

RESOLUTION NO. _____
PASSED _____ 2007

A resolution of the City of Gainesville, Florida, approving modification of the College Park/University Heights District Redevelopment Plan, relating to green building and environmentally-friendly construction concepts; and providing an effective date.

WHEREAS, Resolution No. 050637, adopted by the City Commission of the City of Gainesville on November 28, 2005, approved a Redevelopment Plan for the portion of the City of Gainesville known as the College Park/University Heights; and

WHEREAS, the City Commission of the City of Gainesville has received the recommendation of the Gainesville Community Redevelopment Agency (CRA) to adopt a modification to the College Park/University Heights Plan and has caused a public notice to be published and a notice mailed to each taxing authority as required by Section 163.346, Florida Statutes, and a public hearing was noticed, scheduled and held as required by section 163.361(2), Florida Statutes;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA:

Section 1. Findings. Based on information presented to it, the City Commission does hereby find:

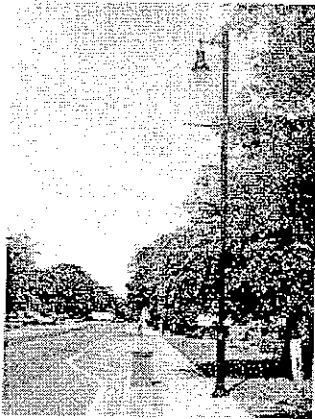
- (a) The recitals set forth above are hereby adopted and incorporated herein to the full extent as if set forth in the text of this Resolution;
- (b) The public hearing required by Section 163.361(2), Florida Statutes, has been held and closed;
- (c) The modifications to the College Park/University Heights Redevelopment District Redevelopment Plan (Plan) provide for the development and implementation of new and improved means of providing environmentally-friendly, energy efficient, sustainable "green" development and construction;
- (d) The modification of the Plan conforms to and complies with the requirements of the Redevelopment Act.

Section 2. Adoption of the modification of the Plan. The modifications to the Plan, attached as Exhibit 1 is approved and adopted

Section 3. This resolution shall take effect immediately upon adoption

Passed and adopted this _____ day of _____, 2007,

Exhibit 1.



University Avenue -- previous improvements include brick paver treatments and renaissance light fixtures

- **Housing Choice** - The CRA should address gentrification/ affordable housing issues by developing and demonstrating new or improved means of providing housing for families and persons of low income
 - **University Avenue** - Increased housing in neighborhoods surrounding this key corridor will help increase population densities and provide additional multifamily and workforce housing opportunities. The increased synergy and number of residents will help support the mixed uses along the corridor.
 - **Increase number of residents** - Several areas within the existing Community Redevelopment Area and Expansion Area are ideally suited for residential mixed use development
 - **Encourage homeownership** - Provide incentives for homeownership in established single-family neighborhoods such as Audubon Park, College Park and University Heights where appropriate in order to stabilize those neighborhoods and discourage the use of those properties as student housing
 - **Encourage Green Building** - Encourage green building practices where feasible in residential development and rehabs to maximize energy conservation and affordability
- **Destination Place** - Foster the development of the Community Redevelopment Area as a destination place in order to reduce the need for a car or multiple cars per household and attract new visitors
- **Public Spaces** - Acquire or otherwise support public plazas, courtyards, parks and other spaces for public use
- **Amenities Program for key corridors** - Initiatives to upgrade sidewalks, pedestrian lighting, add street furniture, new bus shelters, etc. to improve the comfort and aesthetics of the corridors through streetscape improvements.
- **Alleyways** - Encourage the use of alleyways for deliveries, garbage pickup and other municipal services that can occur off the street. Current policies allowing for the abandonment of dedicated alleyways should be analyzed. Incentives could be provided to developers to fully build out alleyways where applicable.



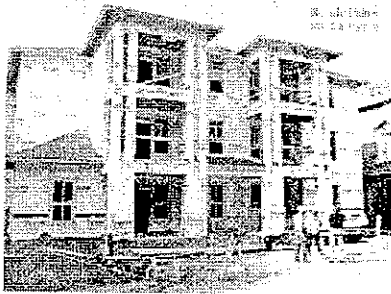
Traffic at the busy intersection of Archer Road and 13th Street

3.1.4 Objective 4 – Traffic Circulation

Traffic circulation improvements were seen as a key issue within the Community Redevelopment Area. Creating more 'complete streets', i.e. a better mix of mode options, such as walking, biking, transit, etc. will help reduce the need for road widening, reduce automobile congestion and create the synergy needed to support the urban form desired by the community.

Private Investment initiatives

The CRA should enhance the environment for private investment through a variety of initiatives that work to eliminate impediments to redevelopment. The following initiatives combined with other proposed improvements within the CP/WH Community Redevelopment Area should improve the investment environment within the CP/WH Community Redevelopment Area



Royale Palms, example of type of new development in the CP/WH Community Redevelopment Area

- **Developer Incentive Programs** – The CRA should continue to implement, improve and monitor development incentive programs, using tax increment dollars to help defray some of the costs of development and to encourage the kinds of development that will transform the CP/WH Community Redevelopment Area into the community envisioned in this plan.
- **Façade Grant Program** – Existing matching grant program can be expanded to continue its success in providing incentives to property owners to improve the aesthetics of their building. A separate signage incentive program may be created to improve signage in the CP/WH Community Redevelopment Area.
- **Green Standards** – Encourage green building and conservation principles in new commercial, office, mixed-use and residential developments to maximize economic/environmental sustainability and conservation oriented rehabilitation of existing buildings.
- **Linked Infrastructure** -- By pooling infrastructure improvements such as a stormwater utilities or parking facilities, the costs of development can be reduced for private developers and encourage private sector investment within the CP/WH Community Redevelopment Area.
- **Prioritized Infrastructure Improvements** – The placement of infrastructure improvements (undergrounding utility lines, installing new lighting and sidewalks) on streets experiencing private reinvestment should be given priority over other streets.

3.1.5 Objective 6 – Land Acquisition & Redevelopment

To provide a better and more efficient use of land it may at times require the public assembly of land by the CRA. Vacant and/or obsolete properties in high visibility locations within the CP/WH Community Redevelopment Area can be acquired through partnership with the private sector to provide greater control to the CRA in developing these areas consistent with this Redevelopment Plan, the City's Comprehensive Plan and the desired vision of the community.

Condemnation can be used when necessary for a public purpose, such as to provide parking, stormwater facilities and to remove blight through the removal of abandoned and boarded up properties. Acquired lands can provide pooled infrastructure such as parking and stormwater facilities.

Land Acquisition and Redevelopment Initiatives