

June 30, 2006

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

Re: The Estates At Sorority Row Apartments;
SW 8th Avenue & SW 11th Street

Dear Kate:

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

1. **Redevelop surface parking lots, blighted, and/or underutilized sites:** The current site (3 parcels) includes one half of an acre of underutilized land. The site consists of two (2) single family homes and one (1) quadriplex (underutilized). The proposed redevelopment will remove the six (6) poor quality units and replace them with twenty-eight (28) units of the highest quality. Dirt surface parking lots exist on all three sites, there has been a large amount of refuse historically stored on site, it has/had trees with serious deferred maintenance, and all the buildings have serious deferred interior and exterior maintenance (blighted). The site currently lacks storm water retention, on-site paving, and quality sidewalks (blighted).
2. **Address redevelopment area-wide storm water deficiencies:** The current site does not contain any method for on-site storm water retention. There is considerable siltation occurring from the site traveling southward directly into the Sorority Bog. The overall site has a twelve foot (12') elevation change from north to south, so sheet flow has significant force and is causing extensive siltation to enter the system. The large amount of water entering the system also exasperates the problem with erosion at the Thirteenth Street connection to the University Of Florida, further contributing to the poor quality of water entering Lake Alice. The new project will remove all storm water (to the maximum of a 100 year storm event) and siltation coming from the site by storing the water in an on-site infiltration system. The infiltration system will gather run-off from all improvements (courtyard, parking area, sidewalks) as well as the newly constructed building.
3. **Create significant improvements to the public infrastructure:** In addition to the improvements listed above (especially storm water), additions to the public infrastructure will include: closing of multiple curb cuts and driveway aprons, installation of new sidewalks and landscape areas, removal of overhead power lines, removal of overhead cable lines, removal of overhead phone lines, removal of excess service poles,

and improvements to lighting. The garage will also eliminate three (3) very dangerous back-out parking situations that currently occur on SW 11th Street.

4. **Include pedestrian and bicycle safety improvements:** The new development will include twelve (12) bicycle parking spaces, three loops and six under-the-stair spaces. The bicycles will be stored out of the weather and within the parking garage facility. Space is available within the garage for additional bicycle parking if the market dictates such a need. Pedestrians improvements will include new sidewalks, direct connection to Sorority Row and SW 8th Avenue, pedestrian lighting, and landscape buffers between the streets and sidewalks surrounding the development. The elimination of three (3) very dangerous back-out parking situations on SW 11th Street will further insure the safety of pedestrians and bicyclists using SW 11th Street and SW 8th Avenue.
5. **Encourage a variety of housing types and prices within the district:** The University Heights area has seen several new developments built in the last two years. Several of those that have been built have been of substantially lower quality than the proposed Estates At Sorority Row Apartments. Most of the new developments have been developed as condominiums for sale. We believe that the lack of centralized management, the out-of-town ownership aspects of student condominiums, and the lesser quality of construction will degrade the neighborhood over time. There has also been very few new studio, one, and two bedroom apartments built with the emphasis on establishing housing for upperclassman, support staff of the University, professors, and interns.
6. **Encourage redevelopment of specific sites to discourage criminal activity:** Criminal activity in the area of this project has always been a problem. The University Of Florida Police Department listed two (2) of the buildings as “problem buildings”. The tenants historically have contributed to problems on Sorority Row, in the Sorority Bog park, and on-site. The underutilized and poorly lighted site has been an area for criminal activity, mischief, and vandalism. The increase of concerned neighbors (62) to the neighborhood, eyes on the street (and park), increase in lighting, and additional pedestrian traffic will discourage criminal activity on site, and in the neighborhood surrounding the project.
7. **Create publicly viewable green spaces (i.e. plazas, courtyards, pocket parks):** The Estates At Sorority Row will include a centralized plaza that includes a heritage oak, water feature, benches, gathering walls, and substantial landscaping and hardscaping. This plaza is viewable from SW 11th Street and Sorority Row. While not creating the Sorority Bog park, the park will be enhanced with having sixty-two (62) pairs of eyes on the park. Several of the apartments will have large patios overlooking the park, and undoubtedly the residents of the development will use the park for passive recreation.
8. **Redevelop high visibility corners at key intersections:** There should be no argument that this corner is a highly visible and important corner. The density of Sorority Row is higher than most of the rest of University Heights, meaning that traffic past the site is considerable. This site is at the corner of SW 8th Avenue (a proposed redevelopment street) and the corner of SW 11th Street (entry to Sorority Row and a popular route to PK Young).

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

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

Total:

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

Sincerely,

John L. Fleming
Heritage Investment Group of Gainesville, LLC