

County staff responses to Questions from the Alachua County Workshops on the Plum Creek Envision Alachua Sector Plan Comprehensive Plan Amendment application that were held on September 2, 2014 at Hawthorne High School and September 4, 2014 at Eastside High School.

Staff has attempted to respond to questions from the workshop that were focused on factual matters. Some statements at the workshops were rhetorical or raised issues beyond the scope of this application or the County’s Comprehensive Plan.

General Questions

- 1. What will happen to the acreage owned by Plum Creek if their land plan changes are not approved?**

We cannot speculate what Plum Creek may do with their property if the proposed Sector Plan is not adopted. The property included in the sector plan application is primarily being used by Plum Creek for their timber operations. Substantial portions of the property that are already under a conservation easement would remain that way, most of which is also being used for timber.

Most of the Plum Creek property that is not in conservation has a Rural/Agriculture land use designation and Agriculture zoning that allow for agriculture and residential uses. The maximum density for residential uses in the Rural/Agriculture land use designation is one dwelling unit per five acres. There are other applicable regulations that determine how the area may be developed including requiring set asides for conservation and mandatory clustering of residential units on smaller lots.

- 2. Envision Alachua claims 14% unemployment rate in Alachua County. Census Bureau reports 5.7% as of July 2014, 4.6% in December 2013. What is the accurate number?**

Source: Florida Department of Economic Opportunity, Local Area Unemployment Statistics (LAUS) Program

July 2014

Alachua County 5.7%

Gainesville Metropolitan Statistical Area (MSA) 5.7%

(includes Alachua County and Gilchrist County)

3. How is it going to be developed?

The proposal provides for 10,500 residential units and 15.5 million square feet of nonresidential uses at buildout. The proposed policies provide for a broad range of densities and intensities within each sub-area of the Envision Alachua Employment Oriented Mixed Use area. There are no phasing or timing policies so it is difficult to determine exactly how, when and what mix of uses might be built.

4. Is this already a done deal?

It is early in the Sector Plan process and no decisions have been made. The applicant submitted the Envision Alachua Sector Plan Comprehensive Plan amendment application on December 12, 2013. Since that time, in response to sufficiency/completeness questions from County staff, the applicant has submitted two amendments to the application materials on March 31, 2014 and June 24, 2014. With the June 24, 2014 submittal, the applicant requested that staff proceed with preparing the staff report and scheduling the public hearings. A comprehensive plan amendment, including the long-term master plan for a sector plan, has a two-step process. First, transmittal hearings are scheduled with the Local Planning Agency and the County Commission. The Local Planning Agency makes a recommendation on both adoption and transmittal to the County Commission. The County Commission will decide at its transmittal hearing whether or not to transmit the proposed Sector Plan Comprehensive Plan amendment to the state Department of Economic Opportunity for review by state agencies. If the County Commission chooses to transmit the amendment to the Department of Economic Opportunity, they and other state agencies will review the application and send comments back to the County. Once the County receives those comments, an adoption hearing will be scheduled with the County Commission.

The County Commission has requested that staff hold public workshops prior to scheduling the public hearings. Staff prepared a workshop staff report based on an analysis of the entire application, including the addendums and data and analysis submitted by the applicant. Two workshops have been held so far - one on September 2nd at Hawthorne High School and one on September 4th at Eastside High School. Two more workshops are scheduled in the County Commission chambers – one on September 16th and one on September 22nd. After these workshops conclude, staff is scheduled to have a discussion with the County Commission at the September 23rd County Commission daytime meeting about scheduling another workshop for the County Commission to provide input and ask questions about the application. Once all workshops are concluded, staff will refine the staff report and proceed to schedule the public hearings with the Local Planning Agency (Planning Commission) and the County Commission.

5. Should the County approve the plan will there be anything to protect County from future developers?

The applicant has applied for a Comprehensive Plan amendment. If the amendment is adopted it will frame subsequent decision making about development of the property in the sector plan area. For the Plum Creek properties, the Detailed Specific Area Plan is the next step if the Sector Plan Comprehensive Plan amendment is approved and it would need to be consistent with the Comprehensive Plan. These policies and Detailed Specific Area Plans, which would be processed as Planned Development zoning under County Code, would be binding on any future land owner of the Plum Creek property.

In the future, owners of the property, including Plum Creek, could request that the County amend the policies adopted in the Comprehensive Plan or amend the Detailed Specific Area Plan or Plans. Requests for such amendments would require public hearings with the County Commission in the same manner as they were first approved. For properties not included in the Plum Creek proposal, the currently adopted Comprehensive Plan would continue to apply.

6. What happens if land is sold in a piecemeal fashion?

If the Plum Creek proposed plan is not approved, the land use designations and policies in the adopted County Comprehensive Plan, including the natural resource protection policies, would apply regardless of who owns the land. As detailed in the staff report, portions of the property in the proposed sector plan are designated in two principal Future Land Use categories in the County's adopted Plan: Preservation, including 22,885 acres under conservation easements limiting use to terms consistent with those easements, and approximately 37,250 acres designated Rural/Agriculture. In addition, as detailed in the staff report, portions of the property are also conservation areas with natural resources including wetlands, floodplains, and strategic ecosystems. These conservation areas are subject to policies in the Plan requiring protection of those resources.

Some of the major requirements relating to properties that have a Rural/Agriculture Future Land Use designation are that uses are limited to agricultural activities (including forestry) and other uses serving or ancillary to agricultural activities, and limited rural residential uses. Policies in the Comprehensive Plan and implementing land development code detail requirements for things such as paved public road access, stormwater and other subdivision requirements for any new rural residential development. Such new rural residential development is limited to a maximum development density of one unit per five acres, and the maximum density shall not be allowed if it would be harmful to natural resources. A clustered subdivision design setting aside a minimum of 50% of the development as open space is required for new developments of 25 or more units, and adopted policies in the Plan also indicate this is the preferred form for developments of less than 25 units and provide incentives to encourage this clustered form. Additionally, adopted policies provide that any new rural residential subdivisions that contain more than 100 lots may be allowed

only after adoption of a Comprehensive Plan amendment based on a completed special area study that addresses impacts on surrounding land uses and ensures natural resource protection and identification and provision of needed public facilities.

Housing

7. How many residences will consist of affordable housing?

The application and proposed policies do not discuss a specific provision of affordable housing.

8. What will the other houses cost? How many empty units do we have at that price level now?

The proposed policies indicate that a variety of housing types will be allowed but there are no specifics on cost.

9. Why is housing needed?

The request is for 10,500 residential units through buildout of the Sector Plan property in 2064. The best available population projections indicate there is more than enough residential land within the urban cluster designated in the County's Comprehensive Plan to accommodate projected growth in this area through 2040. More capacity for rural residential development than would be needed is provided in the Rural/Agriculture area designated in the Comprehensive Plan.

10. How many residential units under current comp plan?

Staff analyzed the potential for development under the current comprehensive plan policies and land use designations for the Plum Creek property. This analysis concluded that current policies and regulations would theoretically allow up to 9,420 residential units. However, compliance with requirements for natural resource protection, stormwater, transportation and market demand would substantially limit the actual number of units that can be built. For more details on this analysis, see page 22 of the staff report.

11. How many residential units east of Murphree well field?

Nearly all of the proposed development for Plum Creek property is east of County Road 234, north of State Road 20, west of US 301 and mostly south of State Road 26.

Costs/Infrastructure

12. What is west Gainesville if this is sprawl? Only two roads coming into west Gainesville.

The development proposed by the Envision Alachua Sector Plan has been determined to be sprawl by the state definitions. This has been analyzed in *Section VII Statutory Requirements for Comprehensive Plan Amendments and Sector Plans* in the staff report. New development inside the Urban Cluster that surrounds Gainesville is infill, which is generally considered to be the opposite of sprawl. The Urban Cluster boundary was established in 1991 and is the area within which public services including water, sewer, transportation systems and other services can be efficiently provided to urban development.

13. Hawthorne's treatment plant is at 80% capacity. If approved, will Plum Creek land use change request pay for the revamp or construction of a new sewage treatment plant? If not Plum Creek, then who would pay?

Staff is unsure of the basis for the "80% capacity" for the Hawthorne wastewater treatment plant. A letter from the Mayor of Hawthorne has been provided with the application stating that "the City of Hawthorne is able to provide water and wastewater services to the Employment Oriented Mixed Use lands adjacent to the City limits within the Envision Alachua Sector Plan." This letter identifies a current "wastewater treatment plant capacity of 0.200mgd" processing "an average of only about 0.054 mgd." The letter notes that Hawthorne has "construction plans 'on the shelf' for expansion when needed..." and "anticipates further expansions of these systems as needed." Based on additional information from City of Hawthorne staff, County staff understands that the design capacity of the current City of Hawthorne wastewater treatment plant would allow for expansion to provide an *additional* 0.3 mgd of wastewater treatment capacity.

The Sector Plan application identifies a total of \$96 million in potable water and sanitary sewer facility capacity enhancements that would be needed for buildout of the proposed land uses, including \$39 million for potable water supply capacity and \$57 million for centralized sewer treatment capacity. Table 7 of Section IV.D of the application provides minimal information on the proposed projects, their location, or specific funding sources needed to provide the additional potable water and wastewater system capacity. The table indicates that, "Potential funding sources include developer/CDD [Community Development District], connection fees, grants, impact fees, and special assessment, etc." County staff understands from City of Hawthorne staff that the City requires new development to pay for installing and connecting to central water and sewer lines, and is in the process of adopting regulations to address connections beyond the city limits.

An analysis of wastewater system needs and costs is provided on pages 117-123 of the County Staff Report.

14. What does Plum Creek plan include for infrastructure costs? What would County pay? Who is going to pay for all of this?

The supporting data and analysis included with the application includes an analysis of transportation, water and sewer, solid waste, schools, and recreation needs. The applicant's analysis identifies deficiencies in the areas of transportation, water and sewer and schools. Other infrastructure and service impacts, including the impacts to emergency services (Fire Rescue and Law Enforcement) were not analyzed. Potential development at this scale cannot be served by current levels of infrastructure and services within this rural area of the County, and would require both capital investments and ongoing funding in order to provide public facilities and services at acceptable levels. The proposed Sector Plan policies do not provide a capital improvements program that identifies the specific capital improvement projects needed to serve the proposed land uses. The proposed policies do not provide commitments that any specific public facilities and services will be constructed or funded.

Proposed Policy 10.5.5 indicates that the portion of the cost of public facilities and infrastructure having a rational nexus to impacts of development within the Sector Plan shall be funded by the developer, its successors or assigns, including the establishment of one or more Community Development Districts ("CDD" formed in accordance with Chapter 190, Florida Statutes) or other appropriate funding mechanisms. The proposed policy further provides that the CDDs, or other appropriate funding mechanisms, shall be established in conjunction with a Detailed Specific Area Plan (DSAP). By proposing a policy that states that the developer will pay the "rational nexus" cost of the infrastructure, and by not including proposed policies that specifically describe all of the needed public facilities, or the cost and timing of those facilities, it is difficult to determine what the costs to the County would be to provide the public facilities and services to serve the proposed land uses.

A complete analysis of infrastructure needs and fiscal impacts relating to the proposed Sector Plan is included in the County staff report. See "Transportation Analysis" (pages 91-110) and "Public Facilities and Services Analysis" (pages 111-127).

15. What transit exists or will be created and at what cost to the County?

There is currently no fixed route service provided between Gainesville and the Envision Alachua Employment-Oriented Mixed Use area or Hawthorne. The applicant, in proposed Transportation Mobility Element Policy 1.10.11, includes a transportation project entitled "Extend Bus Service" on SR 20 from SR 329 to US 301. No details as to frequency or service type are identified in this or any other proposed policy. Therefore, it is not possible to identify a cost for the service. Additionally,

the proposed policy does not indicate what entity will be responsible for what portion of the costs associated with implementation of this project.

16. The County cannot maintain roads now, how would it [County] afford the project?

The County has identified significant deficits in funding for maintenance of existing roadway facilities. The addition of traffic on existing roadways in the vicinity of the Envision Alachua Employment-Oriented Mixed Use area will likely contribute to deterioration of those public roads. Additionally, development of this area would require new public roadway infrastructure to be constructed to support new dwelling units and nonresidential uses. The applicant has not identified any funding sources for roadway maintenance other than those that currently exist in order to fund ongoing maintenance of existing roadway facilities or new public roadways.

Environment

17. Will Plum Creek retain the rights to clear cut the timber on this land without any restrictions?

Plum Creek is proposing to continue their current intensively managed pine plantations, which includes clear-cutting practices.

18. There are three dumps nearby – Windsor Dump, Campville Dump, Hawthorne Dump. If this project is approved and in ten years these sites are declared to be a hazard to humanity, who will pay the cost of cleaning them? Will it be Plum Creek or the taxpayers of Alachua County footing the bill?

The current property owner has the primary responsibility for cleanup of the abandoned landfills.

19. Has the County evaluated the Pierce Jones video?

Dr. Pierce Jones prepared a report for Plum Creek and made a presentation at one of their meetings that was not submitted as part of the Plum Creek Sector Plan application. Because they are not part of the amendment, staff has not finalized formal comments on either.

Staff does have some preliminary observations. The presentations projections of water use in eastern Alachua County appear to be based upon inaccurate assumptions. The amount and type of development suggested in the development scenarios appear to exceed the current allowances of the Future Land Use Element and other Comprehensive Plan policies. Dr. Jones' report and presentation did not distinguish between County development projects approved before and after the 2005 Comp Plan effective date or acknowledge the 2012 County code revision that limits turf areas in springsheds. Although briefly mentioned at the beginning of his presentation, the Jones

conclusions did not affirm the State law that preempts cities and counties from regulating consumptive water use.

20. How much land is already in conservation and how much will be added?

The proposal includes continuing intensively managed pine plantations on 22,865 acres of land with existing conservation easements (*i.e.* development rights have already been sold to government agencies) and proposes to designate an additional 23,216 acres with a Conservation land use designation that would also continue intensively managed pine plantations.

21. Where will they get the water?

The typical source of potable water for a development proposal of this scale is the upper Floridan aquifer. The proposed policies provide no additional information.

22. How much water will be used and waste water produced?

The Plum Creek proposal estimates a potable water demand of 2.35 to 6.28 million gallons per day and a wastewater flow of 2.14 – 5.66 million gallons per day. It is not possible to accurately project water demands for the proposed commercial, industrial, and agricultural components of the proposal without more specific definition of the uses within these broad categories, which are not defined as part of the proposed policies.

23. With so much water use (2-8 mgd) why even consider the project? (concerned with the aquifer and current condition of springs and low levels in lakes)

The applicant is allowed to submit an application for consideration by the Board of County Commissioners.

With respect to the concerns with the aquifer and current condition of springs, a dye trace study has shown a connection between the Orange Lake sinkholes and groundwater wells in the Silver Springs springshed.

24. Will the water going into Lochloosa be treated?

The proposal would be subject to applicable State and Federal water quality standards. Compared to the existing land use, additional downstream nutrient pollutant discharges to Lake Lochloosa and Orange Lake may still occur, especially during high rainfall events, due to the extensive drainage and flood control system that will be required for a development of this scale in eastern Alachua County.

25. Will we see ditches like south Florida?

Due to the shallow water table and presence of poorly drained soils, extensive drainage alterations, including ditching, swales, and piping, are likely to be required in order to manage stormwater for a development of this scale.

26. Will my property all of a sudden be in a 100 year flood plain?

Due to the scale of the proposed project and the need for extensive drainage alterations, there is the potential for downstream properties to become more flood prone, especially during high rainfall events.

In general, according to the latest 2006 maps that are currently in effect, if you are in a FEMA flood Zone 'A' that shows that you are in a 100 year flood plain that would be reflective of your property today. Within and outside the limits of the Plum Creek project boundary, the property will have to be analyzed using appropriate models to ensure that there are no exceedances in the post development volumes and discharge rates. The structures/buildings located near the Plum Creek boundary will have to be taken into consideration when analyzing the Plum Creek project.

27. Will the industry be environmentally safe?

No new policies are provided related to environmental safeguards for industrial activities. The proposed policies designate the general location for industrial/advanced manufacturing uses and there are design criteria related to the maximum build-out for advanced manufacturing; however, there are no specific polices related to environmental safeguards for industrial uses.

28. Will there be anything to protect the County and the environment?

The Plum Creek proposal does provide some levels of protection, but staff has concluded that, compared to compliance with the natural resources protections provided by the current Comprehensive Plan, there would be unacceptable environmental impacts.

29. Are the conservation easements permanent? Would Plum Creek be interested in making these tighter and granting to two entities?

Conservation easements are not permanent and can be changed if the parties that hold the easement all agree to that change. The Plum Creek proposed conservation easements would allow the continuation of intensively managed pine plantations. The second part of the question needs to be answered by Plum Creek.

30. How long ago were the ecosystem studies done?

The Strategic Ecosystem studies (by KBN Engineering and Applied Sciences, Inc.) were done in 1987 and 1996. Since these studies were completed, in eastern Alachua County, minimal changes have been observed. Any evaluation of a strategic ecosystem would require an on-site environmental analysis of current conditions and use of best available data.

31. Why was the 22,000 acres of current conservation included in the plan if nothing was going to happen to it? Would they [Plum Creek] change their ag practices if these properties are kept in the Sector Plan?

The proposal includes all of Plum Creek’s lands in unincorporated Alachua County, whether the land development rights have already been sold or not. Plum Creek’s proposal would continue their current practices of intensively managed pine plantations within the lands already under a conservation easement. The proposal does not commit to any environmental improvements (i.e. restoration to natural pine forest) on the existing lands with conservation easements.

32. Will the proposed easements change?

The proposed amendments do not propose any changes to the current easement language, which allows continuation of intensively managed pine plantation practices. The amendment states that for lands covered by an existing conservation easement, the agreement for the conservation easement will serve as the management plan for those lands.

Economic Development/Development program

33. What type of jobs will it produce? What type of industry will come?

The Sector Plan application includes a proposed Policy 10.2.6 which provides for “the full range of employment-based land uses” within the designated Employment-Oriented Mixed Use areas, “including wholesale, warehousing, storage and distribution, research and development uses and industrial/manufacturing uses; the full range of residential uses; supporting commercial uses (office, retail, hotel and service uses); neighborhood-scale commercial uses; university campuses, schools, civic and public uses; recreation uses; agricultural uses; mining, excavation and fill operations; and conservation uses.” The policy concludes “The range of allowable uses shall be broadly interpreted so as to allow those types of uses compatible with uses listed herein and consistent with the overall intent of the applicable policies.” Any potential jobs that would result from development within the EOMU area would fall within the uses allowed by this policy.

34. Who is going to bring jobs?

The application does not provide information on any potential developers or employers for this area.

35. What has Growth Management had to say about Hawthorne area by itself? Why hold Hawthorne hostage to saying no to a city in the swamp?

County staff has reviewed the entire Sector Plan application area as a whole, which includes the Hawthorne area. County staff has not analyzed the Hawthorne Area by itself because it is part of the larger Sector Plan application. The application as submitted by Plum Creek includes 60,000+ acres in eastern Alachua County, including 11,393 acres proposed for designation as "Employment-Oriented Mixed Use" (EOMU). The EOMU designation would include five sub-areas, 'A' through 'E' (Area 'B' is near Hawthorne).

36. Would Plum Creek accept a partial plan for development around Hawthorne?

This question would be more appropriately directed to Plum Creek Timber Company representatives.

37. Can we develop it in sections? Bring jobs first? Let land around Hawthorne develop?

The proposed Sector Plan application, as submitted by the applicant, includes 11,393 acres for "Employment-Oriented Mixed Use" which has been divided into five sub-areas, 'A' through 'E' (Area 'B' is the area near Hawthorne). The proposed policies do not provide for phasing of development by sections or areas, although phasing could be a possibility. Florida Statutes Section 163.3245 provides that a Sector Plan "may include a phasing or staging schedule that allocates a portion of the local government's future growth to the planning area through the planning period." The application does include a proposed Policy 10.2.6.4 which provides for a jobs-to-housing balance of 3.0 jobs per residential unit, which would be measured based upon development within each Detailed Specific Area Plan (DSAP) beginning five years after the vertical development begins. The lands within the Hawthorne Reserve Area would not be included in this measurement. If the measured jobs-to-housing ratio falls below 2.0, a remedial plan is required to improve the ratio before approval of any further residential development in subsequent DSAPs.

38. If jobs were to come, how will Plum Creek help citizens of Gainesville prepare to be ready for these jobs?

The application materials and proposed Comprehensive Plan policies submitted by Plum Creek do not address this issue.

39. Is there a need to attract more jobs to Alachua County than predicted in the Comprehensive Plan?

As noted in the workshop staff report (pp-44-46 and Exhibit 2) on the Plum Creek Sector Plan application, information was submitted with the application stating that there is a deficiency of industrial-designated lands, especially sites of at least 500 acres under common ownership, designated within Alachua County, and that employment-oriented lands need to be increased” and that there is a need to “complement the University of Florida rather than depend on it” as “traditional sources of UF revenue ...are likely to remain under pressure in coming decades.” (Dewey, Denslow, Schaub, Plum Creek, UF and Economic Growth, p.2)

The Economic Element of the Alachua County Comprehensive Plan has numerous policies to promote economic development and job growth in the County, including policies relating to economic diversification and recruitment and expansion of targeted industries. The County’s Comprehensive Plan also designates areas for employment-based land uses, such as industrial, commercial, and office. There is the potential for new development to occur in these designated areas, which could generate substantial new employment opportunities in the County. A detailed inventory of the lands designated for industrial, commercial, and office uses can be found in Exhibit 2 of the County’s staff report. This indicates that there are approximately 9,597 acres of industrial-designated lands countywide, approximately 4,533 acres of which are undeveloped. Most of these areas are strategically located proximate to existing economic and physical infrastructure such as Gainesville Regional Airport, Interstate I-75, railroad lines, communications networks, local road networks, and centralized potable water and sanitary sewer systems; this includes 368 undeveloped acres designated for industrial use in the City of Hawthorne’s Comprehensive Plan. Using the 1.2 jobs per thousand square foot multiplier identified in the Sector Plan application for “advanced manufacturing uses” and development at a floor area ratio of 0.1 (i.e., 1,000 square feet per every 10,000 square feet of land), this could accommodate nearly 20 million square feet of new industrial development and nearly 24,000 new jobs. Exhibit 2 of the staff report details additional information for the 3,743 acres of undeveloped commercial designated lands in Alachua County which are estimated to potentially accommodate 40,761 jobs, as well as the 252 acres of undeveloped land designated for office uses in Alachua County which could potentially accommodate over 4,000 jobs. As noted in the staff report, as part of the evaluation of the County’s Comprehensive Plan completed in 2009, the changing nature of industrial uses in the 21st century and the relationship of those changes to the type and location of space for those uses sought by emerging businesses was considered; as a result of this assessment, when the County’s Plan was updated in 2011 a new policy was added to the Future Land Use Element to provide for location within Transit Oriented Developments or Activity Centers in the Urban Cluster of “certain office and light industrial uses, such as research and development and experimental laboratories or the manufacturing or fabrication of products that have minimal offsite impacts.” This additional flexibility for development of such uses in areas not formally designated on the Future Land Use

map for Industrial uses adds further opportunities to accommodate such employment generate uses.

40. Why aren't they proposing development in Lochloosa or north central part of the County?

The proposed Sector Plan policies and Future Land Use Map submitted by Plum Creek indicate that the areas around Lochloosa and the north-central part of the County would be designated for Conservation ("EA-CON"). According to the Report submitted by the applicant titled "Land Use Data & Analysis: Addendum" by Sasaki Associates Inc., dated June 2014 (pages 2-3), "Conservation Land Uses have been identified based upon their contribution to regional landscape linkages, contiguity with existing conservation lands, and opportunity to contribute to the conservation and enhancement of natural resources, community watersheds, and natural preserves."

41. What has been done in East Gainesville?

Commercial & Industrial Development

- Southern Charm Kitchen restaurant
- Downtown Farmer's Market
- Cotton Club restoration
- GTEC Incubator (UF, Chamber, SFC)
- Proposed additional development at GTEC
- UF/Shands North Main street medical clinic

Natural Areas & Features

- Alachua County forever public land purchases (Sweetwater, Pheifer Flatwoods, Prairie Creek, Newnan's Lake area and private conservation easements)
- Landscaped medians on Hawthorne Rd.
- Payne's Prairie sheetflow restoration project
- Sweetwater Branch restoration projects

Infrastructure

- Rosa Parks RTS Transfer Station
- Cone Park
- Butler/Chestnut park
- Public Library branch at Cone Park
- Fire Station on SE 43rd Street
- Waldo to GRU force main
- Five Points gateway feature/brownfield remediation
- Depot Park brownfield restoration and Historic Depot Building renovation

- Rail-Trail connections and enhancements
- Gainesville Airport entryway relocation
- Gainesville Airport terminal renovations
- UF Eastside Campus (Waldo Road)
- RTS Maintenance Facility

Transportation Improvements

- SE 43rd street turn lane improvements
- Sidewalk enhancements
- Depot Ave reconstruction
- Main Street reconstruction

Housing

- Neighborhood Stabilization Program (NSP) purchase and renovation of abandoned homes for affordable housing rental and sale (30 homes total)

Affordable Housing assisted by SHIP funding

- Celebration Oaks subdivision (20 homes by Habitat for Humanity)
- Lake Forest Farms subdivision (44 homes by NHDC)
- Lake Forest Glen/Trails subdivision (30 units by Doug Seymour)

Affordable Housing assisted in part by Alachua County Housing Finance Authority Local Bonds

- Village Green Apartments Renovations (100 assisted rental apartments)
- Forest Green Apartments Renovations (100 assisted rental apartments)
- Eden Park at Ironwood (104 assisted rental apartments)
- Lewis Place at Ironwood (112 assisted rental apartments)

Land Use

- Southeast Gainesville Redevelopment Initiative(SEGRI) master planning to redevelop Kennedy Homes site
- Power District redevelopment area (GRU property)
- Eastside Activity Center Master Plan and rezoning