

Tang  
5/1/15 #140817  
6/18/15

April 25-26, 2015

To the Gainesville City Commission:

We want the small-scale residential character of the traditional Fifth Avenue neighborhood protected from rezoning to multistory mixed-use buildings.

Alvin Gosh

Amel Dupree

Erma Lams

Cassie McG

[Signature]

James M. Bell

[Signature]

Kevin Cameron

Edna Perry

Courtney Johnson Lee

Larry Caldwell Jr

Robert McDaniel

Mr Don A Hill

Boyle

Quincy D. Gans

[Signature]

Mr. T. [Signature]

[Signature]

[Signature]

Penny Young

[Signature]

Johnnie Mae Simon

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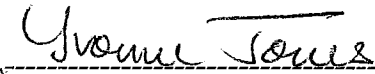
With W	Go Go
John Peter	Janet Harvey-Tyson
John Martin	John Williams
John John	Linda J. Butler
ALYNE HARRIS	With Bunnaf
Agnes	Brands Keller
William Brown	Sam White
Kelene F. Thomason	Tyandra Mosley
Paula H. O'Hara	Sophonia Miller
Laura W	Marlene Edwards
Bonnie Lee	Aliza White
John Doe	Brenda Lomax

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initiated, refined and implemented.

The Plan's focus is housing improvements and initiatives, mitigation or correction of infrastructure deficiencies, revitalization of the 5th Avenue commercial and mixed-use corridor, various streetscape improvements, urban design improvements, open space and recreation creation, Seminary Lane revitalization, and safety issues documented in this Redevelopment Plan. As always, changing conditions could warrant the modification of this Plan. This Plan describes objectives, initiatives and financial strategies to mitigate or correct blight factors. Additionally, this document concludes with a demonstration of how this Plan is consistent with and complementary to the City of Gainesville's Comprehensive Plan.


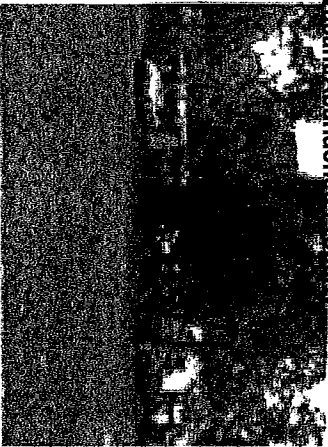
### 1.3 ISSUES AND OPPORTUNITIES


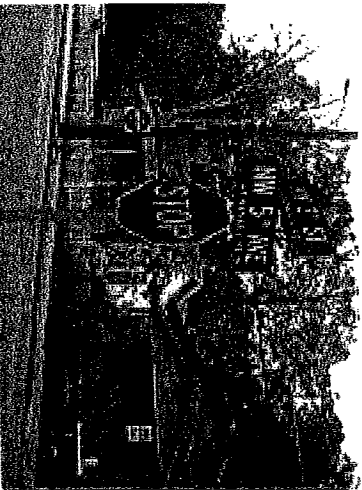
An issues and opportunities matrix was developed with the help of staff and the FAPS Advisory Board. This matrix was used to develop the redevelopment strategies and programs outlined in Section 3 of the Plan.

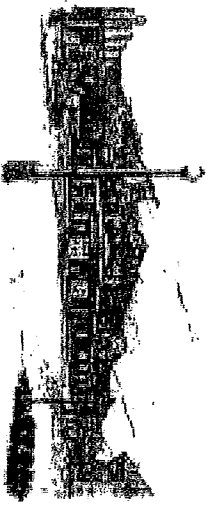
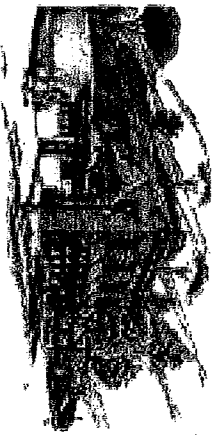
**Table 1. Issues and Opportunities**  
Residential

	Opportunities	Issues
	<ul style="list-style-type: none"> <li>• Restore and renovate existing structures</li> <li>• Facade improvements and maintenance</li> <li>• Encourage iron or picket fences instead of chain link fences in front yards</li> <li>• Redevelopment of Seminary Lane</li> <li>• Urban homesteading program to encourage single family home ownership of acquired properties</li> <li>• Owner-occupied and rental-occupied renovation assistance</li> </ul>	<ul style="list-style-type: none"> <li>• Vacant and abandoned structures • Deteriorated housing stock</li> <li>• Cost of rehabilitating older structures</li> <li>• Demolition of historic housing stock</li> <li>• Disproportionate number of renters</li> <li>• Inadequate property maintenance by owners and renters</li> <li>• Low property values • Conversion from single family to multifamily</li> </ul>

URA  
30-yr Plan  
for FAPS

		Opportunities	Issues
Commercial / Retail		<ul style="list-style-type: none"> <li>Mixed use corridor along 5<sup>th</sup> Avenue; streetscaping and redevelopment of key parcels along the corridor</li> <li>Re-establish thriving commercial/cultural corridor along 5th Avenue</li> <li>Professional offices</li> <li>Commercial at street level and residential on upper levels</li> <li>Establish a Main Street program for 5<sup>th</sup> Avenue</li> <li>Promote infill development</li> <li>Parking</li> <li>Lot Assembly</li> <li>Redevelopment of the east side of NW 13<sup>th</sup> St. into a thriving urban corridor</li> </ul>	<ul style="list-style-type: none"> <li>Inadequate neighborhood services</li> <li>Lack of employment opportunities within neighborhood</li> <li>Competition from well established businesses outside the neighborhood and on fringes</li> <li>Need for continued code enforcement</li> </ul>
Vacant/Abandoned Property		<ul style="list-style-type: none"> <li>Land banking of vacant and abandoned properties for resale</li> <li>Promote the restoration of underutilized historic properties</li> <li>Establish partnerships to fund and promote homeownership, historic preservation, and redevelopment</li> </ul>	<ul style="list-style-type: none"> <li>Overgrown and underutilized properties</li> <li>Inability to identify owners of abandoned/vacant properties</li> </ul>
Parks & Open Space		<ul style="list-style-type: none"> <li>Upgrade/ modernize existing facilities</li> <li>Provide safe places for children to play</li> <li>Design neighborhood streets as linear parks</li> <li>Provide pedestrian-oriented linear park along NW 6<sup>th</sup> Street (in cooperation with City of Gainesville and Santa Fe Community College</li> </ul>	<ul style="list-style-type: none"> <li>Crime, and the perception of crime</li> </ul>

	Opportunities	Issues
<b>Roads/Streetscape</b>  	<ul style="list-style-type: none"> <li>• Improve streetscape along 5<sup>th</sup> Avenue and other primary linkages/connectors</li> <li>• Gateway to neighborhood on 13<sup>th</sup> Street</li> <li>• Replace existing strip paved streets with curb and gutter.</li> </ul>	<ul style="list-style-type: none"> <li>• Overhead utilities and general neglect</li> <li>• Limited right-of-way space</li> <li>• Maintenance and improvement of existing roads</li> </ul>
<b>Infrastructure</b>	<ul style="list-style-type: none"> <li>• Provide pedestrian scale lighting on neighborhood streets</li> </ul>	<ul style="list-style-type: none"> <li>• Poorly lit neighborhood streets</li> <li>• Overhead lines and outdated light poles and fixtures</li> </ul>
<b>Historic Preservation</b>  	<ul style="list-style-type: none"> <li>• FAPS contains a number of historic and culturally significant buildings• Adoption of historic design guidelines and regulations for new development</li> <li>• Evaluate historic designation and address concerns about restrictions for property owners</li> <li>• Increase public involvement</li> </ul>	<ul style="list-style-type: none"> <li>• Demolition of historic structures</li> <li>• Lack of preservation of historic structures</li> </ul>

	Opportunities	Issues
<b>Design</b> 	<ul style="list-style-type: none"> <li>Existing design guidelines for streetscapes</li> <li>Potential for historic guidelines for 5<sup>th</sup> Avenue/Seminary Lane area</li> </ul>	<ul style="list-style-type: none"> <li>Incompatible designs of new construction and incompatible re-zonings could take away the character of the existing neighborhood</li> <li>General need for overall aesthetic improvements</li> </ul>
<b>Civic/Cultural</b> 	<ul style="list-style-type: none"> <li>Glover and Gill building - potential for private commercial building, museum site, performance space, community center, art gallery, etc.</li> <li>Potentially establish cultural/arts district</li> <li>Arts and cultural activities</li> <li>Past history of dynamic and prosperous African American community</li> <li>Marketing program - for merchants, developers, special events, and potential residents</li> <li>Develop theme for the neighborhood/district - logos, letterhead, banners</li> <li>Create a vision statement and establish clear direction and focus for redevelopment efforts</li> <li>Special Events</li> <li>Implementation</li> </ul>	
<b>Other</b>		<p>Lack of economic diversity</p>