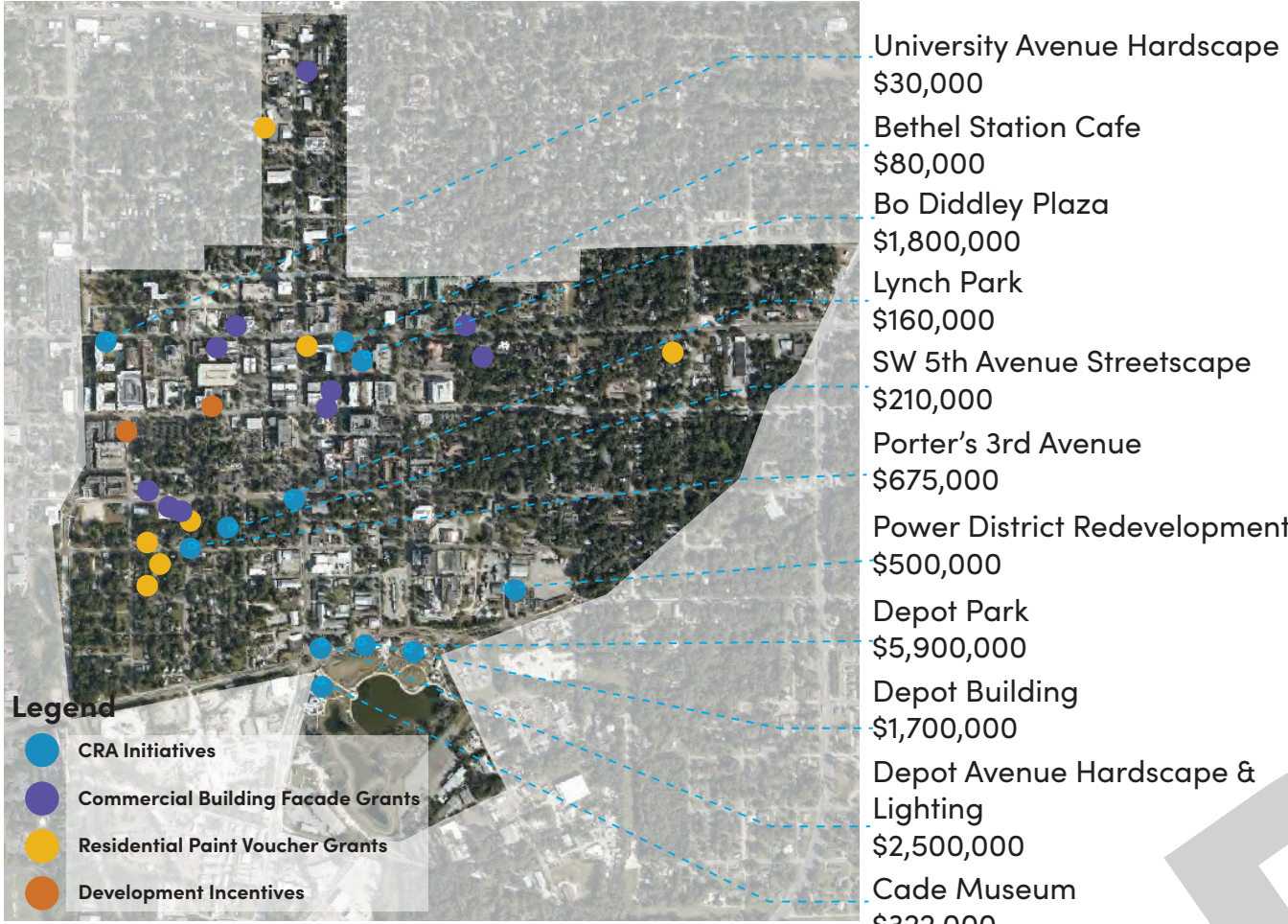
Taxable Value Growth

Fifth Avenue / Pleasant Street	
Taxable Value 2016	\$52,108,863
Size (Acres)	159
Percent Taxable 2016	76%
Peak Value Per Acre 2016	\$3,903,965
Avg. Value Per Acre 2016	\$431,647
Growth of Taxable Value (2007-2016)	25%

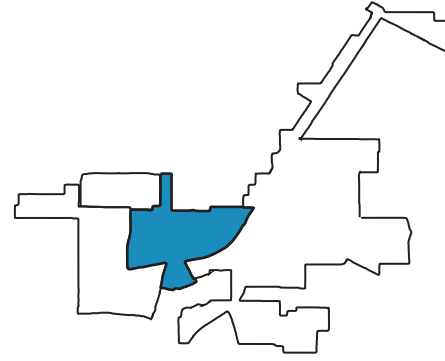
Source: Urban 3 Building Potential Value in Gainesville Study with the Gainesville Community Redevelopment Agency and Gainesville-Alachua County Association of Realtors

The CRA has implemented initiatives to improve aesthetics and infrastructure, encourage long-term homeownership, and preserve the history of the area.

Former Downtown District Investment



- University Avenue Hardscape \$30,000
- Bethel Station Cafe \$80,000
- Bo Diddley Plaza \$1,800,000
- Lynch Park \$160,000
- SW 5th Avenue Streetscape \$210,000
- Porter's 3rd Avenue \$675,000
- Power District Redevelopment \$500,000
- Depot Park \$5,900,000
- Depot Building \$1,700,000
- Depot Avenue Hardscape & Lighting \$2,500,000
- Cade Museum \$322,000



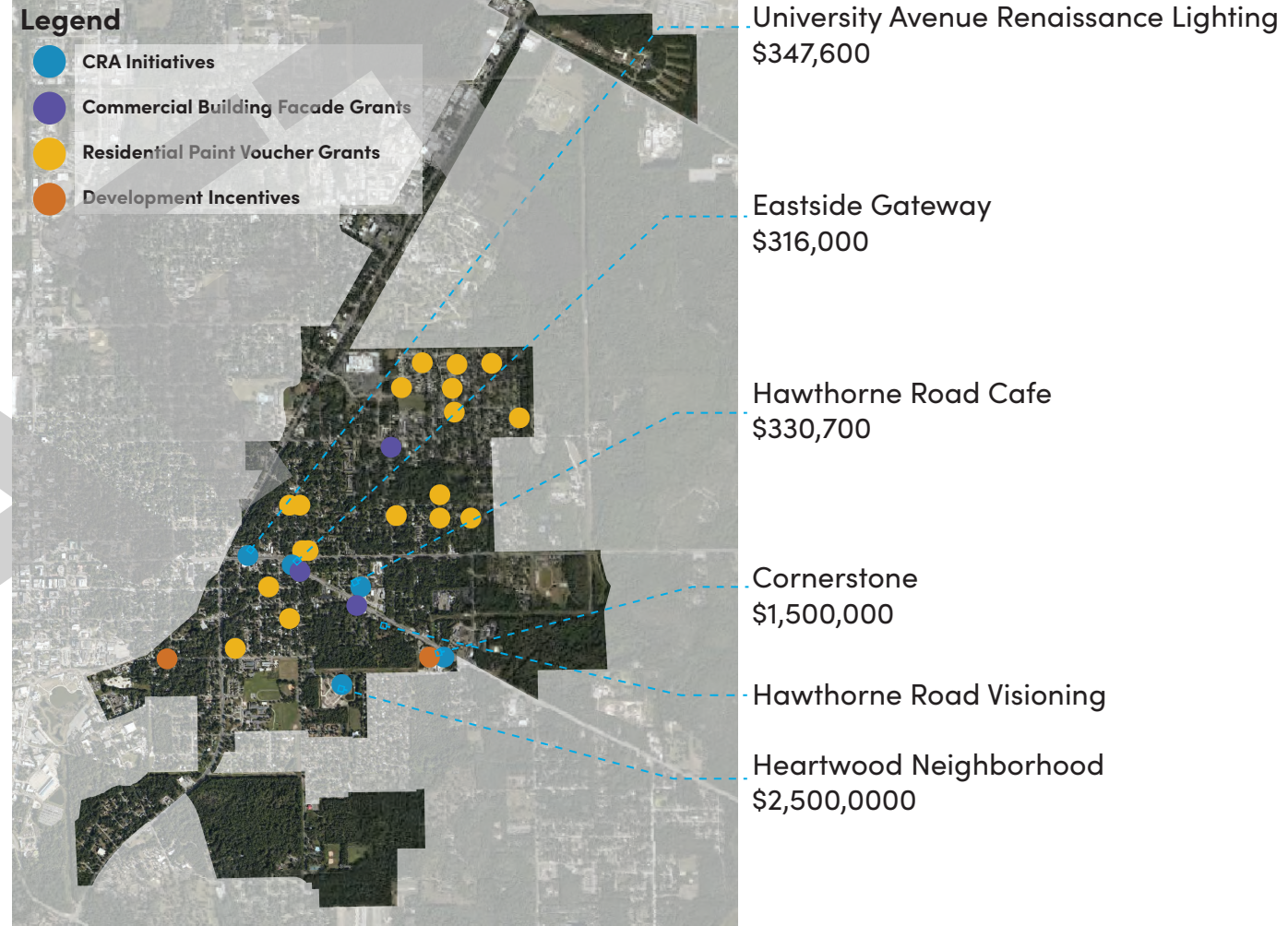
Taxable Value Growth

Downtown	
Taxable Value 2016	\$219,006,513
Size (Acres)	376
Percent Taxable 2016	61%
Peak Value Per Acre 2016	\$31,481,542
Avg. Value Per Acre 2016	\$958,581
Growth of Taxable Value (2007-2016)	43%

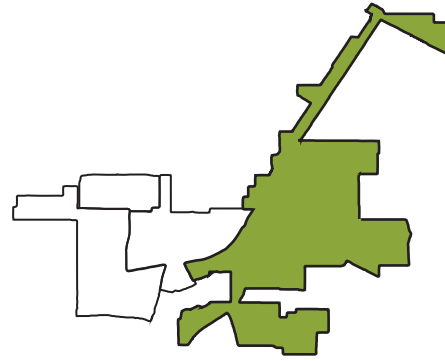
Source: Urban 3 Building Potential Value in Gainesville Study with the Gainesville Community Redevelopment Agency and Gainesville-Alachua County Association of Realtors

In the Downtown district, the CRA has implemented many initiatives with a focus on creating destinations within the area such as Depot Park and Bo Diddley Plaza and increasing economic development.

Former Eastside District Investment



- University Avenue Renaissance Lighting \$347,600
- Eastside Gateway \$316,000
- Hawthorne Road Cafe \$330,700
- Cornerstone \$1,500,000
- Hawthorne Road Visioning
- Heartwood Neighborhood \$2,500,000



Taxable Value Growth

Eastside	
Taxable Value 2016	\$109,360,813
Size (Acres)	1808
Percent Taxable 2016	56%
Peak Value Per Acre 2016	\$1,660,515
Avg. Value Per Acre 2016	\$108,494
Growth of Taxable Value (2007-2016)	-3%

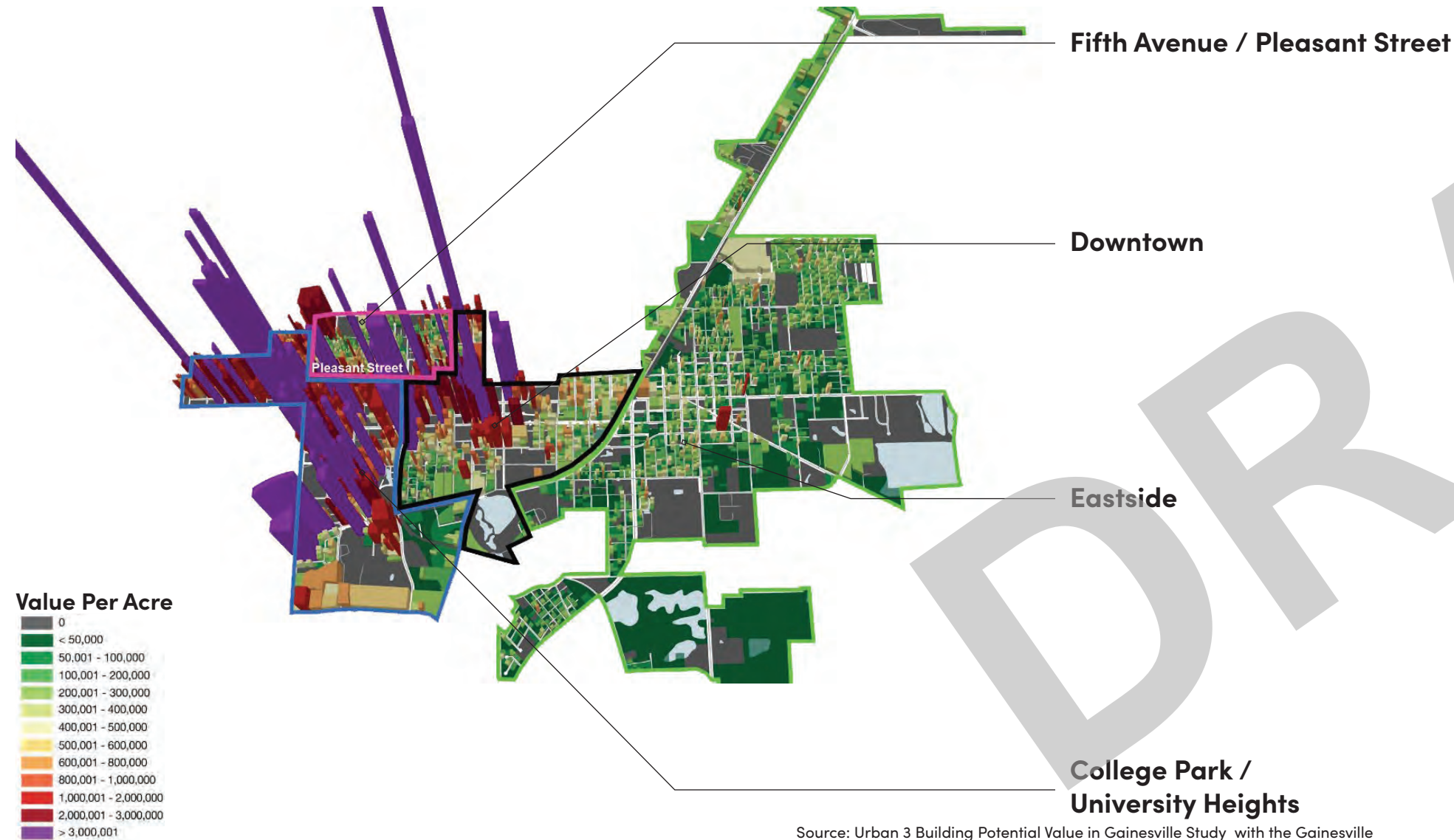
Source: Urban 3 Building Potential Value in Gainesville Study with the Gainesville Community Redevelopment Agency and Gainesville-Alachua County Association of Realtors

The CRA has implemented initiatives to help bring economic development, housing options and visibility to this area. The growth of taxable value is consistent with the entire city of Gainesville.

Land Use Economics Comparison

Property Potential Value Growth

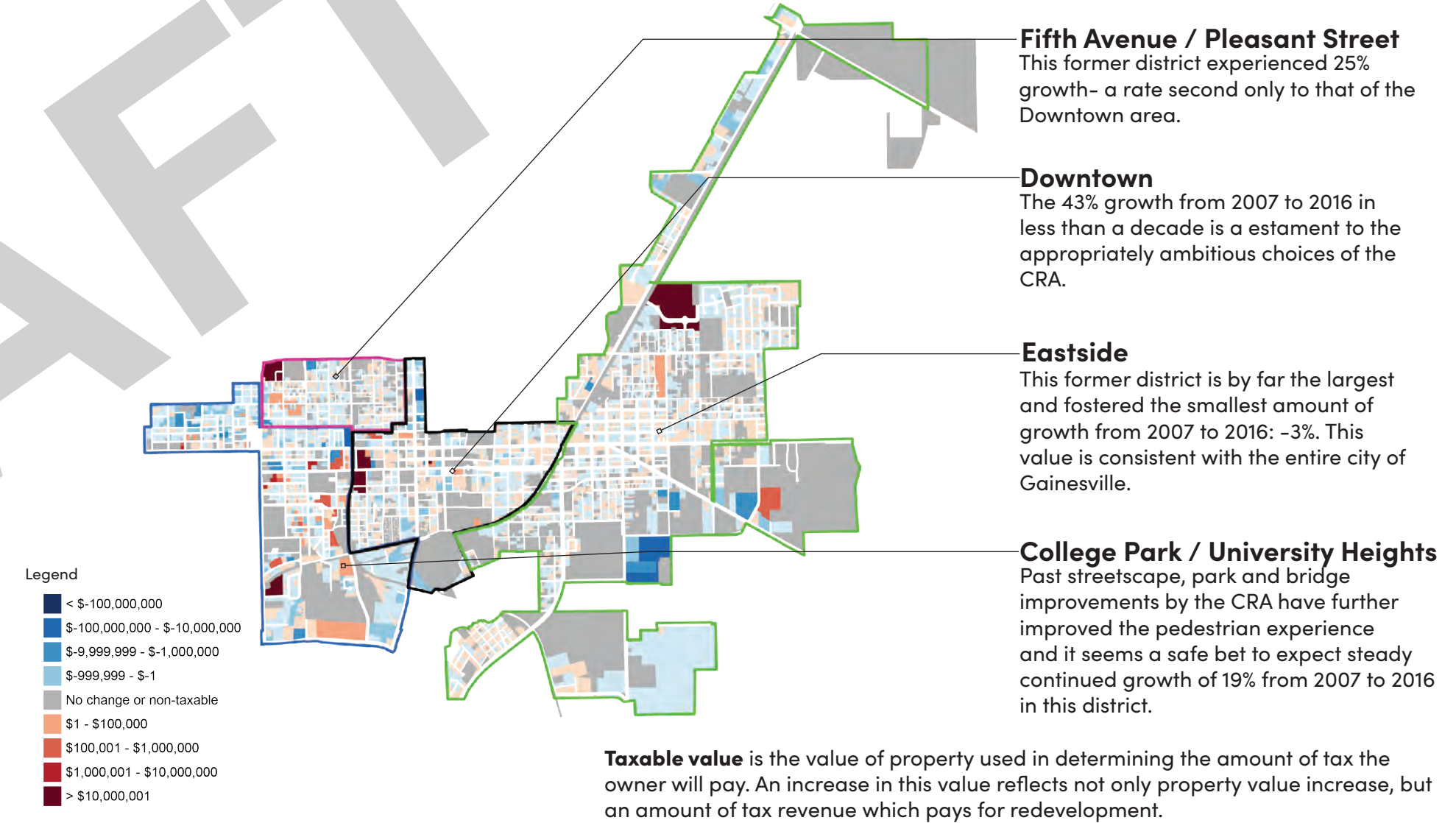
In a 2016 study, the impacts of CRA initiatives were measured to gauge progress on the impact on the community. It is clear that reinvestment works. The top three properties (value per acre) in the Downtown were made possible through CRA programs



Source: Urban 3 Building Potential Value in Gainesville Study with the Gainesville Community Redevelopment Agency and Gainesville-Alachua County Association of Realtors

Taxable Value Growth

In a 2016 study, the impacts of the CRA community initiatives were measured to gauge progress on the impact on the community. It is clear that reinvestment works. **Three out of the four districts experienced significant taxable value growth.**



Source: Urban 3 Building Potential Value in Gainesville Study with the Gainesville Community Redevelopment Agency and Gainesville-Alachua County Association of Realtors



Previously Adopted CRA Roadmap FY19-23

This workplan roadmap was approved on March 19, 2018. It outlines the CRA community initiatives in all stages of completion from planning, construction implementation and maintenance. All initiatives that are currently under construction will be completed. Any projects in the early planning stages will be evaluated and prioritized based on current investment progress, community engagement efforts and city recommendations.

Eastside

- Cornerstone Campus Expansion
- Heartwood Neighborhood Development
- Duval Neighborhood Improvements
- Gainesville East Marketing Campaign

Fifth Avenue / Pleasant Street

- Seminary Lane
- Heritage Trail
- A. Quinn Jones Museum & Cultural Center
- Pleasant Street Model Block Housing
- Neighborhood Improvements
- NW 5th Avenue Commercial Building Disposition

Downtown

- Depot Park Transitory Initiatives
- Bo Diddley Plaza Transitory Initiatives
- Power District Redevelopment Plan
- Porters Neighborhood Improvements
- Model Block Housing
- University Avenue Substation Adaptive Reuse
- Master Plan to Address Issues of Safety, Connectivity, & Other Neighborhood Deficiencies
- Bo Diddley Plaza to Depot Park Connection & Infill
- Fire Station 1 & Lynch Park Redevelopment

College Park / University Heights

- Innovation District
- College Park Neighborhood Improvements
- Stormwater Study & Identified Initiatives
- NW 5th Avenue
- South Main Street
- NW 1st Avenue
- College Park Community Policing Pilot Program

Multi-District

- District Management Solutions
- Residential Paint Voucher Program
- Economic Development
- Landscape Maintenance
- Marketing
- Professional Services
- Property Management
- University Avenue Master Plan
- Streetscape Design & Technical Standard Update
- Community Branding, Identity & Wayfinding
- UF Strategic Development Plan Partnership & Initiatives
- District Wide Incentive Programs



Funding

*To be updated in February 2020

Assets and Liabilities

	FY '17	FY '18
Total Assets	\$ 955,884	\$ 1,174,517
Total Liabilities	\$ 1,856,212	\$ 1,610,392
Total Fund Balance	\$ 900,328	\$ 435,875
Total Liabilities and Fund Balance	\$ 955,884	\$ 1,174,517

Comparative Statement of Revenues, Expenditures and Changes in Fund Balance

Total Revenues	\$ 1,806	\$ 30,470
Total Expenditures	\$ 1,206,027	\$ 1,254,211
Total Other Financing Sources (Uses)	\$ 1,808,853	\$ 1,688,194
Fund Balance	\$ 900,328	\$ 435,875



GCRA Present

2019 Annual Report

2019: Annual Report

2020

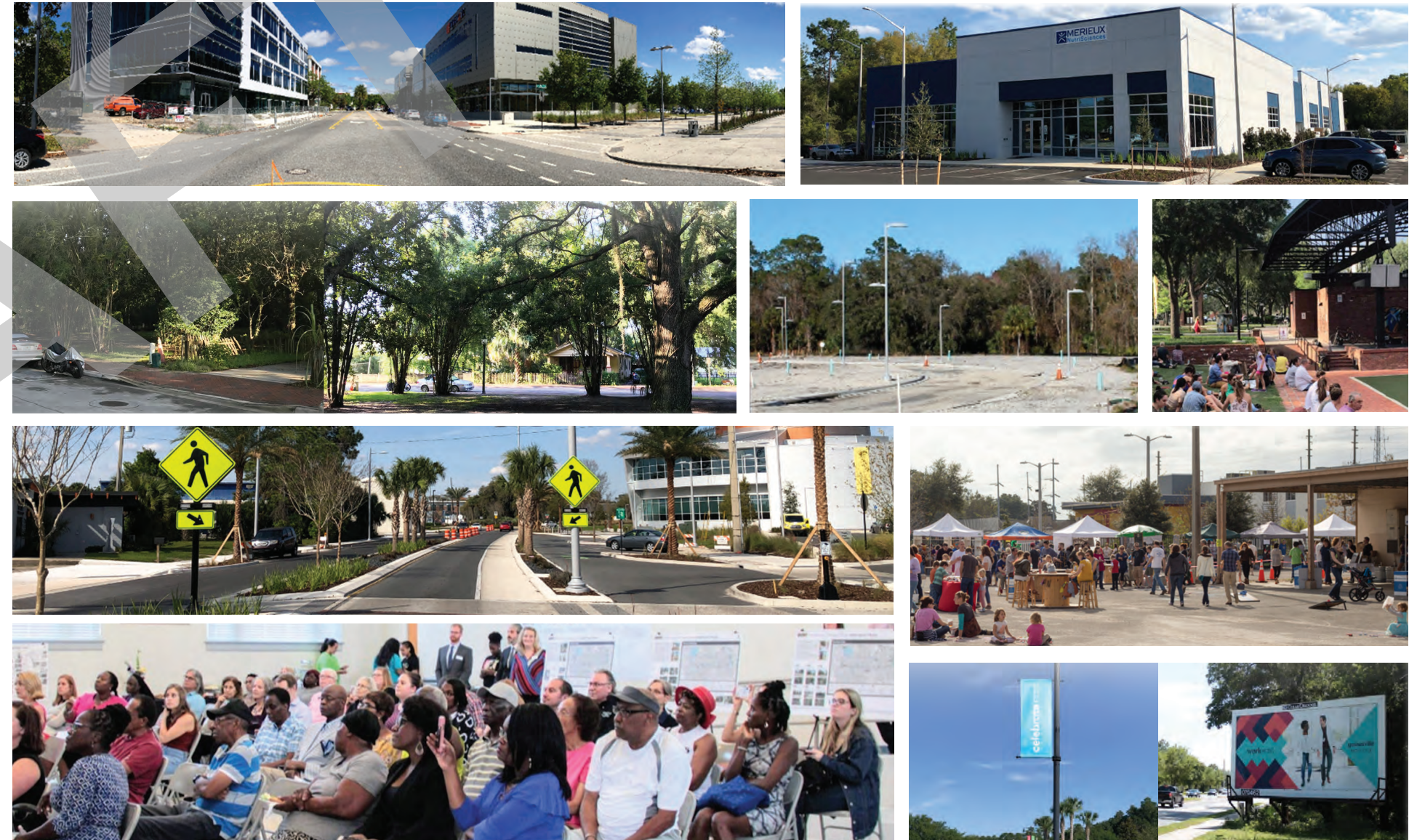
2030

Current and Available Funding and Debt

data will follow pending further analysis

FY19 CRA Snapshot

The following projects and initiatives represent some of the major accomplishments by the CRA in FY19.



College Park / University Heights

Innovation District



Milestones Completed:

- SW 9th St Extension Urban Walkway South
- SW 9th St Extension Urban Walkway North
- SW 4th Ave Undergrounding & Lighting
- Parking Discussions
- Economic Development Incentives
- Facade Grants



South Main Street



Milestones Completed:

- Completion
- GRU Electric Undergrounding
- Private Investment in Properties
- New Businesses
- Supporting Depot Park & Cade Museum



Fifth Avenue / Pleasant Street

Heritage Trail



Milestones Completed:

- Branding & Conceptual Signage
- Master Planning
- Route Feasibility Study
- Historical Research
- Community Engagement



414 NW 5th Ave Redevelopment



Milestones Completed:

- Land Surveying
- Code Requirement & Due Diligence
- Site & Context Inventory
- Site Analysis
- Case Study Research



Downtown

Bo Diddley Plaza

Initial Planning	Design & Engineering	Implementation & Construction	Maintenance
------------------	----------------------	-------------------------------	-------------

Milestones Completed:

- City Slice & Steamers Lease Mgmt
- Special Event Management
- Property Management
- CRA to GG Transition Preparation
- Crosswalk Stormwater Project
- CRA to GG Transition



Power District

Initial Planning	Design & Engineering	Implementation & Construction	Maintenance
------------------	----------------------	-------------------------------	-------------

Milestones Completed:

- Master Planning
- Pre - Development Due Diligence
- Property Maintenance
- Development Solicitations
- Special Events



Porters Community

Porters Model Block Housing Initial Planning



Milestones Completed:

- Site Survey
- Preliminary Site Planning
- Code Requirement Due Diligence

Porters Neighborhood Improvements Initial Planning



Milestones Completed:

- SW 5th Avenue Sidewalk & Gateway
- Community Engagement
- Dedicated Funding
- Landscape Maintenance

Eastside

Cornerstone

Initial Planning	Design & Engineering	Implementation & Construction	Maintenance
------------------	----------------------	-------------------------------	-------------

Milestones Completed:

- Branding & Master Planning
- Merieux Recruitment & Building Construction
- Phase 1 Site Work
- Realtor Listing
- Condo Association



Heartwood

Initial Planning	Design & Engineering	Implementation & Construction	Maintenance
------------------	----------------------	-------------------------------	-------------

Milestones Completed:

- Model Floorplan Updates
- Site Work Construction
- Affordable Housing
- Home Owner Association
- GRUCom



Gainesville East Marketing Campaign

Initial Planning	Design & Engineering	Implementation & Construction	Maintenance
------------------	----------------------	-------------------------------	-------------

Milestones Completed:

- Branding & Identity
- Website
- Community Engagement & Events
- Banners & Billboards
- Dedicated Funding



Duval Neighborhood

Initial Planning



Milestones Completed:

- Hosted East Gainesville Information Event
- Greater Duval Neighborhood Assoc. Meeting
- Meeting Key Stakeholders
- Dedicated Funding
- Crosswalk Funding Assistance

GCRA Future

**October 1, 2019: Community
Redevelopment Agency transitions to
Community Reinvestment Area as a
Gainesville City Department**

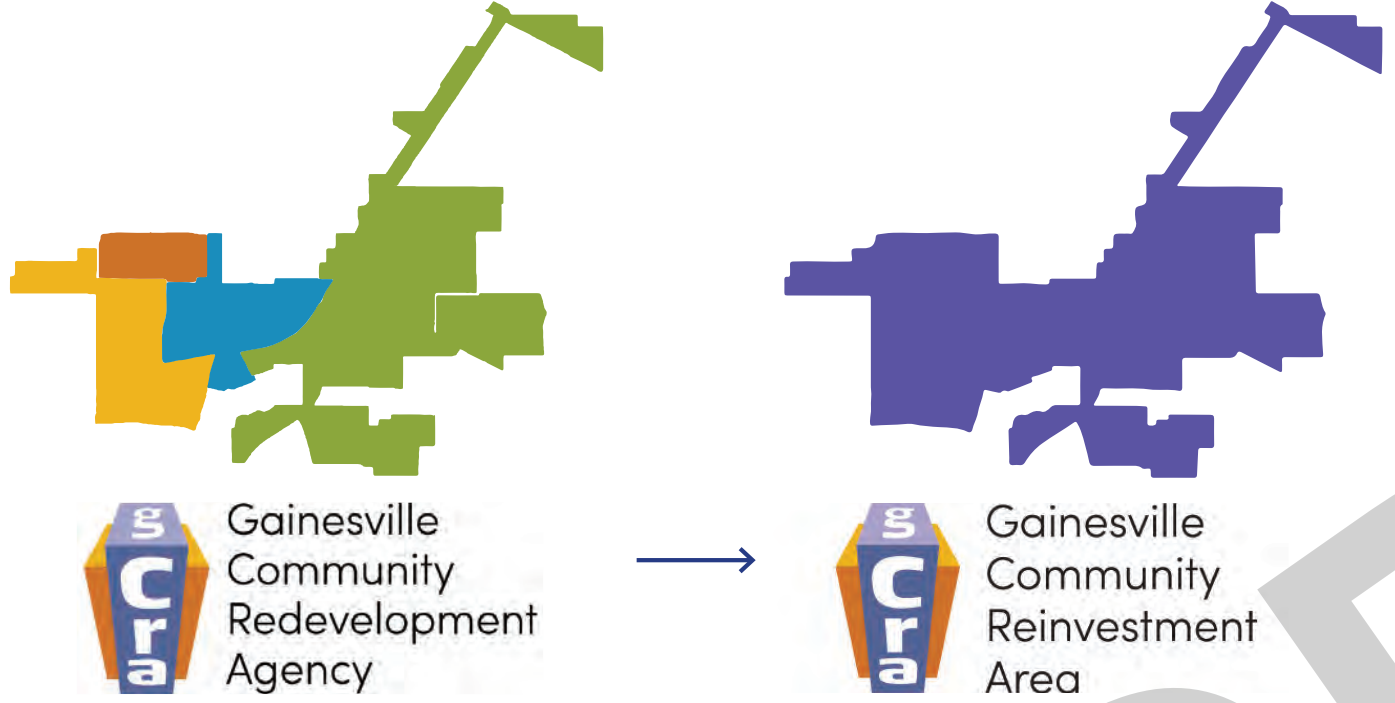


2020

2030
33

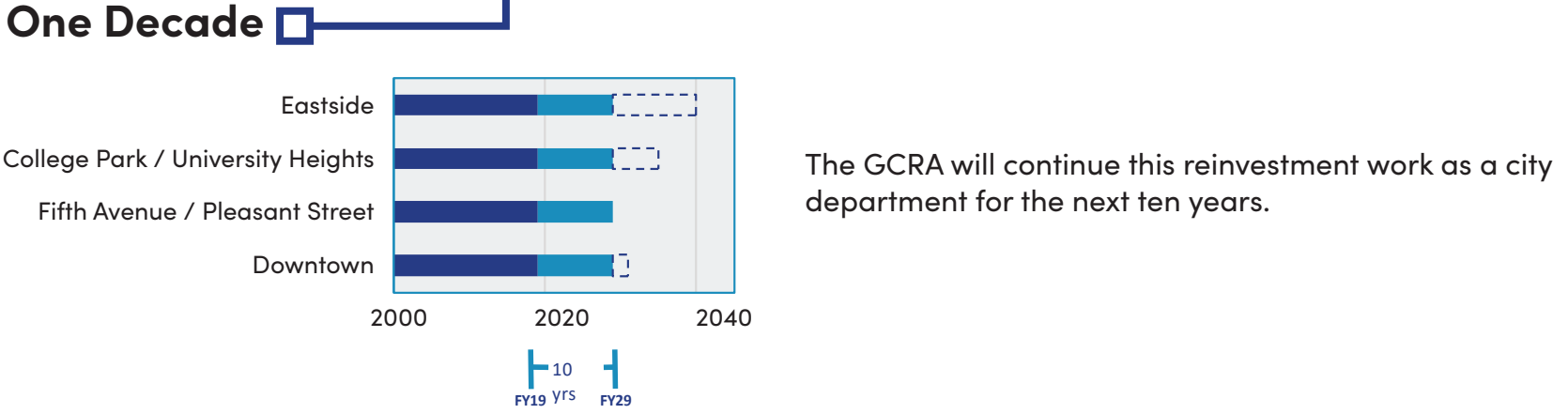
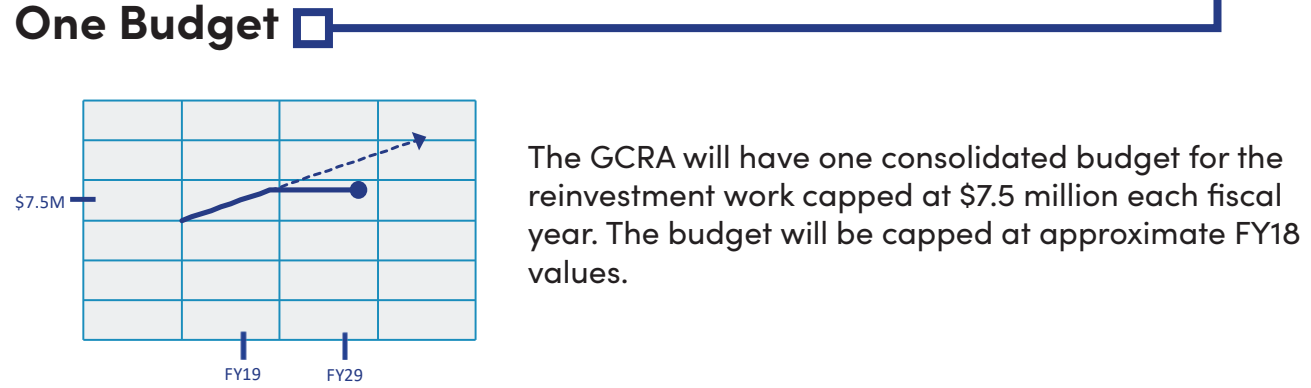
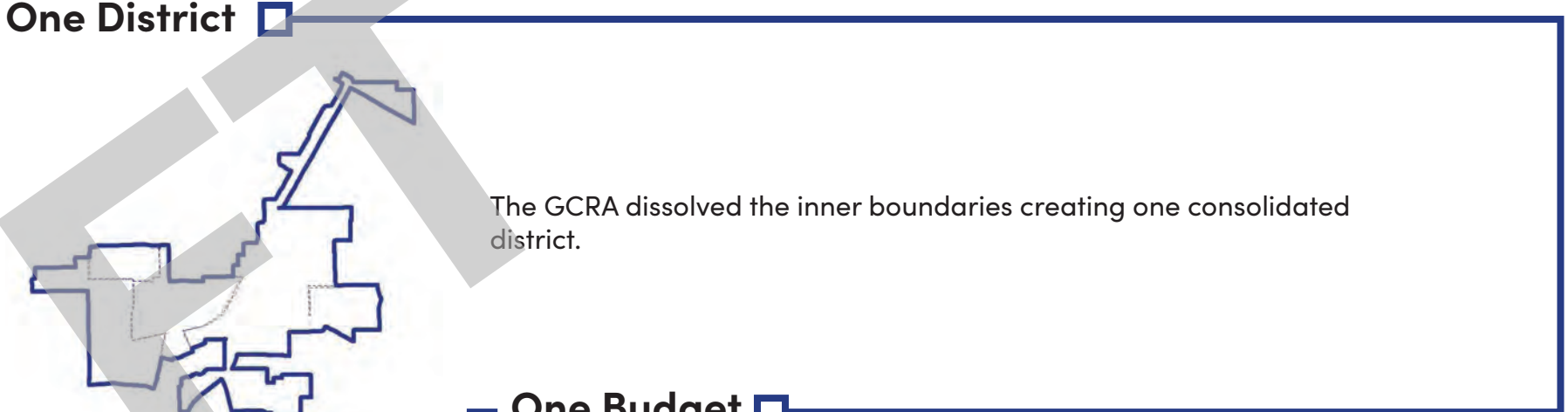
Redevelopment Area Consolidation Process

The four former redevelopment districts have been combined into a single district with a single reinvestment plan.



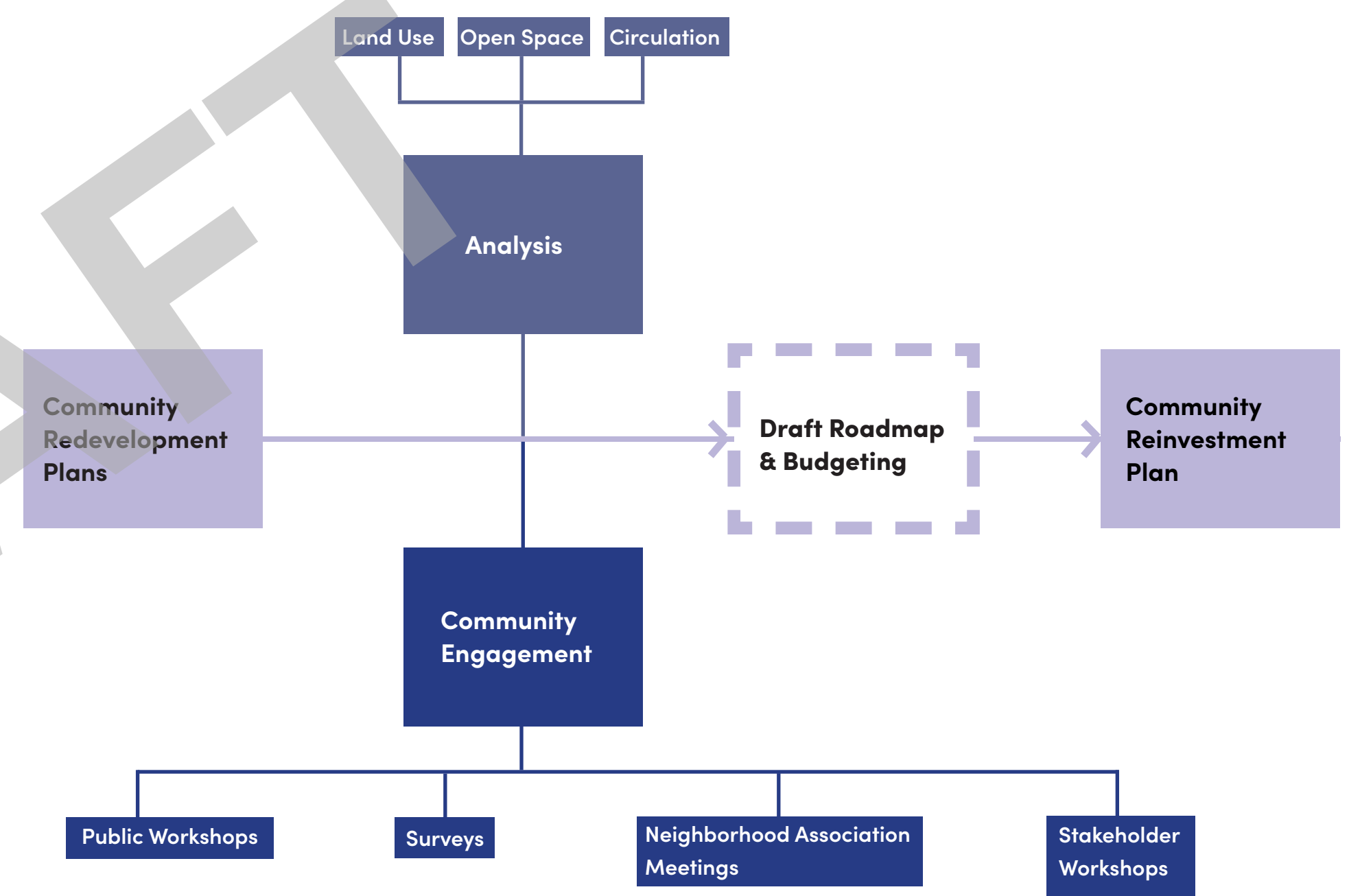
Under the new structure, the GCRA will operate within a **single district with a set budget for ten years, guided by this Reinvestment Plan.**

This plan was created through a public process involving community workshops, stakeholder meetings, surveys, and other outreach. The four former redevelopment plans and the CRA's approved 5-year (FY19-23) roadmap were used as starting points.





Reinvestment Plan Process





Analysis: Opportunity Zones

A majority of the Gainesville Community Reinvestment Area is classified as an Opportunity Zone.

Legend:

- Opportunity Zone
- Community Reinvestment Area

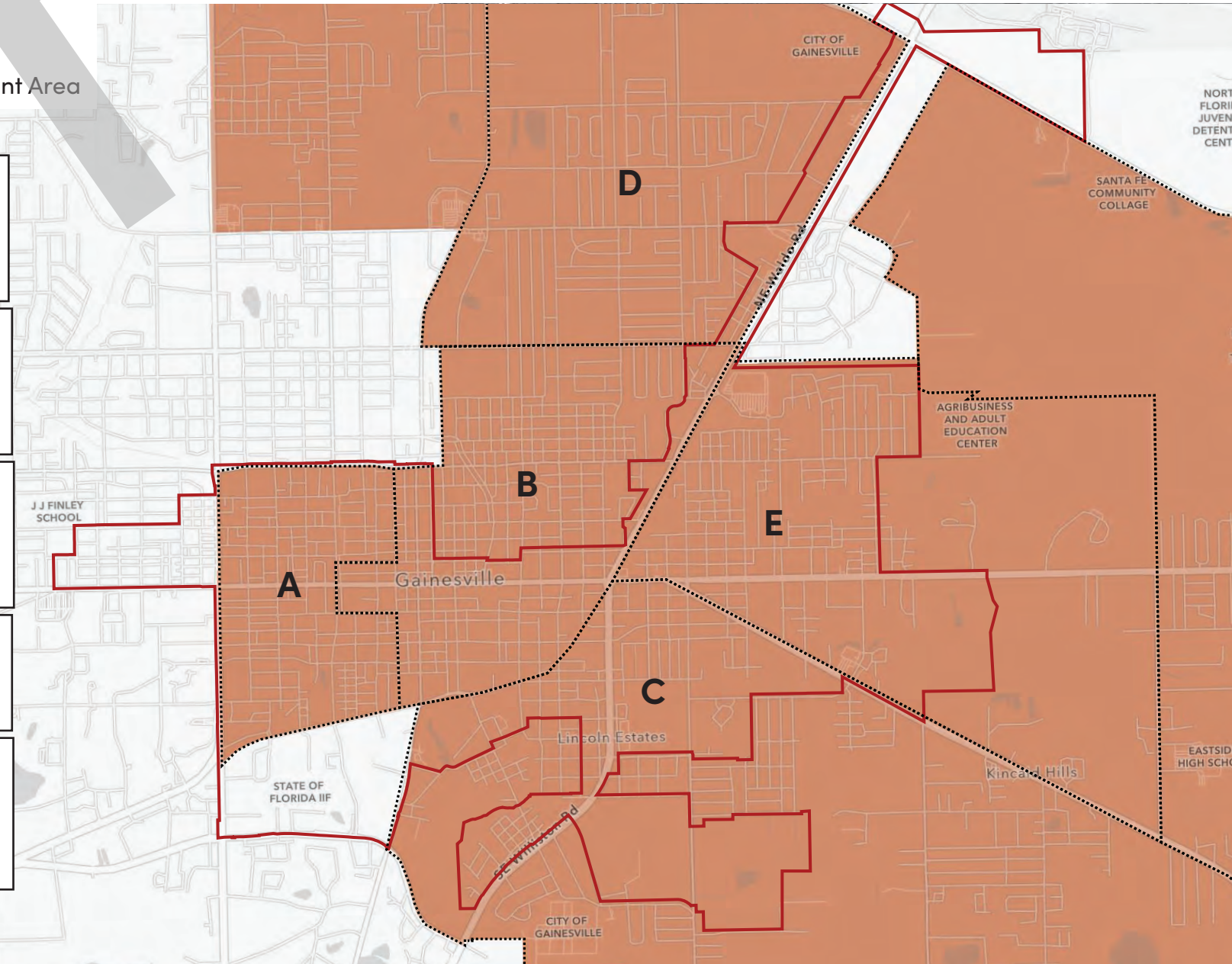
Zone: A
Tract #12001000200
Federal Program Overlap:
 CDBG
 Qualified Census Tract

Zone: B
Tract #12001000500
Federal Program Overlap:
 CDBG
 NMTc

Zone: C
Tract #12001000700
Federal Program Overlap:
 CDBG
 NMTc

Zone: D
Tract #12001000400
Federal Program Overlap:
 CDBG

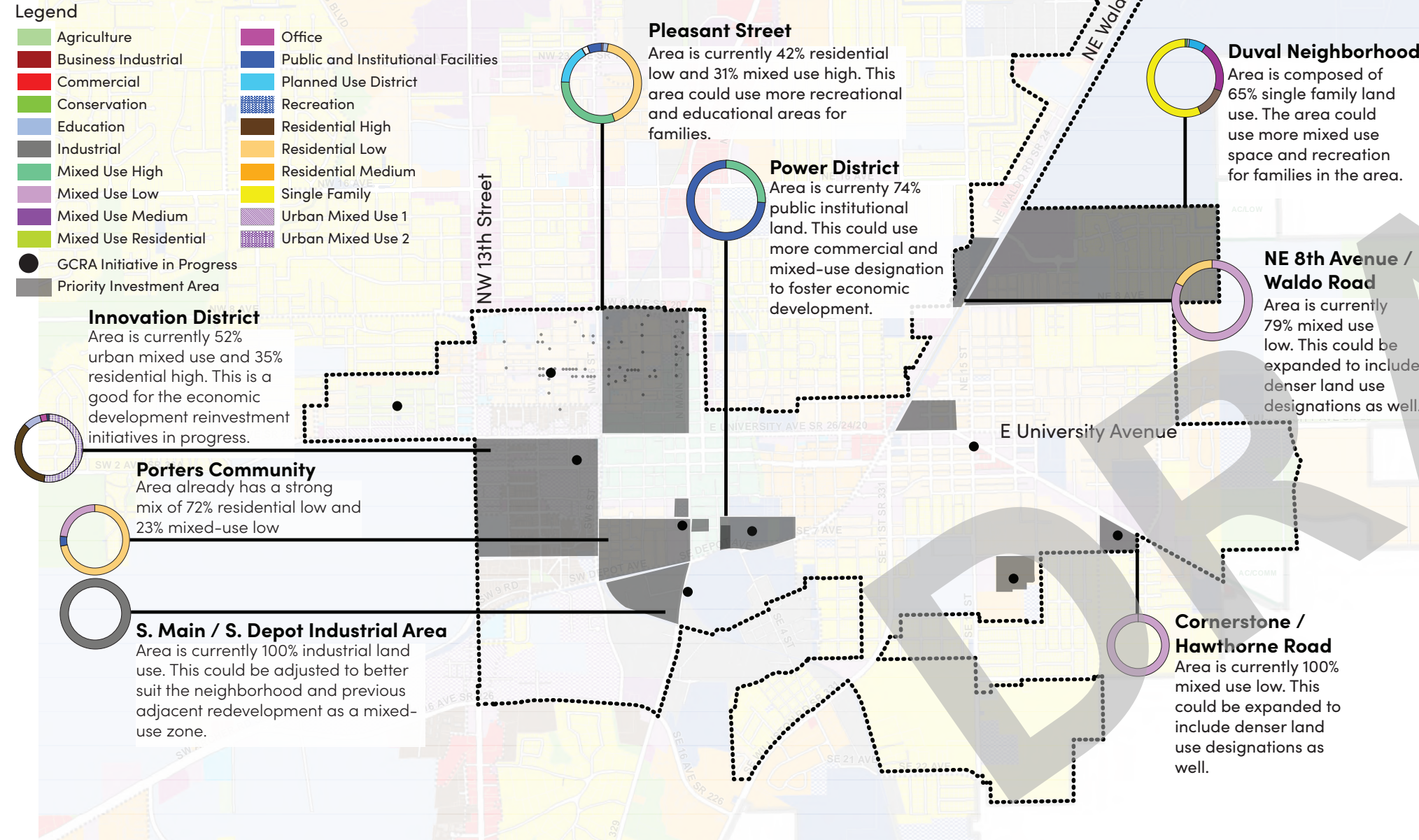
Zone: E
Tract #12001000600
Federal Program Overlap:
 CDBG
 Qualified Census Tract



Source: 2019 Enterprise Community

Analysis: Land Use

Some key priority reinvestment areas were selected and analyzed to determine if the current land use designation will translate to the proposed future use of the site.



Some CRA projects have turned sites into seemingly unexpected uses with regards to previous land use designation.

A. Quinn Jones Museum & Cultural Center



The A. Quinn Jones Museum and Cultural Center is located in the Fifth Avenue / Pleasant Street low density residential area. The CRA-led restoration and adaptive reuse of the educator's former home created a space that preserves and celebrates the life and legacy of Professor Jones and the history of the neighborhood.

Power District



The Power District is a unique 17-acre site consisting of inactive GRU facilities, located in southeast Gainesville between Downtown and Depot Park.

Depot Park



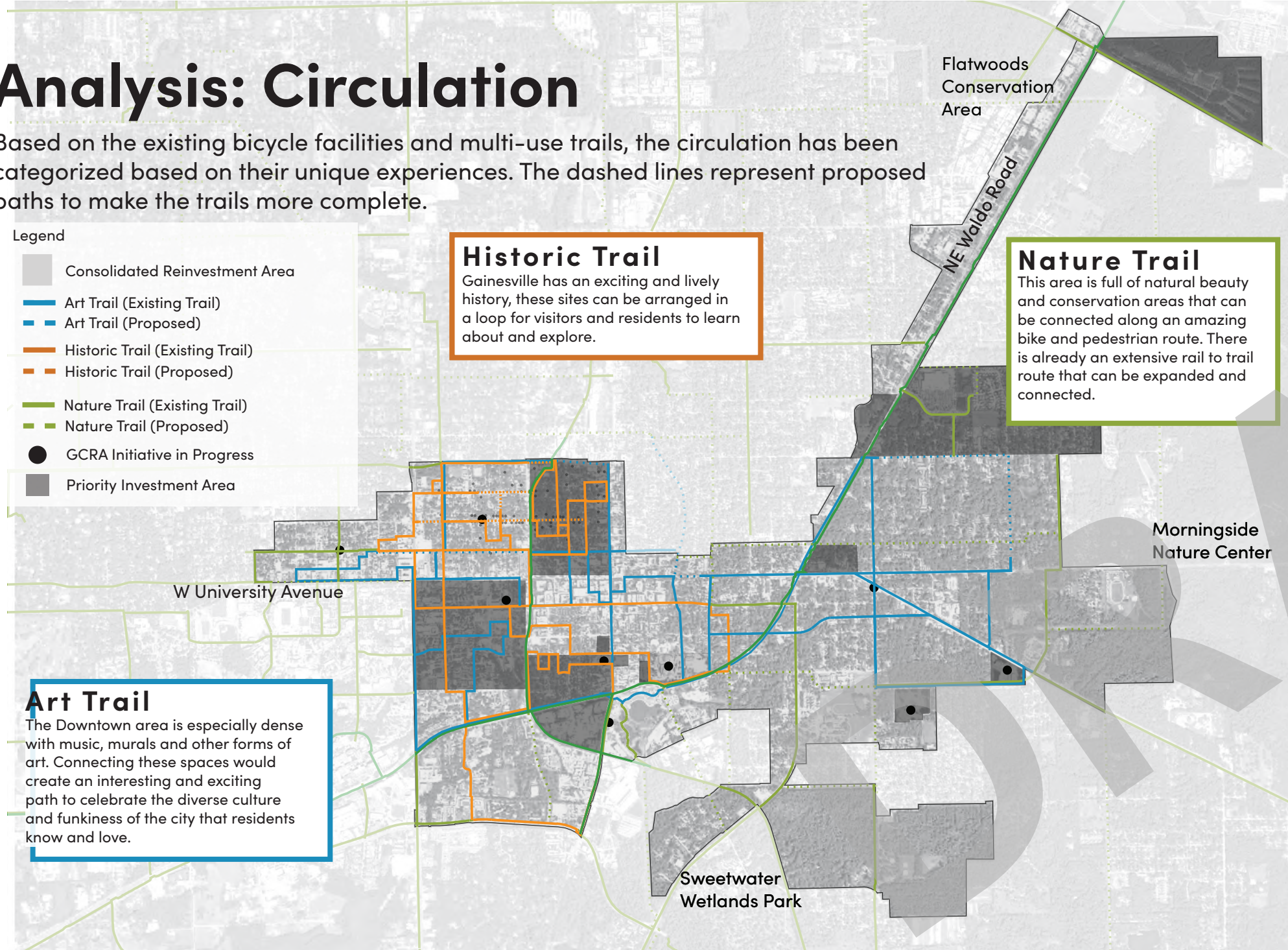
Depot Park is a former brownfield site with several forms of contamination (gas stations, cement plant, railroad activities, petroleum tank farms, etc). The CRA transformed the site into a contemporary greenspace for residents to enjoy in the Downtown area.

Analysis: Circulation

Based on the existing bicycle facilities and multi-use trails, the circulation has been categorized based on their unique experiences. The dashed lines represent proposed paths to make the trails more complete.

Legend

-  Consolidated Reinvestment Area
-  Art Trail (Existing Trail)
-  Art Trail (Proposed)
-  Historic Trail (Existing Trail)
-  Historic Trail (Proposed)
-  Nature Trail (Existing Trail)
-  Nature Trail (Proposed)
-  GCRA Initiative in Progress
-  Priority Investment Area



Historic Trail
Gainesville has an exciting and lively history, these sites can be arranged in a loop for visitors and residents to learn about and explore.

Nature Trail
This area is full of natural beauty and conservation areas that can be connected along an amazing bike and pedestrian route. There is already an extensive rail to trail route that can be expanded and connected.

Art Trail
The Downtown area is especially dense with music, murals and other forms of art. Connecting these spaces would create an interesting and exciting path to celebrate the diverse culture and funkiness of the city that residents know and love.

Trail Experiences

Art



Legendary Funk & Soul singer and Gainesville native, Charles Bradley, performed at the reopening of Bo Diddley Plaza on February 25, 2016. Gainesville is known for its eclectic mix of musical influence. Hosting events to celebrate these notable artists from Gainesville is important to the unique character of the city.

History



The home of Principal Jones was converted into a museum and cultural center that celebrates the inspiring life of A. Quinn Jones and the people he influenced. Preserving and celebrating influential pieces of history is important in order to foster a sense of community and shared identity.

Nature



Gainesville is home to beautiful trees and natural areas. Maintaining some of these spaces as conservation areas is not only good for the environment, but could also be used for trails for residents. This encourages a healthy lifestyle and learning opportunities.

Analysis: Open Space Benefits and Needs



Open Space Types

Greenway



Creating greenway trails such as the Depot Rail Trail is a great way to encourage a healthy lifestyle for residents. These trails can also connect different destinations across the city, so that residents can have access to necessities including commercial areas, parks, schools, etc.

Recreation



Depot Park is located in the former Downtown redevelopment district in a previously industrial area. This park provides residents with a place to come with their kids for exercise and outdoor fun.

Nature



There are many beautiful trees and natural areas in Gainesville. Protecting these natural elements is important for wildlife and the history of a place. The existing network of conservation parks around the former Eastside could be extended to include additional areas.



Community Feedback

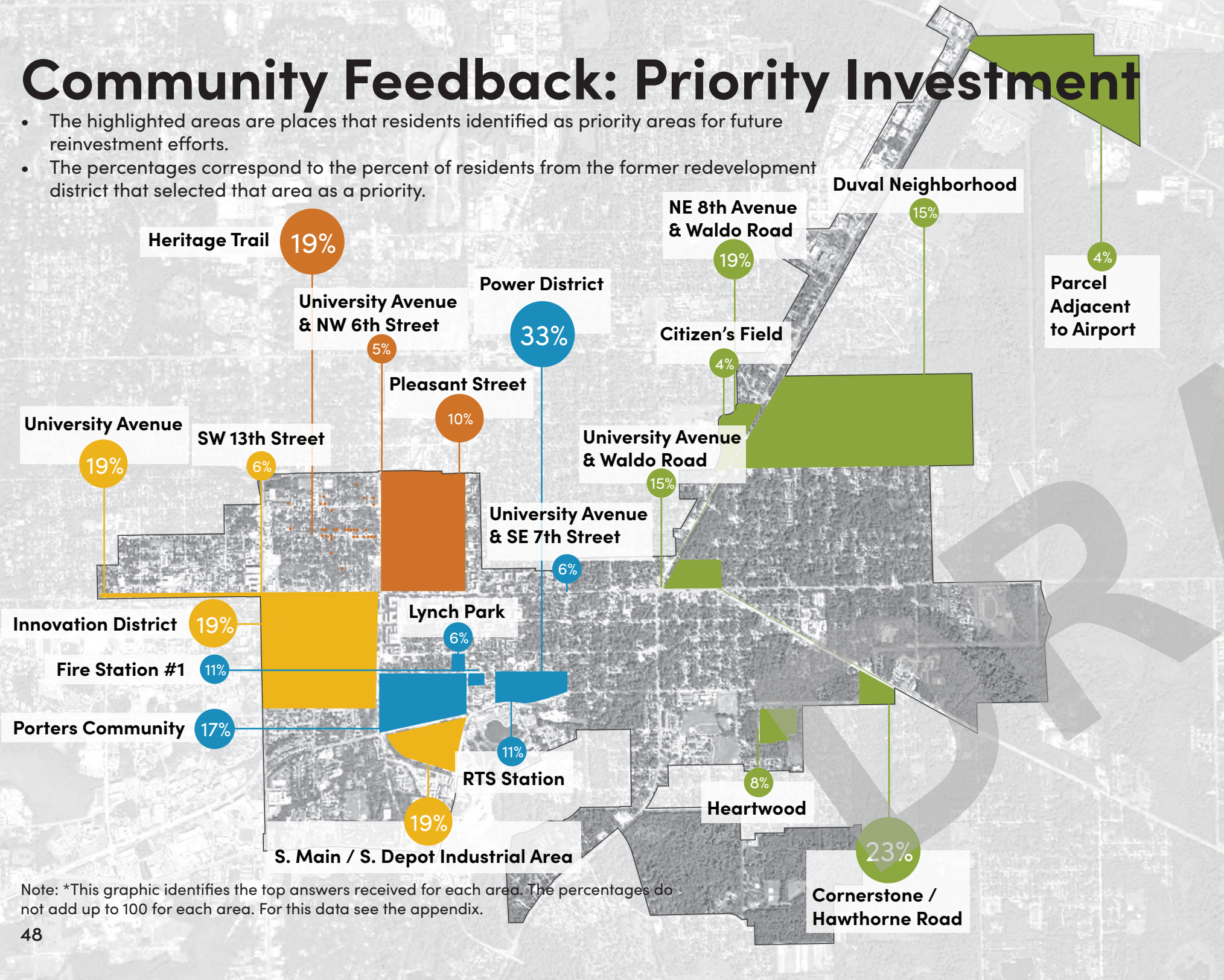
The Gainesville Community Reinvestment Area and the City of Gainesville hosted an extensive series of public workshops throughout October and November of 2019 to help inform the work of the newly created Gainesville Community Reinvestment Area and its consolidated workplan for the next ten years.

The public was encouraged to attend and share ideas on how the GCRA can best serve the community. The public meetings were held for each former redevelopment areas as well as additional neighborhood meetings to encourage as much participation as possible.



Community Feedback: Priority Investment

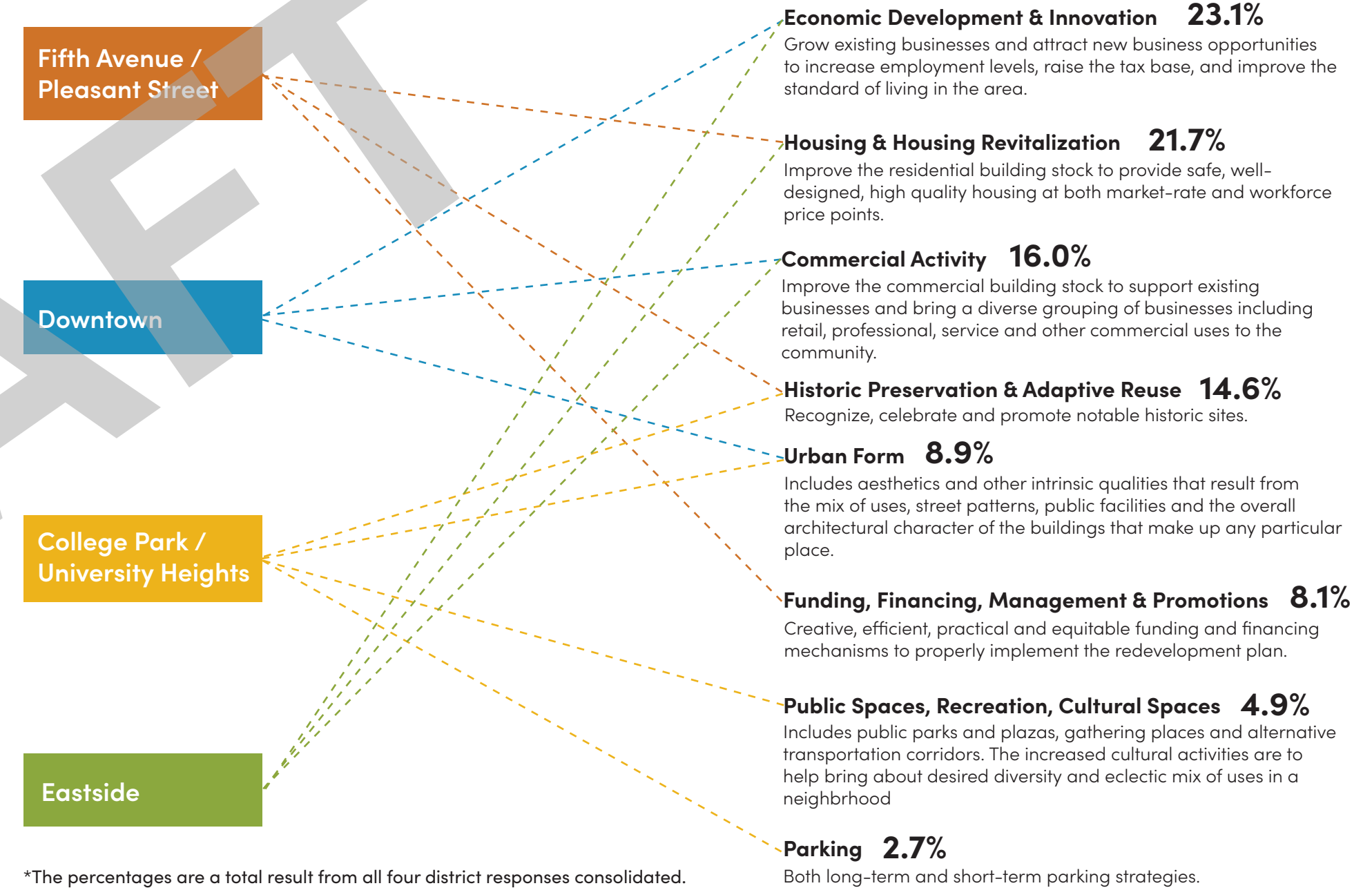
- The highlighted areas are places that residents identified as priority areas for future reinvestment efforts.
- The percentages correspond to the percent of residents from the former redevelopment district that selected that area as a priority.



Note: *This graphic identifies the top answers received for each area. The percentages do not add up to 100 for each area. For this data see the appendix.

Community Feedback: Priority Objectives

This diagram highlights the top three priority objectives identified for each district.



*The percentages are a total result from all four district responses consolidated.

Reinvestment Workplan Roadmap: FY20-30

data will follow pending
further community feedback

Consolidated Reinvestment Objectives

Based on a series of community engagement events and exercises, the former redevelopment objectives have been transformed into a set of consolidated “Reinvestment Objectives” that honor the previous successes of the organization while addressing the current and future concerns of the community.

Public Space & Streetscape Initiatives

- Corridor Visioning & Master Planning
- Green Infrastructure
- Bicycle Facilities
- Pedestrian Facilities
- Utility Modifications
- Lighting & Safety
- Trails & Greenway Facilities
- Parks
- Plazas

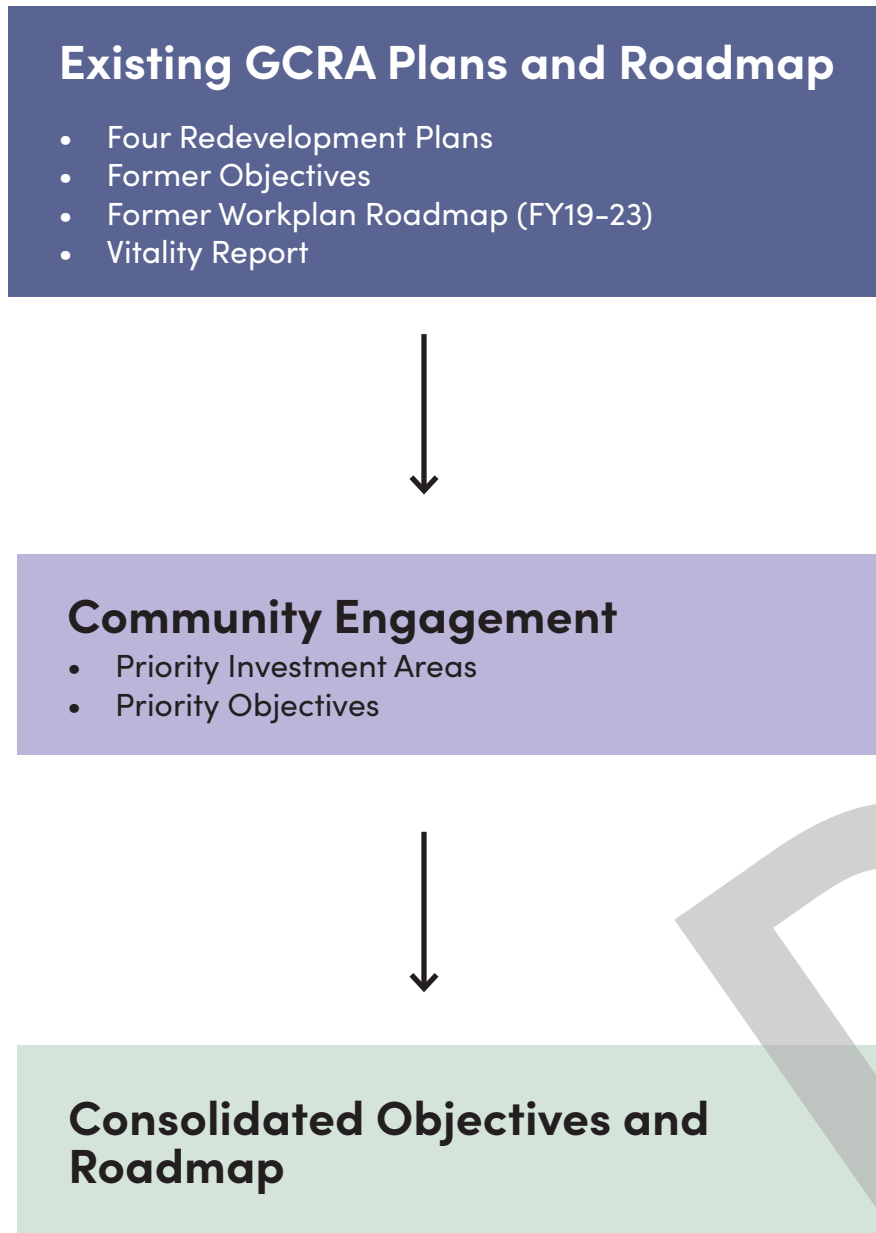
Community Initiatives

- Local History Initiatives
- Branding, Identity & Wayfinding Initiatives
- Art & Cultural Initiatives
- Empty Storefront Revival Program
- Infill Housing Initiatives
- Existing Residential Facade Improvement
- Food Access and Service Provider Recruitment
- Mobility Partnerships

Economic Development Initiatives

- Business Recruitment Incentives
- Existing Commercial Building Facade Improvements
- Public Private Partnership Development Incentives
- Small Business Startup Financial Assistance
- Job Training & Creation Assistance
- Land Acquisition

Selecting Priority Initiatives Process



Evaluation Criteria for GCRA Reinvestment Workplan Initiatives

GCRA Initiatives must meet at least one criteria per category. Initiatives addressing multiple objectives are often the most successful.

Is the initiative located in the Reinvestment Area?

Yes

Does the initiative address an existing City plan, project, or initiative?

Promotes Equity and Inclusion

Plan East Gainesville

Wild Spaces Public Places (WSPP) Project List

Adopted Capital Improvements Project List

Does the initiative address a GCRA Reinvestment Plan Objective?

Public Space & Streetscape Initiatives

Community Initiatives

Economic Development Initiatives

Does the initiative address one or more themes identified through the Community Vitality Report?

Layers:
Initiatives that combine and address multiple objectives.

Connectivity:
Initiatives that connect one successful CRA initiative to another and one neighborhood to another.

Scale:
Maximize reach and impact in the community by engaging in initiatives of all sizes.

Authenticity & Integrity:
Initiatives should be Gainesville specific. Historical, cultural and artistic celebrations of our special vibe.

Partnerships:
Fostering relationships across sectors and disciplines as well as non-traditional partners can increase chances for long-term success.

Health & Safety:
Streetscapes, facades, public art and signage all contribute to more activity-friendly communities.

Reinvestment Plan

Public Space and Streetscape Initiatives



Community Initiatives



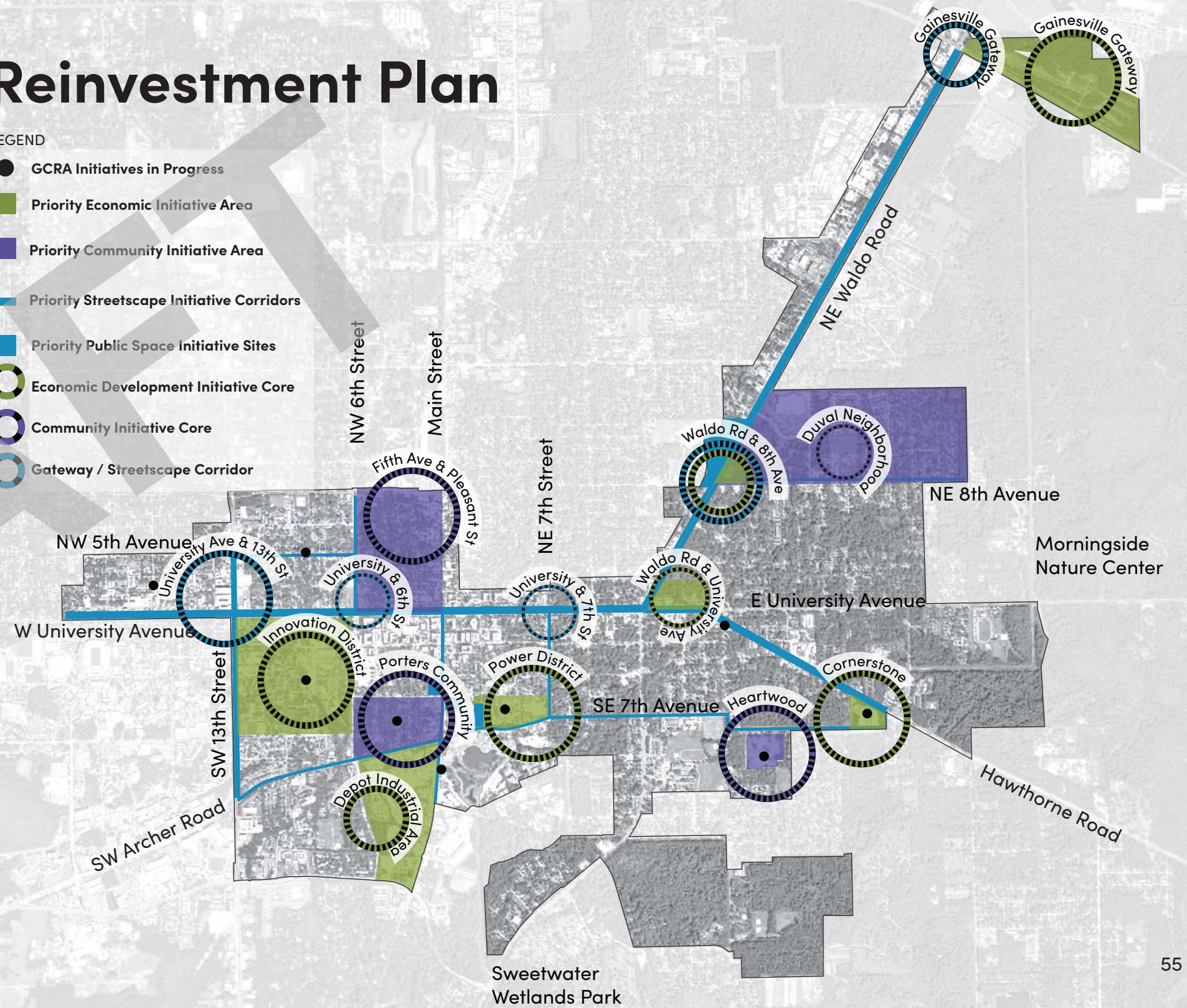
Economic Development Initiatives



Reinvestment Plan

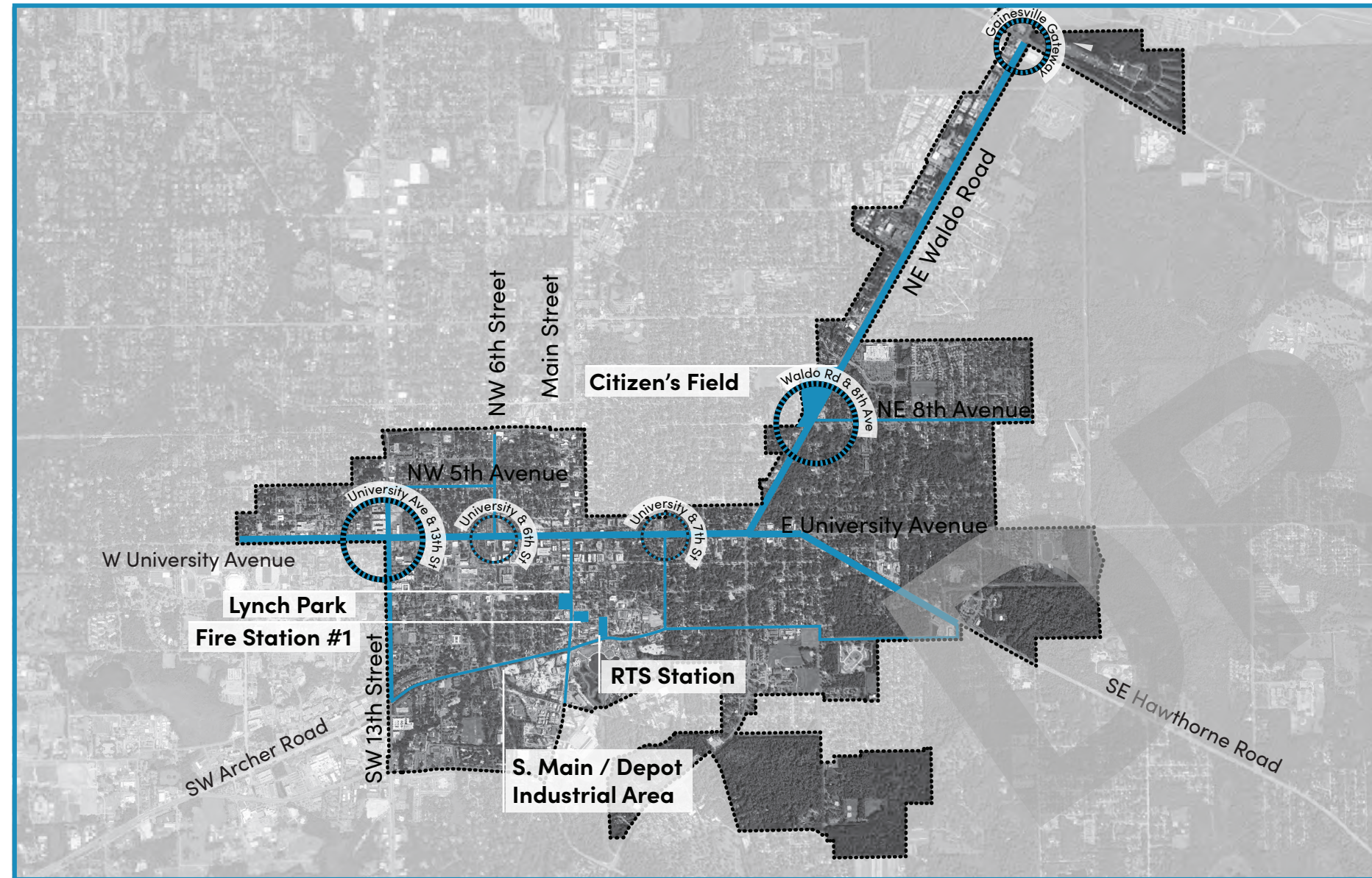
LEGEND

- GCRA Initiatives in Progress
- Priority Economic Initiative Area
- Priority Community Initiative Area
- Priority Streetscape Initiative Corridors
- Priority Public Space Initiative Sites
- Economic Development Initiative Core
- Community Initiative Core
- Gateway / Streetscape Corridor



Public Space & Streetscape Initiative Areas

Map of priority areas for community initiatives as determined by the community, City and GCRA.



Examples of past CRA initiatives that address Public Space and Streetscape Reinvestment Objectives:



South Main Street

The South Main Street project transformed an industrial-focused corridor into a balanced streetscape that features utility undergrounding and other infrastructure upgrades.



NW 3rd Avenue Sidewalks

The sidewalks the CRA constructed along NW 3rd Avenue provide pedestrians with a safe and accessible space to traverse the neighborhood.



Depot Park

This initiative is a former brownfield turned public recreational park in the Downtown area.

Public Space & Streetscape Initiative Toolkit

Infrastructure Elements

- **Undergrounding Utilities**
This can help reduce outages and improve aesthetics.
- **Green Infrastructure**
This can include permeable pavers, bioswales, green streets, green parking, planted medians, urban tree canopy, etc. These elements decrease the amount of pollutants and runoff from the urban areas by providing buffer zones to clean out the water. These features can also reduce flooding by encouraging quick draining areas for stormwater.
- **Resurface Roadway / Striping**
Fresh roadway surfacing can bring more appeal to visitors and prevent larger damages from occurring.
- **Wayfinding / Signage**
Appropriate signage can help lead visitors to places of interest within the area, and also promote the unique character or identity of the area.

- **Street Trees and Grates**
A continuous line of street trees is valuable to every streetscape where possible. Street trees can provide a buffer between pedestrians and vehicles, can help with drainage and cleaner air, and provide shady paths for people walking, biking and sitting along the street. Tree grates should be maintained appropriately, or replaced with a porous grate solution that requires less maintenance.
- **Transit Stops / Shelters**
Transit stops and shelters provide a place for pedestrians to sit comfortably and wait for busses. This encourages use of mass transit systems which promotes sustainability and decreased traffic congestion.
- **Bicycle Facilities**
Providing separated bike lanes promotes safety of the riders and encourages sustainability and decreased traffic congestion.
- **Sidewalks and Crosswalks**
Creating continuous sidewalks for pedestrians creates a safe separation between pedestrians and the street. Crosswalks are also important for pedestrian safety.

Furnishing Elements

- **Bollards:**
These promote safety and separation along sidewalks that are level with the street.
- **Benches:**
Seating encourages visitors to stop and eat or relax along their route.
- **Pedestrian Lighting:**
Pedestrian scale lighting is important as a supplement with roadway lighting to provide a safe and comfortable path for pedestrians. These can also help celebrate the place by promoting a specific image with the design and for flag displays that help define the unique character of the place.
- **WIFI / Interactive Kiosks:**
These kiosks can provide pedestrians with a map of the different path types and destinations in an area. They can also be used to provide WIFI and charging stations along a route.
- **Waste Receptacles**
Waste receptacles should be placed along a route to decrease litter. These are typically placed approximately every 200 feet and at major intersections and plazas. Recycling receptacles should also be provided.
- **Bicycle Racks:**
Parking for bicycles is important to encourage visitors to stop, shop and spend time in an area.

Community Initiative Areas

Map of priority areas for community initiatives as determined by the community, City and GCRA.



Examples of past CRA initiatives that address Community Initiative Reinvestment Objectives:



Model Block Housing Program

The CRA's Model Block initiative, which constructed context-sensitive infill housing and offered home buyer incentives to encourage long-term stabilization of the neighborhood.



Heritage Trail

The Heritage Trail is in the planning phase and will eventually implement a self-guided walking tour experience of the Fifth Avenue / Pleasant Street neighborhoods to celebrate the unique people, places and events of the community.



A. Quinn Jones Museum & Cultural Center

The renovation and adaptive reuse of the former home of Principal Jones is the first African American museum in Alachua County.

Community Initiative Toolkit

Elements

- **Affordable Housing**
Access to housing options for those with median household income or below.
- **Model Block Housing**
A past CRA initiative that constructed context-sensitive infill housing and offered home buyer incentives to encourage long-term stabilization of the neighborhood.
- **Residential Paint Voucher Grants**
The CRA's past incentive program that offered single-family residents financial incentives to repaint houses and therefore improve the visual quality and pride of the neighborhood.
- **Neighborhood Core**
This is the place for the people of the community to gather which can be in many forms: a supermarket, school, or even cafe.
- **District Core**
This is the main mixed-use hub of the neighborhood that provides more dense housing (mixed-use) along the main roads that leads into the neighborhood.
- **Gateway**
This is a visual cue marking entrance into the neighborhood. This is important in starting to define and celebrate the character of an individual place.
- **Recreation**
Access to sports fields, parks, etc. promote a healthy and active lifestyle for residents.
- **Trails**
Trails are a great way to connect various historic sites in an area. Having a path along the historic properties can help give the whole story of a place. It is also important that this path is continuous for the safety of visitors.
- **Public Events**
Events can bring positive attention to the area. This can foster community pride, identity and inclusion. This can also bring business into the area.
- **Green Corridor**
This not only supports wildlife, but also can provide a pedestrian trail for safe connection from the district and community core to the other recreational spaces in the neighborhood. This becomes a stronger network when connected to existing green trails.
- **Educational Centers / Schools**
Educational centers can not only provide a community core for a neighborhood, but also encourage economic independence and well-being. Educational centers are valuable not only to students, but also adults interested in expanding their skills.
- **Mixed-Use**
This is beneficial because it provides more variety in housing options / cost, encourages economic development and creates pedestrian friendly environments with access to the live, work, school, commercial and recreational areas.
- **Sense of Community**
Community pride and identity.
- **Events**
Community events bring positive attention to the area and can celebrate the unique character and history of each neighborhood.
- **Public Art**
Art forms such as sculptures can also promote the story behind these historic sites and notable people from the area.
- **Signage**
Appropriate signage at a historic site give background and context to the historic relevance of each site. This can allow people to visit and view the site without a formal tour guide or event.

Economic Development Initiative Areas

Map of priority areas for community initiatives as determined by the community, City and GCRA.



Examples of past CRA initiatives that address Economic Development Reinvestment Objectives:



Cornerstone

The Cornerstone campus on Hawthorne Road where the GTEC incubator facility assists startup businesses and where the new Merieux building has been constructed bringing 60 new employees to the area.



Power District

The CRA efforts and incentives associated with recruiting downtown anchor developments such as the Hampton Inn while also leading major redevelopment initiatives such as the Power District.



Innovation District

The Innovation District is transforming the area between downtown and UF into a campus of start-up and established companies.

Economic Development Initiative Toolkit

Elements

- **Local Business**
Supporting these types of businesses can help contribute to the local economy. These increased tax dollars not only help finance road, school and park improvements, but also help fund public service workers. This can also provide job opportunities for residents and create a sense of community around these unique businesses.
- **Facade Grant**
This past CRA initiative was designed to encourage and incentivize private investment with matching grant funding to preserve and improve exterior appearance of existing commercial properties.
- **Development Incentives**
Encouraging startup and emerging companies can also contribute to the local economy and create commercial cores and mixed use areas that can be destinations within the city.
- **Parking**
As development demands increase, there is a higher demand for parking. It's important to provide ample affordable parking to encourage people to enter commercial areas and promote the local businesses. This can be in the form of leveraging existing parking opportunities and creating a more expansive parking system such as inserting garages in certain areas.
- **Pop-Up Space for Events**
Creating a flexible overflow parking / pop-up event space in between the economic development area and the park buffer can provide an area for seasonal events as needed.
- **Commercial Corridor**
A corridor connecting to the economic hub with heavy traffic flow. This is a space to encourage larger businesses that could attract people into the area.
- **Pedestrian Facade**
Creating businesses that are walkable and accessible for visitors similar to an outside mall or sidewalk cafe area.
- **Courtyard / Plaza**
Creating a courtyard / public plaza space in the center of the economic hub provides residents with space to stop and eat, relax and people watch.
- **Park Buffers**
Providing park buffer space in between the residential areas and the economic development hub can allow a safety barrier for the neighborhood, but also create safer accessibility for residents.

Appendix



Survey Process

The City of Gainesville hosted an extensive series of public workshops throughout October and the beginning of November to help inform the work of the newly created Gainesville Community Reinvestment Area and its consolidated workplan for the next ten years.

The public was encouraged to attend and share ideas on how the GCRA can best serve the community. The public meetings were held for each former redevelopment areas, as well as some neighborhoods to encourage as much participation as possible.

1. Kickoff Meeting: Survey Green Dot Exercise

Eastside

Fifth Avenue /
Pleasant Street

Downtown

College Park /
University
Heights

2. Community Meetings: Survey Results Validation Exercises

Survey
Consensus
Validation
Exercise

Priority
Reinvestment
Initiative
Exercise

3. Community Reinvestment Area

Reinvestment
Plan

A survey was distributed and taken by the general public both during the Kick-Off meeting and online. This survey began with questions about Gainesville as a whole, but also included former redevelopment area specific questions. This survey was active from October 14, 2019 until November 22, 2019.

Q: What is your age?

16 or Under - 0.5%
17 to 24 - 2.8%
25 to 34 - 13.5%
35 to 44 - 28.4%
45 to 54 - 18.1%
55 to 64 - 20.5%
65 to 74 - 10.2%
75 or Older - 4.7%
No Answer - 1.4%

Most Participants Of
The Survey Were
Between
35 And 44 Years Old.

Q: How long have you been a Gainesville resident?

0-2 Years - 2.8%
2-4 Years - 12.4%
5-9 Years - 14.7%
10-19 Years - 19.7%
20 or More Years - 43.1%
Not a Gainesville Resident - 7.3%

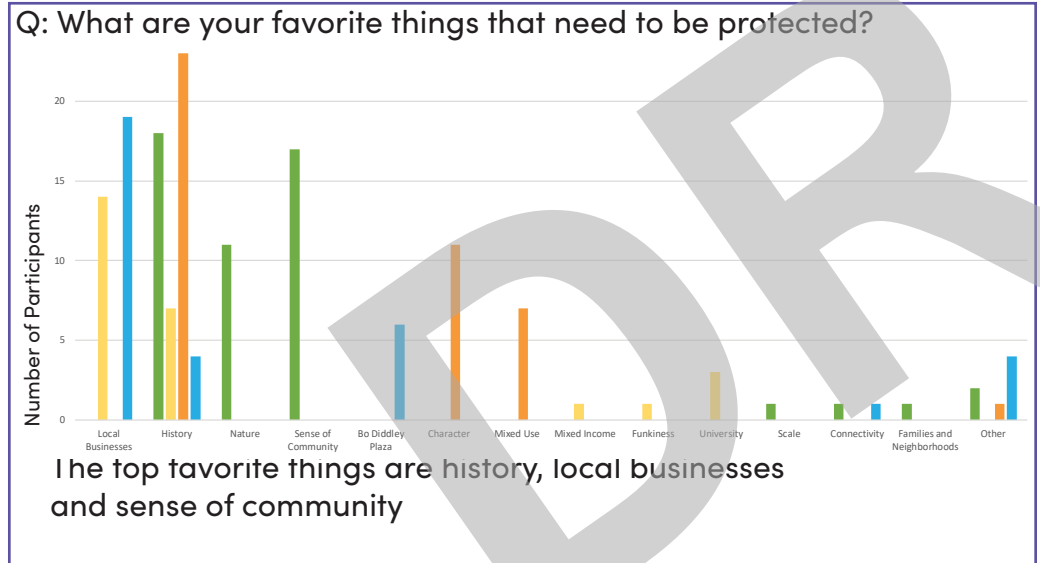
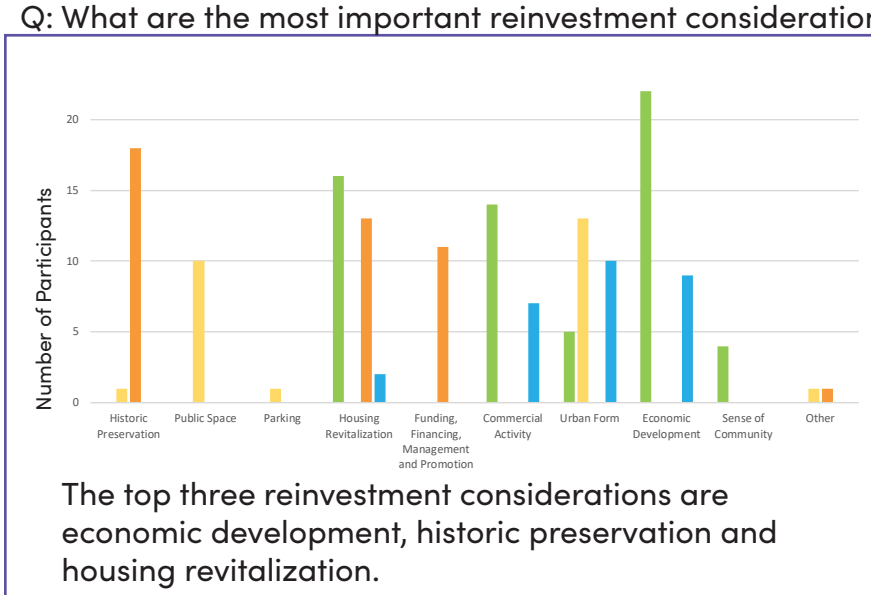
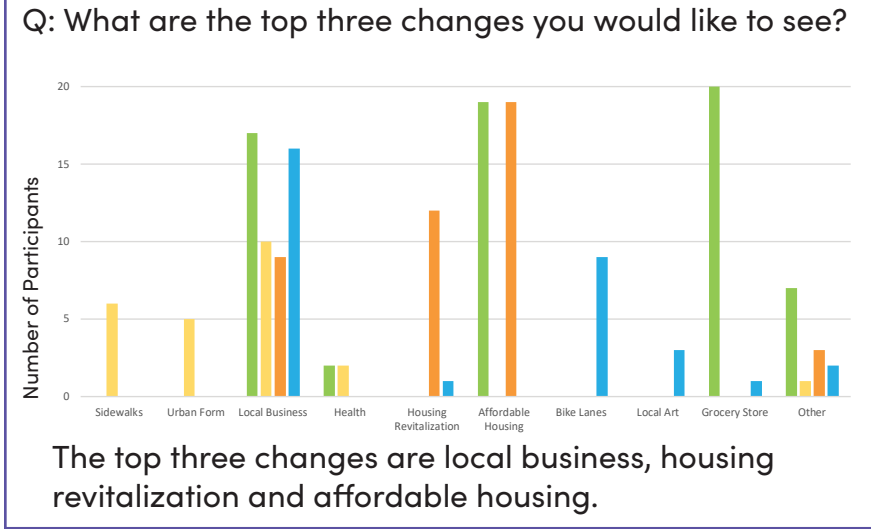
Most Participants Of The Survey
Have Been Residents Of
Gainesville
For 20 Or More Years

Q: If you are not a resident, what is the primary reason you come to Gainesville?

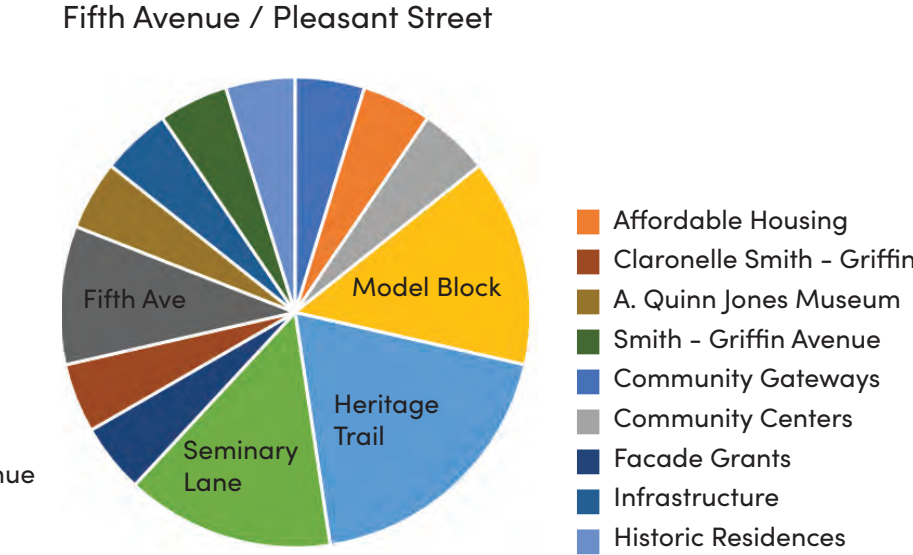
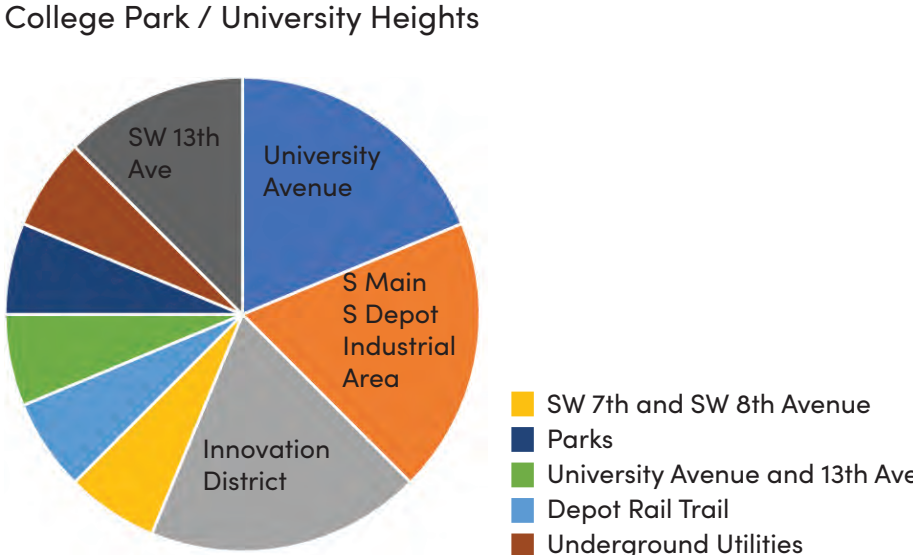
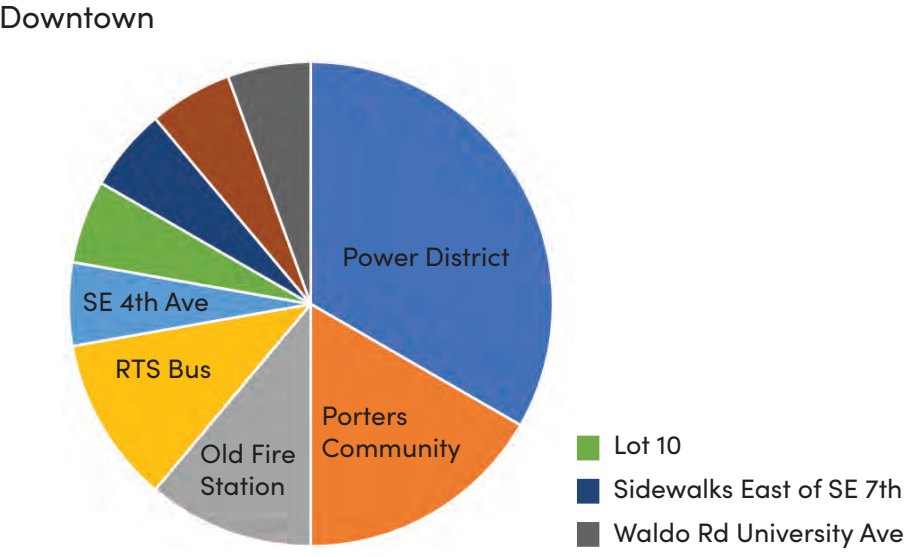
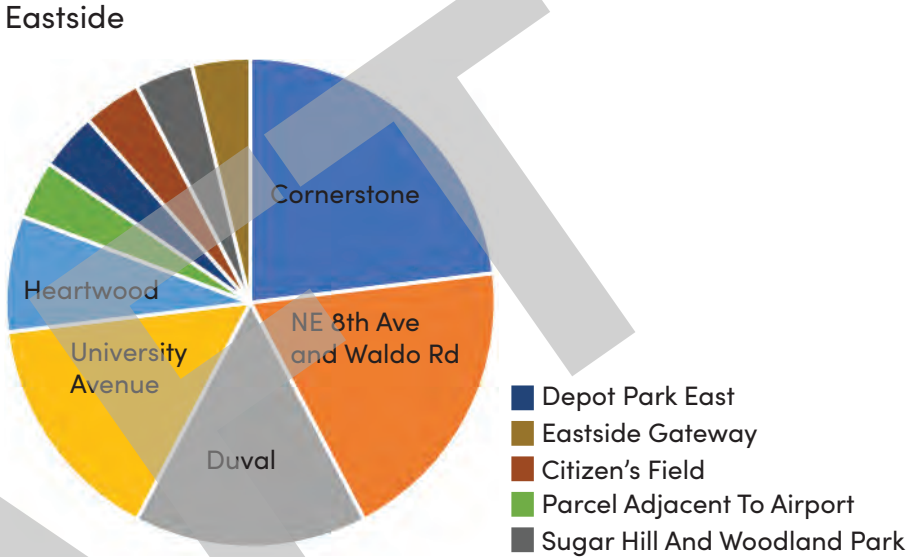
Work - 54.5%
Shopping / Dining - 22.7%
Sightseeing / Tourism - 13.6%
School - 0.0%
Other - 9.1%
(I.e. Church, Cultural Activities)

Most Participants Of The
Survey
Who Live Outside Of
Gainesville
Come For Work.

Survey Results



Q: Where would you like to see reinvestment?



- Fifth Avenue / Pleasant Street
- College Park / University Heights
- Downtown
- Eastside

GCRA Boundary Map



(a) There is hereby created the Gainesville Community Reinvestment Area (the "GCRA") within which the City shall undertake community redevelopment for the elimination and prevention of the development and spread of slums and blight in accordance with this division. The complete metes and bounds legal description of the GCRA is set forth below and the physical boundary of the GCRA is set forth below. A GIS map of the GCRA is available in the GCRA office.

(b) GCRA legal description: A Part Of Sections 26, 27, 31, 32, 33, 34, And 35, Township 9 South, Range 20 East, And Sections 2 Through 10, And A Part Of The D.L. Clinch Grant, Township 10 South, Range 20 East, Alachua County, Florida, And Being More Particularly Described As Follows: Begin At The Intersection Of The Easterly Right Of Way Line Of NE 15th Street And The Southerly Right Of Way Line Of NE 16th Avenue (County Road Number 172); Thence Easterly Along Said Southerly Right Of Way Line To An Intersection With The Southwesterly Extension Of The Westerly Right Of Way Line Of NE 16th Avenue; Thence Northeastery Along Said Southwesterly Extension And Said Westerly Right Of Way Line To The Southwesterly Right Of Way Line Of NE 21st Place; Thence Northwestery Along Said Southwesterly Right Of Way Line To An Intersection With The Westerly Line Of A Drainage Right Of Way, As Per Plat Of Carol Estates East, Plat Book "F", Page 10, Public Records of Said Alachua County; Thence Northerly Along Said Westerly Line of Said Drainage Right Of Way And Its Northerly Extension To An Intersection With The Northerly Right Of Way Line Of NE 23rd Avenue (State Road Number 232A); Thence Easterly Along Said Northerly Right Of Way Line To The Southeast Corner Of Lot 148 Of Hugh Edwards Industrial Center, Plat Book "E", Page 41, Said Public Records; Thence Northeastery Along The Easterly Lines Of Lots 148, 147, 146, 145, 143, 142, 139, 138, 135 And 134 Of Said Hugh Edwards Industrial Center To The Northeast Corner Of Said Lot 134; Thence Northwestery To The Southeast Corner Of Lot 119 Of Said Hugh Edwards Industrial Center, Said Southeast Corner Being At The Intersection Of The Northerly Right Of Way Line Of NE 27th Avenue And The Northwestery Right Of Way Line Of NE 21st Way; Thence Northeastery Along Said Northwestery Right Of Way Line And Its Northerly Extension To An Intersection With The Northerly Right Of Way Line Of NE 31st Avenue; Thence Easterly Along Said Northerly Right Of Way Line To The Southwest Corner Of Lot 17 Of Seaboard Industrial Park, Plat Book "G" 1 Page 74, Said Public Records; Thence Northeastery Along The Westerly Lines Of Lot 17 And Lot 16 Of Said Seaboard Industrial Park To The Southeast Corner Of Those Lands Described And Recorded In Official Records Book 4016 Page 791 (Denoted As TAX PARCEL 8198-7-8 In Said Official Record Book); Thence Northwest Along The South Line Of Said Lands, A Distance Of 23 Feet To The Southeast Corner Of Lot 12 Of Said Seaboard Industrial Park; Thence Northeastery Along The Easterly Line Of Said Lot 12 To The Northeast Corner Of Said Lot 12; Thence Northeastery To The Southeast Corner Of Lot 13 Of Said Seaboard Industrial Park; Thence Northeastery Along The Easterly Line Of Said Lot 13 To An Intersection With The Southwesterly Right Of Way Line Of NE 39th Avenue (State Road Number 222); Thence Northwestery Along Said Southwesterly Right Of Way Line To The Northwest Corner Of Said Seaboard Industrial Park; Thence Northeastery To The Southwest Corner Of Those Lands Described And Recorded In ORB 1681 Page 1322 (Alachua County Property Appraiser Parcel 08198-007-001 - All Such Parcels Hereafter Described As Tax Parcels); Thence Northeast Along The Westerly Line Of Said Lands To The Southwest Corner Of Those Lands Described And Recorded In ORB 526, Page 88 (Tax Parcel 08189-000-000); Thence Southeastery Along The Southwesterly Line Of Said Lands To An Intersection With The Northwestery Right Of Way Line Of Waldo Road (State Road Number 24); Thence Southeastery, Crossing Waldo Road And The Former Seaboard Coastline Railroad, To The Northwest Corner Of Those Lands Described And Recorded In ORB 796, Page 238 (Tax Parcels 08192-009-000 And 08192-010-000), Said Northwest Corner Lying On The Southeastery Right Of Way Line Of Said Former Seaboard Coastline Railroad; Thence Easterly, Southerly, Easterly, And Southerly Along Said Lands To An Intersection With The Northeastery Right Of Way Line Of NE 39th Avenue; Thence Southerly Along The Southerly Extension Of Last Said Line To An Intersection With The Southwesterly Right Of Way Line Of Said NE 39th Avenue; Thence Northwestery Along Said Southwesterly Right Of Way Line To An Intersection With The Southeastery Right Of Way Line Of The

Aforementioned Former Seaboard Coastline Railroad; Thence Southwesterly Along Said Southeastery Right Of Way Line 8,350 Feet, More Or Less, To An Intersection With The South Line Of A City Of Gainesville Drainage Easement As Described And Recorded In ORB 573, Page 33; Thence East Along Said South Line To The East Line Of Section 34, Township 9 South, Range 20 East; Thence South Along Said East Line Of Section 34 To An Intersection With The South Right Of Way Line Of NE 8th Avenue; Thence West Along Said South Right Of Way Line To An Intersection With The East Right Of Way Line Of NE 25th Street; Thence South Along Said East Right Of Way Line To An Intersection With The North Right Of Way Line Of East University Avenue (State Road Number 26); Thence East Along Said Northerly Right Of Way Line To A Point On The Centerline Of A Drainage Easement, Lying 1481.74 Feet East Of The West Line Of Section 2, Township 10 South, Range 20 East And Being On The Existing Gainesville City Limit Line, As Per Ordinance #3865; Thence Southerly Along The Centerline Of Said Drainage Easement And Said City Limit Line To The South Line Of Said Section 2; Thence West Along Said South Line Of Section 2 To The Southwest Corner Of Said Section 2, Said Corner Also Being The Northeast Corner Of Section 10, Township 10 South, Range 20 East; Thence South Along The East Line Of Said Section 10 And Said Gainesville City Limit Line To An Intersection With The Southerly Right Of Way Line Of Hawthorne Road (State Road Number 20); Thence Northwestery Along Said Southerly Right Of Way Line To The Northeast Corner Of Those Lands Described And Recorded As Parcel 1 Of ORB 4389, Page 78 (Tax Parcel 11344-000-000); Thence Southerly Along The East Line Of Said Lands And The Southerly Extension Thereof To The South Line Of Lot 107 Of New Gainesville, A Subdivision Of Section 3, Township 10 South, Range 20, Plat Book "A", Page 68, And Also Being On The Easterly Extension Of The North Right Of Way Line Of SE 8th Avenue; Thence West Along The South Line Of Lots 107 Thru 101 Of Said New Gainesville, The Easterly Extension Of The North Right Of Way Line Of SE 8th Avenue, And The North Right Of Way Line Of Said SE 8th Avenue To An Intersection With The Northerly Extension Of The West Line Of Lincoln Estates 2nd Addition, Plat Book "G", Page 36; Thence South Along Said Northerly Extension And Said West Line Of Lincoln Estates 2nd Addition To The Southwest Corner Of Said Lincoln Estates 2nd Addition, Said Point Being On The North Line Of Lincoln Estates 1st Addition, Plat Book "F", Page 38; Thence West Along The North Line Of Said Lincoln Estates 1st Addition To The Northwest Corner Thereof, Said Point Being On The East Line Of Lincoln Estates, Plat Book "F", Page 19; Thence North Along The East Line Of Said Lincoln Estates To The Northeast Corner Thereof; Thence West Along The North Line Of Said Lincoln Estates To The Northwest Corner Thereof, Said Point Also Being On The East Right Of Way Line Of SE 15th Street (County Road Number 2043); Thence North Along Said East Right Of Way Line To An Intersection With The Easterly Extension Of The North Right Of Way Line Of SE 11th Avenue; Thence West Along Said Easterly Extension And Said North Right Of Way Line To The West Right Of Way Line Of SE 12th Street; Thence South Along Said West Right Of Way Line To The North Right Of Way Line Of SE 12th Avenue; Thence West Along Said North Right Of Way Line To The Easterly Right Of Way Line Of Williston Road (State Road Number 331); Thence Southwesterly Along Said Easterly Right Of Way Line To The South Right Of Way Line Of SE 13th Avenue; Thence East Along Said South Right Of Way Line To The West Right Of Way Line Of Said SE 15th Street; Thence South Along Said West Right Of Way Line To An Intersection With The Westerly Extension Of The South Line Of Those Lands Described And Recorded as Parcel 1 Of ORB 4355 Page 1038 (Tax Parcel Number 16107-504-000); Thence East Along Said Westerly Extension And Said South Line To The Southeast Corner Thereof; Thence North To The Northeast Corner Of Said Parcel, Also Being At An Intersection With The South Line Of Wedgewood pt Addition, Plat Book "H", Page 5; Thence East Along Said South Line Of Wedgewood 1st Addition To The Southeast Corner Thereof; Thence North Along The East Line Of Said Wedgewood 1st Addition To An Intersection With The South Right Of Way Line Of SE 15th Avenue; Thence East Along Said South Right Of Way Line, Also Being The North Line Of Those Lands Described And Recorded In ORB 1994, Page 279 (Tax Parcel 16107-200-000), To The Northeast Corner Thereof; Thence Along Said Lands The Following 6 Courses: (1) South To The Northeast Corner Of The East Half (1/2) Of The Southeast Quarter (1/4) Of The Southwest Quarter (1/4) Of Section 10, Township 10 South, Range 20 East; (2) Thence West Along The North Line Of Said East Half (1/2) Of The Southeast Quarter (1/4) Of The Southwest Quarter (1/4) To The Northwest Corner Thereof; (3) Thence South Along The West Line Of Said East Half (1/2) Of The Southeast Quarter (1/4) Of The Southwest Quarter (1/4) To The Southwest Corner Thereof; (4) Thence West Along The South Line Of Said Section 10, Township 10 South, Range 20 East To The West 210 Feet Of Said Section 10, Also Being The Southeast Corner Of Chas Baltimore Subdivision, An Unrecorded Subdivision, And Being A Point On The North Right Of Way Line Of SE 23rd Place; (5) Thence North Along The East Line Of Said Chas Baltimore Subdivision And The East Line Of Said West 210 Feet Of South 420 Feet To The Northeast Corner Thereof, Also Being The Northeast Corner Of Said Chas Baltimore Subdivision; (6) Thence West Along Said North Line Of Chas Baltimore Subdivision And Said West 210 Feet Of The South 420 Feet To A Point On The East Right Of Way Line Of SE 15th Street; Thence North Along Said East Right Of Way Line Of SE 15th Street To A Point Opposite Of And Perpendicular To The Southeast Corner Of Those Lands Described And Recorded In ORB 4018 Page 2245 (Tax Parcel Number 15995-054-000), Said Corner Also Being On The Northerly Right Of Way Line Of SE 22nd Avenue; Thence West To The Southeast Corner Of Said Lands; Thence Westerly Along The Southerly Line Of Said Lands And The Northerly Right Of Way Line Of SE 22nd Avenue To An Intersection With The Easterly Line Of The Former Railroad Right-Of-Way Described And Recorded In ORB 2259, Page 1142; Thence Northwestery Along Said Easterly Line Of Said Former Railroad Right Of Way To An Intersection With The Northwestery Right Of Way Line Of SE Williston Road (State Road Number 331); Thence Southwesterly Along Said Northwestery Right Of Way Line Of SE Williston Road To The Southeast Corner Of Lot 18 Of The Lester Robinson Property, An Unrecorded Subdivision As Described And Recorded In ORB 3586, Page 459; Thence West Along Said South Line Of Said Lots 18, 19 And 20 Of Said Lester Robinson Property To An Intersection With The West Line Of Section 9, Township 10 South, Range 20 East; Thence North Along The West Line Of Said Section 9 To An Intersection With The Centerline Of Sweetwater Branch; Thence Northeastery Along Said Centerline Of Sweetwater Branch To An Intersection With The North Right Of Way Line Of SE 13th Avenue; Thence East Along Said North Right Of Way Line And The Easterly Extension Thereof To An Intersection With The East Right Of Way Line Of SE 10th Street; Thence North Along Said East Right Of Way Line To The South Right Of Way Line Of SE 9th Avenue; Thence West Along Said South Right Of Way Line To An Intersection With The West Line Of Goss Addition To Gainesville, Plat Book "A", Page 34; Thence South Along Said West Line Of Goss Addition To Gainesville To An Intersection With The Southerly Right Of Way Line Of SE 9th Place; Thence Southwesterly Along Said Southerly Right Of Way Line And Its Westerly Extension To The Centerline Of SE 4th Street; Thence Southeastery Along Said Centerline Of SE 4th Street To The Centerline Of SE 10th Avenue; Thence Southwest Along Said Centerline Of SE 10th Avenue To The Centerline Of SE 1st Street; Thence Southwest To The Northeast Corner Of Tax Parcel 15706-000-000 (ORB 2409, Page 1797); Thence Westerly and Southwesterly Along The Northerly and Westerly Boundary Of Said Tax Parcel 15706-000-000 And Its Southerly Extension To An Intersection With The Centerline Of said SE 10th Avenue; Thence West Along Said Centerline To The Easterly Right Of Way Line Of South Main Street (State Road Number 329); Thence Southwesterly Along Said Easterly Right Of Way Line Of South Main Street To The Southerly Right Of Way Line Of SW 16th Avenue (State Road Number 226); Thence Northwestery And Westerly Along Said Southerly Right Of Way Line To An Intersection With The Westerly Right Of Way Line Of SW 13th Street (US Highway Number 441); Thence North Along Said West Right Of Way Line To The South Right Of Way Line Of West University Avenue (State Road Number 26); Thence West Along Said South Right Of Way Line To An Intersection With The Southerly Extension Of The West Right Of Way Line Of NW 20th Terrace; Thence North Along Said Southerly Extension And West Right Of Way Line To The North Right Of Way Line Of NW 3rd Avenue; Thence East Along Said North Right Of Way Line To The West Right Of Way Line Of NW 20th Street; Thence North Along Said West Right Of Way Line To The North Right Of Way Line Of NW 5th Avenue; Thence East Along Said North Right Of Way Line To The West Right-Of-Way Line Of NW 15th Street; Thence North Along Said West Right Of Way Line To The North Right Of Way Line Of NW 7th Avenue; Thence East Along Said North Right Of Way Line To The West Right Of Way Line Of NW 13th Street (US Highway Number 441); Thence North Along Said West Right Of Way Line To Northerly Right Of Way Line Of NW 8th Avenue; Thence East Along Said Northerly Right Of Way Line To The Northerly Extension Of The Easterly Right Of Way Line Of NE 1st Street; Thence South Along Said Northerly Extension and Easterly Right Of Way Line To The Northerly Right Of Way Line Of NE 2nd Avenue; Thence East Along Said Northerly Right Of Way Line To The Westerly Right Of Way Line Of NE 7th Street; Thence Northerly Along Said Westerly Right Of Way Line To The Northerly Right Of Way Line Of NE 3rd Avenue; Thence East Along Said Northerly Right Of Way Line To The West Right Of Way Line Of NE 12th Street; Thence Northeastery To The Southwest Corner Of Those Lands Described And Recorded In ORB 3614 Page 410 (Tax Parcel 11917-000-000), Also Being On The East Right Of Way Line Of Said NE 12th Street; Thence North Along Said East Right-Of-Way Line To An Intersection With The Southerly Line Of Those Lands Described And Recorded In ORB 2295 Page 129 (Tax Parcel Number 12560-000-000); Thence Northwestery Along Said South Line To An Intersection With The East Line Of Lot 1, Block 5, Range 1, Doig And Robertson Addition To Gainesville, Deed Book "W", Page 437; Thence North Along Said East Line Of Lot 1, Block 5, Range 1, Doig And Robertson Addition To Gainesville To The South Right Of Way Line Of NE 5th Avenue; Thence East Along Said South Right Of Way Line To An Intersection With The Southwesterly Extension Of The East Line Of Sperry Heights Subdivision, Plat Book "E", Page 1; Thence Northeastery Along Said Southwesterly Extension And Said East Line Of Sperry Heights Subdivision To The South Right Of Way Line Of NE 6th Place (Also Being Weimer Street According To Plat Book "A", Page 127); Thence West Along Said South Right Of Way Line Of NE 6th Place To West Right Of Way Line Of NE 12th Street; Thence North Along Said West Right Of Way Line To The South Right Of Way Line Of NE 8th Avenue; Thence East, Along Said South Right Of Way Line To An Intersection With The Southerly Extension Of The Easterly Right Of Way Line Of NE 14th Street; Thence Northerly Along Said Southerly Extension And Along Said Easterly Right Of Way Line And The Easterly Right Of Way Line Of NE 15th Street, To The Point Of Beginning.

Residential and Neighborhood Considerations

Housing Relocation Procedures

City of Gainesville Ordinance 181001A, Section 2-410(2) requires community reinvestment plans include assurance for the provision of replacement housing for the relocation of residents temporarily or permanently displaced from housing facilities within the Reinvestment area. The intent of this Reinvestment Plan is to create a dynamic and diverse community that is attractive, accessible, and economically sustainable. Pursuing and achieving this vision will require substantial capital improvements relating to infrastructure, right-of-way, transportation networks, public spaces, private property, etc. Outright displacement of permanent residents is not foreseen; however, if relocation of permanent residents is required as a result of the development or reinvestment activities, the City and the GCRA shall consider assistance to minimize hardship of those being displaced.

Displacement and property acquisition programs, if any, shall be in accordance with any programs adopted by the City of Gainesville Housing Division, as well with the City's Comprehensive Plan Housing Element and the Goals, Objectives and Policies found therein. The City or the GCRA may assist any person who is required to move from any real property as a direct result of the City's or GCRA's acquisition of such real property for public purposes, by locating other sites and housing facilities available to them as replacement dwellings. When planning the location of land acquisition for public purposes the City or the GCRA may assess the degree of displacement that may occur. The City of Gainesville or the GCRA shall not be responsible for relocating City residents who are displaced as the result of county, state, or federal programs or actions. The GCRA may follow the relocation policies and procedures established by the Federal Department of Housing and Urban Development when federal dollars are involved.

Neighborhood Impact Assessment

City of Gainesville Ordinance 181001A, Section 2-410(2) requires community Reinvestment plans include a neighborhood impact assessment describing the impact of reinvestment upon the residents of the reinvestment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.

Implementation of the Reinvestment Plan

Duration of the Reinvestment Plan

The reinvestment initiatives and work described in this Reinvestment Plan funded through tax increment revenues must occur within 10 years after the fiscal year in which this plan, which supersedes and replaces previous plans, is approved or adopted, which is the time certain for completing all redevelopment financed by increment revenues.

Reinvestment Plan Modification

This Redevelopment Plan may be modified in a manner consistent with City of Gainesville Ordinance 181001A, Section 2-410(2). If the Gainesville Community Reinvestment Area deems that the Reinvestment Plan be amended, it shall make a recommendation to the City of Gainesville.

Severability

If any provision of the Reinvestment Plan is held to be unconstitutional or otherwise legally infirm, such provisions shall not affect the remaining portions of this Plan.

Safeguards, Controls, Restrictions or Covenants

All GCRA sponsored reinvestment activities undertaken in the Reinvestment Area must be consistent with this Plan, the City's Comprehensive Plan, and applicable land development regulations; all such redevelopment plans will undergo review by the City Commission and other appropriate agencies.

Issues concerning restrictions on any property acquired for reinvestment purposes and then returned to use by the private sector will be addressed on a case-by-case basis to ensure that all activities necessary to perpetuate the redevelopment initiative are advanced in a manner consistent with this Plan and any amendment thereto. Such restrictions or controls may be in the form of covenants running with any land sold or leased for private use or other mechanism as appropriate.

Consistency with Other Plans

The Reinvestment Plan conforms to the City of Gainesville's Comprehensive Plan, which has been prepared by the local planning agency.

Every effort has been made to prepare the Reinvestment Plan consistently with the City of Gainesville's Comprehensive Plan; other plans, past studies, and reports done by or for the City of Gainesville have also been extensively reviewed for consistency.

Existing Conditions

The Reinvestment Area contains approximately 3,328 acres and is comprised of a mixture of land uses such as commercial, industrial, government, and residential. According to the Florida Geographic Data Library, in 2018 there was recorded approximately 12,670 residential units in the GCRA district. Of these, 2,723 (22%) are single family residential units; and multi-family residential units make up 9,947 (78%) of units. Homesteaded properties make up 1,381 properties or 51% of all single family units.

Residential uses are present throughout both mixed-use urban areas and in traditional urban neighborhoods such as the Porters Community, SE Historic District, Duval, and others.

In addition to the aforementioned residential uses, non-residential uses are prevalent throughout the Reinvestment Area. The central business district represents a major hub of office, retail, hospitality, and other commercial uses, and the Power District provides additional opportunities for manufacturing and industrial uses. However, the Reinvestment Area is truly a mixed-use district, and non-residential uses are not limited solely to these two areas. Likewise, the Area's residential component is also well interspersed throughout the Reinvestment Area. Residential patterns vary from low density single family dwellings to medium and high density multifamily developments. For both residential and non-residential uses, the condition of the building inventory is quite varied, with many examples of both aging structures and new construction, encompassing a wide spectrum in the quality and upkeep of the building stock.

Reinvestment planning efforts are focused on supporting and strengthening the existing community through an improved built environment and the creation of new economic opportunities. GCRA planning efforts will not be directed towards the large scale demolition and removal of existing neighborhoods. Rather, plans call for a systematic improvement through concerted efforts aimed at enhancing commercial opportunities, housing options, infrastructure, urban form, economic development sustainability, and sense of community within the Reinvestment Area. Potential negative consequences of such initiatives may include an increase of traffic, noise and general congestion. With proper planning, however, many of these worrisome side-effects can be mitigated and the full benefits of increased activity can be realized. Solutions to negative consequences should be sought through thoughtful project design and implementation. (For example, issues such as increased traffic congestion can be addressed through creative remedies such as re-reestablishment of the gridded street system, bike lanes, traffic calming, increased transit connectivity, and/or pedestrian-friendly streetscapes.) In short, long-term adverse impacts to residential neighborhoods are not expected as a result of reinvestment activities.

Some severe building deterioration exists in the Reinvestment Area. The GCRA may choose to pursue property acquisition and/or consolidation in order to further enhance the quality of both residential and non-residential areas and for the realization of the Reinvestment objectives listed in this Plan. Property acquisition programs may be in the best interest of the GCRA and the City in the promotion of a high-quality, affordable housing stock. In such instances reinvestment funds may be used.

Existing and Planned Residential Uses

In order to improve the community's building stock and to provide safe, well-designed, high-quality housing at a variety of price points, the GCRA will work to support a diverse housing stock that provides livable, quality options for renters and homeowners at a variety of price points. Additionally, it is a GCRA goal that all housing, whether affordable or market rate, shall adhere to the very high level of quality and of design that is expected of all reinvestment projects within the Reinvestment Area. The GCRA may pursue affordable housing initiatives through a variety of measures, including (but not limited to) acting as developer, coordinating with the private sector, partnering with governmental agencies, etc.

Existing properties may be temporarily impacted during the construction of any improvements. Impacts may include construction detours, noise and dust. Impacts are expected to be minimal while the benefits of reinvestment activities will be of long duration, adding to the quality of life by providing a safe and attractive district that has adequate business opportunities, lighting, sidewalks, open space, infrastructure, and other needed improvements. The GCRA does not foresee any effect on the school population or the need for additional community services or facilities, not already mentioned elsewhere in this Plan, to support the residential element within the Reinvestment Area.

The purpose of Reinvestment activities is to create an economically sustainable, accessible and attractive community. Reinvestment activities will offer a high quality local destination with a safe transportation network, pedestrian/bike/transit connections, commercial and employment opportunities, residential options, retail, entertainment, and public space/recreation facilities. Reinvestment activities will include programs and initiatives that are intended to be beneficial to area residents, property owners, businesses and visitors within the Reinvestment Area as well as within the region.

Detailed Statement of Cost

Detailed Statement of Cost

Information to follow pending further analysis

Glossary

Advisory Board

Art & Cultural Initiatives

Art Trail

Authenticity & Integrity: Initiatives should be Gainesville specific. Historical, cultural and artistic celebrations of our special vibe.

Bicycle Facilities

Branding, Identity & Wayfinding Initiatives

Business Recruitment Incentives

Commercial Building Façade Grants: Designed to encourage and incentivize private investment with matching grant funding to preserve and improve the exterior appearance of existing commercial properties.

Community Initiative Core

Community Initiatives

Community Redevelopment Agency

Connectivity: Initiatives that connect one successful CRA initiative to another and one neighborhood to another.

Conservation Park

Corridor Visioning & Master Planning

CRA Initiatives: Designed to encourage and incentivize private investment with matching grant funding to preserve and improve the exterior appearance of existing commercial properties.

Design & Engineering

Development Incentives: Encourages private businesses to move into the redevelopment area and provides space for start-ups and emerging businesses.

Economic Development Initiative Core

Economic Development Initiatives

Empty Storefront Revival Program

Existing commercial Building Façade Improvement Program

Existing Residential Façade Improvement Program

Fiscal Year

Gateway / Streetscape Corridor

GCRA Initiatives

Green Infrastructure

Greenway

Health & Safety: Streetscapes, facades, public art and signage all contribute to more activity-friendly communities.

Historic Trail

Incentive Programs: To help defray some of the costs of development and to encourage specifically the type of technology development that will transform the area into a dynamic community.

Implementation & Construction

Infill Housing Initiatives: Developing housing in underutilized urban lots to provide more housing options for residents including affordability and design.

Initial Planning

Layers: Initiatives that combine and address multiple objectives.

Lighting

Local History Initiatives

Maintenance

Model Block Housing

Nature Trail

Ordinance

Partnerships: Fostering relationships across sectors and disciplines as well as non-traditional partners can increase chances for long-term success.

Pedestrian Facilities

Priority Reinvestment Area

Property Potential Value Growth

Public Private Partnership Development Incentives

Public Realm & Streetscape Initiatives

Recreation Park

Redevelopment Objectives

Redevelopment Plan

Reinvestment Area

Reinvestment Objectives

Reinvestment Plan

Residential Paint Voucher Grants: Offered single-family residents' financial incentives to repaint houses and therefore improve the visual quality and pride of the neighborhood.

Scale: Maximize reach and impact in the community by engaging in initiatives of all sizes.

Startup Small Business Financial Assistance

Taxable Value Growth

Trails & Greenway Facilities

Utility Modifications

Vitality Report

Workplan Roadmap

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Community
Reinvestment
Area

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