



Legislation Details (With Text)

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Title: Future of the College Park/University Heights Redevelopment Area (B)

This is an item to begin the discussion regarding the College Park/University Heights Community Redevelopment Area; specifically, when has success been achieved and what is the future of the District.

Sponsors:

Indexes:

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Attachments: 1. 160297A_CPUH Plan_20160822.pdf, 2. 160297B_GCRA 2015 Annual Report_20160822.pdf, 3. 160297C_CPUH Roster_20160822.pdf, 4. 160297D_FY 17-18 Budget Worksheet_20160822.pdf, 5. 160297E_Staff Analysis_20160822.pdf, 6. 160297F_Alachua County Backup CPUH_20160822.pdf

Date	Ver.	Action By	Action	Result
8/22/2016	1	City Commission	Approved as Recommended	Pass

Future of the College Park/University Heights Redevelopment Area (B)

This is an item to begin the discussion regarding the College Park/University Heights Community Redevelopment Area; specifically, when has success been achieved and what is the future of the District.

The College Park/University Heights Redevelopment (CPUH) Area was formed in 1994 and an expansion area was added in 2005. Over the years the District has seen both minor and major projects completed by the CRA, including successes such as the SW 13th Street Overpass “Helyx” Bridge and Plaza, Innovations Square Roadways and SW 13th Street Medians and Streetscape.

One of the goals of redevelopment is for each Community Redevelopment Area to become self-sustaining in the long term without the need for incentives from the public sector. During its Strategic Planning for Fiscal Years 2015-2016, Staff’s guiding question was “How do we get out of this business?” and worked with its governing board, advisory boards and community stakeholders to identify economic nodes in each of its redevelopment areas to catalyze redevelopment in a way that leveraged its limited resources.

As part of the FY15-16 Workplan Staff also identified the need to take inventory of projects completed and their effect on the area and quality of life in the Districts overall, knowing that success cannot be measure simply by increased property values. These conversations segued into a closer look at CPUH as the District that is bringing in the most revenue to the CRA and in particular as developments like The Standard, amongst others, began to rise as part of a quickly evolving midtown cityscape.

During the May 24, 2016 Regular Board of County Commissioners Meeting, the Alachua County Board of County Commissioners (BoCC) voted to schedule a CRA Policy Meeting discussion for July 5, 2016. The BoCC directed County Staff to extend the invitation to this meeting to every municipality in Alachua County with a CRA. The motion passed by the BoCC was “...to discuss CRAs’ stated purpose and status with input

from CRA Directors, and to determine appropriate timeline for extinguishing those CRAs”. CRA Staff attended the July 5, 2016 meeting and gave a brief presentation on its approved FY17-18 Workplan and fielded questions from the County Commissioners. As a follow up to that meeting the County requested specifically for College Park/University Heights be discussed at the August 22, 2016 Joint City Commission/County Commission meeting.

To be determined

CRA Executive Director recommends completing a thorough analysis of what’s been accomplished to date, what’s left to do and what should the CRA’s role be in carrying out those initiatives by conducting a Community Vitality Report in FY17-FY18. Once completed, staff will present the report with vetted recommendations for College Park/University Heights.