



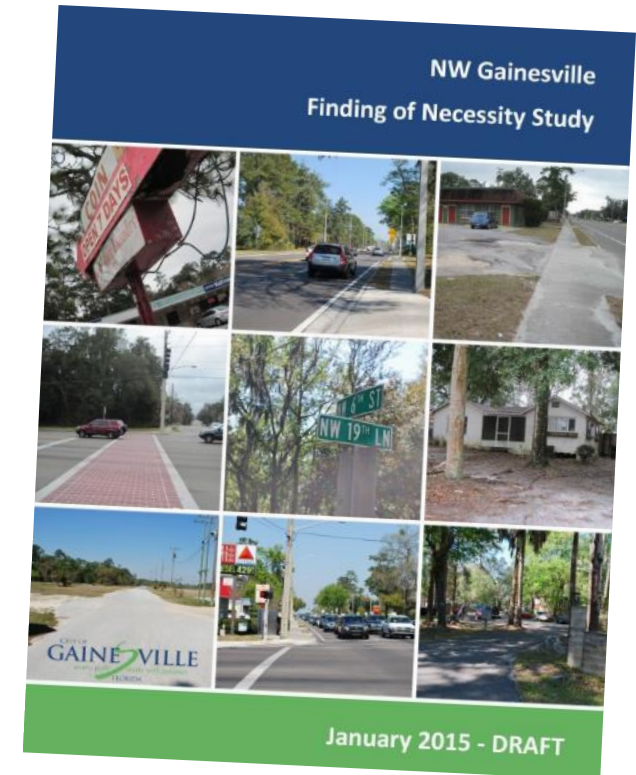
Finding of Necessity

August 6, 2015

#150138C

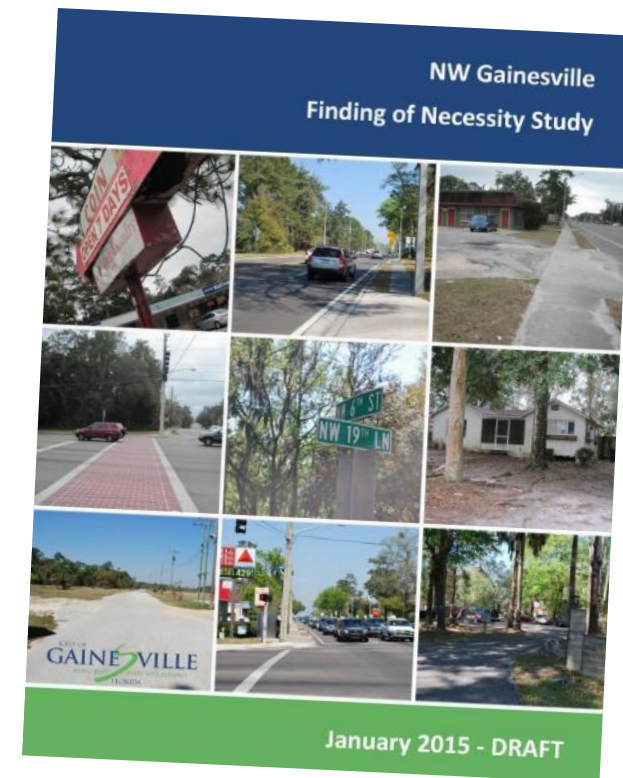
Presentation Purpose

- Introduction to Community Redevelopment Areas
- Present the Results of the Finding of Necessity (FON)
- Obtain Direction from City Commission on Next Steps



Four Possible Directions

1. Designate Entire Study Area
2. Designate Sub Area 1 Only
3. Designate Sub Area 2 Only
4. No New CRA



Why Are We Here?

- City of Gainesville has established Community Redevelopment Areas (CRAs) in other parts of the city to encourage private investment
- Tindale Oliver has been retained to determine if all or part of the Study Area meets State requirements for a CRA



What is Community Redevelopment?

- Under Florida law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Areas when certain blight conditions exist
- Community redevelopment is an economic development strategy to eliminate and prevent conditions of blight

What is Community Redevelopment?

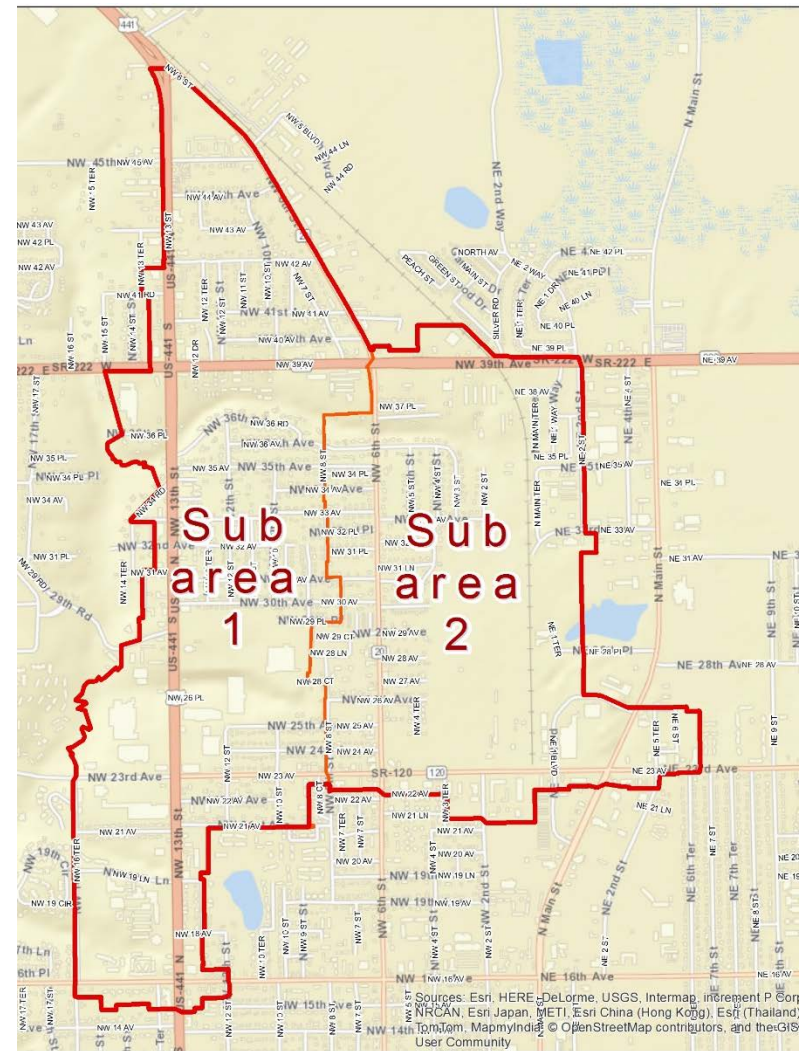
- Allows for the **incremental value** of the improved property to be reinvested back into the area - it is **NOT a new tax**
- Permits municipalities to pursue redevelopment activities without raising local property taxes
- Helps local governments attract private development and new businesses, and retains existing businesses that might otherwise find more attractive options elsewhere – **Return on Investment!**

State Law Requirements

- Community Redevelopment Act 1969
- Finding of Necessity (FON) Steps:
 1. Delineate Study Area
 2. Examination of Study Area and identification of conditions of blight
 3. If data shows that the Study Area meets State requirements, a formal determination will be made that blight conditions exist
- Community Redevelopment Plan
 1. Identify projects, programs, and initiatives that will eliminate identified conditions of blight
 2. Create a Community Redevelopment Area

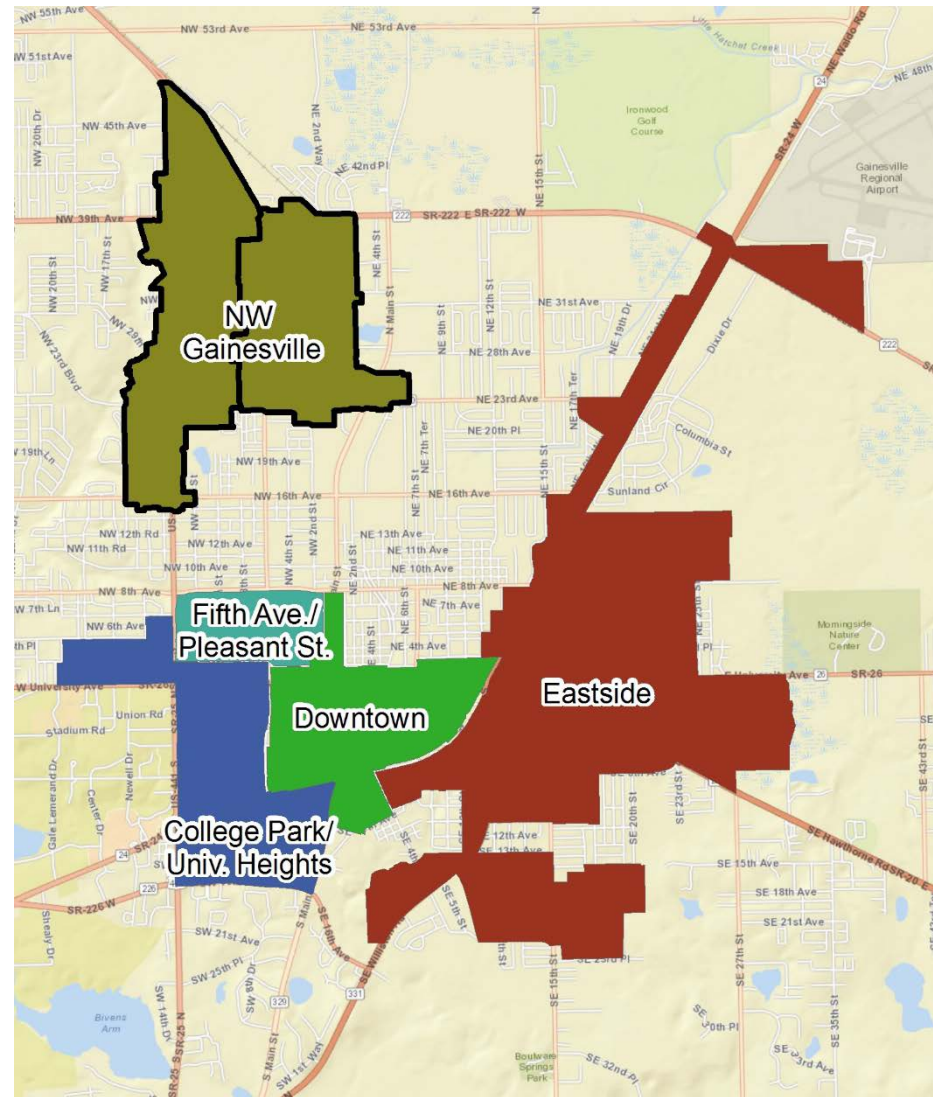
Study Area

- Study Area: 1,090 acres, which is 2.71% of the city's total 40,202 acres
 - Neighborhoods:
 - Stephen Foster
 - Environmental Features:
 - Hogtown & Springstead Creek
 - Cabot/Koppers Superfund Site
- Subarea 1
 - 618 acres, 1.5% of City's total area
 - Boundaries:
 - N: NW 6th Street
 - S: NW 16th Ave
 - E: NW 8th ST
 - W: NW 16th Terrace
- Subarea 2
 - 472 acres, 1.2% of City's total area
 - Boundaries:
 - N: NE 39th Ave
 - S: NW 21st Ave
 - E: NE 2nd St
 - W: NW 8th St



Existing CRAs

- College Park/University Heights - 537 Acres
- Downtown - 490 Acres
- Eastside – 2,002 Acres
- 5th Avenue/Pleasant Street - 160 Acres
- Proposed NW Gainesville- 1,090 Acres
 - Subarea 1 - 618 Acres
 - Subarea 2 - 472 Acres

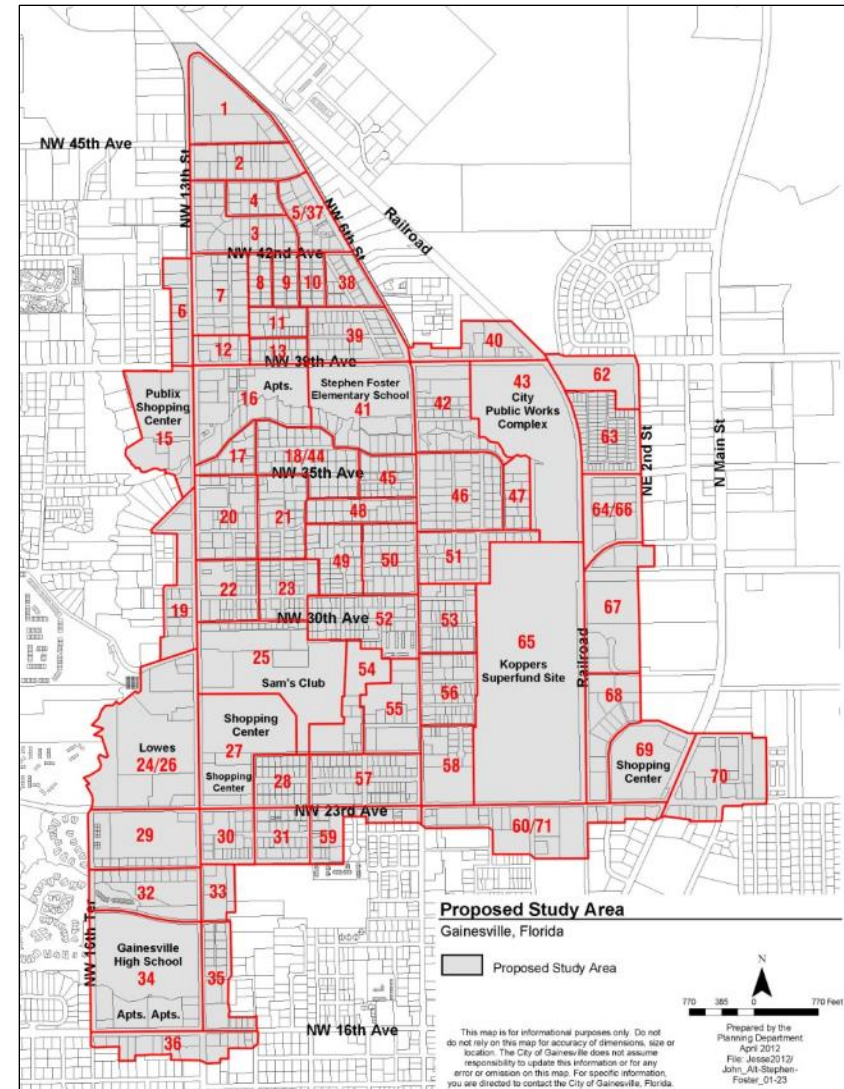


Finding of Necessity Overview

- Blighted area determination – must have substantial number of deteriorated or deteriorating structures and at least 2 of 14 different blight factors
- 7 blight factors have been identified
 1. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities
 2. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
 3. Unsanitary or unsafe conditions
 4. Deterioration of site or other improvements
 5. Inadequate and outdated building density patterns
 6. Incidence of crime in the area higher than in the remainder of the county or municipality
 7. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality

Field Assessment of Blight Conditions

- Study Area divided into 71 blocks
- Visual assessment conducted for each block
- Factors assessed:
 - Site Components
 - Building Components
 - Accessibility



Finding of Necessity Overview

- Environmental Conditions
- Conditions of Structures
- Land Uses
- Roadways, Safety, and Parking
- Public Transportation
- Bicycle and Pedestrian Facilities
- Stormwater Facilities
- Utilities and Infrastructure
- Potable Water and Sanitary Sewer
- Crime and Emergency Calls



Environmental Conditions

- Cabot/Koppers Superfund Site
- Removal of contaminated topsoil in adjacent neighborhoods has been completed
- Remediation on main site expected to begin soon
- Large site is redevelopment challenge



Unsanitary Conditions



Conditions of Structures

- Poor maintenance of yards
- Structural deterioration
- Outdated building patterns
- Lower property values



Structural Conditions



Land Uses

- Strict separation of uses
- Auto-oriented retail and established neighborhoods
- Outdated and inadequate commercial lots
- Outdated density patterns
- Vacant retail



Roadways, Safety, and Parking

- Roadway infrastructure (some lack curb/drainage)
- Access driveways in poor condition
- Parking in/adjacent to right-of-way due to poor access or faulty lot layout/outdated building patterns
- Trash dumpsters



Defective Access Management



Public Transportation

- Limited transit facilities (some transit stops lack shelter, seating, lighting, etc.)
- Some transit stops don't meet current ADA standards (legal non-conforming)
- Poor connections/lack of sidewalks to transit stops
- Land uses don't encourage transit use
- Route headways vary



Public Transit Facilities



Bicycle/Pedestrian Facilities

- Lack of viable, comprehensive system of sidewalks and dedicated multimodal facilities
- Relatively poor streetscaping, lighting, and traffic calming
- Lack of wayfinding
- Location of sidewalks adjacent to high speed traffic
- Sidewalks interrupted by curb cuts and utilities
- Some sidewalks are cracking & showing signs of deterioration



Bicycle/Pedestrian Facilities



Stormwater Facilities

- Some stormwater management facilities don't meet current standards (i.e., storage capacity, pipes)
- Potentially Unsafe conditions of flooding and collection of debris



Utilities and Infrastructure

- Some Infrastructure encroaches into sidewalk areas
- Contributes to physical and visual blight
- Roadway safety – obstacles near roadway



Potable Water and Sanitary Sewer

- Nearing Capacity
- Over 50 Years Old
- Dated construction techniques
- Parcels without service
- Needs to be adapted for higher density redevelopment



Crime and Emergency Calls

- From 2011-2013: 6.8% of police calls in Gainesville came from the Study Area (2.71% of the City's total land area)
 - 5.2% from Subarea 1
 - 1.7% from Subarea 2
- Calls most common for trespassing, theft, and domestic disturbance
- 2010-2013: 5.6% of Fire/EMS calls in Gainesville came from the Study Area (2.71% of the City's total land area)
 - 4.1% from Subarea 1
 - 1.5% from Subarea 2



Finding of Necessity Overview

- Blighted area determination – must have substantial number of deteriorated or deteriorating structures and at least 2 of 14 different blight factors
 - 7 blight factors have been identified



Based on the data/analysis contained within the FON, the NW Gainesville Study Area appears to meet the requirements of State Statutes for the creation of a CRA.

Advantages of a New CRA Area

- Development of a CRA Plan
- Dedicated funding source
- Captures both City and County ad valorem revenue

Disadvantages of a new CRA Area

- Slow start-up
 - Usually 3-5 years or more
- Reduced general fund revenue growth
 - About \$2.031 Million in FY14
 - About 9% of all FY14 property taxes the City receives
- Limits expenditures to designated areas
- Initial perceptions of “blighted” areas

Informational Public Meetings

- January 21 & June 25, 2015
- Nearly all residents of the Study Area supported Option 1, Designating the entire Study Area

CCOM Actions Today

- Accept the report
- Hear public comment
- Determine whether or not to establish a CRA Area

If CCOM Establishes a CRA

- Determine geographic area of the CRA Area
 - Entire Study Area
 - Sub Area 1
 - Sub Area 2
- Direct staff to bring back a resolution
- Develop and adopt a NW Gainesville CRA Area Redevelopment Plan
- Establish the Redevelopment Trust Fund
- Begin redevelopment activities

Possible Funding/Master Plan Alts.

- Business Improvement District
- Community Development District
- General Fund

Questions?