

LEGISLATIVE

120579A



Visioning Session
C.R. Layton U.S. Army Reserve Center

October 23, 2012

Visioning Session Schedule

- Time and Task
- Community Opportunities
 - *Starting with a blank page...*
- **6:30 Introduction**
 - *Team, Goals, Format, Outcome*
- **6:45 PowerPoint Tour**
 - *Opportunities, Constraints*
- **7:00 Goals and Objectives**
 - *Other noted examples*
- **Community Catalyst**
 - *Shared partners, Shared costs...*
- **8:00 Visioning Session Wrap-up**
- **8:30 Conclude Session**

City Commission Priorities

Redevelopment of the property should:

- 1. Serve a broad community purpose;**
- 2. Achieve established City goals as articulated in the Strategic Plan and elsewhere;**
- 3. Add value to the surrounding neighborhood and community;**
- 4. Emphasize the ability of applicant group to leverage outside community support and resources; and**
- 5. Value the integration of uses as demonstrated by the proposal.**

PowerPoint Tour

...



Project History

- 1950: Property transferred to U.S. Army by City of Gainesville
- 1951-1953: Main building constructed
- 1953: Began operation as USAR Center
- 1958: Building addition
- 2009: Center was vacated
- 2011: City was notified the Army Reserve Center was no longer needed for service and would be conveyed to the City
- 2012: City commissioned air, soil, and groundwater testing



Site Inventory

- Total site area: 6.8-acres
- Number of Buildings: 3 (1 administration/2 petroleum, oil, and lubricants (POL) buildings)
- Parking areas: 2 lots (approx. 0.40-acres each)
- Approximately 30 trees (live oak and long leaf pine)
- Approximately 1,816 LF of perimeter security fencing
- Covered picnic structure



Administrative Offices

Parking Area 2

POL sheds

Drill Hall

Indoor Firing Range

Parking Area 1

RTS

RTS

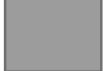
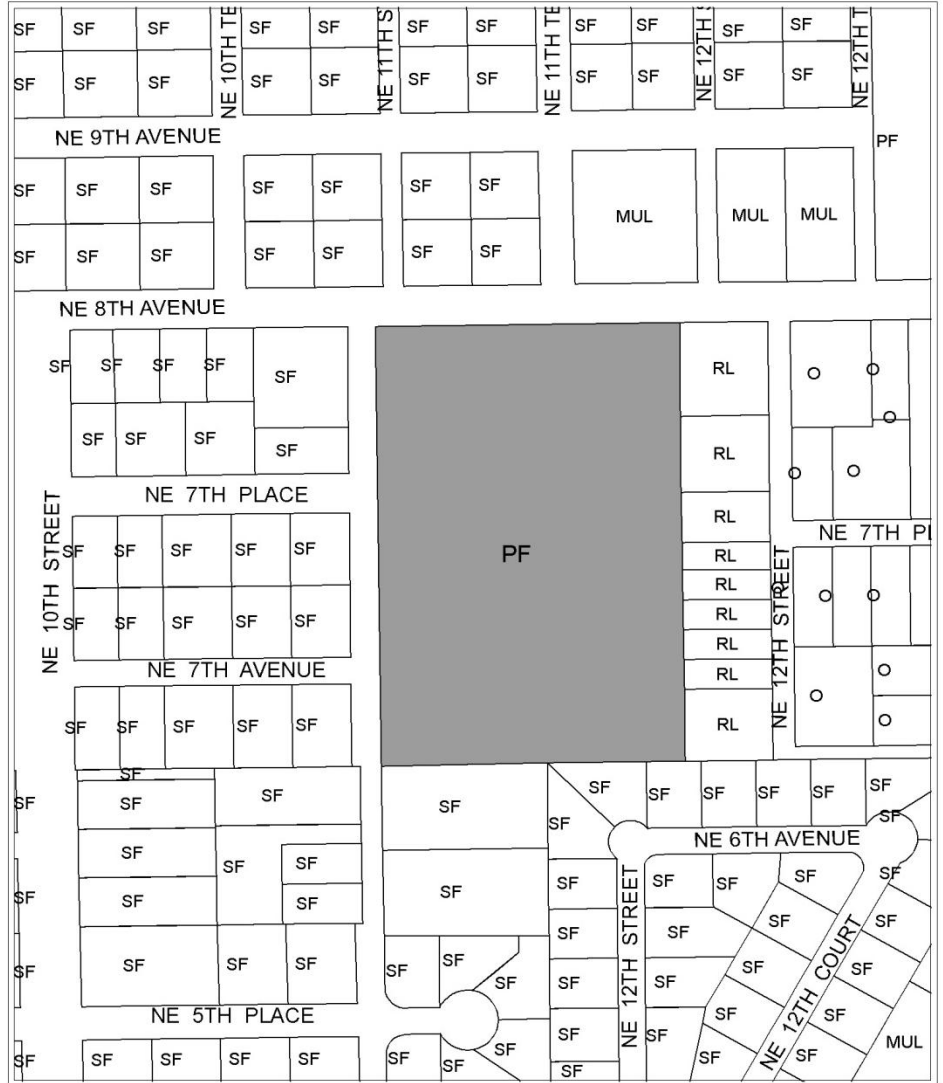
RTS

City of Gainesville Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (UMU-1: 8-75 du/acre; & up to 25 additional du/acre by special use permit)
- UMU2 Urban Mixed Use 2 (UMU-2: 10 to 100 du/acre; & up to 25 additional du/acre by special use permit)
- O Office
- C Commercial
- BI Business Industrial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

----- Division line between two land use districts
 ————— City Limits

Area under consideration

EXISTING LAND USE




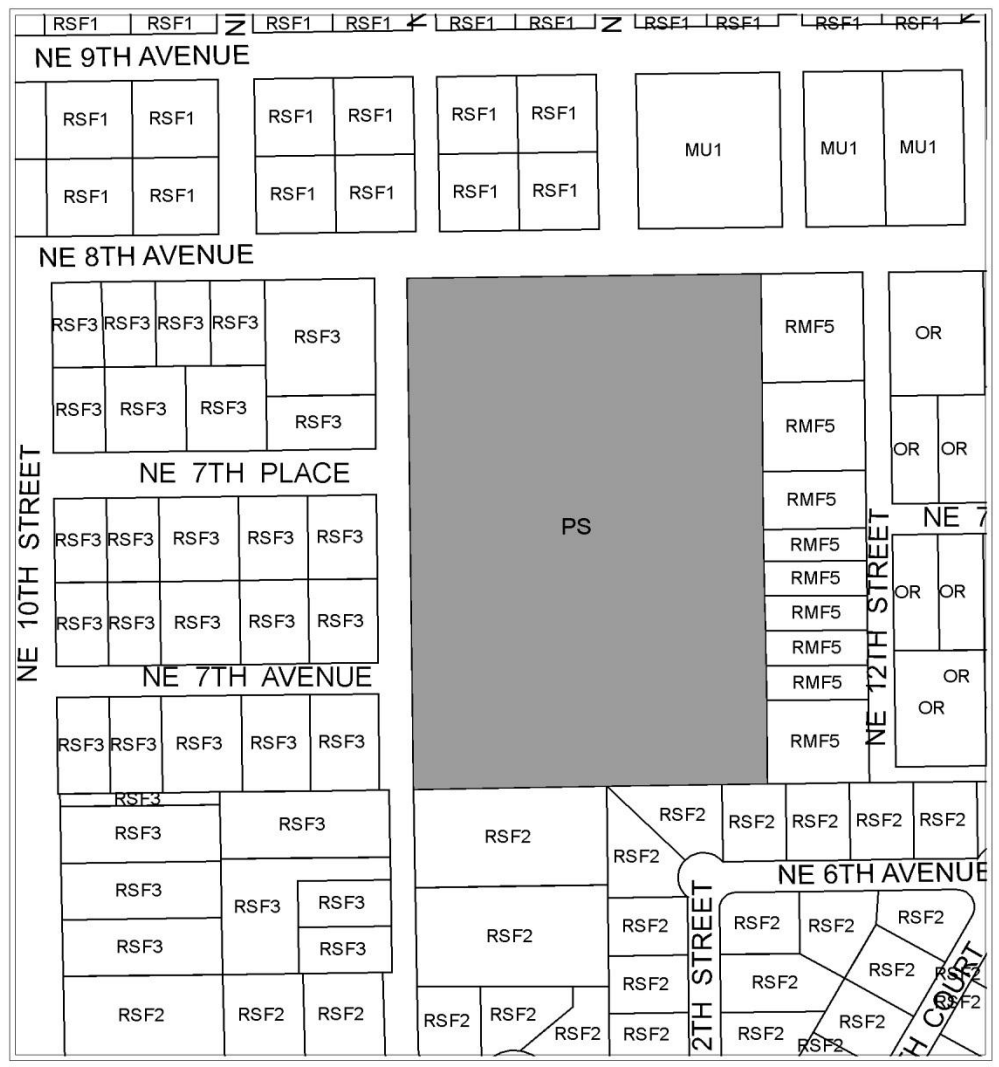
**Army Reserve Center
1125 NE 8th Avenue
Parcel #12562-000-000**

City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RSF-2 4.6 units/acre Single-Family Residential
- RSF-3 5.8 units/acre Single-Family Residential
- RSF-4 8 units/acre Single-Family Residential
- RSF-R 1 unit/acre Single-Family Rural Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- RMF-7 8-21 units/acre Multiple-Family Residential
- RMF-8 8-30 units/acre Multiple-Family Residential
- RC 12 units/acre Residential Conservation
- MH 12 units/acre Mobile Home Residential
- RMU Up to 75 units/acre Residential Mixed Use
- RH-1 8-43 units/acre Residential High Density
- RH-2 8-100 units/acre Residential High Density
- OR 20 units/acre Office Residential
- OF General Office
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- CCD Up to 150 units/acre Central City
- UMU-1 8-75 du/acre; & up to additional 25 du/acre by special use permit
- UMU2 10-100 du/acre; & up to additional 25 du/acre by special use permit
- BI Business Industrial
- W Warehousing and Wholesaling
- I-1 Limited Industrial
- I-2 General Industrial
- A Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park
- PD Planned Development

- Historic Preservation/Conservation District
- Special Area Plan
- - - - - Division line between two zoning districts
- City Limits

Area under consideration

EXISTING ZONING



**Army Reserve Center
1125 NE 8th Avenue
Parcel #12562-000-000**

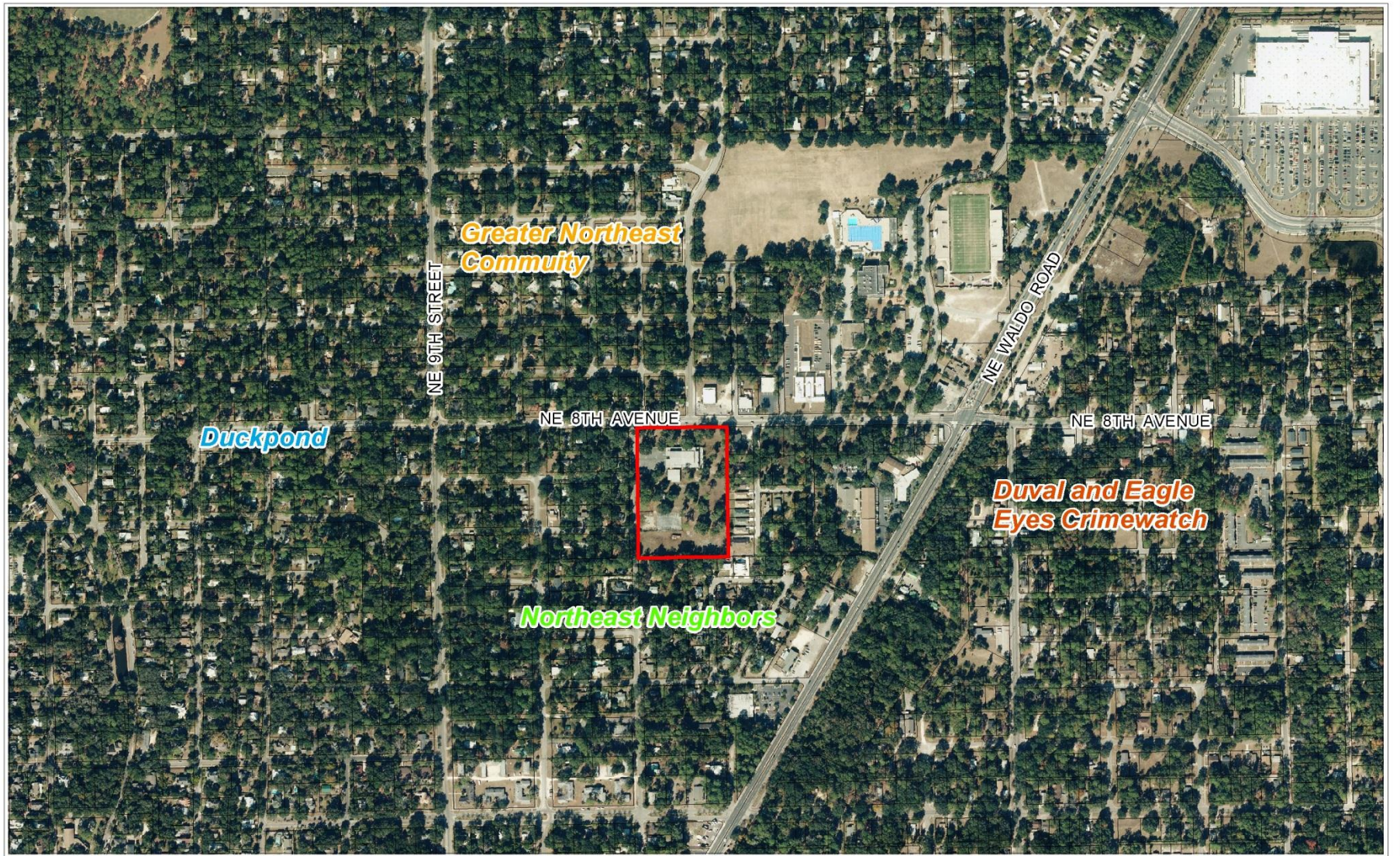


AERIAL PHOTOGRAPH



Army Reserve Center
1125 NE 8th Avenue
Parcel #12562-000-000

Special Area Plan Overlays:
Traditional City and Southeast
Gainesville Renaissance Initiative



AERIAL PHOTOGRAPH



Army Reserve Center
1125 NE 8th Avenue
Parcel #12562-000-000

*Registered Neighborhood Groups
and Associations*



AERIAL PHOTOGRAPH



Army Reserve Center
1125 NE 8th Avenue
Parcel # 12562-000-000



Army Reserve Center



Eastside CRA

0 250 500
Feet

Environmental Conditions

- **2010 Environmental Condition Of Property Report:**
 - **Found no evidence of site contamination or need for remediation**
- **City-Initiated 2012 Phase II Environmental Site Assessment:**
 - **Found no evidence of contamination or adverse soil or groundwater impacts**

Environmental Conditions

Army-Initiated Studies found:

- **No listed wetlands**
 - **Located outside of the 100-year floodplain (FEMA FIRM)**
 - **No known listed species**
-
- **Environmental Study Review by City of Gainesville Environmental Coordinator required prior to rezoning/redevelopment of property**



Neighborhoods

- **Located within Northeast Neighbors and proximate to Greater Northeast Community, Duval, and Duckpond neighborhoods**
- **Common neighborhood concerns:**
 - Property maintenance
 - Crime
 - Traffic
- **Common neighborhood strengths:**
 - Active, engaged neighbors
 - Tree canopy
 - Proximity to downtown
- **Common neighborhood goals:**
 - Landscaping and traffic calming improvements
 - Development of tot lots and/or pocket parks
 - Attracting more neighborhood oriented businesses

Parks, Recreation, and Cultural Affairs Master Plan

The Master Plan identified a need for the following facilities within the 20-year planning period:

- **Passive open spaces**
- **Picnic facilities**
- **Playgrounds and tot-lots**
- **Indoor recreation facilities**
- **Public meeting rooms**
- **Basketball courts**
- **Volleyball courts**
- **Tennis courts**
- **Walking and exercise paths**
- **Bicycle trails**
- **Soccer/football fields**
- **Softball/baseball fields**
- ○ **Swimming pools**

Estimated Maintenance Costs

(by City General Services Department)

- **One-time Costs: \$28,000**
 - Exterior: \$3,000 - one time clean up of facility grounds.
 - Structural: \$5,000 – Initial roof repairs and \$5,000 – Interior painting and patching.
 - Mechanical: \$15,000 – Repair and preventative maintenance of HVAC systems
- **Unoccupied & Occupied Costs (Annualized)**
 - Unoccupied: Total Costs - \$20,000
 - Occupied: Total Costs - \$142,000
- **Long Range Capital Costs**
 - Roof Replacement (5-10 yrs) - \$534,000

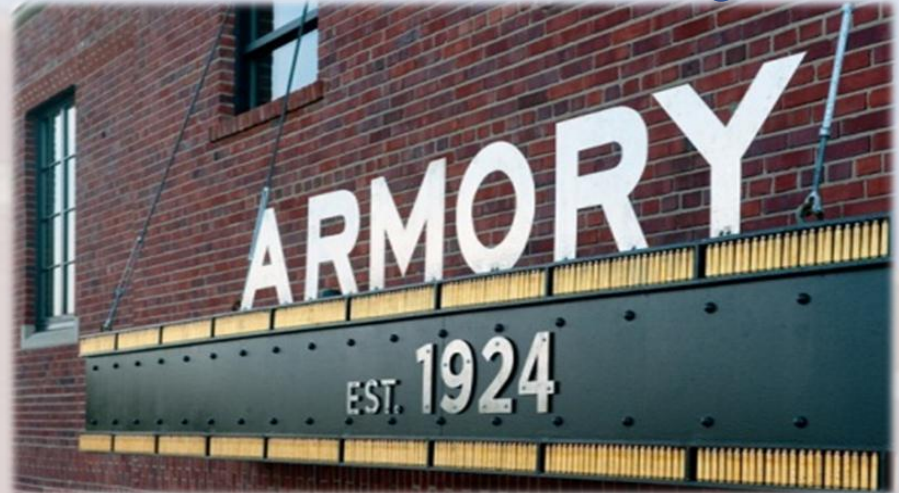
Marshall Street Armory

Lansing, Michigan



Marshall Street Armory

- **Current Use:** Shared workspace for a group of local nonprofits
- **Gross SF:** 38,000 SF
4.82 acres
- **Physical Condition:** Fair
- **Acquisition Cost:** \$200,00
- **Renovation Cost:** \$5.1 M
- **Renovation Cost/SF:** \$134/SF
- **Sources of Funds:** \$5.1M Tax Credits and Grants
- **Operating Costs:** N/A
- **Ownership:** Gillespie Group



The Center for Arts at the Armory

Somerville, MA



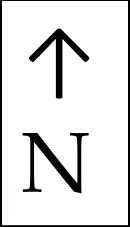
The Center for Arts at the Armory

- **Current Use:** Performing arts center, café, farmers' market, classrooms, nonprofit office space
- **Gross SF:** 34,000 SF
- **Physical Condition:** Fair
- **Acquisition Cost:** \$2.6 M
- **Renovation Cost:** \$6 M
- **Renovation Cost/SF:** \$176/SF
- **Sources of Funds:** Privately financed
- **Operating Costs:** \$420,000 per year to cover operating expenses and debt service
- **Ownership:** Highland Armory Realty Trust



Goals and Objectives

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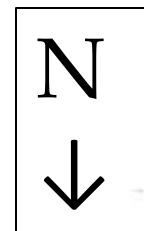
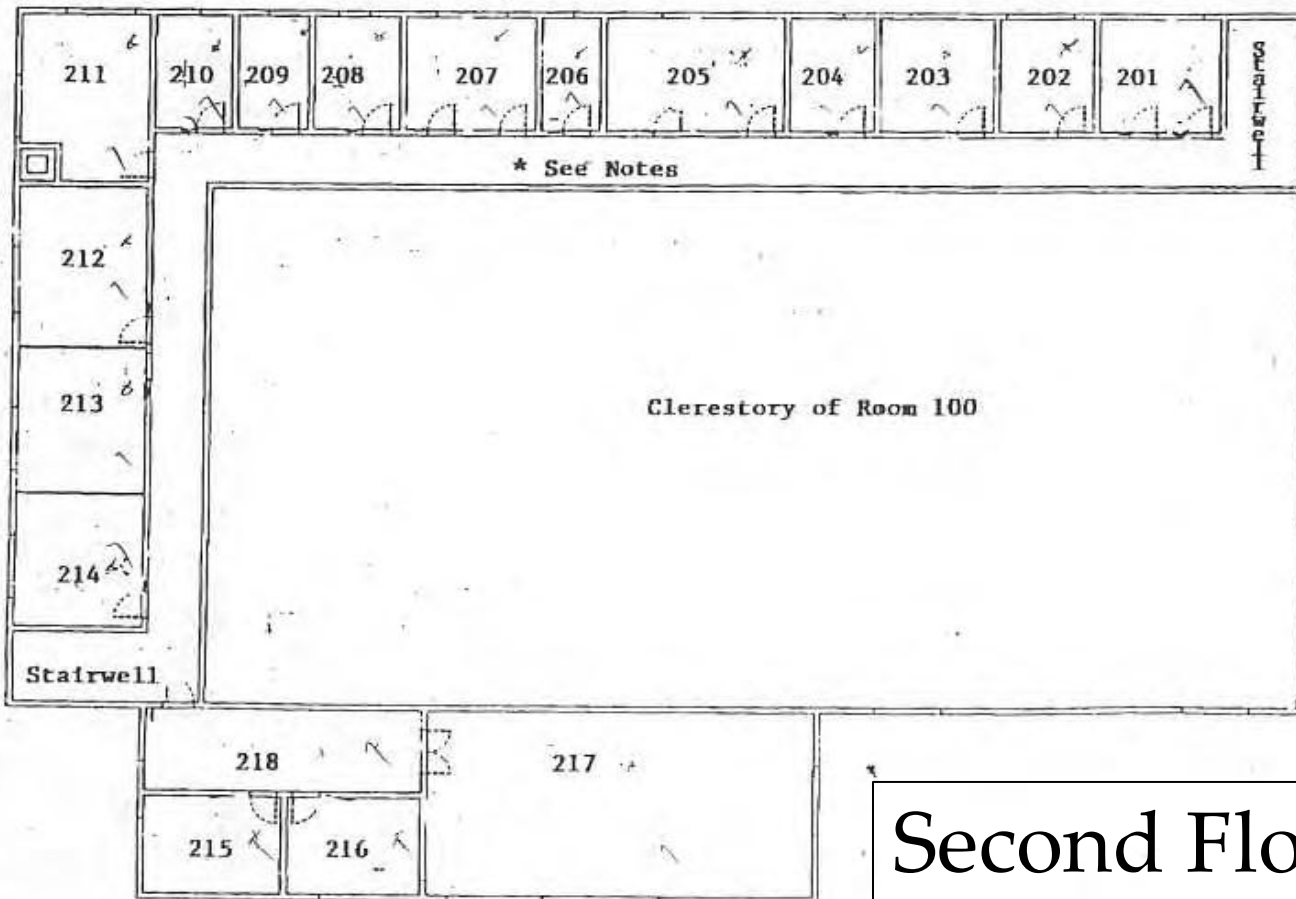


First Floor Plan

US ARMY ENGINEER DISTRICT, MOBILE
 FLORIDA AREA OFFICE
 DACA21-96-C-0120

FIRST FLOOR PLAN - INTERIOR PAINTING
 LAYTON, USARC, GAINESVILLE, FL

DATE: 04 MAR 1998 | SKETCH 6-120-08-01A



Second Floor Plan

NOTES

200 Series room entrances and exterior walls are considered part of Painting Room 100

US ARMY ENGINEER DISTRICT, MOBILE FLORIDA AREA OFFICE DACA21-96-C-0120	
SECOND FLOOR PLAN INTERIOR PAINTING LAYTON, USARC, GAINESVILLE, FL	
DATE: 04 MAR 1998	SKETCH 6-120-08-01B







