

COMMUNITY REDEVELOPMENT PLAN
For
The Fifth Avenue/Pleasant Street Community Redevelopment Area

Prepared for:



Gainesville Community Redevelopment Agency
City of Gainesville, Florida

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1.0 Introduction

The Fifth Avenue/Pleasant Street (FAPS) Redevelopment Area has been an area of focus for the City of Gainesville since 1979 when a slum and blight finding was made. The Redevelopment Plan for the Area was subsequently adopted and has been amended over the years, most recently by Resolution 970179 on July 28, 1997. This Plan update builds on previous planning efforts by adding specific strategies and redevelopment programs for the Gainesville CRA to help bring about the desired changes in the Area. The FAPS Redevelopment Plan is intended as a guide to the physical and economic revitalization and enhancement of the neighborhood. To that end, a mission statement for the redevelopment of the Area has been developed and reads as follows:

"To improve the quality of life for all residents; to allow for a dynamic, vital, inclusive neighborhood with a healthy mix of cultures, ethnicities, ages and economic incomes; to make available good quality housing in a variety of housing types; where people own their own homes, have places to work, play, and shop in a safe atmosphere that features clean, friendly streets, a respect for history, and a dynamic mix of cultures, backgrounds, and income levels, and to improve the physical environment and public infrastructure throughout the neighborhood."

1.1 RESERVED

1.2 GUIDING PRINCIPLES:

In order for the revitalization and redevelopment efforts of the FAPS neighborhood to succeed, partnerships must be formed by the community, various neighborhood organizations, the Community Redevelopment Agency (CRA), the City of Gainesville, Alachua County, neighborhood churches, institutions, private property owners and other interested parties. The vision and redevelopment strategies can help guide future redevelopment efforts to establish a flourishing, integrated, diversified community, reflecting its cultural heritage and thereby improving the "quality of life" of its residents and property owners. To that effect, the following broad principles are recommended and can aid as a guide upon which the FAPS neighborhood may be redeveloped and preserved.

Principle 1 Driven by a Vision

Those living and owning property within the neighborhood are encouraged to be involved in creating and updating the vision and redevelopment goals of the community. The CRA and other agencies provide logistical and technical support to facilitate redevelopment.

Principle 2 A Modern, Diversified, Inclusive Neighborhood that is Sensitive to its History and Cultural Heritage

The FAPS neighborhood should be redeveloped as a modern, inclusive community that welcomes diversity and innovation and yet is sensitive to the community's unique history, cultural heritage and social diversity. The community can improve itself by building on its past to create the future. Restoration and rehabilitation of traditional buildings and structures is encouraged where financially feasible, as opposed to demolition. However, making neighborhood improvements and the removal of slum and blight should not be impeded.

Principle 3 A Safe Community

Improvement to the physical environment within the FAPS neighborhood presents opportunities to impact the perception and instances of crime.

Besides the anticrime initiatives presently supported by various agencies in the neighborhood, Crime Prevention Through Environmental Design (CPTED) concepts and standards may be incorporated into redevelopment efforts where appropriate.

Principle 4 Protective of its Existing Residents

Improved services and a subsequent increase in property values are desirable, as long as they do not drive out the economically disadvantaged. Care shall be taken to protect the residents. Reweaving the neighborhood fabric should include the provision of housing and other economic opportunities for all residents.

Principle 5 Economically Viable and Diversified

The best measure of the community's success is its ability to attract development and private parties that offer quality housing, goods and services within the community. Therefore, the FAPS neighborhood will present such opportunities in both housing and business. Fostering an economically viable and diverse Area is a goal of this Plan; however the Plan is not intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly. Sufficient affordable housing options presently exist within the Redevelopment Area, and this Plan provides mechanisms to rehabilitate and support such housing options.

Principle 6 Committed to the Public Realm

The image of the neighborhood relies on the quality of its public realm; its open spaces and streets. The FAPS community is committed to defining the public realm and ensuring that private development complements and enhances the public realm.

Principle 7 Sustainable in the Long Term

The FAPS community will take a holistic approach of looking at the physical, economic, natural, built, and social environments to use the best planning, design and fiscal practices to ensure the long-term sustainability of the neighborhood. Elements such as environmental impact, diverse housing options, and neighborhood-serving retail are all important elements of long term neighborhood sustainability.

Principle 8 Accountable Partnership with Government

Improved visibility within the community results in more ownership by residents as well as by the elected officials. Residents and elected officials are encouraged to pursue vigorous implementation and enforcement of the redevelopment Plan and principles.

1.2 INTENT OF THE COMMUNITY REDEVELOPMENT PLAN

The FAPS Redevelopment Plan (Plan) is intended to serve as a framework for guiding development and redevelopment of the Fifth Avenue/Pleasant Street Gainesville Community Redevelopment Area over the next 30 years. This Plan identifies redevelopment objectives, programs and capital projects to be undertaken to reverse blighting trends within the Redevelopment Area (See Figure 1: FAPS Redevelopment District Boundary Map). This Plan addresses financing and implementation strategies as well as management and administration opportunities. These strategies will continue to be refined as they are implemented. While based on the most accurate data available, the various strategies and costs identified in this Plan will require additional study and action by the Gainesville Community Redevelopment Agency (CRA) as specific projects are


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


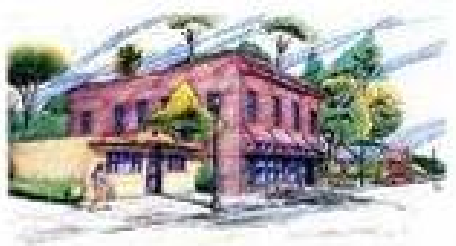
An issues and opportunities matrix was developed with the help of staff and the FAPS Advisory Board. This matrix was used to develop the redevelopment strategies and programs outlined in Section 3 of the Plan.

Table 1. Issues and Opportunities
Residential

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

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

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

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

2.0 Boundaries and Description of Redevelopment Area

The FAPS Redevelopment Area consists of two neighborhoods separated by NW 6th Street. The western portion of the Area, known as Fifth Avenue, is bounded by NW 13th Street, NW 3rd Avenue, NW 8th Avenue and NW 6th Street. The eastern portion of the Area is Pleasant Street and is bounded on the north by NW 8th Avenue, on the south by NW 2nd Avenue, and the east by NW 1st Street (See Figure 1). Both of these neighborhoods adjoin other redevelopment areas. Fifth Avenue lies just north of the College Park/University Heights Redevelopment Area while Pleasant Street abuts the Downtown Redevelopment Area on its eastern and southern boundary. It is a goal of this plan to ensure consistency between the Redevelopment Areas by ensuring compatibility with the land use and transportation strategies contained in each.

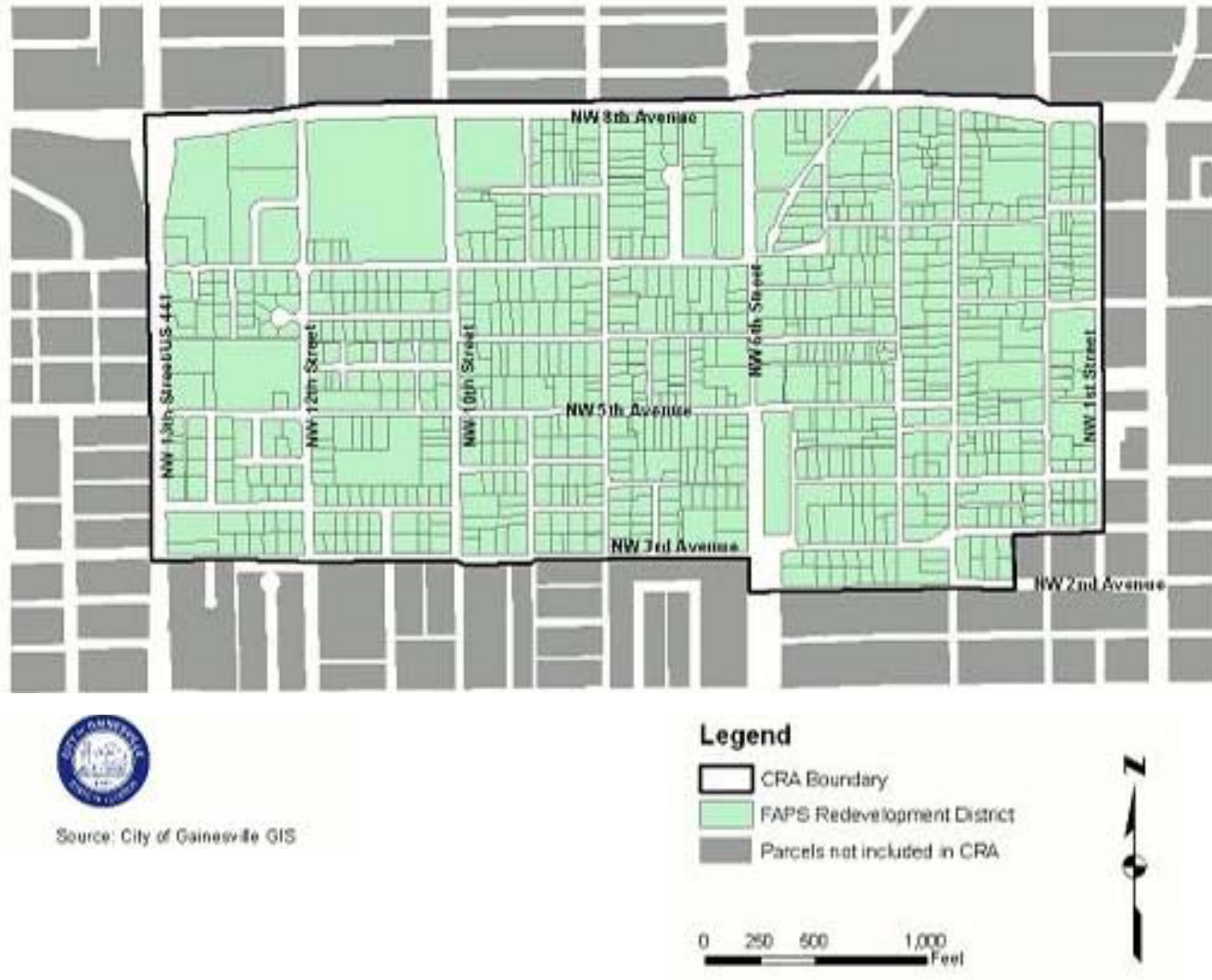
The legal description for the FAPS Redevelopment Area is as follows: Commence at the intersection of N.W. 8th Avenue and N.W. 1st Street as the Point-of-Beginning; thence run South along N.W. 1st Street to N.W. 3rd Avenue; thence run West to a point 150 feet west of the west right-of-way line of N.W. 2nd Street (being also a point on the west line of Lots 1 and 2 of Block 18 of the Baird Replat as per Plat Book "A", page 96, being a replat of a portion of Brush's Addition as per Deed Book "O", page 218 all as recorded in the Public Records of Alachua County, Florida); thence run south to N.W. 2nd Avenue; thence run west along N.W. 2nd Avenue to N.W 6th Street; thence run north along N.W. 6th Street to N.W. 3rd Avenue; thence run west along N.W. 3rd Avenue to N.W. 13th Street; thence run north along N.W. 13th Street to N.W. 8th Avenue; thence run east along N.W. 8th Avenue to its intersection with N.W. 1st Street being the point-of-beginning, and close. All lying and being in the City of Gainesville, Florida. (Ord. No. 960248, § 1, 10-28-96)

The Area is bisected by NW 6th Street, a major north/south arterial and by railroad corridor which run parallel to NW 6th Street. The division of the community into eastern/western halves is further accented by the presence of the Gainesville Police Station, also located on NW 6th Street. The major east/west artery through the District is NW 5th Avenue, which traditionally has been the commercial and cultural-entertainment center of the Area. The NW 5th Avenue community is one of the oldest neighborhoods in the City.

The FAPS area was the predominant settlement area for Gainesville's African American population and is one of the oldest sections of the City, with some houses dating back to the Civil War era. Its growth and decline as a residential area has been tied to the growth and expansion of the City as a whole. The central location of the community was of prime importance as African Americans settled near the downtown due to limited transportation means and the subsequent need to reside close to places of work, commercial activities and available health and social services.

As a historically predominantly African American community, the FAPS Neighborhood once consisted of a much larger geographical area than today. African American businesses were originally grouped near the courthouse square near Main Street and University Avenue. As Gainesville continued to expand and increase in population, these businesses and other African American landholdings were decreased so that by 1940 the community's present boundaries were firmly established.

Figure 1: Fifth Avenue/Pleasant Street Redevelopment Area Boundary Map



2.1 PREVIOUS PLANNING EFFORTS

Historically, redevelopment strategies in the FAPS Area have focused on the following:

- Remove blighted influences such as dilapidated houses and commercial buildings
- Improve traffic circulation by creating better, safer street patterns, and easier access to residential properties.
- Change substandard lots to meet standard lot size requirements by consolidating smaller parcels
- Create new housing and increased home ownership
- Improve the community facilities and services in the neighborhood
- Provide compatibility with existing development, rehabilitation in lieu of clearance and new construction will be considered when economically feasible.

In 1989, the Pleasant Street amendment to the Fifth Avenue Plan established several objectives for the City/CRA and neighborhood to meet. These objectives also focused on housing initiatives, including increased home ownership, rehabilitation of existing homes, and code enforcement. Additionally, the amended plan called for encouraging compatible low density residential development, promoting economic development, preserving historic buildings of the neighborhood, as well as infrastructure improvements. This area was also listed on the National Register of Historic Places the same year it was incorporated into what is now the FAPS Redevelopment Area. The 1997 Plan amendment was intended to have a positive impact on the historic character of the Area.

The City has been successful at removing dilapidated buildings as well as rehabilitating old structures. The CRA's Model Block Program has rehabilitated several houses and created several new single family residential units to be sold to qualifying individuals such as first time home buyers, low income individuals, etc. This program renovated dilapidated historic structures that might otherwise have been demolished if left untouched. Other successes include improved traffic circulation, replatting of lots and vacation of right of way to encourage infill development, improving community facilities, and the creation of programs to promote historic preservation and redevelopment within the Area.

3.0 FAPS Redevelopment Objectives and Initiatives

The FAPS Area is to be redeveloped as an economically sustainable, accessible and attractive mixed-use neighborhood that offers residents and visitors an eclectic mix of arts, culture and heritage complemented by a variety of housing options, safe transportation network, pedestrian connections and public space/recreation facilities in a manner that promotes a positive image for the FAPS Redevelopment Area. At the same time, redevelopment efforts shall focus on creating an economically and environmentally sustainable residential neighborhood with supporting infrastructure to provide an adequate level of service and high quality of life within the Redevelopment Area.

3.1 REDEVELOPMENT OBJECTIVES

In partnership with the private sector and other governmental agencies, the FAPS redevelopment initiatives will reverse the observed blighting conditions within the Redevelopment Area by leveraging public assets to improve the overall economic and physical conditions. Strategies are to be identified and placed into action to address and remove blighting conditions that might hamper the achievement of these redevelopment objectives. Ultimately, the FAPS Redevelopment Area will be revitalized to benefit residents, businesses, property owners and visitors.

3.1.1 Objective 1 - Housing Revitalization

The community has a strong desire to move forward as a residential neighborhood where a majority of the houses are owner occupied. To that end, the CRA will identify housing opportunity programs, both public and private, and explore creative ways of making safe, affordable, high-quality, and well designed housing more readily available within the district. In addition to increasing housing opportunities in the District, the CRA may also work to support existing homeowners, especially those whose properties may be falling into disrepair, through CRA grants or other incentives. Through these strategies, blighting conditions can be reduced and the stability of the neighborhood can ultimately be realized.

3.1.2 Objective 2 - Redevelopment Opportunity Sites

Vacant and underutilized properties create a drain on community resources and create an atmosphere of neglect. Targeting such properties for redevelopment, particularly along key commercial corridors such as NW 5th Avenue and NW 13th Street, will allow for the continued revitalization of the Area. Clusters of vacant or underutilized properties in residential areas should also be identified and targeted for redevelopment. Key to the reduction of the amount of blighted properties is identifying barriers that hamper redevelopment such as absentee landowners, inability to clear titles, liens on properties, and other constraints that make it cost prohibitive to develop. Encouragement of private investment to help achieve this goal can be accomplished through incentive programs and other forms of assistance.

3.1.3 Objective 3 - Historic Preservation

The FAPS neighborhood has a unique place in the African American history in Gainesville. Those historic properties and architectural elements that make the Area unique should be protected and valued.

3.1.4 Objective 4 - Infrastructure and Utilities

Infrastructure and utilities improvements, particularly stormwater improvements, have been identified as deficient in portions of the Redevelopment Area. These improvements are needed to mitigate the blighted conditions within the Redevelopment Area and will in turn make the Area more attractive to development and reinvestment.

3.1.5 Objective 5 - Streetscape

Streetscape improvements not only improve the character of key corridors and neighborhoods but also improve their functionality. The undergrounding of utilities, addition of elements such as street trees, stormwater improvements, pedestrian-scaled lighting and other enhancements will promote redevelopment and stimulate economic development within the neighborhood. Key corridors within the District are NW 5th Avenue and NW 6th Street with NW 13th Street and NW 8th Avenue being gateways into the community.

3.1.6 Objective 6 - Urban Design

The first impression of the quality of life in the Redevelopment Area is expressed through the overall visual characteristics of the Area's built environment. There are numerous properties that limit the ability to redevelop in an orderly and integrated fashion due to their condition, size and orientation. The CRA, through redevelopment initiatives, will encourage owners of private properties to improve their sites through architectural design guidelines. Public rights-of-way and property shall be improved by high-quality streetscape design to create a sense of place for the Redevelopment Area while simultaneously enhancing basic infrastructure, specifically sidewalks, stormwater and utilities. Other urban design elements that can create a positive identity for the Redevelopment Area may include gateways, signage and other street amenities.

3.1.7 Objective 7 - Recreational and Cultural Activities

Recreation and cultural activities help define a community’s character and livability. Opportunities for increased cultural activity, particularly along the NW 5th Avenue corridor, may be marketed by the CRA to help bring about the desired diversity and eclectic mix of uses within the neighborhood. Additionally, having public spaces and parks that serve neighborhood residents help foster a sense of community and provide for leisure activities among the residents.

3.1.8 Objective 8 - Funding, Financing, Management and Promotion

The funding and financing portion of this objective calls for creative, efficient, practical and equitable funding and financing mechanisms to properly implement this Plan. It is perceived that these initiatives will be tied to the tax increment dollars at the very least. The CRA will implement programs that provide proper management of the redevelopment initiatives and promotion of the Redevelopment District. Other programs the CRA could implement include community policing and code enforcement. Not all projects and needs can be completed all at once. The CRA will identify those initiatives that have the potential to bring about the greatest impact in terms of transforming the District into the kind of place envisioned by the community and described in Section 1.0.

3.1.9 Objective 9 – Green Building Concepts and Sustainability

Sustainability and environmentally friendly design are important principles for both new construction and the rehabilitation of existing structures. The CRA shall encourage “green” building practices within the Redevelopment Area.

The remainder of this section identifies redevelopment programs and capital projects that when implemented support the redevelopment objectives as presented in this Plan. The capital and program costs of implementing the redevelopment initiatives below are addressed in Section 4.0 of this Plan.

3.2 HOUSING

Housing inventory information is based on data collected in the 2000 Census. Conveniently, three block groups of Alachua County Census Tract 2 (Block Group 1, Block Group 2, and Block Group 3) are virtually coterminous with the Redevelopment Area, allowing for a finer grain analysis of conditions within the FAPS Area. Using 2000 Census data, the total number of dwelling units located in the Redevelopment Area is approximately 665 units. Of this number, approximately 548 units, or 82%, are occupied, and roughly 18% of the dwelling units are vacant.

Table 2. Dwelling Units in the Redevelopment Area (source 2000 Census)

	TOTAL UNITS	Block Group 1	Block Group 2	Block Group 3
Occupied Housing Units	548	206	163	179
Vacant Housing Units	117	43	49	25
TOTAL HOUSING UNITS	665	249	212	204

Of the occupied dwelling units, 2000 Census data indicates that throughout the Redevelopment Area, approximately 38% are owner-occupied and 62% are occupied by renters. Census data also indicates that higher concentrations of renters are found in the westernmost portion of the Area. Block Groups 1 and 2, located in the eastern and central sections of the Redevelopment Area, contain owner-occupancy rates of 44% and 47%, respectively. However Block Group 3, located in the western sector of the Area, contains only 24% owner-occupied dwelling units. It is possible that the higher

frequencies of renter-occupied dwelling units in Block Group 3 correlate to the Block Group's location as the section of the Redevelopment Area closest to the University of Florida.

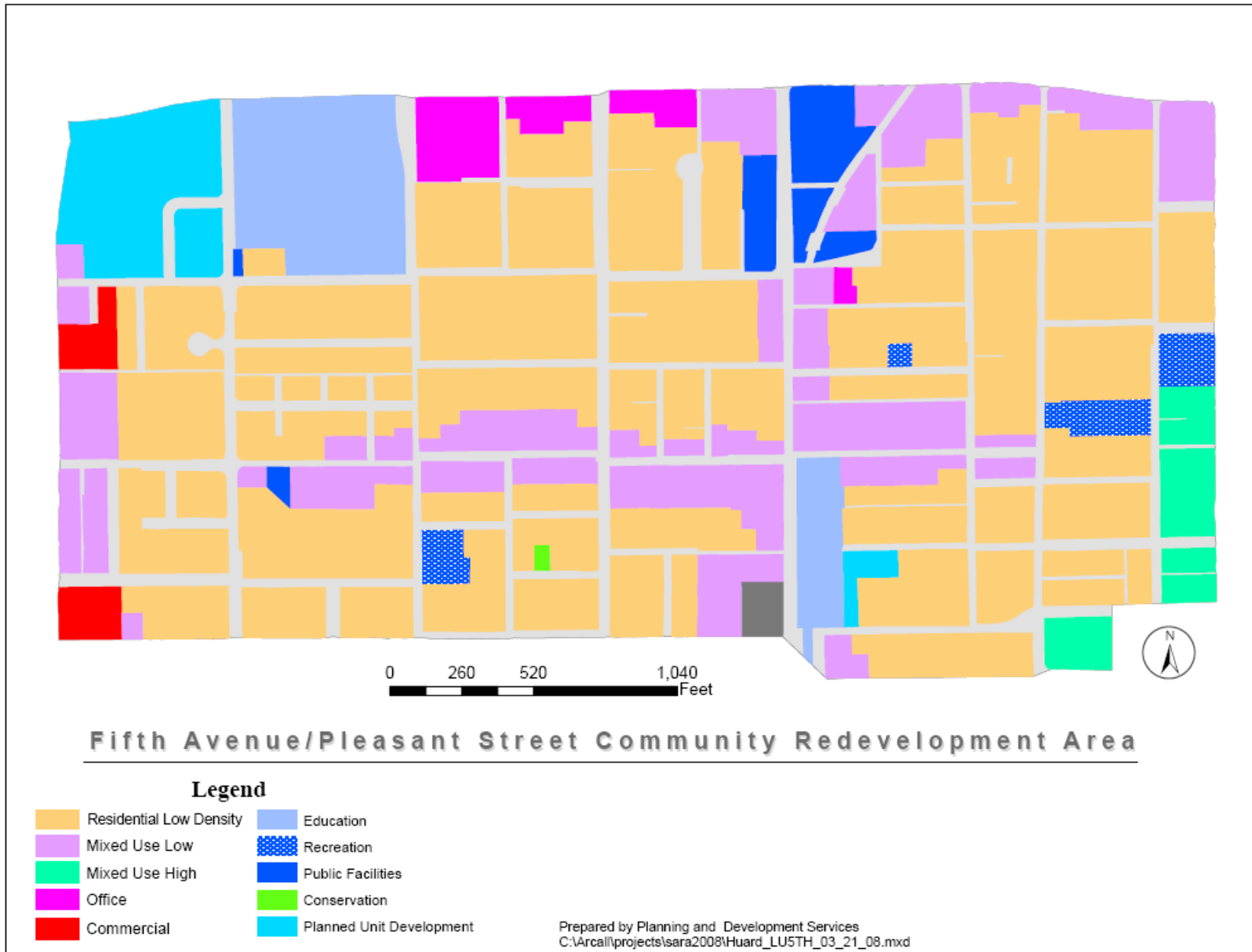
Housing Revitalization Initiatives – By addressing the problems associated with substandard and dilapidated housing, the City of Gainesville and CRA have the opportunity to mitigate a major blight contributing factor to the FAPS Redevelopment Area. The City of Gainesville has documented many instances of severely deteriorated housing in the Redevelopment Area. In addition to an unsightly visual appearance, many of the Area's dilapidated structures may be structurally unsound, unsanitary and unsafe. The following initiatives may make substantial improvements to the stability of residential neighborhoods and to the quality of the available housing stock in the Redevelopment Area.

- **Urban Homesteading** - This is a concept being used in other urban areas to provide homeownership within blighted areas. The CRA can acquire vacant and underutilized properties and then make them available at low cost to developers and/or homeowners willing to invest monies to rehabilitate them. Incentives and/or loan programs can be used to help finance improvements. The Urban Homesteading program could be an extension of the CRA's successful Model Block Program, using someone other than the CRA to complete the actual construction. The CRA could place restrictions on the property to ensure the development is consistent with the goals of this Plan and the desires of the community.
- **Tax Incentive Programs** – General Area reinvestment agreements and other incentive programs may be utilized as appropriate. The CRA shall place restrictive covenants or conditions or other controls on the project to ensure the development is consistent with the goals of this Plan.
- **Owner Occupied Rehabilitation Program** - The CRA may promote programs and incentives for homeowners to rehabilitate their homes. Such incentives may include low interest rate loans or information on other funding sources for the repair of single- and multifamily homes depending on the applicant's income and monthly budget.
- **Property Acquisition and or Consolidation** - Occasionally, it may be necessary to acquire or consolidate properties in order to stimulate redevelopment and revitalization. This activity can be particularly critical in high visibility locations such as major intersections or along key corridors. Additionally, where deteriorating and abandoned structures are clustered together, their continued decline can spread to adjacent properties. In such a case it may be beneficial to gain control of the property through acquisition and then identify an entity to redevelop the property consistent with the goals of this plan.
- **Housing Revitalization Capital Improvements** - It may be deemed that certain properties may seem more attractive for multi-family or affordable housing development if adequate infrastructure is put in place. Infrastructure improvements such as (though not limited to) site access, stormwater improvements, drainage connections and potable water availability may make properties more desirable for even mixed-use development. Undertaking such improvements in partnership with private entities may further benefit the FAPS Redevelopment Area and the CRA in the negotiation process for quality development. If improving the infrastructure of certain properties is beneficial for housing revitalization and blight mitigation within the Redevelopment Area, the CRA may undertake capital improvements on these individual properties while providing adequate safeguards that such redevelopment will be carried out and maintained consistent with this plan.
- **Partnerships** - The CRA may continue to partner with various agencies and groups such as the National Trust For Historic Preservation, Freddie Mac, and others to help provide lines of credit, revolving loan programs, first time home buyer assistance and other similar funding programs and mechanisms.

3.3 REDEVELOPMENT POTENTIAL & REDEVELOPMENT OPPORTUNITY SITES

In addition to the redevelopment goals, objectives, and strategies outlined in this Plan, all redevelopment within the FAPS Area is also subject to compliance with the underlying Future Land Use designations and Zoning regulations of the City of Gainesville. Future Land Use designations found in the FAPS Redevelopment Area include: Residential Low Density, Mixed Use (low), Mixed Use (high), Office, Commercial, Education, Recreation, Public Facilities, Conservation, and Planned Use Development.

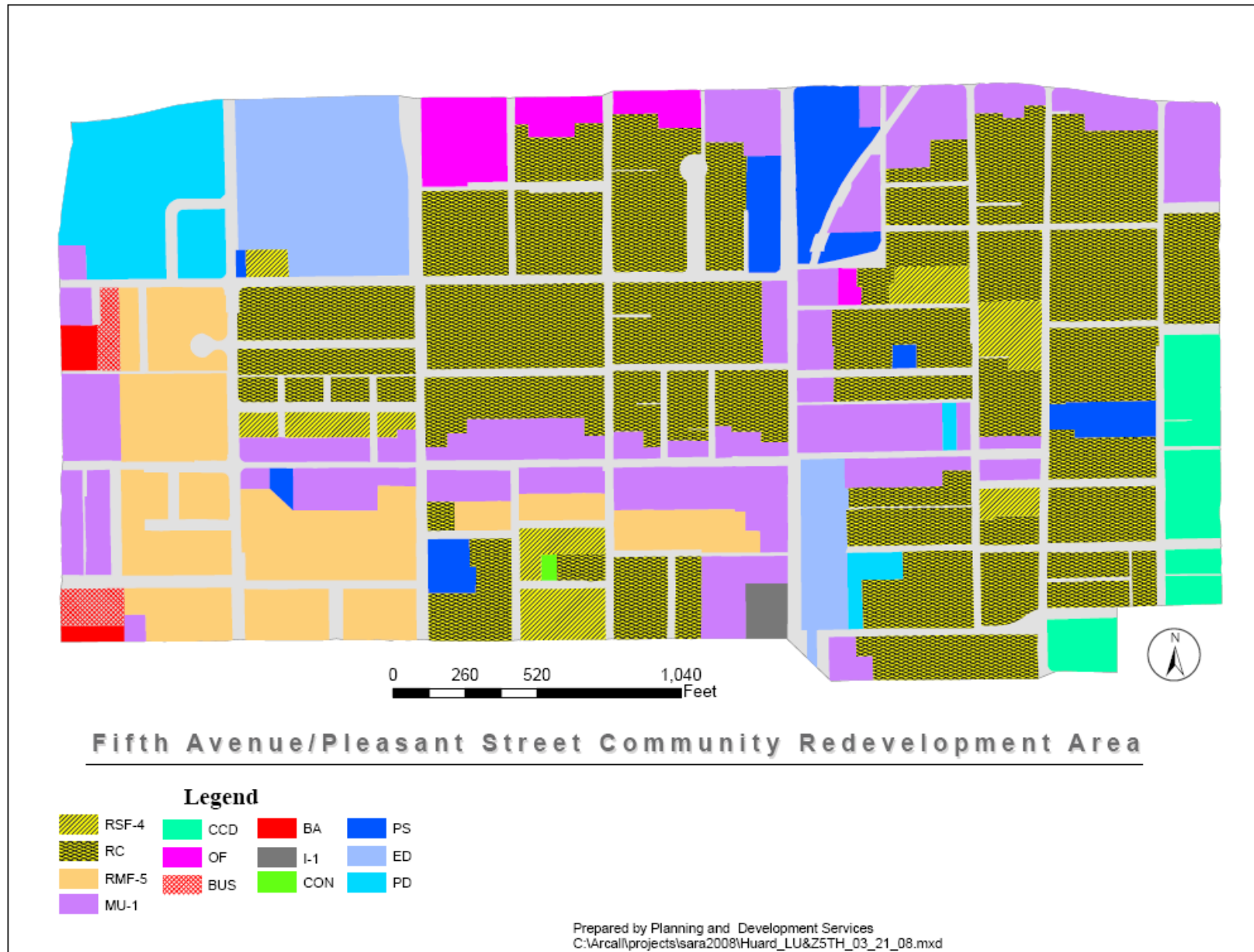
Figure 2: Fifth Avenue/Pleasant Street Future Land Use Map



Zoning districts found within the FAPS Redevelopment Area include the following: RSF-4 (Single Family Residential, 8 units/acre), RMF-5 (Residential Low Density, 12 units/acre), RC (Residential Conservation, 12 units/acre), MU-1 (Mixed Use Low Intensity, 8-30 units/acre), CCD (Central City District), OF (General Office), BUS (General Business), BA (Automotive-Oriented Business), I-1 (Limited Industrial), CON (Conservation), PS (Public Services and FAPS Redevelopment Plan Amended July 2008

Operations), ED (Educational Services), and PD (Planned Development). As to limitations related to type, size, height, number, and proposed use of buildings, reference the City of Gainesville Land Development Code, found in Ch. 30 of the City of Gainesville Code of Ordinances.

Figure 3: Fifth Avenue/Pleasant Street Zoning Map

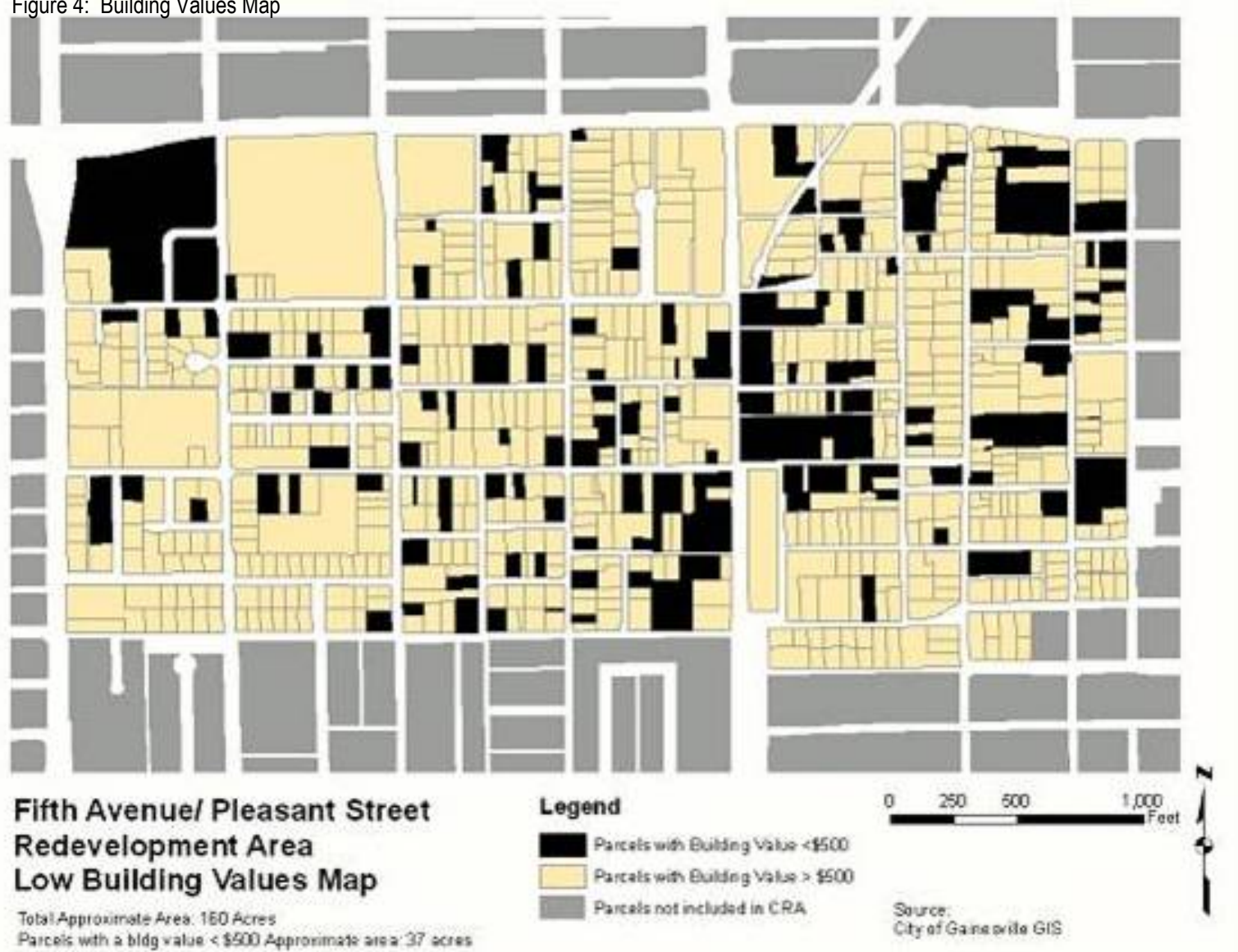


Several opportunity sites throughout the Area have been identified by CRA staff and the FAPS Advisory Board. These sites represent some of the best opportunities for redevelopment, either through their visibility, availability, changing conditions, or their historical contribution to the Area. Additionally, many properties scattered throughout the Redevelopment Area can be classified as vacant and/or underutilized based on an analysis of their current building value. Some of these sites are identified on the map in Figure 2. The following initiatives are intended to promote the revitalization of specific locations within the Redevelopment Area.

- o **Vacant and Underutilized Properties** - The CRA and City of Gainesville should work toward identifying specific properties that have the greatest potential for redevelopment and reinvestment. The CRA can establish a variety of programs such as incentives, technical assistance, matching grants and the like to encourage reinvestment in vacant and underutilized buildings. Sites that have been identified for potential redevelopment initiatives include, but are not limited to, the following properties:
 - a. **Glover and Gill Building** - The CRA should attempt to acquire or assist in the rehabilitation of this two story building. The building could potentially function as a commercial center, or a cultural arts building for exhibits and/or classes. The CRA may evaluate the cost to determine how best to restore this building.
 - b. **Vacant Houses Surrounding Santa Fe Community College** - SFCC has purchased several properties surrounding its campus on NW 6th Street. The CRA should work with the school to determine how these vacant properties may be developed while nearby existing historic structures are also revitalized. Additionally, every attempt should be made to coordinate redevelopment efforts with the possible expansion plans of the college
 - c. **Intersection of NW 8th Street and 5th Avenue** - This intersection can become a key mixed use redevelopment site with neighborhood commercial uses and a residential component. The CRA should acquire or otherwise assist in the redevelopment of properties at this important intersection. It is a high visibility intersection within the heart of the Area and would serve to create a neighborhood activity center. The CRA could provide initial planning and incentives as needed in trade to achieve mixed use development at this site.
 - d. **Seminary Lane Redevelopment** - This property is currently developed as affordable housing under control of a private corporation. The site has become somewhat outdated; a number of buildings are vacant or in various states of disrepair. The CRA should encourage the redevelopment of the site as residential or residential mixed use, but with a more traditional neighborhood design. Redevelopment should strive to achieve both affordability and high-quality design.
 - e. **Mom's Kitchen Redevelopment** – The building located at 1008 NW 5th Avenue was formerly the home of local restaurant Mom's Kitchen, a longstanding neighborhood institution. The site is currently unoccupied and its location and history lend the property a high degree of redevelopment potential. The CRA should explore mixed-use redevelopment of the site in a manner that will compliment the neighborhood and the on-going revitalization of the 5th Avenue corridor.
 - f. **414 NW 5th Avenue** – The CRA should acquire this property and move forward with mixed-use redevelopment opportunities at the site. Neighborhood-serving commercial and residential uses may be appropriate for the property. The site is a good location for infill development that is sensitive to the historical context of the surrounding neighborhood.

- g. Properties Along the NW 5th Avenue Corridor – The CRA should continuously assess the redevelopment potential of properties along this key neighborhood corridor. The CRA may acquire or otherwise assist in the redevelopment of such properties in order to provide additional uses such as residential, mixed-use, or neighborhood serving commercial.

Figure 4: Building Values Map



3.4 HISTORIC PRESERVATION INITIATIVES

The Pleasant Street Historic District was listed on the National Register in 1990 and listed on the Local Register of Historic Places in 1991. Pleasant Street was the first predominantly African-American district to garner such a designation from the State of Florida. Listing on the Local Register affects development by requiring review of alterations, demolitions, additions and new construction by the Historic Preservation Board. As of 2003, approximately 40 contributing structures have been lost in the district. Some were relocated and others were demolished. Many contributing structures are still threatened and in need of rehabilitation and preservation. A map of the district and contributing structures is shown in Figure 3 below. The following are potential programs that can support historic preservation efforts and provide incentives to landowners of historical properties.

- **Tax Incentives** - Incentives are available from both federal and local government sources. The *Federal Rehabilitation Tax Credit* provides eligible property owners with a tax credit of 20% of the qualified rehabilitation costs of the project. A second provision allows a 10% credit for substantial rehabilitation of non-historic structures constructed before 1936. The taxpayer qualifies for the tax credit under this second provision only if the building is used for industrial or commercial (non-residential) purposes subsequent to its rehabilitation. The Tax Treatment Extension Act of 1980 also permits income and estate tax deductions for charitable contributions for partial interests in qualified historic properties. Tax exemption programs are also available through the City for up to 100% of the assessed value of improvements made to register properties for up to 10 years. These programs and others can be used to help leverage the necessary improvements needed to rehabilitate and revitalize historic structures, which can become major assets to the community.
- **Historic Preservation Grants** - Grants are available through the National Trust for Historic Preservation to assist in developing and implementing a preservation plan. The Trust has been a partner with the CRA for several years and has been helpful in the designation of the Pleasant Street District as well as providing grants for preservation projects, lines of credit, and below market loans through the National Preservation Loan Fund (NPLF). These funds can be used to acquire, stabilize, rehabilitate or restore a historic property for use, lease, or resale; establish or expand a revolving fund either to acquire and resell properties or to make loans for acquisition and rehabilitation costs. The Inner Cities Venture Fund also provides a combination of grants and loans to communities for the sole purpose of rehabilitating historic properties. The City and CRA should continue to work with the National Trust and other historic preservation programs to leverage funds and provide incentives for the preservation of historic properties within the FAPS Redevelopment Area.
- **Historic Guidelines** - The Pleasant Street District is located in the eastern portion of the FAPS Redevelopment Area. However, the area along NW 5th Avenue west of 6th Street may potentially also be designated as a Historic District. In lieu of designation as a historic district it may be possible to expand the Pleasant Street District to historic properties located west of NW 6th Street.

Figure 5: Pleasant Street Historic District



3.5 STREETScape AND INFRASTRUCTURE INITIATIVES

In order to support redevelopment, the CRA may undertake Area-wide infrastructure and utilities improvements. Such improvements may include upgrades to the existing systems and or totally new facilities such as (though not limited to) lighting, sidewalks, curb and gutter, stormwater, drainage, and water and sewer. These infrastructure strategies may greatly enhance the overall quality of life and general conditions within the Redevelopment Area.

Improving the streetscape of key commercial and mixed-use corridors will positively transform the economic conditions and general perception of the FAPS Redevelopment Area. Since NW 13th Street and NW 6th Street are defined as 'Primary Corridors' by the CRA and are also part of adjacent Redevelopment Areas, partnerships should be pursued with those other Areas to help bring about the desired improvements. The following initiatives, though not an exhaustive list, can help stimulate reinvestment in the Redevelopment Area, and may be considered for streetscape and infrastructure improvements:

- **Incentives for Site and Structure Improvements** - The CRA through redevelopment initiatives may encourage private properties to improve their sites and structures. The CRA can also provide assistance in identifying and pursuing Community Development Block Grants and other funding sources to assist private property improvements.
- **Stormwater System Improvements** - In conjunction with roadways and streetscape improvements, the CRA may undertake improvements and upgrades to the stormwater system within the Redevelopment Area. Additionally, stormwater utility can help alleviate some of the impediments to redevelopment as they relate to onsite detention and retention of stormwater run off. The adjacent College Park/University Heights (CPUH) Redevelopment Area is also in need of stormwater capacity improvements. By partnering with the CPUH Redevelopment Area, funds may be leveraged to provide stormwater facilities to both Areas. The CRA can pursue the co-location of stormwater facilities with roadway improvements and/or linear or other stormwater parks that can provide much needed capacity as well as a public amenity.
- **NW 5th Avenue Streetscape Improvements** - Design of the 5th Avenue streetscape improvements has been completed for the corridor, from NW 3rd to NW 13th Streets. Initial implementation from NW 3rd Street to NW 6th Street has begun. Improvements are consistent with the CRA's adopted *Streetscape Design and Technical Standards for City of Gainesville CRA*

3.6 URBAN DESIGN INITIATIVES

The aesthetic or design framework of an urban area is a composite of its various visual and planning elements. Each of these elements may have a different visual character or use when perceived separately. When viewed together, these discrete elements can determine the overall visual character or "image" of an urban area. The individual elements that help to define the character of an urban area may include roadways, streetscape, public rights-of-way, buildings, landmarks, signage, open space, recreational areas, conservation areas and the edges of separate distinct areas. Improvements may include (but are not limited to) these elements, as well as street furnishings, hardscape, street trees, pedestrian lighting, signage, gateways, under-grounding of utilities and other enhancements.

The current proliferation of structural dilapidation and lack of uniform landscaping creates a visual blight that detracts from the Area's aesthetic

environment. The following emphasizes urban design and infrastructure strategies that can enhance the aesthetic and infrastructure conditions within the Redevelopment Area.

- **Design Standards** - The CRA encourages improved appearance and design of public and private projects as a means of encouraging more investment throughout the Redevelopment Area. The CRA will work with the City to ensure that any established urban design guidelines (such as historic guidelines and/or urban zoning overlay) are adhered to by public and private redevelopment initiatives and projects.
- **Beautification Programs** - Beautification programs such as Adopt-A-Median or Adopt-A-Right-of-Way can assist in the implementation and maintenance of landscaped areas within the Redevelopment Area. CRA sponsored beautification will be provided, in part, through the implementation of streetscape and gateway improvements. The beautification program may also include the preservation and enhancement of existing open spaces within the Redevelopment Area.
- **Gateway, Signage and Wayfinding System** - The CRA may promote the location of important destinations in the Redevelopment Area through a signage and wayfinding system. Important nodes such as: NW 5th Avenue and 13th Street; NW 5th Avenue and 6th Street; and NW 8th Avenue and 6th Street may have gateway features to create a sense of place for the Redevelopment Area and the City. A wayfinding system could highlight properties on the historical walking tour and other sites of interest within the community. Such a visual system, besides giving the Redevelopment Area an identity, is particularly important to the Area's function as both a local and regional destination.

3.7 COMMERCIAL CORRIDOR REVITALIZATION INITIATIVES

By taking a proactive approach to revitalizing the commercial and mixed used corridors, namely NW 5th Avenue, 8th Avenue, 6th Street and 13th Street, the CRA may mitigate blighting economic conditions. NW 5th Avenue needs special attention in terms of commercial revitalization in order to revitalize the once thriving commercial core of this historic African American community. This corridor should be a top priority for the Redevelopment Area, as commercial revitalization could in turn spur other redevelopment efforts within the Redevelopment Area. The following initiatives and programs are part of the redevelopment toolbox available to the CRA in achieving the desired commercial revitalization of the 5th Avenue corridor and other commercial corridors within the Area.

- **Land Acquisition** - The CRA may also wish to pursue property acquisition to facilitate the revitalization of the commercial corridor when deemed necessary. This program is described in more detail in section 3.9 of this document.
- **Florida Main Street Program** -The NW 5th Avenue corridor was historically-the FAPS neighborhood's main street. The City and CRA could seek designation for the 5th Avenue corridor as a Florida Main Street in order to take advantage of the program's benefits, particularly technical assistance, grants, historic preservation and grass roots business development approach to revitalizing commercial corridors.

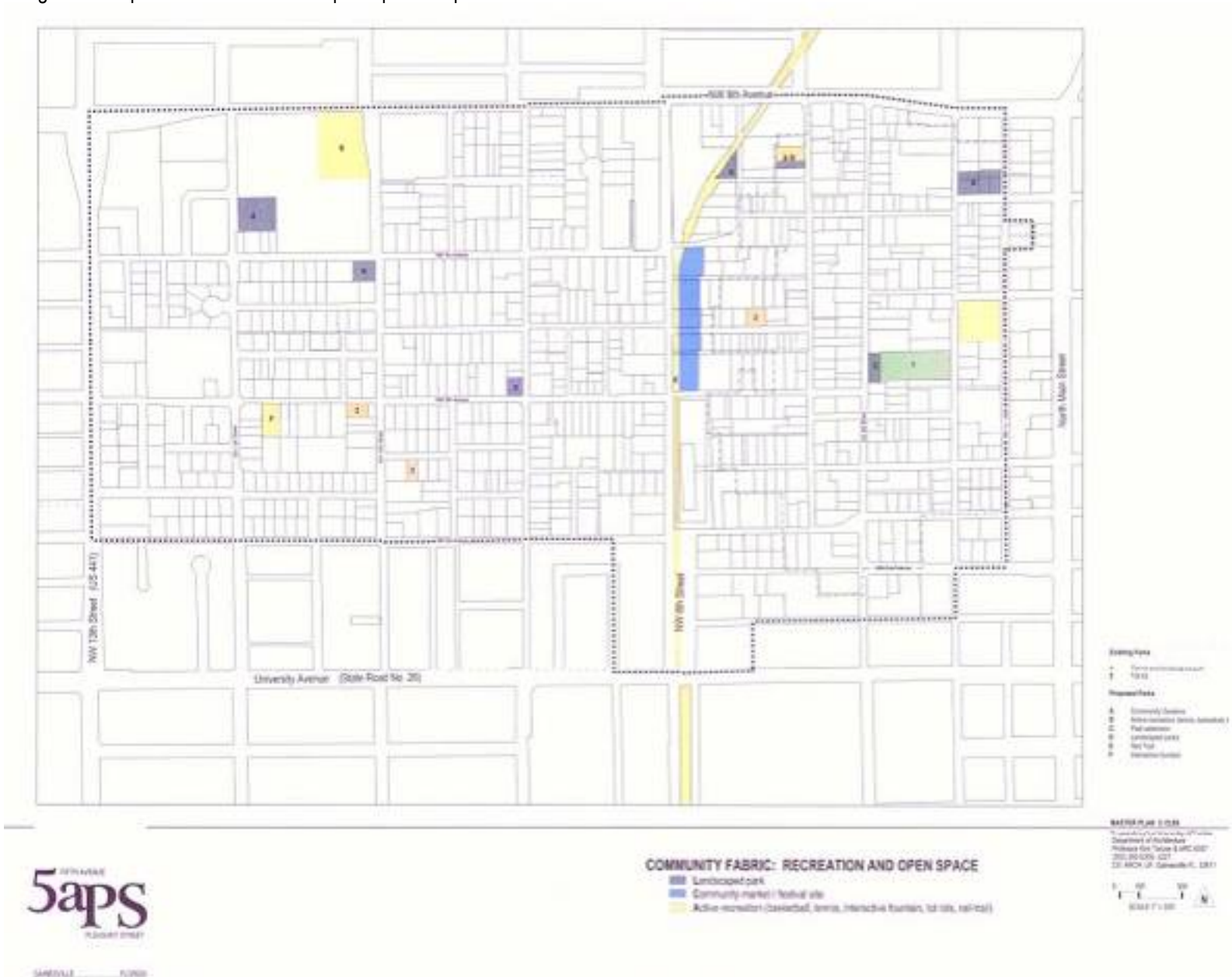
3.8 OPEN SPACE AND RECREATION INITIATIVES

The opportunity exists for the Redevelopment Area to provide neighborhood gathering spaces and recreation opportunities to residents. Attention should be given to the improvement of existing tot lots and playgrounds scattered throughout the community that have been in a period of neglect

and decline. Additionally, potential new park sites including community gardens, landscaped parks, a community market/festival site, expansion of an existing park, the 6th Street Rail Trail, and active parks with activity-based recreation facilities should also be considered within the Redevelopment Area. The following programs and initiatives may be pursued by the CRA to improve the recreational opportunities and overall quality of life for residents within the FAPS Redevelopment Area.

- **Recreational Programs and Special Events** - The CRA may support recreational programs and special events to promote the FAPS Area as a destination in addition to meeting local needs. Possible sites where such events may be programmed include the proposed community market/festival site adjacent to the proposed Rail Trail on the east side of NW 6th Street. These events could be tailored to highlight the unique character and history of the FAPS neighborhood.
- **Programs and Activities Supporting Commercial Activity** - The FAPS neighborhood was settled primarily by former slaves after the Civil War. During its heyday the 5th Avenue corridor served as the commercial activity center of the community with shops, services, professional offices, entertainment and restaurants serving the African American community during segregation. Many of its residents want to return the corridor to its vibrancy as a cultural and commercial activity center serving the needs of all its residents as well as visitors. The CRA may evaluate measures to support the economic stability of the commercial and cultural activities. Programs, events and activities celebrating the community's heritage and traditions are encouraged.
- **Visitor Information and Heritage Center** - A visitor information and heritage center located within the FAPS Redevelopment Area may serve as a useful one-point source of information for visitors and residents to the area. The theme may reflect upon the neighborhood's heritage as well as promotion of the Area as a culturally diverse area in the heart of the City. The Glover and Gill Building or the A. Quinn Jones house are some examples of locations that could provide an excellent location for such a site and should be evaluated and/or marketed as a location highlighting cultural opportunities within the Area as well as the historical assets within the community.
- **New Parks & Facilities** - The City and the CRA may wish to build the parks and open spaces in the Redevelopment Area. However, TIF funds to construct these facilities may be limited. The City and CRA should make a concerted effort to apply for grant dollars to help fund the development of new parks as well as look for opportunities to co-locate recreation facilities adjacent to schools or other community facilities.
- **6th Street Rail Trail** - This project is mostly funded through FDOT and will provide an excellent opportunity for a recreational facility and linear park within the FAPS Redevelopment Area. The CRA should ensure that those portions of the trail that go through the Area are designed to complement the character of the neighborhood. Other recreational opportunities along the trail, such as butterfly gardens, historical markers, exercise stations, and other amenities should be sought out by the CRA.
- **Community Gardens** - Another potential opportunity in the community is the creation of community gardens that can help unify neighborhoods. The gardens can provide much needed aesthetic improvements and community involvement in a cost effective manner.

Figure 6: Proposed Recreation and Open Space Map



3.9 FUNDING, FINANCING, MANAGEMENT AND PROMOTION INITIATIVES

The following programs and activities address the funding, financing, management and promotion of the Redevelopment Area.

- **Identification and Securing Equitable Funding and Financing Mechanisms** - Identify and secure all feasible sources of funding to support the redevelopment initiatives described in this Plan. Such mechanisms can include, but are not limited to, tax increment revenues, other public instruments, grants and public/private partnerships.
- **Incentives Programs** – The CRA may offer incentives programs for redevelopment projects within the Area. These incentives should encourage redevelopment that complies with the goals of this Plan, implements high quality design, promotes pedestrian accessibility, and enhances the residential and commercial components of the neighborhood. These programs should support environmentally sensitive, or “green” building concepts, such as LEED (or equivalent) criteria. Incentive programs should also and promote affordable housing options and mixed-income communities. These goals may be achieved by providing TIF payments or other incentives, as appropriate. In such cases, restrictive covenants or conditions may be required to ensure the project is consistent with the goals of this Redevelopment Plan.

Decisions to provide incentives must support the vision, priorities and initiatives indicated in this Plan and public money allocated for incentives may be returned at resale when feasible. Because of the high cost of land acquisition and limited tax increment financing capabilities, the CRA may have a multi-faceted approach to acquiring properties for redevelopment. When feasible, the CRA should encourage acquisition and subsequent redevelopment by the private market. If not, the CRA should explore the acquisition of critical properties in the Redevelopment Area to facilitate redevelopment.

- **Redevelopment Background Research**
CRA may also encourage reinvestment in the Area by maintaining a thorough, up-to-date understanding of the Area. Activities that may facilitate this goal include, but are not limited to, the following:
 - Map and index all commercial properties in the Redevelopment Area to provide detailed information on parcel boundaries, sizes and ownership.
 - Identify and inventory all relevant substandard properties.
 - Document and analyze overall parking demands and infrastructure constraints throughout the Redevelopment Area.
 - Document site criteria for modern mixed-use developments by business type to facilitate the understanding of contemporary developer site and parking requirements.
 - The CRA may facilitate aggregation and redevelopment of constrained parcels or groups of parcels.
 - The City may assist in the purchase, sale, negotiation and coordination of land assembly.
 - To assure the CRA's success, public resources may be dedicated to fund the mapping and indexing of all properties in the Redevelopment Area; funding to research or otherwise obtain contemporary site development requirements; provision of City resources and staff time to negotiate acquisitions and public/private partnerships with potential developers; and funding to finance land acquisitions by the CRA (some of which will be recovered or rolled over as properties are resold).
- **Branding and Promotion** - Implement a logo that can be used to identify the CRA on literature, banners, gateways and promotional campaigns. Additionally, incorporate key redevelopment projects into the CRA's website.
- **Programs that Encourage Public-Private Partnerships** - The CRA may develop programs and identify opportunities for public-private

partnerships within the Redevelopment Area. The establishment and maintenance of partnerships will serve not only to leverage the tax increment and other revenue sources but also stimulate community interest and support. Partnerships may take several forms from financial partnering to technical support to promotion. Each partnership opportunity should be evaluated on a case-by-case basis for its overall value and impacts.

- **Programs that Maintain a Safe and Clean Environment - Crime** was identified as a blight factor within the Redevelopment Area. The CRA may consider programs that enhance the safety or perception of safety within the Redevelopment Area. The following are a few recommended programs.
 - *Community Policing.* Community policing should be further encouraged and enhanced in the Redevelopment Area. A 1998 amendment to the Community Redevelopment Act authorized a community redevelopment plan to provide for the development and implementation of community policing innovations. Section 163.360(3), F.S. Under the act, a municipality has the power to develop and implement such community policing innovations. Section 163.370(2)(o), F.S. Community policing innovations mean policing techniques or strategies designed to reduce crime through visible presence of police in the community including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation or intensified motorized patrol. Section 163.340(23), F.S. Monies in the redevelopment trust fund (TIF) may be expended in a community redevelopment area pursuant to an approved community redevelopment plan for the development and implementation of community policing innovations. Section 163.387(6)(h), F.S.

Innovative community policing services that target specific goals and objectives of this Plan could be developed and implemented. Using TIF to purchase specific items of hardware or capital equipment necessary to "test" the effectiveness of any particular strategy could be a justifiable "developmental" expenditure. Similarly, acquisition of property or construction of facilities to further community policing innovations is specifically authorized in the 1998 amendment. Section 163.370(2)(a), F.S. Labor costs associated with innovative community policing services could be justified, at least during the initial "development" stage while the technique or strategy is being fine tuned.

- *Code Enforcement.* In addition to community policing, the City and CRA may evaluate the potential of more aggressive code enforcement activities both within and near the Redevelopment Area. This will be undertaken to assist in elimination of substandard zoning, building, vegetation and signs. It is important to assure the surrounding and adjacent properties are treated in the same manner. The following are implementation strategies for code enforcement activities.
- The City/CRA can evaluate existing and proposed codes for the Redevelopment Area and develop a more focused code enforcement program in order to better respond to the specific needs of this Area.

4.0 Financial Considerations

Among the most powerful tools associated with Part III Section 163, Florida Statutes is the availability of tax increment financing to support a wide range of redevelopment initiatives. While tax increment is the single source of revenue enabled through the legislation, it is anticipated in most cases that a variety of revenue sources will be strategically assembled to meet the overall redevelopment objectives of this Plan. When used in

conjunction with these other means of funding or financing, tax increment, in effect, leverages the dollars that might otherwise be available.

4.1 CAPITAL IMPROVEMENT PLAN AND PRELIMINARY COSTS

This section presents an initial work plan based on redevelopment initiatives and capital projects described within this Plan. The identified projects represent capital improvements necessary to realize the objectives contained in this Plan and are meant to be the type of projects to be undertaken within the Redevelopment Area. As budgets, funding and financial formulas are refined and finalized the sequence for the implementation of the projects in the capital improvement initial work plan may change. The projects listed are those given a priority that reflects practical and logistical efforts required to achieve the desired results at this point of time. Specific activities will be detailed in the annual work program prepared by the City of Gainesville and CRA.

On-going or annual programs have also been identified under redevelopment initiatives in section 3.2 through 3.8 but are not referenced here since they are not capital projects. Additional projects that serve to implement the objectives contained in this Plan are anticipated. The work plan may be formalized and reviewed annually as part of the City's and CRA's capital improvement process.

The Capital Work Plan projects and dollar amounts are primarily based on past studies of similar projects. The projects and numbers listed have been used for budgetary purposes only and are considered to be relatively conservative. The recommended costs for the capital improvement projects include design and construction costs as well as costs for additional studies, data manipulation or research needed to implement each project. While representing and consistent with all analysis and discussions, these projects and their costs are preliminary. The following table shows preliminary costs of capital projects proposed within the Redevelopment Area.

Table 3: FAPS REDEVELOPMENT AREA PRELIMINARY CAPITAL IMPROVEMENT COSTS	
Name of Improvement	Costs
Infrastructure and Utilities	
Utilities and Stormwater System Improvements	\$792,000
Sub-total Infrastructure and Utilities	\$792,000
Multimodal Transportaion	
Bicycle/Pedestrian/Other Improvements	\$250,000
Sub-total Multimodal Transportation	\$250,000
Streetscape and Lighting	
NW 5th Avenue	\$1,000,000
NW 6th Street	\$399,000
Sub-total Streetscape/Lighting Improvements	\$1,399,000
Land Assembly and Acquisition	
Land Acquisition	\$750,000
Sub-total Land Assembly and Acquisition	\$750,000
Building Construction and Rehabilitation	
Construction and/or Rehabilitation	\$2,000,000
Sub-total Building Construction/Rehabilitation	\$2,000,000
Parks and Public Open Space	
Parks Improvements	\$150,000
Sub-total Parks/Open Space Improvements	\$150,000
PRELIMINARY TOTAL COSTS	\$5,341,000

4.2 FUNDING SOURCES

To supplement and leverage the funds available through tax increment revenues, the following sources are a sampling of those that may provide financial support for the implementation of the Redevelopment Plan. Their use and application is a function of specific project initiatives.

- The Florida Department of Transportation (FDOT) has a number of programs that could contribute funding for redevelopment efforts involving state highways. These include the Highway Beautification Grants Program, The Highway Safety Grants Program, TEA-21, Local Government Cooperative Assistance Program and the Adopt-a-Highway Program.
- Florida Recreation Development Assistance Program (FRDAP) grants can also be applied for to help fund recreation improvements within the Area. Grants provide up to \$200,000 for construction of recreation facilities. Grants of up to \$50,000 do not require a match from the local government. Maximum grant awards require a 50% match.
- The Clean Water Act State Revolving Fund (SRF) Program provides low interest loans for water pollution control activities and facilities. Projects eligible for SRF loans include wastewater management facilities, reclaimed wastewater reuse facilities, stormwater management facilities, widely accepted pollution control practices (sometimes called "best management practices") associated with agricultural stormwater runoff pollution control activities, and estuary protection activities and facilities.
- Criteria considered by FDOT for participation and scheduling is availability of matching community funding which the CRA provides. The City could approach FDOT regarding the efforts of the CRA and the possibility of FDOT as an additional funding source.
- The Florida Department of Community Affairs provides technical and financial assistance through such programs as the Community Development Corporation Support and Assistance Program and Emergency Management Preparedness and Assistance Competitive Grant Program.
- The St. Johns River Water Management District may provide technical assistance in the design of stormwater improvements.
- The Florida Department of Environmental Protection has a number of sources that may be used in the acquisition and development of recreation and open space facilities
- The Florida Department of Agriculture and Consumer Services' Florida Small Business Administration Tree Planting Program and the Urban and Community Forestry Matching Grant program offer financial support for tree planting and urban forestry programs.
- The Economic Development Administration of the U.S. Department of Commerce provides funding for public works projects that create permanent jobs or construction jobs through the Grants and Loans for Public Works and Development Facilities Program.

Many of the sources listed also provide technical support such as expert advice, training or intern staffing for redevelopment initiatives. In addition to these public sources, the CRA shall investigate other state and federal redevelopment programs and funding opportunities involving the private sector to aid in implementing this Plan.

In general, some projects are more suited to the use of tax increment revenue than others. Usually, these revenues may be preserved for their ability to leverage other dollars, that they be applied to truly public facilities or services, that they be used for assemblages and or that they comprise a source of incentives for projects deemed most commensurate and supportive of the overall plan. Within these broad categories might be considered the acquisition of substandard or well located parcels that might fulfill some stated purpose, the financial support of open spaces, parking or like facilities and the direct support of as yet specified private projects if needed or desired.

5.0 Neighborhood Impact Assessment

Section 163.362(3) F.S. requires the inclusion of a neighborhood impact assessment which the impact of redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood. A description of how the CRA will shape the dynamics of Gainesville neighborhoods in the future is beneficial in an appraisal of any potential problems. This neighborhood impact assessment will briefly examine the current land use pattern and dynamics of Gainesville neighborhoods and estimate the effects of redevelopment activities.

The Redevelopment Area contains approximately 160 acres and a mix of land uses such as retail, office, institutional and residential. Presently, most non-residential uses are located on the perimeter of the Area and along major collectors such as NW 6th Street. NW 5th Avenue has a mix of retail and residential uses along its length. The residential component within the Redevelopment Area can be found throughout the Area.

Redevelopment planning efforts are focused on the improvement and strengthening of the existing FAPS community through the creation of stable neighborhoods. Redevelopment planning efforts will not be directed towards large scale demolition and removal of existing neighborhoods. Rather, plans call for a systematic improvement through a concerted effort aimed at creating identifiable neighborhoods based on contemporary desired land uses such as mixed-use, mixed-use commercial corridor, mixed-use office and mixed-use residential, mixed-income residential etc. Redevelopment programs may revitalize distressed areas through the introduction of a mixture of land uses such as retail and services into residential districts. Potential negative consequences of such mixed-use initiatives are limited, but may include an increase of traffic, noise and general congestion. With proper planning, however, many of these consequences can be properly mitigated and the benefits of increased activity can be realized. Solutions to negative consequences, such as increased traffic congestion, should be sought in creative remedies like bike lanes, traffic calming and pedestrian friendly streetscapes. In short, no adverse impacts to residential neighborhoods are expected as a result of the possible elimination of blighted structures and stabilization of existing properties.

Some severe building deterioration exists in the residential sections of the Redevelopment Area. The City and CRA may choose to pursue a program of property acquisition and or consolidation to further enhance the quality of residential areas and for the realization of the FAPS redevelopment objectives. Property acquisition programs may be in the best interest of the City in the promotion of a high-quality, affordable housing stock. In such instances redevelopment funds may be used.

In order to foster a vibrant, mixed-income neighborhood with a variety of housing options available, the CRA "shall continue to seek innovative ways to encourage" the development of affordable housing designs (Policy 1.5.2). It is important to note that housing, affordable or market rate, shall adhere to the very high level of quality and of design that is expected of all redevelopment projects within the Area. The CRA may pursue affordable housing initiatives through a number of programs and by coordinating with the private sector, the City and/or Alachua County. An affordable housing program

could include innovative approaches that address both demand and supply issues and address the population specific to the FAPS Area, including, but not limited to, incentives such as pre -approved building designs, expedited permitting processes, and other similar incentives. Such programs should also address historic preservation within the Area.

Existing residential properties may be temporarily impacted during the construction of any improvements. Impacts may include construction detours, noise and dust. Impacts are expected to be minimal while the benefits of redevelopment activities will be of long duration, adding to the quality of life by providing a safe and attractive district that has adequate access, lighting, sidewalks, open space, recreation and other needed infrastructure improvements. We do not foresee any effect on the school population or the need for additional community services or facilities, not already mentioned elsewhere in this Plan, to support the residential element within the Redevelopment Area.

The purpose of redevelopment activities is to create an economically sustainable, accessible and attractive mixed-use district that offers visitors and residents a high quality local destination with a safe transportation network, pedestrian connections, residential, retail and entertainment opportunities and public space/recreation facilities in a manner that promotes a positive image for the FAPS neighborhood. Redevelopment activities will include programs and initiatives that are intended to be beneficial to area residents, property owners, businesses and visitors within the Redevelopment Area as well as within the region.

6.0 Implementation Plan

6.1 THE REDEVELOPMENT TRUST FUND

The annual funding of the FAPS Redevelopment Trust Fund will result from additional incremental taxes collected in the Redevelopment Area by Alachua County and the City of Gainesville. Such increment will be determined annually in an amount equal to 95 percent of the difference between:

- (1) The amount of ad valorem taxes levied each year by the County, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of the Redevelopment Area; and
- (2) The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for the City and County, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the Redevelopment Area as shown upon the most recent assessment roll used in connection with the taxation of such property by the City and County prior to the effective date of the ordinance providing for the funding of the trust fund.

6.2 RESERVED

6.3 RELOCATION PROCEDURES

The intent of the FAPS Redevelopment Plan update is to create an economically sustainable, accessible and attractive mixed-use and residential neighborhood that offers visitors and residents a high quality local destination with a safe transportation network, pedestrian connections and public space/recreation facilities in a manner that promotes a positive image for the FAPS Redevelopment Area. Such redevelopment envisions substantial capital improvements relating to infrastructure, right-of-way, transportation network, access and open spaces. Outright displacement of

permanent residents is not foreseen; however, if the relocation of permanent residents is required as a result of the development or redevelopment activities, the City and CRA shall consider assistance to minimize hardship to those being displaced.

Displacement and property acquisition programs, if any, shall be in accordance with the City's Comprehensive Plan Housing Element and the Goals, Objectives and Policies found therein. The City or CRA may assist any person who is required to move from any real property as a direct result of the City's or CRA's acquisition of such real property for public purposes, by locating other sites and housing facilities available to them as replacement dwellings. When planning the location of land acquisition for public purposes the City or CRA may assess the degree of displacement that may occur. The City of Gainesville or the CRA shall not be responsible for relocating City residents who are displaced as the result of county, state, or federal programs or actions. The CRA may follow the relocation policies and procedures established by the Federal Department of Housing and Urban Development when Federal dollars are involved.

6.4 DURATION OF THE PLAN

The redevelopment initiatives and work program described in this Redevelopment Plan funded through tax increment revenues must occur within 30 years after the fiscal year in which this plan amendment is approved or adopted, which is the time certain for completing all redevelopment financed by increment revenues.

6.5 PLAN MODIFICATION

This Redevelopment Plan may be modified in a manner consistent with Florida Statutes 163.361. If the City of Gainesville CRA deems that the FAPS Community Redevelopment Plan be amended, it shall make a recommendation to the City of Gainesville.

6.6 SEVERABILITY

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

6.7 SAFEGUARDS, CONTROLS, RESTRICTIONS OR COVENANTS

All CRA sponsored redevelopment activities under taken in the FAPS Redevelopment Area must be consistent with this Plan, the City's Comprehensive Plan and applicable land development regulations; all such redevelopment plans will undergo review by the CRA and other 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.

6.8 CONSISTENCY WITH OTHER PLANS

The FAPS Community Redevelopment Plan conforms to the City of Gainesville's 2000-2010 Comprehensive Plan, which has been prepared by the local planning agency.

Every effort has been made to prepare the FAPS Community Redevelopment Plan consistently with the City of Gainesville's 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.

6.9 CONCLUSION

The Fifth Avenue/Pleasant Street Redevelopment Plan provides a framework for an economically sustainable, accessible and attractive mixed-use and residential neighborhood that offers visitors and residents a high quality local destination with a safe transportation network, pedestrian connections and public space/recreation facilities in a manner that promotes a positive image for the FAPS Redevelopment Area and the City of Gainesville. Many projects have been identified. To realize effective redevelopment, community leaders, businesspersons and residents alike must support the redevelopment objectives and continue to do so over time and changing administrations. Realization of the plan is a 30-year, time certain effort and it is anticipated that the CRA will update, or amend the plan on a regular basis to keep the Redevelopment Plan requirements focused and timely. The City of Gainesville and CRA will undertake an annual work program to focus and prioritize any activities or improvements within the Redevelopment Area.

APPENDIX A: DEFINITIONS

As used in the FAPS Community Redevelopment Plan, the following terms shall have the meanings as defined herein unless the context requires otherwise:

- (1) "Agency" or "Community Redevelopment Agency" means a public agency created by, or designated pursuant to, section 163.356 or section 163.357 Florida Statutes.
- (2) "Public body" or "taxing authority" means the state or any county, municipality, authority, special district as defined in s. 165.031(5), or other public body of the state, except a school district.
- (3) "Governing body" means the council, commission, or other legislative body charged with governing the county or municipality.
- (4) "Mayor" means the mayor of a municipality or, for a county, the chair of the board of county commissioners or such other officer as may be constituted by law to act as the executive head of such municipality or county.
- (5) "Clerk" means the clerk or other official of the county or municipality who is the custodian of the official records of such county or municipality.
- (6) "Federal Government" includes the United States or any agency or instrumentality, corporate or otherwise, of the United States.
- (7) "Slum area" means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence and exhibiting one or more of the following factors:
 - (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
 - (b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
 - (c) The existence of conditions that endanger life or property by fire or other causes.
- (8) "Blighted area" means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property and in which two or more of the following factors are present:
 - (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;

- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Inadequate and outdated building density patterns;
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- (h) Tax or special assessment delinquency exceeding the fair value of the land;
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality;
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorate or hazardous area; or
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (n) are present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted. Such agreement or resolution shall only determine that the area is blighted. For purposes of qualifying for the tax credits authorized in chapter 220, "blighted area" means an area as defined in this subsection.

(9) "Community redevelopment" or "redevelopment" means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a Redevelopment Area for the elimination and prevention of the development or spread of slums and blight, or for the

reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly and may include slum clearance and redevelopment in a Redevelopment Area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a Redevelopment Area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

(10) "Community Redevelopment Area" means a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the governing body designates as appropriate for community redevelopment.

(11) "Community redevelopment plan" means a plan, as it exists from time to time, for a Redevelopment Area.

(12) "Related activities" means:

- (a) Planning work for the preparation of a general neighborhood redevelopment plan or for the preparation or completion of a community-wide plan or program pursuant to s. 163.365.
- (b) The functions related to the acquisition and disposal of real property pursuant to section 163.370(3).
- (c) The development of affordable housing for residents of the area.
- (d) The development of community policing innovations.

(13) "Real property" means all lands, including improvements and fixtures thereon and property of any nature appurtenant thereto or used in connection therewith and every estate, interest, right and use, legal or equitable, therein, including but not limited to terms for years and liens by way of judgment, mortgage, or otherwise.

(14) "Bonds" means any bonds (including refunding bonds), notes, interim certificates, certificates of indebtedness, debentures, or other obligations.

(15) "Obligee" means and includes any bondholder, agents or trustees for any bondholders, or lessor demising to the county or municipality property used in connection with community redevelopment, or any assignee or assignees of such lessor's interest or any part thereof and the Federal Government when it is a party to any contract with the county or municipality.

(16) "Person" means any individual, firm, partnership, corporation, company, association, joint stock association, or body politic and includes any trustee, receiver, assignee, or other person acting in a similar representative capacity.

(17) "Area of operation" means, for a county, the area within the boundaries of the county and for a municipality, the area within the corporate limits of the municipality.

(18) "Housing authority" means a housing authority created by and established pursuant to chapter 421.

(19) "Board" or "commission" means a board, commission, department, division, office, body or other unit of the county or municipality.

(20) "Public officer" means any officer who is in charge of any department or branch of the government of the county or municipality relating to health, fire, building regulations, or other activities concerning dwellings in the county or municipality.

(21) "Debt service millage" means any millage levied pursuant to s. 12, Art. VII of the State Constitution.

(22) "Increment revenue" means the amount calculated pursuant to s. 163.387(1).

(23) "Community policing innovation" means a policing technique or strategy designed to reduce crime by reducing opportunities for and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol.