

The Redevelopment of Gaines Street: Years in the Making

Northwest Florida Brownfield Redevelopment Forum

June 11, 2015

Overview

- Gaines Street Over Time
- Timetable of the Gaines Street Revitalization
- The Redesign and Construction of Gaines Street
- Gaines Street Strengths
- Redevelopment Along the Gaines Street Corridor
- Related Activities
- Questions

Gaines Street over Time

- The oldest paved street in Tallahassee; approx. 1.3 miles from Monroe St to Woodard Ave.
- From early 1900's to late 1950's the roadway supported railroad commerce.
- Industrial, commercial and residential uses coexisted.
- As rail activity slowed in the 1960's activity along the roadway began to diminish.
- By the 1980's businesses had declined, many properties became vacant and the roadway became a commuter route.

Timetable of the Gaines Street Revitalization

- Initial study by FDOT in 1991 eventually leads to a four-lane design with on-street parking in 1997.
- City adopts the Gaines Street Revitalization Plan in 2000.
- Receipt of Penny Sales Tax revenue starts in 2004.
 - City and County commit funds to Gaines Street renovation.
- 2005 - FDOT transfers Gaines Street to City; includes one-time maintenance payment of \$7.3 million.

The Redesign and Construction of Gaines Street

- Starting in 2006 the City reevaluates the Gaines Street Revitalization Plan.
- June 2008 - City adopts a revised design with a two-lane, two-way cross section.
- July 2008 - Phase 1 Environmental Site Assessment is completed.
- March 2009 – Gaines Street roadway design starts.
- 2009 – Gaines Street Urban Design Guidelines adopted.
- 2009 – 2010 – Utility reconstruction and relocation.

The Redesign and Construction of Gaines Street

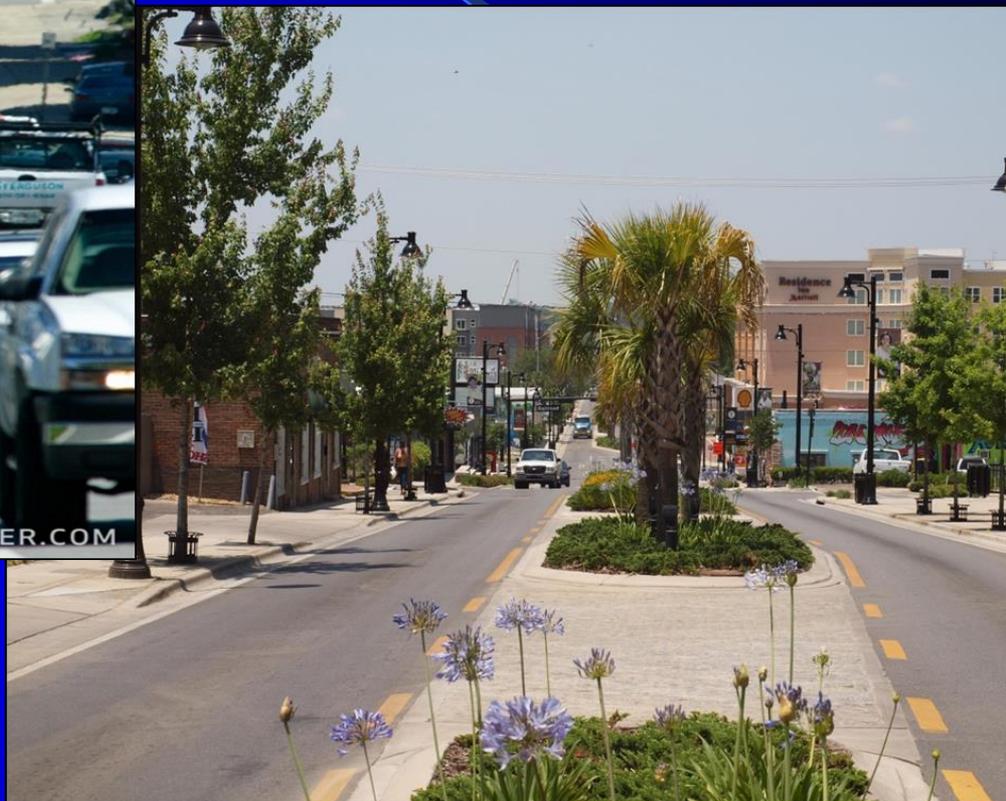
- Roadway construction starts in mid-2010
 - Phase 1 (May 2010 to November 2011): Monroe Street to Macomb Street, \$4.6M
 - Phase 2: (January 2012 to July 2013): Macomb Street to Stone Valley Way, \$5.5M
 - Phase 3 (February 2014 to December 2014): Stone Valley Way to Woodward Avenue, \$1.9M

The Redesign and Construction of Gaines Street

- Improvements include:
 - Infrastructure Improvements
 - Lane Reductions
 - Speed Reductions
 - Turning Movement Reductions/Addition of Medians
 - Roundabout at Woodward
 - Enhanced Traffic Flow
 - Bicycle Safety



Gaines St Before - 2006

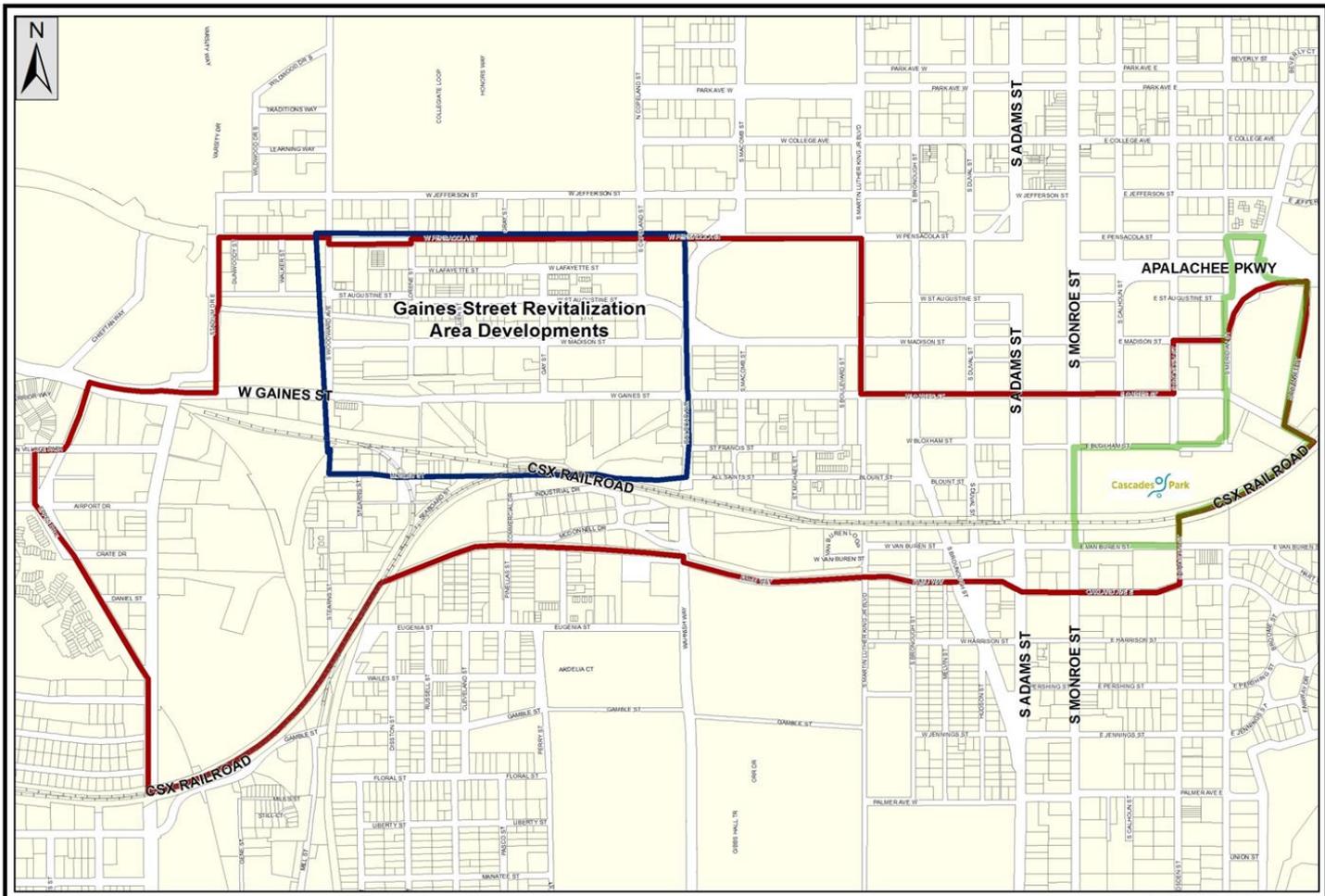


Gaines St After - 2012

Gaines Street Strengths

- A redesigned street strategically located between Florida A&M University and Florida State University.
- Large number of out-of-area students at Tallahassee Community College.
- A desire for students and young professionals to live in an urban area.
- Gaines Street provides a strong urban connection.
- Developer interest in urban area projects.
- Financing available for multi-family housing, especially student/young professional oriented housing.

Redevelopment Along the Gaines Street Corridor



**City of Tallahassee
Designated Brownfield Area**

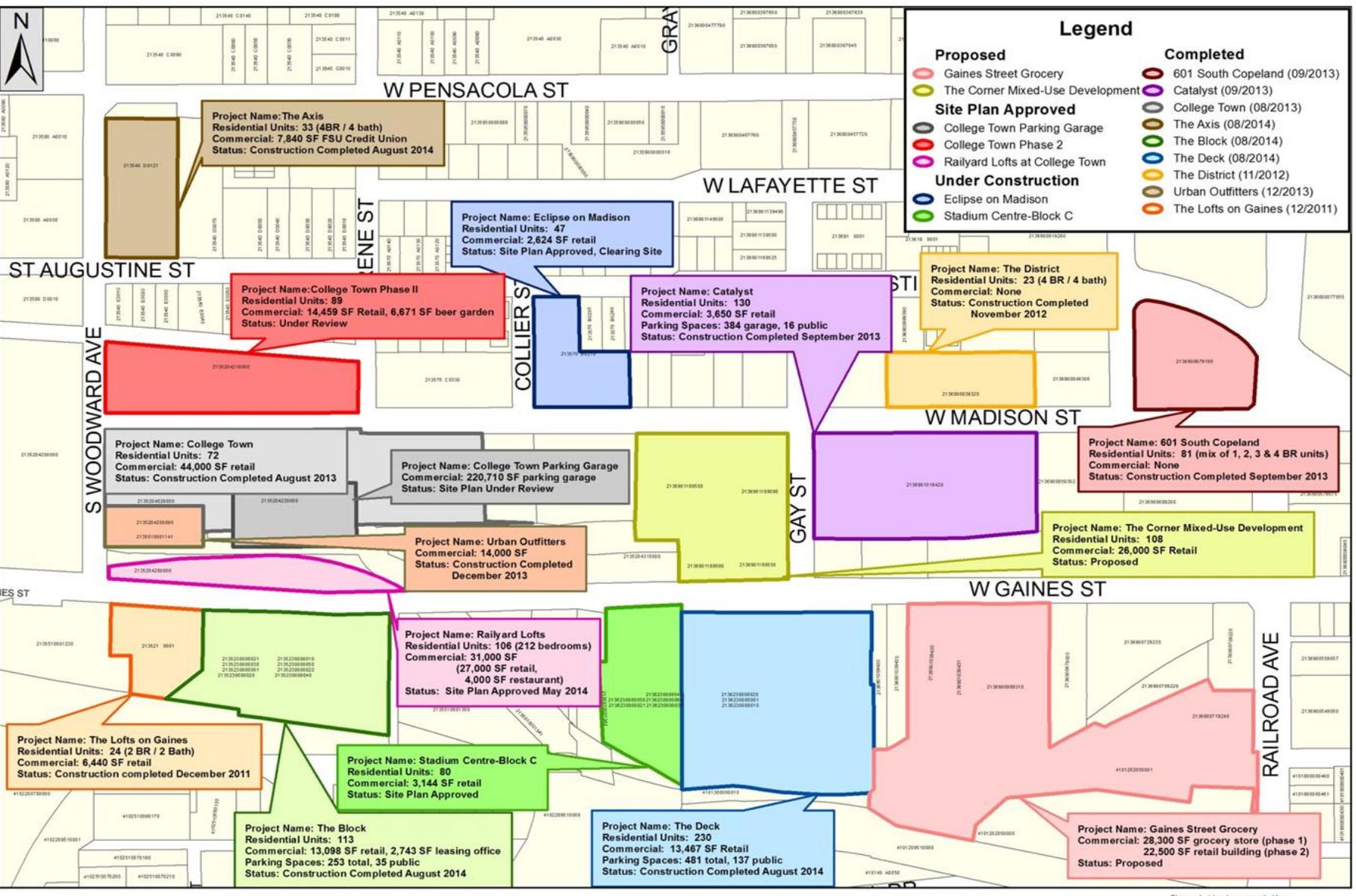


TALLAHASSEE - LEON COUNTY
**PLANNING
DEPARTMENT**
PLACE. PLANNING. LAND MANAGEMENT AND COMMUNITY ENHANCEMENT

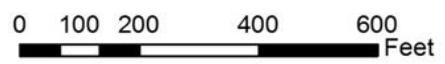
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Last Updated: June 9, 2015

Redevelopment Along the Gaines Street Corridor

- \$11 million in roadway improvements from 2008.
- Approximately \$13 million in CRA investment since 2006.
- CRA financial assistance has focused on “gap” financing.
- CRA support to 11 redevelopment projects ranged from \$50,000 to \$5.6 million.
- Many new projects have not requested CRA financial assistance.
- Nearly \$242 in private investment since 2007.
- Projected to generate an estimated \$167 million in new taxable value based on first year values.



Gaines Street Revitalization Area Developments



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Redevelopment Along the Gaines Street Corridor – Marriott RI

- City sold property to developer in 2005.
- \$150,354 in State Targeted Brownfield funds to address contamination.
- CRA provided \$495,000 in grant funds for exterior improvements and ground floor retail space.
- Hotel opened in late 2006, added to tax roll in 2007.
- Current taxable value is \$7,199,086, an increase of \$6.6M in new taxable value.
- The first major redevelopment on Gaines Street, before the final roadway design was completed.

Redevelopment Along the Gaines Street Corridor – Marriott RI



Redevelopment Along the Gaines Street Corridor – College Town

- \$2.3M in CRA assistance for infrastructure improvements; estimated project cost was \$19.4M.
- 72 residential units and 44,000 sq. ft. of retail space on former state-owned and vacant property.
- Construction started in January 2012 and was completed in July 2013, added to tax roll in 2014.
- Added \$13.7M in new taxable value.
- Phase II under review. Will add 89 new residential units, 202 beds and 21,130 sq. ft. of retail/restaurant space. No public financial assistance.

Redevelopment Along the Gaines Street Corridor – College Town



Redevelopment Along the Gaines Street Corridor – Catalyst

- CRA provided \$911,800 in design and retail build-out assistance, also provided long-term lease of 16 public parking spaces.
- 128 residential units, 400 beds, 3,650 sq. ft. of retail space and a 381-space parking garage on a former lumber yard site.
- Construction began in the summer of 2012 and was completed in September 2013, added to tax roll in 2014.
- Added \$25.3M in new taxable value.

Redevelopment Along the Gaines Street Corridor – Catalyst



Redevelopment Along the Gaines Street Corridor – Block and Deck

- \$5.6M in CRA assistance for design and retail build-out assistance. Includes the purchase of 172 CRA-owned public parking spaces (metered or leased) for \$2.8M.
- 2 mixed-use developments with 372 residential units, 804 beds and nearly 27,000 sq. ft. of retail space.
- Construction began in early 2013 and was completed in August 2014, added to the tax roll in 2015.
- Projected to add \$32.3M in new taxable value.
- The Deck is being expanded with 80 new residential units, 260 beds and 3,144 sq. ft. of retail space. No public financial assistance.

Redevelopment Along the Gaines Street Corridor – Block and Deck



Redevelopment Along the Gaines Street Corridor – Other Projects

Commercial Façade Grants

Urban Outfitters - \$50,000 in commercial façade improvement grant, total renovation costs of \$850,000



Related Activities

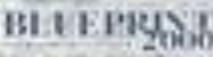
- The design, construction and extension of of FAMU Way
- FSU's Arena District Plan

FAMU Way Extension

- Eventually connects South Monroe Street to Lake Bradford Road, generally runs parallel to Gaines Street.
- Phase I under construction, with projected completion dates of October 2015 and August 2016.
- Strong connection to Florida A&M University and the Southside community.
- Presents numerous community enhancement and redevelopment opportunities.

FAMU Way / Capital Cascades Trail Project Schedule


 City of Tallahassee
 Planning and Administration, Inc.

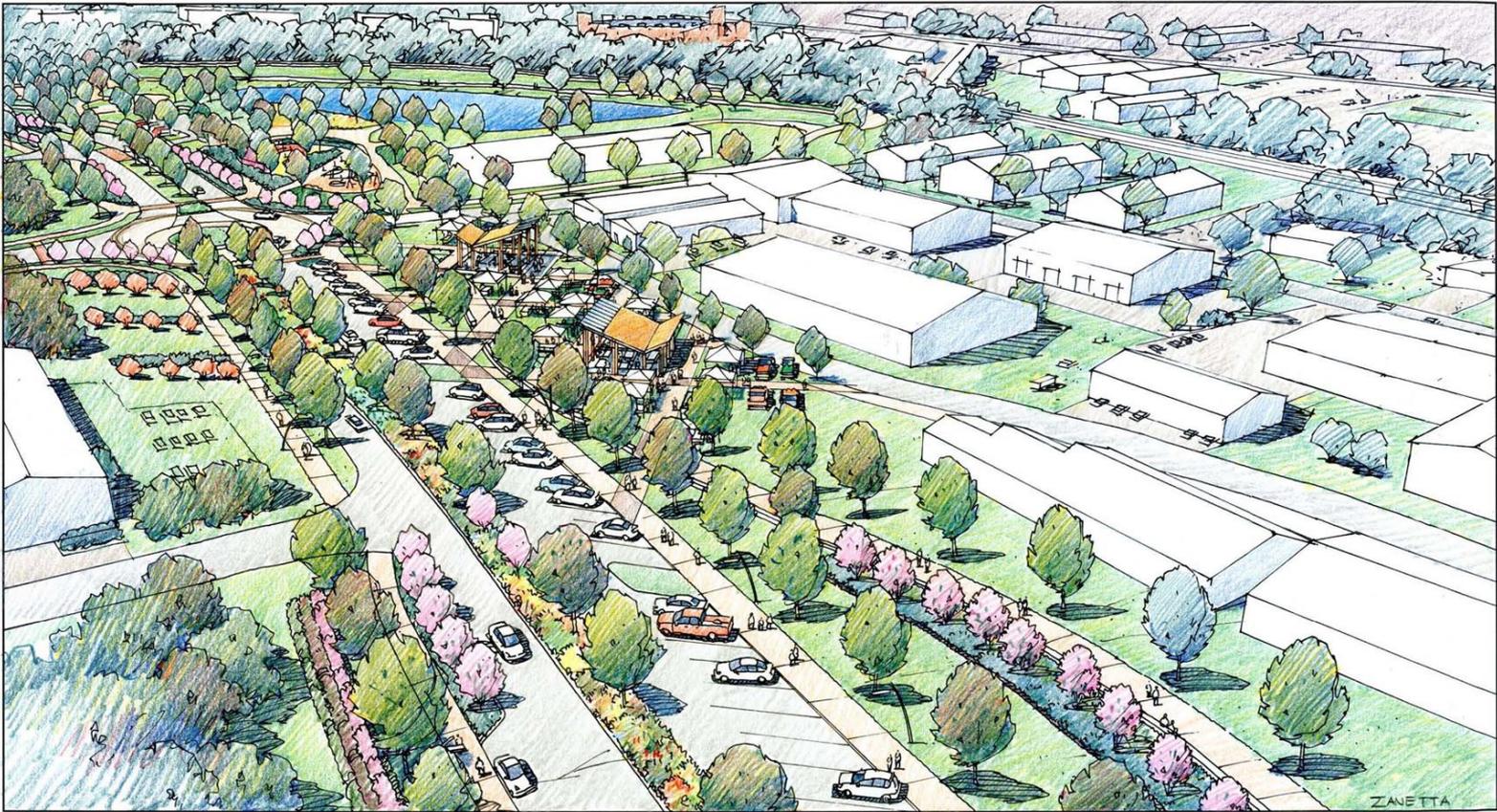




FAMU Way Extension



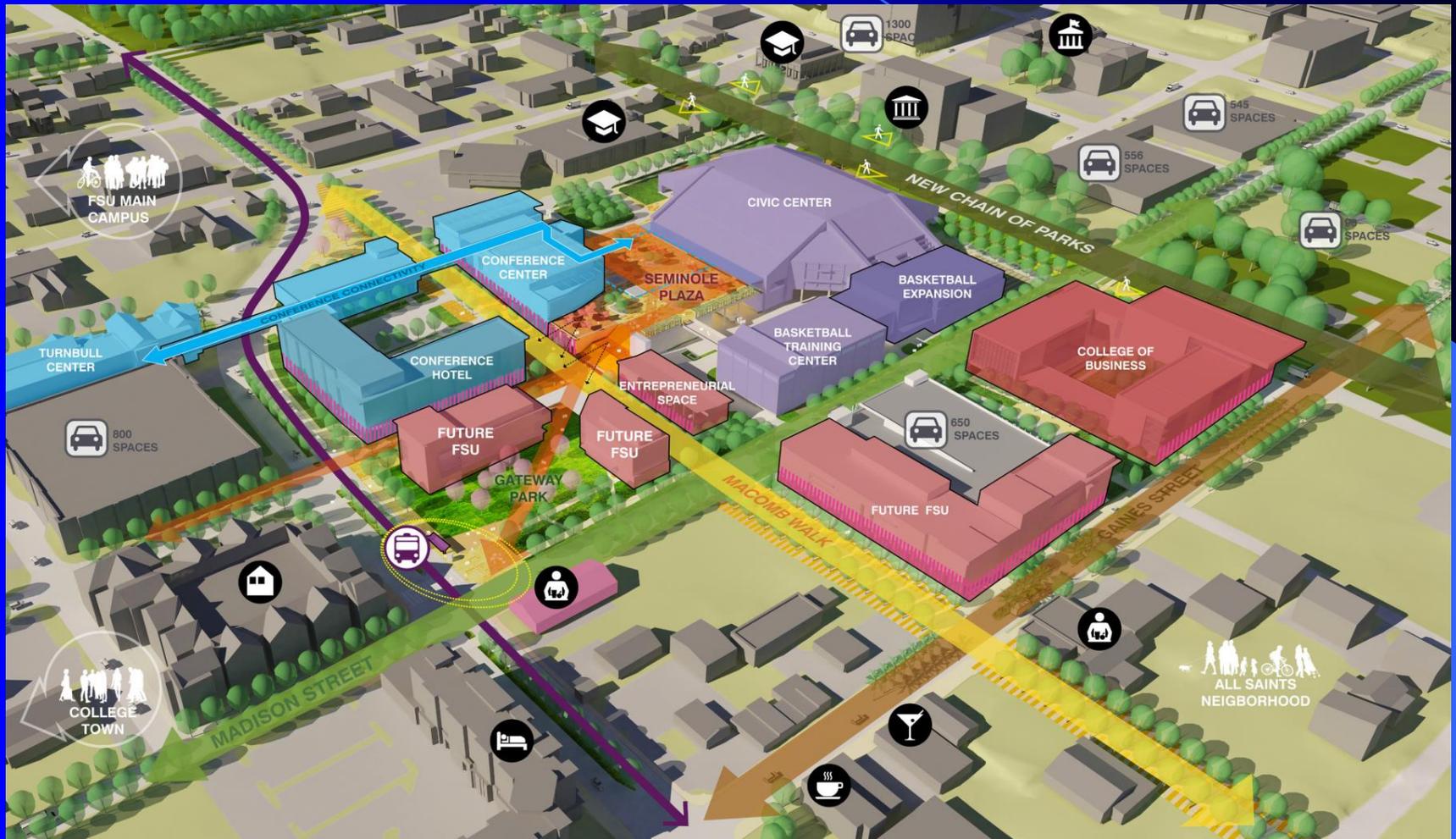
FAMU Way Extension



FSU's Arena District Plan

- Still under design development.
- Major civic center site enhancements, including:
 - Civic center renovations;
 - Construction of conference center and hotel and retail space;
 - Expansion of basketball center;
 - Entrepreneurial space and future FSU uses;
 - Enhanced open space; and
 - Connection to Turnbull Center.
- Relocation of College of Business to the former O'Connell property south of the civic center.
- Link to stadium as part of the Madison Mile concept.

FSU's Arena District Plan



FSU's Arena District Plan

Area of Further Study

- St. Augustine Road Alignment
- Additional Property Acquisition
- Retail/Mixed Use Opportunities



FSU's Arena District Plan



FSU's Arena District Plan



FSU's Arena District Plan

- Up to 900,000 sq. ft. of new or improved space
- Estimated capital improvements in excess of \$300M.
- Enhanced campus facilities and experience.
- Expands conference and convention visitor opportunities.
- Enhances cultural and entertainment options within the Gaines Street corridor and the greater downtown area.

Questions?

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