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Submitted  
6/13/05

# College Park/ University Heights

## Redevelopment District Expansion

City Commission June 13, 2005

# Introduction

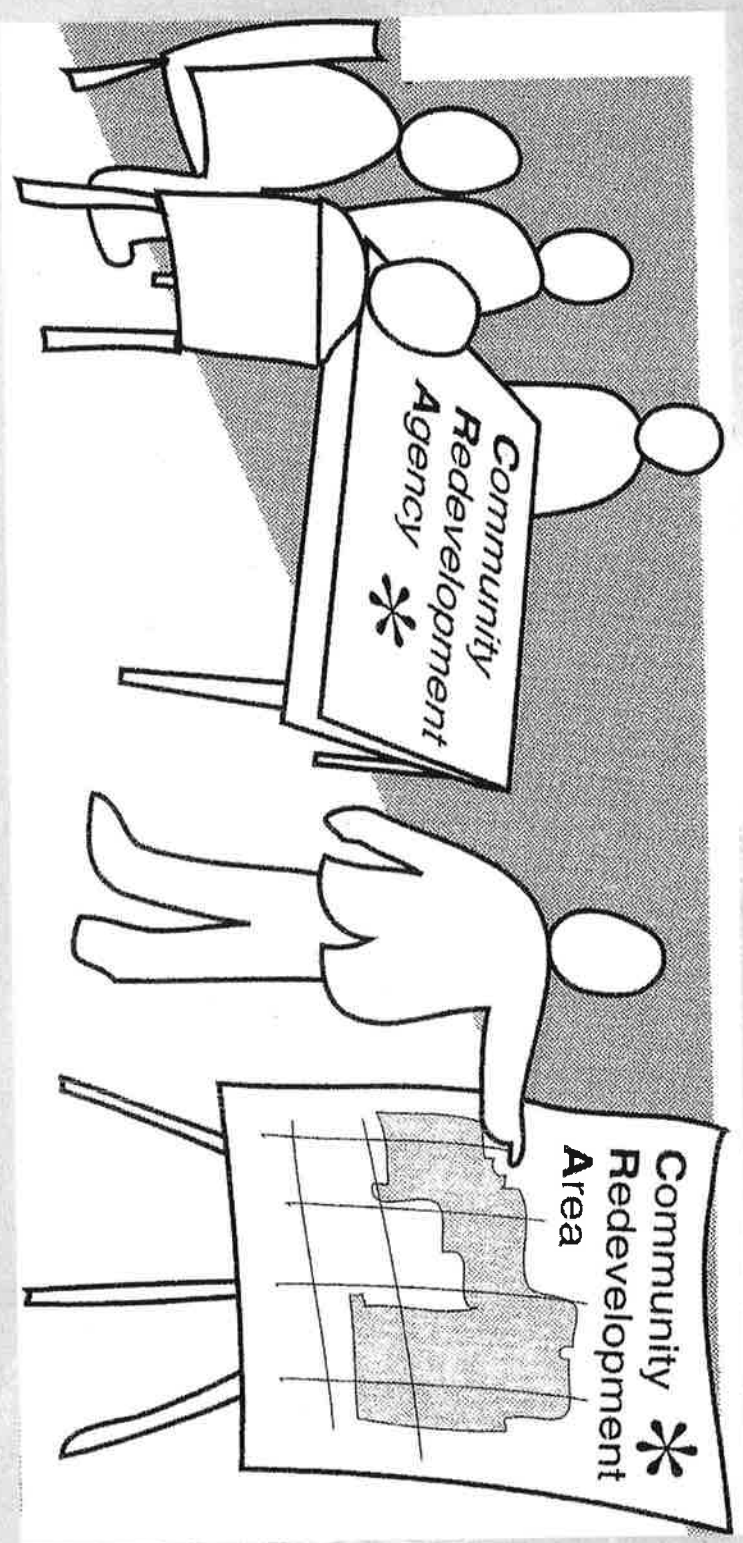
- As directed by the City Commission on August 9, 2004, City staff retained the HHI and RERC planning team to investigate blight in the proposed Redevelopment Expansion Area for College Park/University Heights
- Purpose of the investigation was to examine and document possible conditions of blight as defined in *Florida Statutes Chapter 163*

# Redevelopment Act Overview

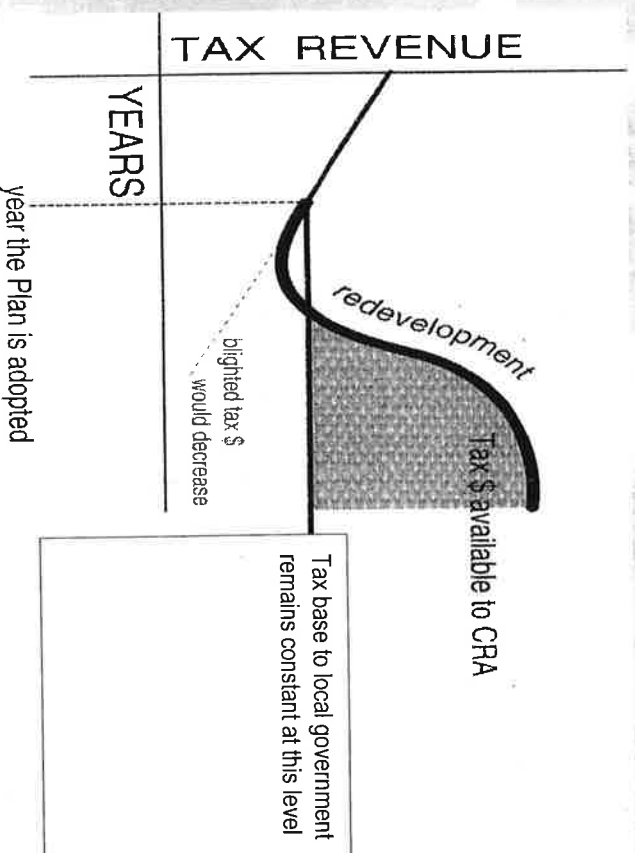
## *(Section 163, Part III F.S.)*

- Purpose: Assist local governments in preventing or eliminating blighted conditions
- If an area is found to be blighted, a resolution stating the blighted conditions must be adopted by the City Council
- The City must provide prior notice to all taxing authorities and the general public
  - *Notices were mailed on May 26, 2005, and an advertisement appeared in the Gainesville Sun on June 2, 2005.*

- **The City shall adopt an ordinance to:**
  - Expand the College Park/University Heights Redevelopment District
  - Update the Redevelopment Plan



- The LPA has 60 days to review the Redevelopment Plan for conformity
- Upon adoption of the ordinance the tax base (“Base Year”) for tax increment is established for the expansion area
- The base year of the existing district remains the same
- Projects are implemented through the CRA with Trust Fund monies as they become available



- **Conditions for Blight (Chapter 163 Part III 163.340 F.S)**

- 1. *Substantial number of deteriorated structures*  
*+ (plus)*
- 2. *Two or more of the following factors:*
  - a. *Poor street layout, parking, roadways etc.*
  - b. *Insignificant increase in assessed property values*
  - c. *Faulty lot layout*
  - d. *Unsanitary and unsafe conditions*
  - e. *Deterioration of site or other improvements*
  - f. *Inadequate and outdated density patterns*

- g. Falling office/commercial/industrial lease rates
- h. Tax or special assessment delinquency exceeding fair value of land
- i. Residential/commercial vacancy higher than the City
- j. Incidence of crime higher than the City
- k. Fire and EMS calls higher than the City
- l. Code violations higher than the City
- m. Diversity of ownership
- n. Governmentally owned property with adverse environmental conditions

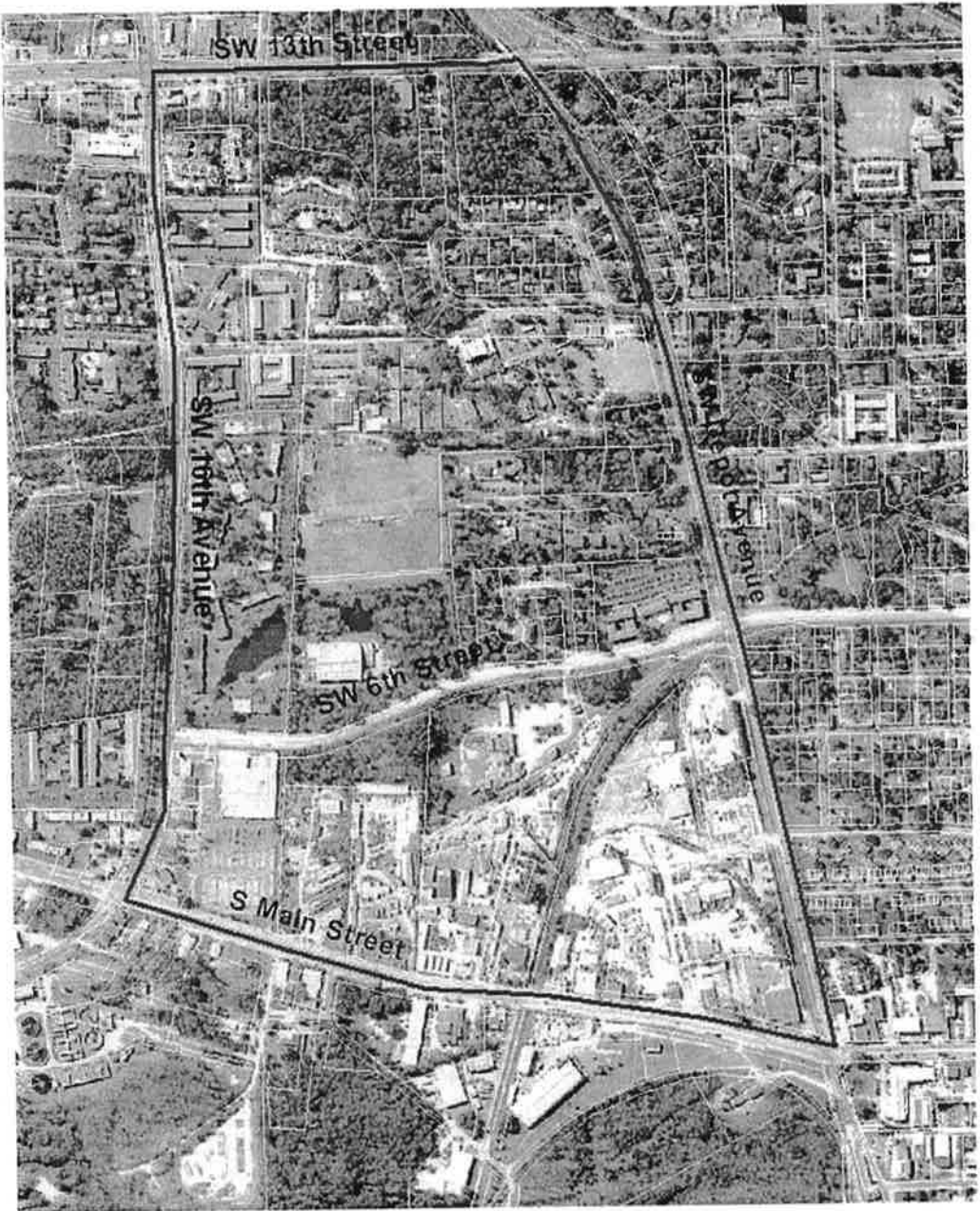
# Project Process

- The Findings Report describes the physical, economic and regulatory conditions within the Redevelopment Study Area. The processes adopted to accomplish this include:
  - Review of Property Appraiser data
  - Field study and inspection
  - Review of City provided statistics
  - Review of the City's Comprehensive Plan and other studies prepared for the Study Area



# Study Area Facts

- 246 Acres defined by its proximity to Shands, the University of Florida and the existing CP/UH CRA district.
- Access and easy connections to regional and local arterials; namely, SW 13<sup>th</sup> Street, SW 16<sup>th</sup> Avenue, and Main Street



**City of Gainesville**  
**College Park/  
 University Heights  
 Study Area**  
**Location Map**

- Legend**
-  Study Area
  -  Parcel Line



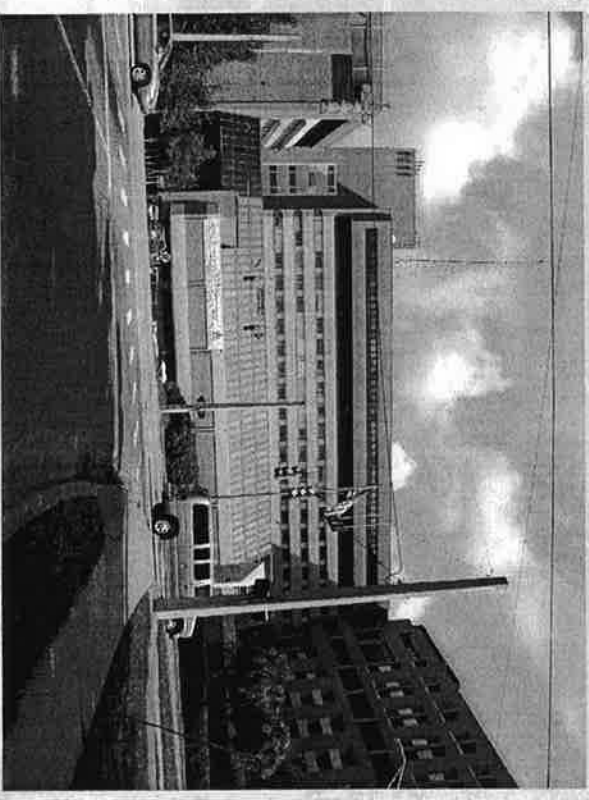
Total Approximate Acres: 197



Source:  
City of Gainesville GIS

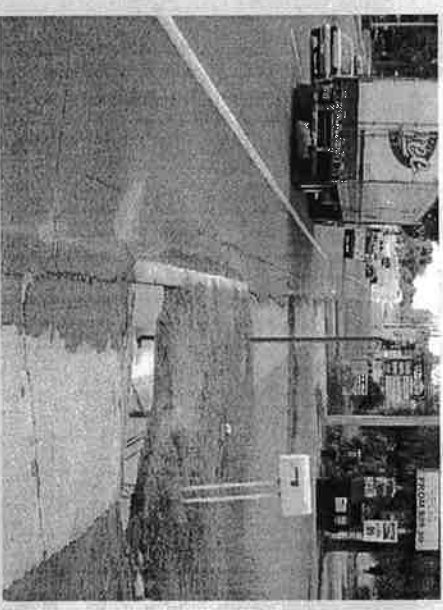
# Study Area Characteristics

- Mix of general land uses that include residential, industrial and institutional
- Other unifying physical conditions include: a lack of sidewalks, inadequate parking facilities, stormwater deficiencies and vacant parcels



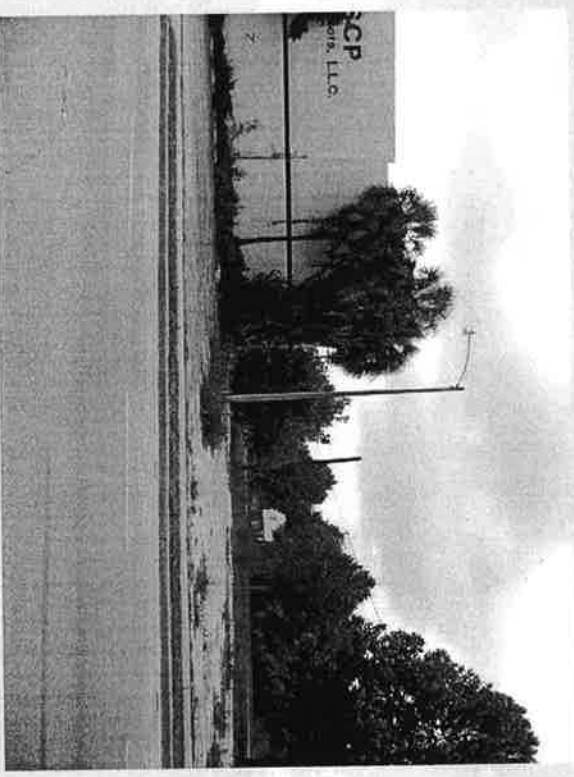
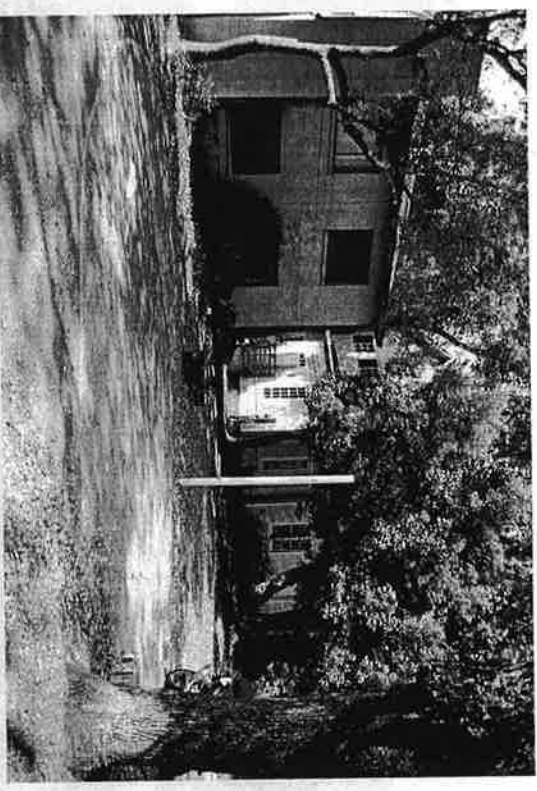
# Physical Environment Inventory

- **Natural Environment and Features**
  - Karst topography characterized by high flat areas of gently sloping terrain
  - Paynes Prairie Wetland Mitigation Basin
  - Poor soils and outdated infrastructure have resulted in some surface water pollution concerns
  - No major natural or environmental conditions that hamper development

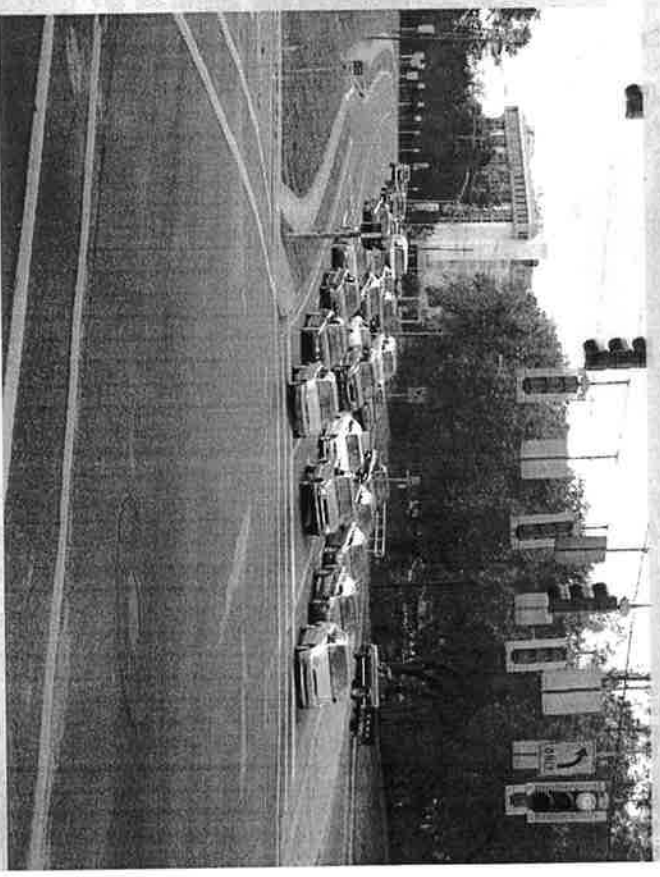


- **Existing Land Use**

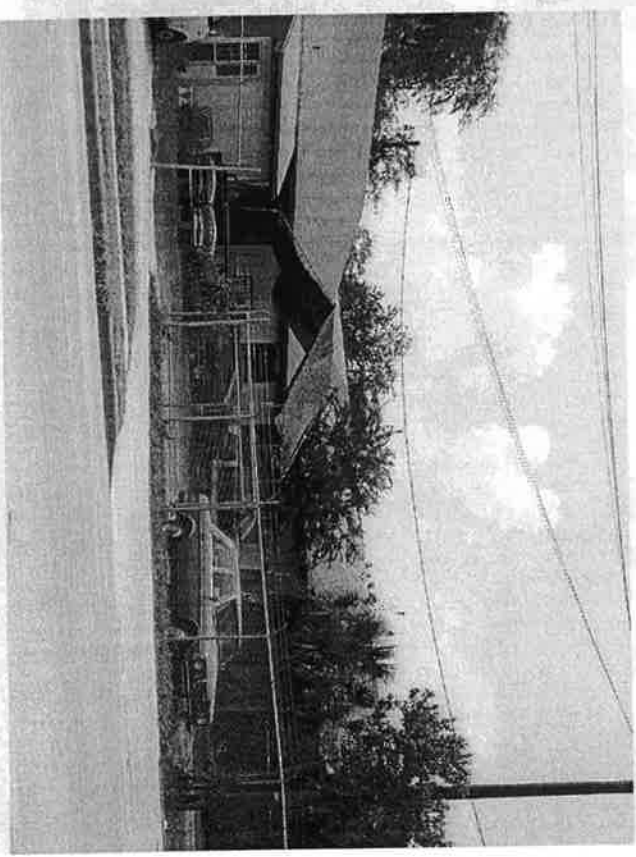
- Primarily an institutional and light industrial corridor with supporting residential uses
- Many deteriorating residential properties
- Numerous vacant or underutilized properties within the Study Area
- Low number of owner occupied housing units



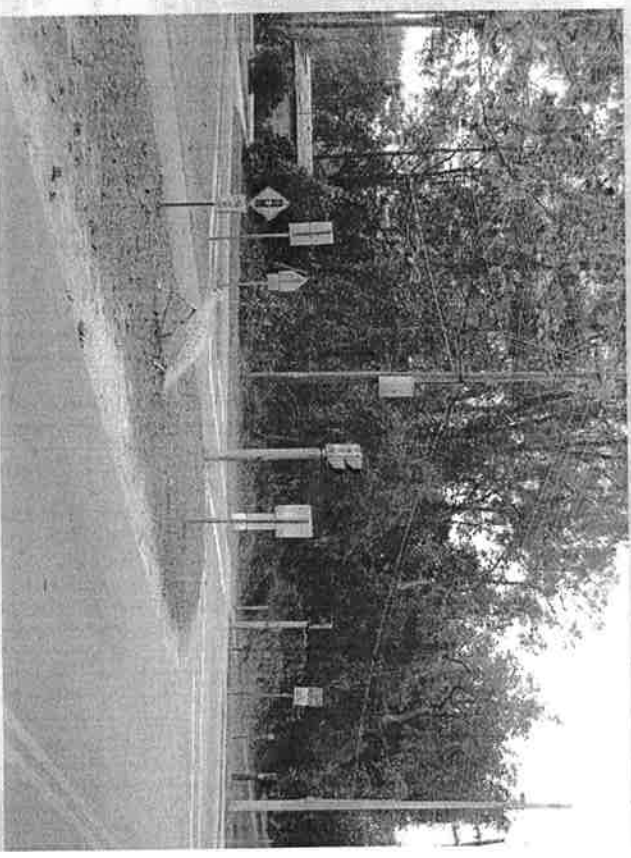
- **Traffic Data and Characteristics**
  - Major impact from nearby activity centers
  - Numerous roads with Level of Service below “D”-the threshold for congestion
  - Lack of sidewalks in many locations
  - High number of bicycle and pedestrian crashes



- **Parking and Access**
  - Insufficient parking to meet demand at activity centers spills over into the Study Area
  - Improper access management along SW 13<sup>th</sup> Street
  - High rate of illegal parking and code violations



- **Stormwater**
  - Lack of adequate facilities to manage quality and quantity of stormwater
  - Need for a coordinated master plan and approach to infrastructure planning and design
  - Current facilities will not accommodate future growth



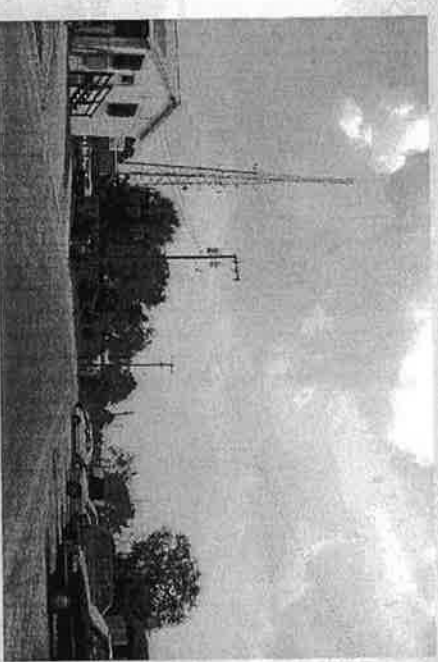


- **Wastewater**
  - Service provided by GRU
  - Two treatment plants within the City
  - Excess capacity available beyond 2010
  
- **Potable Water**
  - Service provided by GRU
  - One water treatment facility
  - Excess capacity available beyond 2010

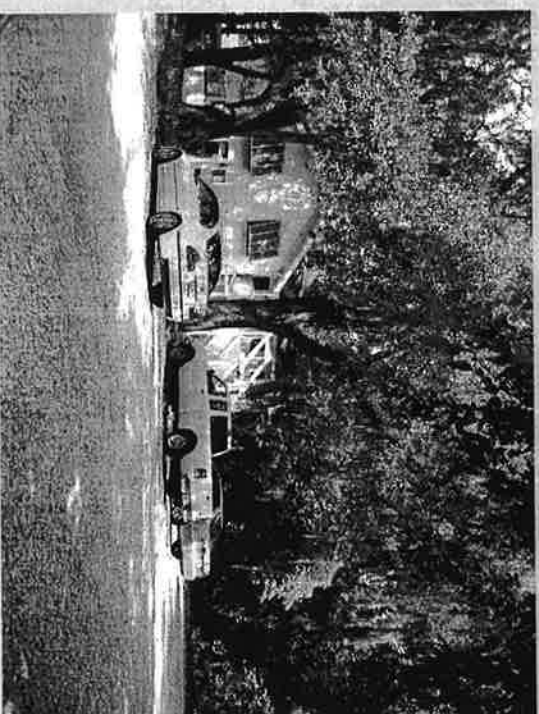
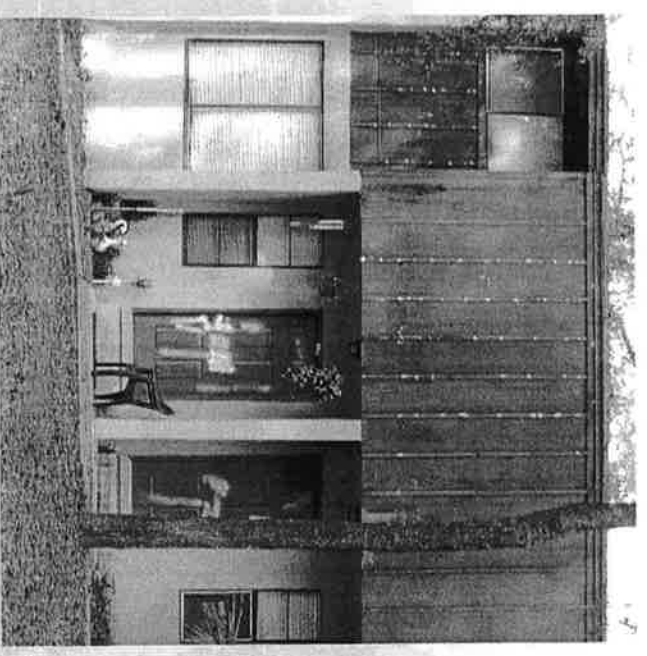
- **Crime and EMS Analysis**
  - Crime and EMS calls are proportionally higher
  - Activities that are significantly higher: armed robbery, assault & battery, burglaries, physical fights and mentally impaired
  - This may be attributed to high student population, vacant/vacated properties, unobserved public spaces

- **Building and Density Patterns**

- Outdated building pattern and poor lot layout
- Typically, smaller residential and commercial lots and large underutilized industrial parcels
- Parcels unable to accommodate modern trends such as mixed and multi-use development patterns



- **Visual character of buildings and sites**
  - Structural deterioration and functional obsolescence as result of poor building configuration, poor parking arrangements
  - Inadequate infrastructure including sidewalks, stormwater management, parking
  - Vacant, vacated and deteriorated properties

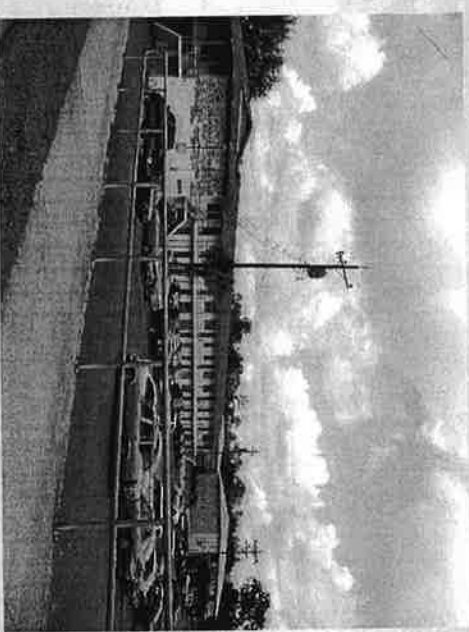
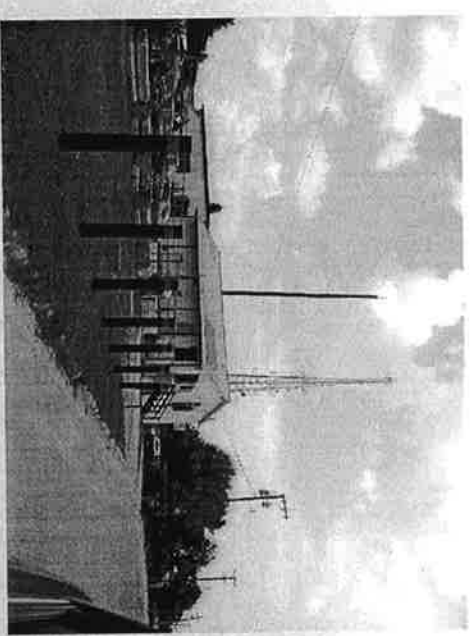


# Real Estate Activity

- 156 tax records
- 2004 tax rolls set the taxable value at \$43,765,880
- Much of the area has lost its original single-family use and has become a multi-family enclave without necessary accommodations found in multi-family zoning
- Lack of new investment, particularly east of SW 6<sup>th</sup> Street

- **Investment and Disinvestment Activity**

- Extremely light investment activity; less than 1% of the total assessed value in the Study Area
- No increase in assessed value over previous 5 years
- 18 acres, or 12% of total taxable valuations, are underutilized and vacant
- 26 out of 96 residential properties have homestead exemptions



- **Implications for Further Efforts**
  - Study Area may not decline drastically in the short run
  - City's ability to prevent decline is reflected in the tax collection revenue pattern
  - Early signs of unfavorable economic conditions are seen
  - Action in the public interest is needed to mitigate this situation

# Blight Findings

- Substantial Deterioration
  - Substantial number of physically deteriorated and functionally obsolescent structures exist



Finding of Necessity for College Park/University Heights Expansion Area

June 13, 2005



- (a) Predominance of defective or inadequate street layout, roadways, and public transportation facilities
  - Unsatisfactory transportation network
  - Inadequate parking facilities
  - Lack of sidewalks
- (b) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
  - Economic disinvestment in area
  - Vacant and underutilized commercial properties on odd shaped lots

- **(c) Deterioration of site or other improvements**
  - Deteriorating residential properties
  - Vacated or vacant commercial sites
  - Inadequate public infrastructure
- **(d) Inadequate and outdated building density patterns**
  - Single-family homes used as multi-family housing
  - Insufficient infrastructure to support multi-family housing

# Next Steps

- Act on blight resolution
- Expand CP/UH District Boundaries
- Complete Redevelopment Plan Update
- Adopt Plan Update
- Develop *Work Program* and undertake projects





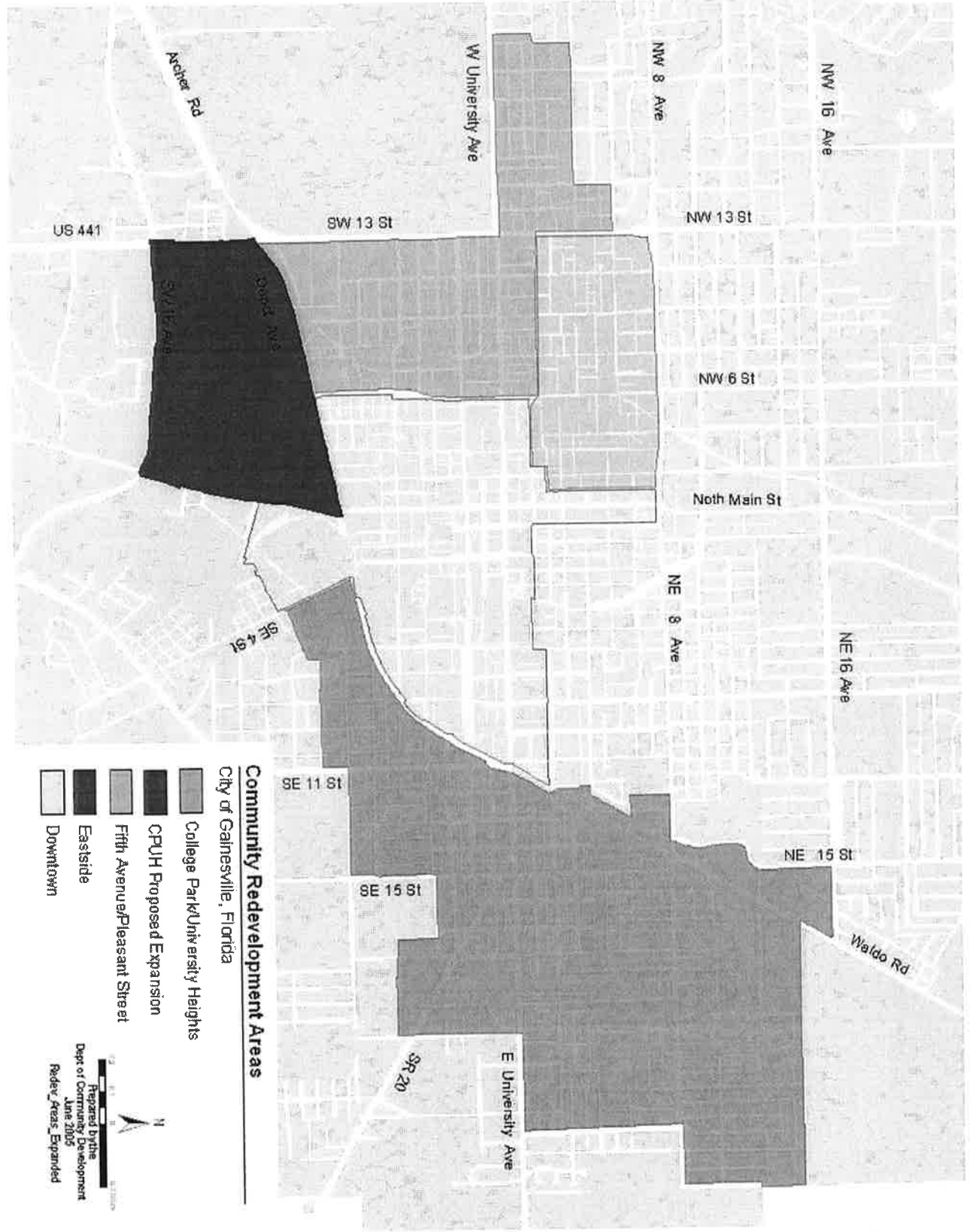
**Proposed CP/UH Expansion Area**

Proposed Expansion Area

Prepared by: **Dr. Dennis**  
 Contact: **Dr. Dennis** 405-241-1465  
This map is for informational purposes only and does not constitute a final plan. It is subject to change without notice. The City of University Heights reserves the right to modify or cancel this map at any time. For more information, please contact the City of University Heights.

Finding of Necessity for College Park/University Heights Expansion Area

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