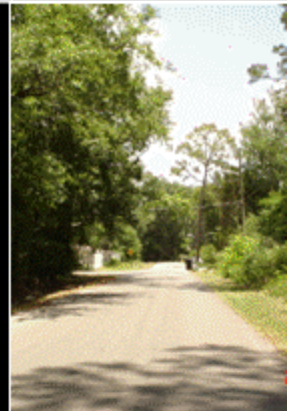


#060359

September 2006



# Eastside Community Redevelopment Plan



*Presented to:*  
The Gainesville Community  
Redevelopment Agency

*Presented by:*  
Asset Property Disposition, Inc.



DRAFT – 8/17/06

# **EASTSIDE COMMUNITY REDEVELOPMENT PLAN**

Prepared for  
The Gainesville Community Redevelopment Agency and the Gainesville City Commission  
September 2006

**Updated by**  
Asset Property Disposition, Inc.  
Jacksonville, FL  
August 2006



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## **1.0 INTRODUCTION**

The area known as the “Eastside” or “East Gainesville” constitutes several neighborhoods and mixed-use corridors east of the City’s downtown business district. The East Gainesville area has had limited revitalization until recent years, and still lags that of the west side. Little commercial or residential development occurred through the 1970’s and 1980’s. While there were several reasons for this malaise, the points most often cited were the comparative isolation of the area relative to the University of Florida economic engine, the economic base shift from agriculture, and dismissed reliance on the railway system as a dominant form of personal and goods transportation.

Recognizing the apparent lack of progress in the economic growth and vitality of the area, the East Gainesville Task Force became active in the early 1990’s. In 1996, the Task Force recommended the creation of a Community Redevelopment District. Following a thorough investigation of existing conditions for a proposed redevelopment district, and as documented in an Assessment of Needs Study prepared in the fall of the year 2000, the City of Gainesville City Commission adopted blight findings for the Eastside Community Redevelopment Area (CRA) in December, 2000. The City Commission authorized the consulting firm of Ivey, Harris & Walls, Inc. to prepare the statutorily required Redevelopment Plan, which was adopted by the Gainesville City Commission in October 2001.

In January 2006, the City Commission recognized the significant potential for redevelopment in South East Gainesville and focused on an area with particular need and potential just south of and adjacent to, the current southern boundary of the Eastside Community Redevelopment Area. In May 2006, the City Commission authorized the consulting firm of APD, Inc. to prepare the Finding of Necessity Report for the southern expansion of the Eastside Community Redevelopment Area and the Gainesville City Commission adopted the blight findings on July 10, 2006.

In general, noting that the physical condition and pattern of development in this area are the products of some seventy years of development activity, this plan has been prepared to not only update the existing Eastside Community Redevelopment Plan but also to address the conditions of blight that were identified in the Expansion Area. This plan update meets the requirements for community redevelopment plans, pursuant to Chapter 163 Part III, Florida Statutes and is consistent with the City of Gainesville Comprehensive Plan and offers a guide to those efforts that will take some time to come to fruition.

### **1.1 PLAN MODIFICATION**

This Community Redevelopment Plan may be modified in a manner consistent with Florida Statutes 163.361. If the Gainesville CRA deems that the Eastside Community Redevelopment Plan be amended, it should make a recommendation to the City of Gainesville. The agency recommendation to amend or modify a community redevelopment plan may include a change in the boundaries of the Community Redevelopment Area to add land to or exclude land from the Community Redevelopment Area, or may include the further development and implementation of other redevelopment projects or programs. As a matter of practice, the City Plan Board may review this Plan for conformity to the City’s Comprehensive Plan. The City of Gainesville should hold a public hearing after giving proper public notice.

### **1.2 CONSISTENCY WITH OTHER PLANS**

The City of Gainesville 2000 Comprehensive Plan addresses the Eastside Community Redevelopment Area generally and specifically in the goals, objectives and policies of several elements. Every effort has been made to prepare the Eastside Community Redevelopment Plan consistently with the City of Gainesville’s 2000 Comprehensive Plan, as demonstrated above. Other plans, past studies and reports done by or for the City of Gainesville have also been extensively reviewed for consistency.

### **1.3 SEVERABILITY**

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

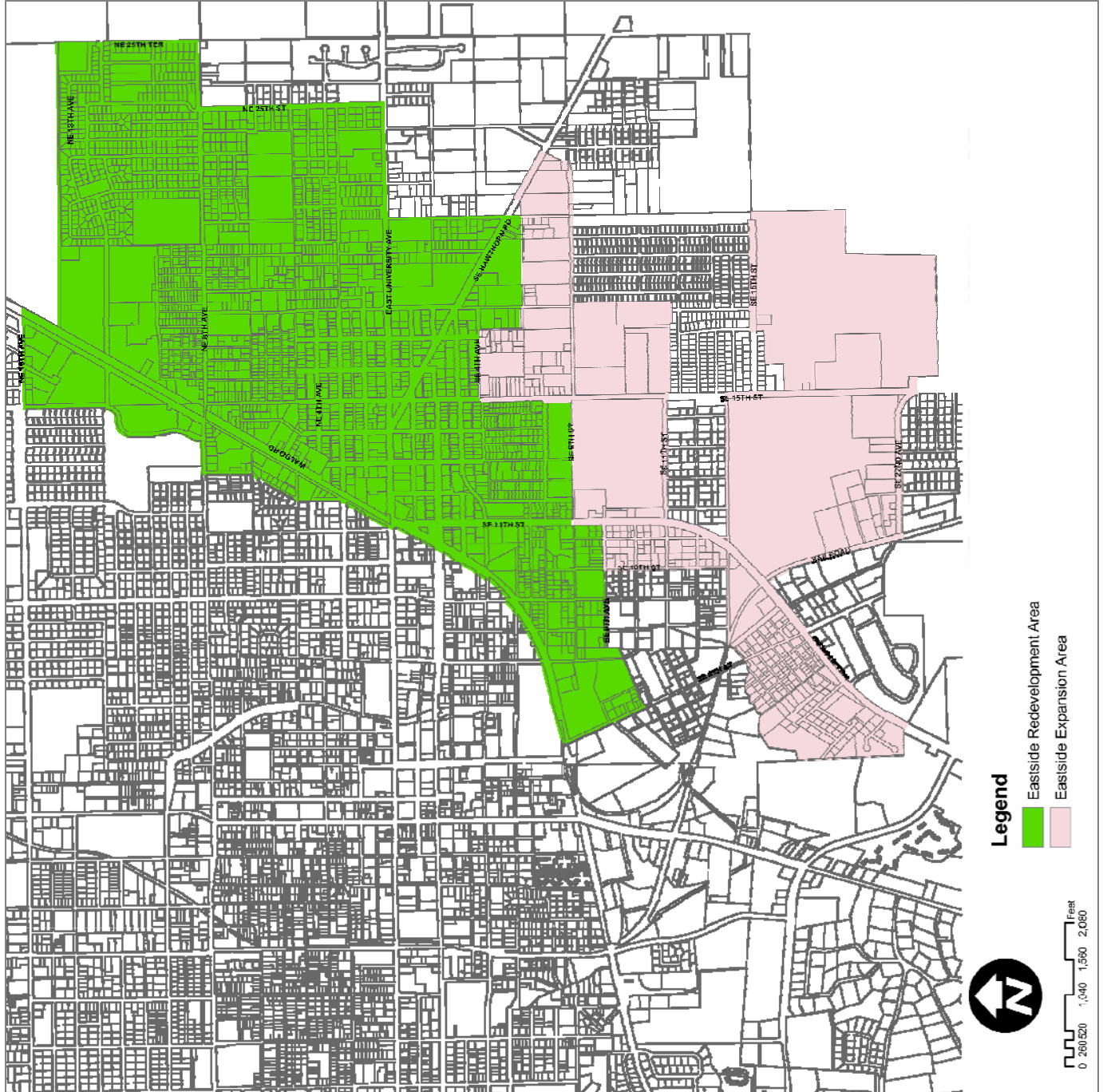
## **2.0 EASTSIDE COMMUNITY REDEVELOPMENT AREA DEFINED**

### **2.1 BOUNDARY & DESCRIPTION FOR THE EASTSIDE REDEVELOPMENT AREA**

The Eastside Community Redevelopment Area is located in the southeast quadrant of the City of Gainesville extending to the edge of the City limits as illustrated in Figure 1(See Appendix A for the legal description). Combined with the Expansion Area (See Appendix A for the legal description) the Eastside Community Redevelopment Area now consists of 1,229 acres of land (4% of the City of Gainesville).



Figure 1 – Eastside Community Redevelopment Area and Expansion Area



## 2.2 FINDINGS OF NECESSITY FOR THE EASTSIDE COMMUNITY REDEVELOPMENT AREA

The purpose of the Eastside Community Redevelopment Plan is to solve continuing problems of underdevelopment and economic malaise. The blight findings conducted in 2000 and in 2006 presented the following summary points as to the need for redevelopment:

The absence of sufficient public transit headways and transit amenities compromises pedestrian safety in the redevelopment area. The lack of public parking facilities creates a less than adequate parking environment by detracting from the attractiveness and creating safety hazards. Incomplete roadways, unpaved roadways, inadequate and an incomplete drainage infrastructure, and an absence of a complete pedestrian environment contribute to unsatisfactory roadway conditions for vehicular movements and overall public safety.

Inconsistent lot sizes, and the pattern of vacant and undeveloped land found throughout the Redevelopment Area including the Expansion Area inhibit development and redevelopment, leading to substantial site deterioration, economic distress and an underutilization of land in the Redevelopment Area.

Physical deterioration in the housing stock, unkempt and overgrown lawns, deteriorated structures, and unsanitary disposal of garbage, contributes to an overall impression of degradation, inadequate infrastructure, and unsanitary conditions.

Due to the isolation of the study area relative to the rest of the municipality, yards, dangerous buildings and vacant land related incidents have augmented the deterioration and unsightly appearance of the community.

## 2.3 PHYSICAL CONDITIONS AND BACKGROUND DATA OF THE EASTSIDE COMMUNITY REDEVELOPMENT AREA

### Residential Uses

Single family residential land use is the dominant land use in the Redevelopment Area with a total of three organized residential communities. The Duval neighborhood is located in the northeast quadrant while the somewhat smaller Springhill Neighborhood is located in the southwest quadrant. The residential community of Sugar Hill is located on the western edge of the Redevelopment Area.

The condition of housing units in the existing CRA varies from high quality, higher value homes that contribute to the stronger neighborhoods, to housing units that are substandard and in some cases in various degrees of deterioration. In some areas, housing units are inhabited that would likely be condemned if they were thoroughly inspected. Materials vary from concrete block to poorly finished wood frame and siding. A windshield survey conducted by City staff in 1999 found thirty three percent (33%) of housing structures in a portion of the Community Redevelopment Area to be of “fair to poor” or “dilapidated” condition.

Since the inception of the City’s Code Enforcement Department’s housing demolition program in 1997, approximately (30) houses were removed in the Eastside Community Redevelopment Area. In the predecessor Duval Neighborhood Action Plan, the City’s Code Enforcement Division identified at least 40 structures as candidates





for demolition. In the Expansion area, seventy-three (73) housing code violations have been issued from 1999 – 2004. In addition, seven (7) properties are identified as candidates for demolition by the City’s Code Enforcement Division. Multifamily residential dwellings consist of the Carver Garden Apartments and the now vacant and boarded Kennedy Homes apartments.

**Non-residential Uses**

The non-residential land uses in the redevelopment area include commercial, industrial, mixed use, public service, agricultural, recreation and unimproved properties (Figure 3). Commercial land use areas generally occur directly along Waldo and Hawthorne Roads and along portions of University and Northeast Eighth Avenues and Southeast Eleventh Street. Most of the development occurs as small lot, single proprietor uses, though some larger scale industrial buildings have been built within the last few years. Along portions of University Avenue and Hawthorne Road, previous roadway widenings have detrimentally impacted the development characteristics of the bordering commercial sites.

The Alachua County School Board operates two elementary (Duval & Williams) schools and one middle (Lincoln) school in the Redevelopment Area. A large-scale school bus maintenance and administrative annex facility also is located between Hawthorne Road and University Avenue near the eastern edge of the district.

Perhaps the most outstanding characteristic of the Community Redevelopment Area is the large percentage of vacant land. Even though the area is very near the downtown, approximately 37% (453 acres)of the Redevelopment area remains as undeveloped land including non-developable wetland which makes urban development more difficult. From an environmental standpoint, most of this property can be permitted for development. The vacant land factor obviously contributes to a much smaller tax base then would otherwise be the case with almost any non-exempt development. Further, many of the vacant tracts are used as illegal dumping sites. Much of this land has moderate to heavy vegetation cover, which contributes to the practice and which further deteriorates adjacent sites.



**Transportation**

As noted, a network of arterial and local streets traverses the study area. The arterial streets are typically designed as four-lane divided or five lane sections. Most of these have been widened to their current dimension within the last twenty years.



The neighborhood streets are almost all two lanes, though several of the lane and right-of-way dimensions are of substandard width relative to current design criteria. Due to right-of-way constraints, many local streets in the NW and SW portion of the study area are discontinuous. Most local streets in the area were originally paved some thirty years ago. Over eleven miles of the area’s streets were “semi-paved,” with material designed to last a maximum of 15 years. The neighborhoods are plagued with inadequate drainage and infrastructure deficiencies (over seventy-five percent of the streets do not have curb and gutter.) The City’s Public Works Department continues to maintain and upgrade the condition of local streets on a “needs” basis, as limited funds are available.



Due in part to the aforementioned right-of-way limitations, the majority of neighborhood streets do not include sidewalks (for example, 6.16 miles of incomplete or missing sidewalks in the residential areas south of Hawthorne Road.) Several trunk collector roadways include sidewalks, though these facilities are

discontinuous and under designed. While sidewalks also are present along most segments of the arterial roads, their width is relatively narrow and their location is usually within three feet of travel lanes.

The multi-lane arterial roadways, including Waldo Road, Hawthorne Road, East University Avenue and Williston Road, tend to sever the pedestrian and broader community connections between the neighborhoods of the study area. Pedestrian crosswalks on these roads, or other features that would provide safer pedestrian access, are present only at major intersections (one exception to this condition is the rail trail, where the former railway line has been converted to an excellent pedestrian/bicycle amenity for all of the area and City users). This lack of consistent and reliable pedestrian facilities fails to provide adequate connections to the surrounding neighborhoods, public facilities and community resources.

**Transit**

The City’s Regional Transit System (RTS) operates within the study area. Routes 11, 24, 7, and 2 are the main transit route serving the Eastside Community Redevelopment Area providing service between the hours of 6:00am and 8:00am. However, there is a deficient number of bus stops and other transit facilities in the area, and lengthy route headways discourage ridership. In an effort to better facilitate ridership and promote a higher level of service for East Gainesville residents and visitors, RTS has recently provided upgrades to its existing service and is presently evaluating additional service modifications in the area based on their anticipated fleet expansion. In summary, RTS is conducting or proposing the following projects in the Eastside Community Redevelopment Area:



- Providing Sunday service in the area beginning August, 2006;
- A proposed new bus route that would provide service through the Eastside Community Redevelopment Area;
- Route 25 to connect the University of Florida and the Gainesville Regional Airport via Waldo Road;
- Installation of bus shelters and related bus stop amenities. It is important to note that funding for these amenities is somewhat limited and the CRA can provide further enhancements through Tax Increment Funding.

**Parks**

The Redevelopment Area has three park facilities. The largest park / recreation facilities of the area include Citizen’s Field Complex which contains ball fields, pool and community center; adjacent to Lincoln Middle and Williams Elementary Schools is Lincoln Park which contains ball fields; and TB McPherson contains a swimming pool and community center. Smaller parks and tot lots also located in the Redevelopment are listed on the following table.

Inventory of Parks		
Park Name or Location	Facilities	Size
Northeast Complex 1400 NE 8 <sup>th</sup> Ave	Pool; Community Center; Soccer fields, football stadium	25+ Acres
Northeast Community Center NE 8 <sup>th</sup> Avenue and 15 <sup>th</sup> Terrace	Community Center; Tot Lot	1 Acre
NE 4 <sup>th</sup> Avenue and 15 <sup>th</sup> Street	Tot Lot	1 Acre
Cedar Grove Park 2200 NE 12 <sup>th</sup> Ave	Undeveloped open space	2 Acres
SE 9 <sup>th</sup> Street and 8 <sup>th</sup> Avenue	Tot Lot	.55 Acres

Lincoln Park 900 SE 15 <sup>th</sup> St	Soccer fields, Softball/Baseball Fields, Track, Basketball Courts, Playground	35 Acres
T.B. McPherson Park 1717 SE 15 <sup>th</sup> St	Community Center, 2 Softball/Baseball Fields, Outdoor Basketball Courts, Swimming Pool, Playground, Racquetball, Tennis Courts, Picnic Pavillions	15 Acres
Barbara Higgins Park 1352 SE 2nd St	Tot Lot	.60 Acres
Spring Hill Park 900 Block of SW 4 <sup>th</sup> Avenue	Stormwater retention area/passive park	4 Acres
Eastside Recreation Center at Fred Cone Park 2841 E. University Ave.	Recreation Center, 1 baseball/softball field, 1 soccer field, 1 multipurpose field, 2 basketball courts and a playground	.18 Acres

In general, all the parks and recreational facilities are in need of repair, maintenance and beautification such as enhanced improved park amenities (picnic tables, benches, trash containers, drinking fountains), new play equipment, sports field/court renovations, landscaping and fencing, more aesthetic signage, enhanced pedestrian lighting, and improved sidewalks and hardscape.

The following improvements are planned for the existing park facilities in the area:

Lincoln Park

- Addition of playground equipment (estimated completion: early 2007)

Northeast Pool at the Northeast Complex

- Addition of a splash pad feature (estimated completion: mid-2007)

TB McPherson Park

- New irrigation systems to the 2 ball fields;
- Resurfacing of the 4 tennis courts;
- New windscreen for the tennis courts;
- New water fountain at ball fields.
- Splash features to be added (estimated completion: mid-2007)

Tot Lot 5/Barbara Higgins Park - 1352 SE 2nd St

- New water fountain.

The CRA should enhance the parks in other respects as noted above.

### **Drainage**

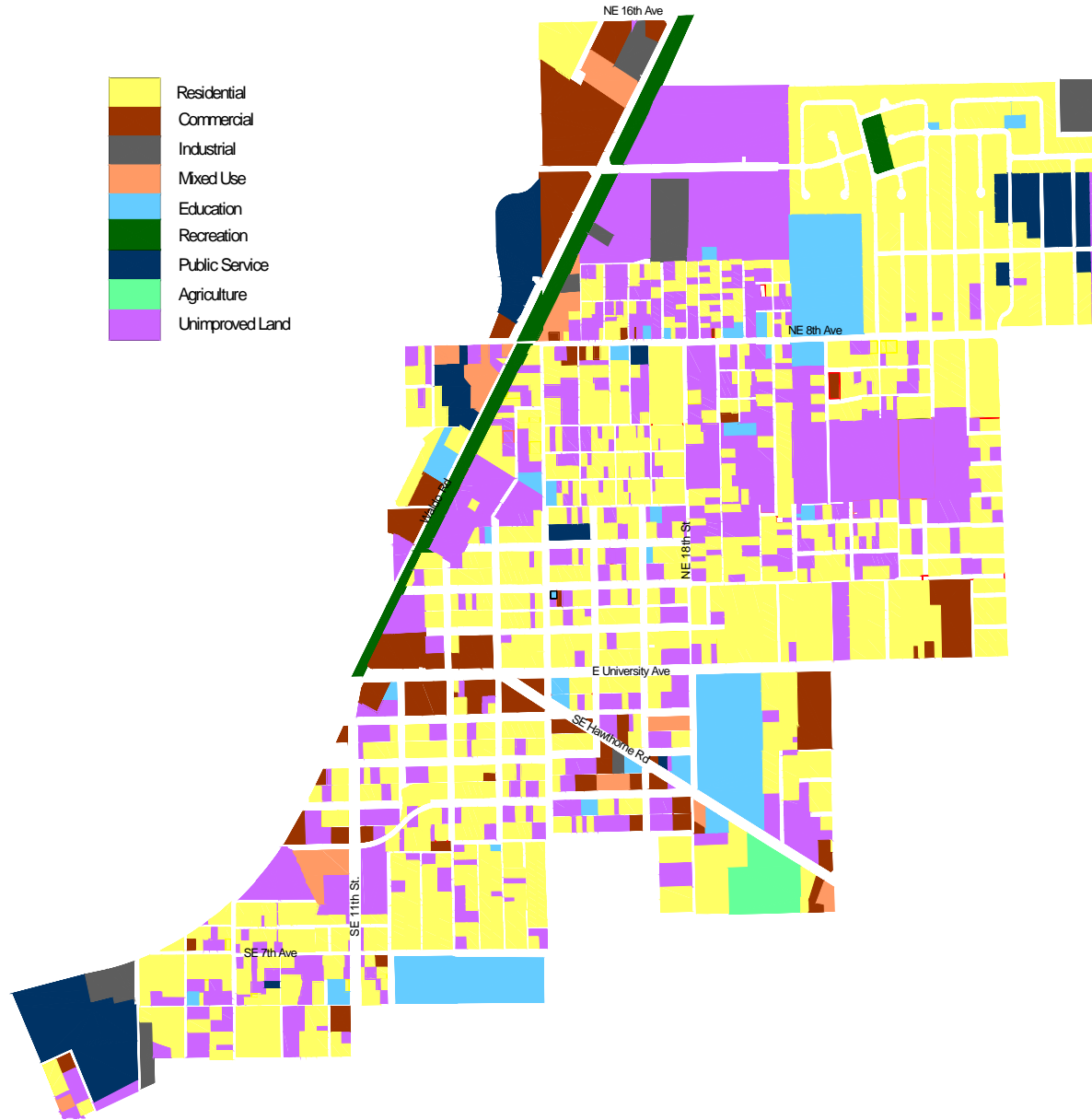
East Gainesville has relatively flat topography, with several creeks or streams in the area. The area's drainage is accommodated mainly via open swale and shallow ditch systems that convey water to the natural water bodies. Other than more recent developments, development in the area and in the neighboring upstream environs has, for the most part, occurred with few if any significant stormwater management facilities. Runoff from most of the major roadways and adjacent commercial sites discharges directly into the ditch and stream systems. In short, area-wide stormwater management and treatment facilities are all but absent.



The problems associated with this condition are standing water and periodic flooding in portions of this district, as well as the environmental damage caused by the introduction of untreated stormwater in the natural drainage system. While the City is engaged in efforts to remedy the problem, including the construction of interceptor ponds and culvert replacements, the needs are still significant relative to available funds, and a more comprehensive solution is needed.

In addition, the City has identified in its Comprehensive Plan sections of the Eastside Community Redevelopment Area to have soil limitations for urban development which further limits the area's ability to redevelop.

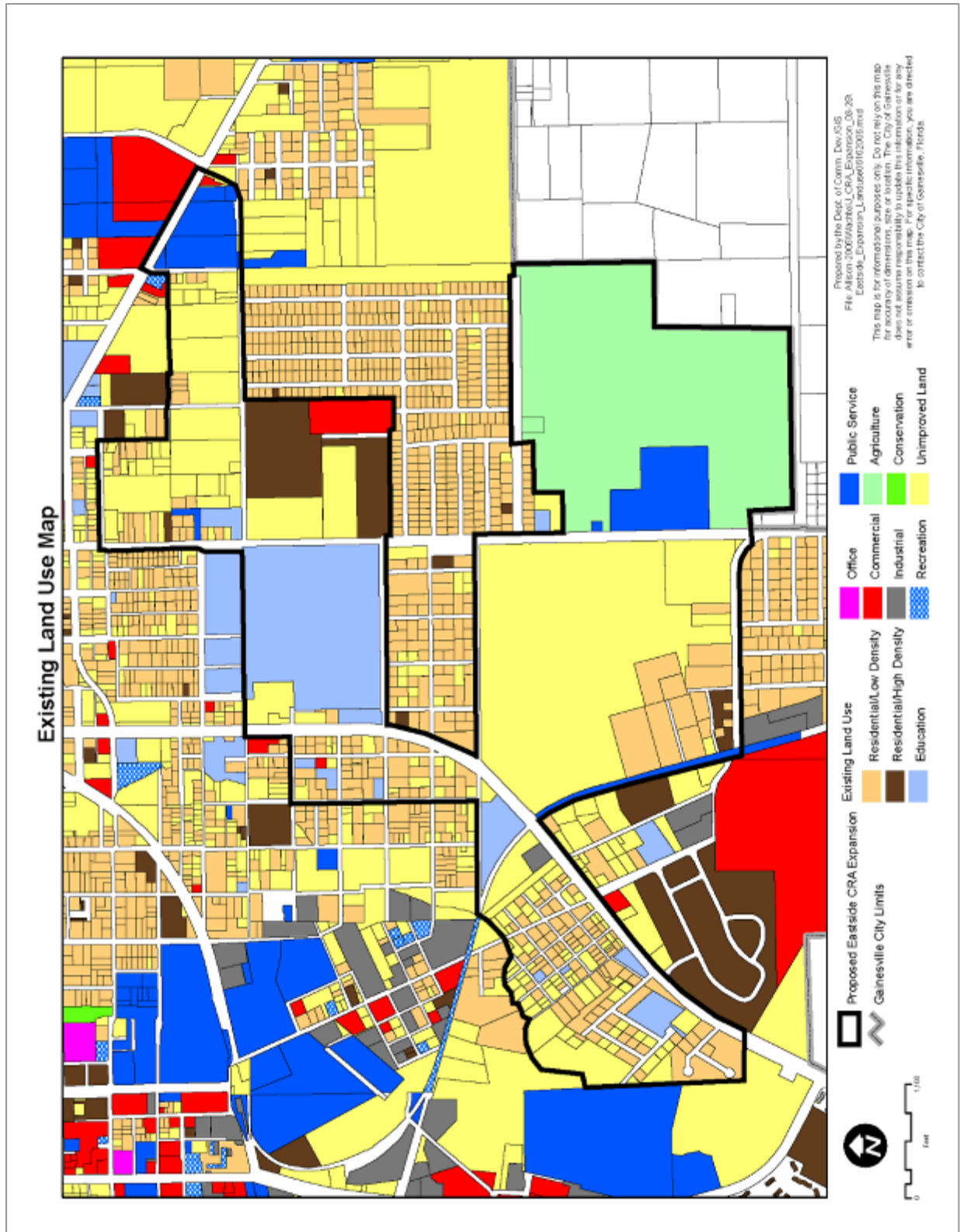
Figure 2– Eastside CRA Existing Land Use Map



Source: Gainesville Community Development Department



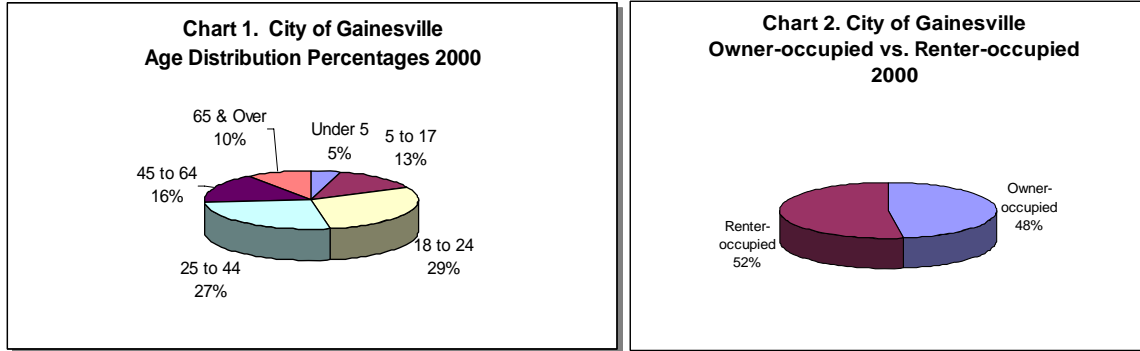
Figure 3 - Eastside Expansion Area Existing Land Use Map



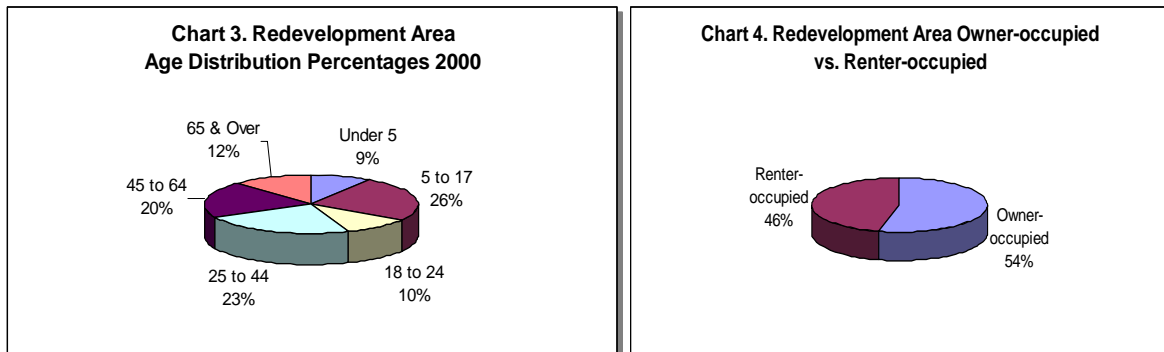
## 2.4 CENSUS-BASED DATA

### Population

According to the Bureau of Economic and Business Research (BEBR), as of 2005 the City of Gainesville has a population of 119,889 residents. U.S. Census figures describe Gainesville's population as young with 29% of the population between the ages of 18-24. Gainesville has a lower median age than the Florida state average and the number of college students is significantly above the state average, reflecting the influence of the University of Florida. As expected, the citywide owner-occupancy (48%) is lower than the renter-occupancy (52%).



The population of the Eastside Community Redevelopment Area correlates with citywide population and housing characteristics relating to age and tenure. The Redevelopment Area contains 5,548 residents, 4.6% of the City of Gainesville's population, with a disproportionate number of elderly citizens (12% are over the age of 65), and 10% of the people living within the Study Area are between the ages of 18-24 or college age (2000 U.S. Census). Likewise the proportion of owner-occupied units compared to renter-occupied units in the Study Area is slightly higher with 54% of the housing units in the Redevelopment Area owner-occupied. The remaining percentage, 46% of housing units, are renter-occupied.



The University of Florida, established in 1906, has historically taken a large role in the development of Gainesville and continues to be a dominant influence in its neighborhoods. Even though the University is located northwest of the proposed Eastside Expansion Area, only a small percentage of the 41,543 students reside in the Eastside communities. A second major institutional influence upon the growth of Gainesville has been the growth of the large hospital complexes during the 1970s.

## 2.5 PROGRAMMED PROJECTS

As noted, the East Gainesville area has been the subject of studies and improvement initiatives over the last several years. The product of these efforts has been the continued development of capital improvements by local and state agencies using various funding sources as available. The current set of projects or funding programs for improvements are presented in the following sub-sections.

### Capital Improvements Program (CIP) Projects

The following is a list of capital improvements planned in the Eastside Community Redevelopment Area as included in the City of Gainesville FY 2006-2010 Capital Improvements Plan. Data from the first three fiscal years of the CIP are presented, as the scope of work and project costs are better defined than for those projects in the remaining two years.

**Table 1 – FY2007-20011 CIP Budget Request Summary**

<b>General Fund (001) Capital Projects</b>							
Project Name/ Department	FY2007 Plan	FY2008 Plan	FY2009 Plan	FY2010 Plan	FY2011 Plan	Project Plan Total	Revenue Source
NE 19 <sup>th</sup> Terrace Reconstruction Design (Public Works)	\$0	\$100,000	\$0	\$700,000	\$0	\$800,000	General Fund
Depot Avenue Reconstruction – SW 13 <sup>th</sup> St. to Williston Rd. (Public Works)	\$0	\$0	\$500,000	\$300,000	\$0	\$800,000	General Fund
<b>Stormwater Management Utility Fund - SMUF (413)</b>							
SE 12 Street and Culvert	\$361,769	\$0	\$0	\$0	\$0	\$15,000	SMUF
Sweetwater Branch Restoration Phase I	\$450,000	\$450,000	\$319,547	\$0	\$0	\$1,219,547	SMUF
Duval Basin	\$907,450	\$207,450	\$15,000	\$0	\$0	\$1,129,900	SMUF
Lincoln Estates Piping	\$440,650	\$0	\$0	\$0	\$0	\$440,650	SMUF

## 3.0 ANALYSIS & SUMMARY

Based on the combined evaluation of prior studies, the Need Assessments, and the existing conditions analysis herein, the Eastside Community Redevelopment Area can be summarily characterized by its apparent assets, its latent assets, and its constraints. These summary characteristics are found on the following pages.

The Redevelopment Area’s apparent assets are clearly conducive to redevelopment efforts, and may contribute to continued interest and security in redevelopment investment initiatives for the area. While “latent” assets also are valuable and can contribute to redevelopment success, they may be underutilized, ignored or misunderstood in terms of their long-term benefit to the community at large. Constraints challenge the success of development or redevelopment efforts and should be eliminated, reconciled or otherwise accommodated in terms of the redevelopment effort.

### **Apparent Assets**

- Demonstrated community interest and support for redevelopment
- Community leaders and government officials support redevelopment efforts
- Numerous churches are active in the area, have relatively sizeable landholdings, and constitute an effective intermediate forum to disperse and collect information
- 131 single-family houses have been developed in recent years in Cedar Grove II
- Duval neighborhood selected as a “Front-Porch” neighborhood under state planning initiatives
- Duval was one of the City’s first two neighborhoods in the City’s Neighborhood Planning program and received Neighborhood Planning grants
- Large amount of unimproved land occurs in pockets or concentrations throughout the area
- Established public facilities such as the Duval and Williams Elementary Schools, Lincoln Middle School, the TB McPherson Community Center, the Northeast Community Center, and the Martin Luther King Center provide for neighborhood focus and social/recreational activities
- Location of County Health Building, Shands Eastside Clinic, and City’s Technology Incubator Building, renovation of abandoned site into Sheriff’s Office, all in the Redevelopment Area or vicinity
- Historic buildings or structures (the “Cotton Club” and various homes)
- Proximity to the downtown commercial center and to the regional airport
- Other public facilities such as police and fire stations, the State Health Department, and the Gainesville Technical Education Center (GTEC), are located in or near the Eastside Community Redevelopment Area
- Significant stands of mature vegetation remaining
- Construction of Northeast 12<sup>th</sup> Avenue extension with \$1 million HUD grant
- Rails-to-trails system is integral to the community
- Recent \$200,000 landscaping along Waldo Road
- Acquisition of the former Tacklebox Property and planned conversion to a gateway feature
- Planned improvements for the medians on East University Avenue.

### **Latent Assets**

- Large parcels of undeveloped land
- Minimally developed land (existing development)
- Relatively low land values for acquisition and assembly
- Primary transportation system is operating below capacity
- Natural water bodies and canal system offer opportunities for green space and secondary trail linkages
- Under-improved businesses
- Marginal investment in some property
- Environmentally contaminated tracts in need of detailed site assessment and remediation
- Small parcels require assembly to achieve parcels of adequate size for new commercial development
- Lack of landscaping on individual parcels and within the rights of way
- Lack of street trees and other streetscape vegetation along rights of way
- Lack of neighborhood pedestrian facilities
- Visual clutter and disparity of signage and building architecture
- General lack of sustained maintenance
- Lack of local and area-wide drainage facilities
- Historic land development patterns are incongruous with current development patterns and growth trends
- Discontinuous rights-of-way
- Deteriorating residential structures contribute to area-wide decline including Kennedy Homes
- Lack of street lighting and lack of pedestrian-oriented lighting
- Lack of local, internal street connectivity
- Substandard street and right-of-way width in residential areas
- Waldo Road rail trail isolates properties to the east, due to few crossing points

## 4.0 COMMUNITY REDEVELOPMENT PLAN AND OBJECTIVES FOR IMPLEMENTATION

### 4.1 PLANNING WORK SESSION

The plan objectives and policies and project concepts for the update of the Eastside Community Redevelopment Plan originated in a work session convened in July, 2006 with the Eastside Redevelopment Advisory Board. The work session format included an overview presentation by the planning team of the Eastside Expansion Area Blight Findings Report. The existing physical conditions and issues were highlighted and used as a framework for the validating goals and policies in the areas of Land Use, Economic Development, Housing, Utilities and Services, Transportation and Community Pride and Cohesiveness. The planning team also facilitated an interactive exercise to identify potential catalytic development opportunities (residential and economic development), and circulation projects (pedestrian amenities, roadway connections) and infrastructure (drainage, utilities).

The consensus points or “Big Ideas” generated for the work session suggested that the Community Redevelopment Plan emphasis infrastructure, drainage and pedestrian circulation improvements to enhance the environment for existing residents and private investment. However, creating a diversity of new residential development on infill lots and in existing undeveloped areas that can support commercial development along major arterials was also a priority.

### 4.2 OBJECTIVES AND POLICIES

#### Land Use

1. Maintain and improve integrity of neighborhoods by promoting mixed income residential use as the primary use.
2. Continue to upgrade the local parks system in support of the residential character of the area.
3. Selectively increase inventory of non-residential land use at key central or edge locations.
4. Promote mixed-use development concept on large development tracts along major arterials.
5. Create opportunities for new development on vacant non-conforming lots by consolidating lots and right-of-way where appropriate.



#### Economic Development

1. Maintain inventory of vacant lands by type to accommodate future development.
2. Promote consolidation of small lots to larger tracts in those areas designated for non-residential use; consider vacation of right-of-way where feasible to connect isolated lots.
3. Encourage the evolution of employment opportunities through GTEC spin-offs to adjacent sites and nearby programs, the maintenance of local school aftercare and technical education programs.
4. Establish and enforce design guidelines for new commercial development along major arterials.
5. Encourage commercial, office and mixed-use development along major arterials and residential development to support it.



#### Housing

1. Increase percentage of housing stock in adequate or better condition through existing and future (CRA-assisted) housing.



2. Assist with incentives, infrastructure costs, land assembly, disposition and/or land cost write-down, stormwater management assistance and other means to encourage housing development.
3. Provide opportunities for different types of housing to accommodate different demographic groups.
4. Increase percentage of home ownership through low interest loans, down payment grants and work equity programs.
5. Promote consolidation of non-conforming lots to larger tracts in the residential areas to encourage residential infill development.
6. Establish and enforce architectural design guidelines on new residential infill development that consistency of architectural styles of adjacent structures.



#### **Utilities & Services**

1. Replace older or undersized utility lines where needed.
2. Provide utility services needed to accommodate new development.
3. Provide new utility facilities where deficiencies exist to solve existing problems.
4. Install stormwater improvements in residential areas.
5. Install underground utilities throughout the area and provide more attractive street and pedestrian-oriented lighting.
6. Upgrade wastewater where needed.
7. Provide or assist with all aspects of streetscape components.

#### **Transportation**

1. Improve area accessibility by eliminating “gaps” in the street grid assisting in funding new infrastructure connections and improvements.
2. Maintain and improve roadway safety through paving, resurfacing and reconstruction.
3. Discourage concentrations of “through” traffic on local streets with traffic calming and multiple route choices.
4. Increase mobility through transit service and transit amenities including bus shelters.
5. Enhance and improve pedestrian mobility with the installation of sidewalks.
6. Extend the bike path system to connect to public facilities and install trails through large development sites to enhance pedestrian mobilization.



#### **Community Pride and Cohesiveness**

1. Improve community identity through system of neighborhood identification and beautification at key entry points.
2. Aggressively promote periodic neighborhood clean up, demolition and “amnesty” events to reduce overgrown or neglected appearance and supplement programs to assist with their efforts.
3. Develop local award or recognition program to highlight positive contributions to community appearance or programs.
4. Develop one or more unique signature events/celebrations to promote neighborhood/ community pride.
5. Promote the formation of formalized neighborhood associations.
6. Develop and market pilot neighborhood projects and initiatives that facilitate stakeholder involvement and market the communities.

### **4.3 PROPOSED REDEVELOPMENT PROJECTS**

As part of the development of the Eastside Community Redevelopment Plan, projects within the Redevelopment Area based on their current condition, location and development potential were identified

because they would create the impetus needed to transform the Redevelopment Area into what the community desires. In addition it is recognized that these projects would provide the greatest change in the Redevelopment Area and would require assistance and/or resources from the CRA in order to come to fruition. The following are the projects that were identified by the Eastside Redevelopment Advisory Board in addition to other project initiatives recommended to create a sustainable community. (Numbers correspond to the Project Area Maps on the following pages.)

The CRA should take full advantage of the powers given it by Statute 163 to address the issues discussed in the plan. The CRA could address gentrification/affordable housing issues by developing and demonstrating new or improved means of providing housing for families and persons of low income. The CRA could also address the reduction or prevention of crime by developing and demonstrating community policing innovations. These new techniques can be funded by TIF during the development and demonstration stages, but after a reasonable demonstration period would be evaluated and either funded through another mechanism or terminated.

### **Sidewalks and Pedestrian Crosswalks**

*P-1 Pedestrian Enhancements* - Enhancements to the pedestrian facilities along Waldo Road, particularly at East University Avenue, Northeast 8<sup>th</sup> Avenue, and Northeast 12<sup>th</sup> Avenue will provide safer east-west connectivity. The plan also proposes the installation of facilities to connect to the existing trail system in addition to serving as a main gateway into the Eastside with its proposed activity centers and surrounding residential neighborhoods.

#### Initiatives

1. Construct streetscape and sidewalks to improve the network for pedestrians through the East Gainesville area.
2. Install sidewalks on both sides of streets near schools, parks and activity centers with at least minimum widths compliant to the City of Gainesville standards.
3. Repair and replace existing sidewalks that are substandard.
4. Construct high-profile pedestrian crosswalks and streetscape across Waldo Road at 8<sup>th</sup> Avenue, at Waldo and University, University and 15<sup>th</sup> Avenue, Williston Road, and other intersections where pedestrian and bicycle crossings are prevalent.
5. Coordinate sidewalk improvement projects with roadway and drainage improvements.

### **Street Improvements**

*S-1 Street Improvements* - Residential roadways within the Redevelopment Area lack interconnectivity and continuity that limit pedestrian mobility and accessibility. The plan proposes augmenting the existing street grid system to provide better connections for vehicular and pedestrian movements. In addition, the continuation of roadway improvements would ensure that routine maintenance of the roadways in order to limit deterioration and safety hazards. Streetscaping improvements including aesthetically appealing lighting is also recommended.

#### Initiatives

1. Initiate street resurfacing projects and improve all unpaved or structurally under-designed roads.
2. Coordinate street improvement projects with other City public works or utility projects for the area.
3. Add aesthetically appealing street and pedestrian lights throughout the area. Promote the installation of pedestrian-scale, upgraded lights in neighborhoods.

4. Reconnect street grid in areas where connections are terminated by the use of barricades. Seize opportunities to eliminate “gaps” in the local street system and open the neighborhood, and to extend streets.
5. Where practical, widen existing substandard roadways to a minimum width of 18’ for all two-way streets.
6. Install new roadway connections as new development occurs on large vacant lots to improve the overall vehicular and pedestrian circulation pattern.
7. Assist in funding road/infrastructure/streetscaping improvements for new developments.

### **Drainage and Environmental Improvements**

*D-1 Drainage Improvements* - Drainage improvements, particularly for stormwater, are necessary to reduce the impediments to existing and future development in the Redevelopment Area. The installation of curbs and gutters are needed to mitigate the blighted conditions within the Redevelopment Area and will in turn make the area more attractive to development and reinvestment in the long run.

#### Initiatives

1. Construct closed drainage systems as replacements for deep swales in open roadway sections. Eliminate drainage ditches where feasible.
2. Construct master stormwater ponds to accommodate area-wide retention requirements.
3. Where possible, combine master stormwater systems with park development.
4. Continue to remediate contaminated properties using a combination of private, local, state and federal funds.
5. Encourage the preservation of portions of wetland areas as a complement to storm water detention ponds designed to serve new development and serve as an amenity.
6. Install drainage facilities where they are lacking in the residential areas.
7. Work with the Public Works Department to improve sewer capacity so as to accommodate future development.
8. Assist with stormwater for new development.
9. Assist with wastewater capacity where needed.

### **Housing Infill and Rehabilitation**

*H-1 Strengthening Housing Stock/ Single Family Preservation* - The residential neighborhoods within the Eastside Community Redevelopment Area vary in architectural style, size, and condition but all have a unique character that residents want to preserve and strengthen. In the Duval neighborhood in the northeast quadrant, the Springhill Neighborhood is in the southwest quadrant, the Sugar Hill neighborhood is on the western edge, and North Lincoln Heights is south of Hawthorne Road. Scattered throughout these residential communities are opportunities for infill development on existing vacant lots, rehabilitation for dwellings in less than standard condition, and demolition for those structure that are dilapidated and contributing to the blight in the area. The plan proposes establishing targeted programs towards preservation and stabilization for the residences that will ultimately retain existing residents, attract new residents and support the retail services proposed along the fringes of the community. The installation of pocket parks on small, vacant lots would also create an amenity for residents to utilize.

*H-2 New Low Density Residential Development/ Wetland Preservation* - This site bounded by SE 15<sup>th</sup> Street and SE 15<sup>th</sup> Avenue is a prime single family residential development site. The plan proposes creating an opportunity to provide higher end market rate single family housing with natural amenities.

*H-3 New Low Density Residential* - The Blueberry Farm site is one of the largest undeveloped sites in East Gainesville. With direct access off Williston Road, it is ideal for primarily low-density residential development on large lots with a rural character. This type of layout on the southern portion of the property

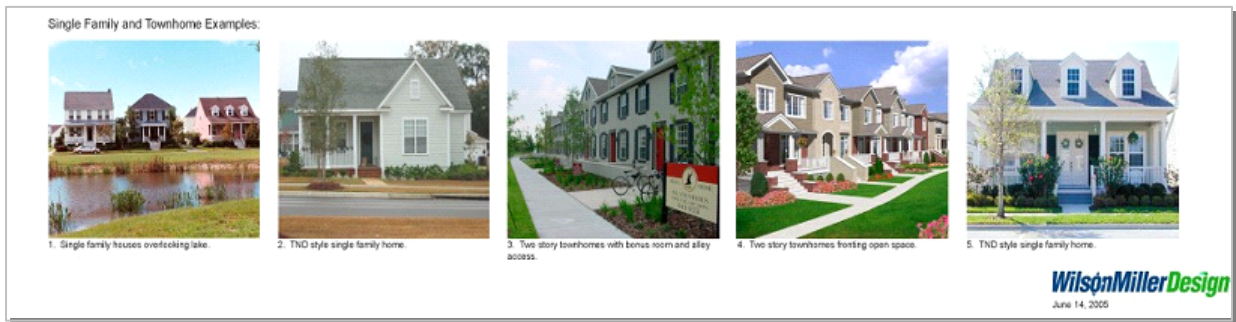
would introduce a higher end market-rate residential product. In addition, parks and conservation areas will buffer the residential from the proposed retail development along Williston Road and SE 13<sup>th</sup> Street.

*H-4 Housing near GTEC* - In an effort to provide a diversity of housing options to the area, higher density, market rate housing (such as townhomes) is proposed near GTEC in support of the proposed GTEC expansion area. Creating better employment opportunities at GTEC along with strong transit linkages will stimulate demand for housing. Together these development projects would provide a live-work atmosphere that is currently absent in East Gainesville.

*H-5 Southeast Gainesville Revitalization Initiative (Kennedy Homes)* - This highly underutilized property located at 1717 SE 8<sup>th</sup> Ave. (AIMCO/Kennedy Homes site) presents an opportunity for new residential development that would strengthen the surrounding residential area. Currently, the Kennedy Homes apartment community is blighted, boarded and vacant. Redevelopment of the Kennedy Homes site as mixed-income residential can spur development in other areas within the Community Redevelopment Area. The market indicates that this new market-rate housing should perform well due to the location of the site and the strength of the surrounding neighborhood, amenities, schools, and transportation. The involvement of the CRA in the redevelopment of this cornerstone development could include incentives to encourage redevelopment such as writing down land costs, assisting with infrastructure, and stormwater, etc. The conceptual images of the proposed development site are shown below.

*H-6 Cotton Club Museum and Cultural Center Initiative* – The site of the old Cotton Club and adjoining property represents an important part of the culture and history of the East Gainesville community. The Cotton Club is one of the most historic sites in East Gainesville and represents an era of this community’s historic past that brought African American jazz and blues greats to Gainesville during the early to mid 20<sup>th</sup> century. Volunteer residents and community stakeholders have been working to raise funding to restore the Cotton Club, the Perryman’s grocery store along with adjoining residential homes, and converting an adjacent vacant lot into a community park. Community leaders envision the Cotton Club to be the first LEED (Leadership in Energy and Environmental Design) Gold certified project in the City of Gainesville. This initiative is included as a priority project for the Eastside CRA. Once developed the project could serve as a cultural heritage site, focusing on culture, music and community, to attract local residents and visitors to Gainesville and stimulate redevelopment within the immediate vicinity of the Cotton Club project area.

**Figure 7 – Southeast Gainesville Renaissance Initiative Concepts**



## Initiatives

1. Support enforcement of standards for housing, to prevent the perpetuation of substandard housing.
2. Continue to coordinate with and support existing public, quasi-public and non-profit housing organizations in their efforts to build new housing or their efforts to renovate as infill projects on vacant residential property.

3. Promote the development of workforce housing with new residential development including multi-family development along SE 8<sup>th</sup> Avenue.
4. Encourage housing rehabilitation and renovation by making housing programs available for CRA area residents and investors.
5. Assist with demolitions or demolition funding.
6. Support the City of Gainesville in the acquisition and/or consolidation of lots within the residential areas for future residential development or the CRA may acquire such properties.
7. Ensure that design standards will guide new residential development to be architecturally compatible to existing development.
8. Encourage a diversity of housing types that will support all income levels.
9. Support the City's code enforcement efforts to demolish dilapidated structures and administer code violations to structures that are non-compliance.
10. The CRA could develop and demonstrate new or improved means of providing housing for families and persons of low income.
11. Assist with the demolition, assembly, land write-down, infrastructure, stormwater, lighting, streetscape, utilities, financial assistance or other incentives for redevelopment of Kennedy Homes, nearby parcels and/or other key residential redevelopment sites.

### **Parks and Recreation Facilities**

*G-1 East West Greenway* - The East-West Greenway is designed to provide recreational opportunity while preserving natural wetlands and a vital part of East Gainesville character, the Blueberry Farm. Extending from Williston Road just north of the Gainesville-Hawthorn Rail Trail east to the Blueberry Farm, and terminating at SE/NE 27th Street Greenway; this greenway would only support non-auto travel linking the Kincaid loop with major activity areas in downtown and the University area.

*G-2 NE 8<sup>th</sup> Ave Multi-use Trail/ Greenway* - The plan proposes enhancements along NE 8<sup>th</sup> Avenue from 15<sup>th</sup> Street to the Loften Center. Incorporating bike lanes and pedestrian amenities including more visible street crossings, transit shelters and pavement treatments will create a more livable street.

*G-3 East University Multi-use Trail/ Greenway* - The proposed East University multi-use trail extends East University Avenue from Waldo Road to the East 27<sup>th</sup> Street. This trail opportunity will incorporate a bike lane, pedestrian friendly crossings, wider sidewalks and vegetation planting.

*G-4 Open Space* - New public spaces have a great impact on the quality of life central to the east side neighborhoods. The plan recommends new parks or upgraded parks and public green spaces to be used to further remove blight and improve the aesthetics and amenities of the area. Public gathering places would also serve as a destination for signature events and provide connections to other community facilities such as Duval Elementary, Williams Elementary and Lincoln Middle Schools. The plan recommends that where appropriate, public spaces include dual uses as wet or dry stormwater retention areas.

*G-5 Bike Path Extension* - The proposed bike path extensions can not only provide recreational opportunities within the Redevelopment Area, they can provide much needed transportation alternatives through and the Community Redevelopment Area. The CRA should work with the appropriate government agencies and non-profit groups to continue its plan and develop an interconnected system of trails, corridors, and other linkages within the Redevelopment Area.

### **Initiatives**

1. Purchase property for area-wide stormwater improvements and as a "passive" recreation facilities and parks for the East Gainesville neighborhoods.
2. Provide improved facilities at existing parks, such as drinking fountains, trash receptacles, lighting, furniture, restrooms, enhanced landscaping, attractive fencing and signage, improved sidewalks and hardscape, and enhanced pedestrian lighting.



1. Continue to support the City of Gainesville efforts to provide open space and recreational facilities by acquiring vacant lots in residential areas to designate for pocket parks.
2. Encourage the City of Gainesville to provide improvements to the existing recreational facilities including fencing, lighting, parking, landscaping and new recreational equipment.
3. Create trails and extend bike paths to connect to existing bike facilities, recreational and public facilities and trail systems City-wide.

### **Economic Development/ Commercial Infill**

*ED-1 NE 8<sup>th</sup> Avenue Village Center* - A village center is proposed on NE 8<sup>th</sup> Avenue near Duval Elementary School. This project expands and improves upon the existing retail at this location and encourages infill retail development on exiting vacant lots were available. The proposed village size and character will accommodate local and residential scale uses that can be easily accessed by pedestrians.

*ED-2 Small-scale Village Center* - The plan proposes a neighborhood center that would provide shopping and services within walking distance of the surrounding residential community. This neighborhood serving, predominately retail village, would contain various convenience type services, shops and cafés that local/ neighborhood residents can patronize.

*ED-3 Commercial/Residential Transition* - The property flanking NE 12th Avenue provides an opportunity for a transition from non-residential to residential uses.

*ED-4 Planned Major Retail* – Redevelopment opportunities exist at the currently underutilized intersection of Waldo Road and NE 12<sup>th</sup> Avenue for new major retail businesses/ mixed use. The planned Walmart development will serve as an activity center and potential gateway into the Redevelopment Area due to its highly visible corner.

*ED-5 GTEC Extension* - In order to further spur redevelopment in the Eastside, the extension of the technology enterprise center (GTEC) could provide the economic stimulus that the area needs. The CRA in addition to local partners could support the creation of this center and assist with the land assembly, infrastructure improvements, and construction/design incentives to create the center, and target the center’s location to maximize the redevelopment benefits for the Eastside Community Redevelopment Area.

*ED-6 Retail Transition* - Williston Road is one of the major arterials in the Redevelopment Area that ties the residential areas to downtown. There is great potential for redevelopment along this corridor where there are currently undeveloped lots and the existing single family homes appear to be encroached upon by the regional traffic along Williston Road. This plan proposes transitioning from single-family residential to a medium density retail development along the eastern edge of the Sugar Hill neighborhood.

*ED-7 Special Area Plan for the Five Points Area* – Redevelopment of the Five Points Town Center that will gradually transform the Center using high-quality urban design. By doing so, retail and residential projects can effectively set themselves apart from more conventional developments in other parts of retail and residential success. The provision of this plan are intended to accommodate redevelopment of the Five Points area to promote the development of both residential and non-residential development; ensure that design gradually creates improved transit and retail health; create and maintain a connected grid of internal streets; and encourage community serving public gathering facilities such as schools, libraries, residential, recreation centers, and child care, and public spaces with strong design features, such as water, benches, and public art.

*ED-8 Hawthorne Road Activity Centers* – Hawthorne Road (SR 20) forms the eastern entry to the East Gainesville area. As with Waldo Road, it has the potential to provide a sense of arrival in the community, but needs a gateway. This can be created by a designed center, civic or public space with visible

connections to its edge surroundings. City and County Activity Center designations seek to provide nodes of mixed-use, more intense development that maximizes the use of infrastructure in relation to the population. By designating activity centers, the City and County can encourage the cluster of new economic investments. Residential uses in the mixed development will be designed as a transition to surrounding unmixed residential uses. Certain landscaping, architectural and sign standards will be required to create a unified development appearance while buffering and integrating the activity center.

#### Initiatives

1. Assist prospective developers in acquiring and assembling small lots where new commercial development could occur.
2. Continue marketing East Gainesville to establish a local “hub” of commercial activity and provide opportunities for consumers to shop within their greater neighborhood.
3. Where appropriate, develop neighborhood commercial centers that could provide complementary and small-scale business uses within walking distance of residential areas.
4. Seek to include the following uses as new development in East Gainesville: grocery stores, clothing stores, general retail, restaurants, and other businesses that serve the neighborhoods.
5. Create opportunities for mixed-use or commercial development along the frontage of Williston Road and south of SE 13<sup>th</sup> Avenue.
6. Develop enforceable design standards that ensure new commercial development is architecturally compatible to existing development.

#### Utility Upgrades and Improvements

1. Aggressively promote conversion of existing residences using septic systems to GRU wastewater system. Provide additional assistance to low and very-low income residents that supplements GRU’s existing assistance program.
2. Replace old or undersized water lines to provide adequate fire flow protection whenever possible. This effort must be coordinated with street improvement projects.
3. Encourage utilities within sidewalk and in roadway clear-zones to be relocated in accordance to FDOT standards and/or below ground.
4. Encourage the relocation of other utility impediments including utility poles, sign posts, and fire hydrants, within sidewalks and in roadway clear-zones to be in accordance with FDOT standards.

#### Neighborhood Improvements – Safety, Identity, Facilities

1. Develop an aggressive clean-up program for vacant property to remove undesirable vegetation, debris, and low tree canopy. This is imperative to increase visibility through neighborhoods, eliminate vagrant “camps”, and discourage dumping of trash and other items.
2. Install pedestrian-level streetlights in all neighborhoods.
3. Construct closed drainage systems as replacements for deep swales in neighborhoods.
4. Promote neighborhood identity with entry signage and neighborhood gateways at key entry points and coordinated improvements that create visual connections and instill a sense of neighborhood pride.
5. Coordinate with neighborhoods that promote self-help programs, such as clean-up events, neighborhood improvement work programs for teens, and neighborhood safety plans.
6. Continue to improve, develop, and expand neighborhood centers for recreation, social, and education opportunities.
7. Build capacity with neighborhood leadership through formalized neighborhood associations. Promote the formation of formalized neighborhood associations.
8. Develop local award or recognition program to highlight positive contributions to community appearance or programs.
9. Develop one or more unique signature events/celebrations to promote neighborhood/ community pride.
10. Develop and market pilot neighborhood projects and initiatives that facilitate stakeholder involvement and market the communities.
11. Programs could also include community policing innovations to reduce or prevent crimes.

12. Programs could also include community policing innovations that work with business owners and residents to reduce or prevent crime.

### **Property Assembly – Small Lots, Strategic Acquisitions**

1. Assist with the acquisition, demolition and redevelopment of properties such as Kennedy Homes into mixed-income residential. Assist as needed with land costs, infrastructure, sidewalks, landscaping, light fixtures, and stormwater.
2. Acquire land for drainage improvements, such as master stormwater facilities.
3. Monitor opportunities for additional property acquisition in the area of GTEC. This is a prime area for additional supporting development, such as research, office, retail and service businesses.
4. Coordinate efforts with the Gainesville Economic Development Department to further appropriate commercial development along Waldo Road and East University Avenue.
5. Consider opportunities for relocating existing school bus maintenance facilities on East University so new commercial development could occur on this site.

### **Arterial Roadway Improvements – Medians, crosswalks and sidewalks, and signalization**

*ARI- University and Waldo Road Improvements* - Median and landscape improvements at the highly visible intersection of University and Waldo Road would strengthen the entry into University Avenue for the eastside. The plan recommends modifications to the development scale of the roadway from a major highway character to a more mixed-use scale. This improvement would also include the installation of traffic calming measures.

#### Initiatives

1. At the earliest opportunity, install enhanced crosswalks on Waldo Road at 8<sup>th</sup> and 12<sup>th</sup> Avenues. Crosswalks should include, at a minimum, textured materials such as brick or pavers; signage; crosswalk signals; and warning signals to alert drivers of the crosswalk ahead.
2. Seek opportunities to encourage FDOT installation of planted medians on Waldo Road and East University Avenue.
3. Replace dated signalization when opportunities occur with mast arm signal heads.

### **Transit Improvements**

*T1 - Bus Rapid Transit* - Establishing a Bus Rapid Transit (BRT) service will provide the much needed and anticipated connection between East Gainesville with downtown and the Archer Road corridor. This regional transit system will provide a high frequency service that will employ several preferential treatments including traffic signal prioritization, rapid passenger boarding and alighting, intersection queue-jump lanes and dedicated travel lanes. The BRT service would connect from Archer Road to the Five Points area via Depot Avenue and the Waldo Road rail-trail alignment. Two routes would diverge from the centrally-located transfer station, with service operating along Waldo Road to the proposed Fairgrounds Employment Center and Regional Airport, and along Hawthorne Road to serve the planned mixed-use centers at 27<sup>th</sup> Street and 43<sup>rd</sup> Street.

#### Initiatives

1. Coordinate and assist in the installation and upgrades to transit service facilities including bus shelters, pads and benches at bus stops near schools and activity centers.

### **Streetscape (landscape and aesthetic) Improvements**

1. Add street trees along all primary transportation corridors in East Gainesville. This effort should be coordinated with other redevelopment projects, such as drainage and street improvements.
2. Add upgraded pedestrian-scale streetlights on internal roadways.
3. Upgrade sidewalks throughout the redevelopment area.
4. Create a palette of street furnishings that would be used throughout the area. The furnishings should be coordinated with other elements of neighborhood identity, to promote a unified, positive image of the community.

### **Incentives for Redevelopment**

1. Fixed cost write downs
2. Pledging return of portion of future project TIF increment via programs.
3. Assist with infrastructure, roads and stormwater in redevelopment projects

## **4.4 Safeguards, Controls, Restrictions or Covenants**

All redevelopment activities under taken in the Eastside Community Redevelopment Area must be consistent with this Plan, the City's Comprehensive Plan and applicable land development regulations; all redevelopment plans will undergo review by the City and appropriate agencies.

Issues concerning restrictions on any property acquired for redevelopment 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.

## **4.5 Order of Magnitude Costs**

This section is a listing of the costs of candidate projects for the Community Redevelopment Area based on redevelopment objectives and initiatives described within this Plan. As budgets, funding and financial formulas allow, the projects can be included in the City's capital plan.

The Table shows order or magnitude costs for the types of projects to be considered within the Eastside Community Redevelopment Area. The dollar amounts are primarily based on past studies of similar projects. The project costs listed have been used for budgetary purposes only and are considered to be relatively conservative. While representing and consistent with all analysis and discussions, these projects and their costs are preliminary.

**CANDIDATE PROJECTS – ORDER OF MAGNITUDE COSTS**

**TRANSPORTATION**

Transit	Improved Bus stop - sign, bench furnishings, pad	\$1,500 per site
	Bus shelter	\$12,000 per site
	Bus bay with shelter	\$62,000 per site
Sidewalks	6' wide concrete sidewalk	\$2,400 per 100 linear ft
	6' wide colored concrete sidewalk with enhanced surface	\$4,600 per 100 linear ft
Bicycle Lane	Additional 4' lane at edge of driving lanes	\$19,040 per mile
Bicycle Path	Paved 6' wide path beyond curb (off-road)	\$37,750 per mile
Roadways	Resurface asphalt - two lanes	\$54,200 per mile
	Mill and resurface asphalt - two lanes	\$70,400 per mile
	New asphalt pavement with limerock base, concrete curb and gutter- two lanes	\$200,000 per mile
Driveway Modification	New curb and apron	\$10,000 per location

**INFRASTRUCTURE**

*Note: Infrastructure costs will vary with quantities that would be established through detailed engineering utility analyses; unit costs vary with depths of burial of lines and additional structures.*

Potable Water	6" main installed	\$35,000 per mile
	12" main installed	\$87,100 per mile
Sanitary Sewer	6" gravity flow line installed (with manholes)	\$68,500 per mile
	12" gravity flow line installed (with manholes)	\$91,300 per mile
	8" force main with moderate sized lift station	\$87,200 per mile + \$60,000 per lift station

Drainage	Stormwater pipes & structures – residential areas	\$60-100,000 per mile
	Retention pond construction	\$50,000 per acre
<b>LANDSCAPE</b>		
Median	Sod, shrubs, groundcover, trees, irrigation	\$325 - 435 per 100 sq ft
Streetscape	Bahia Sod and Trees	\$175 per 100 sq ft
	St. Augustine Sod, trees, & irrigation	\$325 per 100 sq ft
	St. Augustine sod, trees, irrigation, shrubs, & groundcover	\$435 per 100 sq ft
Roadside	Street trees, irrigation, limited groundcover and shrubs	\$125 - 325 per 100 sq ft
Neighborhood Gateways	Signage with lighting and minimal planting	\$8,000 each
Arterial Road Gateways	Signage with minimal planting	\$62,500 each
	Signage, lighting and substantial planting	\$84,000 each
	Hardscape, landscape, structural features, lighting, signage, banners, and/or water features	\$119,000 each
<b>MISCELLANEOUS</b>		
Parks	Passive park - picnic facilities only	\$25,000 per acre
	Limited active park - picnic, playground equipment, multi-purpose field	\$50,000 per acre
Lot Assembly	Purchase of land for consolidation of small parcels	\$30-60,000 per acre



Figure 5 – Eastside Community Redevelopment Area Project Map

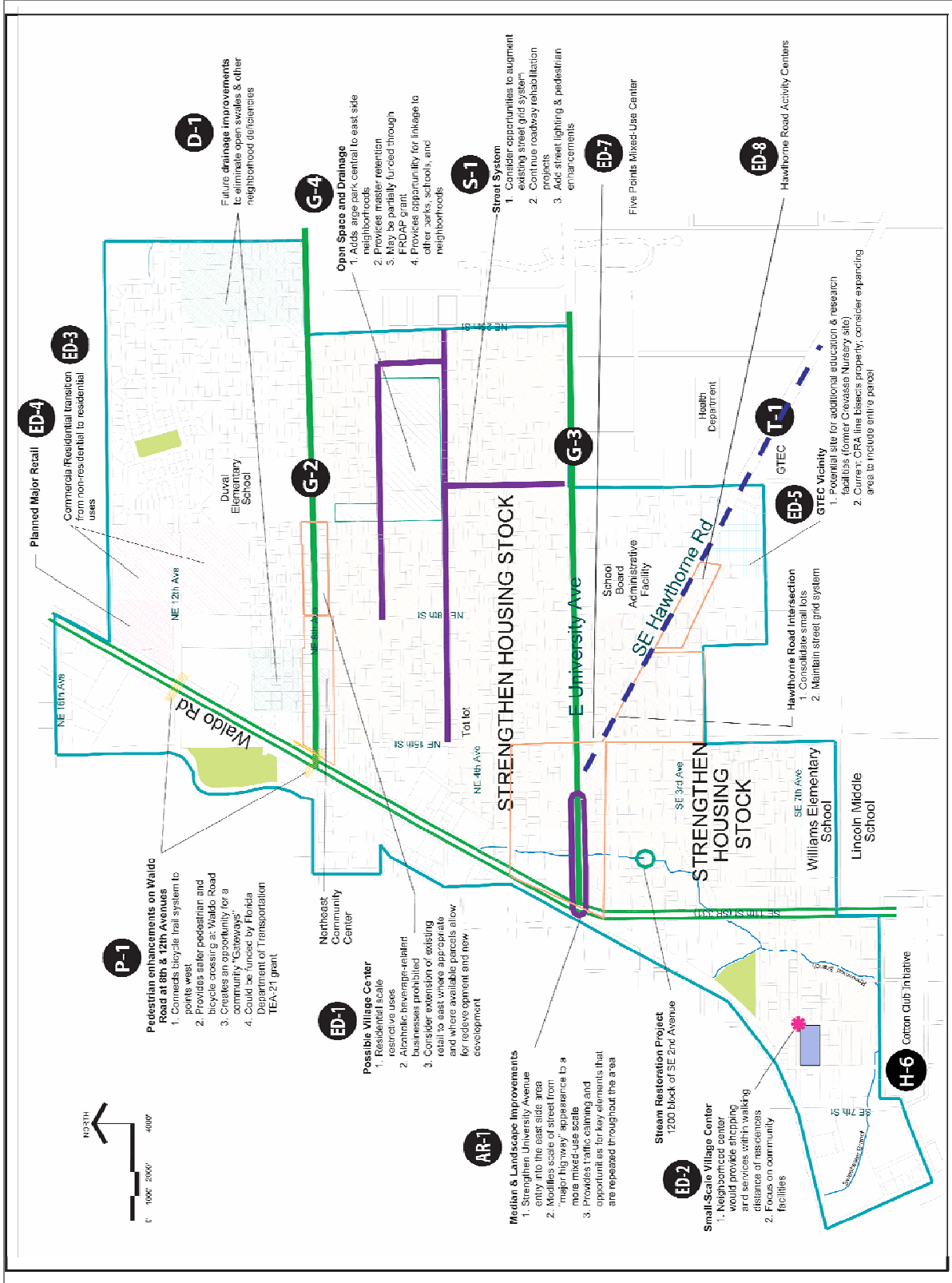
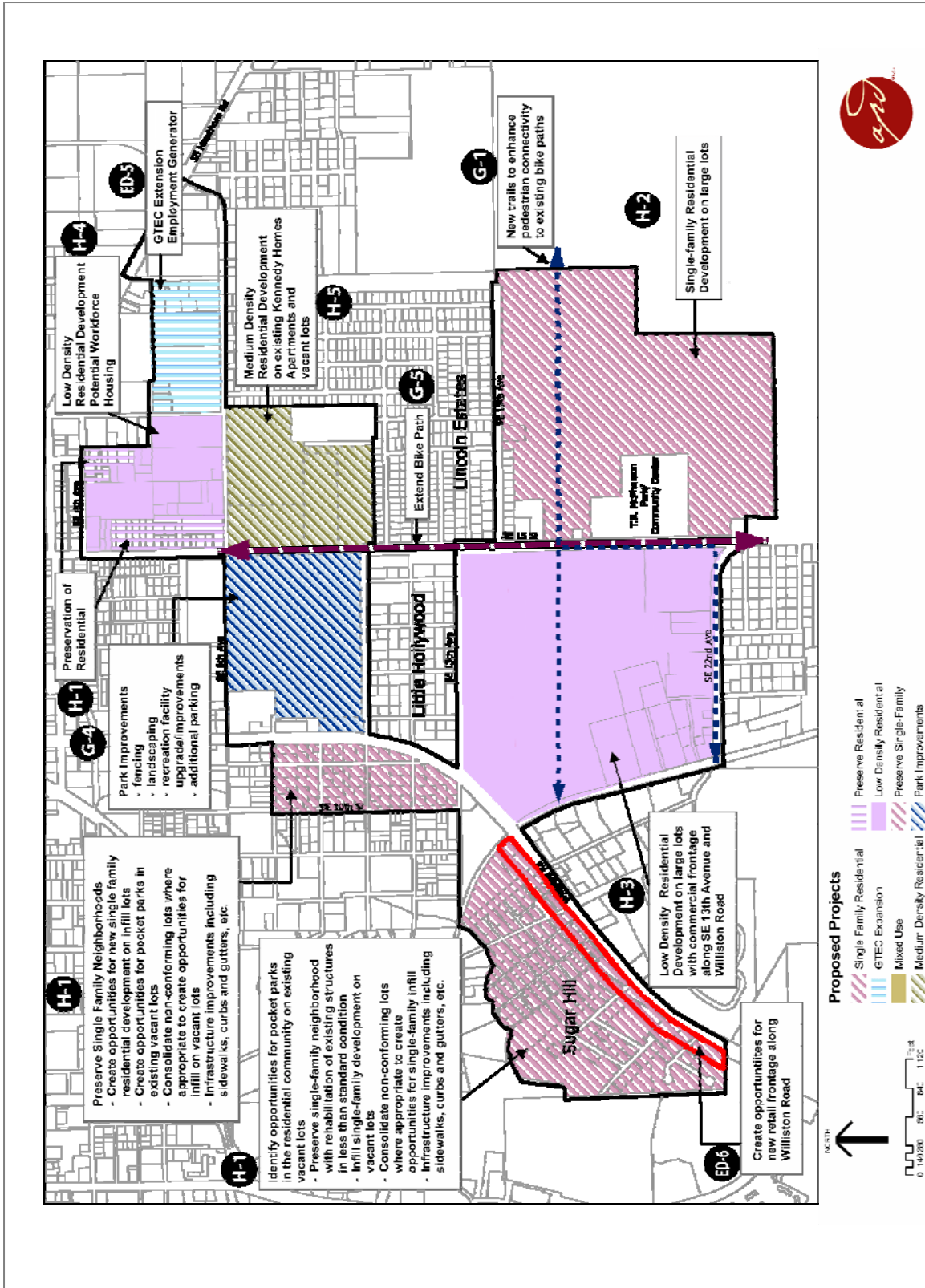


Figure 6 – Eastside Expansion Area Project Map



## 5.0 NEIGHBORHOOD IMPACT ELEMENT

### 5.1 EASTSIDE CRA NEIGHBORHOOD IMPACT ELEMENT

This Community Redevelopment Plan does not propose any specific projects that would directly result in the need for a housing relocation plan. However, the Plan recognizes that the existing housing stock can be greatly enhanced through the combined efforts of the CRA with several existing housing initiatives. These efforts are operating independently or as a function of other City departments.

The CRA should work with the existing organizations to develop and demonstrate new or improved means of providing housing for families and persons of low income, as well as with GPD on community policing innovations that reduce or prevent crime.

The City, in cooperation with other agencies, offers several programs to assist in the construction and rehabilitation of single-family homes. Homeownership support services also are offered, including lending, education, and emergency management and inspection programs. The following is a partial list of agencies serving the City and programs that offer assistance in improving the area's existing housing stock, particularly as it relates to the provision of low- and very-low income housing.

#### **City of Gainesville Housing Division**

The Housing Division takes a leadership role in establishing community partnerships to develop new housing stock in the East Gainesville area. The Housing Division is developing the 131 houses in Cedar Grove II, including facilitating community-based committees to establish minimum standards for development, developer selection criteria, and the creation of a marketing plan.

The State Housing Initiatives Partnership (SHIP) is administered by the Gainesville Housing Division to pre-qualify first-time homebuyers throughout East Gainesville, including homes in the Cedar Grove II development. The program allows the City to assist very low, low, and moderate-income families with down payment and closing costs, and other subsidies.

All programs offered by the Housing Division are geared to families with incomes at or below 80% of the City's median income. In addition to the Cedar Grove II efforts, the following programs may be of assistance in improving the existing housing stock in East Gainesville:

- Housing Rehabilitation. The City offers financial and technical assistance for the repair of any Housing Code violation for single-family residences including, but not limited to, replacing a roof, making structural repairs and weatherization improvements.
- Housing Recycling Program. The City may rehabilitate boarded property that is donated or purchased. Property is subsequently offered for sale to low-income, first-time homebuyers.
- SHIP Program. The SHIP consists of a series of programs for down payment assistance to first-time homebuyers, mortgage pre-qualification for first-time homebuyers, home maintenance education, special needs grants, renovation of SHIP purchased homes, emergency repair grants and loans.

#### **City of Gainesville Block Grant Division**

The City's Block Grant Division is involved with several infill construction projects in the East Gainesville area, in partnership with the Neighborhood Housing Development Corporation (NHDC) and Habitat for Humanity. The Block Grant Division provides funding for these agencies to use as leverage funds in the purchase and development of individual parcels.

## **Neighborhood Housing Development Corporation**

The Neighborhood Housing Development Corporation is a private corporation that works in partnership with the City and other agencies to promote home ownership and community reinvestment in blighted areas. The NHDC receives funding through both public and private entities. The City of Gainesville provides funding through Block Grants and Housing Division SHIP programs.

The NHDC's national affiliate, the Neighborhood Reinvestment Corporation, also serves as a source of funding, including 0% capital funding loans. Fee generated funds from NHDC's educational programs constitute a percentage of its overall funding. In addition, a consortium of local lenders offers the NHDC a low interest line of credit.

NHDC's five main program areas include:

1. Housing Development – new and rehabilitation
2. Lending – home repair and first-time home buyers
3. Homebuyer education
4. Homeownership counseling
5. Property inspections - i.e. lead based paints

Benchmarks established for the program include:

1. Homeownership – 2000 - assisted 76 families; 2001 - projection 120 families
2. Education seminars – 2000 – 160 graduates of 8 hour seminar in Alachua County; 2001 – projecting 185 graduates
3. Loans – 2000 – 36 loans; 2001 projection 50 loans
4. Inspections – 2000 – 18 inspections; 2001 projection 25 inspections

## **City of Gainesville Police Department**

While GPD is not an entity that focuses on housing, GPD is critical to providing safe, crime free neighborhoods. The CRA should work with GPD to develop community policing innovations that reduce or prevent crime. Each section of the Eastside Community Redevelopment Area may need a program that is unique to that neighborhood.

## **City of Gainesville Neighborhood Planning Program**

Although this program is not involved in the provision of housing, it does work with several Eastside neighborhoods. The Program builds stronger community relationships, improves communication between the neighborhood and the City, defines neighborhood goals and issues, and explores alternatives for achieving desired neighborhood and City priorities. The Program provides a forum for residents to initiate, rather than react to change, and in which neighborhood residents can develop mutually acceptable alternatives and solutions to area problems and define future goals. Further, the neighborhood planning process addresses issues and opportunities at a scale that is more refined and responsive to neighborhood needs.

## **Alachua Habitat for Humanity**

Habitat for Humanity is a non-profit organization working with low-income families to provide affordable single-family housing. Lands throughout the County are purchased or donated to Habitat for Humanity. Program participants are able to select a lot from those organization's inventory. Habitat currently has homes under construction in the East Gainesville area. In addition, they own five lots in the Study Area, and are in the process of acquiring additional properties in East Gainesville in order to accommodate future housing development.

## **6.0 SOURCES OF REDEVELOPMENT FUNDING AND FINANCE**

### **6.1 FUNDING SOURCES FOR THE EASTSIDE CRA**

The following section provides a general review of potential sources of funding for redevelopment programs. In general, a variety of financing options are presently available to the City and the Community Redevelopment Agency. Among these are the following:

#### **Tax Increment Revenues**

Tax Increment Financing (TIF) is typically a major funding mechanism for redevelopment projects under the State of Florida Community Redevelopment Act. Within this section are thirty year Tax Base and Revenue Projection for both the original Eastside CRA and the new Expansion Area CRA. This increment, which is to be determined annually, is equal to up to 95% of the difference between: the amount of ad valorem taxes levied each year by each applicable taxing authority on taxable real property within the Community Redevelopment Area; and, the amount of ad valorem taxes that would have been produced by the current millage rates prior to establishing of the Redevelopment Trust Fund. Both of these amounts are exclusive of debt service millage of the taxing authorities.

The Tax Base and Revenue Projections – 2000 to 2030 and 2005 to 2035

Perhaps the greatest indication of the economic health of a community is the relative strength of its tax base, which is the total value of property used when determining ad valorem taxes. A stable growth rate in property value correlated favorably to the rate of inflation would indicate a strong market for real estate investment and provide stability in the rate of taxation expressed in millages assessed on property. A weak market is one in which the increase in property values is not keeping pace with the rate of inflation or worse, when property values are in a cycle of decline. This condition may give cause for an increase in tax millage to provide an equivalent amount of revenue to support government services.

As part of the preparation of the existing Eastside CRA Plan an evaluation of the tax roll showed that the redevelopment area had an average annual increase in property values of over five percent (5%) during the five years before the existing Eastside CRA was established. The rate of growth spiked considerably between 1999 and 2000 with a rate of over fifteen percent. Since 2000 the aggregate value of the study area tax base has increased more rapidly than anticipated resulting in a more rapid increase in the tax increment revenue then was projected.

One of the primary objectives of the redevelopment program is to refortify the tax base by undertaking selective capital improvements and implementing strategies designed to instigate private sector investment in the redevelopment area. New investment and the resulting increase in property values provide the fuel for the redevelopment program which derives its funding from tax increment revenues. Upon adoption of the community redevelopment plan and the redevelopment trust fund ordinance, the total value of property within the redevelopment area is determined and fixed to establish the tax base. All tax revenues generated on the fixed tax base will continue to flow through the appropriate taxing authorities for budgetary purposes. All future tax revenues generated by an increase of property value within the redevelopment area are diverted to the redevelopment trust fund for program implementation. The redevelopment agency is not a taxing jurisdiction, so it does not have the authority to assess a millage rate that is applied to the value of property to generate ad valorem tax revenue.

By creating, and now expanding, the Eastside Community Redevelopment Area, the Gainesville City Commission will utilize statutory provisions to expand a revenue stream that can be used to finance the capital projects set forth in the updated Community Redevelopment Plan. These revenues can be used to

satisfy debt obligations or may be leveraged with grants, commercial loan pools and other financial strategies to successfully implement the plan.

For purposes of projecting potential TIF revenue for the existing Eastside CRA and the expanded Eastside CRA, an average annual growth rate ranging between 3% and 6% in taxable property values has been used. These values are compounded and projected for a thirty-year period. Revenue projections assume constant millage rates (approximately 13.7 mills) and full participation (95%) from all non-exempt taxing authorities (i.e., the City and Alachua County.) It should be noted that over 40% of the property in the Expanded Eastside Community Redevelopment Area is tax exempt. The yearly summaries of the existing Eastside CRA and the Expanded Eastside CRA TIF projections for the three different growth scenarios are presented on the following pages.

Several observations can be made with respect to both the existing Eastside CRA and the expanded Eastside CRA revenue projection scenarios. The tax base on the initial Eastside CRA was fixed at approximately thirty-two million dollars (\$32,000,000.00). The projection scenarios was based on property value appreciation at 4.5%, a relatively modest increase in annual tax revenues of approximately two hundred and forty thousand dollars (\$240,000.00) was forecasted after a ten-year period (refer to the year 2012 in table). At this rate of increase, accommodation of future needs for enhanced services and capital improvements would have been difficult using only the TIF source. The existing Eastside CRA projection scenario showed that after twenty years, the annual increment would exceed six hundred thousand dollars (\$600,000.00) and would be a more significant source of improvement funding, inflation notwithstanding. Since the tax base increase have proven to be more robust than projected through the first half of 2006, more TIF revenue has been generated than projected.

If approved this year, the tax base for the expanded Eastside CRA would be fixed at approximately ten million dollars (\$10,000,000.00). In an effort to develop a projection scenario consistent with the existing Eastside CRA projections assumptions were made on the basis of property value appreciation at 4.5%, a relatively modest increase in annual tax revenues of approximately seventy three thousand dollars (\$73,000.00) will be realized after a ten-year period (refer to the year 2012 in table). Similar to the analysis that was offered for the existing Eastside CRA projected TIF revenue growth, future needs for enhanced services and capital improvements may be difficult using only the TIF source. However, like the existing Eastside CRA, the expanded Eastside CRA could experience greater than anticipated tax base growth that would allow projections to exceed what is shown on the projection scenarios shown below.

The existing Eastside Community Redevelopment Area already has an established base year (2001). The base year for the Expansion Area will be 2005, subject to the adoption of the ordinance expanding the Eastside Community Redevelopment Area and affected Trust Fund.

With the success that has been experienced in the faster than anticipated growth rate of the existing Eastside CRA tax base, it is possible that a similar rate of growth could be experienced in the expanded Eastside CRA. Although the continuation of a more rapid rate of TIF revenue is possible, it is more likely that some combination of the three growth scenarios will occur over the time horizon of this plan. That is, the average annual rate of growth could exceed six percent in some years, particularly while the base is relatively small, but that the rate of growth would flatten as the area moves towards a more built-out condition. In any event, recognizing that the aggregate taxable value must more than double over its current level in even the low growth scenario, this point further emphasizes the need to improve the physical image and perception of the East Gainesville study area and to hopefully stimulate more private investment.



### East Gainesville CRA - Projected Tax Increment Scenarios

Analysis Parameter	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
<b>Total Taxable Value @3%Growth</b>	<b>32,367,041</b>	33,338,052	34,338,193	35,368,339	36,429,389	37,522,271	38,647,939	39,807,377	41,001,599	42,231,647	<b>43,498,596</b>
Growth from 2001 Taxable Value	<b>1,858,001</b>	971,011	1,971,153	3,001,299	4,062,349	5,155,230	6,280,899	7,440,337	8,634,558	9,864,606	<b>11,131,555</b>
Projected Yearly Increment (@95%)		12,545	25,467	38,777	52,486	66,606	81,149	96,129	111,558	127,451	<b>143,820</b>
Ten Year Total Increment											<b>755,988</b>
Cumulative Total Increment											<b>755,988</b>
<b>Total Taxable Value @4.5%Growth</b>	<b>33,316,634</b>	34,815,883	36,382,598	38,019,815	39,730,706	41,518,588	43,386,924	45,339,336	47,379,606	49,511,688	<b>51,739,714</b>
Growth from 2001 Taxable Value	<b>2,807,594</b>	1,499,249	3,065,963	4,703,180	6,414,072	8,201,954	10,070,290	12,022,702	14,062,972	16,195,054	<b>18,423,080</b>
Projected Yearly Increment (@95%)		19,370	39,612	60,765	82,870	105,969	130,108	155,333	181,694	209,240	<b>238,026</b>
Ten Year Total Increment											<b>1,222,988</b>
Cumulative Total Increment											<b>1,222,988</b>
<b>Total Taxable Value @6%Growth</b>	<b>34,279,957</b>	36,336,755	38,516,960	40,827,978	43,277,656	45,874,316	48,626,775	51,544,381	54,637,044	57,915,267	<b>61,390,183</b>
Growth from 2001 Taxable Value	<b>3,770,917</b>	2,056,797	4,237,003	6,548,020	8,997,699	11,594,368	14,346,817	17,264,424	20,357,087	23,635,309	<b>27,110,225</b>
Projected Yearly Increment (@95%)		26,574	54,742	84,600	116,250	149,799	185,361	223,066	263,014	305,368	<b>350,264</b>
Ten Year Total Increment											<b>1,759,029</b>
Cumulative Total Increment											<b>1,759,029</b>

Source: Ivey, Harris & Walls, Inc.

### East Gainesville CRA - Projected Tax Increment Scenarios

Analysis Parameter	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Total Taxable Value @3%Growth</b>	44,803,554	46,147,660	47,532,090	48,958,053	50,426,795	51,939,598	53,497,786	55,102,720	56,755,802	<b>58,458,476</b>
Growth from 2001 Taxable Value	12,436,513	13,780,620	15,165,050	16,591,012	18,059,754	19,572,558	21,130,746	22,735,679	24,388,761	<b>26,091,435</b>
Projected Yearly Increment (@95%)	160,680	178,046	195,932	214,356	233,332	252,877	273,009	293,745	315,103	<b>337,101</b>
Ten Year Total Increment										<b>2,454,181</b>
Cumulative Total Increment										<b>3,210,169</b>
<b>Total Taxable Value @4.5%Growth</b>	54,068,002	56,501,062	59,043,609	61,700,572	64,477,098	67,378,567	70,410,603	73,579,080	76,890,138	<b>80,350,194</b>
Growth from 2001 Taxable Value	20,751,367	23,184,427	25,726,975	28,383,937	31,160,463	34,061,933	37,093,968	40,262,445	43,573,504	<b>47,033,560</b>
Projected Yearly Increment (@95%)	268,108	299,543	332,393	366,720	402,593	440,080	479,254	520,191	562,970	<b>607,674</b>
Ten Year Total Increment										<b>4,279,525</b>
Cumulative Total Increment										<b>5,502,513</b>
<b>Total Taxable Value @6%Growth</b>	65,073,594	68,978,009	73,116,690	77,503,691	82,153,913	87,083,147	92,308,136	97,846,624	103,717,422	<b>109,940,467</b>
Growth from 2001 Taxable Value	30,793,636	34,698,052	38,836,732	43,223,734	47,873,955	52,803,190	58,028,179	63,566,667	69,437,465	<b>75,660,510</b>
Projected Yearly Increment (@95%)	397,854	448,299	501,771	558,451	618,532	682,217	749,724	821,281	897,132	<b>977,534</b>
Ten Year Total Increment										<b>6,652,794</b>
Cumulative Total Increment										<b>8,411,823</b>

Source: Ivey, Harris & Walls, Inc.

East Gainesville CRA - Projected Tax Increment Scenarios

Analysis Parameter	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>Total Taxable Value @3%Growth</b>	60,212,230	62,018,597	63,879,155	65,795,529	67,769,395	69,802,477	71,896,551	74,053,448	76,275,051	<b>78,563,303</b>
Growth from 2001 Taxable Value	27,845,189	29,651,556	31,512,114	33,428,489	35,402,355	37,435,436	39,529,511	41,686,407	43,908,011	<b>46,196,262</b>
Projected Yearly Increment (@95%)	359,760	383,098	407,137	431,896	457,398	483,666	510,721	538,588	567,291	<b>596,856</b>
Ten Year Total Increment										<b>4,736,412</b>
Cumulative Total Increment										<b>7,946,581</b>
<b>Total Taxable Value @4.5%Growth</b>	83,965,953	87,744,421	91,692,920	95,819,101	100,130,961	104,636,854	109,345,513	114,266,061	119,408,034	<b>124,781,395</b>
Growth from 2001 Taxable Value	50,649,319	54,427,787	58,376,286	62,502,467	66,814,327	71,320,220	76,028,878	80,949,426	86,091,399	<b>91,464,761</b>
Projected Yearly Increment (@95%)	654,389	703,207	754,222	807,532	863,241	921,457	982,293	1,045,867	1,112,301	<b>1,181,725</b>
Ten Year Total Increment										<b>9,026,233</b>
Cumulative Total Increment										<b>14,528,746</b>
<b>Total Taxable Value @6%Growth</b>	116,536,895	123,529,109	130,940,855	138,797,307	147,125,145	155,952,654	165,309,813	175,228,402	185,742,106	<b>196,886,632</b>
Growth from 2001 Taxable Value	82,256,938	89,249,152	96,660,898	104,517,349	112,845,188	121,672,697	131,029,856	140,948,445	151,462,149	<b>162,606,675</b>
Projected Yearly Increment (@95%)	1,062,760	1,153,099	1,248,859	1,350,364	1,457,960	1,572,011	1,692,906	1,821,054	1,956,891	<b>2,100,878</b>
Ten Year Total Increment										<b>15,416,782</b>
Cumulative Total Increment										<b>23,828,604</b>

Source: Ivey, Harris & Walls, Inc.

East Gainesville CRA Expansion - Projected Tax Increment Scenarios  
Years 2006 to 2015

Year	Base Value	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Analysis Parameters	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
<b>3% Growth Projection</b>											
Total Taxable Value @ 3% Growth	\$ 10,167,610	\$ 10,472,638	\$ 10,786,817	\$ 11,110,422	\$ 11,443,735	\$ 11,787,047	\$ 12,140,658	\$ 12,504,878	\$ 12,880,024	\$ 13,266,425	\$ 13,664,418
Growth from 2005 Base Taxable Value	3.0%	\$ 305,028	\$ 619,207	\$ 942,812	\$ 1,276,125	\$ 1,619,437	\$ 1,973,048	\$ 2,337,268	\$ 2,712,414	\$ 3,098,815	\$ 3,496,808
Projected Yearly Increment (County & City)	13.9242	\$ 4,035	\$ 8,191	\$ 12,472	\$ 16,881	\$ 21,422	\$ 26,099	\$ 30,917	\$ 35,880	\$ 40,991	\$ 46,256
10-Year Total Increment											\$ 243,143
Cumulative Total Increment											\$ 243,143
<b>4.5% Growth Projection</b>											
Total Taxable Value @ 4.5% Growth	\$ 10,167,610	\$ 10,625,152	\$ 11,103,284	\$ 11,602,932	\$ 12,125,064	\$ 12,670,692	\$ 13,240,873	\$ 13,836,712	\$ 14,459,364	\$ 15,110,036	\$ 15,789,987
Growth from 2005 Base Taxable Value	4.5%	\$ 457,542	\$ 935,674	\$ 1,435,322	\$ 1,957,454	\$ 2,503,082	\$ 3,073,263	\$ 3,669,102	\$ 4,291,754	\$ 4,942,426	\$ 5,622,377
Projected Yearly Increment (County & City)	13.9242	\$ 6,052	\$ 12,377	\$ 18,986	\$ 25,893	\$ 33,111	\$ 40,653	\$ 48,535	\$ 56,771	\$ 65,378	\$ 74,373
10-Year Total Increment											\$ 382,130
Cumulative Total Increment											\$ 382,130
<b>6% Growth Projection</b>											
Total Taxable Value @ 6% Growth	\$ 10,167,610	\$ 10,777,667	\$ 11,424,327	\$ 12,109,786	\$ 12,836,373	\$ 13,606,556	\$ 14,422,949	\$ 15,288,326	\$ 16,205,626	\$ 17,177,963	\$ 18,208,641
Growth from 2005 Base Taxable Value	6.0%	\$ 610,057	\$ 1,256,717	\$ 1,942,176	\$ 2,668,763	\$ 3,438,946	\$ 4,255,339	\$ 5,120,716	\$ 6,038,016	\$ 7,010,353	\$ 8,041,031
Projected Yearly Increment (County & City)	13.9242	\$ 8,070	\$ 16,624	\$ 25,691	\$ 35,302	\$ 45,490	\$ 56,290	\$ 67,737	\$ 79,871	\$ 92,733	\$ 106,367
10-Year Total Increment											\$ 534,174
Cumulative Total Increment											\$ 534,174

**East Gainsville CRA Expansion - Projected Tax Increment Scenarios  
Years 2016 to 2025**

Year	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Analysis Parameters	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>3% Growth Projection</b>											
Total Taxable Value @ 3% Growth	\$ 13,664,418	\$ 14,074,350	\$ 14,496,581	\$ 14,931,478	\$ 15,379,422	\$ 15,840,805	\$ 16,316,029	\$ 16,805,510	\$ 17,309,675	\$ 17,828,966	\$ 18,363,835
Growth from 2005 Base Taxable Value	3.0% \$ 3,496,808	\$ 3,906,740	\$ 4,328,971	\$ 4,763,868	\$ 5,211,812	\$ 5,673,195	\$ 6,148,419	\$ 6,637,900	\$ 7,142,065	\$ 7,661,356	\$ 8,196,225
Projected Yearly Increment (County & City)	13.9242	\$ 51,678	\$ 57,264	\$ 63,016	\$ 68,942	\$ 75,045	\$ 81,331	\$ 87,806	\$ 94,475	\$ 101,344	\$ 108,420
10-Year Total Increment											\$ 789,321
Cumulative Total Increment											\$ 1,032,465
<b>4.5% Growth Projection</b>											
Total Taxable Value @ 4.5% Growth	\$ 15,789,987	\$ 16,500,537	\$ 17,243,061	\$ 18,018,999	\$ 18,829,854	\$ 19,677,197	\$ 20,562,671	\$ 21,487,991	\$ 22,454,951	\$ 23,465,424	\$ 24,521,368
Growth from 2005 Base Taxable Value	4.5% \$ 5,622,377	\$ 6,332,927	\$ 7,075,451	\$ 7,851,389	\$ 8,662,244	\$ 9,509,587	\$ 10,395,061	\$ 11,320,381	\$ 12,287,341	\$ 13,297,814	\$ 14,353,758
Projected Yearly Increment (County & City)	13.9242	\$ 83,772	\$ 93,594	\$ 103,858	\$ 114,584	\$ 125,793	\$ 137,506	\$ 149,746	\$ 162,537	\$ 175,903	\$ 189,871
10-Year Total Increment											\$ 1,337,164
Cumulative Total Increment											\$ 1,719,294
<b>6% Growth Projection</b>											
Total Taxable Value @ 6% Growth	\$ 18,208,641	\$ 19,301,159	\$ 20,459,229	\$ 21,686,783	\$ 22,987,990	\$ 24,367,269	\$ 25,829,305	\$ 27,379,064	\$ 29,021,807	\$ 30,763,116	\$ 32,608,903
Growth from 2005 Base Taxable Value	6.0% \$ 8,041,031	\$ 9,133,549	\$ 10,291,619	\$ 11,519,173	\$ 12,820,380	\$ 14,199,659	\$ 15,661,695	\$ 17,211,454	\$ 18,854,197	\$ 20,595,506	\$ 22,441,293
Projected Yearly Increment (County & City)	13.9242	\$ 120,819	\$ 136,137	\$ 152,376	\$ 169,588	\$ 187,833	\$ 207,173	\$ 227,673	\$ 249,403	\$ 272,437	\$ 296,853
10-Year Total Increment											\$ 2,020,291
Cumulative Total Increment											\$ 2,554,466

**East Gainsville CRA Expansion - Projected Tax Increment Scenarios  
Years 2026 to 2035**

Year	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Analysis Parameters	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>3% Growth Projection</b>											
Total Taxable Value @ 3% Growth	\$ 18,363,835	\$ 18,914,750	\$ 19,482,192	\$ 20,066,658	\$ 20,668,658	\$ 21,288,717	\$ 21,927,379	\$ 22,585,200	\$ 23,262,756	\$ 23,960,639	\$ 24,679,458
Growth from 2005 Base Taxable Value	3.0% \$ 8,196,225	\$ 8,747,140	\$ 9,314,582	\$ 9,899,048	\$ 10,501,048	\$ 11,121,107	\$ 11,759,769	\$ 12,417,590	\$ 13,095,146	\$ 13,793,029	\$ 14,511,848
Projected Yearly Increment (County & City)	13.9242	\$ 115,707	\$ 123,213	\$ 130,945	\$ 138,908	\$ 147,110	\$ 155,558	\$ 164,260	\$ 173,222	\$ 182,454	\$ 191,963
10-Year Total Increment											\$ 1,523,339
Cumulative Total Increment											\$ 2,555,804
<b>4.5% Growth Projection</b>											
Total Taxable Value @ 4.5% Growth	\$ 24,521,368	\$ 25,624,829	\$ 26,777,946	\$ 27,982,954	\$ 29,242,187	\$ 30,558,085	\$ 31,933,199	\$ 33,370,193	\$ 34,871,852	\$ 36,441,085	\$ 38,080,934
Growth from 2005 Base Taxable Value	4.5% \$ 14,353,758	\$ 15,457,219	\$ 16,610,336	\$ 17,815,344	\$ 19,074,577	\$ 20,390,475	\$ 21,765,589	\$ 23,202,583	\$ 24,704,242	\$ 26,273,475	\$ 27,913,324
Projected Yearly Increment (County & City)	13.9242	\$ 204,468	\$ 219,721	\$ 235,661	\$ 252,318	\$ 269,725	\$ 287,915	\$ 306,924	\$ 326,787	\$ 347,545	\$ 369,237
10-Year Total Increment											\$ 2,820,302
Cumulative Total Increment											\$ 4,539,596
<b>6% Growth Projection</b>											
Total Taxable Value @ 6% Growth	\$ 32,608,903	\$ 34,565,437	\$ 36,639,363	\$ 38,837,725	\$ 41,167,988	\$ 43,638,068	\$ 46,256,352	\$ 49,031,733	\$ 51,973,637	\$ 55,092,055	\$ 58,397,578
Growth from 2005 Base Taxable Value	6.0% \$ 22,441,293	\$ 24,397,827	\$ 26,471,753	\$ 28,670,115	\$ 31,000,378	\$ 33,470,458	\$ 36,088,742	\$ 38,864,123	\$ 41,806,027	\$ 44,924,445	\$ 48,229,968
Projected Yearly Increment (County & City)	13.9242	\$ 322,734	\$ 350,168	\$ 379,248	\$ 410,073	\$ 442,747	\$ 477,382	\$ 514,094	\$ 553,010	\$ 594,260	\$ 637,986
10-Year Total Increment											\$ 4,681,701
Cumulative Total Increment											\$ 7,236,167

**Duration of the Plan**

The redevelopment initiatives and work program described in this Community Redevelopment Plan funded through tax increment revenues must occur within 30 years after the fiscal year in which this plan is approved or adopted.

**Other Funding Sources / Mechanisms**

Redevelopment Revenue Bonds

The provisions of F. S. 163.385 allow the City or the Community Redevelopment Agency to issue "Revenue Bonds" to finance redevelopment actions. Security for bonds may be based on "anticipated assessed valuation" of the completed Community Redevelopment Area, with the "tax increment" used to finance the long-term bond debt. Prior to the issuance of long-term revenue bonds, the City or Community Redevelopment Agency may issue bond anticipation notes to provide up-front funding for redevelopment actions until sufficient tax increment funds are available to amortize a bond issue.

General Revenue Bonds

For the purposes of financing redevelopment actions, the City also may issue General Obligation Bonds. These bonds are secured by debt service millage on the real property within the City and must receive voter approval.

Community Development Block Grants (CDBG)

The CDBG monies may be committed to demolition of substandard housing units, housing rehab assistance, and home ownership assistance within targeted areas within the Community Redevelopment Area. Fund expenditures are for the benefit of low and moderate-income residents.

#### CDBG Commercial Revitalization Grants

Funding may be used for planning, design and construction of infrastructure that supports commercial revitalization or strategic planning initiatives for redevelopment, and revitalization of commercial properties contained in targeted areas of low to moderate income.

#### Parks Recreation and Beautification Grants

The following grant programs may be used for design and construction of parks and streetscape improvements. All of these programs have funding limits, require a local matching contribution and are obtained through competitive processes.

#### Florida Recreation Development Assistance Program (FRDAP)

This annual state recreation assistance program may be used for recreational land acquisition, park design and construction. Active park amenities are normally afforded a higher priority than passive parks. \$200,000 limit, projects may be phased over several years and require variable % local match based on grant amount.

#### Transportation Enhancement Act Grants (TEA-21)

This is an excellent source of funding for streetscape improvements. As the name implies, this program is particularly valuable for pedestrian and bicycle improvements. Annual Federal program administered through FDOT and local MPO. No specific funding limitations. Projects are awarded on merit, need and political influences.

#### FDOT Highway Beautification Grants

This is an annual State Highway beautification program. The annual limit is \$150,000, but projects may be phased over several years.

#### Keep America Beautiful Grant (KAB)

Annual landscaping grant program administered through State Department of Agriculture. \$20,000 limit, projects may be phased. \$40,000 worth of trees planted in an urban area has a substantial physical impact.

#### Small Business Administration Tree Planting Grant (SBA)

Annual tree planting grant geared toward supporting nursery operations and landscaping contractors with less than 100 employees. \$20,000 limit. Same impact as above.

#### Industrial Revenue Bonds (IRB)

Industrial revenue bonds may be used to finance industrial, and some commercial projects. The primary emphasis on such projects is the creation of jobs and, as a consequence, speculative ventures are not normally financed by these means. The City typically issues these bonds, with repayment pledged against the revenues of the private enterprise being funded. IRB's are tax exempt and consequently are typically 3 percentage points below prevailing interest rates.

#### Land Sales / Leases

The acquisition of property and its preparation for development are powers available to the redevelopment agency under statutory provisions. Resale or leasing of such land to private developers can provide income within the Community Redevelopment Area.

#### Private Contributions

Voluntary contributions by private companies, foundations and individuals are potential sources of income to the Community Redevelopment Agency. Although such contributions may only account for a small portion of redevelopment costs, they do provide opportunities for community participation with positive promotional benefits.

#### Safe Neighborhoods Act - Chapter 163.502 FS

Neighborhood Improvement Districts created pursuant to the Act may request a planning grant from the state's Safe Neighborhood Trust Fund on a 100% matching basis. The District also may authorize to levy an ad valorem tax of up to 2 mills annually on real and personal property.

#### Direct Borrowing From Commercial Lenders

The CRA is authorized to fund redevelopment projects and programs through direct borrowing of funds. Depending on the particular project(s) funding requirements, the CRA may utilize both short and long-term borrowing. Although terms and conditions may have a direct bearing on use of a particular commercial lending institution, the CRA will generally attempt to attain the lowest available interest rate.

#### HOME Investments Partnership Program

HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. Each year it allocates approximately \$2 billion among the States and hundreds of localities nationwide.

#### Florida Community Trust (FCT)

Florida Communities Trust is a state land acquisition grant program that provides funding to local governments and eligible non-profit environmental organizations for acquisition of community-based parks, open space and greenways that further outdoor recreation and natural resource protection needs identified in local government comprehensive plans.

#### State Housing Initiatives Partnership Program (SHIP)

Florida Housing administers SHIP funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program was designed to serve very low, low-to-moderate income families. SHIP funds are distributed on an entitlement basis to all 67 counties and 48 Community Development Block Grant entitlement cities in Florida. The minimum allocation is \$350,000 and the maximum allocation is over \$9 million.

# APPENDIX



## **APPENDIX A: LEGAL DESCRIPTIONS**

### **Eastside Community Redevelopment Area Legal Description**

An area of land located in Sections 3, 4, 9, 33 and 34 of Township 10 South, Range 20 East of Alachua County, Florida, being more particularly described as follows:

Commence at the southeast corner of the intersection of N.E. 15th Street and N.E. 16th Avenue, as the Point-of-Beginning; from said Point-of-Beginning run East along the south right-of-way line of said N.E. 16th Avenue (and an easterly extension thereof) to a point lying on the northeasterly right-of-way line of the abandoned Seaboard Coastline Railroad property (parcel number 10812-300-000) also known as the Rail-to-Trail property; thence run in a Southwesterly direction to a point on the south line of a City of Gainesville drainage ditch as per Official Record Book 573, page 33, of the Public Records of Alachua County, Florida; thence run along said south line to the east line of Section 34, Township 9 South, Range 20 East; thence run South along said east line to a point lying on the south right-of-way line of N.E. 8th Avenue; thence run West along said south right-of-way line to the east right-of-way line of N.E. 25th Street; thence run South along the east right-of-way line of said N.E. 25th Street to the south right-of-way line of East University Avenue; thence run West along said south right-of-way line of East University Avenue to the east right-of-way line of S.E. 21st Street; thence run South along said east right-of-way line of S.E. 21st Street to a point on an easterly extension of the south right-of-way line of S.E. 6th Avenue; thence run West along said south right-of-way line extension and along the south right-of-way line of SE 6th Avenue to the west right-of-way line of S.E.17th Terrace; thence run North along said west right-of-way line of S.E. 17th Terrace to the south right-of-way line of S.E. 4th Avenue; thence run West along said south right-of-way line of S.E. 4th Avenue to the east right-of-way line of S.E. 15th Street; thence run South along said east right-of-way line of S.E. 15th Street to its intersection with the south line of Section 4, Township 10 South, Range 20 East; thence run West along said south right-of-way line of Section 4, Township 10 South, Range 20 East to its intersection with the west right-of-way line of S.E. 12th Street; thence run South 10 feet; thence run West to the east right-of-way line of S.E. 11th Street; thence run South along said east right-of-way line of S.E. 11th Street to an easterly extension of the south right-of-way line of S.E. 9th Avenue; thence run West along said southerly extension and along the south right-of-way line of S.E. 9th Avenue to a point lying 119 feet east of the east right-of-way line of S.E. 7th Street (being also the east line of tax parcel number 16044-000-000); thence run South to the south right-of-way line of S.E. 9th Place; thence run Southwesterly along said south right-of-way line of S.E. 9th Place and a westerly extension thereof to the west right-of-way line of S.E. 4th Street; thence run Northwesterly along said westerly right-of-way line of S.E. 4th Street to the south right-of-way line of the abandoned Seaboard Coastline Railroad property, tax parcel number 12745-300-000 (also know as the Rail-to-Trail property); thence run Easterly and Northeasterly along said right-of-way line of the abandoned Seaboard Coastline Railroad property to the north right-of-way line of N.E. 3rd Avenue; thence run West along said north right-of-way line of N.E. 3rd Avenue to the east right-of way line of N.E. 12th Court; thence run North along said east right-of-way line of N.E. 12th Court to a creek branch; thence run Northwesterly along said creek branch (being also the south line of tax parcel number 12560-000-000) to the East line of Lot 1, Block1, Range 5 of Doig and Robertson Addition as per Deed Book "W", page 437, of the Public Records of Alachua County, Florida; thence run North to the south right-of-way line of N.E. 5th Avenue; thence run East along said south right-of-way line to a southerly extension of the east line of Sperry Heights, a subdivision as per Plat Book "E", page 1, of the Public Records of Alachua County, Florida; thence run Northeasterly along said east line of Sperry Heights Subdivision to the south right-of-way line of N.E. 6th Place; thence run West along said south line of N.E. 6th Place to the west right-of-way line of N.E. 12th Street; thence run North along said west right-of-way line of N.E. 12th Street to the south right-of-way line of N.E. 8th Avenue; thence run East along said south right-of-way line of N.E. 8th Avenue to a southerly extension of the easterly right-of-way line of N.E. 14th Street; thence run Northerly and Northeasterly along said southerly extension and along said easterly right-of-way line of N.E. 14th Street and along the easterly right-of-way line of N.E. 15th Street to the southeast corner of the intersection of N.E. 15th Street and N.E. 16th Avenue, being the Point-of-Beginning, and close. All lying and being in the City of Gainesville, Florida; containing 952 acres more-or-less.

### **And (Eastside Expansion Area Legal Description)**

An area of land situated in Sections 3, 9 and 10 of Township 10 South, Range 20 East of Alachua County, Florida, being more particularly described as follows:

Commence at the intersection of the west right-of-way line of S.E. 21st Street and the NORTH LINE OF LOT 104 OF NEW GAINESVILLE AS RECORDED IN PLAT BOOK "a", PAGE 66 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (HENCEFORTH ABBREVIATED PRACF), said point ALSO being the southeasterly most corner of the existing EASTSIDE Community Redevelopment Association east BOUNDARY line, and the Point Of Beginning; thence run north along SAID EAST LINE AND the west right-of-way line of S.E. 21st Street to the south right-of-way line of State Road 20 (also known as s.E. Hawthorne Road); thence LEAVING SAID EAST LINE run southeast along the south right-of-way line of State Road 20 to the northwest corner of tax parcel number 11344 ALSO BEING THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK (orb) 2189, page 2886; thence run southwest and south along the west line of said tax parcel to the southwest corner of said tax parcel, said point being on the south line of lot 107 of the aforementioned new gainesville and on the easterly extension of the north right-of-way line of S.E. 8th Avenue; thence run west along the south line of lots 107 thru 101 of said new gainesville also being the easterly extension of the north right-of-way line of S.E. 8th Avenue and the north right-of-way line thereof to a point on the northerly extension of the west line of Lincoln Estates 2nd Addition as per Plat Book "G", page 36 of the Pracf; thence run south along the northerly extension of the west line of Lincoln Estates 2nd Addition and the west line thereof to the southwest corner of Lincoln Estates 2nd Addition, said point being on the north line of Lincoln Estates 1st Addition as per Plat Book "F", page 38 of the Pracf; thence run west along the north line of Lincoln Estates 1st Addition to the northwest corner of Lincoln Estates 1st Addition, said point being on the east line of Lincoln Estates as per Plat Book "F", page 19 pracf; thence run north along the east line of SAID Lincoln Estates to THE NORTHEAST CORNER THEREOF; thence run west along the north line of SAID Lincoln Estates to THE NORTHWEST CORNER THEREOF ALSO BEING A POINT ON the east right-of-way line of S.E. 15th Street; thence run north along the east right-of-way line of S.E. 15th Street to the easterly extension of the north right-of-way line of S.E. 11th Avenue; thence run west along the easterly extension of the north right-of-way line of S.E. 11th Avenue and the north right-of-way line thereof and the westerly extension of the north right-of-way line thereof to the west right-of-way line of S.E. 12th Street; thence run south along the west right-of-way line of S.E. 12th Street to the north right-of-way line of S.E. 11th Avenue; thence run west along the north right-of-way line of S.E. 11th Avenue to the east right-of-way line of State Road 331 (ALSO KNOWN AS S.e. WILLISTON ROAD); thence run southwestERLY along the east right-of-way line of State Road 331 to the south right-of-way line of S.E. 13th Avenue; thence run east along the south right-of-way line of S.E. 13th Avenue to the west right-of-way line of S.E. 15th Street; thence run south along the west right-of-way line of S.E. 15th Street to the westerly extension of the south line of tax parcel number 16107-504 AS DESCRIBED IN ORB 495, PAGE 247; thence run east along the westerly extension of the south line of said tax parcel and the south line thereof and north along the east line of said tax parcel to the northeast corner of said tax parcel, said point being on the south line of Wedgewood 1st Addition as per Plat Book "H", Page 5 of the PRACF; thence run east along the south line and north along the east line of Wedgewood 1st Addition to the NORTHEAST CORNER THEREOF ALSO BEING A POINT ON THE south right-of-way line of S.E. 15th Avenue; thence run east along the south right-of-way line of SAID S.E. 15th Avenue ALSO BEING THE NORTH LINE OF tax parcel number 16107-200 to the northeast corner of SAID TAX PARCEL AS DESCRIBED IN ORB 1994, PAGE 279 OF THE PRACF; thence run ALONG THE BOUNDARY OF SAID TAX PARCEL THE FOLLOWING 6 COURSES: south TO THE NORTHEAST CORNER OF THE EAST ONE HALF (1/2) of the SOUTHEAST ONE QUARTER (1/4) of the southwest one quarter (1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 20 EAST (e 1/2 of the S.E. 1/4 of the sw 1/4 of S10-T10S-R20E); THENCE WEST ALONG THE NORTH LINE OF SAID e 1/2 of the S.E. 1/4 of the s.w. 1/4 of S10-T10S-R20E TO THE northwest corner THEREOF; thence south along the west line of said e 1/2 of the S.E. 1/4 of the sw 1/4 of S10-T10S-R20E to THE southwest corner THEREOF; thence west

along the south line of said section 10-t10s-r20e to the southeast corner of chas baltimore subdivision, an unrecorded subdivision (WITH 2 CURRENT PARCELS DESCRIBED IN ORB 2138, PAGE 2076 AND 1902, PAGE 2536, RESPECTIVELY) also described as the south 420 feet of the west 210 feet of the sw ¼ of said s10-t10s-r20e and being a point on the north right-of-way line of S.E. 23<sup>rd</sup> place; thence north along the west line of chas baltimore subdivision and the sOUTH 420 FEET of the wEST 210 FEET of said s 10-t10s-r19e to the northeast corner thereof; thence west along the north line of said chas baltimore subdivision and the s 420 FEET of the west 210 FEET to a point on the east right-of-way line of S.E. 15<sup>th</sup> street; thence north along the east RIGHT- OF-WAY line of said S.E. 15<sup>th</sup> street to a point opposite of and perpendicular to the southeast corner of tax parcel number 15995-54 as described IN orb 229, PAGE 31 of the PRACF, said corner also being on the northerly right-of-way line of S.E. 22<sup>nd</sup> avenue; thence leaving said boundary of tax parcel number 16107-200 run west to the southeast corner of said tax parcel number 15995-54; thence RUN along the southwesterly line of said TAX parcel and along the said northerly right-of-way line of S.E. 22<sup>nd</sup> avenue northwesterly and west to a point on the east line of the former railroad right-of-way as described in Orb 2259, Page 1142 of the pracf; thence run northWESTERLY along the east line of the said former railroad right-of-way to AN INTERSECTION WITH the northwest right-of-way line of State Road 331 (ALSO KNOWN AS S.E. WILLISTON ROAD); thence run southwest along the northwest right-of-way line of State Road 331 to the south line of the Lester Robinson Property, an unrecorded subdivision as described in Orb 3256, Page 447 of the pracf; thence run west along said south line to the west line of said unrecorded subdivision, said west line also being the west line of Section 9, Township 10 south, Range 20 East; thence run north along the west line of said Section 9 to AN INTERSECTION WITH the centerline of Sweetwater Branch; thence run northeast along the centerline of Sweetwater Branch to the north right-of-way line of S.E. 13th Avenue; thence run east along the north right-of-way line of S.E. 13th Avenue and the easterly extension thereof to the SOUTHERLY EXTENSION OF THE east right-of-way line of S.E. 10th Street; thence run north along SAID SOUTHERLY EXTENSION AND the east right-of-way line of S.E. 10th Street to the north right-of-way line of S.E. 9th Avenue AND A POINT ON THE SOUTHERLY LINE OF THE EXISTING EASTSIDE COMMUNITY REDEVELOPMENT ASSOCIATION BOUNDARY; THENCE CONTINUE ALONG SAID SOUTHERLY LINE OF THE EXISTING EASTSIDE COMMUNITY REDEVELOPMENT ASSOCIATION BOUNDARY THE FOLLOWING SEVEN COURSES: east along the north right-of-way line of S.E. 9th Avenue to the west right-of-way line of State Road 331 (ALSO KNOWN AS S.E. 11<sup>TH</sup> STREET); thence north along the west right-of-way line of State Road 331 to the north right-of-way line of S.E. 8th Avenue; thence east along the north right-of-way line of S.E. 8th Avenue to the west right-of-way line of S.E. 15th Street; thence north along the west right-of-way line of S.E. 15th Street to the westerly extension of the north right-of-way line of S.E. 4th Avenue; thence east along the westerly extension of the north right-of-way line of S.E. 4th Avenue and the north right-of-way line thereof to the northerly extension of the east right-of-way line of S.E. 17th Terrace; thence south along the northerly extension of the east right-of-way line of S.E. 17th Terrace, the east right-of-way line AND A SOUTHERLY EXTENSION THEREOF to the SOUTH right-of-way line of S.E. 6th Avenue, ALSO BEING A POINT ON THE NORTH LINE OF LOT 100 OF THE AFOREMENTIONED NEW GAINESVILLE; thence east along THE SOUTH LINE OF LOTS 100 THRU 104 OF SAID NEW GAINESVILLE ALSO BEING THE SOUTH right-of-way line of S.E. 6th Avenue and THE easterly extension thereof to the west right-of-way line of S.E. 21st Street and the Point Of Beginning.



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