



# Community Redevelopment for Eastside

## Report on Advisory Committee Input and Request for Board Direction

June 26, 2012

## **Board of County Commission's referral to Advisory committees:**

- Is a CRA an appropriate tool for this area?
- CRA boundary?
- Incentives – types, limits?
- When should incentives be addressed in the CRA process?
- Other Recommendations?

## **Advisory Committee recommendations:**

- Economic Development Advisory Committee:**

Recommend a CRA boundary for a smaller, less diverse area.

- Plan East Gainesville Steering Committee:** Do not establish a CRA; encourage annexation of the proposed redevelopment area and incorporate the area into the City's Eastside CRA district; Identify a tiering of priorities and develop a list of the public infrastructure and services that are limiting factors for redevelopment and growth in the area.

- Public Policy Committee of the Chamber of Commerce:** No recommendation at this time.

## **FUTURE LAND USE ELEMENT**

### **8.0 SPECIAL AREA STUDIES**

#### **OBJECTIVE 8.5 - Plan East Gainesville**

Alachua County has established a special area plan, Plan East Gainesville, for the East Gainesville area. This plan was established in collaboration with the City of Gainesville and other stakeholders and requires collaboration with the City of Gainesville for part of its implementation. Alachua County is committed to implementing the general vision of the plan – both long and short term, consistent with the implementation strategies outlined in the plan. The key elements of the County’s implementation strategy are captured in the following policies.

**Policy 8.5.2** *The Eastside Activity Center should be considered as a foundation for establishment of a Community Redevelopment Area.* The County shall continue to protect vital natural resources, such as wetlands, watersheds, significant habitat, strategic ecosystems, creeks, tree canopy, and scenic vistas that make East Gainesville unique.

**Policy 8.5.7** CAPITAL IMPROVEMENT: *Assign priority, in County’s economic development budget, to capital improvement projects that enhance the implementation of Plan East Gainesville.*

# CRA development

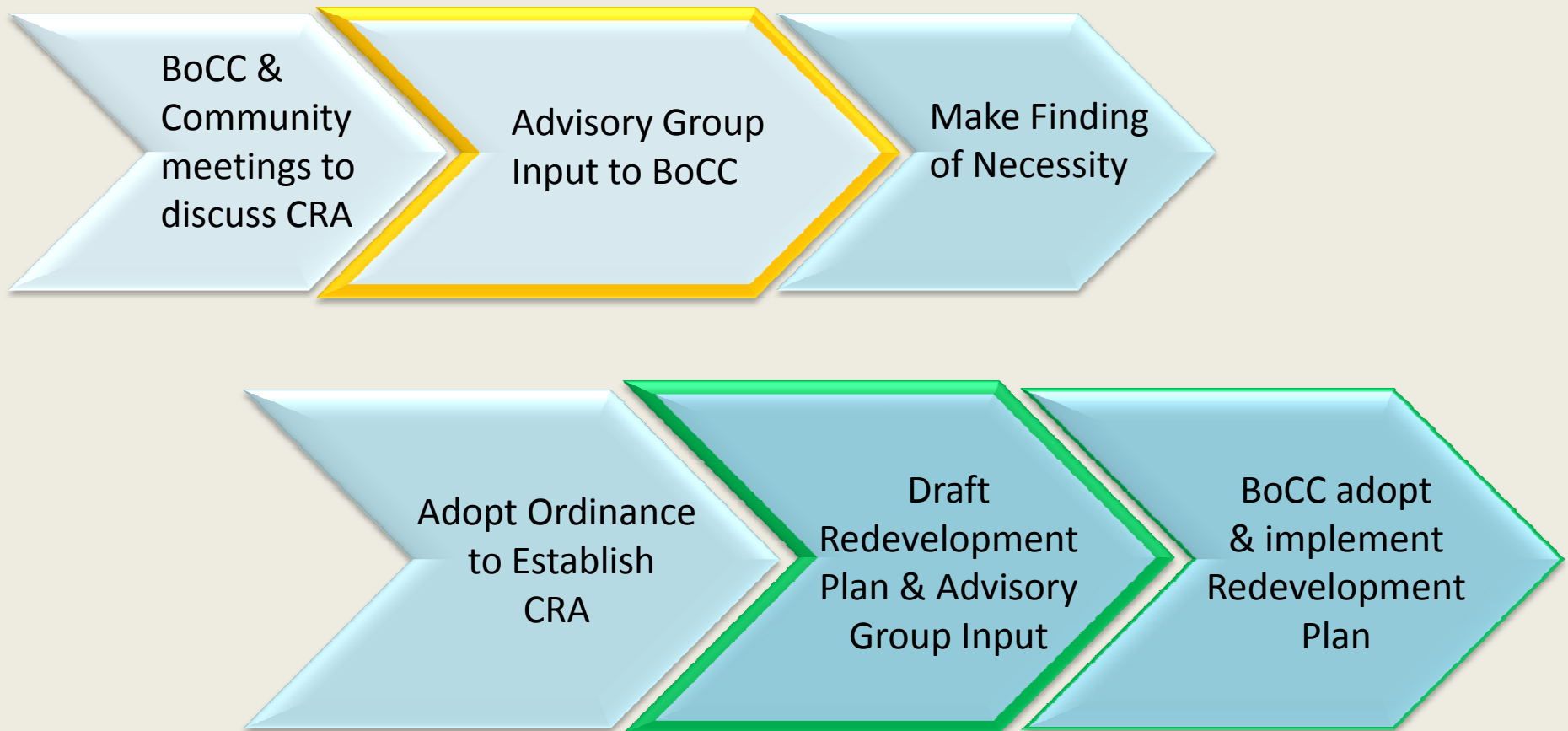
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- Workplan Memo to BoCC - Jan 2011

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- Three Community Meetings - Feb & Aug 2011

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- BoCC direction to draft Finding of Necessity & Ordinance creating CRA Agency - May 2011

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- BoCC Review & referral to Advisory Committees for input - Sept & Nov 2011

# Community Redevelopment Process



# Purpose of CRA

- Economic opportunity
  - Strategies to attract, retain and expand existing local businesses
- Attract additional development
  - Strategies to attract new private capital and new building projects to the area

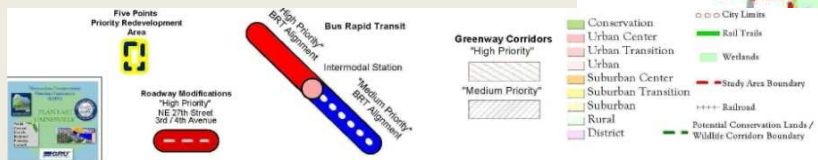
Board of County Commissioners is seeking input on CRA as a tool to accomplish these purposes or other recommendations



The map illustrates the Eastside Activity Center, a designated study area within the City of Florence. Key features include:

- Greenways:**
  - Forest Creek Greenway:** A blue dotted line running north-south through the center of the study area.
  - East-West Greenway:** A red solid line running east-west, intersecting the Forest Creek Greenway.
  - Boulevard Springs Greenway:** A green solid line running east-west, south of the East-West Greenway.
  - Southern Greenway:** A green solid line running east-west, further south.
  - NE 27th Street Greenway:** A blue dotted line running north-south, east of the Forest Creek Greenway.
  - Newman's Lake Greenway:** A green solid line running north-south, east of the Southern Greenway.
- Land Use Zones (indicated by colors and dashed red boundaries):**
  - Conservation:** Light green areas, primarily along the southern and eastern edges.
  - Urban Center:** Yellow areas, concentrated in the central and northern parts.
  - Urban Transition:** Light orange areas, bordering the Urban Center.
  - Urban:** Pink areas, primarily in the western and southern parts.
  - Suburban Transition:** Light green areas, bordering the Urban and Urban Transition zones.
  - Suburban:** Light orange areas, primarily in the western and southern parts.
  - Rural:** Light green areas, primarily in the southern and eastern parts.
  - District:** Light orange areas, primarily in the western and southern parts.
- Key Landmarks and Infrastructure:**
  - Highways:** NE 39th Ave, NE 23rd Ave, NE 19th Ave, NE 8th Ave, NE 39th Ave, NE 27th St, SE 27th St, SE 15th St, SE 41st Ave, SE 47th St, SE 49th St, SE 51st St, SE 53rd St, SE 55th St, SE 57th St, SE 59th St, SE 61st St, SE 63rd St, SE 65th St, SE 67th St, SE 69th St, SE 71st St, SE 73rd St, SE 75th St, SE 77th St, SE 79th St, SE 81st St, SE 83rd St, SE 85th St, SE 87th St, SE 89th St, SE 91st St, SE 93rd St, SE 95th St, SE 97th St, SE 99th St, SE 101st St, SE 103rd St, SE 105th St, SE 107th St, SE 109th St, SE 111th St, SE 113th St, SE 115th St, SE 117th St, SE 119th St, SE 121st St, SE 123rd St, SE 125th St, SE 127th St, SE 129th St, SE 131st St, SE 133rd St, SE 135th St, SE 137th St, SE 139th St, SE 141st St, SE 143rd St, SE 145th St, SE 147th St, SE 149th St, SE 151st St, SE 153rd St, SE 155th St, SE 157th St, SE 159th St, SE 161st St, SE 163rd St, SE 165th St, SE 167th St, SE 169th St, SE 171st St, SE 173rd St, SE 175th St, SE 177th St, SE 179th St, SE 181st St, SE 183rd St, 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- Collaboration between Alachua County, the City of Gainesville, Gainesville Regional Utilities, FDOT and the community to address community needs
- Adopted by City and County Commissions in 2003
- Foundation for establishing CRA



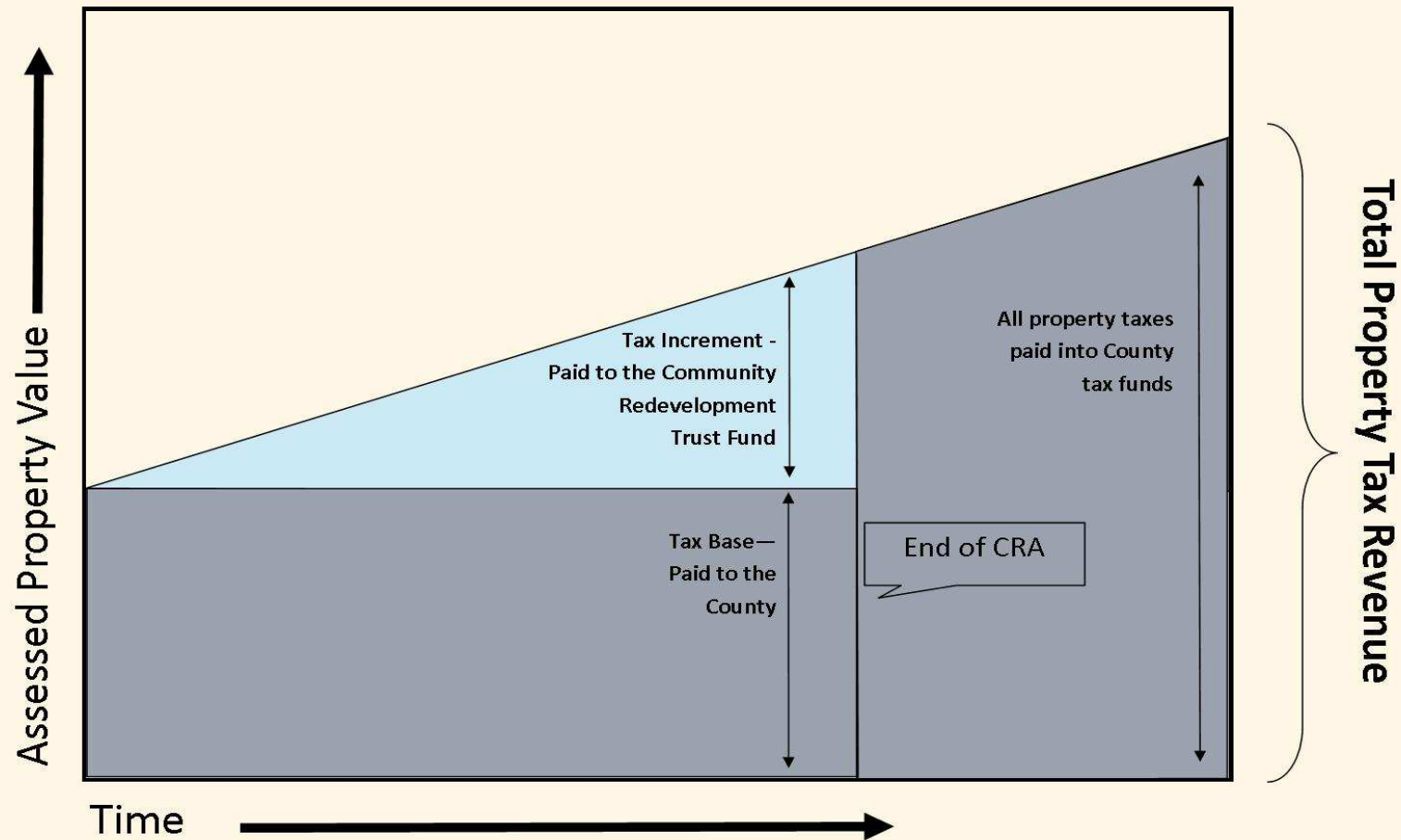


# Plan East Gainesville Profile

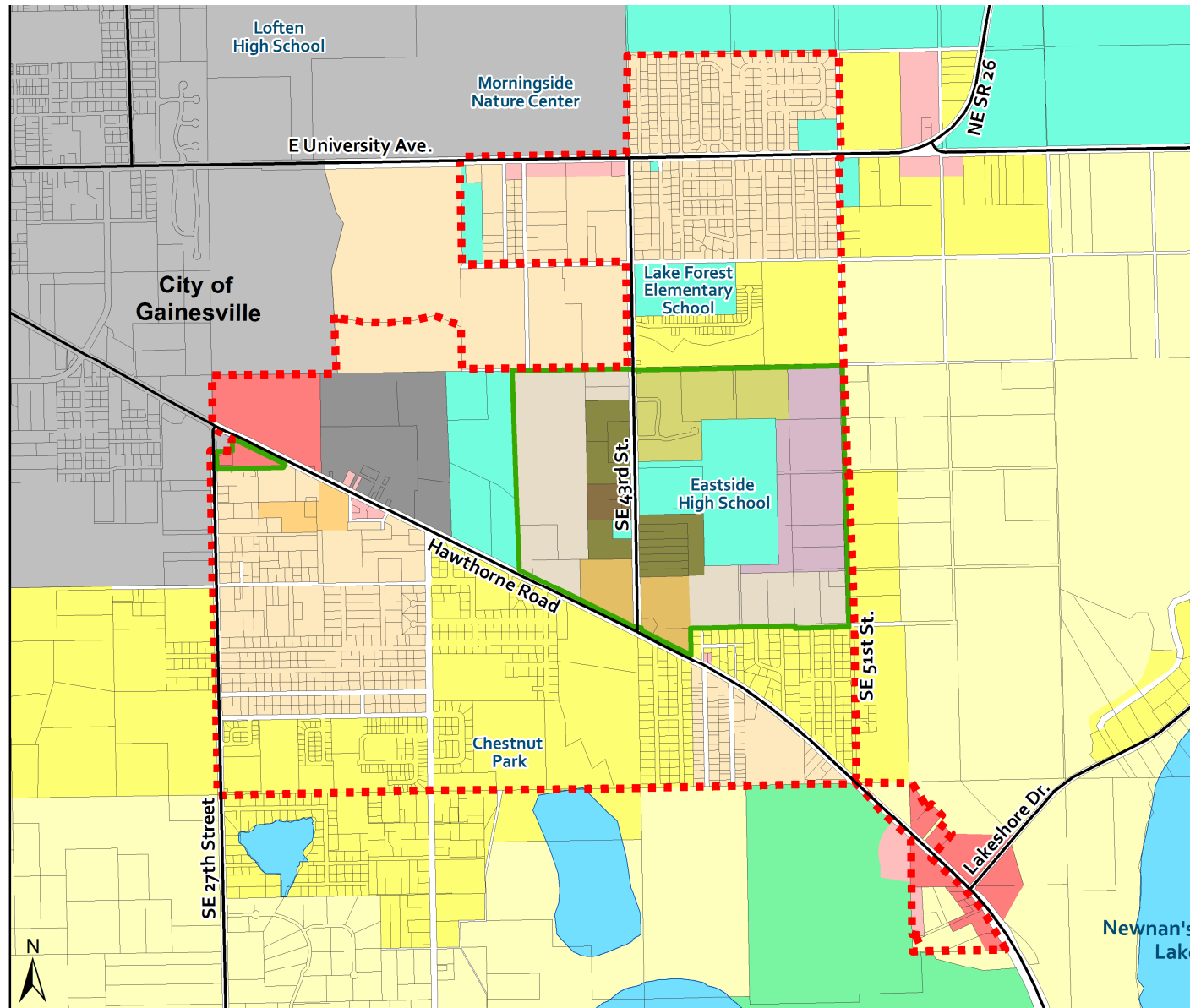
- *Long-term declining population and limited economic investment since the 1960s, when I-75 was developed*
- *Vacant developable parcels, dilapidated buildings, and limited commercial uses present undesirable image*
- *Incomplete utility services and infrastructure such as central water and sewer systems hinder economic development*
- *Poor neighborhood access to commercial centers*
- *Transportation system and population base can support development if negative perceptions can be overcome*
- *Potential connection to University and larger Urban Area*

# TIF – CRA Financing Tool

## Property Tax Increment Financing (TIF)



# Boundary- Future Land Use within CRA



- Alachua County  
Future Land Use Map Designation**
- Commercial
  - Mixed Use Neighborhood Conv Center
  - Mixed Use Med High Density Res
  - Mixed Use Low Density Res
  - Mixed Use Employment
  - Commercial Enclaves
  - Mixed Use
  - Mixed Use Medium Density Residential
  - Institutional
  - Heavy Industrial
  - Estate Residential
  - Low Density Residential
  - Medium Density Residential
  - Medium High Density Residential
  - Preservation

  CRA Study Area (draft)

  Activity Centers (adopted in Comp Plan)

  Gainesville Incorporated Area

  Lakes

0 0.25 0.5 1 Miles

# CRA can address Community Needs

- Encourage redevelopment/revitalization
- Commitment can improve perception of area
- Complete the urban fabric
- Provide incentives for investment
- Leverage funds (grants, partnerships)
- Reinvestment of community tax base



# Community Input

## CRA Goals:

Economic  
Development

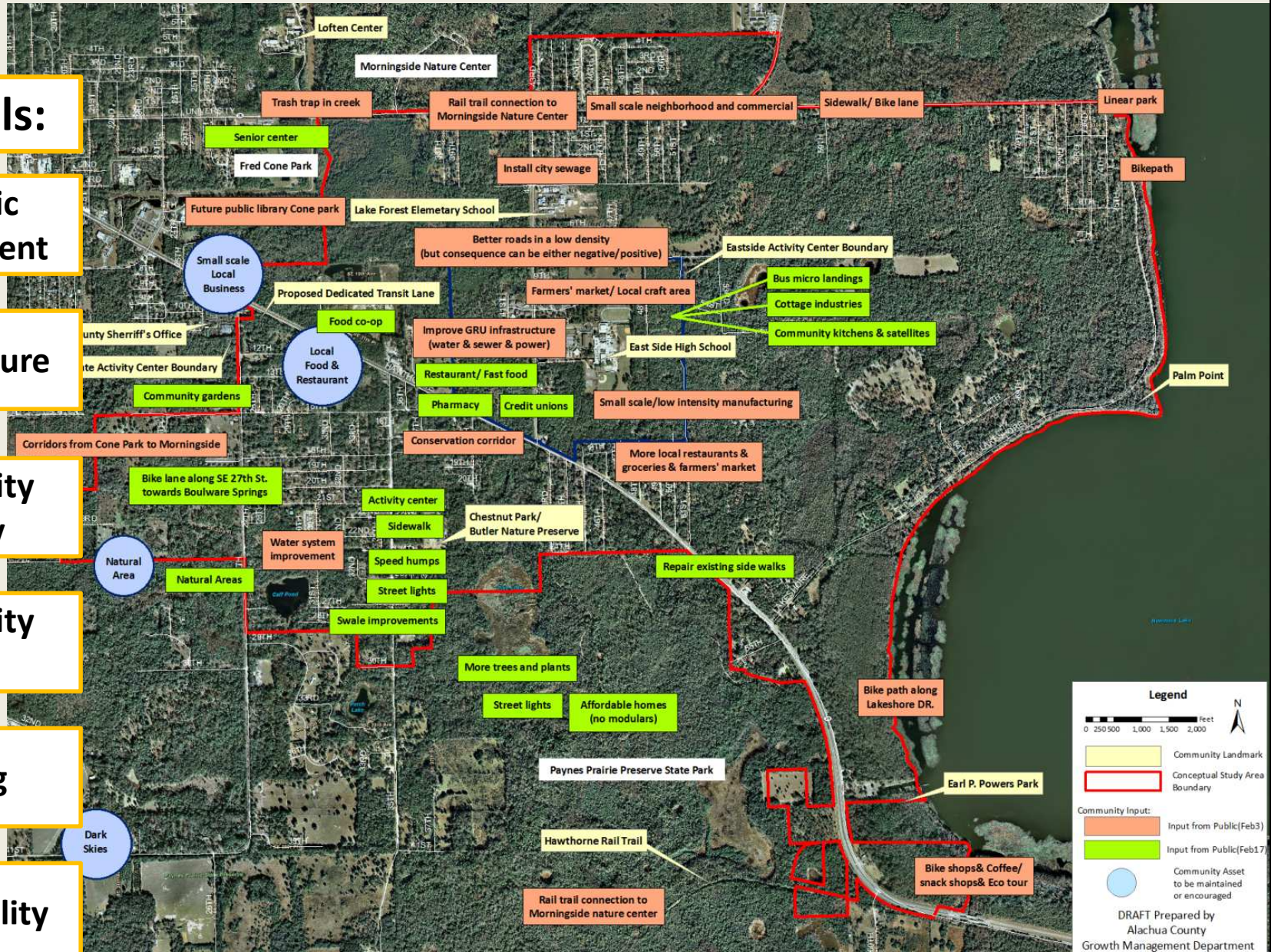
Infrastructure

Community  
Identity

Community  
Design

Housing

Sustainability



# **Recommendation:**

## Recommendation:

Direct staff to bring back to the Board a workplan to develop capital project information to address needs in the area for potential inclusion in capital improvement programs of relevant entities.

## Option 1:

Direct staff to finalize the resolution and ordinances to establish a CRA and bring to the BoCC to request authorization to advertise the public hearing.

## Option 2:

Direct staff to suspend work on the CRA project, pending further direction from the Board.



# **Comments and Questions ?**

**Alachua County  
Department of Growth Management  
352-374-5249  
mcastine@alachuacounty.us**

**Visit the CRA Website:**

**[www.growth-management.alachuacounty.us/comprehensive\\_planning/CRA](http://www.growth-management.alachuacounty.us/comprehensive_planning/CRA)**