



African American Accountability Alliance Presentation

Hatchet Creek Development
October 22, 2007

Our Vision Statement

As African American leaders and organizations, we will work collectively to address the challenges facing the Alachua County African American community. We will encourage self-help, self-reliance, economic and community development, trust, racial equality and spiritual wellness. We pledge to work to improve the quality of life for African American residents of Alachua County through development and implementation of a strategic plan. We will empower our future generations for success.

Purpose of Presentation

- To articulate community concerns regarding the continuing discussion about a major project with the potential to affect the long-term develop of East Gainesville
- To present the current position of the African American Accountability Alliance on the proposed Hatchet Creek development

Previous Presentations to the 4 As General Membership

The following groups presented information at the October 2007 Meeting of the 4 A s General Membership :

- Gainesville Sierra Club
- Gainesville/Alachua County Regional Airport Authority
- Hatchet Creek Development Group

The membership approved a referral to the 4 A s Community Development & Housing Committee to review the presentations and related materials and develop a recommendation for presentation to the City of Gainesville Commission on the Proposed Hatchet Creek Development.

Overview of Developer's Proposal

- 500 Acre Upscale 55+ Mixed-use Development
- Up to 1500 units
- 500 unit assisted living facility
- 200,000 sq. ft. – Non residential Uses

PUD Development Factors Considered

- Overall compatibility of the proposal
- Surrounding land uses
- Environmental impacts & constraints
- Whether the change promotes urban infill
- Whether the best interests, community values, or neighborhood support is achieved

Compatibility

- The location of the proposed development is adjacent to the boundaries of the Plan East Gainesville Comprehensive Plan and is consistent with and falls within the City's Comprehensive Plan for this area
- The proposed project will build on one of the few remaining significant tracts of undeveloped land within the City's eastern boundary, of which approximately 90 acres are not suitable for development due to ecological concerns.

Surrounding Land Uses

- Proposed development surrounds Ironwood Golf Course
- Northpoint subdivision/Ironwood Villages
- Eden Park/Lewis Place Apts.
- Charter Schools
- Light-Industrial businesses
- Vacant Land/City Tree Farm
- Airport Facilities

Environmental Impacts & Constraints

- City staff has identified six (6) major concerns
 - Protection of water quality
 - Protection of Murphee Wellfield
 - Minimize impacts to species habitat
 - Minimize impacts to highest quality uplands
 - Minimize impacts to onsite wetlands
 - Protection of wetland and upland connectivity throughout site

Whether the Change Promotes Urban Infill

- Mixed Use adult community to be built on land that is presently undeveloped
- Provides economic development & increases employment opportunities
- Estimated \$684 million tax base
- Estimated generation of \$11 million Ad Valorem tax dollars

Whether the best interests, community values or neighborhood support is achieved

- Combined with the Wal-Mart development, & the UF East Campus, this project will anchor the north end and spur further development along the Waldo Rd business corridor.
- Demonstrates continued support for increased future development in East Gainesville such as development of lodging facilities, financial institutions, and additional mixed-use construction
- Will enhanced appearance of a major corridor gateway to the Gainesville area and to the regional airport

Airport Issues & Concerns

- Proposed residences to be built within prohibited noise contours
- Potential of future litigation b/c of noise
- Limits future growth opportunities

Other Considerations

- On July 19th the City's Planning initially recommended approval of the entire 500 acre land use change subject to a number of conditions
- On Sept 20th the included request to change 200 acres of the initial land use request from industrial to PUD was denied
- “What transpired between the two dates that caused this subsequent denial is uncertain and requires a full response from Commissioners

Observations of Plan Board Deliberations

- The Chair and Co-chair of the 4 A s Community Development and Housing Committee attended the Oct. 8th meeting of the Plan Board hearing on this issue.
- We were appalled by the lack of diversity of community representation on the board and well as the lack of diversity of opinion represented by board members
- The lack of diverse community representation and opinion on the board may jeopardize future development projects in East Gainesville and throughout the City

Findings

- Compatibility-the proposed project is compatible with appropriate surrounding area comp plans; airport concerns regarding noise and long-term growth are issues that can be addressed through negotiation with affected parties
- Land Uses-the proposed project is consistent with other land uses in the surrounding area
- Environmental impacts & Constraints-
Developers have stated their commitment to making those improvements necessary to address environmental concerns raised by City staff. Developer has hired a top ecologist to ensure that environmental issues are addressed
- Urban Infill-the proposed project appears to support urban infill objectives of the City

Findings (Cont'd.)

- Whether the best interests, community values or neighborhood support is achieved
 - Proposed project will potentially increase area property values and improve aesthetic appeal of the north gateway to East Gainesville (Waldo Rd)
 - Proposed project will likely attract increased small and medium sized business and retail opportunities along the Waldo Rd corridor and feeder arterials
 - Proposed project demonstrates underlying private sector support for future development in East Gainesville
 - Proposed project can potentially help Ironwood Golf Course balance its budget and eliminate its current \$300-400 thousand annual taxpayer funded subsidy
 - Proposed project will potentially provide a minimum of 900 well-paying additional jobs located in East Gainesville and contribute an additional \$684 million to the City's tax base

Recommendation

- That the City of Gainesville acknowledge the position of the African American Accountability Alliance (4 A s) in support of the approval of the entire 500 acre Hatchet Creek Development proposal as proposed by the developer and application for land use change.
- That the City of Gainesville Commission accept a copy of this presentation to add to the public record of this proceeding regarding the Hatchet Creek Development Proposal

Thank You

Questions?

