



City of Pensacola

Westside Redevelopment Board

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

September 24, 2024, 3:30 PM

Whibbs Conference Room, 1st Floor

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER

DETERMINATION OF QUORUM

APPROVAL OF MINUTES

1. 24-919 WRB MEETING MINUTES - 6/25/2024

Attachments: WRB MEETING MINUTES - 6/25/2024

DISCUSSION

2. 24-911 PROJECT UPDATES

Recommendation:

Sponsors:

Attachments: WRB Project List 9.24.2024
Westside-CRA Program Manager Report 9.24.2024
Residential Property Improvement Guidelines
Residential Resiliency Program Guideline re. 9.9.2024
Commercial Property Improvement Program Guidelines
2024-combined-income-and-rent-limits-(eff-4-1-2024)

3. 24-920 REDEVELOPMENT PLAN UPDATE

Recommendation:

Sponsors:

Attachments: Westside Community Redevelopment Area (CRA) Plan_4.2007

OLD BUSINESS

NEW BUSINESS

REPORTS AND ANNOUNCEMENTS

BOARD MEMBER COMMENTS

OPEN FORUM

ADJOURNMENT

PLEASE NOTE: One or more members of the City Council/Community Redevelopment Agency Board may be in attendance. The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to city services, programs, and activities. Please call 850-436-5640 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the city time to provide the requested services.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-919

Westside Redevelopment Board

9/24/2024

ACTION ITEM

SPONSOR:

SUBJECT:

WRB Meeting Minutes - 6/25/2024

RECOMMENDATION:

HEARING REQUIRED:

SUMMARY:

PRIOR ACTION:

FUNDING:

FINANCIAL IMPACT:

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

ATTACHMENTS:

1. WRB MEETING MINUTES - 6/25/2024

PRESENTATION: No



City of Pensacola

WESTSIDE REDEVELOPMENT BOARD

MINUTES

City of Pensacola
222 W. Main Street
Pensacola, FL
32502

June 25, 2024

3:30 PM

Whibbs Conference Room, 1st
Floor

CALL TO ORDER

The Westside Redevelopment Board (WRB) meeting was called to order by Chairperson Brown at 3:31p.m.

Members Present: Lamar Brown, James Gulley, Karl Schwelm, Michelle Press, Jennifer Brahier (left at 5:15p.m.), C. Marcel Davis (left at 4:45p.m.)

Members Absent: Doug Baldwin Sr.

DETERMINATION OF QUORUM

A quorum was present at 3:31p.m.

APPROVAL OF MINUTES

1. 24-595 WRB MEETING MINUTES - 03/26/2024

A motion to approve was made by Board Member Press and seconded by Board Member Davis.

Board Member Gulley asked for a correction to the minutes regarding striping on A Street. At the last meeting, it was a voted on motion as

opposed to a recommendation. Voting took place on the amended item.

The motion was approved by the following vote:

Yes: 6 Lamar Brown, Michelle Press, James Gulley, Jennifer Brahier, Karl
 Schwelm, C. Marcel Davis
No: 0 None

OLD BUSINESS

Board Member's Press and Gulley discussed properties on Jackson and Gadsden Streets. CRA Division Manager informed the Board that general comments should be held until the Board Member Comments section of the agenda.

NEW BUSINESS

None.

REPORTS AND ANNOUNCEMENTS

2. 24-588 PROJECT UPDATES

CRA Division Manager Victoria D'Angelo, introduced the project updates. Peter Thorpe, Remedial Project Manager of the U.S. Environmental Protection Agency gave a presentation on the American Creosote Works site. The Board members requested more information regarding the decision on the design and staff agreed to clarify details around the selected cap design. Shirley Baylis, CRA Program Manager, gave an update on the Residential and Commercial Improvement Programs. On the Main Street Corridor Management Project, the WRB would like

to see a wider variety of trees and would also like to see plans for 2300 W. Jackson St. when ready. Staff answered questions accordingly.

3. 24-596 REDEVELOPMENT PLAN UPDATES

CRA Division Manager Victoria D'Angelo gave an update on the redevelopment plans update process. Staff responded accordingly to questions.

BOARD MEMBER COMMENTS

None.

OPEN FORUM

None.

ADJOURNMENT

5:23p.m.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-911

Westside Redevelopment Board

9/24/2024

DISCUSSION

SPONSOR:

SUBJECT:

PROJECT UPDATES

SUMMARY:

The Board will receive updates on projects identified under its recommended project list and implementation plan.

PRIOR ACTION:

N/A

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

STAFF CONTACT:

Victoria D'Angelo, CRA Division Manager
Hilary Halford, CRA Division Assistant Manager

ATTACHMENTS:

1. WRB Project List 9.24.2024
2. Westside-CRA Program Manager Report 9.24.2024
3. Residential Property Improvement Guidelines
4. Residential Resiliency Program Guideline re. 9.9.2024
5. Commercial Property Improvement Program Guidelines
6. 2024-combined-income-and-rent-limits-(eff-4-1-2024)

PRESENTATION: No

WESTSIDE REDEVELOPMENT BOARD PROJECT LIST AND IMPLEMENTATION PLAN

9/24/2024

PROJECT NAME	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PRIOR REDEVELOPMENT BOARD ACTIONS	PHASE	MANAGER	UPDATES
West Main Street Corridor Management	Corridor management of West Main Street from Clubbs to Barrancas.	Thru FY2028	UCRB & WRB included this project in their recommended project lists.	Design	Caitlin Cerame, Transportation Planner	Staff is currently reviewing 30% design plans from consultant. Anticipated public workshop is planned for November 19th at the Downtown Public Library from 5-6:30 pm.
Jackson Street Transportation Improvements	Transportation improvements along Jackson Street to the City limit line to A Street. Improvements to be determined based on transportation master plan recommendations. Project to be performed in partnership with Escambia County.	Thru FY2028	WRB included this project in its recommended project list.	Planning	Caitlin Cerame, Transportation Planner	The final Reimagine Jackson Street Transportation Plan was approved by the CRA in August. https://www.cityofpensacola.com/3472/Reimagine-Jackson-Street . Funding is being sought to support implementation of the project. Staff did not receive grant funding from the Reconnecting Communities program that was applied for.
Connectivity to Legion Field / Global Learning: L Street (Priority 1)	L Street from Cervantes to Gregory St. Construction of streetscape and corridor improvements, which may include buffered sidewalk, lighting, bicycle wayfinding signage, street trees/landscape, crosswalks and on-street parking (one side) from Cervantes Street to Gregory Street.	Thru FY2028	WRB included this project in its recommended project list.	Design	Caitlin Cerame, Transportation Planner	Staff is currently reviewing 30% design plans from the consultant.

WESTSIDE REDEVELOPMENT BOARD PROJECT LIST AND IMPLEMENTATION PLAN

9/24/2024

PROJECT NAME	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PRIOR REDEVELOPMENT BOARD ACTIONS	PHASE	MANAGER	UPDATES
Connectivity to Legion Field / Global Learning: Gregory Street (Priority 2)	Gregory Street from Pace Blvd to I St. Construction of streetscape and corridor improvements, which may include buffered wide sidewalk, lighting, bicycle wayfinding signage, crosswalks and street trees/landscape.	Thru FY2028	WRB included this project in its recommended project list.	Design	Caitlin Cerame, Transportation Planner	See above
Connectivity to Legion Field / Global Learning: Wright Street (Priority 3)	Wright Street from Pace Blvd to P St. Construction of streetscape and corridor improvements, which may include buffered sidewalk, lighting, crosswalks and street trees/landscape.	Thru FY2028	WRB included this project in its recommended project list.	Design	Caitlin Cerame, Transportation Planner	See above
Pace Boulevard Corridor Improvements	Corridor management of Pace Boulevard from U.S. 29 to the waterfront. Interim need to provide safety improvements along Pace Boulevard, particularly at Jackson and Wright Streets, to complete Connectivity to Legion Field / Global Learning project. Project to be managed by the Florida- Alabama Transportation Planning Organization and the Florida Department of Transportation.	Thru FY2028	WRB included this project in its recommended project list.	Planning	Caitlin Cerame, Transportation Planner	TPO approved consolidating set-aside projects which included Pace Blvd., Old Palafox St., and US 90 into one for priority #2.

Cervantes Street Road Diet and Short Term Safety Improvements	Corridor improvements, including safety improvements and potential lane reduction, to West Cervantes from A Street to Dominquez St. Project managed by the Florida Department of Transportation.	Thru FY2028	WRB included this project in its recommended project list.	ST Improvements: Complete; LT Improvements: Planning	Caitlin Cerame, Transportation Planner	The City received a RAISE grant from USDOT to redesign Cervantes Street. The City is awaiting a contract from USDOT to review and begin negotiations.
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WESTSIDE REDEVELOPMENT BOARD PROJECT LIST AND IMPLEMENTATION PLAN

9/24/2024

PROJECT NAME	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PRIOR REDEVELOPMENT BOARD ACTIONS	PHASE	MANAGER	UPDATES
Garden Street Landscape Beautification Improvements	Landscape improvements within the Garden Street corridor. Targeted from "A" Street to "C" Street with actual boundaries determined based on cost.	Thru FY2024	WRB included this project in its recommended project list.	On-Hold	Brad Hinote; City Engineer	The project was determined to be infeasible due to site and budgetary constraints. Resolution to terminate grant agreement will be going to CRA in July.
"A" Streetscape Revitalization	Streetscape and corridor improvements along "A" Street from Cervantes to Main.	-	UCRB & WRB included this project in their recommended project lists.	Canceled	Brad Hinote, City Engineering	The Westside Board recommended that striping be removed from A Street due to concerns about vehicles blocking driveways. After reviewing potential options, the aesthetics of removing striping along the corridor without resurfacing are of concern. Upon further discussion it has been determined this is not an expense undertaken by the CRA. A recommendation has been made for the requested maintenance be addressed.

WESTSIDE REDEVELOPMENT BOARD PROJECT LIST AND IMPLEMENTATION PLAN

9/24/2024

PROJECT NAME	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PRIOR REDEVELOPMENT BOARD ACTIONS	PHASE	MANAGER	UPDATES
CRA Commercial Property Improvement Program	Improvements for commercial projects and cemeteries under CRA Commercial Property Improvement Program within target areas of the Westside and Urban Core CRAs. Eligible improvements include exterior repair and enhancements necessary to restore or improve building appearance, integrity and character, and other improvements necessary to enable reuse.	Thru FY2029	UCRB & WRB included this program in their recommended project lists.	On-going	Shirley Baylis, CRA Program Manager	See attached report. Shirley Baylis, CRA Program Manager will provide an update.
Residential Property Improvement Program	Improvements for residential properties under CRA Residential Property Improvement Program within the Westside, Eastside and Urban Core CRAs.	Thru FY2029	ERB, UCRB & WRB included this program in their recommended project lists.	On-going	Shirley Baylis, CRA Program Manager	CRA Program Manager, Shirley Baylis will provide an update. Please see progress report attached. Acceptance of new applications remains closed due to wait time.

Residential Resiliency Program	Improvements to residential property under CRA Residential Resiliency Program within the City's designated Urban Core, Westside and Eastside community redevelopment areas. Eligible improvements include repair to storm-damaged structures and improvements that secure at-risk property against future hazards caused by natural disasters. Typical improvements include emergency roof repair and replacement, hazardous tree removal and trimming, emergency electrical, plumbing or structural repairs, and mechanical equipment (i.e.) HVAC repairs and, in high flood hazard zones, elevation.	Thru FY2028	ERB, UCRB & WRB included this program in their recommended project lists.	On-going	Shirley Baylis, CRA Program Manager	CRA Program Manager, Shirley Baylis will provide an update. Please see progress report attached.
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WESTSIDE REDEVELOPMENT BOARD PROJECT LIST AND IMPLEMENTATION PLAN

9/24/2024

PROJECT NAME	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PRIOR REDEVELOPMENT BOARD ACTIONS	PHASE	MANAGER	UPDATES
Affordable Housing Initiatives	Affordable housing initiatives within the Urban Core, Westside and Eastside areas as identified in the redevelopment plans and in support of the City's overarching 500 homes in 5 Years Initiative. Projects may include rehabilitation programs and affordable, workforce, mixed use, and mixed income projects and strategies.	Thru FY2029	ERB, UCRB & WRB included this initiative in their recommended project lists.	Planning	Victoria D'Angelo, CRA Manager; Erica Grancagnolo, Economic Development and Neighborhood Services Director; Meredith Reeves, Housing Director	CRA and City Council approved a land donation agreement with Northwest Florida Community Land Trust at their June meetings for the redevelopment of 2300 W Jackson St, 113 North A St, and 1491 North E Street (formerly 901 W Blount St) for long term affordable housing. City is working on hiring a Housing & Development Program Manager to further housing initiatives pursuant to interlocal agreement with CRA.
Alice Williams Rehabilitation	Rehabilitation of the former Alice Williams library.	Thru FY2026	WRB included this project in its recommended project list.	Design	Deana Stallworth, Property Lease Manager	A&E for design services selected and under contract. Solicitation for construction services anticipated Fall 2024.
American Creosote Works (ACW) Site Acquisition and Park Redevelopment	Acquisition of former American Creosote Works (ACW) Superfund site parcels for future park redevelopment.	Thru FY2028	WRB included this project in its recommended project list.	Planning	David Forte, Deputy City Administrator	EPA pre-remediation activities anticipated to start Summer 2024 with formal remediation action plan to start late 2024. Expected to continue through 2027. Park improvements anticipated 2027-28.

City Of Pensacola Community Redevelopment Agency
Westside
Programs Status Report
September 2024

RESIDENTIAL PRE-ELIGIBILITY APPS IN QUE:

In Review:	7
Approved with inspections pending:	5
On hold:	3
TOTAL:	15

RESIDENTIAL PROPERTY IMPROVEMENT (RPIP)

The Residential Property Improvement Program (RPIP) is designed to support the preservation and creation of affordable housing, preservation and enhancement of traditional neighborhood character, blight elimination and prevention, and preservation enhancement of the tax base in accordance with the public purposes authorized under Florida Statutes.

Projects invited for full application:	3
Projects pending inspections:	3
Projects pending bidding:	0
Projects under contract:	0

TOTAL PROJECTS IN PROGRESS: 6
TOTAL PROJECTS COMPLETED: 1

RESILIENCY PROGRAM

The Residential Resiliency Program is designed to support blight removal and prevention by repairing storm-damaged structures or securing at-risk property against future damage caused by natural hazards such as hurricanes and flooding.

Projects invited for full application:	0
Projects pending bidding:	1
Projects under contract:	0
TOTAL PROJECTS IN PROGRESS:	1
TOTAL PROJECTS COMPLETED:	0

COMMERCIAL PROPERTY IMPROVEMENT PROGRAM

The Commercial Property Improvement Program is provided as part of an overall redevelopment program which assists in the elimination of blight within the City's designated community redevelopment area. This program is designed to leverage private investment and to support preservation and enhancement of commercial and non-residential buildings, increase building capacity and reuse, elimination and prevention of blight and preservation and enhancement of the tax base. (For full details please see attached program guidelines).

PRE-ELIGIBILITY APPLICATIONS IN QUEUE

In Review:	0
Approved with inspections pending:	0
On hold:.....	0
Projects pending bidding:	1
Projects under contract:	2
TOTAL PROJECTS IN PROGRESS:	3
TOTAL PROJECTS COMPLETED:	0



RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM GUIDELINES

PROGRAM PURPOSE

The Residential Property Improvement Program ("RPIP") is designed to support the preservation and creation of affordable housing, preservation and enhancement of traditional neighborhood character, blight elimination and prevention, and preservation and enhancement of the tax base in accordance with the public purposes authorized under Chapter 163, Part III of the Florida Statutes.

PROPERTY ELIGIBILITY

- Must be located within an eligible target area within a City of Pensacola community redevelopment district, if applicable. Visit www.cityofpensacola.com/CRAPrograms to verify eligible areas.
- Must be used primarily for residential purposes.
- Eligible building types include:
 - Buildings that appear from the street to be an individual single family, a duplex or a single family attached home (such as a townhome) and accessory dwelling units, regardless of number of units.
 - Live-work or mixed-use buildings where the principal use of the building is residential. (ex. home occupation)
- May be occupied by the property owner ("owner-occupied"), long-term rental (12 months or more) or vacant (subject to occupancy terms).

HOUSEHOLD INCOME REQUIREMENTS

Homes assisted through this program support households within an annual income of **120% Area Median Income ("AMI") or less**, adjusted for family size, based on the Florida Housing Finance Corporation's (FHFC) annual income limits for Escambia County, Florida.

Owner Occupied: Households with annual income of 120% AMI or less are eligible.

Rental Property: Long-term rental property (12 months or more) is eligible under this program. Where the household income of the landlord exceeds 120% AMI, he or she shall be responsible to provide a match equal to 30% of the project costs. Rental property must be occupied by a household at or below 120% AMI at the time of application or within 90 days of project completion. Referral to Section 8 can be provided. Rents may not increase more than 3% each year and monthly rent amounts may not exceed the affordability rent limits published annually by the Florida Housing Finance Corporation. The lease must be provided to establish eligibility.

Vacant Property: Vacant property must be occupied within 90 days of project completion or immediately listed for sale upon project closeout and conveyed in accordance with the terms of the affordability period covenants described below.

In instances where property will be sold immediately upon improvement, requirements shall be the same as rental property.

ELIGIBLE IMPROVEMENTS

Eligible improvements include the following:

- Exterior repair and enhancements necessary to restore building appearance, integrity, and character.
- Fencing, lighting and limited landscape and pavement.
- Other improvements necessary to enhance the street face of the property and provide for safe and decent living conditions.

Priority will be given to exterior features that are visible from the public realm.

PROJECT TYPE

Terms for this program are based on the degree of improvement needed, as determined by a program inspector in coordination with the owner, and actual project costs. The project type shall correlate with the affordability period requirements described under “Affordability Period Covenants” below.

- **Moderate Rehabilitation**
Cost Range: Up to \$28,000 Affordability Period: 5 years
Cost Range: \$28,001 - \$40,000 Affordability Period: 7 years
- **Major Rehabilitation**
Cost Range: \$40,001 - \$70,000 Affordability Period: 10 years
- **Substantial Reconstruction**
Cost Range: \$70,001 - \$105,000 Affordability Period: 15 years

* Should an owner wish to remove the affordability period covenants after 5 years of good and faithful compliance with the program, he or she may repay the amount of the program assistance minus a forgiveness benefit of 70% of the actual project costs paid by the program, up to \$28,000. Forgiveness is calculated daily of the 5-year period.

AFFORDABILITY PERIOD COVENANTS

To meet the CRA's goal of increasing and preserving affordable housing within the redevelopment districts, this program will apply covenants, secured by a lien agreement, upon the property during the "affordability period" described under "Rehabilitation Needs" above. The covenants will not require repayment of the assistance amount if the property is retained for affordable housing or transferred to an eligible relative, as defined in the program policy, and the home is not intentionally demolished and/or rebuilt.

If the property is not transferred to an eligible relative during the Affordability Period, and the owner decides to sell the property, the property must either be

- a. Sold to an owner-occupant whose household income is at or below 120% AMI or
- b. Sold to a landlord who will rent the home to a household at or below 120% AMI within 90 days of acquisition.

**City of Pensacola
Community Redevelopment
Agency**
222 W. Main Street, Pensacola FL
32502
www.cityofpensacola.com/cra

Administered By:
Community Redevelopment
Agency
Hilary Halford, Program Manager
(850) 436-5654
hhalford@cityofpensacola.com

Program subject to funding availability and full terms described in the program policy and affiliated agreements.



Residential Resiliency Program Guidelines

The Residential Resiliency Program is designed to support blight removal and prevention by repairing storm-damaged structures or securing at-risk property against future damage caused by natural hazards such as hurricanes and flooding.

The public purposes addressed by the Program are consistent with those authorized by the Community Redevelopment Act Chapter 163 of the Florida Statutes, including the elimination and prevention of blight, revitalization of neighborhoods, the elimination or improvement of the shortage of affordable housing for low or moderate income residents and the preservation or enhancement of the tax base.

ELIGIBLE PROPERTY

Eligible property includes residential owner-occupied property, and residential long-term lease property (12 months or more) rented to tenants with a household income at or below 80% Area Median Income (AMI) for Escambia County, Florida, and located within the City of Pensacola's designated Urban Core, Westside or Eastside community redevelopment area.

FUNDING LIMITS

- **Owner-Occupied Property:** \$15,000(80% AMI or less) / \$7,500 (+80% AMI)
- **Long-Term Lease Property:** \$7,500 (Tenant household income 80% AMI or less)

All awards subject to funding availability.

ELIGIBLE IMPROVEMENTS Typical eligible improvements include (but not limited to):

- Emergency roof repair/replacement/tarpping
- Hazardous tree removal/trimming
- Electrical, plumbing and structural repairs
- At-risk mechanical equipment (i.e. HVAC systems) repair/replacement and/or elevation

Other improvements that remedy storm damage or secure at-risk property against future damage caused by natural hazards may be considered on a case-by-case basis. Subject to inspection by a licensed and insured Contractor or CRA-appointed inspector.

Roofing: Roofing repairs/replacement must be warranted pursuant to inspection by a licensed and insured Contractor or a CRA-appointed inspector.

Hazardous Trees: Trees must have already fallen or be deemed hazardous pursuant to inspection by a licensed and insured Contractor or a CRA-appointed inspector.

Electrical, Plumbing, Structural: Must present a hazard to health and/or property if not repaired, such as a risk for fire, exposure of home to outside elements, or potential for major damage to the home.

At-Risk Mechanical Equipment: Equipment must be at-risk for storm damage or damaged by a recent storm event and attributed to the safety and integrity of the home. Elevation limited to properties located in high flood hazard areas (Zones A and V) as defined by the most recent FEMA flood maps. Visit the Northwest Florida Water Management District website for more information on flood hazard areas: <http://portal.nwfwmdfloodmaps.com/>.

TYPE OF ASSISTANCE:

Assistance is provided as a zero-interest forgivable deferred loan secured by a sub-ordinate lien agreement. The lien period is 1 year for owner-occupied property and 3 years for long-term lease property. The lien is forgiven on a daily basis over the course of the lien period. At expiration of the lien period, the loan is forgiven in full with program compliance.

Eligible program participants shall be eligible to apply for assistance under other residential CRA programs after a period of one (1) year, commencing on the beginning date of the lien period and terminating one (1) year thereafter. However, improvements made under this program shall not be eligible for modification or reconstruction.

Leased Property: Limited to landlords renting to households at or below 80% AMI. Rents must not be increased more than 3% per year during the lien period, and must be certified annually to the Community Redevelopment Agency (CRA).

Transfer of Property: During the lien period, transfer of property shall only be permissible to an eligible heir, as defined by Florida law. In the event of the transfer of property to an heir, such heir shall assume all responsibilities for compliance under the program.

Duplication of Benefits: This program shall not be used to duplicate or supplant benefits received or available from insurance policy payouts, and FEMA assistance programs.

CONTRACTING PROCEDURES:

The property owner shall be responsible for contracting licensed and insured contractors to conduct the improvements according to the following procedures:

Bids shall be solicited on behalf of the property owner, from three (3) or more licensed and insured contractors who are qualified to conduct the improvements. Contractors to be bid shall be selected by the property owner. The project shall be awarded to the lowest and most responsive bidder. **Owner shall not cause work to commence**

until a program agreement has been executed and the Contactor has been issued a Purchase Order.

EMERGENCY RESPONSE AND RECOVERY: In the event of an emergency response or recovery situation, such as a state of emergency related to a natural disaster or an instance where an immediate threat is presented to the building, funding may be approved via an abbreviated process (“emergency approval”).

Eligible Improvements: Emergency approvals shall be limited to the minimum amount of work necessary to stabilize the building and prevent further degradation. Examples of work include, but are not limited to, tarping, boarding windows and removing fallen trees. In instances when a CRA-appointed inspector cannot be provided, the owner (or their licensed and insured contractor), shall provide, at minimum pictures and written documentation of the conditions warranting improvement.

Contracting & Payment: Work authorized under emergency approval shall be provided as a grant and exempt from lien requirements. Contracting procedures may be waived at the discretion of the CRA Manager, only in accordance with emergency procurement laws pertaining to City procurement. Administration and contracting may also be facilitated and/or secured by a Partnering Agency or City Department under these events on a case-by-case basis. Contractors shall be licensed and insured. Payment shall be made by the CRA directly to the Contractor. In the event a homeowner or their representative undertakes the stabilization work themselves only cost of materials will be reimbursed upon submission of paid receipts. Payment shall be made upon 100% completion of the work, and passed inspection if applicable. Completion shall be verified by, at minimum, date stamped photo documentation to include both before photos of damages and after photos of work and materials provided. Work shall comply with all local, state and federal requirements. Applicants shall fully cooperate with the CRA Office in providing the documentation necessary to verify the completion of the work performed and compliance with law.

Income Verification: During emergency response and recovery, household income may be verified by self-certification.

Once the emergency response period has ended, the program shall be re-opened under normal operational procedures. However, grant recipients with remaining improvements necessary to be performed (such as requiring a new roof or windows, for example) shall be given priority over new applicants and funded based on the order in which their grant application was approved during the emergency approval process.

PRIORITIZATION: In instances of high program demand and limited funding, program approvals may be prioritized based on the extent of damage and degree of threat to the building and its inhabitants (e.g. a tree that has fallen on or near a structure will receive higher priority than a tree that poses a threat to a property), as well as, household income (households at or below 80% AMI will receive higher priority than households over 80% AMI) and direct impacts caused by major storm events such as hurricanes and floods.

PROCEDURES:

1. Upon submittal of a complete application, including all supporting documentation, the Program Coordinator will determine initial eligibility for program participation.
2. Upon a finding of initial eligibility, or in conjunction with the application, the project shall be placed out to bid. Upon receipt of the bids, the project shall then be considered for approval.
3. Upon approval, the Owner shall enter into a work contract with his/her Contractor and execute the Lien Agreement. A Notice to Proceed (NTP) establishing the start date for construction will be issued to the selected Contractor.

Completion must be achieved within 90 days from the established start date unless otherwise authorized by the CRA Manager or his or her representative.

4. The lien will be forgiven in full at the conclusion of the lien period with program compliance.

City of Pensacola Community Redevelopment Agency

222 W. Main Street, Pensacola FL 32502

Phone: (850) 436-5675 (Programs Line)

Email: cradivision@cityofpensacola.com

Web: www.cityofpensacola.com/cra

Program subject to funding availability and full terms described in the program documents.



COMMERCIAL PROPERTY IMPROVEMENT PROGRAM GUIDELINES

PROGRAM PURPOSE

The Commercial Property Improvement Program (“CPIP”) is designed to support preservation and enhancement of commercial and non-residential buildings, increased building occupancy and reuse, elimination and prevention of blight and preservation and enhancement of the tax base in accordance with the public purposes authorized under Chapter 163, Part III of the Florida Statutes.

PROPERTY ELIGIBILITY

- Must be located within an eligible target area within a City of Pensacola community redevelopment district, if applicable. Visit www.cityofpensacola.com/CRAPrograms to verify eligible areas.
- Eligible property types include:
 - Non-residential and mixed-use buildings (pursuant to policy terms)
 - Publicly accessible historic cemeteries
- May be occupied (subject to terms of use) or vacant (subject to occupancy/reuse terms).

*Tax-exempt organization and religious institutions subject to property type restrictions.

ELIGIBLE IMPROVEMENTS

Eligible improvements for non-residential buildings include the following:

- Exterior repair and enhancements necessary to restore building appearance, integrity, and character.
- Fencing, lighting, landscaping, signage and pavement.
- Other improvements necessary to enhance the street face of the property and provide for conditions that enable use or reuse.

Improvements shall be sufficient to provide a pleasant property façade that aligns with the historic and urban character of the neighborhood and support use or reuse of the property. Priority will be given to exterior features that are visible from the public realm.

Eligible improvements for cemeteries shall be limited to permanent improvements such as fencing and signage.

Projects shall be competitively bid pursuant to program requirements.

FUNDING THRESHOLDS & MATCHING

Non-Residential Buildings

Funding threshold and terms for non-residential buildings are based on the age, size, cultural and/or historical significance of the site and the degree of improvement needed, as determined by a program inspector in coordination with the owner. Funding thresholds shall correlate with the affordability period requirements described under “Maintenance and Occupancy Period” below.

Maximum Award

SQUARE FOOTAGE

3,000 square feet or less: \$45,000

Over 3,000 square feet: \$15/sq. ft., not to exceed \$80,000

AGE

51 – 75 years: \$25,000

76 -100 years: \$35,000

Over 100 years: \$50,000

CULTURALLY OR HISTORICALLY SIGNIFICANT

\$25,000

Funding amounts are cumulative based on square footage, age and cultural/historical significance. However, funding shall not exceed \$150,000.

Cemeteries

Funding thresholds for cemeteries are based on the degree of improvement needed, as determined by a program inspector in coordination with the owner. Maximum award not to exceed \$100,000.

MATCHING REQUIREMENTS

A 20% match is required for all commercial projects.

Matching may be provided by cash contribution or the following in-kind contributions: retail price of contributed materials and volunteer professional services. Volunteer professional services shall be calculated by the hour for the applicable service rendered at the rate established by the Bureau of Labor and Statistics. A maximum of 10% of the match requirement may be made-up of volunteer professional services.

A match of 10% is required for non-residential buildings and cemeteries that serve a public purpose and are permitted a tax exemption according to the Department of Revenue.

Subject to funding availability. All projects must be approved by the City of Pensacola Community Redevelopment Agency.

MAINTENANCE AND OCCUPANCY PERIOD COVENANTS

To meet the CRA's goal of eliminating and preventing the return of blight and increasing building occupancy and reuse within the redevelopment districts, this program will apply requirements secured by a transferrable lien agreement, for a specified term called the "Maintenance and Occupancy Period" for all properties except cemeteries. The lien will not require repayment of the assistance amount if occupancy or reuse of the building is actively sought or achieved (in accordance with the occupancy and operating plan), the building is not used for an ineligible purpose, the property is maintained in good and faithful compliance with the program and the site is not intentionally demolished and/or rebuilt.

If the property is sold during the Maintenance and Occupancy Period, all requirements of the program shall convey to the new owner. Forgiveness of the lien amount shall be calculated daily. The lien amount shall be 100% forgiven at the end of the period.

Maintenance and Occupancy Periods shall be as follows:

<u>Funding Amount</u>	<u>Period</u>
Up to \$75,000	5 Years
\$75,001 - \$150,000	10 Years

OTHER REQUIREMENTS

Maintenance and Reuse: Participants must submit an occupancy and operating plan that addresses maintenance and reuse of the property. Efforts to occupy or otherwise reuse the building, including marketing and implementation of the approved occupancy and operating plan, must be made and reported annually to the CRA during the Maintenance and Occupancy Period.

Insurance: Insurance is required for non-residential buildings during construction or as soon as eligible for insurance as gained through program participation and through the end of the Maintenance and Occupancy Period as defined in the covenant and approved by the City of Pensacola Risk Management Office.

Licensure: Owner and tenants shall maintain all licensure as required by law.

In the event of an emergency response or recovery situation, terms may be modified in accordance with the program policy.

CRA Programs 850-436-5675

City of Pensacola

Community Redevelopment

Agency

222 W. Main Street, Pensacola FL

32502

www.cityofpensacola.com/cra

Program subject to funding availability and full terms described in the program policy and affiliated agreements.

HUD release: 4/2/2024

Effective: 4/1/2024

**2024 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
DeSoto County Median: 57,100	30%	15,060	20,440	25,820	31,200	35,250	37,850	40,450	43,050	Refer to HUD		376	443	645	830	946	1,043
	50%	22,850	26,100	29,350	32,600	35,250	37,850	40,450	43,050	45,640	48,248	571	611	733	848	946	1,043
	80%	36,550	41,750	46,950	52,150	56,350	60,500	64,700	68,850	73,024	77,197	913	978	1,173	1,356	1,512	1,669
	120%	54,840	62,640	70,440	78,240	84,600	90,840	97,080	103,320	109,536	115,795	1,371	1,468	1,761	2,035	2,271	2,505
	140%	63,980	73,080	82,180	91,280	98,700	105,980	113,260	120,540	127,792	135,094	1,599	1,713	2,054	2,374	2,649	2,922
Dixie County Median: 52,500	30%	15,060	20,440	25,820	31,200	35,250	37,850	40,450	43,050	Refer to HUD		376	443	645	830	946	1,043
	50%	22,850	26,100	29,350	32,600	35,250	37,850	40,450	43,050	45,640	48,248	571	611	733	848	946	1,043
	80%	36,550	41,750	46,950	52,150	56,350	60,500	64,700	68,850	73,024	77,197	913	978	1,173	1,356	1,512	1,669
	120%	54,840	62,640	70,440	78,240	84,600	90,840	97,080	103,320	109,536	115,795	1,371	1,468	1,761	2,035	2,271	2,505
	140%	63,980	73,080	82,180	91,280	98,700	105,980	113,260	120,540	127,792	135,094	1,599	1,713	2,054	2,374	2,649	2,922
Duval County (Jacksonville HMFA; Jacksonville MSA) Median: 98,100	30%	20,450	23,400	26,300	31,200	36,580	41,960	47,340	52,720	Refer to HUD		511	548	657	847	1,049	1,250
	50%	34,100	38,900	43,800	48,650	52,550	56,450	60,350	64,250	68,110	72,002	852	912	1,095	1,265	1,411	1,557
	80%	54,500	62,300	70,100	77,850	84,100	90,350	96,550	102,800	108,976	115,203	1,362	1,460	1,752	2,024	2,258	2,491
	120%	81,840	93,360	105,120	116,760	126,120	135,480	144,840	154,200	163,464	172,805	2,046	2,190	2,628	3,036	3,387	3,738
	140%	95,480	108,920	122,640	136,220	147,140	158,060	168,980	179,900	190,708	201,606	2,387	2,555	3,066	3,542	3,951	4,361
Escambia County (Pensacola-Ferry Pass- Brent MSA) Median: 92,200	30%	18,900	21,600	25,820	31,200	36,580	41,960	47,340	52,720	Refer to HUD		472	506	645	847	1,049	1,250
	50%	31,500	36,000	40,500	44,950	48,550	52,150	55,750	59,350	62,930	66,526	787	843	1,012	1,168	1,303	1,438
	80%	50,350	57,550	64,750	71,900	77,700	83,450	89,200	94,950	100,688	106,442	1,258	1,348	1,618	1,870	2,086	2,301
	120%	75,600	86,400	97,200	107,880	116,520	125,160	133,800	142,440	151,032	159,662	1,890	2,025	2,430	2,805	3,129	3,453
	140%	88,200	100,800	113,400	125,860	135,940	146,020	156,100	166,180	176,204	186,273	2,205	2,362	2,835	3,272	3,650	4,028
Flagler County (Palm Coast MSA) Median: 88,700	30%	18,250	20,850	25,820	31,200	36,580	41,960	47,340	52,720	Refer to HUD		456	488	645	847	1,049	1,250
	50%	30,400	34,750	39,100	43,450	46,950	50,400	53,900	57,350	60,830	64,306	760	814	977	1,130	1,260	1,390
	80%	48,650	55,600	62,550	69,500	75,100	80,650	86,200	91,750	97,328	102,890	1,216	1,303	1,563	1,807	2,016	2,224
	120%	72,960	83,400	93,840	104,280	112,680	120,960	129,360	137,640	145,992	154,334	1,824	1,954	2,346	2,712	3,024	3,337
	140%	85,120	97,300	109,480	121,660	131,460	141,120	150,920	160,580	170,324	180,057	2,128	2,280	2,737	3,164	3,528	3,893
Franklin County Median: 69,500	30%	15,060	20,440	25,820	31,200	36,580	40,350	43,100	45,900	Refer to HUD		376	443	645	847	1,008	1,112
	50%	24,350	27,800	31,300	34,750	37,550	40,350	43,100	45,900	48,650	51,430	608	651	782	903	1,008	1,112
	80%	38,950	44,500	50,050	55,600	60,050	64,500	68,950	73,400	77,840	82,288	973	1,043	1,251	1,445	1,612	1,779
	120%	58,440	66,720	75,120	83,400	90,120	96,840	103,440	110,160	116,760	123,432	1,461	1,564	1,878	2,169	2,421	2,670
	140%	68,180	77,840	87,640	97,300	105,140	112,980	120,680	128,520	136,220	144,004	1,704	1,825	2,191	2,530	2,824	3,115

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-920

Westside Redevelopment Board

9/24/2024

DISCUSSION

SPONSOR:

SUBJECT:

REDEVELOPMENT PLAN UPDATE

SUMMARY:

On February 5, 2024, the city of Pensacola Community Redevelopment Agency (CRA) approved an award of contract to Urban Design Associates (UDA), a consulting team, to provide urban planning, design, research, analysis and plan amendment services to update the community redevelopment plans and provide plan implementation and consistent guidance for a period of five years. The Westside Community Redevelopment Area Plan (2007) is attached for review.

Engagement for the first phase of the update process closed August 23rd. An update will be provided.

PRIOR ACTION:

April 2027 - City Council adopted the Westside Community Redevelopment Area Plan identifying redevelopment activities to be undertaken in the area.

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

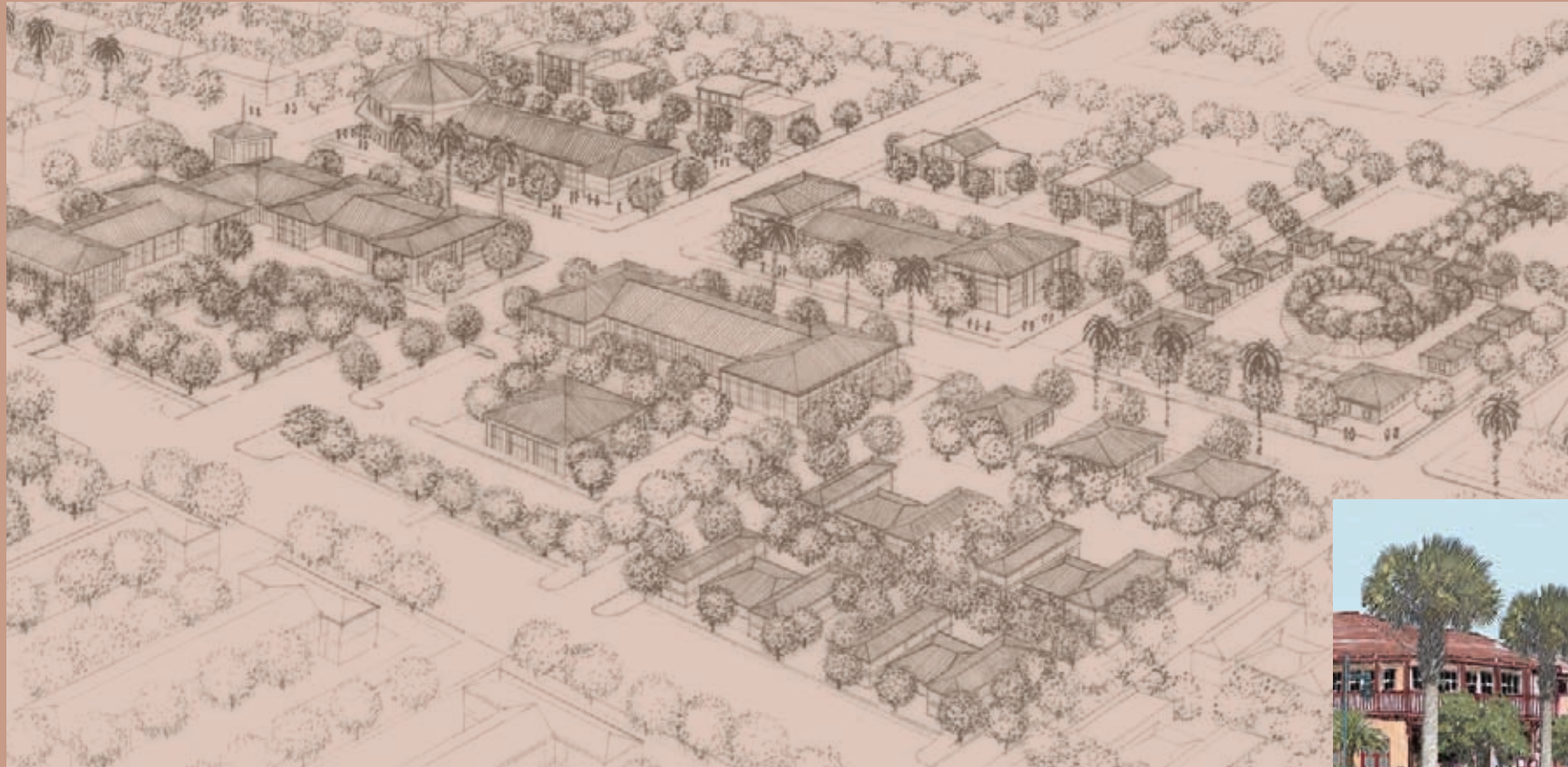
STAFF CONTACT:

Victoria D'Angelo, CRA Division Manager
Hilary Halford, CRA Division Assistant Manager

ATTACHMENTS:

1. Westside Community Redevelopment Area (CRA) Plan_4.2007

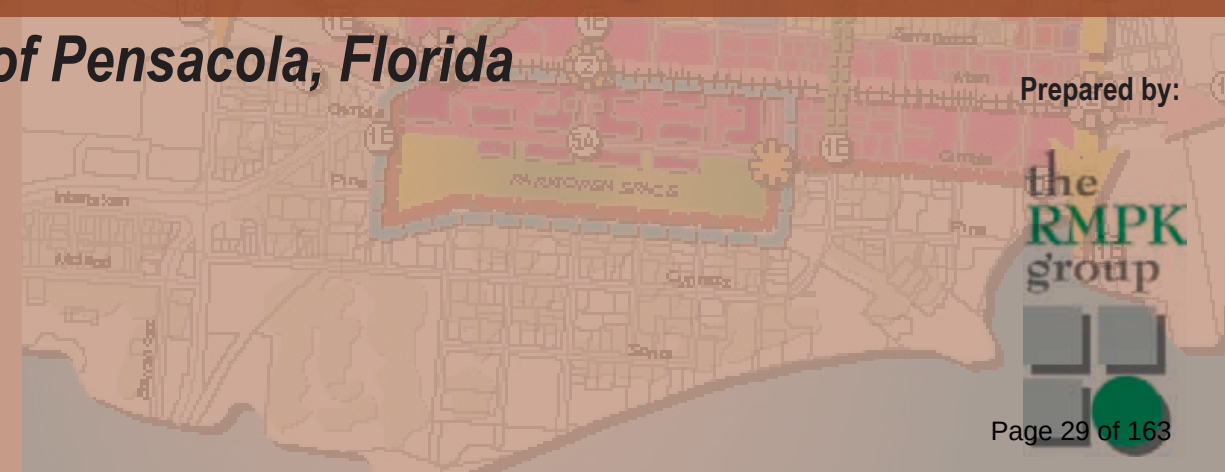
PRESENTATION: No



westside community redevelopment area plan

Prepared for the City of Pensacola, Florida

April 2007



Prepared by:

the
RMPK
group



WESTSIDE COMMUNITY REDEVELOPMENT AREA PLAN

Prepared for the City of Pensacola, Florida

April 2007

Prepared by:



Contributors:

Ms. Helen Gibson, Neighborhood Coordinator, City of Pensacola

Mr. Paul. A. Kelly, GIS Analyst, City of Pensacola

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CHAPTER 1 OVERVIEW



Introduction



Established in 1559, the City of Pensacola is one of the oldest cities on the National Register of Historic Places. Having been under the control of the Spanish, French, English, American and the Confederates throughout its history, the City of Pensacola is also known as the 'City of Five Flags'. The City of Pensacola, located in Escambia County, is situated 50 miles east of Mobile, Alabama and is directly connected to Tallahassee, the state capital, via Interstate 10. The City's location in the Florida Panhandle makes it vulnerable to hurricane force winds that have caused severe damage to the built environment in recent years.



The neighborhoods within Pensacola's urban core face many challenges, similar to those of urban areas in the country, such as declining inner city population, poor housing conditions and economic development concerns. The City created its original CRA district in 1980, to guide redevelopment efforts in Downtown Pensacola. While the City has invested significant resources in revitalizing its Downtown and historic neighborhoods, several of its inner core neighborhoods are experiencing challenges such as poor housing conditions, economic distress, and declining population trends compared with suburban development. In 2001, the City of Pensacola developed its Neighborhood Planning Process to actively engage citizens in the community development process. Since 2001, the City has initiated several neighborhood planning efforts including the Woodland Heights Neighborhood Plan, the Belmont-Devilliers Neighborhood Plan, the Eastside Neighborhood Plan, the Pensacola Historic District Master Plan, and the Alcaniz Streetscape Initiative.



Historic photos of Pensacola

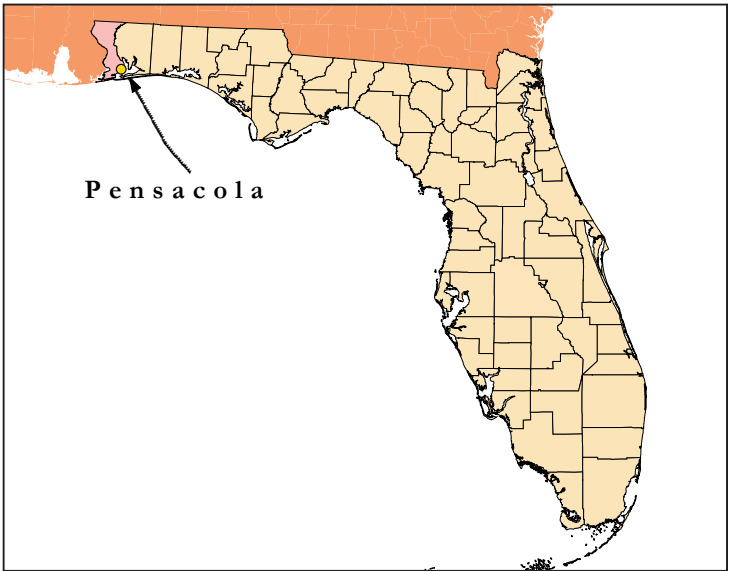
The Westside Redevelopment Area, located in the southwestern part of the City, has also experienced severe decline in aesthetic character and private investment in recent years. The Pensacola City Council acknowledged the challenges faced by the Westside Redevelopment Area and has approved plans to focus on the physical improvement and economic sustainability of the Westside area including, the Urban Infill and Redevelopment Area Plan, the Enterprise Zone Plan, the American Creosote Works (ACW) Superfund Site Reuse Plan and the Westside Neighborhoods Plan. Each of the above mentioned plans recommended utilization of Tax Increment Financing as a mechanism to fund infrastructure and redevelopment activities within their designated boundaries.

Based on these recommendations, the City staff retained the RMPK Group to conduct a "Finding of Necessity Study" for the Westside Neighborhoods Area and determine the existence of "blight" conditions in the area, as defined by Section 163 of the Florida Statutes. The Finding of Necessity Study provides a factual basis that the Westside Neighborhoods Area meets the statutory criteria for blight; and that the rehabilitation, conservation, or redevelopment, or a combination thereof is necessary in the interest of public health, safety, and welfare of the residents. The Finding of Necessity Study identified the following elements that are indicators of blight, as defined by the Florida Statute 163.355 F.S.:

- Substantial number of deteriorated or deteriorating structures.**
- Faulty lot layout in relation to size, adequacy, accessibility or usefulness.**
- Residential and Commercial vacancy rates higher in the area than in the remainder of the municipality.**
- Incidence of crime higher in the area than in the remainder of the municipality**
- Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated area.**
- Governmentally owned land with adverse environmental conditions.**

In January 2007, the City Council adopted the results of the Finding of Necessity Study and established the boundaries for the Westside Community Redevelopment Area. In February 2007, the City contracted with the RMPK Group to assist the City in preparing a Community Redevelopment Area Plan for the established Westside Redevelopment Area.

The Westside Redevelopment Plan, presented in this document, is designed to address primary community concerns expressed during the various planning initiatives conducted in the Westside Redevelopment Area. The Plan was developed through an extensive inventory and analysis of existing conditions, recommendations of the relevant plans, community input through workshops and neighborhood surveys conducted during the various planning efforts within the Westside Redevelopment Area boundaries.



Location of Pensacola in Florida

EXECUTIVE SUMMARY

The Westside Redevelopment Plan represents the synthesis of a series of planning efforts conducted by the City of Pensacola, to facilitate positive transformation, preservation, and revitalization of the neighborhoods in the south-western section of the City. Each of the planning initiatives involved a series of community workshops and meetings designed to create a unified vision for the Westside Neighborhoods. The consensus based Redevelopment Plan that emerged from this stakeholder driven planning process integrates several objectives: *enhance the physical environment; preserve and enhance residential character; support and expand commercial activity; introduce a diverse mix of uses along primary corridors; pursue new development opportunities; create a community focal point to foster positive change in the area’s core; improve the pedestrian environment; and overcome the obstacles to economic development.*

The Westside Neighborhoods Plan, completed in 2005, forms the foundation for several of the objectives and strategies discussed in this Redevelopment Plan. It is the intent of this Redevelopment Plan to develop a comprehensive document that integrates the recommendations contained in the various plans and studies to meet the requirements of the Florida Statutes as it relates to the preparation of Community Redevelopment Plans. The Westside Redevelopment Plan updates, revises, and refines the recommendations of the adopted City plans mentioned above. The Redevelopment Plan process was based upon the following components:

- Inventory of existing conditions
- Neighborhood Analysis and Recent Studies
- Public Involvement
- Community Vision, goals and objectives
- Action Strategies
- Organizational Framework
- Capital Improvement Projects and Anticipated Costs

The Redevelopment Plan is intended to be a guiding document for actions designed to overcome obstacles to desired future growth and development. To be useful as a long-term redevelopment guide, the Plan must be flexible to accommodate unanticipated changes and over time, and should be monitored closely and updated to reflect changes in the economy, public concerns and private sector development opportunities.

PLAN CONTENT AND ORGANIZATION

The Redevelopment Plan intends to serve as a comprehensive resource for community leaders and stakeholders that are engaged in shaping the social, economic, and physical form of the area. Future actions targeted in this area are anticipated to follow the recommendations of the Redevelopment Plan through continued discussions with the residents, community stakeholders, and City agencies.

Starting with the Overview (Chapter 1), the Westside Redevelopment Plan consists of six chapters and appendices.

Chapter 2: Summary of Inventory Results

This chapter presents a brief summary of the existing conditions including existing land uses, zoning districts, future land use designations, demographic profile, housing conditions, and neighborhood identity and aesthetics. The summary of inventory results extracts data generated by past studies including the American Creosote Works Superfund Site Reuse Plan (CH2M Hill), Westside Neighborhoods Plan (RMPK Group) and the Westside Finding of Necessity Study (RMPK Group). Other resources include the Escambia County Property Appraiser GIS database, U.S. Census 2000, University of West Florida Haas Center of Business Research and Economic Development 2006 Area Profile, and the University of West Florida Housing Conditions Survey.

Chapter 3: Neighborhood Analysis

The first section of this chapter reviews and summarizes the recommendations of the recent planning studies completed in the Westside Redevelopment Area. The second section of the chapter identifies the area assets, opportunities, and issues utilizing the results of the inventory chapter and the public involvement process. This chapter establishes the basis for recommendations contained in the Concept Plan and associated implementation strategies.

Chapter 4: Concept Plan

The information generated from the inventory phase, neighborhood analysis, and the public involvement phases is the foundation for the recommendations contained in the Concept Plan. This chapter details action strategies based on established objectives and summarizes the general intent of the Redevelopment program providing guidelines for promoting the sound development and redevelopment of properties in the neighborhood.

Chapter 5: Capital Projects and Program Initiatives

Chapter 5 builds on projects outlined in the preceding chapter, to identify projects that can be pursued in the short-term, mid-term, and long-term. The chapter also includes anticipated costs for the proposed improvements and funding sources to assist the CRA with budgeting and financial planning.

Chapter 6: Implementation Strategies

Chapter 6 presents the organizational framework and financial strategies that will be required for successful implementation of the Redevelopment Plan program. It defines the roles and responsibilities that should be undertaken by the various agencies and stakeholders that are involved in shaping the future development of the Westside Neighborhoods.

Appendices

The appendices provide resources that contain information required by Section 163.362 F.S. and supplemental data that was utilized in the preparation of the Redevelopment Plan. Appendix A contains estimated tax increment financing (TIF) revenue projections and recommended TIF districts that should be established in the Redevelopment Area. Appendix B of the Plan contains a section that addresses the specific requirements of Section 163.362 of the Florida Statutes related to Community Redevelopment Plans. Appendix C contains a summary of the information obtained during public workshops. Appendix D is the legal description of the boundary as required by the Florida Statute. Appendix E provides the inventory and analysis from the Westside Neighborhoods Plan, completed in 2005, that serves as the foundation for many of the recommendations discussed in the document. Appendix F contains the Finding of Necessity Study Report that was undertaken to establish the Westside Area as a “blighted” area and subsequently designated as a Community Redevelopment Area. Appendix G contains the recommended alternative for American Creosote Works Site reuse. Appendix H lists the funding sources referenced in the document.

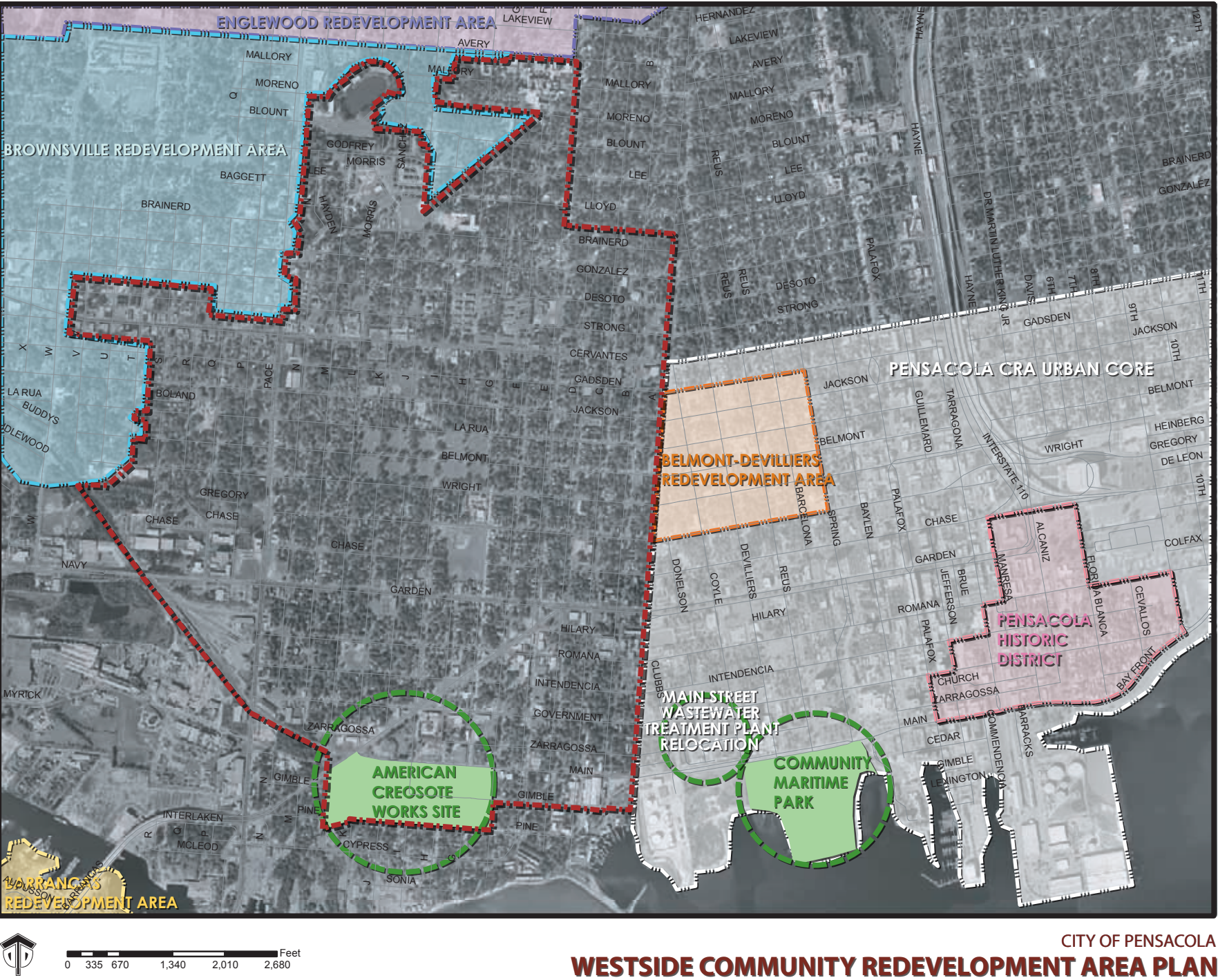
REDEVELOPMENT AREA BOUNDARY AND
AREA CONTEXT

The Westside Community Redevelopment Area boundary was selected after a detailed evaluation of existing conditions and observations and its conformance to applicable provisions of Section 163.340 F.S. relating to areas considered eligible for the purpose of establishing a Community Redevelopment Agency. The Westside area, located in the southwestern section of the City, is a predominantly residential area with dedicated commercial and industrial uses scattered along primary transportation corridors. As illustrated in Map 1, the area is strategically located, west of the established urban core CRA boundary, in the vicinity of Pensacola Bay to the south. Appendix D contains the legal description of the Westside Redevelopment Area boundary.

The Redevelopment Area is generally defined by the corporate limit line on the north (Baptist Hospital), City limits on the west, Pine Street on the south and “A” Street on the east (Map 1). The Westside area’s proximity to the Downtown Pensacola CRA district, the Belmont Devilliers Neighborhood, and the Pensacola Bay are valuable assets that have a significant impact on its future development. In particular, the proposed Community Maritime Park, located less than half a mile east of the Westside Redevelopment Area boundary along Main Street, is anticipated to serve as a catalyst that creates synergies and partnerships between the private and public sectors, in turn improving the quality of life for residents in surrounding areas. The relocation of the ECUA’s Main Street Wastewater Treatment Plan presents another opportunity for a change in future land use in the vicinity of the Redevelopment Area and as a result strengthening the market conditions for desired development within the Westside Redevelopment Area. The success of the Westside Redevelopment Plan will ultimately depend on capitalizing on these opportunities to benefit the residents living in the immediately surrounding neighborhoods and the larger community.

The Westside Redevelopment Area shares its boundaries with three CRA planning areas established by Escambia County- Brownsville, Barrancas, and Englewood. This condition presents a valuable opportunity for the Westside CRA to establish strategic partnerships with Escambia County to pursue joint improvements and ensure maximum utilization of existing resources and provide for an improved quality of life for residents in both jurisdictions.

REGIONAL CONTEXT MAP MAP 1



Chapter 2 SUMMARY OF INVENTORY RESULTS



Inventory



Example of good architectural elements



Stone cladded house: Chase Street

The inventory section summarizes the information collected from several sources, including site visits, previous planning studies, and GIS database analysis to prepare a comprehensive database used as a guiding framework for the recommendations presented in the Redevelopment Plan. Previous plans referenced to compile this inventory include the Westside Neighborhoods Plan (Appendix E), Westside Neighborhoods Finding of Necessity Study (Appendix F), and the ACW Conceptual Reuse Plan (Appendix G).

According to the Escambia County Property Appraiser database, the Redevelopment Area contains 2,858 parcels encompassing an area of 849 acres (excluding right-of-ways). The Redevelopment Area accounts for only five percent (5%) of the City’s total land area and nearly eleven percent (11%) of the total parcel count.

Existing Land Use

Fig. 2.1 illustrates the distribution of land uses within the Westside Redevelopment Area, based on data extracted from the Escambia County Property Appraiser GIS database. The Property Appraiser database utilizes land use codes based on the Department of Revenue codes to appraise land values for tax collection. As shown in Map 2 and Table 2.1, the Westside Redevelopment Area is predominantly residential accounting for sixty-seven percent (67%) of the total parcel count, followed by vacant lands (20%) and commercial uses (8%).

Residential

Residential uses constitute the largest component of the existing land use categories within the Redevelopment Area boundaries, accounting for approximately 380 acres or 45% of the area’s total land area. According to the Escambia County Property Appraiser database, there are a total of 1,805 estimated properties categorized as single-family units within the area, constituting 93% of the total parcels under residential uses. Multi-family housing units represent the remaining seven percent (7%) of the total residential uses. This includes the Morris Court housing, Attucks Court, and isolated parcels scattered within the single-family neighborhoods.



Public Housing: Blount Street

Figure 2.1 Percentage of Existing Land Use, Westside Redevelopment Area

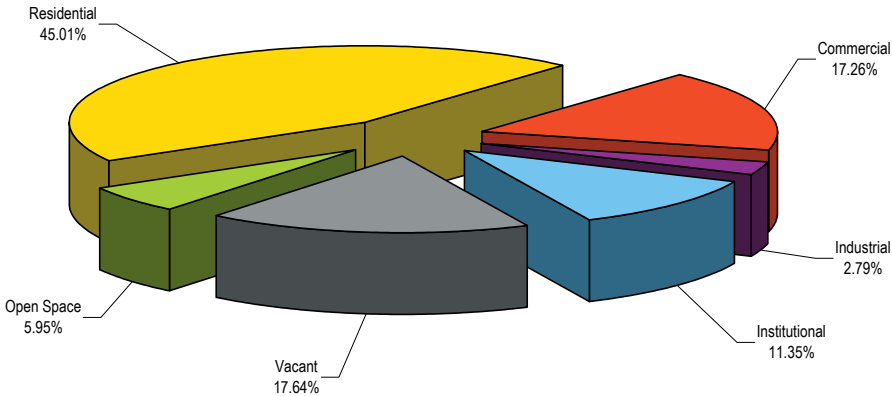
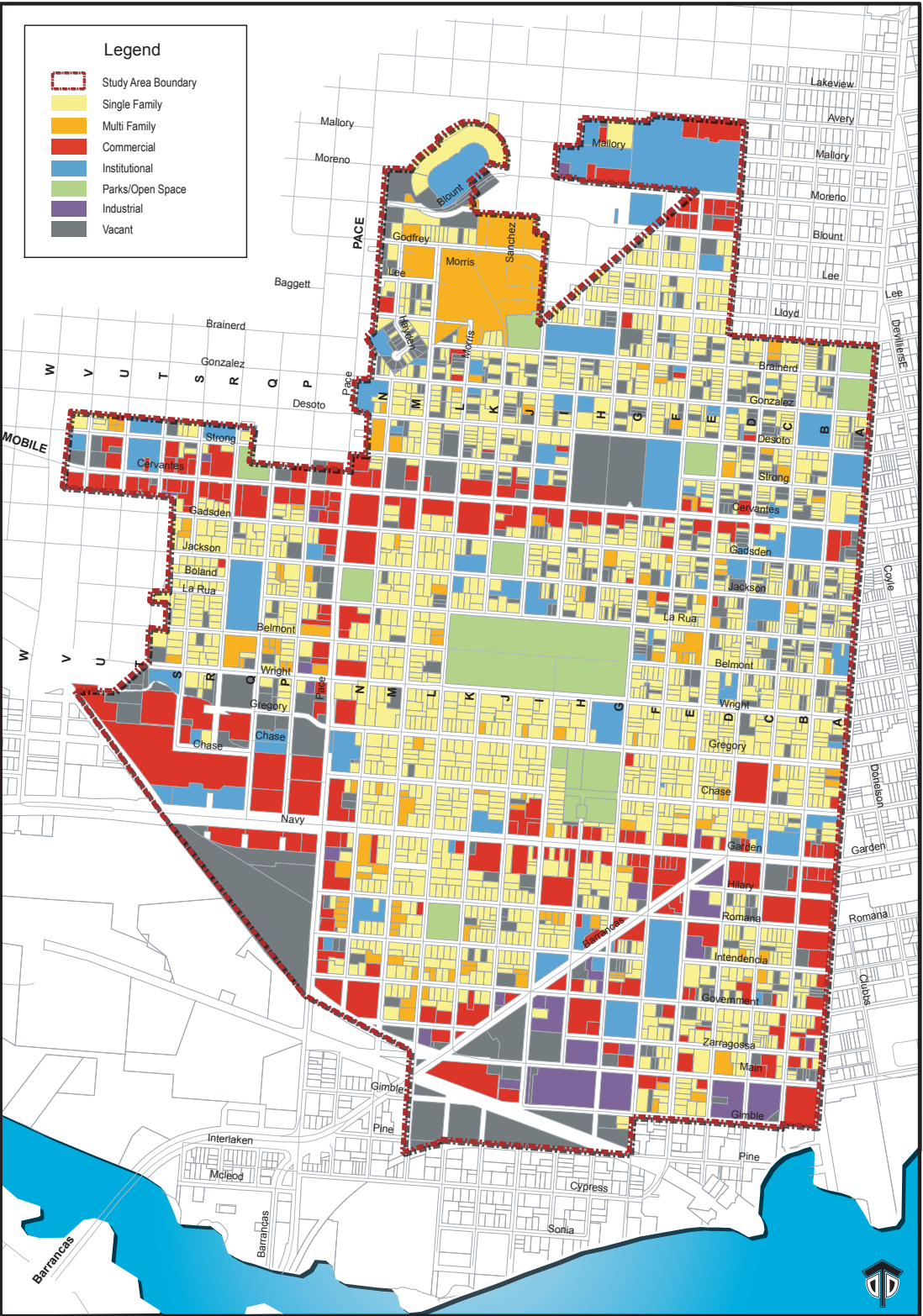


Table 2.1 Existing Land Use, Westside Redevelopment Area

Land Use Categories	Acreage	Percent	Count	Percent
Residential	378.76	45.01%	1,918	67.11%
Commercial	145.22	17.26%	242	8.47%
Industrial	23.47	2.79%	26	0.91%
Institutional	95.54	11.35%	92	3.22%
Vacant	148.48	17.64%	565	19.77%
Open Space	50.07	5.95%	15	0.52%
Total	841.55	100.00%	2,858	100.00%

EXISTING LAND USE MAP 2



WESTSIDE COMMUNITY REDEVELOPMENT AREA PLAN
CITY OF PENSACOLA



Restaurant: Cervantes Street



Commercial Establishments:
Cervantes Street and Pace Boulevard

Commercial

While the commercial uses comprise of only eight percent (8%) of the total parcel count, it accounts for nearly seventeen percent (17%) of the total land area. Majority of the commercial uses are concentrated along the area’s primary corridors- Cervantes Street, Pace Boulevard, Garden Street and “A” Street (south of Garden Street). Development types along the corridors include a diverse range of uses- suburban style strip malls, retail stores, motels, gas stations, auto repair garages, liquor stores, auto sales, fast food chains, and professional offices.

Vacant Land

The Escambia County Property Appraiser records indicate that nearly eighteen percent (17.6%) of all parcels within the Westside Redevelopment Area are vacant, compared to a ten percent (10.1%) vacancy rate for the City’s total parcel count. Nearly twenty percent (17.1%) of the Redevelopment Area’s total parcel count is vacant residential compared to only nine percent (8.6%) of vacant residential propertied found citywide.

The Westside Redevelopment Area also accounts for a higher percentage of vacant commercial properties (2%) compared to the City’s commercial vacancy rate (1.4%). In terms of acreage, nearly four percent of the total parcel acreage is classified vacant, compared to only 0.4% for the City of Pensacola. Nearly sixteen percent (15.5%) of the Redevelopment Area’s total acreage is comprised of vacant parcels, compared to four percent (4%) for the City.

Seven (&) industrial properties within the Redevelopment Area are currently vacant, including the former American Creosote Works Site and the property owned by Alabama Railroad at the southwest corner of Pace Boulevard and Navy Boulevard. Vacant lands, underutilized properties, and abandoned buildings present both an opportunity and liability for redevelopment efforts. For instance, large sized vacant parcels along primary corridors can be redeveloped with greater ease as they typically do not require land assemblage. However, several of these parcels might have underground contamination as industrial uses in the past, such as sites owned by utilities and manufacturing plants, resulting in clean-up costs that are a burden on potential developers.

Industrial

The Redevelopment Area contains twenty-six parcels under the “industrial” land use category, representing approximately three percent (2.8%) of the Westside Redevelopment Area’s total land area. These uses are concentrated in the southern section of the Redevelopment Area, predominantly along Main Street and relatively small sized parcels along Barrancas Avenue. Some of the smaller industrial uses are adjacent to single family residential units and may be perceived as a health and safety hazard to the neighborhoods, when adequate buffering provisions are not provided.

Institutional

Institutional uses account for three percent (3.2%) of the total parcels contained within the Redevelopment Area boundaries. The institutional uses include faith-based organizations, schools and other charitable and non-profit institutions. Approximately forty faith-based institutions (41) and three schools- Hallmark Elementary, Allie Yniestra Elementary, Life Skills Charter School are located within the Redevelopment Area boundaries. The remainder of the institutional uses includes day care centers, United Way of Escambia County, Environmental Health Department, Pensacola Fire Station, and other public facilities.

Parks and Open Space

The National Recreation and Park Association recommends a minimum of 2 acres per 1000 population for locating neighborhood parks. As such, the total land area presently designated for parks and recreation is approximately 10.87 acres. This satisfies the recommended criteria considering the West Side Neighborhoods population of 4,500. However, not all children can safely walk to the parks. Available vacant lands are opportunities for locating smaller, pocket parks that are strategically placed throughout the community. The Westside Redevelopment Area has the following parks and recreational facilities located within its boundaries:

- Fricker Recreation Center (De Soto Street & F Street)
- Legion Field (Gregory Street & Chase Street)
- Morris Court (Brainerd Street & J Street)
- Terry Wayne East Park (Gadsden Street, J Street & K Street)

Cemeteries located within the Redevelopment Area are an integral component of the open space network, while at the same time serving as important historic landmarks for the community. There are five cemeteries located within the Redevelopment Area boundaries- AME Zion Cemetery, Talbert Chapel Cemetery, St. John’s Cemetery, St. Joseph’s Cemetery, and the Jewish Orthodox Cemetery.



Industrial uses



Industrial districts



Allie Yniestra Elementary School



Greek Orthodox Church



Fricker Recreation Center



Attucks Court: Tot Lot



St. John’s Cemetery



St. Joseph’s Cemetery

Zoning

Table 2.2 and Map 3 illustrate the nine zoning districts contained within the Westside Redevelopment Area boundaries. Residential zoning categories represent fifty-seven percent (57%) of the total parcel count in the area and include the following categories:

Low density residential land use district (R-1AAA) - Maximum allowable density is four and eight-tenths (4.8) dwelling units per acre

Medium density residential land use district (R-1A) - Maximum allowable density is twelve and four-tenths (12.4) dwelling units per acre for single family detached units; seventeen and four-tenths (17.4) units per acre for duplex and townhouses.

High Density Residential land use district (R-2A)

The other zoning districts contained in the Redevelopment Area include:

- Residential/ Office land use district (5.4%);**
- Residential Neighborhood Commercial (9.6%);**
- Commercial districts -C-1, C-2, C-3 (34.4%);**
- and Industrial districts -M-1 and M-2 (3.4%)**

Table 2.2 Percentage of Zoning

Zoning Categories	Acreage	Percent	Count	Percent
Residential	366.32	43.53%	1610	56.33%
Commercial	276.79	32.90%	994	34.78%
Industrial	110.96	13.18%	98	3.43%
Mixed-Use	87.31	10.37%	155	5.42%
Site Specific Development	0.17	0.02%	1	0.04%
Total	841.55	100.00%	2858	100.00%

Regulatory Framework

The City of Pensacola Comprehensive Plan is a guiding document that sets forth goals, objectives, and policies that help define the character, rate of growth, and timing for future development in the City. The following policies included in the Goals, Policies and Objectives of the adopted Comprehensive Plan have a direct impact on the Westside Redevelopment Area:

Transportation Element

Objective 1.4: The City of Pensacola shall accommodate motorized and non-motorized forms of transportation in the design of transportation improvement projects.

Goal 8: The City of Pensacola shall coordinate with railroad companies serving within the City for efficient railroad service and to reduce conflicts with City redevelopment activities.

Objective 8.1: The City shall coordinate for safe and efficient railroad operations along the existing system within the city limits.

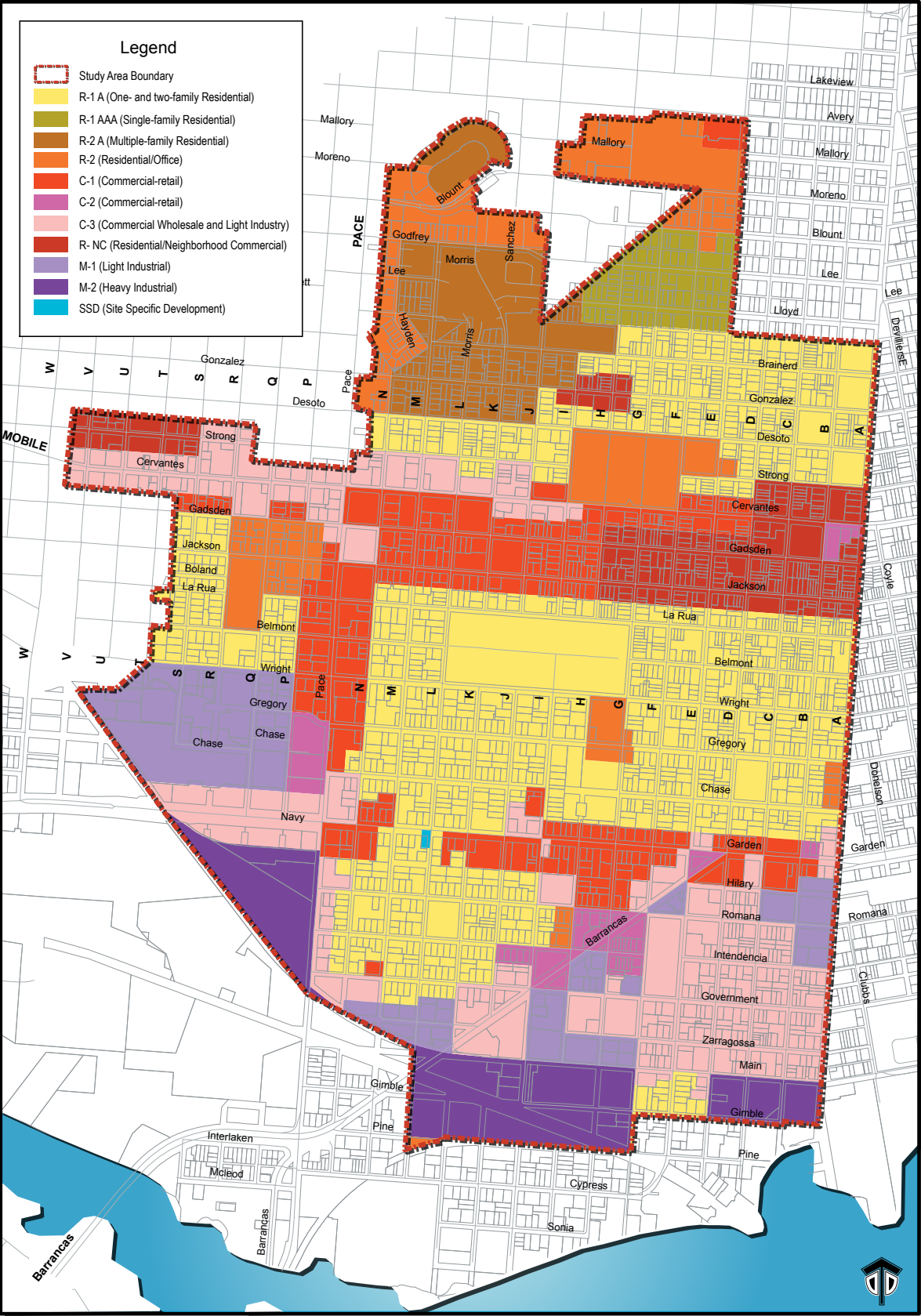
Policy 8.1.5: The City shall coordinate with the Alabama and Gulf Coast Railroad to study the relocation or removal of the trackage from Main Street, and request the railroad to remove any unused trackage within the City limits. Policy 8.1.7: The City shall take action to secure abandoned railroad rights-of-way in the event that track removal or relocation occurs and determine the best land use for the impacted rights-of-way.

Coastal Management Element

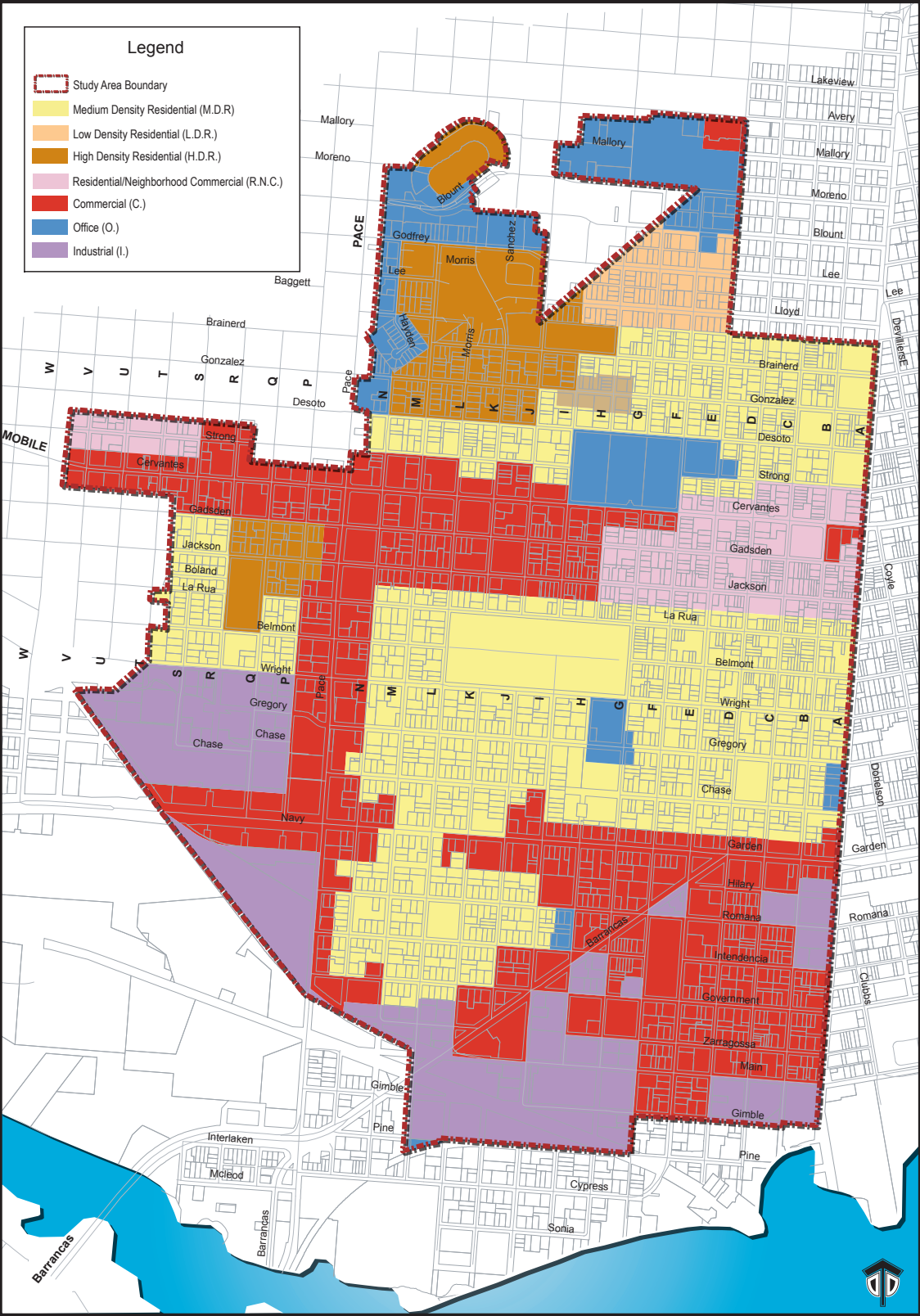
- Policy 1.1.1: Shoreline development in Coastal High Hazard Area (CHHA) will be based on the following priorities to the maximum extent feasible
- a. Water dependent uses
 - 1. Commercial
 - 2. Light Industrial
 - b. Water related recreation
 - c. Residential
 - d. Commercial

Policy 1.2.1: The CHHA shall be designated as the evacuation zone for a category 2 hurricane as established in the Northwest Florida Hurricane Evacuation Study.

ZONING MAP 3



FUTURE LAND USE MAP 4



Policy 1.3.1: Future residential land use in the CHHA shall be limited to the following densities by location:

- Low density – along Escambia Bay north of Hyde Park Road and south of Gadsden Street, and along both shores of Bayou Texar;
- Medium density – along Pensacola Bay (except for the Historic District), and along Bayou Chico; and
- High density – Historic District.2.2.5 Conservation Element

Objective 1.4: By 1992, the City shall participate in the development of a hazardous waste management program, in coordination with the State and County, for the proper collection, storage, disposal, and transport of hazardous wastes generated within the City.

Policy 1.7.3: The City shall continue to coordinate its efforts with those of federal and state agencies to complete the clean-up of hazardous waste sites and abandoned dump areas to protect the groundwater from leaching.

Recreation and Open Space Element

Policy 1.1.1: The City will adopt a recreational level of service of .5 acres/1000 persons for mini-parks (at ¼ mile radius); 2 acres/1000 persons for neighborhood parks (at ½ mile radius); 1.5 acres per 1000 persons for community parks (City wide radius).

Activity based level of service standards shall be adopted as follows:

- Swimming Pools 1 pool/25,000 population
- Tennis Courts 1 court/2,000 population
- Basketball Courts 1 court/5,000 population
- Baseball/Softball Fields 1 field/30,000 population
- Football/Soccer/Rugby Fields 1 field/ 4,000 population
- Golf Course (9 hole) 1 course/ 25,000 population
- Golf Course (18 hole) 1 course/ 500,000 population

Policy 1.1.8: The City shall identify and prioritize for acquisition, properties that provide open space amenities, especially if they

Future Land Use Element

Goal 1: The City of Pensacola shall maximize the use of land both from an economic standpoint and from the standpoint of minimizing threats to the health, safety and welfare of residents and to the continued well-being of the natural environment.

Objective 1.1: The City shall specify the desired development pattern through a land use category system that provides for the location, type, density and intensity of development and redevelopment based on natural conditions and dependent on the availability of services as shown on the Future Land Use Map and controlled through the adopted Land Development Code.

Policy 1.1.5: Future land use categories, including densities and intensities of use for each category, shall be established as follows:

- Conservation District
- Residential Districts
- Office District
- Residential/Neighborhood Commercial Districts
- Commercial Districts
- Industrial Districts
- Neighborhood Districts

Map 4 illustrates the future land use distribution reflecting the desired development pattern for the Redevelopment Area, in accordance with the goals, objective, and policies identified in the Comprehensive Plan. The Future Land Use Element of the Comprehensive Plan establishes the following designations for the Redevelopment Area:

1. Low Density Residential: The allowable density for district is 5 or fewer residential units per acre. Areas under this district are concentrated south of Baptist Hospital between Blount Street and Lloyd Street.
2. Medium Density Residential: The allowable density for district is 18 or few residential units per acre. This category constitutes the majority of the residential neighborhoods within the Redevelopment Area.
3. High Density Residential: The allowable density for district is 35 or fewer residential units per acre. Morris Court Development represents this district within the Redevelopment Area boundaries.
4. Residential/ Neighborhood Commercial: The Residential/ Neighborhood Commercial Land Use District is established for the purpose of providing for a mixture of residential, professional and certain types of neighborhood convenience-shopping-retail sales and service uses. Within the Redevelopment Area boundaries, this district includes the areas located along Cervantes Street between Strong Street and La Rua Street.

5. Commercial: This district is established for the purpose of providing areas of commercial development ranging from compact shopping areas to limited industrial/ high intensity commercial uses. Conventional residential use is allowed as well as residential uses on upper floors above ground floor commercial or office uses and in other types of mixed-use development. Within the Redevelopment Area, the properties include those in the vicinity of primary corridors- Pace Boulevard from Strong Street to the Redevelopment area's southern boundary; Cervantes Street from H Street on the east to the City limits to the west; sections of Garden Street, Barrancas Avenue and Main Street.
6. Office: The Office Land Use District is established for the purpose of providing for a mixture of residential and office uses, developed separately or within the same structure. When located in older, developed areas of the city, the district is intended to provide for residential or office infill development at a density, character and scale compatible with the surrounding area. Properties fronting Pace Boulevard surrounding the Morris Court development, Baptist hospital, Attucks Court and the Environmental Health Department office on Wright Street are included in this district.
7. Industrial: The Industrial Land Use District is established for the purpose of providing areas for industrial development for community and regionally oriented service areas. The district is intended to facilitate the manufacturing, warehousing, distribution, wholesaling and other industrial functions of the city and the region. The properties in this district are generally located south of Wright Street and west of Pace Boulevard (Gulf Power and Alabama Railroad owned properties), and south of Main Street (including the ACW site).

Demographics and Socio-Economic Conditions

Demographic information for the Redevelopment Area and its surrounding neighborhoods was compiled during the Finding of Necessity Study conducted in January 2007. Appendix F contains the Finding of Necessity Study and includes detailed information about the area demographics and socio-economic trends. This section summarizes the findings of the community’s demographic profile and compares it with the City’s statistics. It should be noted that some of the indicators discussed below are representative of the entire Westside Neighborhoods and not the Redevelopment Area in isolation. For the purpose of this analysis, the report assumes that the economic indicators for larger area are a close approximation for the conditions witnessed in the Redevelopment Area.

The data for the demographic and analysis was extracted from the 2006 Area Profile provided by the University of West Florida Haas Center of Business Research. The profile also includes a comparative analysis between the 2000 U.S. Census statistics and 2006 estimates for the Westside Redevelopment Area to evaluate the growth rate trends in the past five years.

Population and Households

As shown in Table 2.3, the Westside Redevelopment Area has experienced a slight decline in population from 7,523 residents in 2000 to 7,196 (estimated) residents in 2006. In comparison, the City’s population also experienced a decline from 56,255 in 2000 to 55,696 residents in 2006. In terms of total households, the Westside Redevelopment Area witnessed a slight decrease by 3.25%, from 3,007 households in 2000 to an estimated 2,909 households in 2006. On the other hand, the total households in the City increased by 0.81%, from 24,524 in 2000 to 24,723 in 2006.

The declining population and household trends has resulted in a weak investment image for the Redevelopment Area. The decreasing population base is considered by the private sector when making investment decisions and indicates a high-risk market for development. Therefore, these demographic trends should be reversed before the community can expect sustainable economic development to occur.

Age, Race and Educational Attainment

Based on the 2006 estimates, the Westside Redevelopment Area continued to demonstrate distinctly different racial composition, education characteristics and employment trends as compared to the City. The Redevelopment Area residents are estimated to form a younger population base as compared to the City, with nearly twenty-six percent (26%) of the area’s total population falling below the age of 18. In comparison, twenty percent (20%) of the City’s total population is estimated to be below the age of 18. (See Appendix D for detailed demographic data)

According to the 2006 estimates, sixty-nine percent of Westside Redevelopment Area’s total population are African American- a share thirty-six percent greater than the City’s African American population. The educational attainment levels for the redevelopment area residents are also significantly lower than the City’s education levels. Census 2000 data indicates that nearly twelve percent (12%) of the Redevelopment Area’s population 25 years old and over have less than 9th grade education. In comparison, only four percent of the City’s total population 25 years old and over has a less than 9th grade education.

While the Redevelopment Area’s population accounts for nearly 13% of the City’s total population and five percent (5%) of the total land area, it exhibits a disproportionately higher percentage of distressed conditions as compared to the rest of the City.

High unemployment rate

The Westside Redevelopment Area has an unemployment rate of 8.4% compared to the citywide rate of 5.8%.

High Poverty rate

Nearly 31% of total families in the Westside Redevelopment Area have an income below the poverty level threshold compared to 12% for the City.

Low Per Capita Income

Per capita income for the Westside Redevelopment Area at \$14,924 is almost 57% of the citywide per capita income at \$26,013.

Low household income

Median household income for the Westside Redevelopment Area (\$23,770) is less than half of the City’s median household income (\$58,130).

Low housing values

Median home values in the Study Area nearly 55% of the citywide median housing values.

Table 2.3 Income Level and Home Values

2006			
INCOME	City of Pensacola	Westside Redevelopment Area	% of City
Total Population	55,696	7,196	12.9%
Total Households	24,723	2,909	11.8%
Average Household Income	\$58,130	\$35,817	61.6%
Median Household Income	\$41,146	\$23,770	57.8%
Per Capita Income	\$26,013	\$14,924	57.4%
Median Home Value	\$164,572	\$89,658	54.5%

Source: 2006 Area Profile, University of West Florida Haas Center of Business Research and Economic Development

Table 2.4 Poverty Level

2006				
POVERTY LEVEL	City of Pensacola	%	Westside Redevelopment Area	%
Total Families	14,153		1,701	
Income Above Poverty Level	12,448	88.0%	1,182	69.4%
Income Below Poverty Level	1,705	12.0%	519	30.6%

Source: 2006 Area Profile, University of West Florida Haas Center of Business Research and Economic Development

Table 2.5 Employment

EMPLOYMENT	2000			
	City of Pensacola		Westside Redevelopment Area	
Total Population 16+ In Labor Force	26,845	59.7%	2,800	51.2%
Civilian Employed	24,417	54.3%	2,510	45.9%
Civilian Unemployed	1,709	3.8%	268	4.9%
In Armed Forces	719	1.6%	16	0.3%
Not in Labor Force	18,121	40.3%	2,669	48.8%
	2006			
	City of Pensacola		Westside Redevelopment Area	
Total Population 16+ In Labor Force	25,041		2,740	
Civilian Employed	23,589	94.2%	2,510	91.6%
Civilian Unemployed	1,368	5.8%	211	8.4%
In Armed Forces	NA	NA	NA	NA
Not in Labor Force	NA	NA	NA	NA

Source: 2006 Area Profile, University of West Florida Haas Center of Business Research and Economic Development

Neighborhood Identity and Aesthetics

The Westside Redevelopment Area includes six neighborhood associations- West Pointe Heritage, St. John's Coalition/ Terry Wayne, Westside Sunshine, Change of Pace, Brownsville Neighborhood, and Tanyard. While each neighborhood contains unique characteristics, there are several over-riding issues that are representative of the entire Redevelopment Area that must be addressed by the Westside Neighborhoods Redevelopment Plan.

In addition to declining socio-economic conditions, the deteriorating physical environment also has a negative impact on the investment image of a community. Table 2.3 shows the results of the City of Pensacola Property Survey, conducted in 2003, to illustrate the deteriorating conditions existing in the Redevelopment Area. The damage caused by Hurricane Ivan in 2004 and Hurricane Dennis in 2005 has also contributed to the inventory of deteriorating properties in the Redevelopment Area.

Based on the information obtained from the City of Pensacola Property Conditions Survey and physical observations, a variety of housing conditions are found in the Westside Redevelopment Area. While some housing units are well kept and well maintained, others are in varying stages of disrepair. Two types of substandard housing were observed:

Deteriorated Housing Units are units that are considered to be suitable for rehabilitation through either minor or major repairs to renovate one or more of the following defects:

- Broken or missing materials in small areas of exterior wall or roof
- Badly weathered appearance
- Indications of rotting
- Open pockets in exterior walls

Dilapidated Housing Units are units that do not provide safe and adequate shelter and have one or more of the critical structural defects listed below. Such units are generally considered to be beyond rehabilitation.

- Inadequate or missing original construction
- Severe damage due to fire or weather
- Holes in large areas of the roof
- Sagging roof lines and bulging walls
- Doors or windows incapable of being closed or secured
- Large areas of rot or termite damage
- Severe foundation settling

The presence of dilapidated, vacant or boarded-up housing units in a neighborhood exerts a negative influence on attracting potential future residents. The condition of these units is a deterrent to continuing investment and maintenance of other units. Lack of oversight of these properties creates places that encourage undesirable activities. Although, a number of units are presently occupied, they have been allowed to slide into disrepair.

Deferred maintenance occurs for three primary reasons. First, owner-occupants may not be able to afford needed improvements and regular maintenance. Second, owner-occupants may not be inclined to continue investing in maintenance of the unit, anticipating a move or feeling that housing conditions in the area do not warrant continued upkeep. Third, owners of rented units may defer maintenance in order to maximize return on the unit. Poorly maintained and overgrown vacant lots and other open spaces such as easements and drainage areas are blighting influences on residential neighborhoods. Periodic maintenance of these areas, with costs billed to the landowner, can prevent the accumulation of debris and overgrowth.

In a number of cases, the homeowner does not have the financial means to make repairs and improvements to the structure. Consideration should be given to the establishment of a public/ private partnership to provide low interest home rehabilitation loans to supplement existing City rehabilitation loan programs.

There are a number of vacant lots on which infill housing could be built. The City should incorporate design standards to ensure housing development that enhances the aesthetic appeal of the neighborhood. With the recent hurricane that left the West Side Neighborhoods in such a poor condition, funding assistance for clean-up must be tapped or made available. Design standards and code enforcement must be increased.

On the other hand, the Westside Neighborhoods have several assets that can be built upon to bring about positive change within the community. Some of these assets include:

- The existing canopy of trees on residential streets which were damaged by the hurricane. These oak trees can be restored naturally to create attractive residential streetscapes.

- The presence of significant faith based organizations unique to the Westside Neighborhoods provides an opportunity to instill a sense of community identity and pride.
- The distinctive architecture of older structures found within the neighborhoods.
- Area Schools and recreational amenities provide a strong social and educational framework for local youths.



Catholic Diocese Pastoral Center: Garden Street



Greater Little Rock Baptist Church: A Street



St. Stephen Catholic Church: Garden Street



Existing Housing Conditions

Brownfields

According to the Florida Brownfield Redevelopment Act (Florida Statute, 376.79), “Brownfield sites are defined as real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.”

Developers are often reluctant to redevelop these sites because of liability and contamination issues. Brownfields provide a unique redevelopment opportunity as a number of incentives are available to survey or clean up these sites. In addition, the State of Florida also links tax incentives to job creation on Brownfield sites, and reserves 30 percent of its Quick Response Training program funding for employees of businesses that locate in locally-designated Brownfield areas.

The abandoned 18-acre American Creosote Works wood preserving plant, located between Main Street and Pine Street, is a federally designated Superfund Site. Superfund sites include any land that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for clean-up activities because it poses a risk to human health and the environment.

Table 2.6 Crime Statistics 2005

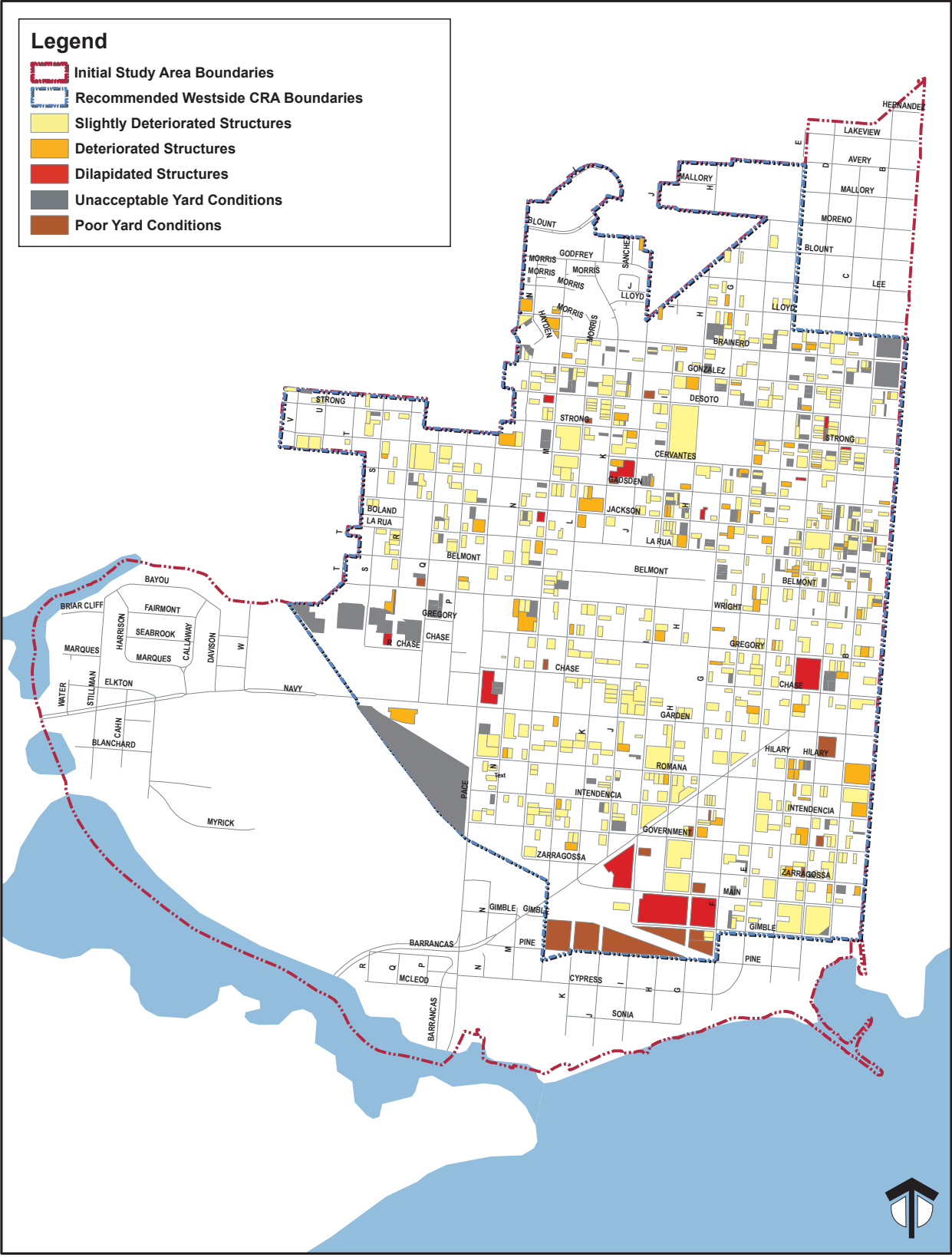
CRIME STATISTICS 2005					
Population	City of Pensacola		Westside Neighborhood		Percent of City Population
	56,255		7,196		12.79%
	# of Crimes	Crimes Per Capita	# of Crimes	Crimes Per Capita	% Crime Occurrence in Westside
Crime Category					
Burglary Crimes	724	1.3%	150	2.1%	20.7%
Robbery Crimes	93	0.2%	21	0.3%	22.6%
Theft Crimes	1,834	3.3%	283	3.9%	15.4%
Assault/Battery Crimes	838	1.5%	194	2.7%	23.2%
Narcotic Related Offenses	606	1.1%	215	3.0%	35.5%
Violent Crimes	178	0.3%	21	0.3%	11.8%
Other	2,422	4.3%	485	6.7%	20.0%
Total Offenses	6,695	11.9%	1,369	19.0%	20.5%

Additionally, there are several former industrial sites located in the Redevelopment Area that may be contaminated. The City should investigate further into compiling an inventory of vacant and contaminated lands in the Redevelopment Area and work with the property owners to educate them about the benefits of brownfield development and incentives available for redevelopment.

Crime

According to the 2005 crime statistics data provided by the City of Pensacola Police Department, the incidence of crime in the Westside Redevelopment Area is higher than the remainder of the City. The data reported that 1,369 of the total 6,695 citywide offenses for which police reports were made occurred within the Westside Neighborhoods, representing twenty percent of the total crimes committed in the City.

PROPERTY CONDITIONS MAP 5



Chapter 3 NEIGHBORHOOD ANALYSIS



Previous Plans

The Neighborhood Analysis section evaluates and identifies issues impacting the character and function of the Westside Redevelopment Area. The intent of this section is to review and validate pertinent concepts, projects and programs put forth in previous plans for the area (American Creosote Works Reuse Plan (2003); Westside Neighborhoods Plan (2005); Urban Infill and Redevelopment Area Plan) that implement current community goals and objectives.

The primary source of information for the neighborhood analysis includes observations and recommendations contained in these previous planning efforts together with community input gathered during public workshops. The analysis phase establishes the basis for recommendations contained in the concept plans and associated implementation strategies.



West Park Entrance
Source: ACW Reuse Plan CH2M HILL



Gimble Street Looking West
Source: ACW Reuse Plan CH2M HILL

ACW Superfund Site Reuse Plan (2003)

Overview:

The City of Pensacola received a grant from the U.S. Environmental Protection Agency to develop a conceptual reuse plan for the currently vacant 18-acre, EPA- designated, American Creosote Works (ACW) Superfund site. ACW was in operation between 1902 and 1981 as a wood-preservation facility, treating telephone poles with creosote-based preservatives until 1950 and pentachlorophenol-based preservatives from 1950 to 1981. Remediation efforts by the EPA are currently underway, but aside from these efforts, and an existing groundwater treatment operation, no other activity occurs on the ACW site. The site is generally located between Gimble Street to the north, Pine Street to the south, “L” Street to the west, and “F” Street to the east.

The City of Pensacola retained CH2M HILL and Architectural Affairs, Inc., to prepare a Conceptual Reuse Plan for the ACW site. The Reuse Plan was initiated to fulfill the following objectives:

- Facilitate the reuse of the ACW site upon remediation and cleanup by EPA;
- Conduct a reuse assessment to ensure that future use(s) for the ACW Site are designed within the context of the surrounding area and the expressed desires of the City’s residents;
- Prepare a redevelopment plan for the ACW Site working in close collaboration with the community and identified stakeholders

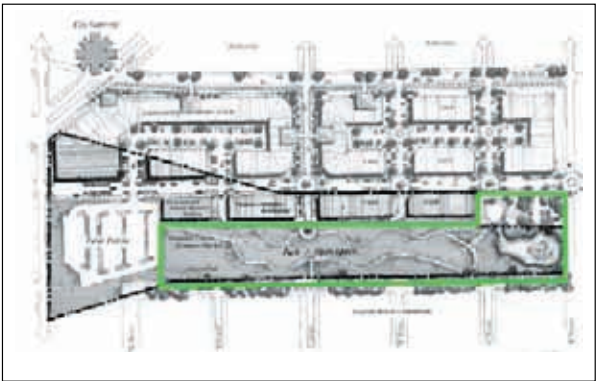
The Conceptual Reuse Plan includes a detailed analysis of the existing neighborhood uses, land use trends, zoning ordinances, environmental concerns, infrastructure requirements, and a best use analysis for the ACW site. The City initiated several community involvement efforts to solicit comments from the residents and stakeholders regarding the potential future reuse alternatives for the site. The public involvement process included the creation of a Steering Committee, three public workshops, and focus group meetings with identified stakeholders (local commercial realtors, property owners, and City officials).

The selected study area for the reuse assessment encompasses properties and neighborhoods surrounding the ACW site and is broadly defined by Government Street to the north, Pace Boulevard to the west, Pensacola Bay to the south, and “A” Street to the east. The consultant presented ten (10) reuse concepts were presented to the community and the stakeholders. The final ACW Conceptual Reuse Plan integrates several of the ideas and opportunities identified in the initial concepts by the community.

The following narrative summarizes the recommendations of the selected conceptual reuse alternative for the ACW site, organized by key elements proposed by the plan.

1. Passive Park

The Plan envisions developing the southern section of the ACW site, located north of the Pine Street right of way between “K” Street and “F” Street, as a passive park with a walking trail and a decorative retention pond. The open space/ park buffer is intended to preserve the residential character of the Sanders Beach Neighborhood, while at the same time providing recreational amenities to the area residents. The Plan also recommends examining opportunities to develop a periodic farmers market at the western edge of the park.



Passive Park Location
Source: ACW Reuse Plan CH2M HILL

2. Pine Street

Proposed improvements to Pine Street include streetscape enhancements (gateways, traffic calming, landscape buffers) and discouraging through traffic. Street improvements are proposed in the right of way to provide local access to properties fronting on Pine Street.



Southern Park Entry From Pine Street
Source: ACW Reuse Plan CH2M HILL



Main Street Looking East
Source: ACW Reuse Plan CH2M HILL

3. Gimble Street

The Conceptual Plan proposes developing mixed uses accommodating retail, office, service and residential buildings along Gimble Street. The maximum building height for development north of Gimble Street, with no frontage on Main Street, is proposed to be three stories. Development on the south side of Gimble Street on the ACW site is proposed to contain local retail/ office/ service buildings with second floor residential uses, built to a maximum height of two stories.

Local residents and stakeholders have expressed a strong desire to have the ACW site redeveloped in a manner that reduces the opportunity for future blight, has no negative impacts on neighboring properties, and improves amenity and investment opportunity in the area.

The Plan proposes the following improvements to support the envisioned mixed-use development along Gimble Street:

- Incorporate streetscape improvements including wide sidewalks, landscaping, street lighting, and burial of utilities
- Reconstruct from Barrancas Avenue to “F” Street.
- Incorporate traffic calming measures to reduce speed and discourage cut-through traffic.
- Create a roundabout feature at “I” Street and a smaller roundabout at “F” Street.
- Provide on-street parallel parking spaces similar to Palafox Street and Belmont Devilliers Neighborhood.
- Encourage building design to follow traditional neighborhood design principles- rear access, reduced front setbacks.

4. Main Street

The Reuse Plan visualizes the section of Main Street within the selected study area boundaries to serve as the western gateway to the City. The recommendations for future uses along Main Street focus on creating a “renovation district” theme. The community was opposed to any “big box” retail

construction in the area and expressed the desire to attract neighborhood retail services (boutiques; cottage-sized shops; cafes; service shops; office park) along Main Street. Buildings along Main Street are recommended to not exceed four stories with front setbacks located at the right-of-way line to encourage pedestrian activity.

Streetscape improvements include creating a gateway at the intersection of Barrancas Avenue and Main Street, incorporating streetscape enhancements such as sidewalks, landscaping, streetlights, on-street parking crosswalks, and burial of utilities.

5. Side Streets

The Reuse Plan encourages pursuing streetscape improvements along the secondary streets (“L” Street, “I” Street, and “F” Street) that is consistent with the treatment proposed along Main Street and Gimble Street. Additionally, the Reuse Plan locates the gateway into the proposed park south of the roundabout at the intersection of “I” Street and Gimble Street.

6. Educational Resource Building

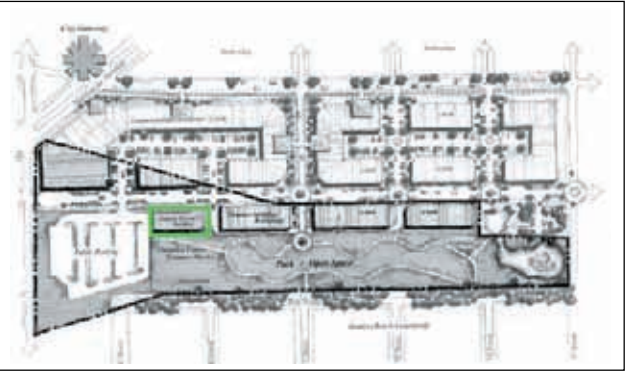
The south side of Gimble Street, between “K” Street and “I” Street, is proposed to accommodate an educational/ historical resource building. The proposed facility is envisioned to display educational exhibits about the history of the ACW site, the Superfund Program, site remediation efforts and other environmental issues.

7. Wellfield/ Parking Lot

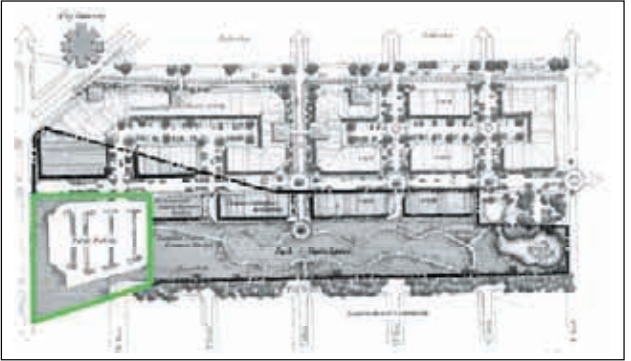
The Conceptual Reuse Plan also locates a parking area on the western end of the ACW site in the area generally between the “L” Street right of way and the “K” Street right of way. The proposed parking lot is intended to serve as the parking area for proposed neighborhood commercial uses and the park facility. The area also includes facilities for the EPA to access their wells located on-site.

8. Stormwater Retention Pond

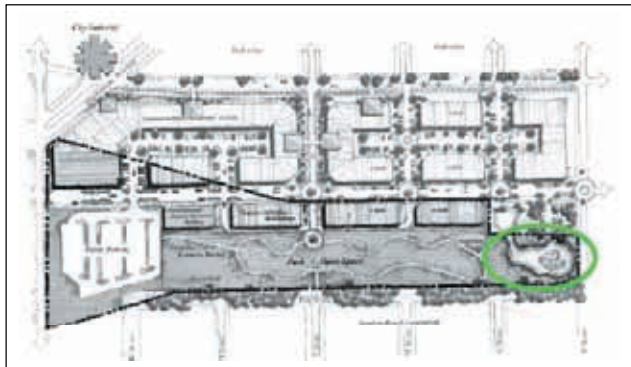
The eastern edge of the ACW site contains a stormwater retention pond designed to incorporate the existing pond to the north and include pedestrian amenities (fountain, pedestrian bridge).



Educational Resource Building Location
Source: ACW Reuse Plan CH2M HILL



Wellfield/Parking Lot Location
Source: ACW Reuse Plan CH2M HILL



Stormwater Retention Pond Location
Source: ACW Reuse Plan CH2M HILL

Westside Neighborhoods Plan (2005)

Overview:

The City of Pensacola developed its Neighborhood Planning Process in 2001, with a goal to actively engage the citizen in the community development process. As part of the ongoing neighborhood planning process, the City invited a consultant, the RMPK Group, to prepare a neighborhood plan for the Westside Neighborhoods. Pace Boulevard to the west, Garden Street to the south, “A” Street to the east, and the Pensacola city limits to the north form the boundaries of the project area selected for the Neighborhoods Plan. The Westside Neighborhoods Plan was initiated to fulfill the following objectives:

- Assess current physical and economic conditions
- Identify the neighborhood’s assets, issues, and opportunities through community involvement
- Provide recommendations to achieve sustainable long-term economic goals
- Develop implementation strategies and capital projects related to proposed improvements

The Westside Neighborhoods Plan was developed after six months of extensive community involvement workshops and stakeholder meetings, and a comprehensive inventory and analysis of existing conditions. Outreach efforts by the City staff and the consultant team resulted in large turn outs for the three public workshops providing an invaluable foundation for the implementation of the Westside Community Redevelopment Area Plan.

Table 3.1 summarizes the action strategies recommended by the Westside Neighborhoods Plan, completed in 2005, and also describes the current status of the strategies.

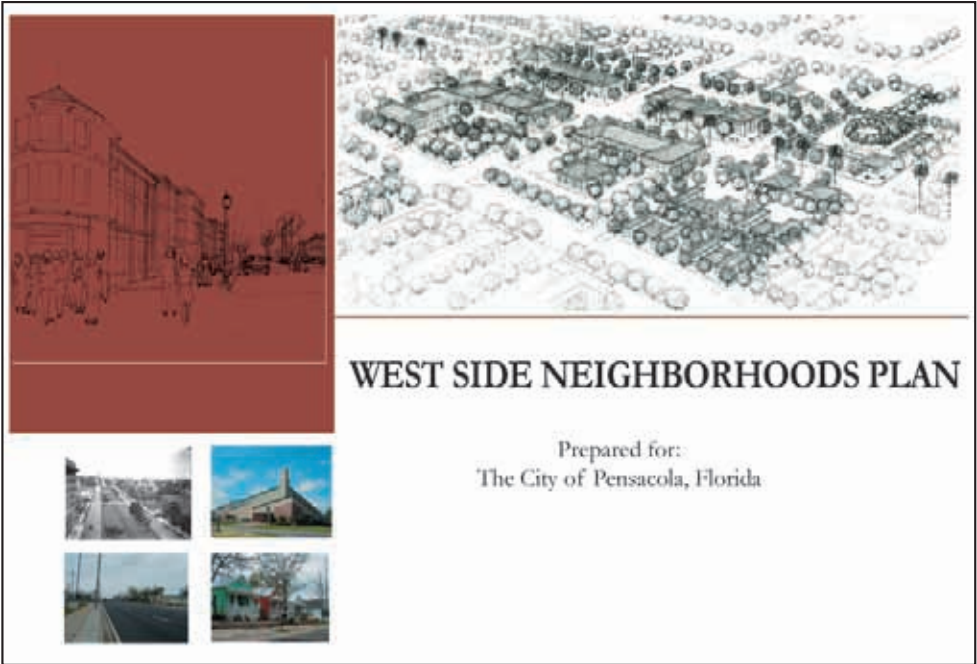


Table 3.1 Westside Neighborhoods Plan Current Status (March 2007)

Elements/ Action Strategies	Current Status
Establish a Community Redevelopment Area for the West Side Neighbor-hood	Completed
Develop a full time position for a West Side Neighborhood Director	Westside area improvement will be directed by current Com-munity Development Department Staff
Create a Redevelopment Trust Fund for the West Side Neighborhoods	In progress
Develop one, three and five year Work Programs	Ongoing
Retain the Steering Committee to monitor and oversee the Neighborhood Plan	Ongoing
Work with the School Board to pursue the location of the proposed down-town Urban School concept on Cervantes Street as part of the West Side Neighborhood Town Center	In progress
Encourage the City to locate the proposed West Side Library and West Side Community Center in the West Side Neighborhood Town Center	In progress
Establish contact with local banks to provide additional capacity building support for the redevelopment efforts	Ongoing
Solicit services of a realtor and/or the City’s land management team to devise land acquisition and assemblage strategies	Ongoing
Contact regional supermarket chains to explore potential supermarket/ grocery store development opportunities along Cervantes Street	Ongoing
Expand Weed and Seed Program	Weed & Seed Program terminated
Develop a mentoring and apprenticeship program with local entrepreneurs to help the youth develop their skills and capabilities	Ongoing
Redefine the functional and aesthetic character of Cervantes Street to promote a compact, campus oriented layout and transform the negative image of the area	Ongoing

Urban Infill and Redevelopment Area Plan

The northern section of the Westside Community Redevelopment Area (north of Garden Street) is within the Urban Infill and Redevelopment Designation Area/ Front Porch Area (Fig. 3.3). The Urban Infill and Redevelopment Area (UIRA) Plan refines and provides specific implementation strategies and mechanism for many of the neighborhood goals established by the Front Porch Neighborhood Action Plan. The Plan establishes the following goals for pursuing revitalization efforts in the designated area:

- Encourage low and moderate-income residents to return to targeted areas as homeowners.
- Renovate occupied and vacant substandard and/or dilapidated houses or commercial structures.
- Eliminate crime and drug activity within the area.
- Improve lot appearance and beautify the area

The Plan also identifies several action strategies to implement these goals and have been incorporated with recommendations contained in this document (Chapter 4 and Chapter 6). The City of Pensacola has already initiated several programs and improvements to enhance the Front Porch/ UIRA Neighborhoods and will continue to improve the neighborhood conditions through identified Local Option Sales Tax and Community Development Block Grant funding allocation.

Enterprise Zone Strategic Plan

An Enterprise Zone is a specific geographic area targeted for economic revitalization. Enterprise Zones encourage economic growth and investment in distressed areas by offering tax advantages and incentives to businesses locating within the zone boundaries. The Westside Community Redevelopment Area lies within the City of Pensacola Enterprise Zone granted and approved by the Governor effective May 31, 2002. The designation was renewed and the boundaries expanded in January, 2006. With an overarching mission to revitalize the Enterprise Zone area, the Plan establishes the following goals for the area within the Enterprise Zone area:

- Enhance the general appearance of the Enterprise Zone
- Create an environment safe for businesses and residents to work and play
- Promote reuse and cleanup of contaminated (real or perceived) sites in the Enterprise Zone.
- Improve public infrastructure to support business development and to create an active, vital community.
- Enhance opportunities in the Enterprise Zone.
- Expand and improve access to education and training opportunities for residents of the Enterprise Zone.
- Develop, recruit, train and/or expand businesses that create livable wage jobs in the Enterprise Zone.

The Plan also establishes benchmarks to continuously monitor the progress and success of the Enterprise Zone Strategic Plan.

Urban Infill and Redevelopment Designation Area/Front Porch Area



Enterprise Zone



Table 3.2 Benchmark for Measurement

Benchmark for Measurement	Success Target
Commercial property assessment value within Enterprise Zone	6% increase annually
Residential property assessment value within Enterprise Zone	3% increase annually
City of Pensacola Façade Grants within Enterprise Zone	3 Grants - \$30,000 min. annually
Demolitions of unsafe structures within Enterprise Zone	25 demolitions annually
Brownfield / Superfund parcels under active rehabilitation/redevelopment within Enterprise Zone	3 parcels annually
Homestead exemptions within Enterprise Zone	1% increase annually
Home Owner Occupancy Rate within Enterprise Zone	3% per year or until equal to City-wide rate
Sub-standard housing units within Enterprise Zone	30 rehabilitations annually
New housing units developed within Enterprise Zone	30 new homes annually
Unemployment Rate within Enterprise Zone	0.8% reduction annually or until equal to City-wide rate
New jobs created for Enterprise Zone residents within Enterprise Zone	50 annually
Poverty Rate within Enterprise Zone	2% reduction annually or until equal to Citywide rate
New businesses within Enterprise Zone reaching 1st anniversary	10 annually

Finding of Necessity

The City of Pensacola retained the services of the RMPK Group to conduct a Finding of Necessity study pursuant to Section 163.355 F.S. The Statute requires local governments desiring to establish a community redevelopment agency to adopt by resolution, a finding that one or more “slum” or “blighted” areas exist within its jurisdiction and that the rehabilitation, conservation, or redevelopment of such areas is necessary in the interest of public health, safety, morals, or welfare of the residents. The Westside Neighborhoods is located within the Pensacola Inner City area declared blighted and designated a Community Redevelopment Area by the Pensacola City Council in 1980 and again in 1981.

This Study identified and documented conditions in the Westside Neighborhoods Study Area that are consistent with the definition of blight contained in the Florida Statutes and confirmed that these conditions substantially impair sound growth and have lead to economic distress in the area. Results of the City of Pensacola Property Condition Survey analyzed as part of the Study demonstrate a significantly high percentage of deteriorated and deteriorating structures in the Westside Neighborhoods. A high unemployment rate, low per capita income, a high poverty rate, low education attainment levels, and lower median home values are an indication of the economic distress generated in the Westside Neighborhoods. The cumulative impact of high vacancy rates in residential and commercial properties, a high percentage of aging structures, substandard lot configurations, multiple ownership patterns, and the presence of adverse environmental conditions substantiated the existence of blight in the Study Area. While the Study Area accounted for only 5% of the City's total land area, it exhibited a disproportionately high concentration of blight conditions in the Westside Redevelopment Area.

The analysis indicates that the Westside Redevelopment Area contain at least seven of the fourteen factors indicative of “blighted area” listed in the Florida Statutes. The following is a summary of the findings that support a declaration of blight for the Westside Neighborhoods Study Area (See Appendix F for the entire document):

Presence of Blight

The analysis indicates that the Westside Neighborhoods contain at least seven of the fourteen conditions indicative of a “blighted area” listed in the Florida Statutes. The following is a summary of findings that support a declaration of blight for the Westside Redevelopment Area (See Appendix F for the entire document):

Substantial number of deteriorated or deteriorating structures

- Approximately 28% of the structures in the Redevelopment Area are deteriorated to some degree. In comparison, the City consists of only 18% of the total number of structures showing deterioration.
- 25% of the citywide structures exhibiting some level of deterioration are found in the Westside Redevelopment Area.
- Nearly 6% of the structures found in the Westside Redevelopment Area were damaged by the impact of hurricanes in 2004 and 2005.
- 83% of the housing units in the Redevelopment Area are over forty-five years old (built before 1960).

Conditions leading to economic distress

- High unemployment rate
The Westside Redevelopment Area has an unemployment rate of 8.4% compared to the citywide rate of 5.8%.
- High Poverty rate
Nearly 31% of total families in the Westside Redevelopment Area have an income below the poverty level threshold compared to 12% for the City.
- Low Per Capita Income
Per capita income for the Westside Redevelopment Area at \$14,924 is almost 57% of the citywide per capita income at \$26,013.
- Low household income
Median household income for the Westside Redevelopment Area (\$23,770) is less than half of the City's median household income (\$58,130).
- Low housing values
Median home values in the Redevelopment Area nearly 55% of the citywide median housing values.

Faulty Lot Layout in relation to size, adequacy, accessibility or usefulness

- Inadequate properties in relation to current land development codes.
- Over 14% of the Westside Redevelopment Area properties do not meet the minimum lot area requirements of the City of Pensacola Land Development Code.
- 18% of the citywide code violations were located in the Westside Redevelopment Area.

Residential and Commercial vacancy rates higher in the area than in the remainder of the municipality

- Nearly 20% of the properties in the Westside Redevelopment Area are vacant. In comparison, only 10% of the total citywide properties are considered vacant.
- 16% of the Redevelopment Area's total acreage comprises of vacant parcels; while only 4% of the City's total land area is considered vacant.

Incidence of crime higher in the area than in the remainder of the municipality

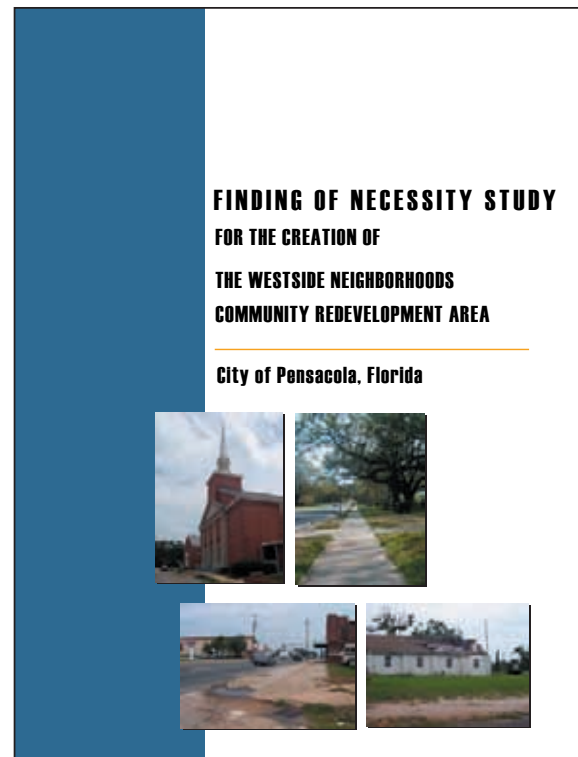
- 20% of the total offenses reported in the City occurred within the Westside Redevelopment Area.

Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated area

- Nearly 34% of the total parcels in the Redevelopment Area are owned by more than one owner.
- Unusual conditions of title including estate and life estates.
- Irregularity of the corporate limit line.

Governmentally owned property with adverse environmental conditions

- American Creosote Works Inc. site, an abandoned EPA designated Superfund site, is located in the Westside Redevelopment Area.



Public Involvement



Public Workshops

The public involvement process for the Westside Redevelopment Plan spans nearly three years of intense planning efforts and initiatives conducted by the City and consultants. Community participation was an integral component of each of the plans completed in different sections of the Westside Redevelopment Area- Urban Infill and Redevelopment Area Plan, American Creosote Works Site Reuse Plan (2003), and the Westside Neighborhoods Plan (2005). The tools utilized during this phase of the planning process included stakeholder focus group meetings, staff meetings, public workshops, neighborhood surveys, and Steering Committee meetings all held between April 2003 and March 2007 by the City of Pensacola, CH2M Hill, and the RMPK Group. The following is a meeting schedule for obtaining input from stakeholders and community members:

<i>American Creosote Works Reuse Plan</i>	<i>Westside Neighborhoods Plan</i>
Steering Committee meetings	Steering Committee Meeting
April 14, 2003	May 4, 2005
May 8, 2003	June 22, 2005
June 30, 2003	
August 25, 2003	Public Workshops
	May 3, 2005
Public Workshops	May 23, 2005
May 15, 2003	June 21, 2005
July 10, 2003	August 04, 2005
July 16, 2003	
	<i>Westside Redevelopment Plan</i>
Sanders Beach Community Association	Public Workshop
September 16, 2003	March 20, 2007

The following paragraphs summarize the primary findings of stakeholder meetings and public workshops conducted during the planning process. The community feedback establishes the foundation for the objectives and action strategies presented in the Concept Plan (Chapter 4).

Assets

- Location (downtown, close to water)
- Historical significance
- Traditional neighborhood character
- Architectural character
- Trees
- Churches
- Parks
- Baptist Hospital
- Fricker Community Center
- Legion Field
- “A” Street will become a major corridor as the historic downtown develops.
- County owned property at Desoto & Gonzalez for redevelopment as a park.
- Attucks Court has received very high marks from the Federal Government regarding conditions in this neighborhood.
- Potential for home construction/purchase.
- Habitat for Humanity housing has enabled home ownership for tenants in the public housing projects freeing space for new residents.
- Assisted Living Facility
- A new neighborhood recreational center is proposed. Council has appropriated \$1 million LOST.
- The School Board would like to build a New Urban School in the neighborhood.
- The St. Johns Cemetery is a great historic resource with numerous dignitaries including 2 former governors, state representatives and war heroes buried there.
- New businesses in the area(Walgreen’s, Circle K, CVS, Auto Parts)
- Potential spin-off impact of waterfront development

Concerns



Public Workshops

- Obvious disconnect from downtown
- Visual bight
- Lack of Street Lighting
- Vacant Lots and Buildings
- Existing sidewalks need to be reconstructed
- Need new sidewalks (particularly along Cervantes)
- Package/liquor stores on Cervantes Street at M Street and E Street (drinking/loitering outside)
- Rise in illegal activities: Drug Activity and Prostitution
- Presence of abandoned and underutilized motels on Cervantes St.
- Don't hamper traffic flow on Cervantes St – retain as main east-west commercial corridor
- Poor aesthetic character of Habitat Housing design
- Poor design of new commercial buildings (no metal buildings)
- Inadequate Neighborhood parks especially south of Cervantes, specially small playground for kids
- The St. John's cemetery should be part of a historic tour.
- Legion Field is being physically destroyed and has become an area for prostitution.
- Cost to complete improvements has increased since the occurrence of the Hurricane Ivan.
- Deteriorating conditions of Storm Water Drainage
- Pedestrian deaths/injuries on Cervantes St (Need safe crossings: pedestrian activated cross walks, etc)
- Lack of neighborhood school
- Need a neighborhood grocery store
- Don't want trailers (mobile homes) in the neighborhood
- Need a quality, affordable restaurant in the neighborhood
- Need a branch library in the neighborhood area
- Need a Farmer's Market/fresh produce outlet
- Need additional educational facilities
- Neighborhood watch is needed
- Need a focal point for a smaller/tighter community to rally around
- Not enough activities for area residents/ youth
- Single activity center needed to accommodate seniors, youth, families
- Opportunities for private infill
- Increases in public housing will bring more problems(Morris & Attuchs Courts are problem areas)
- ACW Site
 - Corps of Engineers recommended an 18-acre asphalt parking lot for the ACW Site
 - Roads improved on the ACW Site would encourage more traffic in the residential area
 - There was not sufficient population in the area to support a neighborhood retail development without including a destination-type retail or commerce park.
 - Reuse as industrial /manufacturing is unacceptable
 - Residential reuse other than above commercial space is not appropriate
 - There is concern regarding increased traffic.
 - No "Big Box" stores are desirable.
 - Site redevelopment would be severely limited without some revenue-producing land uses.
 - Encroachment of incompatible commercial activity into the neighborhood.
 - The commercial/retail potential of the ACW Site is limited because of its location and lack of exposure to the main flow of traffic.

Opportunities

- Bridge to downtown
- Establish a neighborhood identity through entry signage and primary corridors
- Repair and construct sidewalks
- Resurface roads/fix potholes
- Infrastructure improvements
- Place utilities underground/ Install more hurricane resistant traffic lights
- Improve existing parks
- Stem the demolition of older homes
- Cervantes need s a different function, different activities, different look
- Enhance/beautify main corridors with trees, planting, lights and bike paths
- Maintain controlled, structured commercial access
- Cleanup/improve/beautify neighborhood cemeteries (plant trees, add signage, fix fence at St John's Cemetery)
- Reuse of buildings for after school tutorial centers/apprenticeship programs
- More educational classes/programs in the neighborhood (bring nursing program to PJC downtown)
- Establish the neighborhood as a leader in energy conservation
- More focus on schools (partnerships to nurture kids) and utilize the location of schools to help stabilize the neighborhoods and enhance property values
- Improvement recommendations not only a money decision but an impact decision: remove physical structures, housing and negative activities
- Children are the future and they need better schools, parks and activities
- Employment of the area's youth to fix parks, sidewalks, and buildings in the neighborhood providing jobs and training in construction trades
- Increase police patrols in the area
- There's a need for housing rehab grants, property improvement grants & R.O.W. enhancement grants
- Consider partnership roles for area churches and grants for restoration.
- Increase home ownership opportunities and help current renters become owners as a means of building neighborhood pride
- Revise zoning to allow mixed uses (residential/ office)
- Zoning changes are needed to allow smaller lot sizes
- Commercial development standards are needed
- Development needs an opportunity to make a profit
- Need more code enforcement
- Need to enforce the minimum maintenance ordinance (Standard Housing Code)
- Architectural Guidelines are needed to blend Habitat and anything new with the character of the neighborhood (porches, CPTED considerations)
- Business location incentives (write down the cost of land)
- ACW Site
 - Utilization as a passive park is the primary interest
 - A clay cap over the ACW Site rather than an asphalt-like material
 - The only commercial buildings built on the Site would be located north of Gimble Street
 - Promote some type of "destination" retail or a commerce/office park

Chapter 4 CONCEPT PLAN



Concept Plan Philosophy

This chapter presents the Concept Plan for future land use and redevelopment within the Westside Redevelopment Plan. The Concept Plan elements were conceived based on the priority issues and assets identified during the neighborhood visioning workshops and surveys. The Concept Plan presents a general outline of the recommended elements for redevelopment of the Westside Community Redevelopment Area followed by a brief description of the objectives and the recommended action strategies to achieve these objectives. The Concept Plan elements were developed with consideration of other plans for the City of Pensacola including the Comprehensive Plan, Westside Neighborhoods Plan, the American Creosote Works Reuse Plan, the Urban Infill and Redevelopment Area Plan, and the Enterprise Zone Strategic Plan. The Concept Plan serves as the foundation for future policy decisions by the City. The following general principles form the basis for recommendations and strategies contained in the Concept Plan:

The Concept Plan identifies, in general, where the future land use and transportation changes should occur to best integrate and provide focus within the redevelopment area, as well as to attract prospective businesses and residents

The Concept Plan recommends developing the Westside Neighborhoods Town Center as a tool to promote redevelopment by illustrating a focal point that integrates the neighborhoods and aims to restore the built environment as well as the pride and dignity of the residents.

The Concept Plan provides a holistic strategy upon which the City may base decisions for new development projects.

The Concept Plan provides a basis for the City to make capital improvement projections based upon anticipated public project needs, demands and proposed locations.

The Concept Plan facilitates the preparation of new land development regulations that provide a higher standard of urban and residential design.

The Concept Plan promotes nodal development patterns and zoning amendments to ensure compact and neighborhood scaled activities through restricted heights, building masses and primary residential uses in surrounding areas.

The Concept Plan embraces transportation and pedestrian mobility strategies.

The Concept Plan supports education and businesses as major activities in the Westside Neighborhood Town Center.

The Concept Plan supports desirable social, physical and economic development strategies as expressed by community stakeholders, including:

- *Improving physical conditions and aesthetic character of the area’s primary transportation corridors.*
- *Encouraging infill, renovation, reconstruction, and enhancement of single-family residential areas.*
- *Creating a community gathering space in the form of a defined neighborhood center located on the west side of Cervantes Street.*
- *Enhancing the pedestrian orientation of the Westside Redevelopment Area and increasing walkability.*
- *Promoting a change in future land use patterns on Main Street from predominantly industrial uses to a destination retail district supporting a complementary co-mingling of industry and arts.*
- *Improving the safety by requiring that CPTED principles be integrated in any new development.*
- *Identifying appropriate locations in the Redevelopment Area to introduce mixed-use developments through adaptive reuse, new infill construction and future land use revisions.*
- *Enhancing code enforcement including demolition of dilapidated structures. Properties that become as a result of demolition may be used as infill sites for new housing construction.*
- *Recommending strategies to support affordable home ownership and increase housing rehabilitation efforts through incentives such as soft second mortgages and low-interest loans without income restrictions.*
- *Supporting economic development efforts through capacity building, youth development, and workforce development.*
- *Recommending a consolidated redevelopment strategy to develop vacant or underutilized property owned by public and/or quasi-public entities, such as the School Board, Baptist Hospital, Gulf Power, Alabama Railroad.*
- *Supporting the environmental clean-up and redevelopment of the American Creosote Works Superfund site in accordance with the ACW Reuse Plan.*
- *Providing recommendations for enhanced recreational opportunities for the area residents*

The Concept Plan shows the proposed uses for any buildings or facilities to be constructed in the Westside Redevelopment Area. Limitations on development in the Redevelopment Area as dictated by current City of Pensacola future land use and zoning regulations are listed in Table ‘4.1’, including the maximum number of dwelling units.

Table 4.1 Development Limitations, Westside Redevelopment Area

Limitation	Minimum Lot Size	Maximums		
		Height	Max. Bldg Coverage	No. of Dwelling Units
Single Family Detached	2000 sf	35 ft	NA	12.4
Single Family Attached	2500 sf	35 ft	NA	21.8
Multifamily	20,000 sf	35 ft	15-30% of lot	35
Commercial (Neighborhood Commercial, Cottage Commercial, Mixed-use)	NA	45 ft	75% lot	35

The Concept Plan supports the improvement and expansion of open space and recreational amenities in the Redevelopment Area. The open space system includes existing parks and cemeteries, and the proposed park on the ACW site. Table 4.2 provides the approximate amount of open space to be provided as part of the redevelopment program:

Table 4.2 Approximate Amount of Open Space, Westside Redevelopment Area

Open Space	Area (in acres)	% of Redevelopment
Existing Parks and Cemeteries	50.07	5.95%
Proposed Park/ Open Space: ACW Reuse Plan	12.5	1.49%
Total Area	62.57	7.44%

CONCEPT PLAN

1 Primary Corridors

1A Primary Commercial Corridor: Pace Boulevard

- Establish Commercial Facade Improvement Program
- Identify potential opportunity sites to locate neighborhood retail (supermarket, grocery store)
- Encourage infill development and evaluate land assembly opportunities
- Pursue streetscape improvements
- Establish appropriate architectural and urban design standards
- Initiate discussions with Escambia County to pursue joint improvements
- Utilize TIF funds to finance site preparation, building rehabilitation and public realm improvements
- Accentuate significant intersections with gateway treatment and directional signage

1B Neighborhood Activity Corridor: Cervantes Street

- Design a campus layout accommodating a diversity of community oriented activities and uses
- Locate a mixed-use neighborhood focal point and congregation space (Westside Neighborhoods Town Center)
- Encourage adaptive reuse of vacant and underutilized parcels
- Continue to explore opportunities to locate the proposed Westside Library, Community Center, and possibly a new Urban School
- Establish appropriate architectural and urban design standards incorporating CPTED principles where possible
- Pursue streetscape improvements including traffic calming measures, adequate lighting, planting shade trees and wider sidewalks
- Use TIF funds as a revenue source for clean-up of derelict properties
- Utilize TIF funds to finance site preparation, building rehabilitation and public realm improvements
- Encourage infill development & evaluate land assembly opportunities
- Accentuate significant intersections with gateway treatment and directional signage

1C Cottage Commercial/ Mixed Use Boulevard Setting: Garden Street

- Encourage adaptive reuse of existing residential uses to accommodate low impact non-residential uses (professional offices, specialty neighborhood commercial retail, restaurants)
- Establish signage requirements with reduced size requirements and use of appropriate materials
- Establish appropriate architectural and urban design standards
- Accentuate significant intersections with gateway treatment and directional signage

1D Western Gateway District: Main Street

- Capitalize on the opportunity presented by the American Creosote Works Site
- Identify appropriate uses for future development (industrial research park, business incubators, industrial arts district, mixed-use, seafood district)
- Redefine nature of new industrial development within the district
- Enhance visual appeal and identity of the district (gateways, streetscape improvements)
- Formalize connections to Main Street continuing the streetscape character established for the Downtown
- Utilize abandoned railroad to incorporate sidewalk and landscaping
- Create adequate buffering and transition zones between industrial and residential uses
- Identify and pursue environmental assessment of possible contaminated parcels
- Partner with developers and property owners to explore reuse alternatives for vacant industrial properties
- Utilize TIF funds to finance site preparation, building rehabilitation and public realm improvements
- Establish clean industry standards and develop incentives for eco-industrial development
- Strengthen links between industry and community (job training, apprenticeship, local employment programs)
- Establish architectural and design standards for future development
- Accentuate significant intersections with gateway treatment and directional signage

1E Residential Streets: "A" Street, "E" Street, "I" Street, "M" Street Jackson Street, Chase Street and Gimble Street

- Strengthen linkages to neighborhood destinations such as area schools, parks and recreation facilities faith based organizations, neighborhood commercial centers
- Pursue streetscape improvements as a high priority utilizing TIF monies (wider sidewalks, lighting, shade trees, street furniture, bike path, traffic calming)
- Accentuate significant intersections with gateway treatment and directional signage

2 Gateways

- Directional Signage
- Neighborhood Identification Markers
- Landscaping
- Lighting
- Identify area destinations

3 Westside Neighborhoods Town Center

- Continue to work with Escambia County School Board to further build on the concept of locating a new urban school in the Town Center
- Develop a consolidated town center plan that focuses on creating an education-recreation community congregation space concept
- Some of the activities recommended are:
 - Westside Library
 - Westside Community Center
 - Business Resource Center
 - Vocation Technology Learning Center
 - Neighborhood Gardening Center
 - Arts and Crafts Training Center
- Establish a compact and aesthetically pleasing neighborhood core that supports pedestrian oriented activities
- Encourage adaptive reuse of vacant and underutilized structures to accommodate community facilities and services

4 Parks and Recreation

- Strategically locate neighborhood parks within a 5 minute walking distance from residential blocks
- Improve Fricker Center recreational facilities
- Construct a new West Side Community Center - swimming pool, tennis courts

5 Redevelopment Opportunities

5A ACW Site Reuse

- Develop a passive park and walking trail in the southern section of the site to provide adequate buffering between intensive uses
- Provide access from "F" Street and "L" Street
- Encourage mixed-use development along properties fronting Main Street and Gimble Street
- Reconstruct Gimble Street from Barrancas to "F" Street including on-street parking, traffic calming measures to reduce cut-through traffic
- Construct gateways at Main Street and Barrancas
- Develop graduated height setbacks from the residential areas towards Main Street
- Encourage destination retail or commerce/office park development as desired future land use activities
- Locate stormwater retention facilities on-site
- Create the Western gateway Redevelopment District as an overlay zoning district
- Utilize TIF/ Brownfields/ Commercial Facade Improvement programs to leverage funding for proposed improvements

5B Former Industrial Sites

- Initiate discussions with Gulf Power and Alabama Railroad to develop a consolidated redevelopment strategy for vacant and underutilized properties under their ownership
- Evaluate the potential to subdivide and develop the Alabama Railroad property as their uses and private sector demand warrants
- Initiate remediation assessment when warranted
- Work with existing property owners to educate them about the benefits of brownfield redevelopment and available incentives for redevelopment
- Identify appropriate uses for future development on available properties (commerce/ office flex space, neighborhood retail opportunities, industrial arts retail development)

6 Residential Preservation & Enhancement

- Restore existing homes
- Facilitate new infill construction of affordable workforce housing
- Repair and renovation of damages by hurricanes
- Plant new street trees and restore existing trees
- Improve sidewalks
- Install decorative street lighting
- Establish Residential Design Standards
- Establish Residential Facade Improvement program
- Work with County to establish historic designation for the Brownsville Neighborhood and historic school buildings
- Encourage adaptive reuse of vacant and underutilized parcels for housing and mixed uses

7 Multi-Family

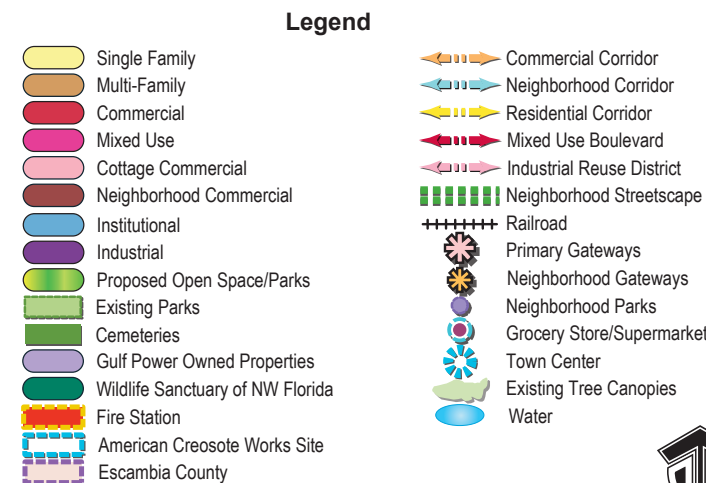
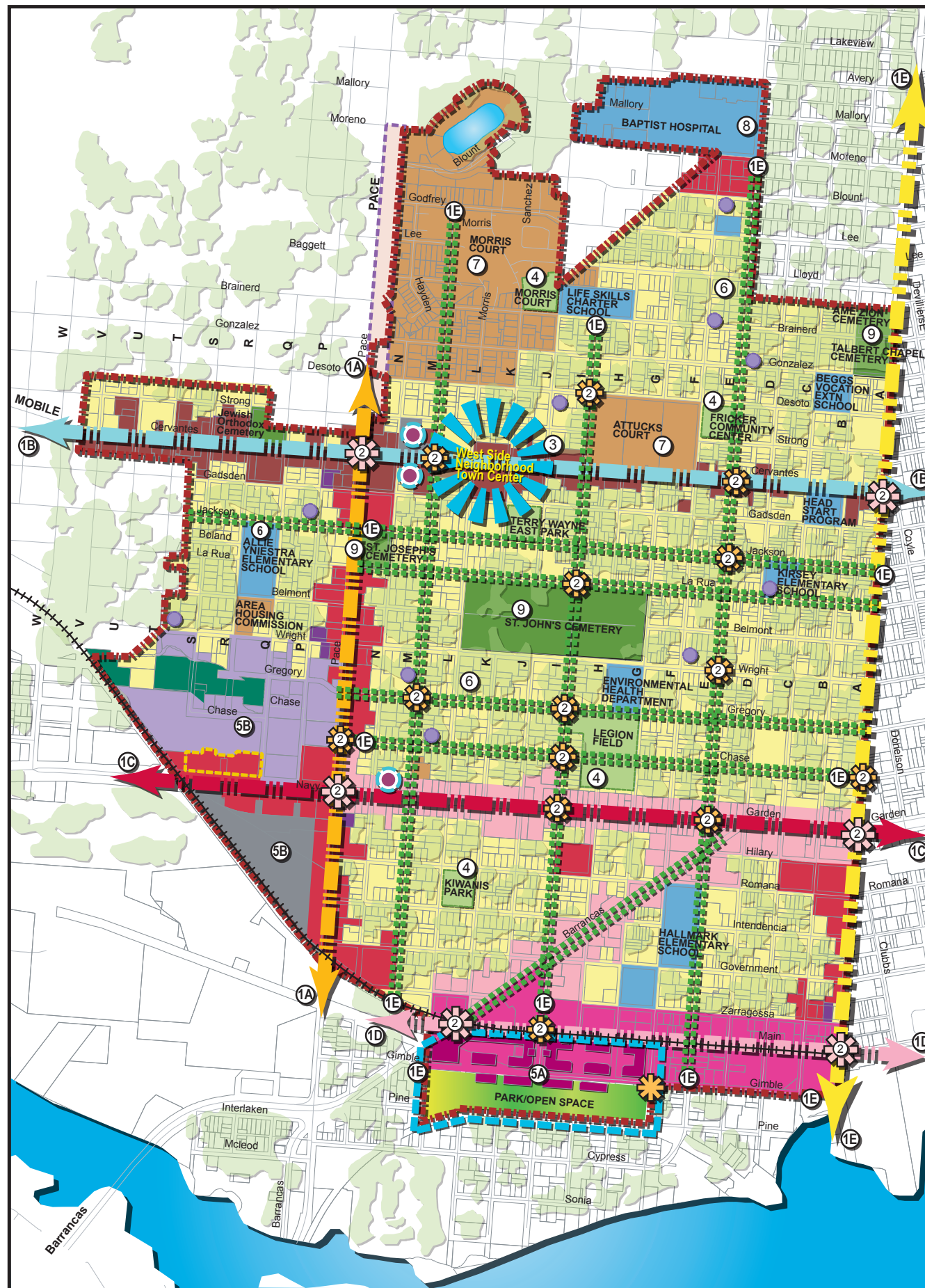
- Morris Court: Refurbish old units and redevelop old sites
- Encourage traditional neighborhood design principles in new developments
- Private development of independent senior living facilities

8 Medical Related Commercial Services

- Support expansion of services by Baptist Hospital
- Promote development of health related commercial uses (Medical Offices, Laboratories, Clinics)

9 Cemeteries

- Enhance and upgrade existing cemeteries
- Integrate with neighborhoods - Extend "H" and "I" Streets
- Incorporate improvements (Signage, Landscaping, Lighting)
- Institute formal fencing & entryway treatments



0 250 500 1,000 1,500 2,000 Feet



CITY OF PENSACOLA WESTSIDE COMMUNITY REDEVELOPMENT AREA PLAN

Primary Corridors

Primary corridors serve as major access routes for vehicular and pedestrian movement and circulation. Highly visible and easily accessible business locations are critical components of market development, thus, the integration of transportation and land use considerations is required to establish an attractive, safe and efficient traffic circulation and pedestrian mobility system. The existing physical conditions and functional aspects of the Westside Redevelopment Area’s arterial corridors have a negative effect on the community. The primary corridors are too wide and unfavorable for pedestrian use. The Concept Plan identifies four primary corridors within the Westside Redevelopment Area that could potentially act as catalysts for the redevelopment of the area. The proposed corridors are:

- 1. Neighborhood Activity Corridor: Cervantes Street
- 2. Primary Commercial Corridor: Pace Boulevard
- 3. Mixed Boulevard Setting (Village Concept): Garden Street and Barrancas Avenue
- 4. Western Gateway District: Main Street
- 5. Residential Streets: “A” Street; “E” Street; “I” Street; “M” Street (North-South)
Jackson Street, Chase Street and Gimble Street (East- West)

Neighborhood Activity Corridor: Cervantes Street

Cervantes Street currently serves the Westside Redevelopment Area as a major commercial thoroughfare physically bisecting the heart of the neighborhoods. The corridor has a considerable amount of land dedicated to commercial uses and supports a variety of features including hotels, drive-thru restaurants, auto-repair shops, liquor shops, and federal housing facilities. The physical and visual character of Cervantes Street functions as a ‘physical barrier’ preventing neighborhood connectivity and also fosters the growth of undesired activities and crime on several of its abandoned properties. Constraints relating to the development of Cervantes Street are the deteriorating conditions of the commercial establishments, vacant and underutilized buildings and an unsafe environment for pedestrians. Despite these constraints, the area exhibits redevelopment potential as a major thoroughfare providing urban amenities and surrounding residential development. Taking into consideration these neighborhood advantages, it is the intent of this plan to reconfigure the character of Cervantes Street as the focal point for the Westside Community Redevelopment Area program.

Objective:

Transform the functional and visual character of Cervantes Street as a primary neighborhood corridor and establish the neighborhood center to stimulate quality development in the Westside Redevelopment Area. Capitalize on the location and economic development opportunities to integrate the redevelopment area at a scale that is pedestrian friendly and compatible with the residential neighborhoods.



Existing Conditions: Cervantes Street



Conceptual Illustration:
Streetscape Improvements along Cervantes Street

ACTION STRATEGIES

- Encourage change in future land use patterns from existing commercial strip development into a campus oriented layout through adaptive reuse of vacant buildings to accommodate mixed-use buildings and locating community facilities along the corridor.
- Continue to further develop the Westside Neighborhoods Town Center concept, using the Westside Library as a catalytic project accommodating a broad spectrum of neighborhood recreational and institutional uses as a focal point and an area for congregation.
- Provide pedestrian linkages to the proposed Westside Library located on Cervantes Street between “I” Street and “J” Street.
- Support the adaptive re-use of aging, obsolete and/or underutilized buildings recognizing their highest and best use, and to maximize the value of existing buildings. These buildings, through adaptive re-use, could potentially accommodate new community facilities such as a Tool Library, an Arts and Crafts Training Center, a Community Gardening Center, a Business Resource Center, and other neighborhood commercial activities desired by the community.
- Continue discussions with the School Board to locate a new urban school along the Cervantes Street Corridor.
- Identify potential sites in close proximity to the proposed Westside Neighborhoods Town Center to locate a supermarket/ grocery store and neighborhood retail establishments.
- Collaborate with Escambia County to initiate joint improvement projects, such as pursuing streetscape improvements and establishing urban design guidelines for commercial properties (along Cervantes Street and the Brownsville Neighborhood area).
- Incorporate the use of “Crime Prevention Through Environmental Design” principles such as orienting the buildings towards the street and minimizing alleyways in new developments and redevelopment efforts to help reduce crime generating activities.
- Incorporate streetscape and landscape improvements, such as decorative street lighting, wider sidewalks, street trees, landscaped medians and neighborhood signage to create a pedestrian environment in support of neighborhood activity.
- Work with FDOT to enhance pedestrian safety through traffic calming techniques including enhanced crosswalks and bulb-outs, better directional signage and improved sidewalk treatments.
- Amend the Land Development Code to establish design standards for building renovations, in-fill development and tear downs and to ensure new buildings are constructed with setbacks that are compatible with existing structures and maintain the street edge.
- Encourage restoration of deteriorating structures and façade improvements through use of funds available for façade improvements.
- Use a combination of funding sources (TIF funds, LOST, LOGT) to pursue redevelopment activities including land acquisition, clean-up of derelict properties, streetscape improvements, and construction of new community facilities.

Commercial Corridor: Pace Boulevard

Pace Boulevard serves the Westside Redevelopment Area as the major north-south commercial corridor marked with sub-standard parcel sizes. While this area consists of long-standing businesses that provide an economic base for the City as well as the Westside Redevelopment Area, the current conditions indicate a deteriorated physical environment and haphazard commercial growth. The western edge of the corridor, north of Cervantes Street, spans multiple jurisdictions warranting an increased level of coordination and planning to create a coherent identity for future investment. South of Garden Street, the west edge of Pace Boulevard, consists of a large tract of vacant land, owned by the Alabama and Gulf Coast Railroad, which when redeveloped could potentially be subdivided to accommodate a diverse range of commercial establishments (office/ destination retail/ services) in the future.

The intent of the redevelopment plan is to sustain the long term viability of the existing businesses while buffering views of the harsh physical conditions of the properties. This can be accomplished through TIF sponsored clean-up activities, landscaping, code-enforcement and development regulations for future commercial uses.

Objective:

Integrate existing commercial development into the functional and aesthetic framework of the redevelopment vision retaining the economic benefits of these uses, while improving their visual impact. Establish an identity for the corridor and encourage private sector investment that addresses the needs of the neighborhood.

ACTION STRATEGIES

- Initiate physical improvements to enhance the overall visual appearance of the commercial corridor such as redesigning and improving the corridor's existing right-of-way conditions. This includes constructing elements such as a center median, carriage way, sidewalks, landscaping, lighting and shared access to adjacent uses.
- Concentrate and consolidate existing commercial uses to prepare for any new development and utilize the services of a realtor and/or the City's land management team to assemble and acquire land for the development of large sized marketable retail sites.
- Identify priority sites for developing large scale neighborhood retail center such as a supermarket, a grocery store and complementing retail that addresses the needs of the residents.
- Initiate discussions to pursue joint improvement projects with the Escambia County Community Redevelopment Agency, to create a unified streetscape character for the corridor (along sections of the corridor in the Brownsville Neighborhood and properties located on Pace Boulevard north of Cervantes Street)
- Provide business owners and developers with incentives such as tax breaks to upgrade existing retail services and to maintain control of the character of infill development.
- Identify and partner with key business owners that support the redevelopment efforts along the corridor. Encourage adaptive re-use of underutilized and obsolete commercial uses, where possible.
- Adopt design standards to ensure visual integration and a sense of identity for the entire corridor.



Existing Conditions: Pace Boulevard

Conceptual Illustration:
Streetscape Improvements,
Pace Boulevard

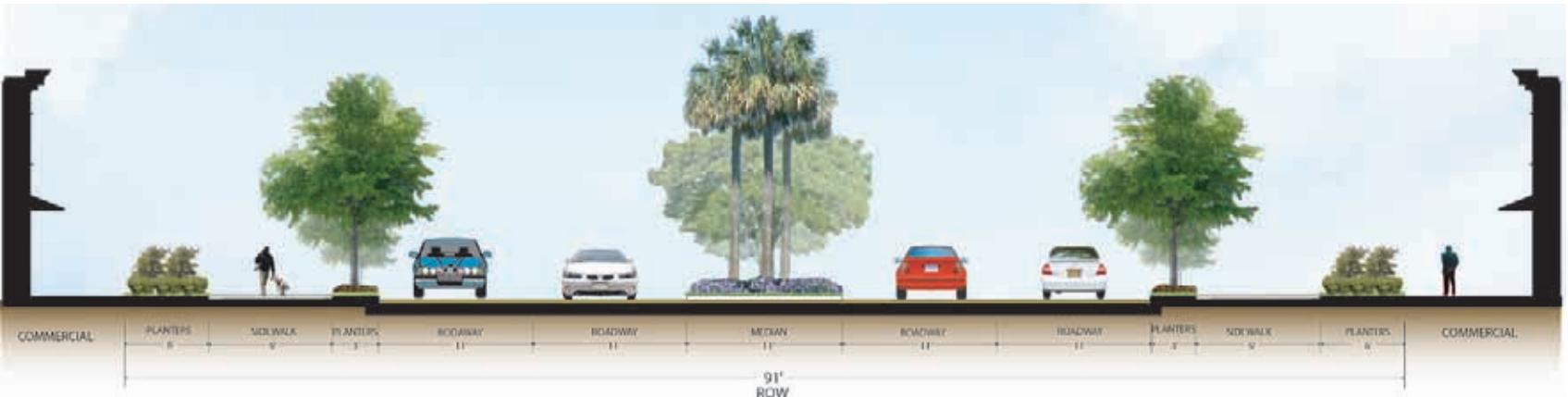


AFTER



Existing Conditions: Pace Boulevard

Typical Streetscape Section: Pace Boulevard





Existing Conditions: Garden Street

Mixed Boulevard Setting: Garden Street and Barrancas Avenue

Garden Street serves as the main entrance to the Westside Redevelopment Area from Downtown Pensacola and the Belmont Devilliers Neighborhood. The current land use development patterns along Garden Street are making a gradual transition from single-family residential to low- intensity cottage commercial office development. East of Pace Boulevard, a diverse mix of uses including scattered retail stores, multi-family residential development and churches define the corridor’s existing character. West of Pace Boulevard, Garden Street changes into Navy Boulevard and contains large parcels to the north accommodating a fire station, a Gulf Power owned repair shop, the Pet Adoption Center of the Humane Society of Pensacola, and a gas station/ convenience store. The south side of Navy Boulevard contains service repair shops and large expanses of parking lots.

Barrancas Avenue serves as a minor arterial street connecting Garden Street to Main Street and the Pensacola Bay, located further south in unincorporated Escambia County. Existing land uses along this corridor include a mix of land uses such as light manufacturing, faith-based institutions, auto repair services, and vacant land. The properties along Barrancas Avenue are strategically positioned to serve as an extension of the transitional uses (professional offices, neighborhood retail stores) envisioned along Garden Street.

Because of its close proximity to Downtown, the corridor provides a unique opportunity for developing a pedestrian oriented mixed use boulevard. The Redevelopment Plan recommends encouraging development of appropriate transitional office and low-impact retail uses along Garden Street while providing adequate buffers to minimize impacts on surrounding residential areas.

Objective:

Designate areas for moderate density mixed use residential development and provide for in-fill development opportunities at a scale that is compatible with the neighborhood. Create a walkable ‘urban village’ environment to encourage a balance of residential development types available to different income levels on the market.



On-Street Parking: Garden Street



ACTION STRATEGIES

- Encourage the adaptive reuse of existing residential structures and vacant commercial properties to accommodate low impact nonresidential uses (professional offices, neighborhood retail, restaurants), through zoning revisions as warranted.
- Encourage clustering of land uses, where possible, through Land Development Code or Future Land Use amendment to create a compact neighborhood form that supports a pedestrian friendly environment.
- Develop a unified theme for the streetscape improvements to create a distinctive identity for the neighborhood’s physical form and to improve walkability within the neighborhoods.
- Install a primary gateway at the intersection of Garden Street with Pace Boulevard and “A” Street and neighborhood gateways at the intersection of Garden Street with “E” Street/ Barrancas Avenue and “I” Street to emphasize its importance as the entry way into the Westside Redevelopment Area.
- Establish neighborhood identification and directional signage programs at strategic locations to guide residents and visitors to community destinations.
- Encourage maintenance, repair or renovation of existing residential areas and upgrading existing housing through homeowner assistance programs.
- Capitalize on the opportunity to work with the churches and community organizations and continue to encourage resident participation in neighborhood revitalization activities.



Existing Conditions: Garden Street and “A” Street



Conceptual Illustration: Streetscape Improvements
Garden Street and “A” Street



Existing Conditions: Main Street

Western Gateway District: Main Street

The section of Main Street traversing the Westside Redevelopment Area acts as the western gateway to the City of Pensacola providing vital connections to Downtown Pensacola, the Pensacola Historic District and the Pensacola waterfront. Currently, the area is characterized by industrial uses and abandoned properties. Other land uses along the Main Street corridor include commercial establishments, vacant properties, and scattered residential uses. The City’s Future Land Use Map recommends an industrial designation for the entire area. While industrial uses in this district provide a viable employment and economic base for area residents, the area’s proximity to several of the City’s existing and planned waterfront use projects enhances its potential for developing commercial uses more compatible with surrounding residential neighborhoods. The area could accommodate a diverse range of destination retail uses through adaptive reuse of industrial structures.

The American Creosote Works (ACW) Site, an 18-acre abandoned industrial site by the Environmental Protection Agency’s is also located in this district. Clean-up of this site is underway and presents a unique opportunity to transform the character of the area into a vibrant civic space. The proposed Community Maritime Park, located only 0.3 miles from the east edge of the redevelopment area along Main Street, is expected to serve as a catalytic project that will revitalize the western half of Downtown Pensacola and the surrounding neighborhoods. The proposed Community Maritime Park project is envisioned as a mixed-use development that will accommodate an expansive public waterfront park including promenades, a multi-use athletic facility appropriate for minor league baseball and other athletic events, festivals, and other community events and activities. The maritime project will also include a museum, a conference center, university classroom and office facilities and will accommodate commercial, office, retail, residential, restaurant, and entertainment uses.



Existing Conditions: ACW Site



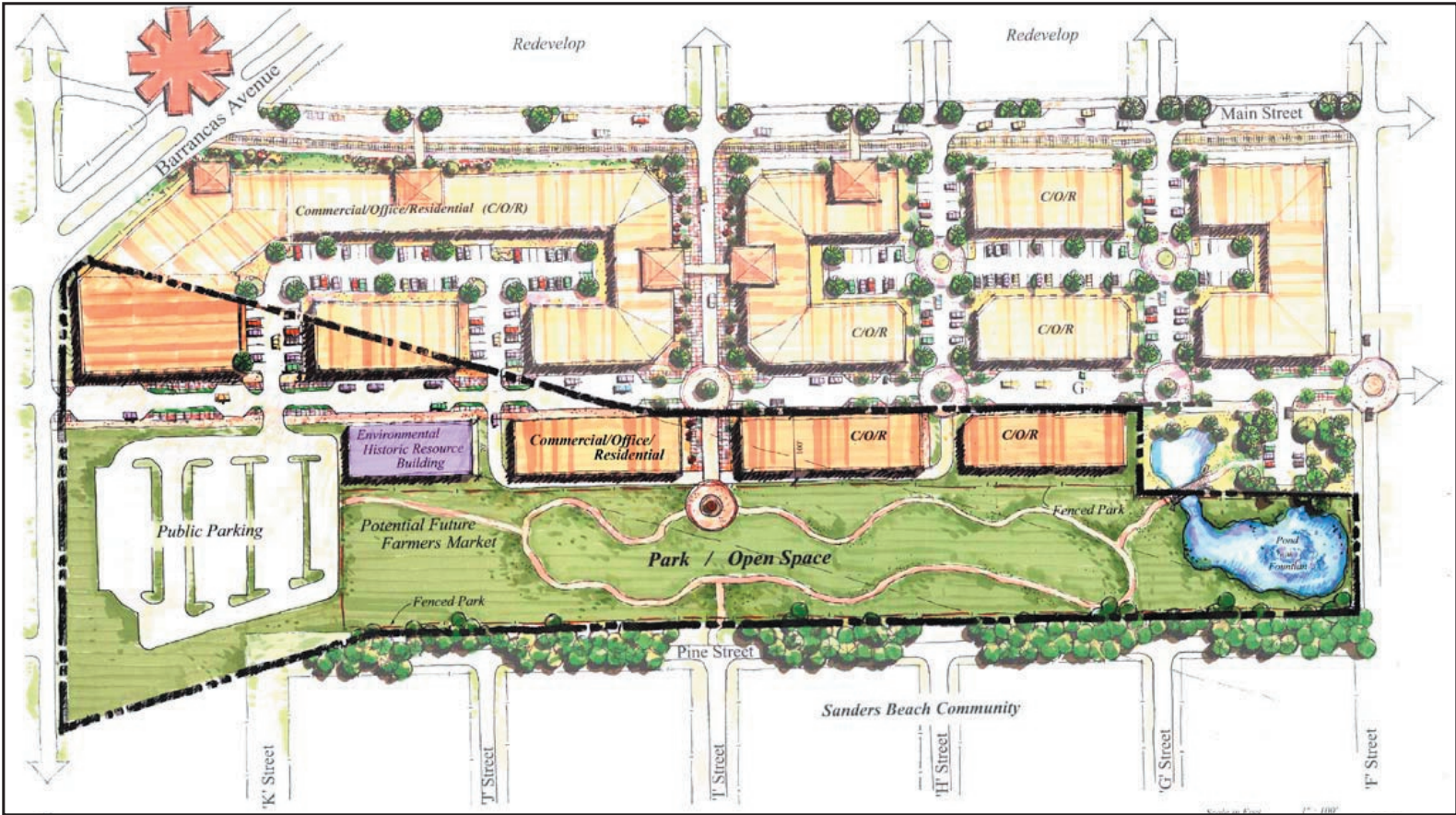
Despite the opportunities presented by the large parcels of underutilized land and proposed development of significant projects in the area, the current configuration of the Main Street roadway imposes constraints that will impact redevelopment. Limited rights-of-way, deteriorating infrastructure, incompatible uses, and competing mixed-use centers planned in close proximity to the district are some of the primary challenges for development.

The Westside Redevelopment Plan intends to capitalize on the opportunities created by the Community Maritime Park and the potential reuse of the ACW site to pursue infrastructure and streetscape improvements along Main Street, accommodating a diverse range of destination retail uses through adaptive reuse of industrial structures. The district is strategically positioned to accommodate uses that will complement planned improvements in the district’s vicinity. The Concept Plan envisions developing a “Westside Seafood and Industrial Arts District” theme accommodating neighborhood restaurants and cafes, unique boutiques, and local art galleries.

As the market matures, it is anticipated that the redevelopment of vacant land and relocation of industrial uses will accelerate the district’s transformation into a unique mixed-use district that will serve as a gateway into Downtown Pensacola from the west. In order to create a pedestrian friendly environment, the Plan proposes to pursue streetscape enhancements, implementation of traffic calming measures, the addition of turning lanes to accommodate anticipated increases in traffic, establishment of appropriate design guidelines and architectural standards, and addition of directional signage and gateway treatments to reinforce linkages and a sense of place.

Objective:

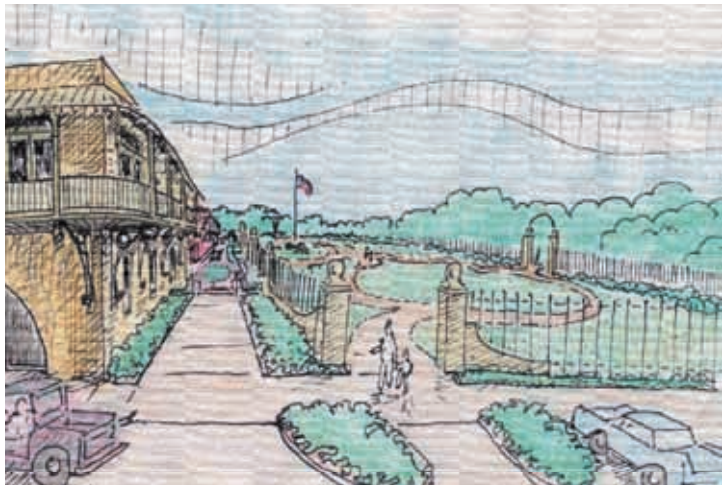
Encourage adaptive reuse of industrial sites in the district and surrounding areas to create a destination commercial and mixed-use district that complements the character of existing residential neighborhoods while capitalizing on anticipated waterfront development projects and planned improvements.



Conceptual Reuse Plan, American Creosote Works Site
Source: CH2M Hill



Existing Conditions: Main Street looking east



Conceptual Illustration: Neighborhood Park, ACW site
Source: ACW Reuse Plan, CH2M Hill



Conceptual Illustration: Main Street Mixed-Use
District with streetscape improvements

ACTION STRATEGIES

- Develop a phased approach for timely clean-up and redevelopment of the ACW site.
- Establish a Western Gateway TIF District to direct increases in real property tax revenues back into the targeted area for improvements such as streetscaping, sidewalks, signage, and park development.
- Work with Florida Department of Transportation and private sector to address right-of-way improvements such as road widening, landscaping, and pedestrian crosswalks.
- Capitalize on the development opportunities presented by proximity to the proposed Community Maritime Park through marketing efforts.
- Establish a unique land use and design theme within the district to encourage “destination” retail development on vacant and underutilized properties. Some alternatives include creating a “Seafood District” or an “Industrial Arts District”.
- Enhance aesthetic character and identity of the district by construction gateways, streetscape enhancements, traffic calming measures, landscaping, and directional signage.
- Evaluate opportunities to convert the abandoned railroad along Main Street to a greenway trail connecting the Western Gateway District to the rest of the City, and improving the area’s pedestrian environment.

- Create buffering and transition areas between residential and adjacent commercial or industrial uses, by establishing zoning requirements to mandate minimum landscape buffers and incorporation natural features into development projects, and developing a park/ open space in the southern section of the ACW site separating the Sanders Beach neighborhood from more intensified development.
- Identify probable environmentally contaminated parcels and pursue assessment and remediation, where possible.
- Promote Enterprise Zone incentives for investment and job creation to encourage employment of community residents.
- Adopt architectural and design standards to ensure redevelopment projects are compatible with neighboring residential uses.
- Promote commercial and neighborhood retail development as transition areas between residential and industrial uses.
- Consider amending the Future Land Use Map to convert the industrial land use designation to a commercial designation.
- Create a Western Gateway Redevelopment Zoning Overlay District to include a list of permitted uses that are consistent with the redevelopment theme for the district.



Existing Conditions: Residential Streets

Residential Streets

During the planning process, several participants expressed the need to maintain and enhance the character of residential streets in the neighborhood. Residential streets provide pivotal linkages between the area’s residential uses, commercial centers, schools, and faith-based institutions. Several of the streets within the Westside Redevelopment Area have mature tree canopies that contribute significantly in creating a pedestrian friendly environment. However, several of the residential streets lack sidewalks and pedestrian amenities such as street lighting, street furniture, and traffic calming improvements. The Plan recommends pursuing streetscape improvements along the residential streets, as funding is available, to provide increased connectivity within the area and its surrounding neighborhoods.

North- South Residential Corridors

- “A” Street, “E” Street and “I” Street, “M” Street

East- West Residential Corridors

- Jackson, Gregory, Chase, La Rua and Gimble Streets

“A” Street is a 2-lane residential street that serves as the border between the Westside Redevelopment Area and the eastern portion of the City. This residential corridor is significant as it becomes the gateway to Historic Downtown Pensacola and the Belmont Deviliers Neighborhood. The character of uses fronting “A” Street changes from primarily residential and institutional uses north of Garden Street to predominantly commercial uses in the southern section to its intersection with Gimble Street.

“E” Street currently serves as a major north-south street that connects the residential areas with several of the area’s destinations including the Baptist Hospital, Fricker Community Center, neighborhood commercial along Cervantes Street, Hallmark Elementary School and the proposed Western Gateway District along Main Street.

“I” Street presents an opportunity to visually and physically connect the southern boundary of the redevelopment area to area destinations and future development opportunities. Some of the destinations that have access from “I” Street include the Life Skills Charter School, the proposed Westside Community Library, St. John’s Cemetery, Legion Field, and the Western Gateway District.

“M” Street connects the Morris Court multi-family housing development to the surrounding residential areas. Streetscape improvements along this street would include traffic calming measures, preservation of mature tree canopies, construction of gateway opportunities, and street lighting.

Objective:

Maintain and improve the residential character of the neighborhoods. Enhance the community’s sense of place and identity by establishing higher quality architectural design standards in the residential areas.

ACTION STRATEGIES

- Preserve the area’s residential character by adopting appropriate design standards that encourage adequate landscaping buffers for new commercial development.
- Preserve and restore the historic structures and cemeteries within the Study Area to further enhance the recommended streetscape improvements (Hallmark Elementary School and other historic school district properties).
- Initiate discussions with the County to coordinate improvements identified in the existing Escambia County CRA plans for the areas adjacent to the Westside Redevelopment Area (Brownsville Redevelopment Plan, Barrancas Redevelopment Plan, Englewood CRA Plan)
- Incorporate streetscape improvements such as street lighting, wider sidewalks, trees, landscaping, and burial of utilities as determined by residents during neighborhood planning exercises
- Work with residents and businesses to devise incentives and funding strategies for proposed neighborhood improvements. These strategies could include local matching grants or loans for homeowner contributions towards specific projects, forming neighborhood special assessment districts or in-kind matches for public services such as increased code enforcement.



Existing Conditions: Main Street and “E” Street looking north on “E” Street



Conceptual Illustration: Gateway Treatment Main Street and “E” Street



Conceptual Illustration: Residential Streetscape

Gateways

Gateways are important visual landmarks that reinforce the entrance into a geographic area employing a combination of elements such as landscaping, signage and/or structures. The Concept Plan identifies several opportunities for the creation of gateways in the neighborhood to help create a sense of place and to instill a sense of pride and identity for the Westside Neighborhood residents.

Primary Gateway Opportunities

- Cervantes Street with “A” Street and Pace Boulevard
- Garden Street with “A” Street and Pace Boulevard
- Main Street with “A” Street and Barrancas Avenue

Neighborhood Gateway Opportunities

- “E” Street with Cervantes Street, Garden Street, Jackson Street, Wright Street
- “I” Street with Desoto Street, La Rua Street, Gregory Street, Garden Street, Main Street
- “M” Street with Cervantes Street and Gregory Street
- Chase Street with “A” Street, “I” Street and Pace Boulevard
- “F” Street with Gimble Street

Objective:

Establish entrance gateways at critical intersections to create a sense of arrival and neighborhood identity for the Westside Redevelopment Area.



ACTION STRATEGIES

- Install unique landscaping elements and signage directing people to the Westside Redevelopment Area.
- Prioritize construction of gateway improvements on Cervantes Street in conjunction with other planned improvements.
- Establish neighborhood identification and directional signage programs announcing the entrance to the Westside Neighborhood at the identified prime entry points.
- Continue to bury utilities during new construction where feasible to provide safe pedestrian access and improve visual qualities.
- Ensure a coherent design for all the proposed gateways with an integrated landscaping and unified signage theme.

Residential Preservation and Enhancement

The City of Pensacola faced a notable shortage of affordable housing as a result of hurricane damage and the impacted residential units are in critical need of repair and restoration. The City should establish residential property improvement grants to encourage housing rehabilitation and restoration in the redevelopment area. Residential design standards should also be established to ensure that future construction and redevelopment efforts are of the highest quality.

The Westside Redevelopment Area also experiences a high incidence of crime compared to the City of Pensacola. The Redevelopment Plan envisions creating a strong, safe, and vibrant community as an integral component of residential enhancement efforts within the Westside Redevelopment Area.

ACTION STRATEGIES

- Designate areas appropriate for moderate density mixed-income residential development and market rate housing opportunities.
- Coordinate efforts to enhance and upgrade the quality of architecture in the neighborhood’s affordable housing construction.
- Support affordable home ownership and increase housing rehabilitation efforts through incentives such as soft second mortgages and low-interest loans without income restrictions.
- Work with Escambia County School Board District and private property owners to devise strategies for the redevelopment of underutilized and vacant buildings. As the School District slates other school properties for closure, the City should work with the board to identify positive reuses for the abandoned properties, such as Hallmark Elementary, Gibson Head Start, and the Life Skills Charter School buildings.
- Identify opportunities to develop pocket parks through acquisition of privately owned vacant, dilapidated or uninhabitable structures, when possible.
- Encourage adaptive reuse and infill development of the vacant land and underutilized properties, such as the former Blount, Beggs Vocational and L.A. Kirsey school sites, as an opportunity for revitalization.
- Encourage restoration and/or reconstruction of older homes through property improvement grants and the use of state and federally funded housing programs.
- Continue to work with neighborhood associations to conduct neighborhood planning exercises on a periodic basis to determine the specific needs of each neighborhood within the redevelopment area.

Objectives:

Preserve and enhance the residential character of the neighborhood to maintain the affordable housing stock within the neighborhood through investment in public infrastructure and by establishing or promoting programs that support investment in residential renovations and redevelopment of existing housing stock.

Reduce crime levels within the Westside Redevelopment Area including the use of community policing strategies.

- Establish residential design standards for building renovations and in-fill development.
- Acquire lots or building sites, or execute land exchanges for infill development.
- Enhance code enforcement in the area including demolition of dilapidated structures. Parcels that become available as a result of demolition may be used as infill sites for new housing construction.
- Consider the provision of flexible development standards in future zoning code revisions for minimum lot sizes to enable development of smaller residential lots.
- Institute Residential Facade Improvement Programs.
- Continue with the formulation of financial incentives to promote owner-occupied housing in the redevelopment area.
- Enhance the relationship between redevelopment area residents and the Pensacola Police Department.
- Increase resident involvement in crime watch/ crime prevention.
- Initiate community based activities involving the youth and public safety staff to generate support and participation in local anti-crime programs and improve public relations with the staff.
- Increase number of calls to the Pensacola Police Department to report criminal incidents or suspicious activity.
- Improve Pensacola Police Department response to calls from redevelopment area residents.
- Increase police presence in the redevelopment area.

Conceptual Illustration: Residential Gateway



Existing Conditions: Multi-Family Housing, Westside Area

Multi-Family Residential

As the redevelopment program evolves with recommended public realm improvements implemented and private development in place, the demand for mixed residential types is anticipated to increase. The areas designates as Mixed Residential are envisioned to contain a mix of residential types, including town homes, duplexes, apartments, and single family residences. In accordance with the Future Land Use Map, land in these areas may be developed at a density of 35 or fewer residential dwelling units per acre. Attucks Court and Morris Court development are the two identified areas that provide opportunities for introducing in-fill opportunities and a mix of high-quality housing types.

The Morris Court Redevelopment Project is being undertaken by the Area Housing Commission. The project is located within the city limits adjacent to the unincorporated Escambia County. The aged housing project units will be demolished and replaced with infill construction. The redevelopment plan for the project proposes to establish a street grid pattern, upgrade architectural character for single and multi-family units and provide community facilities such as a senior center, day care, and head-start programs. The project will consist of 74 apartments in 15 buildings including an activities center. The property is located in west Pensacola, bordered to the north by Godfrey St., to the east by N. “K” St., to the south by Brainerd, and to the west by N. “M” St. The construction is expected to begin by October 2007 and completed in late 2008.

Objective:

Promote utilization of new urbanism design and site planning principles to upgrade the architectural character and to ensure integration of community planning principles in future residential development and in-fill housing efforts. Designate areas appropriate for moderate density mixed residential development, provide for in-fill development opportunities and affordable housing where appropriate.

ACTION STRATEGIES

- Establish high quality architectural design standards for the redevelopment area to introduce a range of housing types.
- Incorporate new urbanism design principles applied as a guiding framework for future redevelopment initiatives.
- Integrate new urbanism design principles into future development by including key principles such as interconnected street network, pedestrian-friendly streets with buildings close to the street, rear parking and row housing, single family appearance for the residential development.
- Consider implementing incentives for affordable housing and adhering to established design guidelines that support the neighborhood’s existing character.

Residential Neighborhood Commercial

The neighborhood residents expressed their desire for encouraging businesses that serve the daily needs of the residents such as a grocery store, local bank, and neighborhood restaurant. The Redevelopment Plan recommends examining opportunities at the intersection of Cervantes Street and the identified residential connectors to attract private investment in neighborhood retail establishments. The ultimate success of these neighborhood businesses will rely on establishing appropriate urban design guidelines that encourage a compact pedestrian environment. The design guidelines should provide development standards that enhance the public realm improvements through reduced minimum front setback requirements, maximized street frontage, shared parking arrangement, and parking areas located to the rear of buildings.

Objective:

Ensure the integration of future development patterns with the proposed campus oriented layout to deviate from the existing commercial development. Accommodate transitions in land use through appropriate zoning regulations, investment in pedestrian improvement and incentives for private sector investment in the adaptive reuse of existing residential structures.

ACTION STRATEGIES

- Establish design standards for site planning and architectural features.
- Attract more restaurants, cafes and specialty retail to encourage a complimentary mix of uses and activities.
- Incorporate streetscape improvements, such as decorative street lighting, wider sidewalks, street trees and street furniture to establish a pedestrian environment in support of commercial activity.
- Enhance pedestrian safety employing a combination of traffic calming measures such as reduced speed limits, better signage, and the use of elevated decorative crosswalks at primary intersections.
- Create business incubators and business resource support services to encourage increased investment from existing local businesses.
- Fund facade improvement grants as an incentive for investment and ensure that exterior building renovations remain consistent with the surrounding residential areas.
- Promote utilization of Enterprise Zone incentives including: building materials and equipment sales tax refunds, sales tax credits on new jobs and property tax exemption for job creation.

Medical Related Commercial Services

The future expansion of Baptist Hospital will be instrumental in enhancing future economic development opportunities for businesses within Westside Redevelopment Area. The blocks adjacent to the existing hospital property are identified for ancillary uses and related activities in support of the Baptist Hospital Master Plan. The City should continue to work with the Hospital to enable voluntary annexation, future on-site expansion and possibly shared public facilities and resources.

Objective:

Capitalize on Baptist Hospital's growth potential and identity as a major employer and one of the primary medical service providers in the City to stimulate development of medical offices, clinics and laboratories in the area creating jobs and market support for commercial activities.

ACTION STRATEGIES

- Work with the Escambia County to pursue the annexation of blocks located north of Avery St. and blocks west of “E” Street to Pace Boulevard.
- Form strategic partnerships with Baptist Hospital and area medical professionals to address the needs of existing businesses through the redevelopment process.



Baptist Hospital

Neighborhood Impact Element

The Redevelopment Plan makes provisions for affordable housing through rehabilitation and new construction. Shortages in affordable housing will be addressed through existing and new affordable housing development strategies, with an emphasis on developing ways in which affordable housing can be integrated within market rate housing projects.

The implementation of the Westside Redevelopment Plan will contribute significantly to improving the quality of life for the citizens residing in the Westside Redevelopment Area and surrounding areas. While all impacts cannot be determined without site-specific proposals that evaluate impacts, this section provides a summary of potential impacts that may occur in each category required by statute. The specific categories that must be addressed are: ***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.***

Relocation

The Redevelopment Plan, as proposed, supports the preservation of the existing low and moderate income housing facilities in the residential areas and does not require the relocation of any of the residents of the redevelopment area. The Morris Court Multi-family housing project will add new units to the area housing stock.

Should there be a need for relocation of residents, to minimize the relocation impact supportive services and equitable financial treatment will be provided to any individual, families subject to relocation. When feasible, the relocation impact will be mitigated with relocation within the immediate neighborhood and by seeking alternative housing opportunities.

Traffic Circulation

The implementation of the Redevelopment Plan recommendations related to streetscape improvements and traffic circulation are anticipated to positively impact the Westside Redevelopment Area. The Primary Corridor Improvements, a component of the Redevelopment Plan, envisions enhancing identified roadways through streetscape improvements that encourage pedestrian mobility and improve vehicular circulation within the area.

While not a component of the Westside Community Redevelopment Area Plan, the redevelopment of the Community Maritime Park (located less than half a mile east of the Redevelopment Area) may result in a change in the traffic circulation pattern in the area and the implementation of this project is subject to a feasibility study and traffic analysis. However, the project is designed to accommodate additional on-site parking and traffic circulation demand generated through its development on-site and diverting traffic along identified streets that form a part of the City's grid system. Additional traffic resulting from development of the American Creosote Works site is expected to be mitigated by the creation of barriers to minimize cut-through traffic in the Sanders Beach neighborhood.

Environmental Quality

The City of Pensacola land use regulations require that stormwater management be addressed as a condition of permitting any development project. The American Creosote Works site is expected to include stormwater retention areas when redeveloped.

The environmental quality of the Westside Redevelopment Area will be greatly improved upon completion of clean-up activities at the ACW site. The City has prepared a Conceptual Reuse Plan for the American Creosote Works plant, an EPA designated Superfund site. The U.S. EPA is currently undertaking a complete remediation for the contamination at this site. The Redevelopment Plan recommends environmental clean-up of perceived or identified Brownfield sites to allow for their redevelopment to facilitate their productive re-use.

Proposed relocation of the nearby waste water sewage treatment facility will have a positive effect on air quality in the redevelopment area enhancing its livability and attractiveness for redevelopment.

Community Facilities and Services

The Redevelopment Plan supports increasing the number of community facilities and services in the area through the planned development of a Westside Library branch and the proposed Westside Community Center project as identified in the City's LOST budget. Additionally, the Redevelopment Plan presents several strategies to create a Westside Neighborhoods Town Center that is envisioned to accommodate a diverse range of training, educational and cultural facilities that will serve the needs of the area youth, adults, and elderly. Existing open space/ recreation facilities in the area and its vicinity include the Fricker Center, Legion Field, Terry Wayne Park, Morris Court Park, Kiwanis Park. The Sanders Beach Community Center which was destroyed by Hurricane Ivan is slated for reconstruction. The proposed Community Maritime Park, located less than half a mile west of the Redevelopment Area along Main Street, will provide unique cultural and recreational opportunities for Redevelopment area residents and business owners.

The Plan recognizes the importance of these facilities and supports planned improvements of these facilities. There are five (5) cemeteries located in the Westside Redevelopment Area, constituting an integral component of the area's open space network. Physical Improvements recommended in the Redevelopment Plan intend to preserve the cemeteries as important historic landmarks as well as valuable community open space elements.

Effect on School Population

The Redevelopment Plan anticipates positively impacting the area's school population by supporting to continue discussions with the Escambia County School Board to develop a centralized "Urban School" facility in the Westside Neighborhoods Town Center. Deteriorating school facilities and a drop in school population have led the Escambia County School district to look at closing several schools serving the Westside Redevelopment Area and constructing one consolidated school for the area. The Redevelopment Plan recommends streetscape improvements and sidewalk installations connecting the area schools to improve pedestrian safety and walkability for the school population. The City and the Redevelopment Agency will continue to work closely with Escambia County School Board to ensure the board's future plans for area schools are consistent with the Redevelopment Plan.

Physical and Social Quality

The Plan's recommendations to continue with improvements to the existing streetscape environment (street lighting, sidewalks, street trees, gateways and directional signage); redevelopment of vacant land and former industrial sites; establishing urban design and architectural standards for new development; and continued code enforcement will have a positive impact on the area's physical and visual character.

Implementation of the redevelopment plan recommendations will improve overall quality life for area residents. Job training, apprenticeship opportunities, and mentorship programs created through commercial and industrial redevelopment and establishment of a community center will support the development of human capital, increase employment opportunities and serve as a tool to improve the household income.

Westside Neighborhoods Town Center

The Westside Neighborhood Town Center will provide an opportunity to re-orient the existing nature of Cervantes Street from strip commercial development into a community focal point and congregation space. The Plan envisions locating the Town Center along Cervantes Street, between “I” and “M” Streets, providing an opportunity to create an extremely desirable urban center that supports education and local economic development. Existing uses surrounding the proposed town center include vacant land, residential homes, retail stores, old motels, and underutilized commercial properties.

The Redevelopment Plan anticipates that the Town Center will accommodate a broad spectrum of education and community facilities to revert the west end of Cervantes Street into a community gathering space from a location for undesirable social activities including drug and alcohol sales, prostitution and other crimes. The proposed ‘Westside Neighborhood Town Center’ consists of community oriented activities and uses including an Urban School, Westside Neighborhood Library and Business Resource Center, Arts and Vocational Campus, Tool Library and Neighborhood Garden.

The implementation of the ‘Westside Neighborhood Town Center’ would require enhanced coordination between the primary stakeholders in the redevelopment process. The City is moving forward with its plans to construct the Westside Library along Cervantes Street, between “I” and “J” Streets, and is anticipated to provide the stimulus for future redevelopment activities in the Center. The School Board has also expressed interest in consolidating the neighborhood schools into a centralized school facility. The City should continue discussions with the School Board and evaluate opportunities that will help strengthen the Westside Town Center concept. The City has included the Westside Community Center and the Westside Library in the Local Option Sales Tax list of proposed projects (2007-2017) and is pursuing active acquisition of targeted properties in support of these projects, when possible.

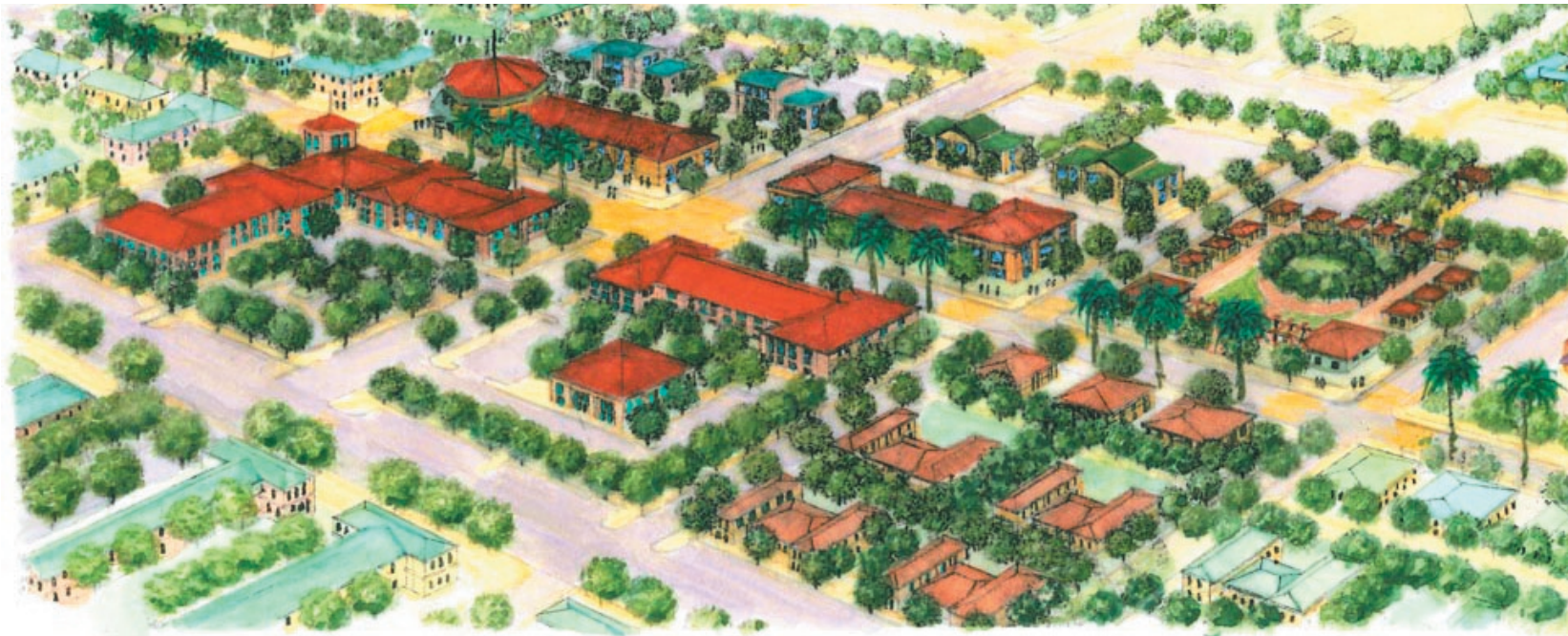
Objective:

Redefine the functional and visual character of Cervantes Street to provide for a focal space in the neighborhood’s center for public gathering and reduce the negative image and undesired activities from the neighborhood

ACTION STRATEGIES	
• Pursue a strategic partnership with the Escambia County School Board to further build on the concept of an Urban School as a part of the proposed town center. • Create a master planned redevelopment strategy to coordinate the development of the various uses in the proposed town center. • Encourage adaptive reuse of vacant and underutilized commercial structures to concentrate and collect uses in business incubators • Collaborate with the Pensacola Bay Area Chamber of Commerce and local merchants to develop apprenticeship and training programs for the capacity building and skills development for the youth and residents	• Develop community initiatives, such as the tool library and neighborhood garden, to motivate and assist residents in community clean-up efforts. • Establish a coherent framework of guidelines and standards for the site and architectural design for the proposed town center buildings and other buildings fronting on Cervantes Street. • Promote arts and crafts related activities for the teens and children to further develop the center as a recreation oriented community space. • Attract a bank, post office and other businesses and services expressly desired by the community.



Conceptual Illustration: Westside Neighborhoods Town Center



Conceptual Illustration: Cervantes Street Reconfiguration

Cemeteries

Existing Conditions: Cemeteries



There are five cemeteries that are unique to the neighborhood’s open space framework, however, they have been neglected over time and need to be preserved as an important statement of the community’s sense of place and history. The cemeteries are identified as an important part of Pensacola’s heritage; two governors and other political dignitaries are buried in St. John’s Cemetery. The other cemeteries include St. Joseph’s Cemetery, the Talbert Chapel Cemetery, the Jewish Orthodox Cemetery, and the AME Zion Cemetery. The Plan recommends reinvestment in the restoration of these cemeteries through beautification efforts and evaluating opportunities to visually connect the neighborhoods .

Objective:

Recognize the historical and social value of the cemeteries as important components of the open space system and preserve their visual character. Enhance and upgrade the cemeteries through a well designed system of trails and landscape elements.

- ACTION STRATEGIES
- Develop a master plan for restoring the cemeteries incorporating design elements such as treatment of markers, landscaping, entryway features as well as financing and implementation strategies.
 - Provide visual connection to the neighborhoods located to the north and south of the St. John’s Cemetery establishing a tree canopy that defines the axes.
 - Install entryway improvements that include gateway features and quality fencing features utilizing historic preservation grants and private donations.
 - Enhance the overall appearance of the cemeteries through the use of better signage, area wide landscaping, sidewalk improvements, internal trail improvements and lighting.



Conceptual Illustration: Cemetery Improvements

Parks and Recreation

There are four neighborhood parks and recreational facilities located in the Westside Redevelopment Area. During the public workshops, the residents expressed their desire to introduce new park uses and activities for the area youth, especially south of Cervantes Street. The Plan identifies potential opportunities to develop neighborhood parks on vacant lots throughout the study area, and adopting the New Urbanism principle of the “5-minute walk”, which translates to 600 feet walking distance or 2 blocks to a neighborhood park from place of residence. This strategy will help ensure public safety for children and connectivity throughout the neighborhood. The intent of the Redevelopment Plan is to continue to strengthen and expand upon the system of parks, open space and trails in the neighborhood and provide connection between these recreational facilities. The City should also seek opportunities to acquire land for small passive neighborhood parks to complete the system.

Objective:

Strengthen and enhance the system of parks, trails and open space in the neighborhood providing recreational opportunities for residents of the Westside Redevelopment Area, which are readily accessible and improve the quality of life for residents. Preserve land to serve as public parks and open space for current and future residents.

- ACTION STRATEGIES
- Pursue park, recreation, and beautification efforts to preserve and enhance the character of the neighborhood.
 - Develop neighborhood parks in residential areas to provide adequate recreational amenities for area residents as well as utilize the facilities for marketing strategies to stimulate private investment.
 - Pursue improvements to the Fricker Center and Legion Field as a priority.
 - Provide safe connection from the neighborhood parks to area destinations such as the proposed ‘Westside Neighborhood Town Center’, commercial areas, and area schools through a connected network of sidewalks and bicycle routes.
 - Maintain the integrity of the natural environment when developing properties, especially where significant tree canopies or natural habitats exist.
 - Identify potential revenues including tax increment financing, grants, impact fees and other assessments to provide adequate funding for proposed improvements and maintenance of public facilities.



Conceptual Illustration: Neighborhood Park

Chapter 5 CAPITAL PROJECTS AND PROGRAM INITIATIVES



Capital Projects and Program Initiatives

Public capital investment in improvement projects, namely streetscape improvements, the creation of gateways, the continued extension of the pedestrian environment, along with the possible annexation of the adjacent neighborhood blocks on the north of the Westside Redevelopment Area will help to achieve the goals and desires of the community. It is through such projects that the City of Pensacola will enhance the functional and aesthetic quality of the Westside Redevelopment Area and provide the basis for leveraging private redevelopment investment within the redevelopment area. The following table presents a list of proposed capital projects and programs that could be pursued by the City to implement the recommendations of this Plan.

The Capital Improvement Strategies are used for short-term, mid-term and long range planning purposes. The Capital Improvement Strategies are not a pledge of expenditure of funds on a given project in a given year. Actual funding allocations will be determined annually through the City of Pensacola’s budget process. As priorities change, the capital improvement strategies may be amended. City funds can be used to leverage grants and commercial financing to accomplish a substantial number of capital improvements and planning activities. The City may issue revenue bonds, notes, certificates or other forms of indebtedness to finance the capital projects identified by this Plan. With successful revitalization, the City should see a substantial increase in the tax base and realize a healthy return on its investment through increased ad valorem tax revenues, sales tax receipts and other formulated revenue sharing programs.

The Westside Redevelopment Plan contains several projects consisting of public, private and joint public/private efforts, as described in the Concept Plan, that will take at least twenty years for completion. Therefore, it is critical that the City incorporates a sound project implementation strategy when identifying priorities. The project priorities have been classified into the following three categories:

- Short- Term Projects- Those that should be implemented immediately and completed within one to five years.**
- Mid- Term Projects- To be completed within six to ten years**
- Long- Term Projects- Projects that will likely take more than ten years to complete.**

This section shows how the Concept Plan translates into a phased series of capital improvements and breaks down anticipated costs for further plans and regulatory activities. The community should understand that the City, working with the other government entities, will be pursuing multiple elements of the Plan at all times. It is important to note that the following capital implementation strategies is flexible in nature. It is the best estimate of project costs based on a measure of the order of magnitude for projects in relation to anticipated revenues. As a matter of practice the City will continue to prepare annual budgets as well as establish five-year and long-range work programs for budgetary and administrative purposes. Ultimately project costs will be refined during the design and construction phase of any given project. The following phasing plan sets forth recommendations concerning project priorities and funding sources.

CAPITAL IMPROVEMENT STRATEGY: YEARS 1 THROUGH 5

Project	Description	Actions/ Anticipated Costs	Funding Sources
Westside Library	Construction of a neighborhood library facility (including land acquisition, programming and design).	\$1.5 million	LOST/ TIF/ General Fund
New Westside Community Center		\$1 million	LOST/ TIF
Urban School- Planning Phase and Land Acquisition		TBD	TIF/ Escambia County School Board
Infill Housing Development	Land Acquisition, Home Buyer Assistance, soft second loans, mortgages	TBD	SHIP/ TIF
Neighborhood Planning	Conduct neighborhood planning exercises to determine specific needs for neighborhoods	\$100,000	CDBG/ TIF/ General Fund
Fricker Center and Legion Field Improvements	Upgrade existing facilities	\$1 million	TIF/ LOST
Primary Streetscape Improvements Phase I Cervantes Street	Streetscape improvements including new paved sidewalks, tree planting, street furniture, median landscaping, curb and gutter, traffic calming measures.	\$1.5 million	FDOT/ KAB/ SBA/ TIF/ LOST/ CDBG
Primary Gateway Improvements Cervantes Street (2)	Identity signage and landscaping.	2 @ 75,000= \$1.5 million	CDBG/ TIF
Secondary Gateway Improvements Cervantes Street (2)	Identity signage and landscaping.	2 @ 50,000= \$1 million	CDBG/ TIF
Develop Urban Design Guidelines		\$50,000	TIF
Horticulture Master Plan		\$50,000	TIF
Residential Streetscape Improvements: "I" Street; Jackson Street	Streetscape improvements including new paved sidewalks, tree planting, street lighting, traffic calming measures	2 @ 500,000= \$1 million	TIF/ KAB/ FDOT/ LOST/ CDBG
Facade Improvement Grant/ Ownership Incentives		\$100,000/ year= \$500,000	Enterprise Zone/ TIF
Home Reconstruction	Reconstruct dilapidated owner-occupied dwellings	TBD	SHIP/ HOME/ CDBG/ TIF

CDBG- Community Development Block Grant
LOST- Local Option Sales Tax
LOGT- Local option Gas Tax
TIF- Tax Increment Financing
SHIP- State Housing Initiatives Partnership
KAB- Keep America Beautiful

SBA- Small Business Administration Tree Planting Grant
TBD- To be Determined
FDOT- Florida Department of Transportation
PCIP- Pensacola Community Initiatives Program

Short-Term: Years 1 through 5

- Capital Improvements*
- Westside Library
 - Westside Community Center
 - Fricker Center and Legion Field Improvements
 - Cervantes Streetscape Improvements
 - Primary Gateway: Cervantes Street with Pace Boulevard and "A" Street
 - Secondary Gateway: Cervantes Street with "E" Street and "I" Street
 - Residential Streetscape Improvements: "I" Street, Jackson Street
 - Develop Urban Design Guidelines

- Public/ Private Projects*
- • Facade Improvements

- Private Sector*
- Baptist Hospital expansion
 - Medical Related Services

- On-Going Projects & Programs*
- Zoning code revisions
 - Code enforcement
 - Community policing
 - Urban Design Guidelines
 - Tree planting and street lighting programs

CAPITAL BUDGET: YEARS 6 THROUGH 10

Project	Description	Actions/ Anticipated Costs	Funding Sources
ACW Site Redevelopment Phase I Parks and Open Space	Develop nearly 10 acres of park, sidewalks, trail network, tree planting, park facilities and amenities, footbridge, stormwater retention, and lights. The costs for utilities and irrigation are not included in the anticipated cost estimate.	\$ 1.25 million	RTP/ FRDAP/ LOST/ FDOT/ FCT/ FLP/ TIF
Primary Streetscape Improvements Phase I Garden Street Main Street Barrancas Avenue	Streetscape improvements including new paved sidewalks, tree planting, street furniture, median landscaping; improved functional and aesthetic character of primary corridors	\$3 million (total anticipated cost for the three roadways)	FDOT/ TIF/ KAB
Primary Gateways: Garden Street (2) Main Street (2) Barrancas Avenue (1)	Identity signage and landscaping for identified intersections.	5 @ \$75,000= \$375,000	KAB/ SBA
Residential Streetscape Improvements: “E” Street, “M” Street, Chase Street, Gimble Street and Pine Street	Streetscape improvements including upgraded sidewalks, tree planting, street lighting, buffering	3 @ \$500,000= \$ 1.5 million 2 @ \$1 million= \$ 2 million Total= \$3.5 million	
Neighborhood Gateway Features: “M” Street with Cervantes and Gregory Streets “E” Street with Cervantes and Garden Streets “I” Street with Desoto, La Rua, Garden, and Main Streets	Neighborhood identity signage, landscaping and brick crosswalks	7@ \$10,000 = \$70,000	FDOT/ CDBG/ KAB/ PCIP
Facade Improvement Grant/ Ownership Incentives		\$100,000/ year= \$500,000	TIF
Land Acquisition- Redevelopment Opportunity Sites and Adaptive Reuse (Cervantes Street)		TBD	TIF

CDBG- Community Development Block Grant
LOST- Local Option Sales Tax
LOGT- Local option Gas Tax
TIF- Tax Increment Financing
SHIP- State Housing Initiatives Partnership
KAB- Keep America Beautiful

SBA- Small Business Administration
Tree Planting Grant
TBD- To be Determined
FDOT- Florida Department of Transportation
PCIP- Pensacola Community Initiatives Program

FCT- Florida Communities Trust
FRDAP- Florida Recreation Development Assistance Program
RTP- Florida Recreational Trails Program
FLP-Federal Lands to Parks

Mid Term: Years 6 through 10

Capital Improvements

- ACW Site Redevelopment Plan Phase I
- Commercial Gateway treatments at A Street with Garden and Cervantes Street
- Neighborhood Gateway Treatment
- Garden Street Corridor, Main Street, Barrancas Avenue Improvements
- Residential Corridor Improvements: E Street, M Street, Chase Street, Gimble Street and Pine Street

Public/Private Projects

- Facade Improvements

On-Going Projects & Programs

- Zoning code revisions
- Code enforcement
- Community policing
- Neighborhood planning and improvements
- Tree planting and street lighting programs

CAPITAL BUDGET: 11 YEARS AND BEYOND

Project	Description	Actions/ Anticipated Costs	Funding Sources
ACW Site Redevelopment Phase II Developer solicitation and master planning		TBD	
Neighborhood Parks (excluding land acquisition costs)		9 @ \$50,000= \$450,000	RTP/ FRDAP/ LOST
Continue with Facade Improvement Incentives	Continue with commercial facade improvement program	\$ 50,000/yr	TIF/ Enterprise Zone
Continue with improvements as identified by residents	Streetscape improvements including upgraded sidewalks, tree planting, street lighting, buffering	TBD	SHIP/ CDBG/ HOME/ LOGT/ TIF
Primary Streetscape Improvements Pace Boulevard	Streetscape improvements including new paved sidewalks, tree planting, street furniture, median landscaping; improved functional and aesthetic character of primary corridors	\$ 3.5 million	KAB/ SBA/ TIF
Cemetery Improvements (5)		\$1.8 million	TIF/LOST/Historic Preservation Grants/ Private Donations
Land Acquisition- Redevelopment Opportunity Sites and Adaptive Reuse (Cervantes Street)		TBD	TIF

CDBG- Community Development Block Grant
LOST- Local Option Sales Tax
LOGT- Local option Gas Tax
TIF- Tax Increment Financing
SHIP- State Housing Initiatives Partnership
KAB- Keep America Beautiful

SBA- Small Business Administration
Tree Planting Grant
TBD- To be Determined
FDOT- Florida Department of Transportation
PCIP- Pensacola Community Initiatives Program

FCT- Florida Communities Trust
FRDAP- Florida Recreation Development Assistance Program
RTP- Florida Recreational Trails Program
FLP-Federal Lands to Parks

Long Term: Years 11 through 20

- Capital Improvements*
- ACW Site Redevelopment Phase II
 - Pace Boulevard Corridor Improvements
 - Improving Cemeteries
 - Neighborhood Parks
 - Cemetery Improvements

- Private Sector*
- Residential Neighborhood Commercial Business Development
 - Facade Improvements

- On-Going Projects & Programs*
- Zoning code revisions
 - Code enforcement
 - Community policing
 - Neighborhood planing and improvements
 - Tree planting and street lighting programs

Chapter 6 IMPLEMENTATION STRATEGIES



Implementation Strategies

The success of the Westside Redevelopment Plan ultimately rests on the coordinated efforts of the community’s various stakeholders and agencies including the City of Pensacola Community Redevelopment Agency, neighborhood associations, business and property owners, and residents. The City’s Neighborhood Planning Process has initiated vital relationships between key players in this effort and the City must utilize the opportunity presented by the Westside Redevelopment Plan to strengthen these efforts and map a pathway to a better quality of life for its citizens. Any redevelopment project financed by tax increment revenues will be completed within forty-years from the date of approval of the Redevelopment Plan by the Pensacola City Council. This section of the Plan outlines the implementation functions and organizational framework that are critical components for successful realization of the planning and design objectives that have been developed for the area.

Organizational Framework

City support and management of the program’s activities will provide the system to carry out the recommendations presented in this plan. It is necessary to establish lines of communication between all sectors of the community to positively affect change in the Westside Redevelopment Area. Developers and entrepreneurs will be key contributors. Strong public-private partnerships will be crucial to the long-term success of the redevelopment effort

City Council and Staff

The Pensacola City Council is at the lead of the redevelopment program. Efforts to revitalize the Westside Redevelopment Area will also require a significant commitment by staff for daily management. The following actions will be necessary throughout the redevelopment process:

- Formulate public policy and identify resources for the redevelopment effort.
- Provide necessary staffing and support for administrative purposes and program implementation.
- Commit to making the necessary public improvements identified in the Plan.
- Provide maintenance for completed capital projects.

- Adopt development controls and incentives to promote high-quality private development. This may include streamlining the development review process to minimize the time involved in the approval process, providing zoning incentives, preparing corridor plans, site and architectural design guidelines, providing additional public facilities (library, community center, recreation facilities), and coordinating capital improvement programs.
- Prioritize and develop detailed programs for projects to implement major strategies illustrated in the Redevelopment Plan including- phasing, project financing, land acquisition, land disposition, funding sources and financing.
- Contact affected property owners to determine their level of interest in participating in proposed redevelopment activities.
- Solicit the services of a realtor and/or utilize the City’s Community Development team to devise a land acquisition strategy for potential purchases of property in the neighborhood.
- Support residential renovation and rehabilitation programs through the use of grant funding such as SHIP, CDBG, HOME, TIF. (See Appendix H for additional funding sources).
- Increase awareness of funding resources and program initiatives available to residents interested in improving their property as means to increasing home ownership and property values.
- Conduct traffic analysis and market feasibility studies to assess the impact of proposed projects in surrounding areas.
- Initiate discussions with Escambia County to coordinate joint improvement projects planned for the unincorporated County owned areas and proposed corridor improvements within the Redevelopment Area

Partnerships

Area Institutions

Through partnering with institutions including, but not limited to, the Escambia County School Board, Baptist Hospital, faith based institutions, non-profit organizations and neighborhood associations, the City can leverage more commitment for projects and create a cumulative impact in the area.

- *Escambia County School Board*

The School Board is interested developing a consolidated school facility within the Redevelopment Area. The City of Pensacola should continue working with the Board to highlight common goals between the School Board’s strategic plan and the City’s redevelopment efforts. The City should also initiate discussions with the School Board to develop a redevelopment strategy for the underutilized properties and deteriorating structures owned by the Board. As Westside area schools are slated for closure, the School Board and the City should work together to identify disposition strategies and proposed new uses for these buildings.

- *Baptist Hospital*

The involvement and support of this institution is pivotal integral to the success of the proposed redevelopment effort due to its location within the redevelopment area, large landholdings, potential to generate medically related commercial spin-off and future goals. The City should work in close cooperation with Baptist Hospital to explore potential redevelopment opportunities in the vicinity of the hospital and sharing of public facilities.

- *Faith-based Institutions*

Westside Community Redevelopment Area churches and other faith-based institutions also have a role in the successful implementation of the Redevelopment Plan. The City should work in close collaboration with these faith-based organizations to develop community development programs that capitalize on the strengths and outreach capacity of the religious institutions. The participation from faith-based organizations can aid in obtaining community-wide support, addressing the social service needs such as instituting day care centers, organizing neighborhood clean-up drives and crime prevention campaigns, and encouraging youth participation in community development programs such as mentorship and job training programs to enhance their sense of responsibility.

Steering Committee

A Westside Improvement Steering Committee should be established as stewards to monitor the progress and timely development of the projects proposed in the redevelopment area. In addition, the role of this steering committee could be potentially expanded to generate community interest in the projects and formulate redevelopment incentives to attract developers and businesses to the area. The Committee could also help to generate community support for the redevelopment efforts and increase public involvement in the process.

Private Sector

Private sector involvement will be key in ensuring the successful rehabilitation and/ or redevelopment of the Westside Redevelopment Area. The City of Pensacola is committed to maximize opportunities for private sector participation in redevelopment efforts through continual investment in public realm improvements, making available incentives provided under Enterprise Zone Act as ways of stimulating private investment. The following strategies may be employed to encourage private sector involvement in the redevelopment process:

- Land lease or sale through a request for proposal process. Control of any property conveyed by lease or sale will be maintained through development restrictions or covenants running with the land and may include requirements for escrow accounts, payment penalties, liens, reverters or other deed restrictions
- Encouraging other public-private partnership arrangements such as commercial facade programs and rehabilitation loans and grants.
- Private-sector leadership can come from local banks, real estate development entrepreneurs, and property owners within the community.
- Promote utilization of Enterprise Zone incentives including: building materials and equipment sales tax refunds, sales tax credits on new jobs and property tax exemption for job creation.
- Local banks might provide financing for private developments and establishing a consortium to provide a revolving loan pool at below market interest rate. This activity may provide an opportunity for these financial institutions to meet their goals with respect to the Community Reinvestment Act that is designed to provide capacity building support and financial assistance for the revitalization of low and moderate income communities.

- Private real estate and development leadership can provide necessary entrepreneurial vision and initiative to create profitable enterprises and attractive redevelopment projects.
- The City should contact corporations dedicated to investing in the communities. A number of companies actively invest in several communities across Florida with a mission of enhancing the quality of life for the community. First Union Corporation (Northwest Florida, Lee County) and the Corporate Partners Program (St. Petersburg) are examples of programs that involve corporate investment in community development.
- Create new business incubators and work with local businesses to develop mentoring and apprenticeship program for the youth in the community.
- Work closely with interested property owners to develop and/or redevelop vacant land and structures in accordance with the community’s overall vision for the redevelopment area’s future growth.
- Initiate discussions with Gulf Power and Alabama Railroad to develop a consolidated redevelopment strategy for vacant and underutilized properties under their ownership.
- Ensure that property owners are familiar with the Brownfield development procedures and financial incentives available for Brownfield redevelopment.

Implementation Functions

Financial and non-financial considerations are equally important to the effective implementation of the Westside CRA Plan. Non-financing considerations deal with developing an organizational framework to defined the roles for various stakeholders involved in the redevelopment effort. Financing mechanisms are perhaps more easily defined, but not to be focused on until organizational elements are put into effect.

Non-Financing Functions

Non-financing functions are briefly discussed in the following general categories.

Site Assembly, Land Acquisition, Clearance and/or Disposition

The City of Pensacola may employ a combination of strategies including site assembly, land acquisition, clearance and/or disposition to facilitate the implementation of the Redevelopment Plan. The redevelopment of an urban area requires assemblage of multiple parcels of land to maximize the development potential of constrained properties. Site assembly efforts are vital in pursuing land trades and creating development partnerships to ensure controlled growth in the neighborhood. In the case of the Westside Redevelopment Area, the primary opportunity for significant change lies in the redevelopment of the sub-standard parcels located along the area’s commercial corridors and the development of the proposed Westside Neighborhoods Town Center and the Main Street Western Gateway Redevelopment District.

Capital Improvements

The City of Pensacola employs dedicated funding sources such as the Stormwater Assessment Fees, the Local Option Sales Tax Plan (LOST) and Local Option Gas Tax (LOGT) to fund capital improvements such as street improvement and upgrading utilities. The Westside CRA Plan for revitalization includes recommendations for a variety of major infrastructure projects such as facade improvements, landscaping, streetscaping, new parking facilities, and upgraded utilities.

Standards and Controls

Design guidelines and development controls for controlling future development assures tenants and developers that quality future development will occur. In addition, promotion of high design quality for the community improves the aesthetic character and market value of the neighborhood.

Physical Development

This is the actual construction of new facilities and rehabilitation of older facilities. Physical development is dependent upon several factors, the most important of which is the ability to effectively rehabilitate existing facilities and to attract and integrate new development in concert with a comprehensive redevelopment plan.

Development Incentives

To further stimulate private investment the City can provide development incentives through various means ,including; facade, landscape, signage or property improvement grants; payment of impact fees; provision of site specific infrastructure improvements to address any deficiencies; participation in environmental clean-up of contaminated sites, flexibility in the application of use restrictions and increasing intensity of site use, flexible parking regulations, grants or low interest loans for life safety improvements; joint business support ventures such as district business identification signage or centralized marketing strategies.

Community Policing Innovations

Development and implementation of community policing innovations will be an integral element of the implementation functions. Community policing innovations include strategies 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.

Financing

Grants

Federal grants have long been a source of funds for development projects, especially for public improvements. Such sources as Community Development Block Grants (CDBG), Section 108 Grants, and Weed and Seed Grants are available although the extent of their uses is diminishing as the volume of the grant decrease. They have the advantage of directly affecting development costs and their benefits are predictable and readily understood. The Section 108 loan program allows municipalities to convert a portion of the funds they will receive through the CDBG program into loans to use in economic revitalization projects. Local governments often use their current and future CDBG funds as collateral to guarantee the loans. Other sources of financing include the State Housing Initiatives Partnership (SHIP) Program, HOME Program and HOME Again. For more information on these financial programs, see Appendix H.

Tax Increment Funds

This is a fund that uses increased revenues generated by taxes gained from growth in property values resulting from successful redevelopment activities. Tax Increment Funds (TIF) can only be used for development in an area declared a redevelopment area pursuant to Florida Statutes. The revenues generated from the fund are used for furtherance of improvements within the redevelopment areas of the city. (See Appendix A for more information on TIF districts and estimated revenue projections)

Redevelopment Bonds

Redevelopment bonds are issued by the Redevelopment Agency and approved by the City to finance renovation of specific projects, but are not guaranteed by the general revenues of the City. Anticipated TIF revenue may be pledged as the collateral for these bonds.

Private Investment

This is the single most important source of redevelopment funding. The general rule for successful revitalization is that private investment usually must exceed public funding by three to four fold. Such funding takes the form of equity investment and conventional real estate loans.

Project Equity Position

When the Redevelopment Agency takes an equity position in a project, the Agency contributes cash or land to the project with a return in the form of profit sharing. This Agency participation has the effect of reducing developer costs and can be used for other redevelopment projects.

Leasing

City-owned land, buildings, equipment, etc. can be leased to developers for projects. For the developer, this reduces the need for capital investment in land, buildings, etc. or debt service on money borrowed to finance the purchase of such things as land, building, and equipment. The city receives lease payments which are deductible from the developer's income tax. The lease may also include a purchase option.

Joint Ventures

In real estate syndication ventures, the Redevelopment Agency can contribute equity capital to a project. This has the effect of reducing equity requirements from the developer and/or reducing the amount of debt service. Through equity syndication, tax subsidy benefits can be passed on to investors in the form of depreciation, investment tax credits, deferral of taxes and capital gains.

Mortgage Write-Downs

Mortgage write downs by the Redevelopment Agency is a mechanism typically used to encourage residential development and home ownership in the redevelopment area. Funds from the Agency are offered to qualified potential home buyers (low-moderate income, first time buyers, etc.) to increase their down payment, thereby decreasing mortgage payments. The Agency usually takes an ownership interest, such as a soft second mortgage, in the dwelling for a predetermined period of time to guarantee against misuse of the funds.

Appendix A Tax Increment Financing and Revenue Projections



Tax Increment Financing

Tax Increment financing is a tool that uses increased revenues generated by taxes gained from growth in property values resulting from successful redevelopment activities. This section presents a brief history of Tax Increment Financing, types of expenses allowed and TIF revenue projections that are likely to be generated within the Westside CRA in the next forty years.

History of Tax Increment Financing

Tax increment financing was originally developed over 30 years ago as a method to meet the local match requirements of federal grant programs. With the reduction in federal funds available for local projects, however, tax increment financing is standing on its own as a method to finance local redevelopment. State law controls tax increment financing. Because of this control, tax increment financing takes on a number of different techniques and appearances throughout the country.

In Florida, tax increment financing is derived from the Community Redevelopment Act of 1969, which is codified as Part III, Chapter 163 of the Florida Statutes. This act provided for a combination of public and private redevelopment efforts, but did not authorize the use of tax increment financing. The Act was amended in 1977 to allow tax increment financing. Under the Statutes, municipalities must go through a number of steps to establish a redevelopment area and implement tax increment financing. Tax increment revenue is typically the major source of funding for redevelopment projects under the State of Florida Community Redevelopment Act.

Upon approval of the governing body, a trust fund for each community redevelopment area may be established. The revenues for the trust fund are obtained by capturing any increases in taxable assessed value generated in the redevelopment area. The current assessed value of the district is set as the base and any increases to the base (the tax increment revenues) are available for improvements to the area. The property tax paid on the base assessed value continues to be distributed to the local governments.

Westside CRA Taxable Value Growth Rate (2001-2006)						
	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2001-2006
Westside Neighborhoods TIF District	2.9%	1.2%	21.6%	0.4%	37.2%	12.3%
Western Gateway TIF District	2.3%	1.2%	38.2%	-5.3%	41.8%	15.1%

Source: Escambia County Property Appraiser GIS Database (2006)

The tax collector collects the entire property tax and subtracts the tax on the base value, which is available for general government purposes. Of the remaining tax increment revenues, 95 percent are deposited to the trust fund.

Type of Expenses Allowed

Funds from the redevelopment trust fund may be expended from time to time for undertakings of the community redevelopment agency which are directly related to financing or refinancing of redevelopment in the redevelopment area pursuant to an approved community redevelopment plan.

Tax Increment Projections

The following spreadsheet provides tax increment revenue projections for the Westside Redevelopment Area. As illustrated in Map A-1, the Plan recommends establishing two tax increment financing (TIF) districts- Western Gateway TIF District and Westside Neighborhoods TIF District to fund infrastructure and redevelopment improvements. The Western Gateway TIF district includes the entire ACW site and properties north of Gimble Street to Government, between Barrancas Avenue and “A” Street. The Westside Neighborhoods TIF District consists of the balance of the designated Westside Community Redevelopment Area.

Assumptions

The model contains assumptions that increase the property values in the fifth and tenth years based on the anticipated completion of proposed American Creosote Works Reuse for the Western Gateway TIF District. Because of the added value of this project, the Westside redevelopment program is well positioned for successfully completing the projects identified in the redevelopment plan. The City of Pensacola has several options for obtaining initial financing and grants to enable immediate planning and design of their projects. The City can obtain interim financing through bond notes, commercial loans or commercial lines of credit based on projected revenues. These funds, combined with other funding sources and programs identified in this plan should enable the City to embark on an aggressive public improvement program that will serve as a catalyst for private sector investment.

Tax Increment Financing Revenue (TIF) projections for the Westside Redevelopment Area were estimated using the 2006 taxable values provided by the Escambia County Property Appraiser’s records. The average growth rate of the taxable values for all parcels in the recommended Westside Neighborhoods CRA, between 2001 and 2006 was used. The average taxable value growth rate between 2001 and 2006 for all properties in the recommended Westside Neighborhoods TIF District is 12.3% and 15.1% for the Western Gateway TIF District. However, in order to be appropriately conservative, growth rates of 3.0% and 5.0% are assumed for TIF Revenue calculations. The projections were subject to the 2006 City millage rate (4.950) and the 2006 County millage rate (8.756). The methodology underestimates the impact that new development and public improvements will have on the total taxable value of the properties in the TIF district because the projected revenue estimates do not capture the growth in assessments that will result from new construction.

Methodology

The base year (2007) taxable value is subtracted from the projected total base value. The increment is then multiplied by the millage rate available to the TIF district over the next forty years. The gross incremental CRA revenue is discounted back to 95%, the maximum allowed by Statute, to calculate the net incremental CRA revenue.

Results

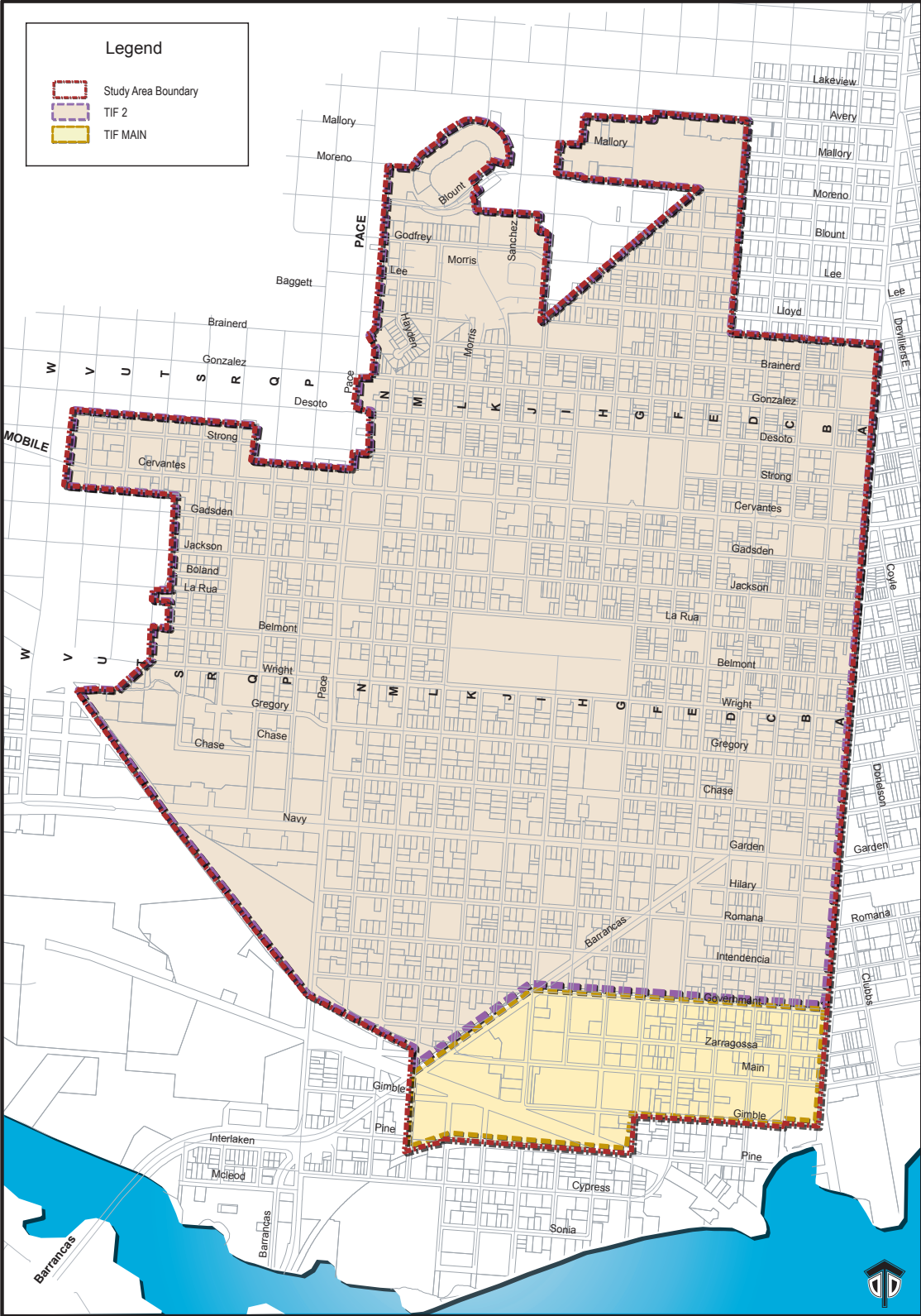
Table A, B, C and D show estimates of the annual increment increase for all taxable properties in the Westside Neighborhoods TIF District and the Western Gateway TIF District at growth rates of 3.0% and 5.0%.

The total increment over 40 years for the Westside Neighborhoods TIF District at 3% growth rate is projected to be \$61.4 million. The total increment over a 40 year TIF district life for the Western Gateway TIF District at 5% growth rate is projected to be \$141.5 million.

The total increment over 40 years for the Western Gateway District at 3% growth rate with the ACW site redevelopment is projected to be \$48.7 million. The total increment over 40 years for the Western Gateway TIF District (including the ACW site redevelopment) at 5% growth rate is projected to be \$75.3 million.

The estimates are sensitive to several factors including market forces and changes to the assessment system in Escambia County. While the estimates show a moderate growth in the taxable values in the early years of the TIF, they provide a conservative projection for the revenue stream that the recommended Westside Neighborhoods TIF district is likely to generate.

TIF DISTRICTS MAP A-1



WESTSIDE COMMUNITY REDEVELOPMENT AREA PLAN
CITY OF PENSACOLA

Table A. Westside Neighborhoods TIF District @ 3% Annual Growth Rate				
Years	Annual Assessed Value	Annual Incremental Increase	Gross Incremental CRA Revenue	Net (95%) Incremental CRA Revenue
2007 (base)	\$125,163,377	\$0	\$0	\$0
2008	\$128,918,278	\$3,754,901	\$51,480	\$48,906
2009	\$132,785,827	\$7,622,450	\$104,504	\$99,279
2010	\$136,769,401	\$11,606,024	\$159,119	\$151,163
2011	\$140,872,484	\$15,709,107	\$215,372	\$204,603
2012	\$145,098,658	\$19,935,281	\$273,313	\$259,647
2013	\$149,451,618	\$24,288,241	\$332,992	\$316,342
2014	\$153,935,166	\$28,771,789	\$394,461	\$374,738
2015	\$158,553,221	\$33,389,844	\$457,775	\$434,886
2016	\$163,309,818	\$38,146,441	\$522,988	\$496,838
2017	\$168,209,112	\$43,045,735	\$590,157	\$560,649
2018	\$173,255,386	\$48,092,009	\$659,341	\$626,374
2019	\$178,453,047	\$53,289,670	\$730,601	\$694,071
2020	\$183,806,639	\$58,643,262	\$803,999	\$763,799
2021	\$189,320,838	\$64,157,461	\$879,599	\$835,619
2022	\$195,000,463	\$69,837,086	\$957,466	\$909,593
2023	\$200,850,477	\$75,687,100	\$1,037,670	\$985,787
2024	\$206,875,991	\$81,712,614	\$1,120,280	\$1,064,266
2025	\$213,082,271	\$87,918,894	\$1,205,368	\$1,145,100
2026	\$219,474,739	\$94,311,362	\$1,293,009	\$1,228,358
2027	\$226,058,981	\$100,895,604	\$1,383,279	\$1,314,115
2028	\$232,840,751	\$107,677,374	\$1,476,257	\$1,402,444
2029	\$239,825,973	\$114,662,596	\$1,572,024	\$1,493,423
2030	\$247,020,753	\$121,857,376	\$1,670,665	\$1,587,131
2031	\$254,431,375	\$129,267,998	\$1,772,264	\$1,683,651
2032	\$262,064,316	\$136,900,939	\$1,876,912	\$1,783,066
2033	\$269,926,246	\$144,762,869	\$1,984,699	\$1,885,464
2034	\$278,024,033	\$152,860,656	\$2,095,720	\$1,990,934
2035	\$286,364,754	\$161,201,377	\$2,210,071	\$2,099,567
2036	\$294,955,697	\$169,792,320	\$2,327,853	\$2,211,460
2037	\$303,804,368	\$178,640,991	\$2,449,168	\$2,326,710
2038	\$312,918,499	\$187,755,122	\$2,574,123	\$2,445,417
2039	\$322,306,054	\$197,142,677	\$2,702,826	\$2,567,685
2040	\$331,975,235	\$206,811,858	\$2,835,391	\$2,693,621
2041	\$341,934,492	\$216,771,115	\$2,971,932	\$2,823,335
2042	\$352,192,527	\$227,029,150	\$3,112,570	\$2,956,941
2043	\$362,758,303	\$237,594,926	\$3,257,426	\$3,094,555
2044	\$373,641,052	\$248,477,675	\$3,406,629	\$3,236,297
2045	\$384,850,284	\$259,686,907	\$3,560,307	\$3,382,292
2046	\$396,395,792	\$271,232,415	\$3,718,596	\$3,532,667
2047	\$408,287,666	\$283,124,289	\$3,881,634	\$3,687,552
				\$61,398,346

Table B. Westside Neighborhoods TIF District @ 5% Annual Growth Rate				
Years	Annual Increase in Assessed Value	Annual Incremental Increase	Gross Incremental CRA Revenue	Net (95%) Incremental CRA Revenue
2007 (base)	\$125,163,377	\$0	\$0	\$0
2008	\$131,421,546	\$6,258,169	\$85,799	\$81,510
2009	\$137,992,623	\$12,829,246	\$175,889	\$167,095
2010	\$144,892,254	\$19,728,877	\$270,483	\$256,959
2011	\$152,136,867	\$26,973,490	\$369,807	\$351,316
2012	\$159,743,710	\$34,580,333	\$474,096	\$450,392
2013	\$167,730,896	\$42,567,519	\$583,601	\$554,421
2014	\$176,117,441	\$50,954,064	\$698,580	\$663,651
2015	\$184,923,313	\$59,759,936	\$819,309	\$778,343
2016	\$194,169,478	\$69,006,101	\$946,074	\$898,770
2017	\$203,877,952	\$78,714,575	\$1,079,177	\$1,025,218
2018	\$214,071,850	\$88,908,473	\$1,218,935	\$1,157,988
2019	\$224,775,442	\$99,612,065	\$1,365,681	\$1,297,397
2020	\$236,014,214	\$110,850,837	\$1,519,765	\$1,443,777
2021	\$247,814,925	\$122,651,548	\$1,681,553	\$1,597,475
2022	\$260,205,671	\$135,042,294	\$1,851,430	\$1,758,858
2023	\$273,215,955	\$148,052,578	\$2,029,801	\$1,928,311
2024	\$286,876,753	\$161,713,376	\$2,217,090	\$2,106,236
2025	\$301,220,590	\$176,057,213	\$2,413,744	\$2,293,057
2026	\$316,281,620	\$191,118,243	\$2,620,231	\$2,489,220
2027	\$332,095,701	\$206,932,324	\$2,837,042	\$2,695,190
2028	\$348,700,486	\$223,537,109	\$3,064,694	\$2,911,459
2029	\$366,135,510	\$240,972,133	\$3,303,728	\$3,138,542
2030	\$384,442,286	\$259,278,909	\$3,554,714	\$3,376,978
2031	\$403,664,400	\$278,501,023	\$3,818,249	\$3,627,337
2032	\$423,847,620	\$298,684,243	\$4,094,961	\$3,890,213
2033	\$445,040,001	\$319,876,624	\$4,385,509	\$4,166,233
2034	\$467,292,001	\$342,128,624	\$4,690,583	\$4,456,054
2035	\$490,656,601	\$365,493,224	\$5,010,912	\$4,760,366
2036	\$515,189,431	\$390,026,054	\$5,347,257	\$5,079,894
2037	\$540,948,903	\$415,785,526	\$5,700,420	\$5,415,399
2038	\$567,996,348	\$442,832,971	\$6,071,240	\$5,767,678
2039	\$596,396,165	\$471,232,788	\$6,460,602	\$6,137,571
2040	\$626,215,974	\$501,052,597	\$6,869,431	\$6,525,960
2041	\$657,526,772	\$532,363,395	\$7,298,702	\$6,933,767
2042	\$690,403,111	\$565,239,734	\$7,749,437	\$7,361,965
2043	\$724,923,267	\$599,759,890	\$8,222,708	\$7,811,573
2044	\$761,169,430	\$636,006,053	\$8,719,643	\$8,283,661
2045	\$799,227,901	\$674,064,524	\$9,241,425	\$8,779,353
2046	\$839,189,296	\$714,025,919	\$9,789,295	\$9,299,831
2047	\$881,148,761	\$755,985,384	\$10,364,560	\$9,846,332
				\$141,565,348

Table C. Western Gateway TIF District Projections @ 3% Annual Growth Rate				
Years	Annual Assessed Value	Annual Incremental Increase	Gross Incremental CRA Revenue	Net (95%) Incremental CRA Revenue
2007 (base)	\$12,910,226	\$0	\$0	\$0
2008	\$13,297,533	\$387,307	\$5,310	\$5,044
2009	\$13,696,459	\$786,233	\$10,779	\$10,240
2010	\$14,107,353	\$1,197,127	\$16,413	\$15,592
2011	\$14,530,573	\$1,620,347	\$22,215	\$21,104
2012	\$14,966,490	\$2,056,264	\$28,191	\$26,782
2013	\$35,415,485	\$22,505,259	\$308,547	\$293,120
2014	\$36,477,950	\$23,567,724	\$323,113	\$306,958
2015	\$37,572,288	\$24,662,062	\$338,117	\$321,211
2016	\$38,699,457	\$25,789,231	\$353,570	\$335,892
2017	\$39,860,440	\$26,950,214	\$369,487	\$351,013
2018	\$84,056,254	\$71,146,028	\$975,412	\$926,641
2019	\$86,577,941	\$73,667,715	\$1,009,984	\$959,485
2020	\$89,175,279	\$76,265,053	\$1,045,594	\$993,314
2021	\$91,850,538	\$78,940,312	\$1,082,272	\$1,028,158
2022	\$94,606,054	\$81,695,828	\$1,120,050	\$1,064,047
2023	\$97,444,236	\$84,534,010	\$1,158,961	\$1,101,013
2024	\$100,367,563	\$87,457,337	\$1,199,040	\$1,139,088
2025	\$103,378,590	\$90,468,364	\$1,240,321	\$1,178,305
2026	\$106,479,947	\$93,569,721	\$1,282,841	\$1,218,699
2027	\$109,674,346	\$96,764,120	\$1,326,636	\$1,260,304
2028	\$112,964,576	\$100,054,350	\$1,371,745	\$1,303,158
2029	\$116,353,513	\$103,443,287	\$1,418,207	\$1,347,297
2030	\$119,844,119	\$106,933,893	\$1,466,064	\$1,392,760
2031	\$123,439,442	\$110,529,216	\$1,515,356	\$1,439,588
2032	\$127,142,625	\$114,232,399	\$1,566,126	\$1,487,820
2033	\$130,956,904	\$118,046,678	\$1,618,420	\$1,537,499
2034	\$134,885,611	\$121,975,385	\$1,672,283	\$1,588,668
2035	\$138,932,180	\$126,021,954	\$1,727,761	\$1,641,373
2036	\$143,100,145	\$130,189,919	\$1,784,904	\$1,695,659
2037	\$147,393,149	\$134,482,923	\$1,843,761	\$1,751,573
2038	\$151,814,944	\$138,904,718	\$1,904,384	\$1,809,164
2039	\$156,369,392	\$143,459,166	\$1,966,825	\$1,868,484
2040	\$161,060,474	\$148,150,248	\$2,031,140	\$1,929,583
2041	\$165,892,288	\$152,982,062	\$2,097,384	\$1,992,515
2042	\$170,869,057	\$157,958,831	\$2,165,616	\$2,057,335
2043	\$175,995,129	\$163,084,903	\$2,235,894	\$2,124,099
2044	\$181,274,982	\$168,364,756	\$2,308,281	\$2,192,867
2045	\$186,713,232	\$173,803,006	\$2,382,839	\$2,263,697
2046	\$192,314,629	\$179,404,403	\$2,459,634	\$2,336,653
2047	\$198,084,068	\$185,173,842	\$2,538,733	\$2,411,797
				\$48,727,601

Table D. Western Gateway TIF District Projections @ 5% Annual Growth Rate				
Years	Annual Assessed Value	Annual Incremental Increase	Gross Incremental CRA Revenue	Net (95%) Incremental CRA Revenue
2007 (base)	\$12,910,226	\$0	\$0	\$0
2008	\$13,555,737	\$645,511	\$8,850	\$8,407
2009	\$14,233,524	\$1,323,298	\$18,142	\$17,235
2010	\$14,945,200	\$2,034,974	\$27,899	\$26,505
2011	\$15,692,460	\$2,782,234	\$38,144	\$36,237
2012	\$16,477,083	\$3,566,857	\$48,902	\$46,457
2013	\$37,300,938	\$24,390,712	\$334,397	\$317,677
2014	\$39,165,984	\$26,255,758	\$359,966	\$341,968
2015	\$41,124,284	\$28,214,058	\$386,815	\$367,474
2016	\$43,180,498	\$30,270,272	\$415,005	\$394,255
2017	\$45,339,523	\$32,429,297	\$444,606	\$422,375
2018	\$90,606,499	\$77,696,273	\$1,065,216	\$1,011,955
2019	\$95,136,824	\$82,226,598	\$1,127,327	\$1,070,960
2020	\$99,893,665	\$86,983,439	\$1,192,543	\$1,132,916
2021	\$104,888,348	\$91,978,122	\$1,261,020	\$1,197,969
2022	\$110,132,766	\$97,222,540	\$1,332,921	\$1,266,275
2023	\$115,639,404	\$102,729,178	\$1,408,417	\$1,337,996
2024	\$121,421,374	\$108,511,148	\$1,487,688	\$1,413,303
2025	\$127,492,443	\$114,582,217	\$1,570,922	\$1,492,376
2026	\$133,867,065	\$120,956,839	\$1,658,318	\$1,575,402
2027	\$140,560,418	\$127,650,192	\$1,750,084	\$1,662,580
2028	\$147,588,439	\$134,678,213	\$1,846,438	\$1,754,116
2029	\$154,967,861	\$142,057,635	\$1,947,610	\$1,850,230
2030	\$162,716,254	\$149,806,028	\$2,053,841	\$1,951,149
2031	\$170,852,067	\$157,941,841	\$2,165,383	\$2,057,114
2032	\$179,394,670	\$166,484,444	\$2,282,502	\$2,168,377
2033	\$188,364,404	\$175,454,178	\$2,405,477	\$2,285,203
2034	\$197,782,624	\$184,872,398	\$2,534,601	\$2,407,871
2035	\$207,671,755	\$194,761,529	\$2,670,181	\$2,536,672
2036	\$218,055,343	\$205,145,117	\$2,812,540	\$2,671,913
2037	\$228,958,110	\$216,047,884	\$2,962,016	\$2,813,916
2038	\$240,406,016	\$227,495,790	\$3,118,967	\$2,963,019
2039	\$252,426,316	\$239,516,090	\$3,283,766	\$3,119,577
2040	\$265,047,632	\$252,137,406	\$3,456,804	\$3,283,964
2041	\$278,300,014	\$265,389,788	\$3,638,494	\$3,456,569
2042	\$292,215,015	\$279,304,789	\$3,829,269	\$3,637,805
2043	\$306,825,765	\$293,915,539	\$4,029,582	\$3,828,103
2044	\$322,167,053	\$309,256,827	\$4,239,911	\$4,027,916
2045	\$338,275,406	\$325,365,180	\$4,460,757	\$4,237,719
2046	\$355,189,176	\$342,278,950	\$4,692,644	\$4,458,012
2047	\$372,948,635	\$360,038,409	\$4,936,127	\$4,689,320
				\$75,338,886

Appendix B Statutory Requirements



Statutory Requirements

This section addresses the specific requirements of Chapter 163, Part III, Florida Statutes, as they relate to the preparation and adoption of Community Redevelopment Plans in accordance with Sections 163.360 and 163.362. Provided below is a brief synopsis of each Sub-Section requirement from 163.360 and 1653.362, and a brief description of how the redevelopment plan and adoption process meet those requirements.

163.360 – COMMUNITY REDEVELOPMENT PLANS

Section 163.360 (1), Determination of Slum or Blight By Resolution

This section requires that a local governing body determine by resolution that an area has been determined to be a slum or blighted area before a redevelopment area can be established.

Action: The City of Pensacola City Council commissioned a Westside Neighborhoods Finding of Necessity Study which documented the existence of conditions of blight in the Westside Neighborhoods Area. On January 25, 2007, City Council approved a resolution finding the Westside Neighborhoods Area a blighted area appropriate for rehabilitation, conservation and redevelopment in the public interest and designated the Westside Neighborhoods Area a Community Redevelopment Area.

Section 163.360 (2)(a), Conformance with the Comprehensive Plan

The Local Planning Agency is charged with determining that the Westside Community Redevelopment Area Plan Redevelopment Plan is in conformance with the adopted Comprehensive Plan.

Action:

The Redevelopment Plan was submitted to the City of Pensacola Planning Board for determination of its conformance with the City's Comprehensive Plan at its May 8, 2007 meeting.

Section 163.360 (2)(b), Completeness

This section requires that the redevelopment plan be sufficiently complete to address land acquisition, demolition and removal of structures, redevelopment, improvements and rehabilitation of properties within the redevelopment area as well as zoning or planning changes; land uses, maximum densities and building requirements.

Action:

These issues are addressed in Chapters 4,5 and 6 of the Redevelopment Plan.

Section 163.360 (2)(c), Development of Affordable Housing

This section requires the redevelopment plan to provide for the development of affordable housing, or to state the reasons for not addressing affordable housing.

Action:

The Redevelopment Plan anticipates the need to renovate and reconstruct existing housing units as well as to provide new affordable and market rate housing within the Westside Redevelopment Area, for both rental and owner occupancy.

Section 163.360 (3), Community Policing Innovations

The redevelopment plan may provide for the development and implementation of community policing innovations.

Action:

The Redevelopment Plan supports the use of community policing as stated in Residential Preservation and Enhancement Element of the Concept Plan (Chapter 4) and Implementation Strategies (Chapter 6).

Section 163.360 (4), Plan Preparation and Submittal Requirements

The Community Redevelopment Agency may prepare a Community Redevelopment Plan. Prior to considering this plan, the redevelopment agency will submit the plan to the local planning agency for review and recommendation as to its conformity with the comprehensive plan.

Action:

The City of Pensacola City Council, as the Pensacola Community Redevelopment Agency, authorized the preparation of this Community Redevelopment Plan through the contracted services of the RMPK Group Inc., Certified Planners and Licensed Landscape Architects. On May 8, 2007 the Redevelopment Plan was submitted to the City of Pensacola Planning Board for determination that the redevelopment plan was in conformance with the City's Comprehensive Plan.

Section 163.360 (5)(6)(7)(a)(b)(c)(d)(e), Plan Approval

163.360 (5). The Community Redevelopment Agency will submit the Redevelopment Plan, along with written recommendations, to the governing body and each taxing authority operating within the boundaries of the redevelopment area.

Action:

The City of Pensacola will submit this Redevelopment Plan and any written comment to the Escambia County Board of Commissioners, Escambia County School Board and the Northwest Florida Water Management District for review prior to public hearing and consideration of adoption by the City Council.

163.360 (6). The governing body shall hold a public hearing on the Community Redevelopment Plan after public notice by publication in a newspaper having a general circulation in the area of operation of the Westside Redevelopment Area Plan.

Action: A public hearing on the Westside Community Redevelopment Plan Community Redevelopment Plan was held on May 24, 2007. Notice of the Public Hearing was published in the Pensacola News Journal ten days prior to the hearing.

163.360 (7). Following the public hearing described above, the City Council may approve the redevelopment plan if it finds that:

- (a) A feasible method exists for the location of families who will be displaced from the Redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;

Action:

Widespread displacement of families is not anticipated due to direct action by the City of Pensacola. Families temporarily displaced due to home reconstruction will be provided a monetary allowance for temporary housing.

- (b) The Redevelopment Plan conforms to the general or comprehensive plan of the county or municipality as a whole;

Action: The Westside Community Redevelopment Plan Redevelopment Plan conformance was determined by the City of Pensacola Planning Board to be in conformance with the City's Comprehensive Plan on May 8, 2007.

- (c) The Redevelopment Plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan;

Action: The need to utilize community policing innovations is supported in Chapter 4 of Redevelopment Plan and gives consideration to community policing innovations as part of the action strategies under the Residential Preservation Element. Improved recreational opportunities are referenced in the Chapter 4 of the Redevelopment Plan under the Parks and Recreation element.

- (d) The Redevelopment Plan will afford maximum opportunity consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the redevelopment area by private enterprise.

Action:

The need for, and role of, private enterprise/ investment to ensure the successful rehabilitation or redevelopment of the Westside Redevelopment Area is contained in the Implementation Strategies section (Chapter 6).

- (e) Maintenance of coastal area evacuation time and protection of property against exposure to natural disasters.

Action:

Not applicable. This is for redevelopment areas that are located in a coastal tourist area.

Section 163.360 (8)(a)(b), Land Acquisition

Not applicable. The Westside Community Redevelopment Area falls within the Pensacola Inner City Area. The inner city area is a built environment and among the oldest of developed sections of Pensacola. Scattered vacant lots are suitable for infill development. Other sites may become available due to demolition.

Section 163.360 (9), Full Force and Effect

Upon approval by a governing body of a community redevelopment plan or any modification thereof, the plan and/or modification shall be deemed in full force and effect.

Action:

The Pensacola City Council approved the Westside Community Redevelopment Plan by adoption of resolution on May 24, 2007.

Section 163.360 (10), Need as a Result of Emergency.

Provides guidance for development of a redevelopment plan when an area has been designated as blighted as the result of an emergency under Chapter 252.34(3).

Action: Not Applicable.

Chapter 163.362 - Contents of Community Redevelopment Plans

Every community redevelopment plan shall:

Chapter 163.362(1) Legal Description

Contain a legal description of the boundaries of the redevelopment area and the reasons for establishing such boundaries shown in the plan.

Action:

A legal description of the boundaries of the redevelopment area and the reasons for establishing the boundaries are contained in the Finding of Necessity Study. Appendix D of the Redevelopment Plan contains the Legal Description of the boundaries for the Westside Community Redevelopment Area.

Chapter 163.362(2) Show By Diagram and General Terms:

- (a) Approximate amount of open space and the street layout.

Action: This task is accomplished through the Concept Plan Map (Chapter 4)

- (b) Limitations on the type, size, height number and proposed use of buildings.

Action: This is also described in the Conceptual Plan, however it is expected that the City's zoning ordinance and land development regulations will continue to provide the regulatory framework for any building dimension or style limitations.

- (c) The approximate number of dwelling units.

Action: Based on the future land use concepts contained in the Plan, and the expressed desire to increase residential opportunities in the Westside Redevelopment Area, it can be reasonably expected that new investment in housing will occur over time. Future development of moderate to high density residential projects are encouraged in other areas of the redevelopment area, as well as new investment in single family in-fill, if successful, is expected to increase residential densities.

- (d) Such property as is intended for use as public parks, recreation areas, streets, public utilities and public improvements of any nature.

Action:

Proposed future uses and facilities are described in the Concept Plan section of the Redevelopment Plan (Chapter 4).

Chapter 163.362(3) Neighborhood Impact Element

If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas.

Action:

The Neighborhood Impact Element is described in the Concept Plan section (Chapter 4) of the Redevelopment Plan.

Chapter 163.362(4) Publicly Funded Capital Projects

Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.

Action:

A list of publicly funded projects located within the boundaries of the redevelopment area is contained in the Capital Projects and Program Initiatives section (Chapter 5) of this Plan.

Chapter 163.362(5) (6) Safeguards and Retention of Control

Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan. Provide for the retention of controls and establishment of any restrictions or covenants running with land sold or leased for private use.

Action:

The following safeguards and procedures will help ensure redevelopment efforts in the redevelopment area are carried out pursuant to the redevelopment plan:

Upon adoption, the Community Redevelopment Plan will become the guiding document for future development, redevelopment, conservation and revitalization activities in and for the Westside Redevelopment Area. In order to assure that redevelopment will take place in conformance with the projects, the Pensacola City Council will utilize the regulatory devices, instruments and systems such as zoning and land use restrictions available to it to permit and/or restrict development and redevelopment within the area. These include but are not limited to the Comprehensive Plan, the Land Development Code, the Zoning Code, design guidelines, performance standards, development review, permitting and approval processes.

The City of Pensacola and the Community Redevelopment Agency shall provide adequate safeguards to ensure that all leases, deeds, contracts, agreements, and other instruments relative to any real property conveyed shall contain restrictions and/or covenants to run with the land to govern its uses, or shall contain other provisions necessary to carry out the goals and objectives of the redevelopment plan.

Chapter 163.362(7) Assurance of Replacement Housing for Displaced Persons

Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.

Action:

Addressed in the Neighborhood Impact Element contained in the Concept Plan section (Chapter 4) of the Redevelopment Plan..

Chapter 163.362(8) Element of Residential Use

Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low to moderate income, including the elderly.

Action:

There are residential uses of various types and character, including, single-family, multi-family, rental units, owner occupied units, and detached units in existence in the redevelopment area at the time of this writing. The efforts undertaken by the Agency, as described in this Redevelopment Plan, are intended to retain and enhance a high quality of residential use, particularly with regard to developing and maintaining sustainable neighborhoods. Redevelopment program activities will strive to cultivate the positive neighborhood characteristics cited by the community during public workshops and reduce or eliminate any negative characteristics.

The establishment of a revitalized and expanded residential base within the Westside Redevelopment Area community is essential to achieve a successful economic redevelopment program. Residents living within the redevelopment area will comprise components of the work force and the market, which will generate economic activity.

Chapter 163.362(9) Statement of Projected Costs

Contain a detailed statement of the projected costs of development, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment funds.

Action:

Project costs and funding sources are described in the Capital Projects and Program Initiatives section (Chapter 5) of the Redevelopment Plan.

Chapter 163.362(10) Duration of Plan

Provide a time certain for completing all redevelopment financed by increment revenues.

Action:

Any redevelopment project financed by tax increment revenues will be completed within forty-years from the date of approval of the Redevelopment Plan by the Pensacola City Council.

Chapter 163.362(11) Statutory Predisposition

This section provides relief to some of the subsections of Section 163.360, if the redevelopment plan was adopted before Chapter 84-356, Laws of Florida, became a law.

Action: Not Applicable.

Appendix C PUBLIC INVOLVEMENT



Working Group Meetings Summary Report

This section outlines the information obtained during work sessions conducted on May 3rd, 4th, and 23rd and June 21st and 22nd, 2005 in the City of Pensacola, Florida. At each session a brief overview of the planning process was provided along with a summary of the Neighborhood Assessment. During these work sessions, the participants were involved in a brainstorming session to identify the neighborhood assets, issues of concern and potential opportunities that are characteristic of the West Side Neighborhoods.

The information contained in this report presents a list of the attendees and a brief summary of the comments provided by them. The information was incorporated in the formulation of the Concept Plan development phase of the West Side Neighborhood.

PUBLIC WORKSHOP - MAY 3, 2005

The following information was gathered during the Public Workshop held on May 3rd at the Fricker Community Center, Pensacola, Florida with the residents of the West Side Neighborhoods. With the help of aerial photographs and base maps of the neighborhoods, the residents were encouraged to actively participate in the planning process. The following are some of the opportunities and constraints identified by the residents:

ASSETS

- Baptist Hospital
- Parks
- Fricker Center
- Legion Field
- Trees
- Mom and Pop Businesses
- Churches
- Residential character of A Street
- Historical Significance
- Proximity to Downtown
- Architectural character



CONCERNS

- Abandoned Properties
- Package Stores
- Vacant Lots and Buildings
- Rise in illegal activities: Drug Activity and Prostitution
- Presence of abandoned and underutilized motels on Cervantes St.
- Poor aesthetic character of Habitat Housing design
- Lack of Street Lighting
- Inadequate Neighborhood parks especially south of Cervantes
- Absence of high rise buildings
- Irregularity of City limit lines
- Deteriorating conditions of Storm Water Drainage
- Vagrancy
- Blight/properties in poor condition

SOLUTIONS

- Clean Cemeteries: better maintenance
- Sting Operations: prostitutes
- In-fill- Affordable Housing (Better Quality and Design)
- Trim/Prune the dead trees
- Better Code Enforcement
- Better Maintenance on Parks
- Employment Opportunities for Teenagers
- More Police Patrols (including bike)
- Advertise funds for Small Businesses
- No high rise buildings
- Rehabilitate houses and provide assistance for those in need
- Develop a Grocery Store
- Institute Façade Improvement Programs
- Develop Housing Rehabilitation Program
- Develop Design guidelines for housing
- Enforce zoning changes to protect residential character of A Street

OVERVIEW OF RESULTS FROM PUBLIC MEETING

The participants in the public workshop raised an over all sentiment that Hurricane Ivan had actually reversed the demographic data from decline to actual in-migration. Other issues of concern include work force training, housing conditions, design and long-term affordability, level of income and nature of employment, decreasing population and households and lack of private sector investment in revitalizing commercial corridors.

WESTSIDE NEIGHBORHOODS STEERING COMMITTEE MEETING MAY 4, 2005

The following summary of comments was gathered on May 4th, at the Lakeview Center in the City of Pensacola during a Steering Committee meeting. The Steering Committee's responsibility is to champion the process within the community and ultimately make a recommendation to City Council regarding the Plan. Each of the Steering Committee members described their vision for the neighborhoods, the needs and what their organizations may have planned in the future. The following is a summary of their comments:

Assets

- The Change of Pace neighborhood has made great strides lately through City sponsored cleanup and sidewalk construction.
- "A" Street will become a major corridor as the historic downtown develops.
- The Housing Authority has plans to redevelop Morris Court with construction of 24 new apartments.
- Attucks Court has received very high marks from the Federal Government regarding conditions in this neighborhood.
- Habitat for Humanity housing has enabled home ownership for tenants in the public housing projects freeing space for new residents.
- A new neighborhood recreational center is proposed. Council has appropriated \$1 million LOST
- The School Board would like to build a New Urban School in the neighborhood requiring a minimum of 5 acres of land.
- The St. Johns Cemetery is a great historic resource with numerous dignitaries including 2 former governors, state representatives and war heroes buried there.

CONCERNS

- Legion Field is a historic site that is supposed to provide recreational opportunities for the area residents but, the field is being physically destroyed and has become an area for prostitution, which is a terrible influence on the youths in the neighborhood.
- More tot lots and passive parks are needed especially in the area south of Cervantes.
- Police response is slow
- Speeding is an issue especially by people on motorcycles.
- Cost to complete improvements has increased from \$55 to \$85 per square foot since the occurrence of the Hurricane Ivan.
- The Housing Commission has been listening to architects and planners who are recommending higher architectural standards and a site layout more consistent with “New Urbanism” principles.
- The St. John’s cemetery must be restored but resources are limited in light of the impact of Hurricane Ivan on those who currently reside in the area.
- This cemetery, along with others in the community should be part of a historic tour.



SOLUTIONS

- Ensure that the plan is for everyone (old, young, black and white)
- Incorporate energy conservation measures/features into redevelopment/infill projects in the area (solar, wind, alternative energy source) could give the area an edge
- Children are the future and they need better schools, parks and activities.
- Need more code enforcement
- There’s a need for housing rehab grants, property improvement grants & R.O.W. enhancement grants
- Stem the demolition of older homes
- Increase home ownership opportunities and help current renters become owners as a means of building neighborhood pride
- Halt the negative activities at the motels on Cervantes
- Housing rehabilitation needs more funding.
- Improvements should be made on A Street with landscaping, decorative street lighting sidewalks and signage. Zoning should be in place to protect the residential character of the road so it doesn’t turn into strip commercial uses.
- Cervantes Street needs the establishment of a Facade Grant to improve the deteriorating buildings in that area.
- Consider partnership roles for area churches and grants for restoration.
- Architectural Guidelines are needed to blend Habitat and anything new with the character of the neighborhood (porches, CPTED considerations)
- Use of Geo-thermal systems for energy savings and that grant opportunities may be available.
- More focus on schools (partnerships to nurture kids) and utilize the location of schools to help stabilize the neighborhoods and enhance property values
- Establish the neighborhood as a leader in energy conservation.
- In reaching out to the area’s youth we should consider apprenticeship opportunities for electricians, plumbers and other trades.
- Tool Lending Library to provide tools needed for community clean-up
- Employment of the area’s youth to fix parks, sidewalks, and buildings in the neighborhood providing jobs and training in construction trades.
- Community Garden to grow fresh produce seasonally to serve area restaurants for profit.
- There needs to be a re-entry program for ex-offenders so they can be trained and employed rather than slipping into old bad habits.

PUBLIC WORKSHOP- MAY 23, 2005

ASSETS

- Neighborhood history
- Cemeteries
- Baptist Hospital
- Fricker Community Center
- Parks
- New quality infill housing
- New businesses in the area (Walgreen’s, Circle K, CVS, Auto Parts)
- AA Dixon GED program (child care needed)
- County owned property at Desoto & Gonzales for redevelopment as a park
- Traditional neighborhood character
- Churches
- Good potential for investments
- CJ’s Restaurant (Garden & Pace)
- Assisted Living Facility
- Potential for home construction/purchase

CONCERNS

- Loitering (near Cervantes St)
- Lack of neighborhood school
- Pedestrian deaths/ injuries on Cervantes St (Need safe crossings: pedestrian activated cross walks, etc)
- Need new sidewalks (particularly along Cervantes);
- Existing sidewalks need to be reconstructed (614 N E St)
- Need a neighborhood grocery store
- Area is too dark, need additional street lighting (historic style)
- Architectural design/appearance of affordable housing (Habitat & other private need to be off grade, steeper roof pitch, no patio style)
- Poor design of new commercial buildings (no metal buildings)
- Don’t want trailers (mobile homes) in the neighborhood
- Need a quality, affordable restaurant in the neighborhood
- Need a branch library in the neighborhood area
- Stormwater drainage is poor in the area (particularly E St, C St, Avery to Cervantes)
- Package/liquor stores on Cervantes Street at M Street and E Street(drinking/loitering outside)
- Dilapidated taxi stand at Cervantes & F Streets is an eyesore
- Abandoned and deteriorated houses need demolition
- Hotels on Cervantes St and associated prostitution
- Neighborhood watch is needed
- Drug activity
- Lloyd Alley (City ROW) from D to G Streets (parallel to Lloyd) is overgrown/ needs maintenance
- Poor drainage/standing water producing high mosquito populations
- Prostitution
- Need a Farmer’s Market/fresh produce outlet
- Need additional educational facilities
- Parked cars blocking road at Cervantes & F Streets

SOLUTIONS

- Farmers’ Market/growers produce market
- Enhance/beautify main corridors with trees, planting, lights and bike paths
- Add/improve signage on main corridors
- Re-open AA Dixon as neighborhood school
- Re-use Blount School property for housing (no-high rises)
- Cleanup/ improve/ beautify neighborhood cemeteries (plant trees, add signage, fix fence at St John’s Cemetery)
- Re-vegetate the neighborhood (replenish post-Ivan)
- Revise zoning to allow mixed (residential/office) uses
- Install traffic calming devices on L Street from Garden to Cervantes
- Install traffic calming devices on Jackson St from Pace to E Street
- Place utilities underground/ Install newer more hurricane resistant traffic lights
- Upgrade/enhance Legion Field
- More educational classes/programs in the neighborhood (bring nursing program to PJC downtown)
- Improve existing parks
- Development more parks
- Upgrade the Fricker Center parking lot
- Increase police patrols in the area
- Amend the noise ordinance to allow for easier enforcement
- Pave streets (Brainerd from A to B)
- Repair existing sidewalks
- Construct new sidewalks (100 BLK of Lee St, C St from LaRua to Mallory, G St, Wright St)
- Construct traffic calming devices at Fricker and at Baptist (F St from Cervantes to Moreno)
- Upgrade traffic lights everywhere
- Enforce laws (loitering at package stores, open containers, noise, code)
- Safe pedestrian crossings (overpass) across Cervantes St
- Resurface roads/ fix potholes
- Annex property at northern boundary of area (around Baptist Hospital)

WESTSIDE NEIGHBORHOODS PLAN - JUNE 21, 2005

WEST SIDE CONCEPT PLAN OVERVIEW

- Neighborhood/Town Center concept co-locating planned new facilities.
- Plan elements include gateways, public infrastructure improvements & key new development projects
- Establish a neighborhood identity through entry signage and primary corridors
- Pursue City control of Pace Blvd
- Provide opportunity for tradesmen to share their skills with apprentices
- Concept plan may require changes to the future land use plan
- Improvement recommendations not only a money decision but an impact decision: remove physical structures, housing and negative activities
- Make investment in maintenance, character and long term stability
- Private investors want to invest where they can achieve a return
- Need to balance pedestrian safety with the flow of goods & services on Cervantes St

GARDEN STREET

- Should be treated as a Western Gateway
- Create Boulevard or Parkway through landscaping, signage & lighting

CERVANTES STREET

- Needs a character change (its purpose shouldn’t be only to move traffic through)
- Should become more pedestrian oriented
- New activities/uses are needed
- Thoroughfare needs to be scaled down

A & E STREETS

- Maintain the residential character
- Enhance these corridors

CEMETERIES

- These are historic and physical assets-(two governors buried in one; significant African Americans)
- Establish a walking/driving tour (connect the area)
- Make them inviting (e.g.-Arlington National at small scale)
- An on-going street planning program can be done inexpensively and continually build up the neighborhood

HOUSING (DESIGN STANDARDS)

- Reflect historic character
- Apply principles of new urbanism
- Parking in the rear & side yards
- Pay attention to the details
- Habitat could include emphasis on restoration as much as new construction
- L.A. Kirsey multi-family residential project (subject to new urbanism guidelines)

COMMERCIAL

- Facilitate business growth via an improved environment
- Parking issues are a detriment to business- incorporate shared parking/side street parking
- Grocery store
- Occurrence of commercial should remain at existing 12% levels
- Area needs a haircut & a shave
- Demo of dilapidated structures
- Cut grass on rights of way
- City steps to show commitment to the area

BAPTIST HOSPITAL

- Current improvement plans are in the works
- Good time to partner
- Seek annexation

PUBLIC SECTOR INVESTMENT

- New urban school
- 5 yr plan
- Downtown consolidated technical elementary school
- 4-5 acres needed
- New library
- Investment should address the more negative, blighting influences
- Physical appearance/infrastructure enhancements
- Transform corridor image
- Opportunity for synergy

CEMETERIES & PARKS

Connect traffic to H& I Streets through St’ John’s

BUSINESS AND CHURCH LEADERS FOCUS GROUP COMMENTS

- Negative demographics are reasons for neighborhood decline
- Resident priorities for improvement match the needs highlighted by the demographic data

ISSUES/CONCERNS

- More parks needed
- More amenities/programs needed in parks (summer programs)
- Not enough activities for area residents/youth
- Cocaine corners-A & Cervantes St
- Judges turning offenders back out on the streets
- Single activity center needed to accommodate seniors, youth, families
- Increasing numbers of rental properties
- Need a focal point for a smaller/tighter community to rally around (e.g.: neighborhood park, coffee shop, etc.)
- Vagrancy/alleged homelessness
- Truancy
- Drug activity & prostitution
- Obvious disconnect from downtown
- Nothing for youth/teens to do (constructive activities)
- Fricker Center useful for specific structured activities
- Visual blight

NEIGHBORHOOD ASSETS

- Location (downtown, close to water)
- Potential spin-off impact of waterfront development
- Good police activity
- Address each sub-neighborhood within the planning area independently rather than as a single neighborhood
- Build neighborhood zones north & south of Cervantes (perhaps in quadrants)
- Don't hamper traffic flow on Cervantes St-retain as main east-west commercial corridor to support business development/job growth
- Maintain controlled, structured commercial access
- Enhance Lakeview, A and E Streets (Jackson St has a lot of history as a former Trolley line)
- DOT involvement is needed
- Establish guidelines (setbacks, design) for commercial corridor to encourage investment

OPPORTUNITIES/ DIRECTIONS

- CDBG
- Façade Program
- Housing Rehab
- Habitat housing should enhance/add value to the neighborhood
- Bridge to downtown
- Cervantes needs a different function, different activities, different look
- Infrastructure improvements
- Business location incentives (write down the cost of land)

PUBLIC WORKSHOP - JUNE 21, 2005

COMMENTS

- Fewer Habitat Houses—the style doesn't blend
- Streetscape, lights, plantings, sidewalks
- New housing should reflect the best of existing structures
- Residential design standards
- Housing that has a connection to the sidewalk
- Commercial development standards are needed
- Cross access between pedestrians and parking
- Development needs an opportunity to make a profit
- Cemeteries need clean-up/beautification/preservation
- High percentages of rental property –encourage home ownership
- Need a quality, clean grocery store
- Zoning changes are needed to allow smaller lot sizes
- Increases in public housing will bring more problems (Morris & Attucks Courts are problem areas)
- Timeline for annexations
- Sewer plant relocation needs to be settled
- Impact of improvements on property taxes (don't price out the elderly/fixed income)
- R.O.W. property is not being maintained (responsibility of adjacent property owners)
- Code enforcement is lacking
- Demolish dilapidated structures
- Structure @ G and Cervantes is an eyesore
- Need to enforce the minimum maintenance ordinance (Standard Housing Code)
- Need to enforce enhanced penalties for drug related crimes (near churches, parks, schools, etc.)
- Opportunities for private infill

STEERING COMMITTEE MEETING - JUNE 22, 2005

- Liquor stores on Cervantes at D and N Streets need to be removed
- Market impacts of improvements may cause property to be purchased for other uses
- Slow traffic on Cervantes
- Create a school slow zone
- Place buildings close to street edge
- Construct a median
- Plant trees
- Reuse of buildings for after school tutorial centers /apprenticeship programs
- Locate new clean supermarket on Cervantes (See St. Pete)
- Establish a CRA to assemble property
- Landscape & other jobs created by the renewal effort should go to local contractors
- A portion of the Blount School property may serve as a community center site
- Jackson & Gregory Streets are very useful active secondary thoroughfares
- Include world class swimming pool in new community center
- Small playground for kids in southern half of neighborhood (prioritized for systematic implementation)
- Beautification of A Street as a residential thoroughfare
- Community policing substation
- Housing rehab combined with a tool loan program
- Beautification/establish a signature streetscape/landscaping plan
- Need to look at multiple sites for new elementary school

Neighborhood Survey

The City of Pensacola distributed a set of questions as a survey to the residents of the West Side Neighborhoods to determine the needs and primary concerns of the neighborhood. There were 45 residents who participated in the survey. The following is a presentation of the survey results:

1. Overall how satisfied are you with your neighborhood as a place to live?

SATISFIED	NOT SATISFIED
12 (26.66%)	33 (73.33%)

2. What can be done to increase your satisfaction? Please be specific.

HOUSING

- Fewer habitat houses
- Upgrade Neighborhood
- Better houses

PHYSICAL ENVIRONMENT

- Clean Up
- Better lighting
- Remove abandoned buildings
- Trash pick up
- Landscaping

PUBLIC INFRASTRUCTURE

- Repair potholes
- Traffic calming devices on residential roads
- Sidewalks

SOCIAL INFRASTRUCTURE

- Eliminate drug activities
- More community activities
- Youth and Senior Activities
- Public Safety Address
- Concerns of Black community

POLICY

- Improvement Plan

3. In general over the past two years, would you say that your neighborhood is improving or declining?

IMPROVING	DECLINING
25 (55.55%)	20 (44.44%)

4. Why do you feel the neighborhood is improving?

5. Why do you feel the neighborhood is declining?

IMPROVING	DECLINING
HOUSING • Infill Housing • Rebuilding • Well maintained exterior houses PHYSICAL ENVIRONMENT • Clean up activities • Better Neighbors who care about the surroundings PUBLIC INFRASTRUCTURE • New sidewalks • On-going development SOCIAL INFRASTRUCTURE • Less crime • In-migration • Good balance of racial mix POLICY • City is active	HOUSING • Abandoned buildings • Neglect of properties PHYSICAL ENVIRONMENT • Hurricane • Empty lots PUBLIC INFRASTRUCTURE • Poor drainage • Poor road conditions SOCIAL INFRASTRUCTURE • Loud young people • Increase of Vagrants • Gang violence • Drugs, liquor, prostitution • Kids loitering at night • Unconcerned Parents • Lack of Employment POLICY • Lack of commitment

6. Please tell us the three things you like best about your neighborhood?

HOUSING

- Affordable housing
- Brick homes
- Integrated Homeowners (mixed)

PHYSICAL ENVIRONMENT

- Close to Downtown
- People in close proximity
- On-going beautification
- Fairly quiet
- Neighborhood Parks
- Historic
- New drug store
- Good location
- Children and older residents
- Trees

PUBLIC INFRASTRUCTURE

- Parks

SOCIAL INFRASTRUCTURE

- Low cost of living
- Churches
- Multi-racial
- Baptist Hospital

7. Please tell us the three things you like least about your neighborhood?

HOUSING

- Poor housing: Habitat housing

PHYSICAL ENVIRONMENT

- Poor lighting
- Unclean environment
- Neglect
- Litter
- Loud music
- Old High School
- Abandoned buildings
- Trash on street: Old Car

PUBLIC INFRASTRUCTURE

- Misuse of the Historic Legion Field
- Cars speeding
- Noisy night traffic

SOCIAL INFRASTRUCTURE

- Lack of Community Pride
- Gangs, drug activities and prostitution
- Kids loitering

POLICY

- Police respond slow
- Unlawful use of off street: motorcycles, mopeds, go carts

8. Please rank, on a scale from one to five, with the five being the most important and one being the least important, the following neighborhood concerns by their importance to you:

More police patrols	62%
Better lighting	60%
Better traffic control	37.7%
More of improved sidewalks	53.3%
More emphasis on beautification	60%
More recreation opportunities	57.7%
Better/more code enforcement	46.6%
Better storm water management	53.3%
Improved roadway conditions	35.5%
More Education	68.8%
Better Jobs	62.2%
Others	22.2%

9. If you could change one thing in your neighborhood, what would it be?

HOUSING

- Improve Habitat housing
- Better houses
- Beautification of neighborhoods

PHYSICAL ENVIRONMENT

- Clean up
- Improve aesthetics

PUBLIC INFRASTRUCTURE

- Road improvement
- Better Drainage
- Better maintenance of sidewalks
- Better and additional lighting

SOCIAL INFRASTRUCTURE

- Remove or monitor vagrants
- Eliminate drug activities
- Eliminate prostitution
- Increase civic pride

POLICY

- More police involvement

10. On the following scale, how likely is it that you will MOVE out of the neighborhood in the next two years?

VERY LIKELY	VERY UNLIKELY
3 (6.66%)	42 (93.33%)

11. If you were to move out of the neighborhood, what would be the reason for your moving?

HOUSING

- Better house
- Change of quiet neighborhood

PHYSICAL ENVIRONMENT

- Deteriorating condition of neighborhood

SOCIAL INFRASTRUCTURE

- Loss of business
- Better opportunity outside the neighborhood
- Job relocation
- Increased crime in the neighborhood

POLICY

- Crime/Safety

12. Do you own or rent your home?

OWN	RENT
35 (77.77%)	10 (22.22%)

13. Do you own or operate a business in the West Side Neighborhoods area?

BUSINESS OWNER	NON BUSINESS OWNER
10 (22.22%)	35 (77.77%)

14. As a business person, are there regulatory issues, administrative processes or business services that could be improved to help strengthen your business? If so, what can be done?

- Fair taxes
- Licensing to help local new businesses
- Training
- City has been extremely cooperative and supportive

15. As a business person or resident, what is your impression of the physical condition of the commercial roadways in the West Side neighborhoods area?

GOOD	POOR
5 (11.11%)	40 (88.88%)

16. Participate as Planning Process Volunteer

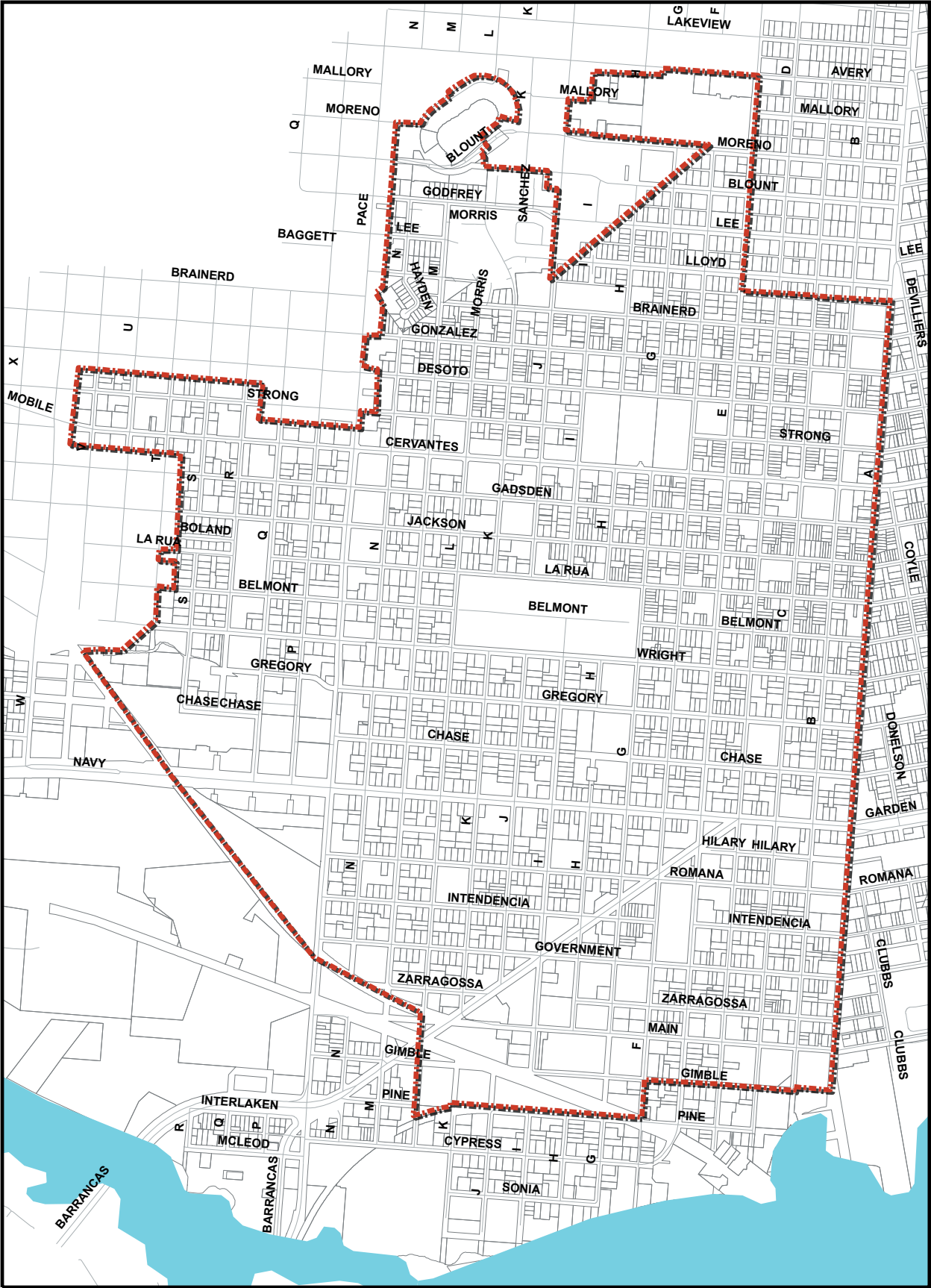
YES	NO
11 (24.44%)	34 (75.55%)

Appendix D LEGAL DESCRIPTION



Legal Boundary Description

Commencing at the intersection of the current City Limits line, as of January 11, 2007, and the Westerly right-of-way line of the Alabama and Gulf Coast Railway, LLC where they intersect Bayou Chico; thence Easterly and Northerly along said City Limits line, to its intersection with the Easterly right-of-way line of 'E' Street; thence Southerly along said Easterly right-of-way line to its intersection with the Northerly right-of-way line of the alley in Blocks 10, 11, 30, and 31, of the West King Tract; thence Easterly along said Southerly right-of-way line to the Easterly right-of-way line of 'A' Street; the Southerly along said Easterly right-of-way line to the Southerly right-of-way line of Gimble Street; thence Westerly along said Southerly right-of-way line to the Easterly right-of-way line of 'F' Street; thence Southerly along said Easterly right-of-way line to the Southerly right-of-way line of Pine Street; thence Westerly along said Southerly right-of-way line and the former Southerly right-of-way line of the St. Louis-San Francisco Railway (now abandoned Bayshore Line), to the Westerly right-of-way line of 'K' Street; thence Northerly along said Westerly right-of-way line to its intersection with the Northerly right-of-way line of the St. Louis-San Francisco Railway (now abandoned Bayshore Line); thence Westerly along said Northerly right-of-way line to the Westerly right-of-way line of 'L' Street; thence Northerly along said Westerly right-of-way line to its intersection with the Westerly right-of-way line of the Alabama and Gulf Coast Railway, LLC; thence Northwesterly along said right-of-way line to the Point of Beginning.



WESTSIDE COMMUNITY REDEVELOPMENT AREA PLAN
CITY OF PENSACOLA

0 250 500 1,000 1,500 2,000 Feet
CITY OF PENSACOLA, FLORIDA

Appendix E INVENTORY



Inventory and Analysis

This chapter describes the overall context in which the West Side Neighborhoods are situated in the City of Pensacola. The preparation required an understanding of the physical and socio-economic conditions of the neighborhood supported by a detailed analysis of the area's opportunities and constraints. Information for the inventory was collected from previous planning studies, interviews with city staff, residents and business owners, and technical documents. Meetings were held with the residents to determine their concerns and assess opportunities regarding the West Side Neighborhoods. The results of the inventory and analysis were the guiding framework for the formation of clear goals and objectives for the Redevelopment Plan.

During the first presentation of the assessment of conditions in the neighborhood, including findings of the community's demographic profile, the statistics sparked the interest of the participants in the public workshop who felt that trends in population decline have reversed since Hurricane Ivan. Recent data collected from the City confirms the participants' observations concerning the increase in the City's population (Table 2.1). However, due to the lack of availability of similar data for the West Side Neighborhoods, the same population growth cannot be assumed for the West Side neighborhoods.

Table 2.1 Pensacola Annual Profile

Pensacola Annual Profile					
	2000	2001	2002	2003	2004
City Population Estimate (1)	56,255	56,275	56,271	56,307	56,366
Population Change	-	20	-4	36	59
% Population Change	-	0.04%	-0.01%	0.06%	0.10%
Births (2)	878	985	1,053	1,126	
Deaths (2)	799	784	798	795	
Natural Increase	79	201	255	331	
Net Migration	-	-181	-259	-295	

Table 2.2 Population in City and the Study Area

	CITY OF PENSACOLA	WES TSIDE NEIGHBORHOODS
2004	54,392	4,643
2009 est.	52,299	4,347

Table 2.3 Population Growth Rate 1990-2009

	CITY OF PENSACOLA	WES TSIDE NEIGHBORHOODS
2004-2009 est.	-3.85%	-6.38%
2000-2004	-3.31%	-5.11%
1990-2000	-4.50%	-4.92%

Table 2.4 Growth in Family Households

	CITY OF PENSACOLA	WEST SIDE NEIGHBORHOODS
2004-2009 est.	-3.75%	-6.95%
2000-2004	-3.13	-5.32%
1990-2000	-5.95	-5.35%

Table 2.5 Housing

	CITY OF PENSACOLA	WEST SIDE NEIGHBORHOODS
Owner Occupied	63%	45.5%
Rental	37%	54.5%
Single Family Detached	69%	67%
Median Own. Occ. Value	\$118,000	\$57,317
Median Year Built	1968	1950

Demographics

The demographic data was provided by the City of Pensacola and future projections were obtained from Claritis Inc., estimated in August 2004.

Population Decline

The population projections are based on the trends established based on Census data collected between 1990 and 2000 and will become reality only if these trends continue. The City of Pensacola's population was estimated to be 54,932 in 2004 with the West Side Neighborhoods comprising of 4,643 residents. The West Side neighborhood population has been decreasing since 1990 at a greater rate than the City. Claritis Inc. estimates a further loss of population by the year 2009 in both the City and the West Side Neighborhoods by 3.85 per cent and 6.38 per cent respectively. This loss of residents has resulted in a low income concentration and signs of an unstable inner city. (Table 2.2 and Table 2.3)

Neighborhood Conditions

The decline of the city's households is one of the significant trends affecting the West Side Neighborhoods. According to the 2000 Census, 2001 households resided in the West Side Neighborhoods. However, the estimate for 2004 (Table 2.4) shows a decrease in neighborhood households by 5.32 per cent and a further decrease of 6.95 per cent is projected between 2004 and 2009 for the West Side neighborhood households. The declining housing data could be linked to the disinvestment experienced in the neighborhoods and is a constraining factor impeding growth in the area.

Furthermore, Table 2.5 indicates a higher rate of owner occupied housing in the City of Pensacola with the housing stock being slightly newer and more expensive as compared to the West Side Neighborhoods. The median value of owner occupied housing in the West Side Neighborhoods is less than half of the value of homes in the rest of the City. The low home ownership rates translate to low housing values and tax revenues for the neighborhood.

Age, Race and Educational Attainment

In 2004, the West Side Neighborhood residents showed distinctly different racial and education characteristics compared to the City of Pensacola as highlighted in below and in Table 2.8 and Table 2.9.

- The West Side Neighborhood residents have a lower average age than the City and while both populations have younger than average males, males in the West Side Neighborhoods are significantly younger than for the City as a whole.
- 79 per cent of the West Side Neighborhood residents are African American – a share 47 per cent greater than that of the City’s African American population.
- The West Side Neighborhoods residents have a lower level of educational attainment as compared to the rest of the City. Approximately 38 per cent of the West Side Neighborhoods area residents do not have a high school diploma as compared to 15 per cent for the rest of the City. These indicators also show a relatively low percentage of college education attainment suggesting a less educated labor force limiting future job opportunities and possible private sector disinvestment.

Employment and Economy

Table 2.11 indicates that both the City and the West Side Neighborhoods have low unemployment rates, but the nature of work is reversed with the City of Pensacola population employed predominantly in white collar jobs while those in the West Side area are mostly employed in blue collar, service and farm industry jobs at similar rates. The average household income in the West Side Neighborhood is \$33,725 compared to \$63,604 for the City. These indicators may be attributed partly to the low level of educational attainment and the declining population prevalent in the neighborhood.

The redevelopment plan aims to provide opportunities for promoting infill housing and development patterns and act as a catalyst to reverse the urban blight, decline and general disinvestment investment experienced in the West Side Neighborhoods

Table 2.6 Family Household Income

	CITY OF PENSACOLA	WEST SIDE NEIGHBORHOODS
Average	\$63,604	\$33,725
Median	\$46,738	\$19,646

Table 2.7 Poverty Status of Families

	CITY OF PENSACOLA	WEST SIDE NEIGHBORHOODS
At or Above Poverty Level	90%	76%
Below Poverty Level	10%	24%
Fem. Householder w/Child.	8%	24%

Table 2.8 Age by Gender

	CITY OF PENSACOLA	WEST SIDE NEIGHBORHOODS
Average Age	40	38
Male	38	34
Female	42	41

Table 2.9 Population by Race

	CITY OF PENSACOLA	WEST SIDE NEIGHBORHOODS
White	63%	17%
Black	32%	79%
Other	5%	4%

Table 2.10 Educational Attainment Level in percent

	CITY OF PENSACOLA	WEST SIDE NEIGHBORHOODS
Non GED	15%	38%
GED	85%	62%
College Degree	41%	15%

Table 2.11 Economic Conditions

	CITY OF PENSACOLA	WEST SIDE NEIGHBORHOODS
Unemployment Rate	3.75%	4.89%
Blue Collar/Service/Farm	35%	64%
White Collar	65%	36%

Neighborhood Identity and Aesthetics

Four neighborhoods represent the total West Side Neighborhoods: West Pointe Heritage, St. John's Coalition, West Side Sunshine and A Change of Pace (formerly Eyes of the People). There is a high degree of diversity and a great range in property conditions between these neighborhoods. The West Pointe Heritage has the largest number of residents followed by the West Side Sunshine. (See Fig 2.1)

Single family residential parcels constitute the predominant land use in the West Side Neighborhoods followed by Institutional and Public uses. The area has a number of cemeteries and churches as an integral component of its land use pattern. The St. John's cemetery established in 1876 is a historical landmark that covers approximately 26 acres. The other cemeteries include the St. Joseph's cemetery on Pace Boulevard, the Talbert Chapel Cemetery and AME Zion Burial Ground on A Street. Large portions of the neighborhood's parcels are vacant and blighted presenting unique redevelopment potential. The commercial development is concentrated along Pace Boulevard and Cervantes Street but is characterised by visually unattractive and scattered commercial strip development.



Canopy of Trees on Chase Street



Greek Orthodox Church



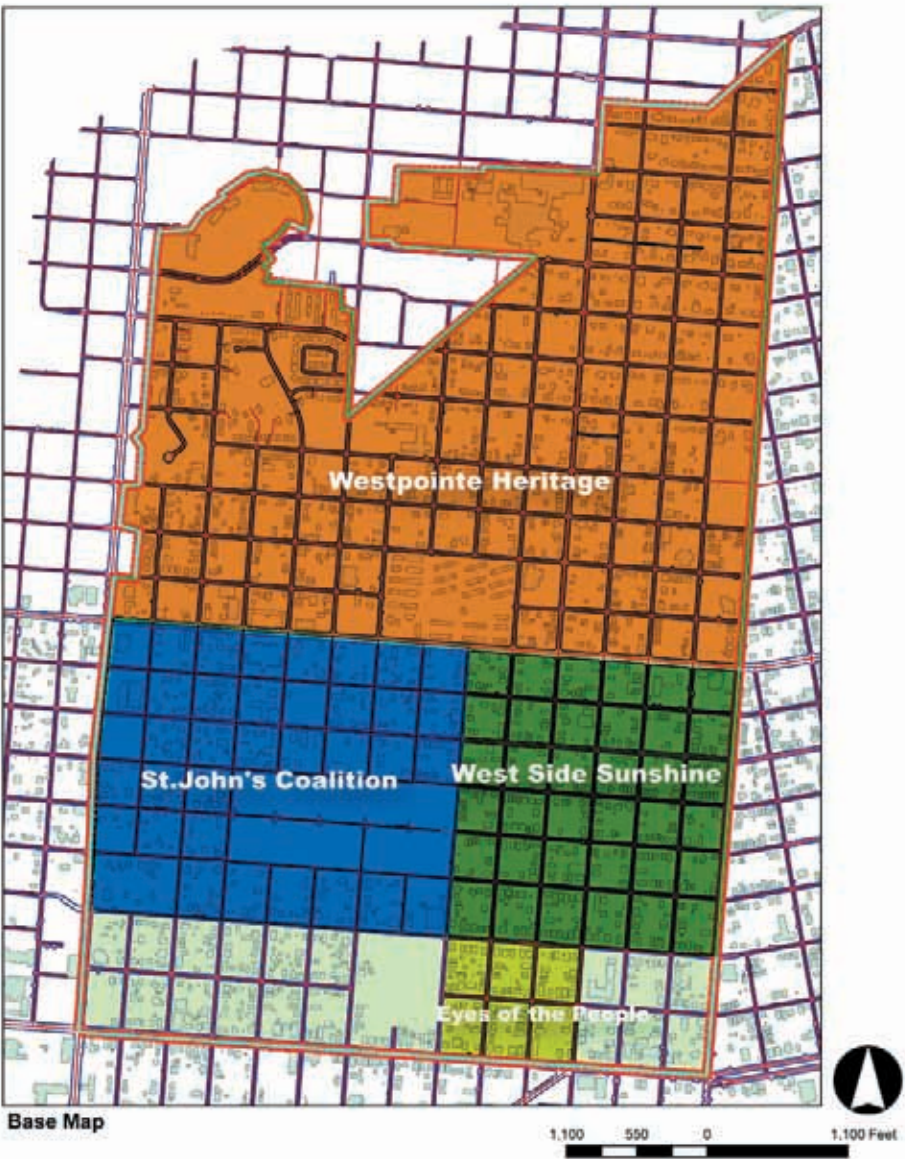
St. Joseph's Cemetery on Pace boulevard



Restored home on a residential street



Vernacular residential architecture: Chase Street



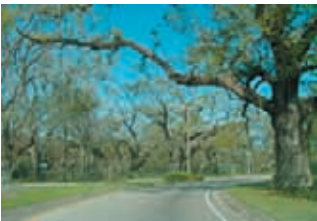
West Side Neighborhoods Plan
City of Pensacola, Florida

Due to recent hurricanes, lack of private investment and the declining socio-economic condition, the aesthetic character of the neighborhoods has deteriorated. However, there are areas with high architectural character with unique social assets that can be built upon to bring about positive changes within the West Side Neighborhoods. These include:

- The existing canopy of trees on residential streets which were damaged by the hurricane. These oak trees can be restored naturally to create great residential streetscapes
- The presence of significant faith based organizations unique to the West Side Neighborhoods provides an opportunity to instill a sense of community identity and pride.
- The high quality architecture in older housing in the neighborhoods should be preserved and maintained.
- Area Schools and recreational amenities could be enhanced to provide a strong social and educational framework for local youths.



Pensacola High School



Canopy of Oak Trees on Blount Street



Maintained sidewalks on A Street North



St. John's Cemetery

Land Use and Zoning

Existing Land Use

Land Use within the West Side Neighborhood consists of six broad classifications: Residential, Commercial, Institutional and Public Uses, Industrial, Public Utilities and Vacant Lands.

As seen in Table 2.9 below, the land use in the West Side neighborhoods is predominantly residential (55.56%); followed by institutional uses (22.6%) and commercial uses which consume approximately 6.6 % of the total land use.

Table 2.12 Existing Land Use: West Side Neighborhoods

EXISTING LAND USE		
COMMERCIAL	%	In Acres
	6.17	45.36
INSTITUTIONAL & PUBLIC USE	%	In Acres
	22.06	162.12
RESIDENTIAL	%	In Acres
	55.56	408.35
INDUSTRIAL	%	In Acres
	0.05	0.34
PUBLIC UTILITIES	%	In Acres
	1.41	10.39
VACANT LANDS	%	In Acres
	14.74	108.34
TOTAL	100.00	734.91

Residential: Single Family and Multi Family

This land use is the largest of all other classifications in the study area. Most of the residential development is located north and south of Cervantes Street with major concentrations along A Street and E Street. Residential uses are also intermixed with commercial uses along Cervantes Street. Building uses consist of Single Family detached units and Multi family units. The neighborhood also has retirement and multi-family housing provisions including the Attuks Court and Morris Court. In addition, there are some mobile home parks scattered in the entire neighborhood.

Vacant residential lands constitute a large portion of the area and often don't comply with the minimum lot size development standards. The City should consider this when revising the zoning code in the future to provide flexibility in these standards to enable development of smaller lots for residential uses when possible.

Legend

- Single Family Residential
- Multi Family Residential >10
- Multi Family Residential <10
- Mixed Use
- Mobile Home Parks and Parking Lots
- Institutional & Public Uses
- Commercial
- Industrial
- Parks, Recreation and Open Space
- Vacant Land
- Federal, State and County Property
- Municipal Property
- Right of Way, Streets, Roads
- Public Utilities
- West Side Boundary



Fig 2.2 Existing Land Use: West Side Neighborhoods

Institutional and Public Use

This is the second largest land use category in the study area. There are significant institutional and public uses which are unique to the neighborhoods. Some of these include the Baptist Hospital, Public County Schools, State, Federal, County and Municipal properties, parks, three cemeteries and approximately 30 churches located in the West Side Neighborhoods. (Fig 2.3)



Cemetery on A St.



First Corinthian Baptist Church: Jackson Street



Greater Little Rock Baptist Church A St.



St. Stephen Catholic Church: Garden Street



Baptist Hospital



Cemetery on Belmont St.

Legend

- Churches
- Privately Owned Hospitals
- Public County Schools
- Mortuaries, Cemeteries
- State Property
- Federal Property
- County Property
- Municipal Property
- West Side Boundary



Fig 2.3 Institutional and Public Uses: West Side Neighborhoods

Commercial

This land use constitutes approximately 6.17 per cent of the total West Side Neighborhoods' land area. Most of the commercial uses are scattered along the primary corridors along Pace Boulevard and Cervantes Street. Building uses in this land use found in the study area range from retail shops, drive in restaurants, motels to auto sales and repair shops, gas stations and convenience stores.

Strip commercial development is not conducive to the success of small businesses in a marginal real estate market. The lack of business opportunity leads to an increase in vacant and deteriorated buildings that have a negative influence on the investment image of the community. The City should consider consolidating commercial uses in appropriate locations to generate positive economic synergies between local businesses.

Industrial

The Industrial use consists of only 0.05 per cent of the total West Side Neighborhoods' land use and consists of a closed bakery unit at the intersection of Garden Street and E Street.

Table 2.13 Institutional and Public Uses

EXISTING LAND USE		
INSTITUTIONAL & PUBLIC USE	%	In Acres
Churches	4.13	30.37
Privately Owned Hospitals	3.59	26.41
Financial Institutions	0.19	1.36
Public County Schools	1.68	12.34
State Property	0.36	2.65
Federal Property	0.95	6.98
County Property	0.56	4.10
Municipal Property	3.25	23.87
Mortuaries, Cemeteries etc.	5.77	42.39
Forests, Parks, Recreational Areas	1.59	11.65
TOTAL	22.06	162.12



Restaurant: Cervantes Street



Retail Store: Cervantes Street



Blount School on Chase St.



Aadixon School on Gregory St.



Catholic Diocese Pastoral Center: Garden Street



Escambia County Environmental Health Department: Formerly Armory



Lakeview Center: Avery Street



Memorial Church on Jackson Street

Zoning

The West Side Neighborhoods area has ten zoning classifications with the majority of the land zoned as Residential (88 per cent) from low density of 4.8 units per acre to multi-family housing and the balance zoned as Commercial (12 per cent). The existing zoning classification is not consistent with the prevailing land use pattern. The existing land use contains only 6.17 per cent of the total as commercial use.

Table 2.14 Comparison of Zoning Classifications: City of Pensacola and West Side Neighborhoods

ZONING CLASSIFICATION	CITY OF PENSACOLA		WEST SIDE NEIGHBORHOODS	
RESIDENTIAL	%	Acres	%	Acres
	62.4	8590.4	88.0	646.71
COMMERCIAL	%	Acres	%	Acres
	13.4	1949.1	12.0	88.2
INDUSTRIAL	%	Acres	%	Acres
	4.7	680.6		

Future Land Use

Fig. 2.5 lists the seven types of Future Land Uses within the West Side Neighborhoods: Low Density Residential, Medium Density Residential, High Density Residential, Residential Neighborhood Commercial, Commercial, City Parks, Public and Semi-Public Uses.

The Future Land Use is predominantly residential with density increasing in residential lots located near the commercial corridors. According to the Future Land Use Map (Fig. 2.5), Cervantes Street becomes the heart of commercial development in the West Side Neighborhoods, as commercial activities extend south of Cervantes Street onto the residential neighborhood blocks, these areas are designated as Residential/Neighborhood Commercial.

The future land use allows for high density residential of over 17.4 dwelling units per acre. In addition, it also introduces the Residential Neighborhood Commercial Land Use that provides for a mixture of residential small-scale office and commercial uses either in established neighborhoods where these mixes already exist or in areas where this mix is desired such as Garden Street.

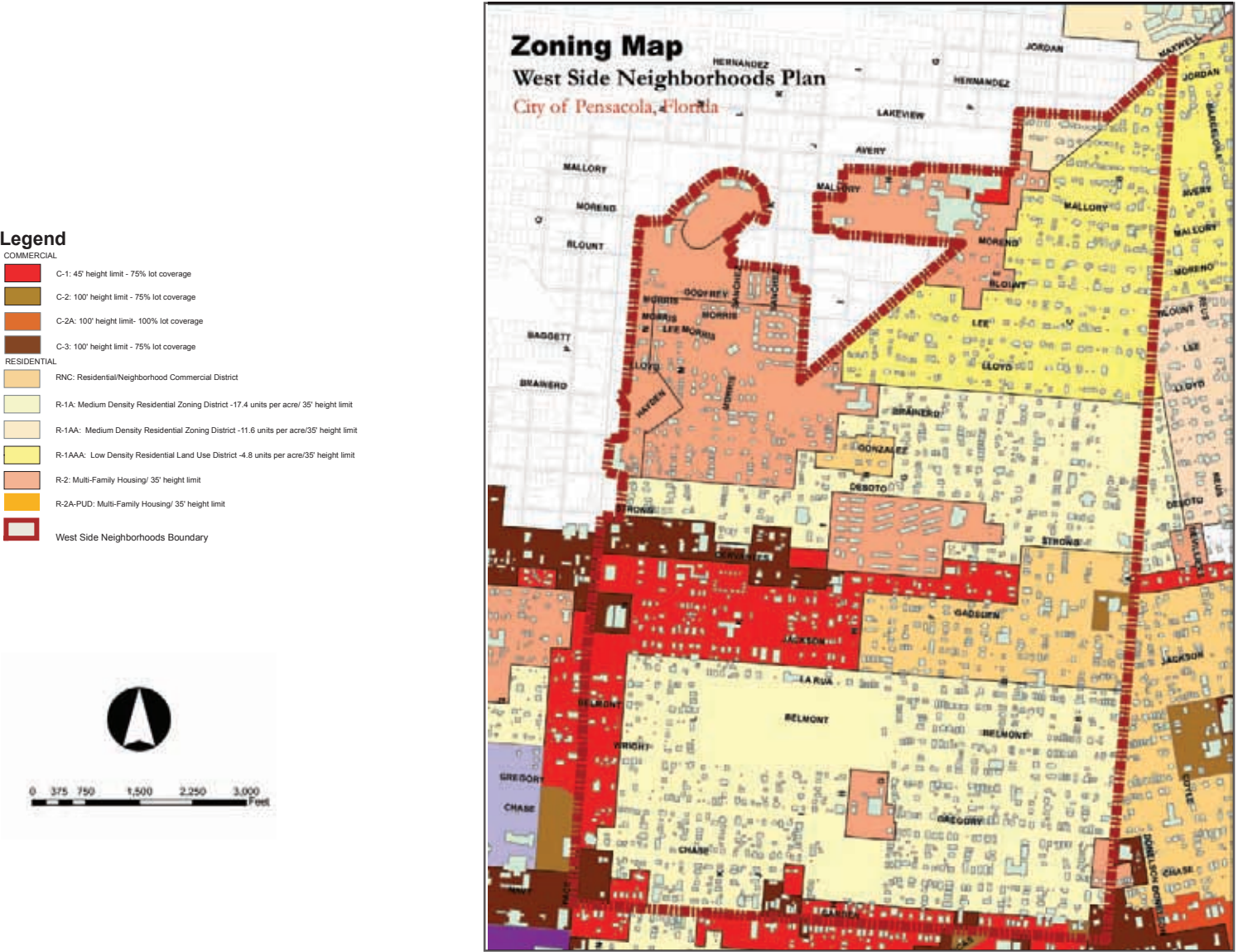


Fig 2.4 Zoning Map: West Side Neighborhoods

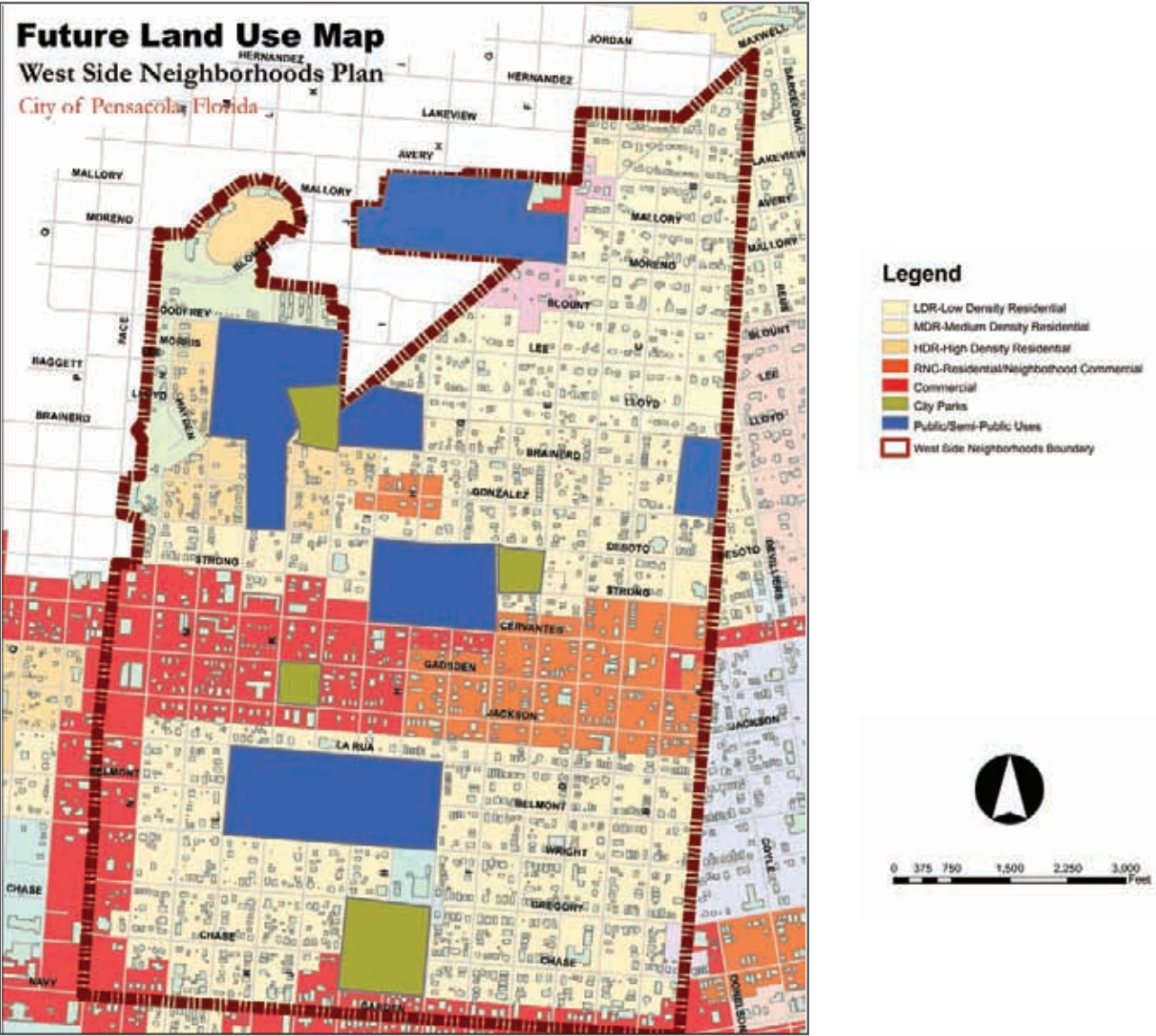


Fig 2.5 Future Land Use: West Side Neighborhoods

Vacant Land and Buildings

Fig 2.6 indicates the concentration of vacant lands and buildings in the West Side Neighborhoods. These lands are potential opportunity sites for infill housing, public spaces, and parking. Vacant buildings are unused or unoccupied physical structures. These vacant structures can be used for adaptive re-use for commercial, retail or mixed uses where deemed appropriate.

The West Side Neighborhoods have about 15 per cent of their total land use as vacant lands covering a total of 108.3 acres. The vacant residential parcels cover approximately 73.5 acres followed by vacant institutional (19.5 acres) and then vacant commercial uses (7.3 acres). Compared to the West Side, 8 per cent of the City's land acreage is vacant and dispersed throughout the older parts of the city.

The presence of vacant and underutilized buildings contributes both as an opportunity and a liability for redevelopment. Vacant parcels of considerable size can be assembled to support significant adaptive reuse of underutilized and deteriorating buildings. Also, highly visible vacant parcels along primary corridors that might be contaminated, such as gas stations, present a unique opportunity for securing additional funding for clean-up and survey activities and reverting the property back to the tax rolls.

On the other hand, vacant and underutilized properties contribute to the negative image of the neighborhood by conveying a lack of investment and community interest.

Table 2.15 Vacant Lands: West Side Neighborhoods

VACANT LANDS	%	In Acres
Vacant Commercial	1.42	10.42
Vacant Institutional	0.05	0.38
Vacant Residential	13.27	97.55
TOTAL	14.74	108.34



Vacant house: Jackson and N Street



Vacant Church Land :Pace Boulevard

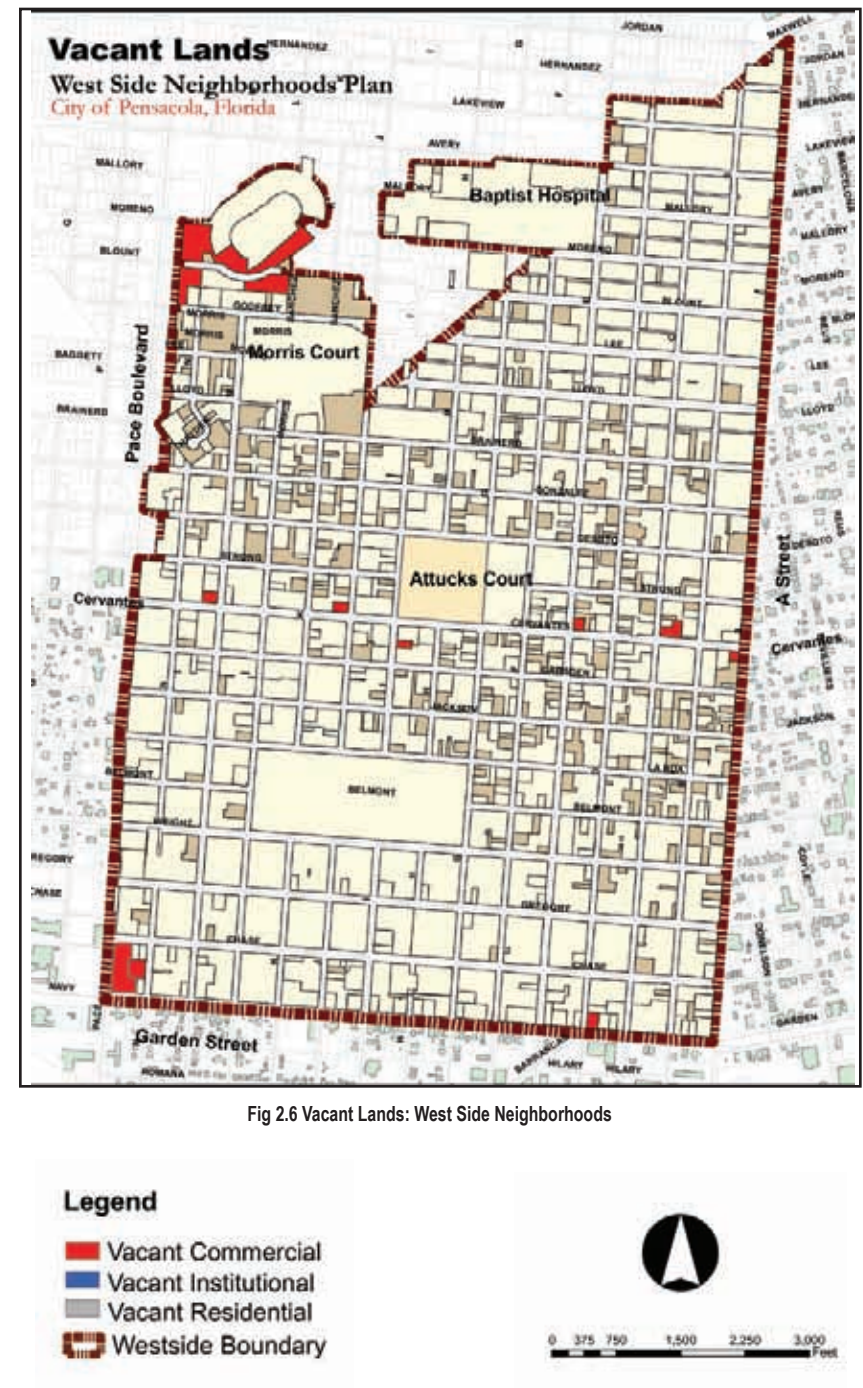


Fig 2.6 Vacant Lands: West Side Neighborhoods

Brownfields

According to the Florida Brownfield Redevelopment Act (Florida Statute, 376.79), "Brownfield sites are defined as real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination."

Brownfields provide a unique redevelopment opportunity as a number of incentives are available to survey or clean up these sites. In addition, the State of Florida also links tax incentives to job creation on Brownfield sites, and reserves 30 percent of its Quick Response Training program funding for employees of businesses that locate in locally-designated Brownfield areas. However, developers are reluctant to redevelop these sites because of liability and contamination issues. The City should investigate further into compiling an inventory of vacant and contaminated lands in the neighborhood.

There are two potential Brownfield sites located in the West Side Neighborhood both gas stations near the intersection of Chase Street and N Street and the other on A Street .



Vacant Commercial Structures: Cervantes Street



Vacant Commercial Structure: Cervantes Street

Housing Conditions

Based on photographic surveys and physical observations, a variety of housing conditions are evident in the West Side Neighborhoods . While some housing units are well kept and well maintained, others are in varying stages of disrepair. Two types of substandard housing were observed:

Deteriorated Housing Units are units that are considered to be suitable for rehabilitation through either minor or major repairs to renovate one or more of the following defects:

- Broken or missing materials in small areas of exterior wall or roof
- Badly weathered appearance
- Indications of rotting
- Open pockets in exterior walls

Dilapidated Housing Units are units that do not provide safe and adequate shelter and have one or more of the critical structural defects listed below. Such units are generally considered to be beyond rehabilitation.

- Inadequate or missing original construction
- Severe damage due to fire or weather
- Holes in large areas of the roof
- Sagging roof lines and bulging walls
- Doors or windows incapable of being closed or secured
- Large areas of rot or termite damage
- Severe foundation settling

The presence of dilapidated, vacant or boarded-up housing units in a neighborhood exerts a negative influence on attracting potential future residents. The condition of these units is a deterrent to continuing investment and maintenance of other units. In addition, lack of oversight of these properties creates places that encourage undesirable activities. Although, a number of units are presently occupied, they have been allowed to slide into disrepair.

Deferred maintenance occurs for three primary reasons. First, owner-occupants may not be able to afford needed improvements and regular maintenance. Second, owner-occupants may not be inclined to continue investing in maintenance of the unit, anticipating a move or feeling that housing conditions in the area do not warrant continued upkeep. Third, owners of rented units may defer maintenance in order to maximize return on the unit. Poorly maintained and overgrown vacant lots and other open spaces such as easements and drainage areas are blighting influences on residential neighborhoods. Periodic maintenance of these areas, with costs billed to the landowner, can prevent the accumulation of debris and overgrowth.

In a number of cases, the homeowner does not have the financial means to make repairs and improvements to the structure. Consideration should be given to the establishment of a public/ private partnership to provide low interest home rehabilitation loans to supplement existing City rehabilitation loan programs.

There are a number of vacant lots on which infill housing could be built. The City should incorporate design standards to ensure housing development that enhances the aesthetic appeal of the neighborhood. With the recent hurricane that left the West Side Neighborhoods in such a poor condition, funding assistance for clean-up must be tapped as well as design standards and code enforcement must be put into place.



Stone cladded house: Chase Street



Public Housing



Derelict House: I Street



Example of good architectural elements: D Street



House under repair: A Street



Example of good architectural elements: C Street



Residential House: J Street



Residential Single Family Detached Dwelling Unit



Vernacular architectural elements: Chase Street and B Street

Recreation and Open Space

Fig 2.7 identifies recreational facilities located within the West Side Neighborhoods. The National Recreation and Park Association recommends a minimum of 2 acres per 1000 population for locating neighborhood parks. As such, the total land area presently designated for parks and recreation is approximately 10.87 acres. This satisfies the recommended criteria considering the West Side Neighborhoods population of 4,500. However, not all children can safely walk to the parks. Available vacant lands are opportunities for locating smaller, pocket parks that are strategically placed throughout the community. This could offer children recreational opportunities closer to home.

The West Side Neighborhoods have the following parks and recreational facilities present within the neighborhood boundaries:

- Fricker Recreation Center (De Soto Street & F Street)
- Legion Field (Gregory Street & Chase Street)
- Morris Court (Brainerd Street & J Street)
- Terry Wayne East Park (Gadsden Street, J Street & K Street)



Fricker Recreation Center



Attucks Court: Tot Lot

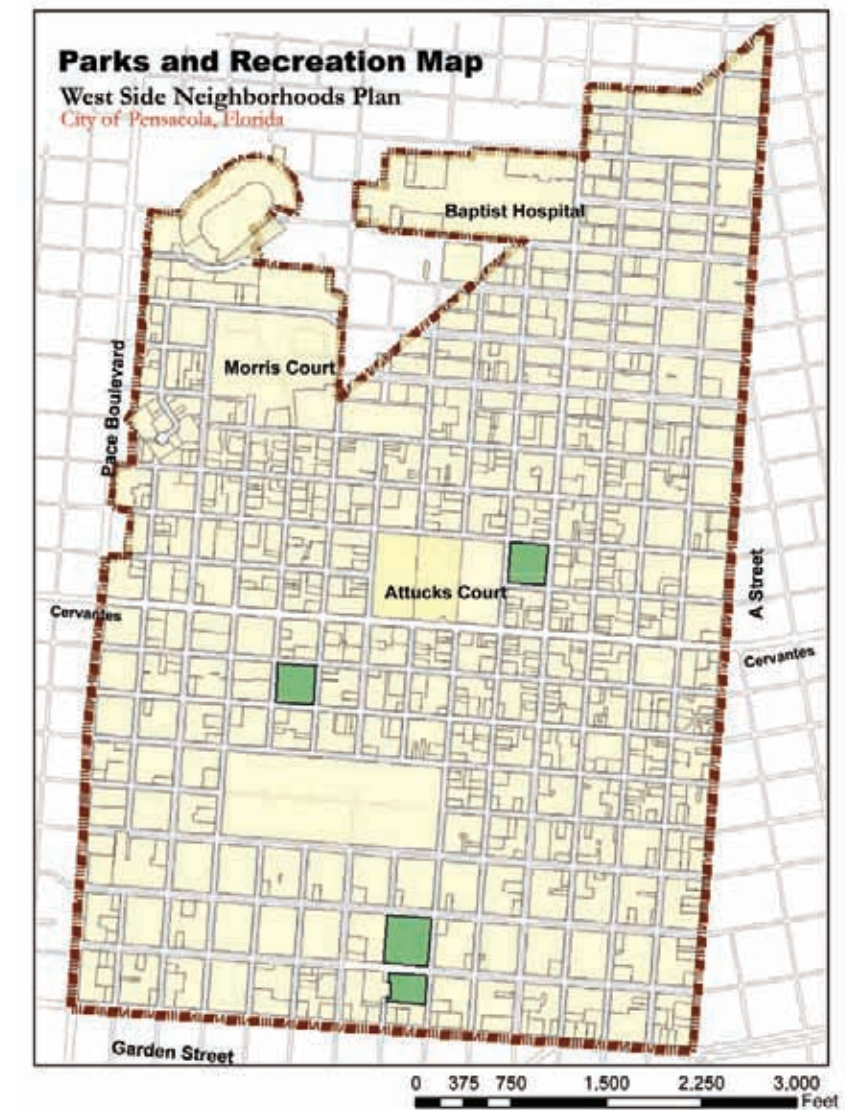


Fricker Recreation Center: Tot Lot



Legion Field: Basketball Court and Playground Facilities

Fig 2.7 Parks and Recreation Map: West Side Neighborhoods



Legend

- West Side Boundary
- Parks, Recreation and Open Space

Vehicular and Pedestrian Circulation

The West Side Neighborhoods' roads are laid out in a traditional grid pattern. Pace Boulevard is a major north/south commercial route, while Cervantes and Garden Streets are east/west routes with commercially zoned activities on both sides of the roadway.

There are designated on-street parking amenities with spaces on Garden Street and E Street. However, these are under used due to lack of development activities in the area. The West Side Neighborhoods are served by the Escambia County Area Transit with a fixed route connecting to Baptist Hospital.

Pedestrian safety is being addressed in many areas of the city through the use of CDBG (Community Development Block Grant) funds with sidewalk improvements as one of the major programs undertaken by the City. Residential streetscape enhancements including design of sidewalks, street lighting, landscape and tree planting as well as the natural restoration of Oak trees which were harmed by the hurricanes should be part of the future infrastructure improvements plan.



Intersection of Pace Boulevard and Cervantes Street



Road Section of Cervantes Street



Sidewalk on A Street



Intersection of Pace Boulevard and Garden Street



Lack of Sidewalks: M Street



Intersection of Garden Street and A Street



On- Street Parking: Garden Street



On- street Parking E Street

Fig 2.8 Major Transportation Corridors: West Side Neighborhoods



Aerial Photo Map

West Side Neighborhoods Plan
City of Pensacola, Florida

Fig 2.9 Sidewalk Improvements: West Side Neighborhoods



Economic Development

Economic development in the West Side Neighborhoods is the basic foundation for the success of future community development and capacity building efforts. Economic development can be achieved through a range of employment generating and training activities. These include investment in public infrastructure to support future growth and development, education and training that anticipates demand in the job market to ensure secure career opportunities. Private investment and access to business loans and programs designed to support local entrepreneurial efforts are also critical in the future physical and economic development of the community.

The West Side Neighborhoods are within the City's designated Enterprise Zone where certain programs for economic development are being addressed by the City to create jobs, offer education and training, public infrastructure improvements and incentives for development and redevelopment. It is important to acknowledge that economic development in the neighborhoods will be challenged by the physical form. The physical form pertains to lot sizes, zoning classification, building mass requirements, design standards, and code enforcement.

Recent investment in commercial development including the construction of a Walgreen's and CVS Pharmacy at the intersection of Pace Boulevard and Cervantes Street indicates possible renewed private sector interest. Another significant economic growth potential is the location of the Baptist Hospital within the West Side Neighborhoods. Due to the growing needs in health service, there is potential for expansion of medical facilities and the opportunity to encourage a cluster based growth of medical oriented industries that can be accommodated within the area.



Gas Station:
Cervantes Street and Pace Boulevard



Recent private sector investment on Cervantes Street
and Pace Boulevard



Retail Store: Garden Street



Commercial Establishment: Pace Boulevard



Lakeview Activity Center: Avery Street

Community Renewal Intitatives

Following are the projects that the City has completed or are currently in process within the West Side Neighborhoods. For details relating to the listed sources please refer Appendix C.

Community Development Block Grant (CDBG)

Housing Rehabilitation Loans/ Grants: 138 houses have been rehabilitated under the CDBG program in the West Side Neighborhoods. In addition, there are five houses currently being rehabilitated.

Council of Aging of West Florida, Inc. (COA)

The COA operates a "Congregate Meals" site at the Fricker Center serving low and moderate income elderly, disabled and handicapped residents in the West Side neighborhoods.

CDBG Public Facilities Improvements Urban Infill Housing Development Enhancements

In Fiscal Year 2002-2003 there were 1,800 linear feet of sidewalk constructed on both sides of "L" Street from Cervantes Street to Brainard Street along with 17 handicapped access ramps.

Alice S. Williams Day Care Center

In 2001, the Housing Department rehabilitated the City owned building located at 1015 North E Street utilizing over \$200,000 in CDBG funds.

State Housing Initiatives Partnership (SHIP) Affordable Housing program

Since 1992, there have been 19 new infill homes constructed in the West Side neighborhoods. Additionally, since 2001, 60 homes within the neighborhoods have received SHIP rehabilitation or repair assistance. There are 19 new SHIP infill homes underway or committed in the area.

HOME Program Substantial Housing Rehabilitation/ Reconstruction

Through this program 13 houses have been reconstructed within the West Side neighborhoods since the program's inception in 2002. One house cureently is being rehabilitated and six applicants are in process.

HOME Again

There are six applicants that have qualified for funding under this program from the West Side neighborhoods.

CDBG Disaster Recovery Initiatives 2004-2005

Funding in the amount of \$1,200,000 is targeted for Census Tracts 4 and 5 which include the West Side Neighborhoods planning area. The funding is for projects including the construction and reconstruction of public infrastructure damaged by Hurricane Ivan and the structural enhancement of the Fricker Center for use as a neighborhood evacuation shelter during a declared emergency.

CDBG Public Facilities Improvements FY 2005-2006

\$100,000 in CDBG Annual Entitlement Funds was programmed in the Fiscal Year 2005-2006 Annual action Plan to provide improvements to the facilities at Terry Wayne East Park.

Florida Hurricane Housing Recovery Program

The State of Florida in response to the damage caused by the hurricanes approved funding to help communities meet the housing needs of their residents and allocated \$23,816,315 to Escambia County through the Hurricane Housing Recovery Program. Morris Court Redevelopment Project is a project identified in the Escambia County Long-Term Recovery Plan as prepared by the Federal Emergency Management Act

Local Option Sales Tax (LOST) FY 2007-2017

The City has included three proposed projects within the West Side Neighborhoods for LOST extension. These include \$1m for the New West Side Community Center, \$500,000 for Fricker Center improvements and \$1.5 m for the West Side Library.

Appendix F FINDING OF NECESSITY STUDY



**FINDING OF NECESSITY STUDY
FOR THE CREATION OF
THE WESTSIDE NEIGHBORHOODS
COMMUNITY REDEVELOPMENT AREA**

City of Pensacola, Florida



FINDING OF NECESSITY
WESTSIDE NEIGHBORHOODS

Prepared For
CITY OF PENSACOLA, FL

January 2007



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Overview

The City of Pensacola, located in Escambia County, is situated 50 miles east of Mobile, Alabama and is directly connected to Tallahassee via Interstate 10. The City's location in the Florida Panhandle makes it vulnerable to hurricane force winds that have caused severe damage to the built environment in recent years. While the City has invested significant resources in revitalizing its Downtown and historic neighborhoods, several of its inner core neighborhoods are experiencing challenges such as poor housing conditions, economic distress, and declining population trends compared with suburban development. The City of Pensacola developed its Neighborhood Planning Process in 2001 to actively engage citizens in the community development process. Since 2001, the City has initiated several neighborhood planning efforts including, but not limited to the Woodland Heights Neighborhood Plan, the Belmont- Devilliers Neighborhood Plan, the Eastside Neighborhood Plan, the Pensacola Historic District Master Plan, and the Alcaniz Streetscape Initiative.

The Westside Neighborhoods Area, located in the southwestern part of the City, has experienced severe decline in aesthetic character and private investment in recent years. The Westside Neighborhoods Area is bounded by "A" Street on the east, the corporate limit line on the north, the city limit line/ Bayou Chico on the west and Pensacola Bay on the south. The City Council identified the challenges faced by the Westside Neighborhoods and has approved plans to focus on the physical improvement and economic sustainability of the Westside area including, the Urban Infill and Redevelopment Area Plan, the Enterprise Zone Plan, the American Creosote Works (ACW) Superfund Site Reuse Plan and the Westside Neighborhoods Plan.

The above mentioned plans recommended the employment of Tax Increment Financing as a mechanism to fund infrastructure and redevelopment activities within the designated boundaries of each plan. Based on these recommendations, the City staff commissioned the RMPK Group in September 2006 to conduct a "Finding of Necessity Study" and determine the existence of "slum" or "blight" conditions in the Westside Neighborhoods Area of the City of Pensacola, as defined by Section 163 of the Florida Statutes.

Determining the existence of "slum" or "blight" conditions within an area is the initial step in evaluating the appropriateness of an area for designation as a Community Redevelopment Agency. This Study describes the physical and economic conditions and the regulatory requirements within the Study Area that are associated with blight, as defined by the Florida Statutes.

The report begins with an overview of the Community Redevelopment Act of 1969, Section 163 of the Florida Statutes that provides a definition for the terms "slum" and "blight" as per the Florida Statutes. Following the overview, Section II discusses the research methodology adopted and establishes the recommended Westside Neighborhoods Study Area boundary based on the factors that are found to be indicative of slum or blighted conditions in the Study Area. Section III presents a detailed analysis of the demographic data and existing conditions of blight found in the Study Area. Section IV presents conclusions and recommendations relating to the CRA designation proposed for the recommended Westside Neighborhoods Study Area.

Finally, Appendix A contains preliminary tax increment financing revenue projections for the recommended Westside Neighborhoods CRA. Appendix B contains the Study Area Boundary analysis that illustrates the criteria and indicators used to determine the recommended Westside Neighborhoods CRA boundary through GIS based maps and data. Appendix C includes the City of Pensacola Property Conditions Survey results prepared by the University of West Florida. Appendix D presents the demographic data prepared by the University of West Florida Haas Center of Business Research and Economic Development. Appendix E contains a list of selected properties with multiple owners extracted from the Escambia County Property Appraiser records. Appendix F contains a photo inventory of the blighted conditions in the Study Area compiled during the fieldwork conducted by the RMPK Group. Appendix G includes the Remediation Study for the American Creosote Works (ACW) site located within the recommended Westside Neighborhoods Study Area boundary.

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

I. Community Redevelopment Act of 1969

The Community Redevelopment Act of 1969, Chapter 163 Part III, Florida Statutes, authorizes local governments to establish community redevelopment agencies to improve slum and blighted areas within their jurisdiction. The Act sets forth the legal process by which local governments may establish community redevelopment agencies and provides financing and regulatory tools to undertake the complex task of overcoming the conditions that contribute to the causes of slum and blight in declining areas of the City.

Section 163.355 F.S. requires local governments desiring to establish a community redevelopment agency to adopt, by resolution, a finding that one or more “slum” or “blighted” areas exist within its jurisdiction and that the rehabilitation, conservation, or redevelopment of such areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the area. Upon adoption of a redevelopment plan, the City’s redevelopment agency can begin implementing the plan, including creation of a tax increment trust fund for the redevelopment area. The following paragraphs discuss “slum” and “blight” as defined in the Florida State Statute:

Section 163.335(1), F.S....Slum and blighted areas constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

Section 163.335(2), F.S. ...certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.

Section 163.335(3), F.S. ... powers conferred by this part are for public uses and purposes for which public money may be expended and police power exercised, and the necessity in the public interest for the provisions herein enacted is declared as a matter of legislative determination.

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

Section 163.335(5), F.S. ...the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefore and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns.

Section 163.335(6), F.S. ...there exists in counties and municipalities of the state a severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety, and welfare of the residents of such counties and municipalities and retards their growth and economic and social development; and that the elimination or improvement of such conditions is a proper matter of state policy and state concern is for a valid and desirable purpose.

Section 163.335(7), F.S. ...prevention or elimination of a slum area or blighted area as defined in this part and the preservation or enhancement of the tax base are not public uses or purposes for which private property may be taken by eminent domain and do not satisfy the public purpose requirement of s. 6(a), Art. X of the State Constitution.

The Florida State Statute

The following paragraph provides the definition of “blighted areas” as defined in Section 163.340 (8) of the Florida State Statute:

Section 163.340(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 deteriorated or hazardous area; or
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

II. Study Area Description

This Finding of Necessity Study initially focused on the area bounded by “A” Street on the east, the corporate limit line on the north, the city limit line / Bayou Chico on the west and Pensacola Bay on the south, the Westside Neighborhoods Area. The initial Study Area boundaries included several waterfront properties along the Pensacola Bay to the south including the Sanders Beach Neighborhood area, the Bayou Grove Neighborhood, other properties along the Bayou Chico to the west, and the Runyan Shipyard area. After a detailed analysis of the existing conditions in the larger Study Area, parcels to be included in the recommended Westside Study Area boundary (Map 2) were determined and the boundary lines revised. The identified parcels are intended to define the boundaries shown in Map 2; however the properties should not be construed as the official boundary for the Community Redevelopment Area.

As illustrated in the Existing Land Use Map (Map A, Appendix B), the initial Westside Neighborhoods Study Area is characterized by primarily residential neighborhoods, large parcels of active industrial uses, commercial development, institutional uses (including cemeteries and churches), and vacant lands.

Map B (Appendix B) illustrates the deteriorated structures in the initial Study Area with the red circles indicating structures damaged by Hurricane Ivan in 2004 and Hurricane Dennis in 2005. It is important to note that the majority of the deteriorating conditions in the Sanders Beach Neighborhood and Bayou Grover Neighborhood are attributed to the damage caused by Hurricane Ivan in 2004 and during fieldwork conducted by the RMPK Group, it was observed that several of the structures in the neighborhoods have been renovated and rebuilt. Additionally, the southern part of the Study Area also consists of active industrial uses that are a sustainable source of employment for the City as a whole. Remaining areas meeting the blight criteria are suggested for inclusion within the recommended Westside Study Area boundary.

Segments deleted from the recommended Westside Study Area are characterized by primarily stable or improving residential neighborhoods, large parcels of active industrial uses, waterfront commercial development, and vacant waterfront land. While the waterfront properties, located in the southern and western extents of the initial Westside Neighborhoods Study Area, along the Pensacola Bay and the Bayou Chico exhibit some deteriorating conditions, it is anticipated that the redevelopment of these prime properties would be market driven. Several blocks on the northeastern most boundary of the study were also deleted from the recommended Westside Community Redevelopment Area. Parcels in this section of are mixed in character in terms of property condition, size and value. The area contains many large and well maintained owner occupied homes. Owners of highly valued properties in this area have indicated they prefer not to be included within any proposed CRA. In light of these factors, this small section was excluded from the recommended Westside Community Redevelopment Area boundaries. (Data supporting the Study Area Boundary analysis is contained in Appendix B)

The recommended boundary was determined based on the following criteria:

- Statutory criteria pertaining to site and economic conditions that warrant the use of redevelopment powers provided by Statute.
- Consideration of future development or redevelopment potential based on factors including ownership patterns, parcel sizes, ease of assemblage, and housing values.
- Consideration of sound planning principles for continuity of future land use based on adjacent land uses or land attributes, transportation systems, and the efficient provision of government utilities and services.
- Deteriorating commercial corridors and areas with commercial, industrial and residential land use conflicts.
- Presence of federal or state designated environmentally contaminated sites.

INITIAL STUDY AREA



WESTSIDE NEIGHBORHOODS AREA
FINDING OF NECESSITY STUDY

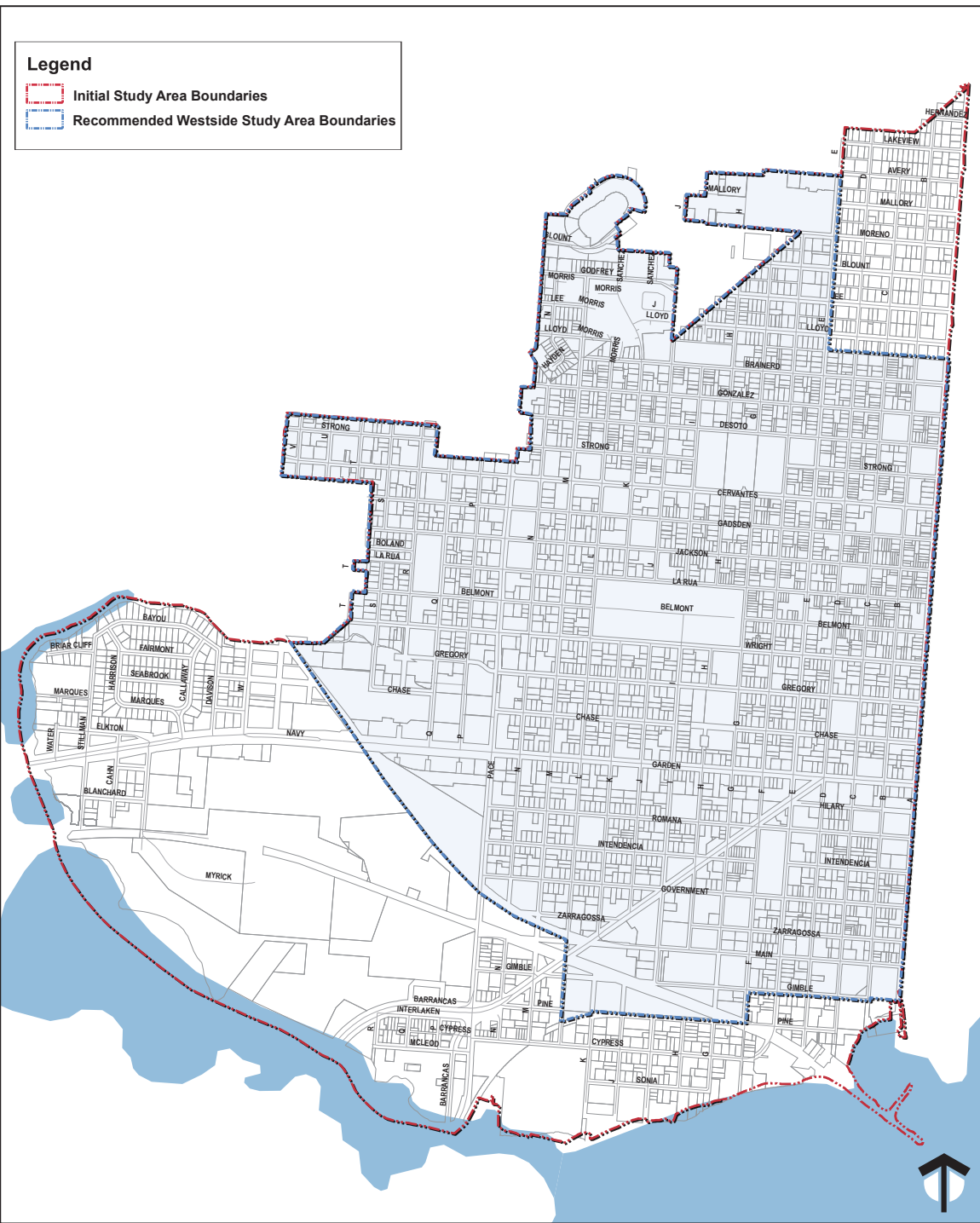
City of Pensacola, Florida



Source: City of Pensacola GIS Department
Prepared by: The RMPK Group
October, 2006

MAP 1

RECOMMENDED WESTSIDE STUDY AREA BOUNDARIES



MAP 2

WESTSIDE NEIGHBORHOODS AREA
FINDING OF NECESSITY STUDY
City of Pensacola, Florida

0 500 1,000 2,000 3,000 4,000 Feet

Prepared by: The RMPK Group
Source: City of Pensacola GIS Department
October, 2006

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

This area was selected because it conforms to applicable provisions of Section 163.340, Florida Statutes, relating to areas considered for Community Redevelopment Plans. Based on the definitions in the Statute and analysis of “blight” conditions discussed in this Study, the recommended Westside Study Area boundaries are as follows (Refer to Map 2):

Beginning at the corporate limit line on the north along the south right-of-way line of Avery Street, proceed south along the east right-of-way line of E Street North to the southern right-of-way line of Lee Street, then proceed south along the east right-of-way line of C Street North to the southern right-of way line of Lloyd Street; continue east along Lloyd Street to the east right-of-way line of A Street North. Proceed south along the east right-of-way line of A Street North to the south right-of-way line of Gimble Street West; continue west along the south right-of-way line of Gimble Street to the east right-of-way line of F Street South. Proceed south along the east right-of-way line of F Street South to the southern right-of-way of Pine Street; then west along the south right-of-way line of Pine Street to the east right-of-way line of L Street South including the triangular parcel (American Creosote Works property) located at the southeast corner of Pine Street and L Street South; proceed north along the east right-of way line of L Street South to its

intersection with the railroad track north of Barrancas Avenue and head northwest along the railroad track to the south right-of-way line of the City limits on the west. Continue along the City limit line back to the place of beginning.

The Escambia County Property Appraiser records indicates that the recommended Westside Neighborhoods Study Area Boundary contains 2,892 parcels encompassing an area of 849 acres excluding right-of-ways. There are 26,385 parcels in the City of Pensacola encompassing an unofficial area of 16,525 acres excluding right-of-ways. The recommended Westside Neighborhoods Study Area Boundary represents approximately 5% of the City's total land area and nearly 11% of the total parcel count.

According to the definition provided by the Florida Statute, in addition to the substantial number of deteriorating structures and conditions leading to economic distress, two or more of the fourteen (14) factors must be present to determine that blighted conditions exist in an area. This study documents, the existence of at least five of these factors, establishing that blighted conditions exist in the recommended Westside Neighborhood Study Area, The conditions are summarized in Table 1 :

Condition/ Factor Required by Statute	Indicator
163.340 (8) Substantial number of deteriorated or deteriorating structures	City of Pensacola Property Conditions Survey (prepared by UWF)
	Age of Structures (Escambia County Property Appraiser Data)
	Hurricane Damage
163.340 (8) Conditions leading to economic distress	Unemployment Rate Data
	Household Income
	Poverty Rate Data
163.340 (8) (c) Faulty Lot Layout in relation to size, adequacy, accessibility, or usefulness	Parcel Sizes (Escambia County Property Appraiser Data)
163.340 (8) (i) Residential and commercial vacancy rates higher in the area than in the remainder of the County or municipality	Vacancy Rates (Escambia County Property Appraiser Data)
163.340 (8) (j) Incidence of crime in the area higher than in the remainder of the community	City of Pensacola Police Department Crime Statistics (2005)
163.340 (8)(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area	Multiple Ownership (Multiple Interest owners, land trusts, life estates) (Escambia County Property Appraiser Data)
163.340 (8) (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.	American Creosote Works EPA Remediation Evaluation System Report

Table 1. Blight Conditions and Indicators, Recommended Westside Neighborhoods Study Area

Project Methodology

Meetings and discussions with City of Pensacola staff contributed significantly to the analysis of the Westside Neighborhoods Study Area. Additionally, the RMPK Group conducted a field survey to characterize, at a block and parcel level, the types and extent of physical and economic blight existing within the Study Area.

Following the field survey, each parcel in the Study Area was individually evaluated through GIS based analysis with respect to physical conditions, as appropriate, and conditions noted. The GIS database was provided by the City of Pensacola GIS Department and Escambia County Property Appraiser records. Other sources that were instrumental in determining the blight conditions included the City of Pensacola Property Conditions Survey conducted by the University of West Florida in 2003, the socio-economic indicators (2000 Census data and 2006 estimates) provided by the University of West Florida Haas Center of Business Research and Economic Development, the City of Pensacola Police Department Crime Statistics (2005), the City of Pensacola Community Development Department Inspections Division (2005), and the U.S. Environmental Protection Agency’s report of the Remedial System Evaluation (2003) for the American Creosote Works site.

The analysis also included an evaluation of the planning documents and reports relating to relevant conditions in the Study Area. Each relevant condition was then mapped separately to illustrate the blighted conditions in the Study Area. A composite map was constructed that showed the Study Area blocks that were affected by one or more condition and any unaffected blocks. The composite map was examined for patterns of areas needing or not needing redevelopment. The emerging patterns were used in formulating a recommendation for the Westside Neighborhoods CRA boundary and determining blight conditions according to the Statute.

The inventory of blighting conditions was conducted using an approach consistent with the requirements of the Florida Statute. The findings are presented as a series of site photos, maps, statistical tables and text descriptions of the blight conditions established in the Westside Neighborhoods Study Area.



Vacant Commercial with deteriorated structural and site conditions along Cervantes Street



Vacant residential land and deteriorating site improvements



Vacant commercial with deteriorated structural and site conditions

III. Inventory

Section 163.340 (8) SUBSTANTIAL NUMBER OF DETERIORATED OR DETERIORATING STRUCTURES

The presence of a substantial number of deteriorated or deteriorating structures in an area is an indication of blight as defined by the Florida Statute and has a negative impact on the investment image of a community. These conditions impair economic growth including the lack of private investment to maintain the integrity and value of existing development, depreciation in housing values, high risk factor for new development, and a reduced tax base for the City. Additionally, deteriorated buildings create additional expense for the community in the need for increased code enforcement personnel, fire hazards, community policing, and inspections.

The Study utilizes the results of the *City of Pensacola Property Condition Survey*, conducted by the University of West Florida in April 2003, as the primary data source to determine the occurrence of deteriorated or deteriorating structures and conditions of blight found in the Study Area. The data presented in Tables 1-8 and Maps 1- 7, supported by the description of the conditions indicates the presence of distressed conditions and areas susceptible to deterioration in the recommended Westside Neighborhoods Study Area. The UWF survey results for deteriorating properties in the Study Area, supported by fieldwork conducted by RMPK in September 2006, confirms the existence of a substantial number of deteriorating conditions documented by the accompanying photographs. (Appendix F)

The University of West Florida survey classifies structures into the following four categories of condition:

- 1. **Standard Condition:** Unit appears habitable and in good condition. Needs no exterior repairs.
- 2. **Slightly Deteriorated:** Unit appears habitable but needs minor, non-structural repairs or maintenance such as painting or new roof shingles.
- 3. **Deteriorated:** Units appear habitable but needs major, structural repair such as new windows, walls, corrections to foundation, sagging roofs, porches, etc.
- 4. **Dilapidated:** Unit appears uninhabitable and is badly deteriorated and in need of major structural repairs. Considerable effort and expense required to rehabilitate and rehabilitation is probably not structurally or economically feasible.



Vacant Commercial with deteriorated structural and poor site conditions along Cervantes Street.

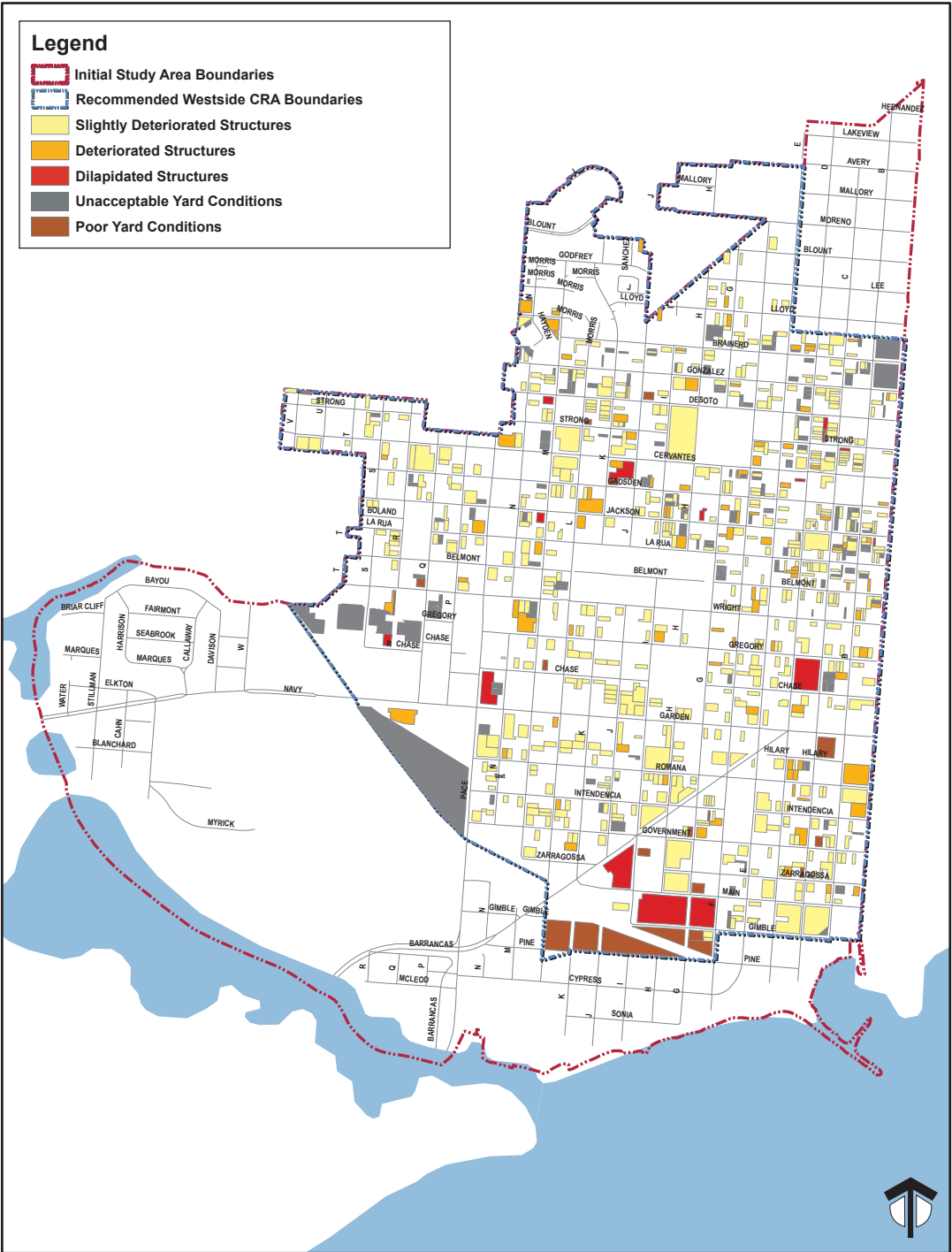


Vacant land along Pace Boulevard

Table 2. Westside Neighborhoods Study Area Structural Conditions						
	Total	%	Occupied	%	Vacant	%
Structures Surveyed	2,559	100.0%	2,420	94.6%	139	5.6%
Standard Condition	1,852	72.4%	1,812	74.9%	40	28.8%
Slightly Deteriorated	601	23.5%	534	22.1%	57	41.0%
Deteriorated	100	3.9%	69	2.9%	31	22.3%
Dilapidated	16	0.6%	5	0.2%	11	7.9%
Total Structures with some level of deterioration	717	28.0%	608	25.1%	99	78.4%

Source: City of Pensacola Property Conditions Survey conducted by University of West Florida (2003)

PROPERTY CONDITIONS



MAP 3

WESTSIDE NEIGHBORHOODS AREA
FINDING OF NECESSITY STUDY
City of Pensacola, Florida

Prepared by: The RMPK Group
Source: City of Pensacola GIS Department
City of Pensacola Property Conditions Survey (2003),
conducted by University of West Florida,
October, 2006

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

Map 3 illustrates the site conditions and classifies it into different categories for structural deterioration and yard conditions as defined by the UWF's City of Pensacola Property Conditions Survey data. Table 2 indicates that 717 structures, representing approximately **twenty-eight percent (28%)** of the structures in the Study Area, are deteriorated to some degree. In comparison, only **eighteen (18%)** of the total number of parcels in the City were found to have some level of deterioration. While the recommended Westside Neighborhoods Study Area, accounts for approximately **five percent (5%)** of the total City land area in acres, it contains nearly **twenty-five percent (25%)** of the citywide structures exhibiting some level of deterioration. (717 structures in the Study Area out of 2,899 deteriorating structures found citywide, Table 4)

Additionally, nearly **twenty-five percent (25%)** of the West Side Neighborhoods Study Area's occupied structures have some degree of deterioration while approximately **seventy-eight percent (78%)** of the vacant structures are deteriorated to some extent. In comparison, the City has approximately **fifteen percent (15%)** of its occupied structures in deteriorating condition and **sixty-two percent (62%)** of its vacant structures with some level of deterioration. (Table 2 and Table 3)

As illustrated in Map 3, the deteriorated and dilapidated structures are scattered throughout the Westside Neighborhoods area, however, there are some areas of concentration of these properties within the northeastern segments of the Study Area.



Deteriorating Site Conditions, Westside Neighborhoods Commercial Properties

Table 3. Citywide Property Conditions						
	Total	%	Occupied	%	Vacant	%
Structures Surveyed	16,462	65.1%	15,668	95.2%	792	4.8%
Standard Condition	13,557	82.4%	13,256	84.6%	300	37.9%
Slightly Deteriorated	2,469	15.0%	2,150	13.7%	319	40.3%
Deteriorated	365	2.2%	252	1.6%	111	14.0%
Dilapidated	65	0.4%	8	0.1%	57	7.2%
Total Structures with some level of deterioration	2,899	17.6%	2,410	15.4%	487	61.5%

Source: City of Pensacola Property Conditions Survey conducted by University of West Florida (2003)

Table 4. Citywide vs. Westside Neighborhoods Property Comparison			
	Citywide	Westside Neighborhoods	Occurrence in Westside Neighborhoods
Structures Surveyed	16,462	2,559	15.5%
Standard Condition	13,557	1,852	13.7%
Slightly Deteriorated	2,469	601	24.3%
Deteriorated	365	100	27.4%
Dilapidated	65	16	24.6%

Source: City of Pensacola Property Conditions Survey conducted by University of West Florida (2003)

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

The City of Pensacola Property Survey also included a yard/ lot conditions survey. The results of the survey indicated that the structural conditions are closely related to the yard/ lot conditions (Appendix B). The University of West Florida survey classifies the lots into the following three categories of condition:

- 1. **Acceptable:** Yard has no overgrown grass or weeds and is free from any litter, trash, debris, junk and inoperable vehicles.
- 2. **Slightly Unacceptable:** Yard has grass and/or weeds in excess of 18 inches and/or small amounts of trash, junk or one inoperable vehicle that would require minimum effort to remove.
- 3. **Poor Condition:** Yard has grass and/or large amounts of trash, outdoor storage, junk and inoperable vehicles that would require considerable effort to remove.

Table 5 indicates that 583 properties, representing nearly **eighteen percent (18%)** of all properties in the Study Area, have deteriorating yard/lot conditions to some degree. In comparison, **twelve percent (12%)** of the total number of properties in the City were found to have some level of deterioration in site conditions.

Table 5. Yard/ Lot Conditions				
	City of Pensacola		Westside Neighborhoods Study Area	
	Total	%	Total	%
Total Lots	19,350	100.0%	3,229	100.0%
Slightly Unacceptable (With structure)	2,023	10.5%	516	16.0%
Poor Condition (With structure)	246	1.3%	67	2.1%
Total Lots with Unacceptable/ Poor Yard conditions	2,269	11.7%	583	18.1%

Source: City of Pensacola Property Conditions Survey conducted by University of West Florida (2003)

Table 6. Hurricane Damage: Westside Neighborhoods Study Area				
	Parcel Count	%	Acreage	%
Hurricane Ivan Apartment Damage	2	0.1%	17.2	1.9%
Hurricane Ivan Damage	154	5.3%	58.8	6.9%
Hurricane Dennis Damage	4	0.1%	0.6	0.1%
Total Damage	163	5.6%	77	9.0%
Total	2,892		849.1	

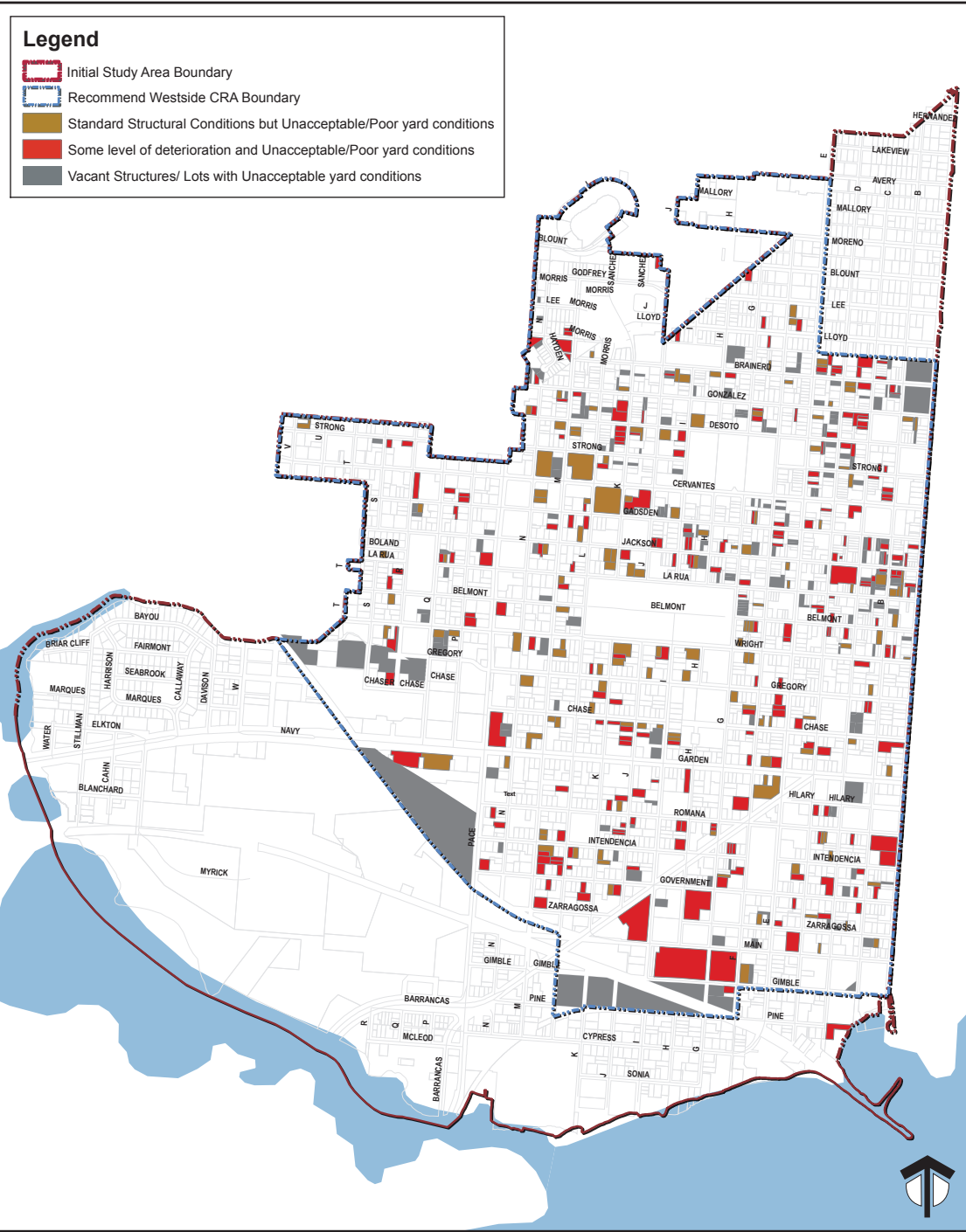
Source: City of Pensacola GIS Department; Escambia County Property Appraiser GIS Database (2006)

Hurricane Damage

The City of Pensacola’s location in the Florida Panhandle makes the area prone to the damage caused by hurricanes. The damage caused by Hurricane Ivan (2004) and Hurricane Dennis (2005) have contributed to the inventory of deteriorating structural and yard conditions found in the recommended Westside Neighborhoods Study Area. According to the damage assessment data provided by the City of Pensacola GIS Department, nearly 163 properties in the Westside Neighborhoods were damaged during the 2004 and 2005 hurricane seasons. (Table 6 and Map 5)

Hurricane force winds could cause severe damage to the structure of buildings and render critical equipment, such as electrical systems inoperable leading to further deterioration of existing structures and high vacancy rates. Map 5 illustrates the hurricane damage found in the recommended Westside Neighborhoods Study Area.

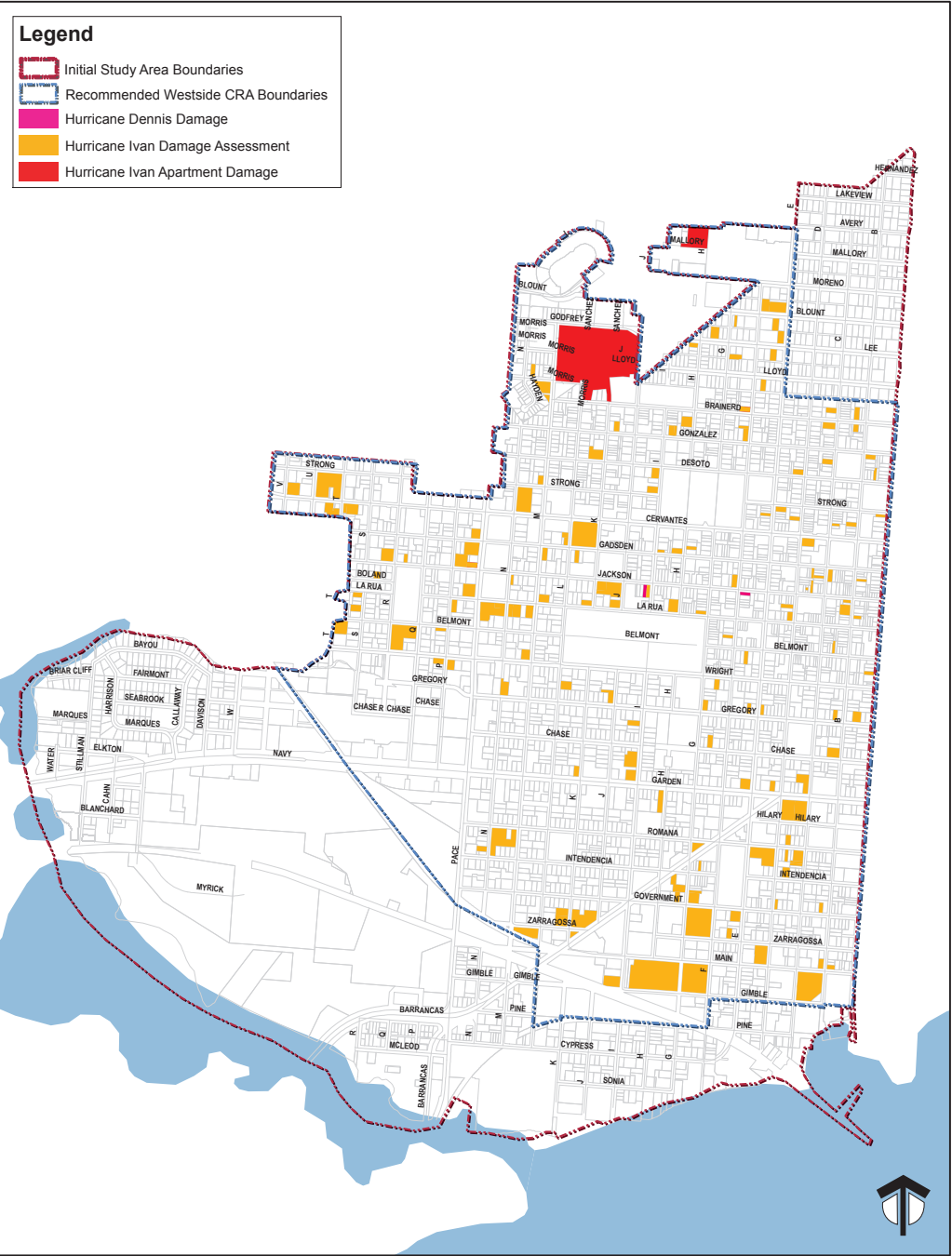
YARD CONDITIONS, DETERIORATION AND VACANT LOTS



WESTSIDE NEIGHBORHOODS AREA
FINDING OF NECESSITY STUDY

Prepared by: The RMPK Group
Source: City of Pensacola GIS Department
Data presented based on the City of Pensacola Property Conditions Survey, conducted by University of West Florida.

HURRICANE DAMAGE



MAP 5

WESTSIDE NEIGHBORHOODS AREA
FINDING OF NECESSITY STUDY

City of Pensacola, Florida

Prepared by: The RMPK Group
Source: City of Pensacola GIS Department
Data presented based on the City of Pensacola Property Conditions Survey,
conducted by University of West Florida,
October, 2006

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

Age of structures

The age of buildings, both residential and commercial, is a potential contributor to the declining conditions and high vacancy rates witnessed in the Westside Neighborhoods. Aging buildings typically require increased maintenance and repair. Additionally, the interior space, exterior appearance, and functional aspects of older buildings may be considered obsolete for modern market demands. The age of a building in and of itself is not a blighting condition. If adequate investment and maintenance is made, older buildings can remain viable and desirable in the real estate market. In fact, the historic building stock lends to the attractive neighborhood setting in Downtown Pensacola and the Pensacola Historic District, and has contributed in the resurgence of private housing renovations, occurring primarily in the already existing CRA.

Conversely, a concentration of older, poorly maintained and dilapidated buildings creates many negative influences in an area including a loss of economic status, a lack of interest in new development, an increased occurrence of crime, and decreased revenues for businesses. These conditions are evident in the Study Area. The 2006 Area Profile provided by the University of West Florida Haas Center of Business Research and Economic Development, indicates that approximately **eighty-three percent (83%)** of the housing units within the West Side Neighborhoods Study Area are over forty-five (45) years old (built 1960 or earlier). In comparison, **fifty-four percent (54%)** of the City's housing units are over forty-five years old. The median year built for housing units in the Study Area was estimated as 1951, compared to 1967 for the housing units in the City as a whole. (Refer to Table 7)

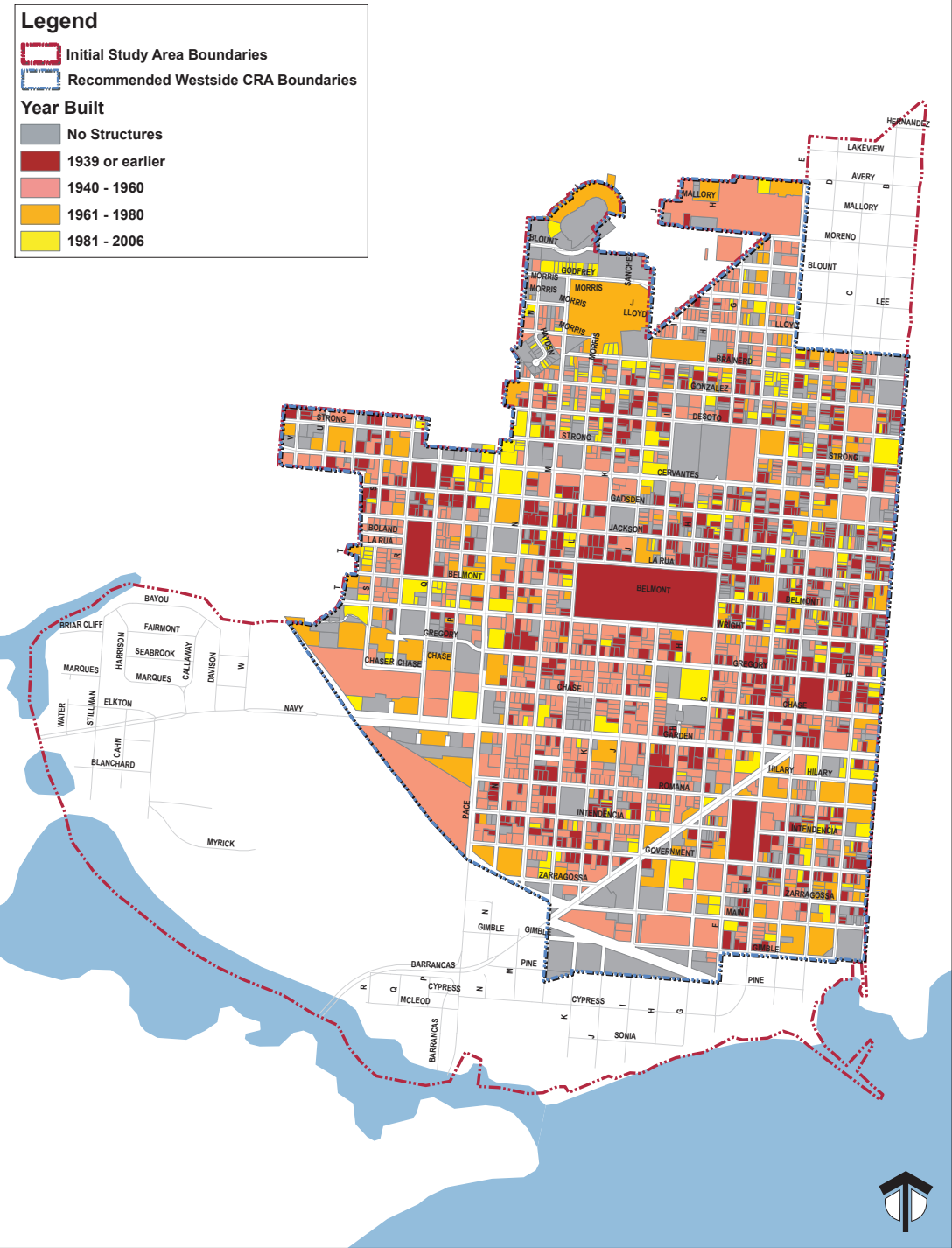
Table 7. Housing Units by Year Built				
Housing Units by Year Built	City of Pensacola	%	Westside Neighborhoods	%
Total Housing Units	26,938		3,422	
Built 1999 to present	158	0.6%	21	0.6%
Built 1995 to 1998	792	3.0%	92	2.7%
Built 1990 to 1994	1,109	4.2%	58	1.7%
Built 1980 to 1989	4,276	16.2%	192	5.6%
Built 1970 to 1979	5,728	21.7%	236	6.9%
Built 1960 or earlier	14,334	54.3%	2,823	82.5%

Source: 2006 Area Profile, University of West Florida Haas Center of Business Research and Economic Development

Table 8. Structures by Year Built					
Structures by Year Built	City of Pensacola	%	Westside Neighborhoods	%	Occurrence in Westside
Total Structures	26,385		2,212		
Built 1999 to present	940	3.6%	130	4.6%	13.8%
Built 1995 to 1998	486	1.8%	59	2.1%	12.1%
Built 1990 to 1994	754	2.9%	30	1.1%	4.0%
Built 1980 to 1989	3,363	12.7%	60	2.1%	1.8%
Built 1970 to 1979	3,088	11.7%	86	3.0%	2.8%
Built 1960 to 1969	3,515	13.3%	155	5.4%	4.4%
Built 1950 to 1959	4,358	16.5%	348	12.2%	8.0%
Built 1940 to 1949	1,871	7.1%	561	19.7%	30.0%
Built 1939 or earlier	4,316	16.4%	783	27.5%	18.1%

Source: Escambia County Property Appraiser GIS Database (2006)

AGE OF STRUCTURES



WESTSIDE NEIGHBORHOODS AREA
FINDING OF NECESSITY STUDY
City of Pensacola, Florida

0 500 1,000 2,000 3,000 4,000 Feet

Prepared by: The RMPK Group
Source: City of Pensacola GIS Department
Escambia County Property Appraiser Office GIS Database
October, 2006

MAP 6

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

Table 9. Deterioration and Age: Westside Neighborhoods	
Age	Structures with some level of deterioration
0 - 20 Years old	12
21 - 30 Years old	13
31 - 35 Years old	9
36 - 50 Years old	61
More than 51 years old	591

Source: City of Pensacola Property Conditions Survey conducted by University of West Florida (2003); Escambia County Property Appraiser GIS Database (2006)

The total building inventory, including both residential and commercial structures, as reported by the Escambia County Property Appraiser's records, reiterates the results of the 2006 estimates discussed above. Approximately **eighty-three percent (83%)** of the total building inventory (1,847 out of the total 2,212 structures) is over forty-five years (45 years) old. While the Westside Neighborhoods Study Area accounts for only **eleven percent (11%)** of all citywide structures, it accounts for approximately **eighteen percent (18%)** of the City's oldest structures (built 1939 or earlier).

Map 7 and Table 9 show the age of structures in the Study Area and illustrates a high correlation between deterioration conditions and age of structures. Approximately 591 structures out of the total number of deteriorating structures (717 structures) found in the Westside Neighborhoods are more than 51 years old.

The concentration of older and deteriorating buildings in the Westside Neighborhoods Study Area, combined with the high vacancy rates and low housing values compared to the City confirm the existence of blighted conditions and have contributed to the economic distress of the Westside Neighborhoods.

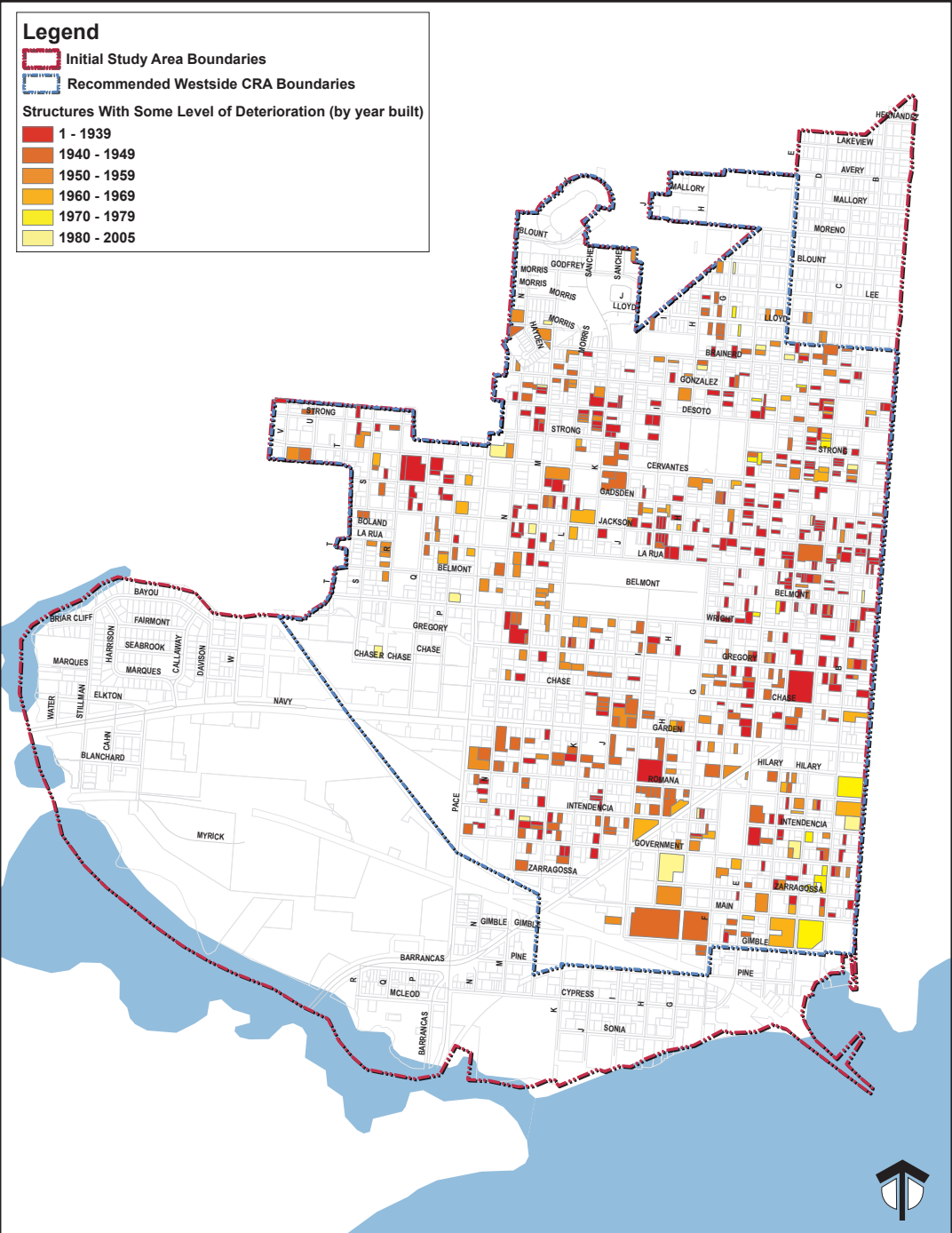


Poor yard conditions and deterioration of site improvements: Commercial Uses



Deteriorating structural conditions and poor yard conditions: Residential Uses

AGE OF STRUCTURES WITH SOME LEVEL OF DETERIORATION



WESTSIDE NEIGHBORHOODS AREA
FINDING OF NECESSITY STUDY
City of Pensacola, Florida

0 500 1,000 2,000 3,000 4,000 Feet
Prepared by: The RMPK Group
Source: City of Pensacola GIS Department
Escambia County Property Appraiser Office GIS Database
October, 2006

MAP 7

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

Section 163.340 (8) CONDITIONS LEADING TO ECONOMIC DISTRESS

According to the U.S. Economic Development Administration, economic distress includes conditions that affect the fiscal and economic viability of an area. The distressed conditions include factors such as low per capita income, high unemployment, high underemployment, high poverty levels, and low education levels. These factors can impact the ability of residents to sustain the physical environment of the Westside Neighborhoods.

The Westside Neighborhoods Study Area exhibits significantly distressed economic characteristics relative to the City of Pensacola as a whole. The 2006 Area Profile provided by the University of West Florida Haas Center of Business Research and Economic Development, indicates that the Westside Neighborhoods Study Area is home to 7,196 residents, accounting for 13% of the City's total population. The area covered by the Westside Neighborhoods area represents 5% of the total land area covered by the City of Pensacola. It should be noted that the economic indicators discussed below are representative of the Initial Westside Neighborhood

Study Area boundaries (Refer to Map 1) and not only the recommended Westside Study Area Boundary. However, for the purpose of this analysis, it is assumed that the economic indicators for the larger Study Area exhibit a close approximation to the economic indicators for the recommended Westside Neighborhoods Study Area boundary.

Household Income

The 2006 estimated per capita income for the City's households is \$26,013, while the estimated per capita income for the Westside Neighborhoods Study Area is \$14,924, representing only 57% of the citywide per capita income. Similarly, median household income (\$23,770) in the Westside Neighborhoods is 58% of the City of Pensacola's median household income (\$41,146). Average household income for the Westside Neighborhoods is \$35,817, compared to the City's average 2006 estimated household income of \$58,130.

Table 10. INCOME LEVEL AND HOME VALUES

2006			
INCOME	City of Pensacola	Westside Neighborhoods	% of City
Total Population	55,696	7,196	12.9%
Total Households	24,723	2,909	11.8%
Average Household Income	\$58,130	\$35,817	61.6%
Median Household Income	\$41,146	\$23,770	57.8%
Per Capita Income	\$26,013	\$14,924	57.4%
Median Home Value	\$164,572	\$89,658	54.5%

Source: 2006 Area Profile, University of West Florida Haas Center of Business Research and Economic Development

Table 11. POVERTY LEVEL

2006				
POVERTY LEVEL	City of Pensacola	%	Westside Neighborhoods	%
Total Families	14,153		1,701	
Income Above Poverty Level	12,448	88.0%	1,182	69.4%
Income Below Poverty Level	1,705	12.0%	519	30.6%

Source: 2006 Area Profile, University of West Florida Haas Center of Business Research and Economic Development

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

Poverty

The Census Bureau uses income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or group of unrelated individuals falls below the relevant poverty threshold, then the family or unrelated group is classified as being "below the poverty level". For the purposes of analysis, this report assumes a family income base of \$15,000 and less as the poverty threshold for both the City of Pensacola and the Westside Neighborhoods.

There were 519 families below poverty level in the Westside Neighborhoods out of a total of 1,701 families, indicating that the rate of poverty is nearly **thirty-one percent (31%)** for the Westside Neighborhoods. In comparison, the 2006 estimated citywide poverty rate is **twelve percent (12%)**, with a total of 1,705 families below poverty level. While the Westside Neighborhood's land area covers only **twelve percent (12%)** of the City's total area, it accommodates almost **thirty-one percent (31%)** of the families below poverty level found citywide. (Table 11)

Housing Values

Housing values in the Study Area are nearly half of those for the City as a whole. According to the 2006 estimates, the median home value in the Westside Neighborhoods is \$89,658, compared to \$164,572 for the City, accounting for a difference of nearly \$75,000 between the two markets. (Table 11)

TABLE 12. EMPLOYMENT	2000			
	City of Pensacola		Westside Neighborhoods	
Total Population 16+ In Labor Force	26,845	59.7%	2,800	51.2%
Civilian Employed	24,417	54.3%	2,510	45.9%
Civilian Unemployed	1,709	3.8%	268	4.9%
In Armed Forces	719	1.6%	16	0.3%
Not in Labor Force	18,121	40.3%	2,669	48.8%
	2006			
	City of Pensacola		Westside Neighborhoods	
Total Population 16+ In Labor Force	25,041		2,740	
Civilian Employed	23,589	94.2%	2,510	91.6%
Civilian Unemployed	1,368	5.8%	211	8.4%
In Armed Forces	NA	NA	NA	NA
Not in Labor Force	NA	NA	NA	NA

Source: 2006 Area Profile, University of West Florida Haas Center of Business Research and Economic Development

Education and Employment

According to the 2006 Area Profile estimates, the unemployment rate for the Westside Neighborhoods is approximated at **8.4%**, significantly higher than the citywide rate of **5.8%**. The unemployment rate includes all civilians 16 years old and over that are actively looking for work and does not include the residents who have dropped out of the job search effort. The 2000 Census indicated that nearly **fifty percent (50%)** of the Westside Neighborhoods' total population 16 years old and over was not in the labor force.

Additionally, the 2000 Census reported that nearly **twelve percent (12%)** of the Westside Neighborhoods Area population 25 years old and over has less than a 9th grade education, compared to only **four (4%)** for the citywide population. The low education levels combined with the high unemployment rates contribute to the level of economic distress experienced by the Westside Neighborhoods. (Table 12)

Low per capita income, high poverty rates, high unemployment rate, low educational attainment levels, lower median home values compared to the City are strong indicators of economic distress in the Westside Neighborhoods. The distressed economic conditions combined with the deteriorated physical environment experienced in the Westside Neighborhoods confirm the existence of blighted conditions in the Westside Neighborhoods Study Area.

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

Section 163.340 (8) (c) FAULTY LOT LAYOUT

The size of parcels has a significant impact on the redevelopment potential for any proposed property. Typically, older platted subdivisions and commercial properties are too small for development and exhibit non-conformance with current zoning regulations. Contemporary development trends favor larger sites for redevelopment as they offer the flexibility to provide a variety of uses and a mix of activities. Larger sites also reduce the complexities involved with assembly of smaller parcels to support large scale redevelopment projects.

Map 8 identifies the deficient parcels in relation to lot sizes found in the Study Area. Inconsistencies between lot sizes and lot size requirements can be identified by comparing the minimum lot area requirements contained in the zoning code to the existing lot parcel sizes. As illustrated in Table 13, over **thirteen percent (13%)** of the Westside lots do not meet the minimum lot area requirements of the City of Pensacola Land Development Code.



Inadequate parking facilities resulting in land use conflicts, Westside Neighborhoods



Sub-standard lot layout resulting in lack of maintenance and site deterioration, Westside Neighborhoods

TABLE 13. FAULTY LOT LAYOUT

Zoning Districts	Parcel Count	Minimum Lot Size (sq.ft.)	Westside Neighborhoods Faulty Lot Sizes		Total number of faulty lots
			Parcels under 3,000 sq.ft.	Parcels between 3,000 and 3,500 sq.ft.	
R1A	1,261	3,500	86	38	124
R1A (Duplex)	7	5,000	0	0	
R1AA (R1A2)	1	5,000	0	0	
R1AAA (R1A3)	120	9,000	2	1	135
R-2A	119	20,000	3	4	115
R-2	244	NA	7	3	
RC	125	NA	4	5	
RNC	262	NA	28	15	
C-1	289	NA	10	6	
C-2	44	NA	2	4	
C-3	154	NA	8	3	
M-1	70	NA	3	0	
M-2	2	NA	0	0	
M-3	13	NA	6	0	
Total	2,892		153	76	374

Source: Escambia County Property Appraiser GIS Database (2006)

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS



Commercial uses on substandard lot configurations resulting in inadequate parking and encroachment into public right-of-way



Vacant housing units, Westside Neighborhoods

Table 14. 2005 Building Code Violations			
Category	Citywide Code Violations	Westside Code Violations	Occurrence in Westside
Substandard Structure	56	4	7.1%
Unsafe Accessory Structure	17	4	23.5%
Unsafe Structure	119	27	22.7%
Totals	192	35	18.2%

Source: City of Pensacola Community Development Inspections Division (2005)

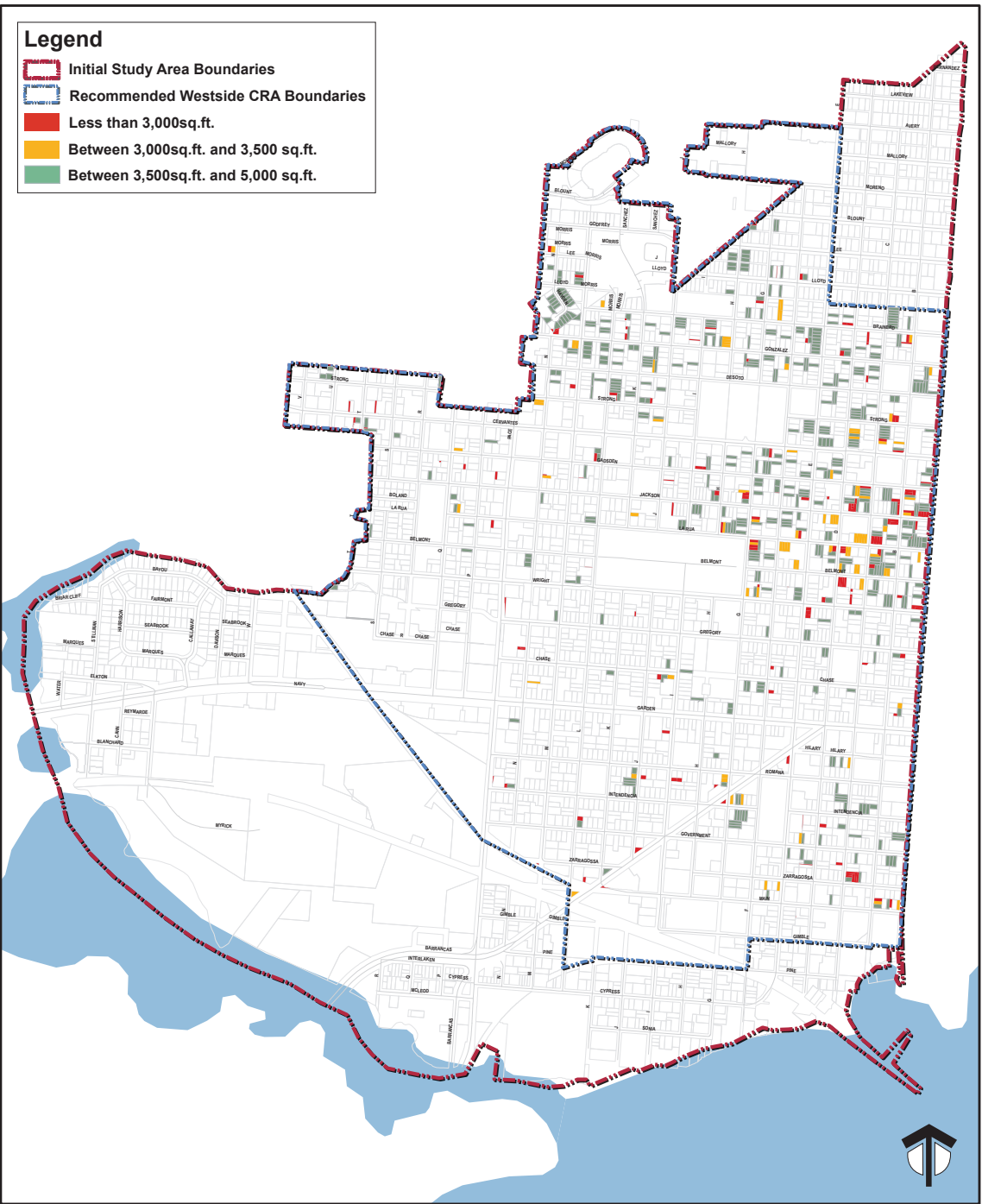
One hundred twenty four (124) parcels within the R-1A zone are less than 3,500 sq.ft. in area and do not meet the minimum lot size requirement under the City's LDC. Additionally, The R1A3 zone has a minimum lot size of 9,000 sq.ft., however, 135 parcels zoned R1A3 in the Westside Neighborhoods do not meet the minimum requirement under the City's LDC.

Approximately twenty (20) of the commercially zoned properties in the Study Area with lot area less than 3,000 sq.ft. are considered either uneconomical or deteriorated from an investment and development perspective. These do not meet contemporary design standards in terms of size and usefulness. The development of commercial uses on substandard lots also has a deleterious impact on neighboring residential uses, due to traffic hazards caused by business parking located in the front of the property, encroachments into residential areas, inadequate buffering, and spill-over parking. These properties are further limited by their size in relation to parking and setback requirements, stormwater treatment standards and landscaping requirements.

Code Violations

The percentage of code violations in the Study Area is also an indicator of the deteriorating conditions in the Study Area. The City of Pensacola Community Development Department Inspections Division reported that nearly **twenty-three percent (23%)** of the properties listed on the City's unsafe structures list for 2005 were located in the Westside Neighborhoods. Additionally, nearly **twenty-four percent (24%)** of the City's unsafe accessory structures and **seven percent (7%)** of the City's substandard structures were located in the Westside Neighborhoods. (Table 14)

PARCEL SIZES



MAP 8

WESTSIDE NEIGHBORHOODS AREA
FINDING OF NECESSITY STUDY
City of Pensacola, Florida

Prepared by: The RMPK Group
Source: City of Pensacola GIS Department
Escambia County Property Appraiser Office GIS Database
October, 2006

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

Section 163.340 (8) (m) DIVERSITY OF OWNERSHIP

The following section discusses the high percentage of parcels under multiple ownership. These ownership patterns act as a potential obstacle to the assemblage of land for redevelopment. The unusual conditions of title increase the cost of development and deter private sector investment.

Diversity of ownership or defective or unusual conditions of title, prevent the free alienability of land. This includes factors such as multiple owners of a single property and complex title issues resulting from life estates and heir property. Multiple ownership patterns can be a hindrance to land assembly in support of redevelopment projects. This situation is compounded by the fact that many of the individual properties are insufficient in size. The conditions makes it difficult to accommodate potential redevelopment projects that comply with current land development codes.

Table 15. Multiple Ownership		
Multiple ownership	Parcel Count	%
Two owners listed	830	28.7%
Three owners listed	86	2.9%
Four or more owners listed	71	2.5%
Total Parcels with unusual title	987	34.1%
Total Parcels in the Westside Neighborhoods	2,892	

Source: Escambia County Property Appraiser GIS Database (2006)



Deterioration of site conditions and lack of sidewalks along Main Street



Deteriorating of site conditions and other improvements (lack of sidewalks, invasive vegetation growth) along Pace Boulevard

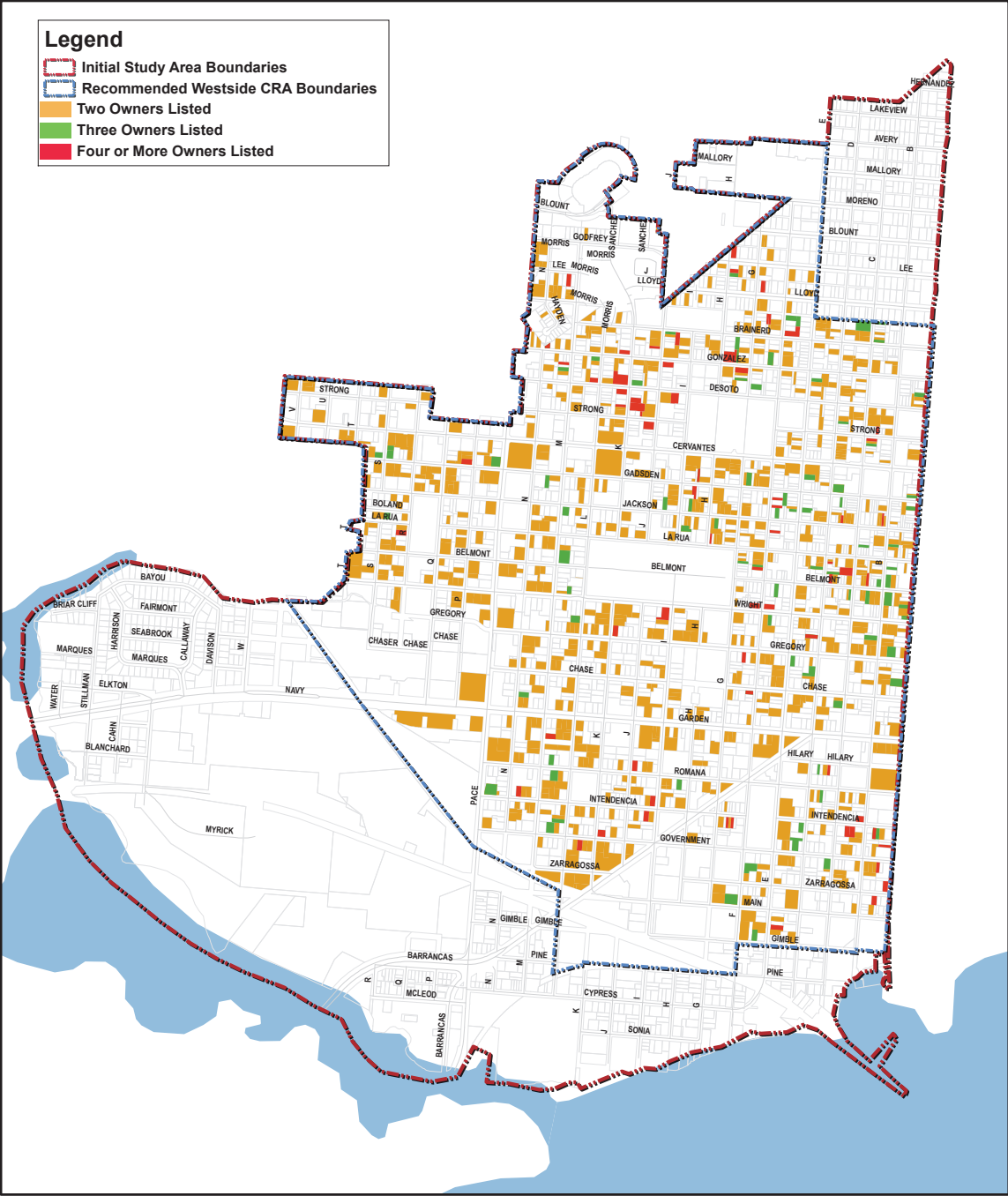


Vacant and Boarded Structure along Pace Boulevard

For the purpose of this study, all parcels that have more than one owner listed on a single property in the Escambia County Property Appraiser GIS database, are assumed to be examples of multiple ownership. The Escambia County Property Appraiser's database indicates that nearly 987 out of the total 2,892 parcels in the recommended Westside Neighborhoods Study Area, are owned by more than one owner, accounting for nearly **thirty-four percent (34%)** of the total parcels. As illustrated in Table 15, **eight hundred thirty (830)** properties in the Study Area have two owners; **eighty-six (86)** parcels have three owners listed; and **seventy-one (71)** parcels have four or more owners listed.

Additionally, there are several parcels in the Westside Neighborhood Area, which straddle the corporate limit line to the west. As a result, portions of individual properties lie within the City of Pensacola while the remainder of these small parcels lie within the County. This peculiar condition, which results from the irregularity of the corporate limit line, exacerbates the issue related to land assembly.

OWNERSHIP



MAP 9

WESTSIDE NEIGHBORHOODS AREA
FINDING OF NECESSITY STUDY
City of Pensacola, Florida

Prepared by: The RMPK Group
Source: City of Pensacola GIS Department
Escambia County Property Appraiser Office GIS Database
October, 2006

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

Section 163.340 (8) (j) INCIDENCE OF CRIME

The incidence of crime in the Westside Neighborhoods is higher than in the remainder of the City. The 2005 crime statistics provided by the City of Pensacola Police Department indicates that 1,369 of the 6,695 total citywide offenses for which police reports were made occurred within the Westside Neighborhoods. This represents **twenty percent (20%)** of the total crimes committed in the City. (Table 16)

While the Westside Neighborhoods contain nearly **thirteen percent (12.8%)** of the City's total population, it is experiencing a disproportionate incidence of crime compared to the total population. The crime per capita in the Westside Neighborhoods at **nineteen percent (19%)** is significantly higher than the citywide rate of **twelve percent (12%)**.

The total number of offenses reported for the Westside Neighborhoods include burglary, robbery, theft, assault/ battery, narcotics violations, violent crimes, and other crimes. The Westside Neighborhoods also experienced a significantly high percentage of narcotics related offences with nearly **thirty-five percent (35.5%)** of the citywide narcotics related offences occurring in the Westside Neighborhoods. (Refer to Table 16)

The high incidence of crime deters the private sector from investing in redeveloping the area. Crime is closely related to deteriorating neighborhood conditions such as high unemployment rates, significant vacancy rates, and unsafe conditions. Left unaddressed, the crime rates will most likely continue to escalate within the Study Area burdening the City and residents with additional costs.

TABLE 16. CRIME STATISTICS 2005					
Population	City of Pensacola		Westside Neighborhood		Percent of City Population
	56,255		7,196		12.79%
	# of Crimes	Crimes Per Capita	# of Crimes	Crimes Per Capita	% Crime Occurrence in Westside
Crime Category					
Burglary Crimes	724	1.3%	150	2.1%	20.7%
Robbery Crimes	93	0.2%	21	0.3%	22.6%
Theft Crimes	1,834	3.3%	283	3.9%	15.4%
Assault/Battery Crimes	838	1.5%	194	2.7%	23.2%
Narcotic Related Offenses	606	1.1%	215	3.0%	35.5%
Violent Crimes	178	0.3%	21	0.3%	11.8%
Other	2,422	4.3%	485	6.7%	20.0%
Total Offenses	6,695	11.9%	1,369	19.0%	20.5%

Source: City of Pensacola Police Department, 2005

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

Section 163.340 (8) (l) RESIDENTIAL AND COMMERCIAL VACANCY RATES

Vacant structures and abandoned lots lead to a deterioration of the physical environment. Such deterioration is detrimental to the investment image of the community. High building vacancy levels located on primary commercial corridors and residential housing vacancy rates indicate weak market conditions to the private investor. The vacancy rate is also a significant factor considered by the County Property Appraiser when assessing property values for tax purposes.

High vacancy rates in the housing market indicate a lack of community interest in maintaining the neighborhood's quality of life and integrity resulting in a decline of investment. Vacant properties depress the values of adjacent properties causing devaluation over time negatively affecting the City's ad valorem tax revenues. Vacant housing units are also more likely to become delinquent because the cost of paying taxes on the property may exceed the value of the property. The Escambia County Property Appraiser records shows nearly **twenty percent (19.7%)** of all parcels within the Westside

Neighborhoods Study Area as vacant compared to **ten percent (10.1%)** of all citywide parcels. More than **seventeen percent (17.1%)** of the Study Area's total parcel count is vacant residential compared to approximately **nine percent (8.6%)** of vacant residential properties found citywide. (Table 17)

The Westside Neighborhoods Study Area also has a higher percentage of vacant commercial properties (**nearly 2%**), compared to the City (**1.4%**). In terms of acreage, nearly **four percent (3.7%)** of the total parcel acreage is classified vacant commercial, compared to only **0.4%** for the City of Pensacola. Nearly **sixteen percent (15.5%)** of the Study Area's total acreage is comprised of vacant parcels, compared to **four percent (4%)** of the City's total acreage that are classified as vacant lands.

The Escambia County Property Appraiser's data indicates that nearly **twenty-one percent (21.3%)** of the vacant lots within the City of Pensacola are located in the Westside Neighborhoods Study Area. (Table 18)

	City of Pensacola				Westside Neighborhoods Study Area			
	Parcel Count	% of total parcels	Acreage	% of total acreage	Parcel Count	% of total parcels	Acreage	% of total acreage
Vacant Residential	2,263	8.6%	589.7	3.6%	494	17.1%	89.7	10.6%
Vacant Commercial	375	1.4%	60.8	0.4%	60	1.9%	31.7	3.7%
Vacant Institutional	23	0.1%	7.9	0.0%	9	0.3%	1.1	0.1%
Vacant Industrial	16	0.1%	36.9	0.2%	7	0.2%	9.1	1.1%
Total Vacancy	2,677	10.1%	695.3	4.2%	570	19.7%	132.0	15.5%
Total	26,385		16,525		2,892		849.1	

	Citywide	Westside	Occurrence in Westside
Vacant Residential	2,263	494	21.8%
Vacant Commercial	375	60	16.0%
Vacant Institutional	23	9	39.1%
Vacant Industrial	16	6	43.8%
Total Vacancy	2,677	570	21.3%
Total Number of Parcels	26,385	2,892	11.0%

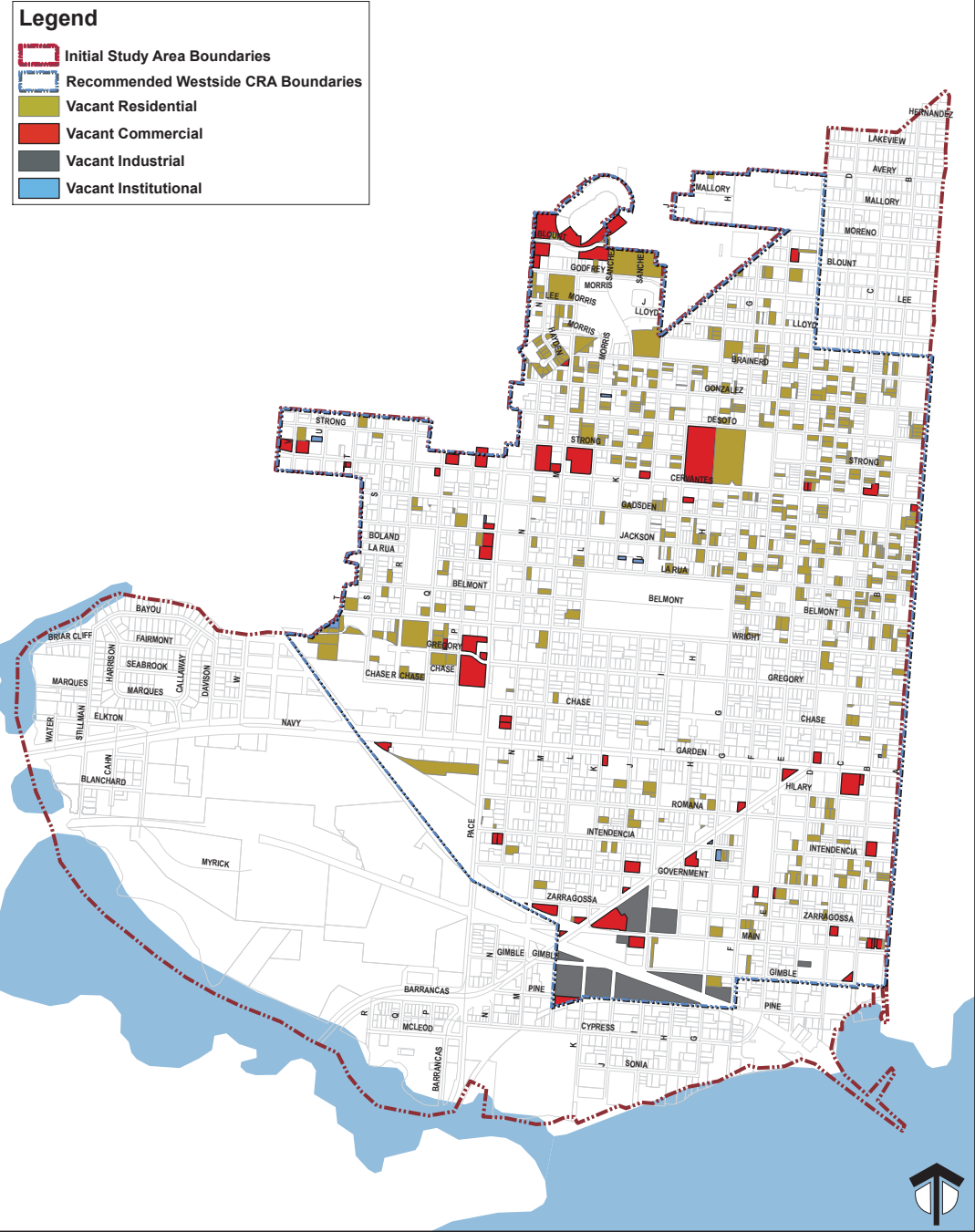
TABLE 17. VACANCY RATES

Source: Escambia County Property Appraiser GIS Database (2006)

TABLE 18. Vacancy Rate Comparison: City of Pensacola v. Westside Neighborhoods

Source: Escambia County Property Appraiser GIS Database (2006)

VACANT LANDS



MAP 10

WESTSIDE NEIGHBORHOODS AREA
FINDING OF NECESSITY STUDY
City of Pensacola, Florida

Prepared by: The RMPK Group
Source: City of Pensacola GIS Department
Escambia County Property Appraiser Office GIS Database
October, 2006

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

Section 163.340 (8) (n) GOVERNMENTALLY OWNED PROPERTY WITH ADVERSE ENVIRONMENTAL CONDITIONS CAUSED BY A PUBLIC OR PRIVATE ENTITY

The abandoned American Creosote Works wood preserving plant is located within the Study Area boundaries. The abandoned 18-acre site sits 1/4 mile north of the confluence of Bayou Chico and Pensacola Bay, at the corner of "L" Street and Barrancas Avenue. The site is identified as a Superfund site by the Environmental Protection Agency and is listed on the National Priority List (NPL) for hazardous waste sites. Sites that are listed on the NPL can only be cleaned up using the Superfund Trust fund.

Superfund is the Federal government's program to clean up the nation's uncontrolled hazardous waste sites. Superfund sites include any land that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

The American Creosote Works, Inc. operated a wood preserving plant from 1902 until 1981. Creosote and Pentachlorophenol were the primary preservatives used in the treatment process. The wastewater generated at the plant was discharged into two on-site surface impoundments, which then overflowed through a spillway into the Pensacola Bay. In subsequent years, the wastewater was drawn off the ponds whenever pond levels were high and discharged on the plant property. During periods of heavy rainfall and flooding, the wastewater occasionally overflowed the containment dikes onto both on-site and off-site areas.

The ACW Site is currently vacant except for the wells involved with the groundwater cleanup at the Site and the associated structures. The only structure remaining on the ACW Site is a Quonset hut building and a mobile office that are used as part of the groundwater cleanup effort. The Sanders Beach Neighborhood and the Pensacola Yacht Club (PYC) are located immediately to the south of site.



Contaminated American Creosote Works Site



Above: View of ACW site along Pine Street
Below: View of ACW site from Gimble Street

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

The site contains contaminated soil and ground water conditions that have been impacted with volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) associated with wood treating. Due to the improper disposal activities at the site, the then Florida Department of Environmental Regulation (FDER) enacted enforcement proceedings against ACW. The FDER issued a Notice of Violation in January 1981, and entered into a Consent Order with ACW in March 1981. ACW was unable to meet the requirements of the Consent Order and filed for re-organizational bankruptcy under the provisions of Chapter 11 of the Federal Bankruptcy Code. An "immediate removal action" was completed by the FDER and the EPA during September and October of 1983. The two on-site impoundments were drained and the hazardous liquids treated by a portable treatment facility. The remaining sludges were stabilized with fly ash and covered with a temporary clay cap. EPA re-sodded and re-seeded the temporary clay cap in 1985. In December 1985, a fence and warning signs were installed by the FDER to restrict access to the site.

The EPA initiated a Remedial Investigation/Feasibility Study (RI/FS) in 1984. The RI report was completed in January 1985, and indicated that contaminated soils and groundwater existed on- and off-site. A draft FS was completed followed by a public meeting in August 1985. A Risk Assessment was completed by an outside contractor for EPA in June 1989 and included the development of soil and sediment cleanup levels. EPA initiated an in-house FS that included an evaluation of thermal treatment technologies. The EPA determined that the contaminated media at the site could best be addressed as two operable units (OUs): OU 1 addresses surface soils and sediments, and OU 2 addresses the stabilized/capped sludges, soils underlying the cap, and groundwater. Treatability studies, a Value Engineering Analysis by the US Army Corps of Engineers (USACE), and OU 1 design work were conducted between October 1989 and July 1991.

The remedy for OU 2 includes Phase I – recovery and off-site recycling of dense non-aqueous phase liquids (DNAPLs) followed by Phase II – groundwater recovery and treatment using enhanced bioremediation technologies. A State Superfund Contract (SSC) between EPA and FDEP was signed in September 1997, which commits the State to a ten percent cost share for DNAPL recovery as part of site cleanup. On-site construction of the DNAPL recovery system was completed in September 1998. (Appendix G)

In September 2002, the EPA and FDEP signed a SSC to perform an interim removal of contaminated off-site soils and sediments exceeding the EPA's current guidance levels. Fieldwork on this interim remedy was completed in November 2003. In October 2003, the City of Pensacola adopted a future use plan for the site that includes a number of shops and other small businesses on the north edge of the site and leaves the majority of the site as a "green space" for recreational activities. The EPA, FDEP and US Army Corps of Engineers are currently evaluating the 2002 design to determine what changes, if any, will be necessary to adapt the cap design to the City's future use scenario. It was expected that USACE would provide the EPA and FDEP with recommendations for design changes to meet the City's planned use by the summer of 2004. However, this has been delayed due to the severe hurricane seasons experienced in Florida and other Gulf states in 2004 and 2005, including the direct impact of Hurricane Ivan on Pensacola in 2004.

The American Creosote Works (ACW) site's designation as a Superfund site on the National Priority List (NPL) confirms the presence of adverse environmental conditions on a governmentally owned site. Subsequent to clean-up of the site, ownership will likely be transferred to the City of Pensacola. The City proposes to redevelop the site in conjunction with the ACW Plan.

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

IV. Conclusion

This study has identified and documented conditions in the recommended Westside Neighborhoods Study Area that are consistent with the definition of blight contained in the Florida Statutes. It is, therefore, reasonable to find that these conditions substantially impair sound growth and have lead to economic distress in the area. The inventory of existing conditions presented in this report provides a basis for the City of Pensacola to adopt a resolution acknowledging the existence of blight in the Westside Neighborhoods Area and finding that rehabilitation, conservation or redevelopment is necessary in the interest of the public health, safety, morals or welfare of the City's residents. These findings also provide justification for using the tools provided to local governments through Chapter 163 Part III of the Florida Statutes: "The Community Redevelopment Act".

The Westside Neighborhoods Area has a substantial number of structures exhibiting some level of deterioration, documented by the City of Pensacola Property Conditions Survey. Government maintained demographic and economic statistics highlight a prevailing level of economic distress. Field observations conducted by the RMPK Group staff provide corroborating evidence of deteriorating conditions.

Results of the City of Pensacola Property Condition Survey demonstrate a significantly high percentage of deteriorated and deteriorating structures in the Westside Neighborhoods. A high unemployment rate, low per capita income, a high poverty rate, low education attainment levels, and lower median home values are an indication of the economic distress generated in the Westside Neighborhoods. The cumulative impact of high vacancy rates in residential and commercial properties, a high percentage of aging structures, substandard lot configurations, multiple ownership patterns, and the presence of adverse environmental conditions substantiate the existence of blight in the Study Area. The existence of blight can have negative impacts on a community including:

- Depressed property values, resulting in lower local tax revenues;
- Strain on city services- police, health, fire, building code;
- Increased fire hazard potential because of poor maintenance, faulty wiring and debris;

- Increased code enforcement demands;
- Concentration of low-income groups and marginal businesses with decreased potential for investment to reverse the blighting conditions;
- Creation of an environment that attracts criminal activity;
- Creation of a poor market environment, where existing businesses relocate to other, more stable areas and new businesses do not replace them;
- Cost to existing home owners- higher insurance premiums, low appraisals for homestead properties.

Presence of Blight

The analysis indicates that the Westside Neighborhoods contain at least seven of the fourteen conditions indicative of a "blighted area" listed in the Florida Statutes. The following is a summary of findings that support a declaration of blight for the Westside Neighborhoods Study Area:

Substantial number of deteriorated or deteriorating structures

- Approximately 28% of the structures in the Study Area are deteriorated to some degree. In comparison, the City consists of only 18% of the total number of structures showing deterioration.
- 25% of the citywide structures exhibiting some level of deterioration are found in the recommended Westside Neighborhoods Study Area.
- Nearly 6% of the structures found in the Westside Neighborhoods were damaged by the impact of hurricanes in 2004 and 2005.
- 83% of the housing units in the Westside Neighborhoods are over forty-five years old (built before 1960).

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

Conditions leading to economic distress

- **High unemployment rate**
The Westside Neighborhoods has an unemployment rate of 8.4% compared to the citywide rate of 5.8%.
- **High Poverty rate**
Nearly 31% of total families in the Westside Neighborhoods have an income below the poverty level threshold compared to 12% for the City.
- **Low Per Capita Income**
Per capita income for the Westside Neighborhoods at \$14,924 is almost 57% of the citywide per capita income at \$26,013.
- **Low household income**
Median household income for the Westside Neighborhoods (\$23,770) is less than half of the City’s median household income (\$58,130).
- **Low housing values**
Median home values in the Study Area nearly 55% of the citywide median housing values.

Faulty Lot Layout in relation to size, adequacy, accessibility or usefulness

- Inadequate properties in relation to current land development codes.
- Over 14% of the Westside properties do not meet the minimum lot area requirements of the City of Pensacola Land Development Code.
- 18% of the citywide code violations were located in the recommended Westside Neighborhoods Study Area.

Residential and Commercial vacancy rates higher in the area than in the remainder of the municipality

- Nearly 20% of the properties in the Westside Neighborhoods Study Area are vacant. In comparison, only 10% of the total citywide properties are considered vacant.
- 16% of the Study Area’s total acreage comprises of vacant parcels; while only 4% of the City’s total land area is considered vacant.

Incidence of crime higher in the area than in the remainder of the municipality

- 20% of the total offenses reported in the City occurred within the Westside Neighborhoods.

Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated area

- Nearly 34% of the total parcels in the Westside Neighborhoods are owned by more than one owner.
- Unusual conditions of title including estate and life estates.
- Irregularity of the corporate limit line.

Governmentally owned property with adverse environmental conditions

- American Creosote Works Inc. site, an abandoned EPA designated Superfund site, is located in the recommended Westside Neighborhoods Study Area.

The purpose of the Community Redevelopment Act is to provide local governments the ability to combat deteriorating urban conditions which retard development of the area. The intent of the legislation is to reduce or eliminate the conditions found in the Study Area; conditions, which hinder sound future growth and development.

Redevelopment is by nature more costly than the development of vacant land. Improved property is invariably more expensive than vacant property as the cost of demolition and the preparation must be factored in. Additionally, it is often necessary to assemble more than one parcel of land. Redevelopment activity also triggers thresholds for mandatory compliance with more costly, modern development standards. Often environmental clean-up is required which adds expense.

The higher costs associated with property redevelopment will have significant implications for attempts to redevelop the Westside Neighborhoods Area. The private sector is not likely to absorb the risks and costs of such an undertaking alone. Therefore, the creation of a Community Redevelopment Agency is the most appropriate tool for the City of Pensacola to use when planning, designing and participating with the private sector to revitalize the Westside Neighborhoods Area.

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

Recommendations

Finding of Necessity

The Westside Neighborhoods is located within the Pensacola Inner City area declared blighted and designated a Community Redevelopment Area by the Pensacola City Council in 1980 and again in 1981. The data presented in this report provides a factual basis upon which the City of Pensacola may make a legislative finding that the Westside Neighborhoods Area is at this time a blighted area; and that rehabilitation, conservation, or redevelopment, or a combination thereof is necessary in the interest of the public health, safety, morals or welfare of the residents of the municipality. It is recommended that the Pensacola City Council pass a resolution designating the recommended boundary as the Westside Neighborhoods Community Redevelopment Area.

Establish a Community Redevelopment Agency

In 1980 and again in 1981, the Pensacola City Council determined the need for a Community Redevelopment Agency and declared itself to be the Community Redevelopment Agency in the City of Pensacola. Based upon the results of this study, the existing Pensacola Community Redevelopment Agency (Pensacola City Council) should be designated to carry out community development purposes pursuant to Part III, Chapter 163 of the Florida Statutes in the recommended Westside Neighborhoods Area and to prepare a redevelopment plan in accordance with the provisions of the Community Redevelopment Act. These actions present the best opportunity to accomplish many long-range goals that will benefit the community.

Prepare a Redevelopment Plan

The formulation of a redevelopment plan, using the tools made available in the Statutes, is the most appropriate means of overcoming the obstacles to economic development cited in this study. The redevelopment plan can provide focus and oversight for the land development process while improving the appearance and marketability of the area. The Community Redevelopment Agency is responsible for assisting in the preparation of the Redevelopment Plan. Section 163.362 F.S. contains a detailed description of the required contents of this Plan. The Plan is intended to address the needs identified in this study, define community redevelopment goals and objectives, set forth specific Agency policies and actions, and finally, identify capital improvement projects, their costs and funding sources. It can provide a strategy for funding capital improvements and economic incentives that will attract private sector investment and ensure that infrastructure is in place to support future growth and development. The Redevelopment Plan developed for the Westside Neighborhoods Area should incorporate the findings and recommendations of the recent studies completed for area including the American Creosote Works Redevelopment Plan, the Enterprise Zone Plan and the Westside Neighborhoods Plan.

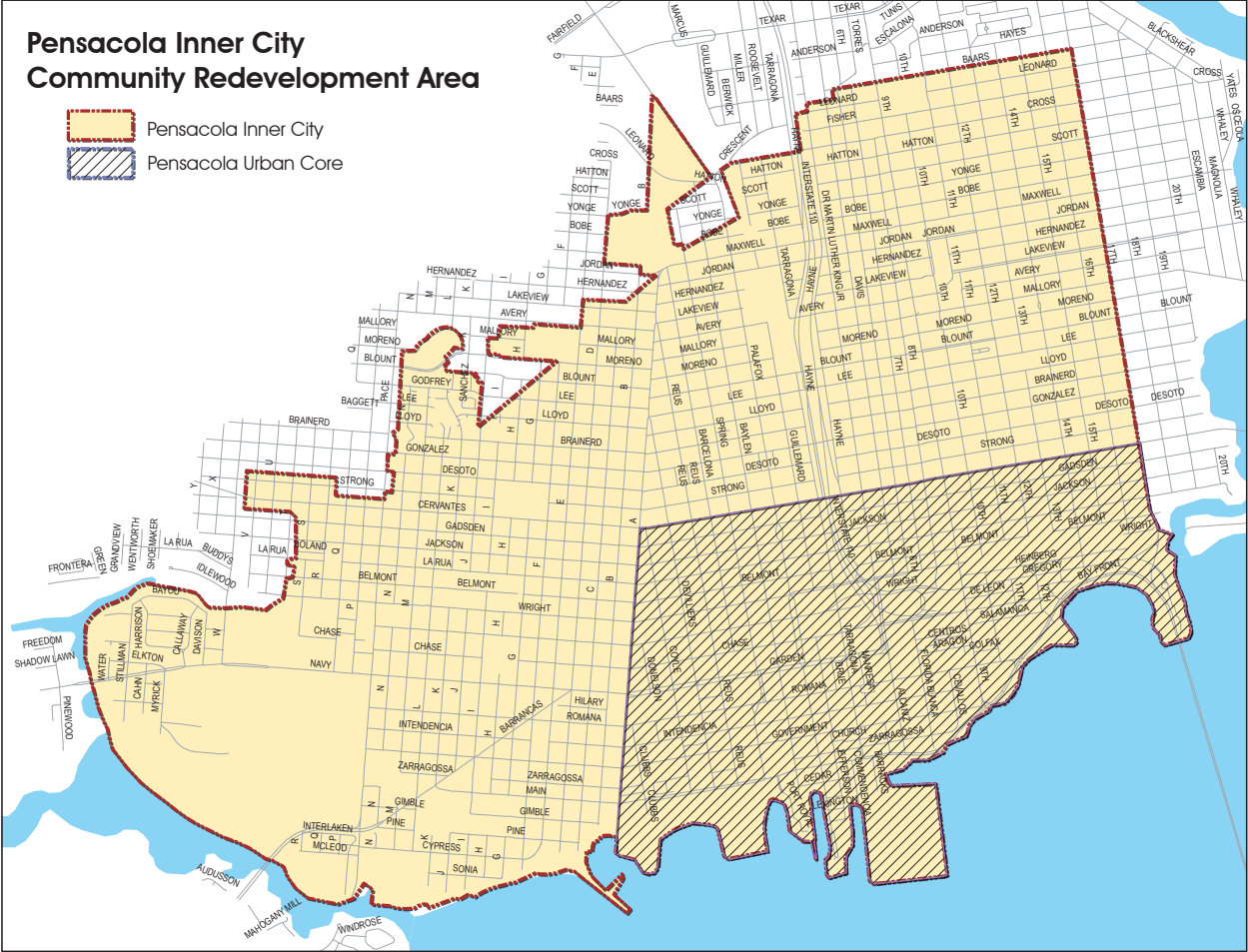
Establish a Redevelopment Trust Fund

Program funding and accounting is administered through a Redevelopment Trust Fund, which is created by ordinance of the governing authority. Subsequent to adoption of the Redevelopment Plan, the Trust Fund is established and, according to statute, provides for the collection of tax increment revenues to finance capital improvements identified in the Plan. Upon adoption, the ordinance freezes the tax base and thereby establishes the base valuation of the property located within the boundaries of the redevelopment district. Thereafter, all taxes assessed by qualified taxing authorities on future increases in the value of properties contained in the district are diverted to the Redevelopment Trust Fund. All taxes assessed on the value of property determined prior to adoption of the ordinance continue to flow to the general revenue accounts of local taxing authorities. Community Redevelopment Agencies are not considered Special Tax Districts since they do not have the authority to levy ad valorem taxes.

Define Organizational Roles and Relationships

It is recommended that the City define the roles and relationships of the various organizations that will be involved in the implementation of the redevelopment effort.

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS



MAP 11

APPENDIX A

**TAX INCREMENT FINANCING
REVENUE PROJECTIONS**

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

Tax Increment Financing Revenue Projections

Tax Increment financing is a financing tool that uses increased revenues generated by taxes gained from growth in property values resulting from successful redevelopment activities. Tax Increment Funds can be used for development in a declared redevelopment area only. The resources generated from the fund are used for continuation of improvements within the redevelopment areas of the City. This section presents TIF revenue projections that the recommended Westside Neighborhoods CRA is likely to generate in the next forty-years.

Assumptions

Tax Increment Financing Revenue (TIF) projections for the recommended Westside Neighborhoods CRA were estimated using the 2006 taxable values provided by the Escambia County Property Appraiser’s records. In order to be appropriately conservative, the average growth rate of the taxable values for all parcels in the recommended Westside Neighborhoods CRA, between 2000 and 2005 was used. The average taxable value growth rate between 2000 and 2005 for all properties in the recommended Westside Neighborhoods Study Area boundary is 7.3%. However, since the recommended Westside Neighborhoods Study Area is predominantly residential, conservative growth rates at 3.0% and 5.0% are assumed for TIF Revenue calculations. The projections were subject to the 2006 City millage rate (4.950) and the 2006 County millage rate (8.756). The methodology underestimates the impact that new development and public improvements will have on the total taxable value of the properties in the TIF district because the projected revenue estimates do not capture the growth in assessments that will result from new construction.

Recommended Westside Neighborhoods CRA Taxable Value Growth Rate (2000-2005)						
	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2000-2005
West Side Neighborhoods Recommended Boundary	9.7%	2.8%	1.2%	23.1%	-0.1%	7.3%

Source: Escambia County Property Appraiser GIS Database (2006)

Methodology

The base year (2006) taxable value is subtracted from the projected total base value. The increment is then multiplied by the millage rate available to the TIF district over the next forty years. The gross incremental CRA revenue is discounted back for inflation at 95% to calculate the net incremental CRA revenue.

Results

Table A and B show estimates of the annual increment increase for all taxable properties in the recommended Westside CRA at growth rates of 3.0% and 5% respectively.

The total increment over a 40 year TIF district life at 3% growth rate is \$47.3 million, while the net incremental CRA Revenue at 95% is projected to be \$44.9 million.

The total increment over a 40 year TIF district life at 5% growth rate is \$109 million, while the net incremental CRA Revenue at 95% is projected to be \$103.6 million.

The estimates are sensitive to several factors including market forces and changes to the assessment system in Escambia County. While the estimates show a moderate growth in the taxable values in the early years of the TIF, they provide a conservative projection for the revenue stream that the recommended Westside Neighborhoods TIF district is likely to generate.

TABLE A.
WESTSIDE NEIGHBORHOODS STUDY AREA TIF PROJECTIONS @ 3% ANNUAL GROWTH RATE

Years	Annual Increase in Assessed Value	Annual Incremental Increase	Gross Incremental CRA Revenue	Net (95%) Incremental CRA Revenue
2006 (base)	\$91,633,243	\$0	\$0	\$0
2007	\$94,382,240	\$2,748,997	\$37,689	\$35,804
2008	\$97,213,707	\$5,580,464	\$76,508	\$72,683
2009	\$100,130,119	\$8,496,876	\$116,492	\$110,668
2010	\$103,134,022	\$11,500,779	\$157,676	\$149,792
2011	\$106,228,043	\$14,594,800	\$200,095	\$190,090
2012	\$109,414,884	\$17,781,641	\$243,786	\$231,597
2013	\$112,697,331	\$21,064,088	\$288,789	\$274,349
2014	\$116,078,251	\$24,445,008	\$335,141	\$318,384
2015	\$119,560,598	\$27,927,355	\$382,884	\$363,740
2016	\$123,147,416	\$31,514,173	\$432,059	\$410,456
2017	\$126,841,839	\$35,208,596	\$482,710	\$458,574
2018	\$130,647,094	\$39,013,851	\$534,880	\$508,136
2019	\$134,566,507	\$42,933,264	\$588,615	\$559,184
2020	\$138,603,502	\$46,970,259	\$643,962	\$611,764
2021	\$142,761,607	\$51,128,364	\$700,970	\$665,921
2022	\$147,044,455	\$55,411,212	\$759,688	\$721,703
2023	\$151,455,789	\$59,822,546	\$820,167	\$779,159
2024	\$155,999,462	\$64,366,219	\$882,461	\$838,338
2025	\$160,679,446	\$69,046,203	\$946,623	\$899,292
2026	\$165,499,830	\$73,866,587	\$1,012,711	\$962,075
2027	\$170,464,825	\$78,831,582	\$1,080,781	\$1,026,742
2028	\$175,578,769	\$83,945,526	\$1,150,893	\$1,093,349
2029	\$180,846,132	\$89,212,889	\$1,223,109	\$1,161,953
2030	\$186,271,516	\$94,638,273	\$1,297,491	\$1,232,616
2031	\$191,859,662	\$100,226,419	\$1,374,104	\$1,305,399
2032	\$197,615,452	\$105,982,209	\$1,453,016	\$1,380,365
2033	\$203,543,915	\$111,910,672	\$1,534,295	\$1,457,581
2034	\$209,650,233	\$118,016,990	\$1,618,013	\$1,537,112
2035	\$215,939,740	\$124,306,497	\$1,704,242	\$1,619,030
2036	\$222,417,932	\$130,784,689	\$1,793,058	\$1,703,405
2037	\$229,090,470	\$137,457,227	\$1,884,539	\$1,790,312
2038	\$235,963,184	\$144,329,941	\$1,978,763	\$1,879,825
2039	\$243,042,079	\$151,408,836	\$2,075,815	\$1,972,024
2040	\$250,333,342	\$158,700,099	\$2,175,778	\$2,066,989
2041	\$257,843,342	\$166,210,099	\$2,278,740	\$2,164,803
2042	\$265,578,642	\$173,945,399	\$2,384,791	\$2,265,552
2043	\$273,546,002	\$181,912,759	\$2,494,024	\$2,369,323
2044	\$281,752,382	\$190,119,139	\$2,606,533	\$2,476,207
2045	\$290,204,953	\$198,571,710	\$2,722,418	\$2,586,297
2046	\$298,911,102	\$207,277,859	\$2,841,779	\$2,699,690
			\$47,316,090	\$44,950,286

TABLE B. WESTSIDE NEIGHBORHOODS STUDY AREA TIF PROJECTIONS @ 5% ANNUAL GROWTH RATE				
Years	Annual Increase in Assessed Value	Annual Incremental Increase	Gross Incremental CRA Revenue	Net (95%) Incremental CRA Revenue
2006 (base)	\$91,633,243	\$0	\$0	\$0
2007	\$96,214,905	\$4,581,662	\$62,815	\$59,674
2008	\$101,025,650	\$9,392,407	\$128,770	\$122,331
2009	\$106,076,933	\$14,443,690	\$198,023	\$188,122
2010	\$111,380,780	\$19,747,537	\$270,739	\$257,202
2011	\$116,949,819	\$25,316,576	\$347,090	\$329,736
2012	\$122,797,309	\$31,164,066	\$427,259	\$405,896
2013	\$128,937,175	\$37,303,932	\$511,437	\$485,865
2014	\$135,384,034	\$43,750,791	\$599,823	\$569,832
2015	\$142,153,235	\$50,519,992	\$692,629	\$657,998
2016	\$149,260,897	\$57,627,654	\$790,075	\$750,571
2017	\$156,723,942	\$65,090,699	\$892,393	\$847,774
2018	\$164,560,139	\$72,926,896	\$999,828	\$949,836
2019	\$172,788,146	\$81,154,903	\$1,112,634	\$1,057,002
2020	\$181,427,553	\$89,794,310	\$1,231,080	\$1,169,526
2021	\$190,498,931	\$98,865,688	\$1,355,449	\$1,287,676
2022	\$200,023,878	\$108,390,635	\$1,486,036	\$1,411,734
2023	\$210,025,071	\$118,391,828	\$1,623,152	\$1,541,994
2024	\$220,526,325	\$128,893,082	\$1,767,124	\$1,678,768
2025	\$231,552,641	\$139,919,398	\$1,918,295	\$1,822,380
2026	\$243,130,273	\$151,497,030	\$2,077,024	\$1,973,173
2027	\$255,286,787	\$163,653,544	\$2,243,690	\$2,131,506
2028	\$268,051,126	\$176,417,883	\$2,418,689	\$2,297,755
2029	\$281,453,683	\$189,820,440	\$2,602,438	\$2,472,316
2030	\$295,526,367	\$203,893,124	\$2,795,375	\$2,655,606
2031	\$310,302,685	\$218,669,442	\$2,997,958	\$2,848,060
2032	\$325,817,819	\$234,184,576	\$3,210,671	\$3,050,137
2033	\$342,108,710	\$250,475,467	\$3,434,019	\$3,262,318
2034	\$359,214,146	\$267,580,903	\$3,668,534	\$3,485,107
2035	\$377,174,853	\$285,541,610	\$3,914,775	\$3,719,037
2036	\$396,033,596	\$304,400,353	\$4,173,329	\$3,964,662
2037	\$415,835,276	\$324,202,033	\$4,444,810	\$4,222,569
2038	\$436,627,039	\$344,993,796	\$4,729,865	\$4,493,372
2039	\$458,458,391	\$366,825,148	\$5,029,173	\$4,777,714
2040	\$481,381,311	\$389,748,068	\$5,343,446	\$5,076,274
2041	\$505,450,377	\$413,817,134	\$5,673,433	\$5,389,761
2042	\$530,722,895	\$439,089,652	\$6,019,919	\$5,718,923
2043	\$557,259,040	\$465,625,797	\$6,383,730	\$6,064,543
2044	\$585,121,992	\$493,488,749	\$6,765,731	\$6,427,444
2045	\$614,378,092	\$522,744,849	\$7,166,832	\$6,808,490
2046	\$645,096,996	\$553,463,753	\$7,587,988	\$7,208,589
			\$109,096,079	\$103,641,275

APPENDIX B

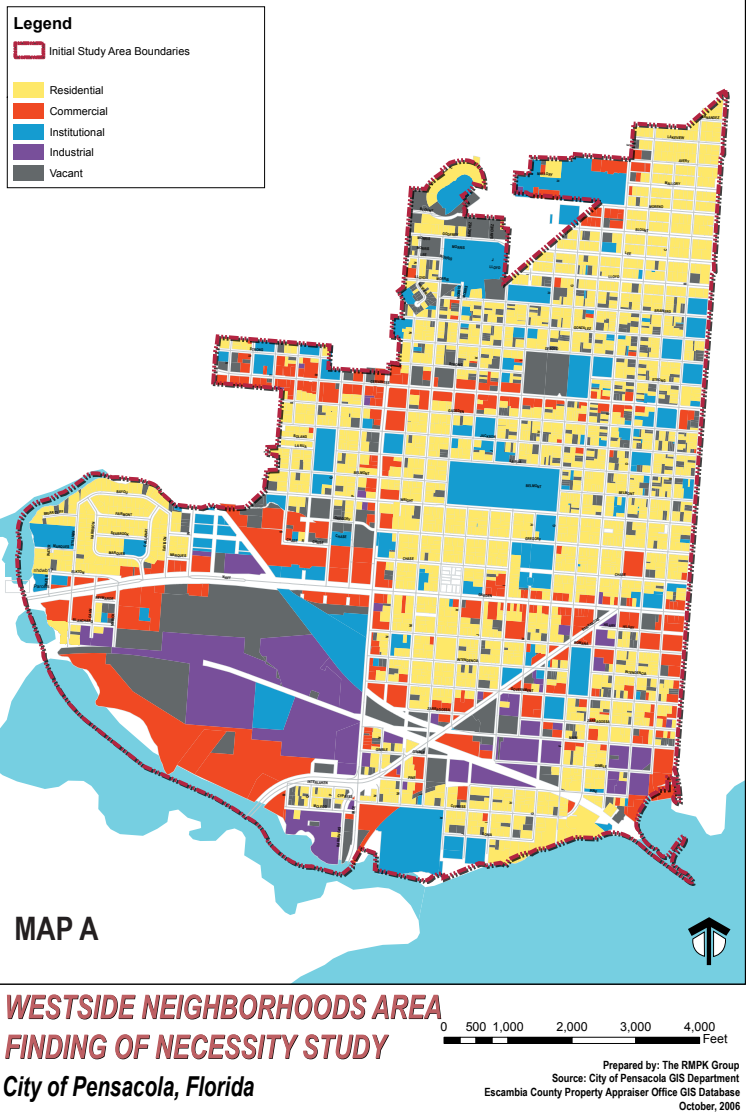
STUDY AREA BOUNDARY ANALYSIS

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

The recommended Westside Neighborhoods Study Area boundary was determined after an evaluation of the existing blight conditions within the initial Study Area boundary. The following section presents statistics and supporting maps that document the segments failing to provide substantial evidence of blight and distress conditions within the larger Westside Neighborhoods Study Area. The section includes a comparative analysis between the Initial Study Area, the recommended Westside Neighborhoods Study Area, and the area not included within the recommended Study Area boundaries. Although there are blight and distress conditions existing in the area not included in the recommended Westside Neighborhoods Study Area boundaries, these conditions do not exhibit strong patterns of concentration. The following indicators were analyzed to determine the recommended boundaries for the Study Area:

- Existing Land Use Patterns (Map A)
- Property Conditions (Map B)
- Distribution of Taxable Values (Map C)
- Parcel Sizes (Map D)
- Vacant Lands (Map E)

EXISTING LAND USE



FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

PROPERTY CONDITIONS

Source: City of Pensacola Property Conditions Survey conducted by University of West Florida (2003)

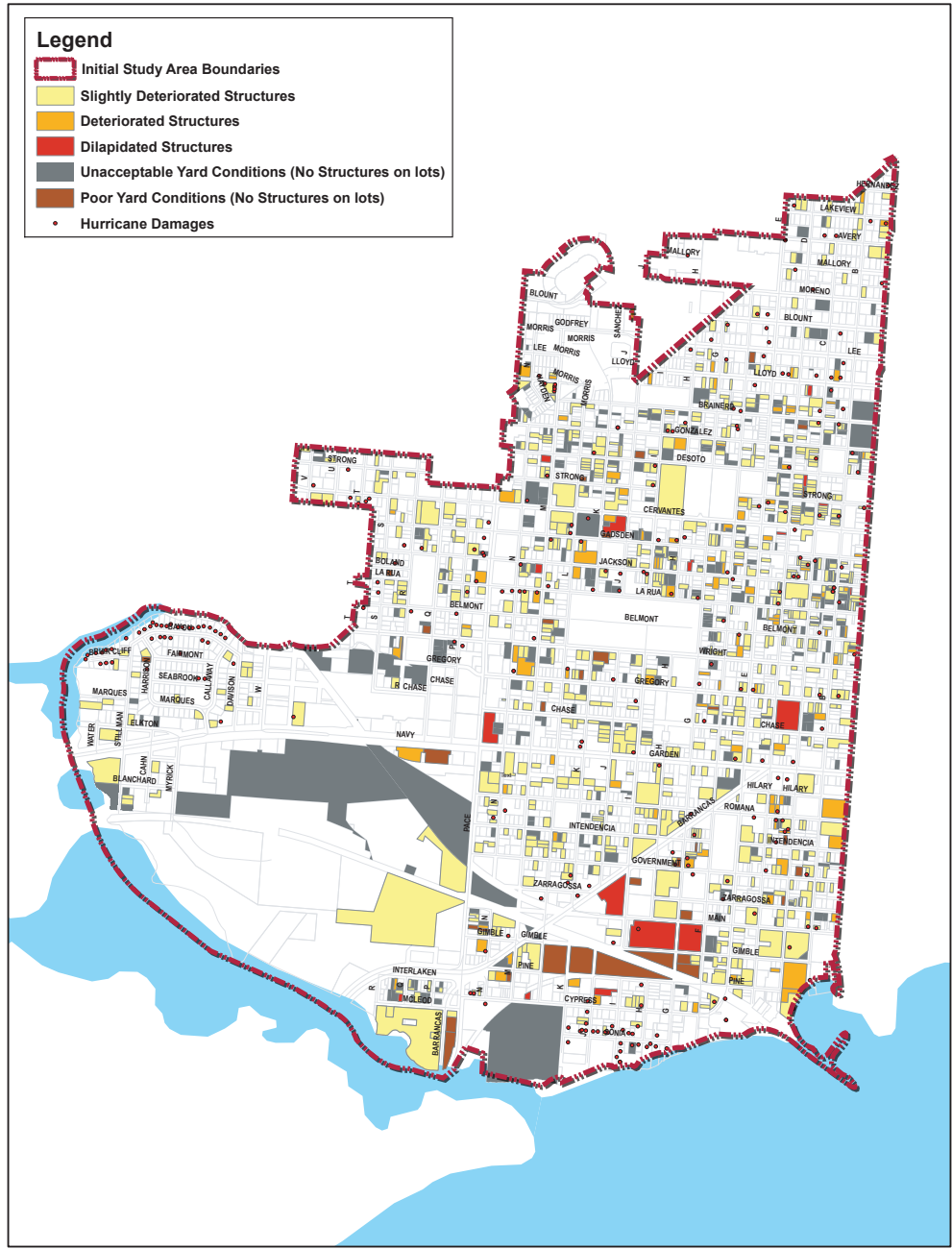
Initial Study Area Structural Conditions						
	Total	%	Occupied	%	Vacant	%
Structures Surveyed	3,249	100.0%	3,061	94.2%	188	5.8%
Standard Condition	2,415	74.3%	2,364	77.2%	51	27.1%
Slightly Deteriorated	699	21.5%	616	20.1%	83	44.1%
Deteriorated	116	3.6%	76	2.5%	38	20.2%
Dilapidated	20	0.6%	5	0.2%	15	8.0%
Total Structures with some level of deterioration	835	25.7%	697	22.8%	136	72.3%

Recommended Westside CRA Study Area Structural Conditions						
	Total	%	Occupied	%	Vacant	%
Structures Surveyed	2,559	100.0%	2,420	94.6%	139	5.6%
Standard Condition	1,852	72.4%	1,812	74.9%	40	28.8%
Slightly Deteriorated	601	23.5%	534	21.4%	57	41.0%
Deteriorated	100	3.9%	69	2.9%	31	22.7%
Dilapidated	16	0.6%	5	0.2%	11	7.9%
Total Structures with some level of deterioration	717	28.0%	608	25.1%	99	71.2%

Area Not Included						
	Total	%	Occupied	%	Vacant	%
Structures Surveyed	690	100.0%	641	92.9%	49	7.1%
Standard Condition	563	81.6%	552	86.1%	11	22.4%
Slightly Deteriorated	98	14.2%	82	12.8%	26	53.1%
Deteriorated	16	2.3%	7	1.1%	7	14.3%
Dilapidated	4	0.6%	0	0.0%	4	8.2%
Total Structures with some level of deterioration	118	17.1%	89	14.4%	37	75.5%

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

PROPERTY CONDITIONS



MAP B

WESTSIDE NEIGHBORHOODS AREA
FINDING OF NECESSITY STUDY
City of Pensacola, Florida

Prepared by: The RMPK Group
Source: City of Pensacola GIS Department
Data presented based on the City of Pensacola Property Conditions Survey,
conducted by University of West Florida.
October, 2006

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

TAXABLE VALUES

Source: Escambia County Property Appraiser GIS Database (2006)

Initial Study Area Taxable Value		
	Total Parcels	%
0	778	21.0%
\$1 - \$50,000	2,405	65.0%
\$50,001 - \$125,000	372	10.1%
\$125,001 - \$200,000	65	1.8%
\$200,001 - \$350,000	39	1.1%
\$350,000 and above	41	1.1%
Total Number of Parcels	3,700	

Recommended Westside CRA Study Area Taxable Value		
	Total Parcels	%
0	605	20.9%
\$1 - \$50,000	1,943	67.2%
\$50,001 - \$125,000	253	8.7%
\$125,001 - \$200,000	44	1.5%
\$200,001 - \$350,000	28	1.0%
\$350,000 and above	19	0.7%
Total Number of Parcels	2,892	

Area Not Included		
	Total	%
0	173	21.4%
\$1 - \$50,000	462	57.2%
\$50,001 - \$125,000	119	14.7%
\$125,001 - \$200,000	21	2.6%
\$200,001 - \$350,000	11	1.4%
\$350,000 and above	22	2.7%
Total Number of Parcels	808	

PARCEL SIZE

Source: Escambia County Property Appraiser GIS Database (2006)

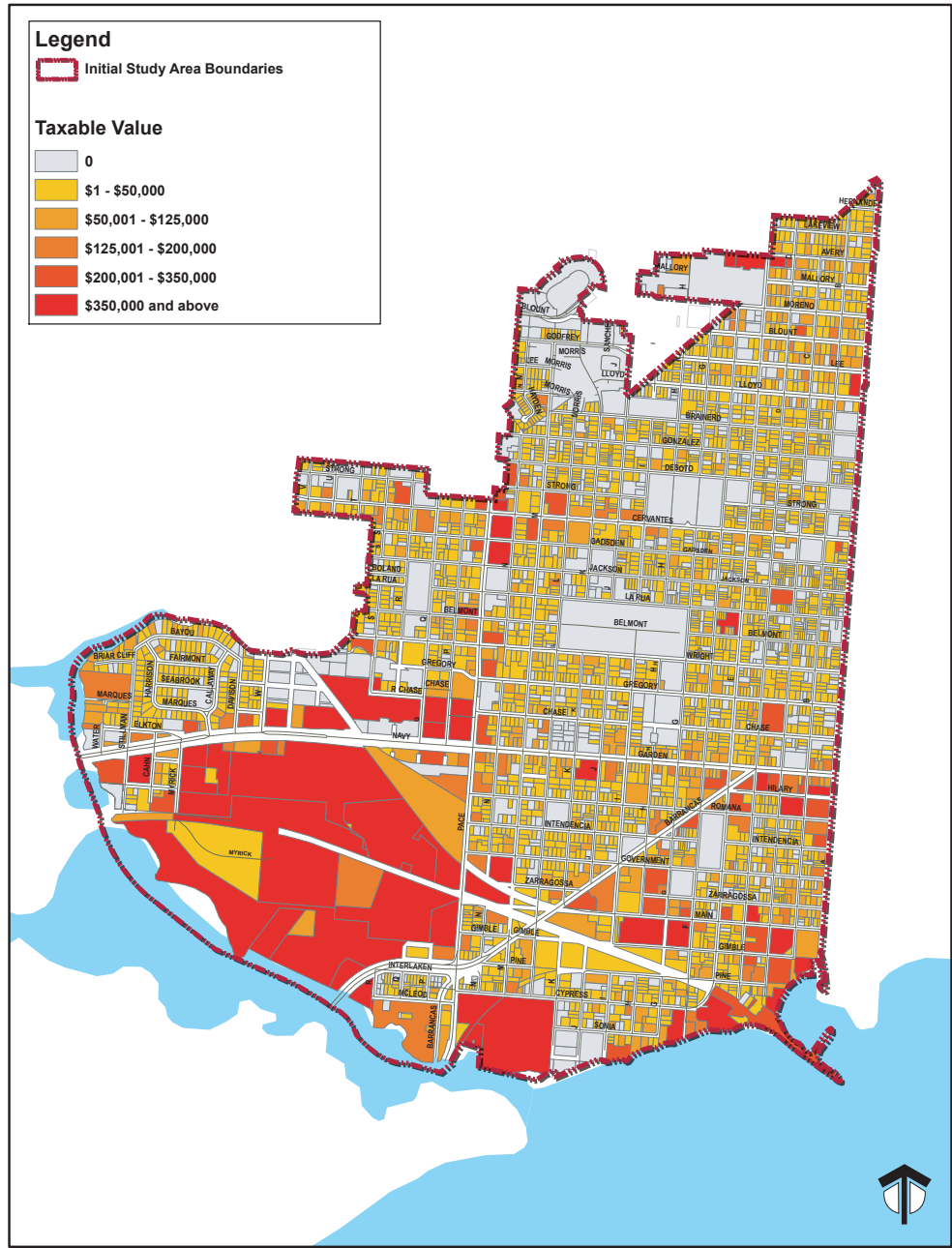
Initial Study Area Parcel Size		
	Parcel Count	%
Less than 3,000 sq. ft.	166	4.5%
Between 3,000 sq. ft. and 3,500 sq. ft.	98	2.6%
Between 3,500 sq. ft. and 5,000 sq. ft.	526	14.2%
Total Number of Parcels	3,700	

Recommended Westside CRA Study Area Parcel Size		
	Parcel Count	%
Less than 3,000 sq. ft.	152	5.3%
Between 3,000 sq. ft. and 3,500 sq. ft.	86	3.0%
Between 3,500 sq. ft. and 5,000 sq. ft.	488	16.9%
Total Number of Parcels	2,892	

Area Not Included		
	Parcel Count	%
Less than 3,000 sq. ft.	14	1.7%
Between 3,000 sq. ft. and 3,500 sq. ft.	12	1.5%
Between 3,500 sq. ft. and 5,000 sq. ft.	38	4.7%
Total Number of Parcels	808	

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

TAXABLE VALUE



MAP C

**WESTSIDE NEIGHBORHOODS AREA
FINDING OF NECESSITY STUDY**

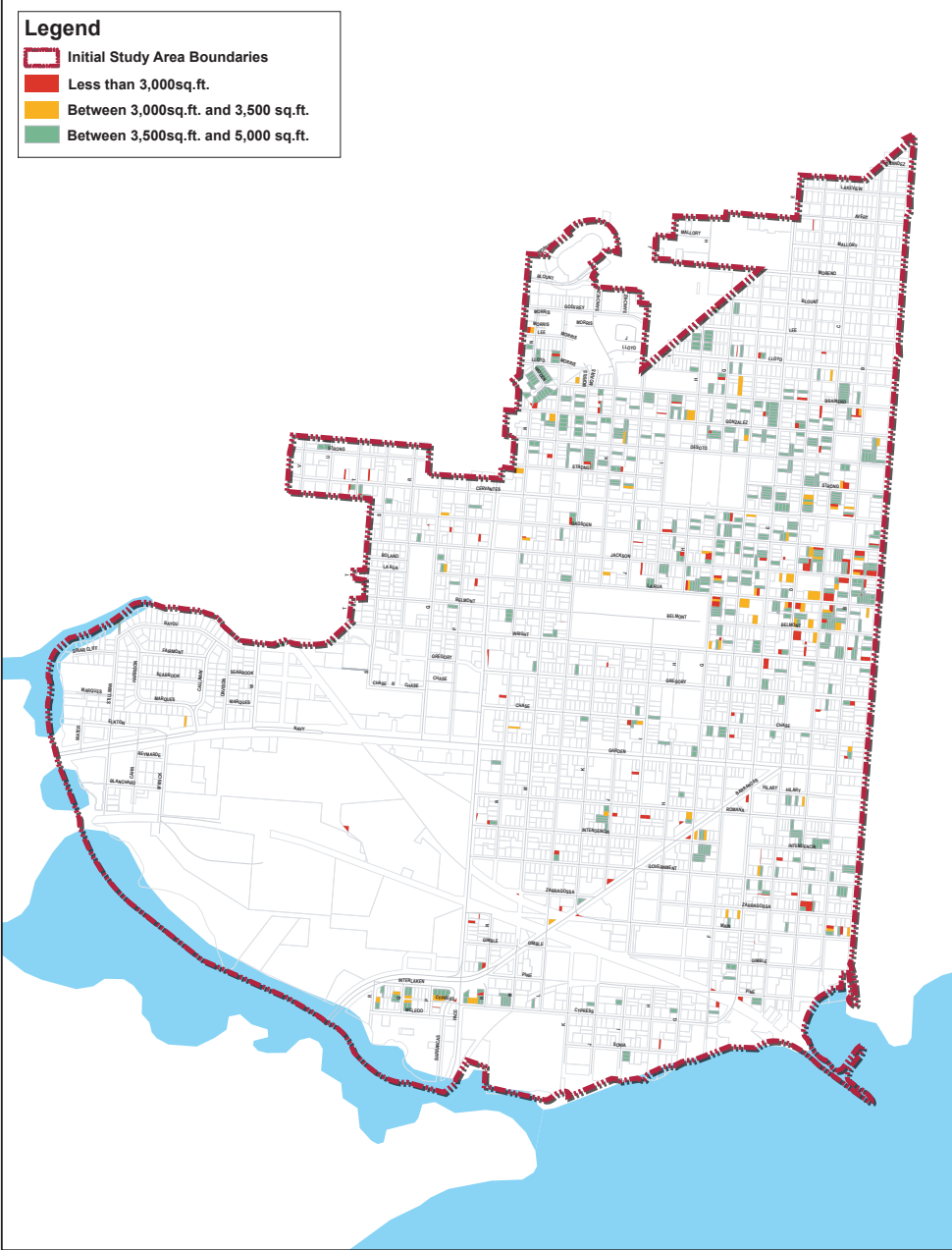
City of Pensacola, Florida

0 500 1,000 2,000 3,000 4,000
Feet

Prepared by: The RMPK Group
Source: City of Pensacola GIS Department
Escambia County Property Appraiser Office GIS Database
October, 2006

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

PARCEL SIZES



MAP D

**WESTSIDE NEIGHBORHOODS AREA
FINDING OF NECESSITY STUDY**

City of Pensacola, Florida

0 500 1,000 2,000 3,000 4,000
Feet

Prepared by: The RMPK Group
Source: City of Pensacola GIS Department
Escambia County Property Appraiser Office GIS Database
October, 2006

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

VACANT LANDS Source: Escambia County Property Appraiser GIS Database (2006)

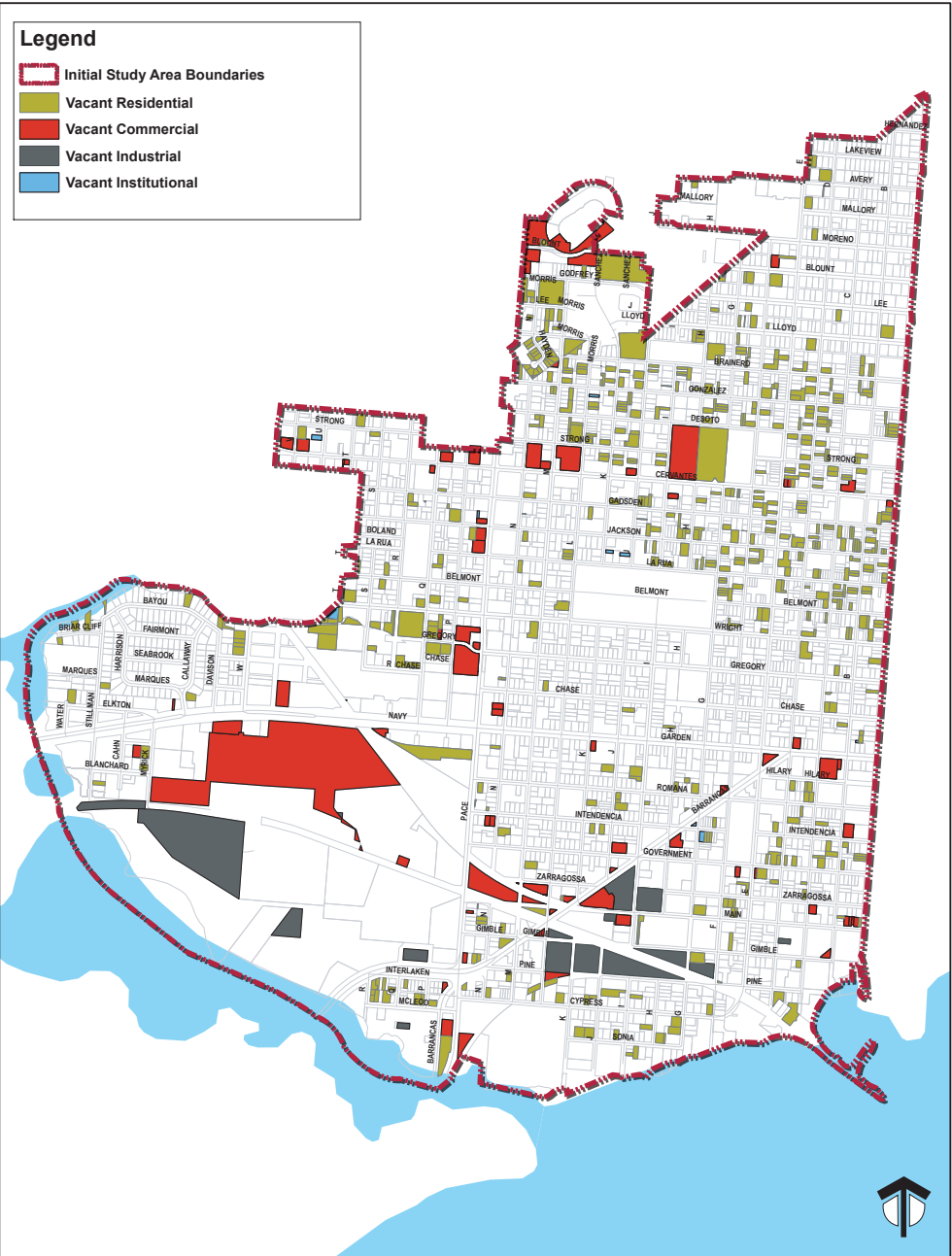
Initial Study Area Vacant Lands				
	Total	%	Acreage	%
Vacant Residential	567	15.3%	105.9	7.3%
Vacant Commercial	72	1.9%	81.4	5.6%
Vacant Institutional	9	0.2%	1.1	0.1%
Vacant Industrial	13	0.4%	32.7	2.3%
Total Vacancy	661	17.9%	221	15.3%
Total Number of Parcels	3,700		1,442	

Recommended Westside CRA Study Area Vacant Lands				
	Total	%	Acreage	%
Vacant Residential	494	17.1%	89.7	10.6%
Vacant Commercial	60	2.1%	31.7	3.7%
Vacant Institutional	9	0.3%	1.1	0.1%
Vacant Industrial	7	0.2%	9.1	1.0%
Total Vacancy	570	19.7%	132	15.5%
Total Number of Parcels	2,892		849	

Area Not Included				
	Total	%	Acreage	%
Vacant Residential	73	9.0%	16.2	2.7%
Vacant Commercial	12	1.5%	49.7	8.4%
Vacant Institutional	0	0.0%	-0.0	0.0%
Vacant Industrial	6	0.7%	23.6	4.0%
Total Vacancy	91	11.3%	89	15.1%
Total Number of Parcels	808		593	

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

VACANT LANDS



WESTSIDE NEIGHBORHOODS AREA
FINDING OF NECESSITY STUDY
City of Pensacola, Florida

0 500 1,000 2,000 3,000 4,000
Feet

Prepared by: The RMPK Group
Source: City of Pensacola GIS Department
Escambia County Property Appraiser Office GIS Database
October, 2006

APPENDIX C

CITY OF PENSACOLA PROPERTY CONDITIONS SURVEY

PREPARED BY THE UNIVERSITY OF WEST FLORIDA

Section 1

Introduction

Section 1.1 Background

The Whitman Center at the University of West Florida (UWF) was contracted by the City of Pensacola to conduct a survey of 18,126 housing, commercial and other buildings in the City. The purpose of the Property Condition Survey is to assess the condition of the City's housing stock and commercial properties and the land surrounding each. The survey results will be utilized to identify distressed areas and areas in danger of decline and to design and target City services as well as revitalization and redevelopment activities to enhance those areas. The survey results will also be utilized to identify areas of strength to preserve and protect. The survey will serve as a benchmark for future comparisons and performance measurement.

The survey was conducted in two phases. The first phase surveyed the properties within the City's Enterprise Zone in order to provide necessary information to complete the Enterprise Zone application. Phase I was conducted from September through November, 2002. The second phase included the remaining parcels in the City, which coupled with the previous work, provided a complete review of all properties within the City limits. Phase II was conducted from January through March, 2003.

Section 1.2 Methodology

The Property Condition Survey utilized a set methodology to ensure consistency and accuracy of the review process. The first step in developing the methodology was to establish the survey criteria. A staff team from various departments coordinated to develop the following criteria utilized by the UWF survey teams:

Occupancy: identifies if a parcel was vacant or had a structure located on it. If a structure was present, the surveyor determined if the structure was vacant or occupied.

Condition of the structure: structure condition was rated on the following scale: standard, slightly deteriorated, deteriorated and dilapidated.

Condition of the property: the yard/lot condition was rated on the following scale: acceptable, slightly unacceptable and unacceptable.

Each of these categories has a detailed definition and specific criteria differentiating one from the other (see Appendix 1). City staff provided the training for the survey team members for this project. Once the criteria were established, City GIS staff developed an electronic program to be used by the survey teams. The

City of Pensacola Property Condition Survey
April, 2003

computerized program was loaded onto laptop computers that were assigned to the survey teams. This allowed the surveyors to enter the data directly into the database with simple key strokes to record the conditions of each property. The program also provided an aerial map of the survey data so survey teams could visually see if they were in the correct location. The program created by the GIS staff contained security measures that prevented the changing or manipulating of the data once recorded.

Of the 25,529 individual parcels within the City, 7,162 (28%) were assumed to be in standard condition with acceptable yard/lot conditions and were excluded from the survey; 18,126 (71%) were surveyed and 241 (0.9%) were not reviewed due to size, location and/or errors of omission. A team from Code Enforcement, Inspection Services and Planning & Neighborhood Development identified the areas of the City to exclude from the survey based on knowledge of these areas, age of developments and ongoing staff reviews. Each of the 7,162 parcels excluded from the survey were compared to the property appraisers' database. If there was a value listed for improvements on the property, the parcel was coded as having an occupied structure. If no value was listed for buildings, the parcel was coded as a vacant lot.

There were various issues that prevented the rating of 241 parcels. Of these parcels, many were identified as easements, land-locked in the center of blocks where the survey teams could not see the parcel to provide a rating or too small to locate and independently identify. A select few of these parcels were omitted by error of the review team. Representing less than 1% of the total number of parcels, this error rate fell within the set parameters of the study of +/-5%.

Each survey team consisted of one driver and one surveyor who entered the data. The members rated each parcel together and were required to agree on the rating. All survey team members were required to attend training provided by the City and to pass a written test to document understanding of the criteria. As the survey teams completed assigned areas, the laptops were downloaded into the master database on a weekly basis. Once the data were entered into the master file, the survey teams could see the data to prevent duplication of effort, but it was only accessible to City staff. On a random basis, surveyed blocks were selected for verification by City staff. Code Enforcement Officers rated the selected blocks without prior knowledge of the ratings given by the survey teams. Once completed, the Code Officer's rating was compared with the survey team rating. The results fell within the error rating allowed by contract (+/-5%). In most instances, if differences in rating were identified, the variation was no more than one level of difference on the rating scale (i.e. rated slightly deteriorated instead of deteriorated).

City of Pensacola Property Condition Survey
April, 2003

Section 2 Survey Results

Section 2.1 Parcels

Within the City limits of Pensacola, there are 25,529 individual parcels of property. Under this project, 18,126 parcels, or 71% of all parcels were visually surveyed to assess the current condition. 7,162 parcels (28%) were excluded from the survey due to the known conditions of the property as discussed in the methodology section. An additional 241 parcels (0.9%) were omitted from the review due to other extenuating circumstances. This represents 100% of the parcels located within the City of Pensacola at the time of the survey.

Table 1: Total Parcels

SURVEYED	EXCLUDED	OMITTED	TOTAL
18,126 (71%)	7,162 (28%)	241 (0.9%)	25,529 (100%)

Section 2.2 Occupancy

The survey results indicate a very high occupancy rate in the City. Of the 25,288 rated parcels, 21,195 or 83.8% contain an occupied structure. There are only 775 (3.1%) vacant structures and 3,318 (13.15) vacant lots (see Table 2). This indicates that the City of Pensacola is generally built out with little open space for new development (see Map 1). The high occupancy rate also verifies the City's longstanding position as both a residential and commercial center for the region. The data show that the distribution of vacant parcels throughout the City is not concentrated in any particular area. It should be noted that parks are identified in the survey as vacant parcels. Vacant, existing structures are concentrated south of Fairfield Drive and west of Bayou Texar.

Table #2: Occupancy*

	SURVEYED	EXCLUDED	TOTAL
Vacant Lot	2,781 (15.3%)	537 (7.5%)	3,318 (13.1%)
Occupied Structure	14,570 (80.4%)	6,625 (92.5)	21,195 (83.8%)
Vacant Structure	775 (4.3%)	N/A	775 (3.1%)

*Based on 25,288 which represents the actual total number of parcels (25,529) minus the 241 parcels omitted due to size, location or error.

City of Pensacola Property Condition Survey
April, 2003

Section 2.3 Structure Condition

The survey indicates that the vast majority (87.2%) of the existing structures in the City are in standard condition (see Table 3). If all structures identified as slightly deteriorated were improved to standard condition, 98.1% of all existing structures would be in standard condition. The survey indicates that a majority of the City's housing stock and commercial properties are in a safe, habitable, well kept condition. The 428 deteriorated and dilapidated structures identified are approximately two times the number of unsafe structures identified by the City's Inspection Services Department. There is a clear unequal distribution of non-standard structures in the City (see Map 2). The majority of deteriorated and dilapidated structures are in the inner City area, south of Fairfield Drive and west of Bayou Texar. The slightly deteriorated structures, while heavily concentrated in the same areas, encroach into neighborhoods north of the inner City (Woodland Heights) and east of Bayou Texar (East Pensacola Heights). The survey results indicate that a correlation exists between the structure condition and yard condition. Generally speaking, those structures rated as deteriorated or dilapidated tend to have yards rated as poor or slightly unacceptable (see Chart 1).

Table #3: Structure Condition*

	SURVEYED	EXCLUDED	TOTAL
Total Structures	15,345 (70%)	6,625 (30%)	21,970
Standard Condition	12,530 (81.7%)	6,625 (100%)	19,155 (87.2%)
Slightly Deteriorated	2,387 (15.6%)	0	2,387 (10.9%)
Deteriorated	362 (2.4%)	0	362 (1.6%)
Dilapidated	66 (0.4%)	0	66 (0.3%)

*Based on 25,288 which represents the actual total number of parcels (25,529) minus the 241 parcels omitted due to size, location or error.

Section 2.4 Yard/Lot Condition

The survey findings for the yard/lot conditions closely mirror the findings for the structure conditions (see Table 4 and Map 3). The survey found that 91.2% of all yards/lots are in acceptable condition. If all slightly unacceptable yard/lots were corrected, the percentage would increase to 99%. The concentration of non-acceptable yard/lot conditions are located in the same areas as non-standard structures, namely south of Fairfield Drive, west of Bayou Texar and encroaching north into Woodland Heights and east into East Pensacola Heights. It is also evident that there are higher numbers of un-acceptable yards surrounding single deteriorated/dilapidated structures (see Map 4). It should be noted that this survey was conducted during the fall and winter months which is outside the growing

City of Pensacola Property Condition Survey
April, 2003

season.

Chart 1: Correlation between Structure Condition and Yard Condition

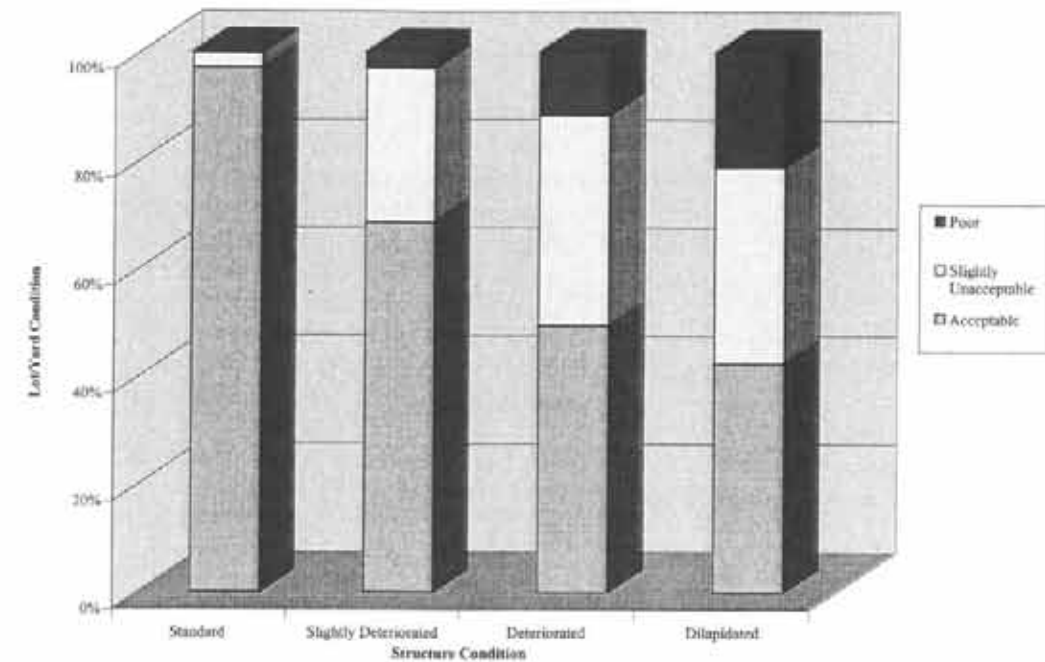


Table #4: Yard/Lot Condition*

	SURVEYED	EXCLUDED	TOTAL
Acceptable	15,913 (87.8%)	7,162 (100%)	23,075 (91.2%)
Slightly Unacceptable	1,975 (10.9%)	0	1,975 (7.8%)
Poor	238 (1.3%)	0	238 (0.9%)

*Based on 25,288 which represents the actual total number of parcels (25,529) minus the 241 parcels omitted due to size, location or error.

Staff will pursue developing a system to update the data collected through this survey whenever an action takes place that changes the status of a property. Whether it is a code enforcement action, a housing rehabilitation, or a building permit being issued, by continually updating and measuring the changes, positive and negative against this baseline, the City will have a tool to track changing trends and continually refocus efforts to the areas of most need.

Section 3

Conclusions and Recommendations

Section 3.1 Conclusions

The following conclusions can be drawn from the survey results.

1. The vast majority of structures and yards/lots in the City of Pensacola are well kept. With over 87% of the structures in standard condition and over 91% of the yard/lots in acceptable condition, the vast majority of properties are maintained within the requirements of City code.
2. The survey results suggest that the City of Pensacola is densely developed. With 86.9% of the parcels in the City occupied by a structure, very little open, developable land remains.
3. The distribution of deteriorated and dilapidated structures and poor yard conditions is concentrated in the inner City areas of Pensacola, primarily the Eastside neighborhood, Belmont-DeVilliers, Westside and southwestern areas of the City.
4. The survey results suggest that a decline in property conditions has spread beyond the inner City areas of Pensacola to the north and east.

Section 3.2 Recommendations

1. Target residential, commercial, industrial and other buildings identified as dilapidated and deteriorated in the survey for immediate code enforcement action including demolition, if necessary.
2. Continue efforts to demolish unsafe and dilapidated structures in the City to prevent the spread of declining property conditions.
3. Utilize information from the property condition survey to identify housing units in need of repair and target housing rehabilitation assistance programs to these areas.
4. Identify housing units in need of new roofing and minor cosmetic upgrades (i.e. painting) for participation in the annual Pensacola World Changers Program, Paint Your Heart Out and similar volunteer programs.
5. Utilize information from the property condition survey to identify and acquire strategically located vacant lots for residential infill development.

6. Continue programs such as Urban Infill, Weed & Seed, Front Porch, Enterprise Zone, CDBG, SHIP and others to provide the incentives and assistance to encourage redevelopment and revitalization.
7. Review pertinent development regulations and processes and recommend revisions to correct deficiencies that may be inhibiting the redevelopment, rehabilitation, renovation, restoration and improvement of existing structures.
8. Continue to actively enforce building, sanitation and property maintenance regulations throughout the City.
9. Increase property maintenance enforcement efforts in areas of the City where yard/lot conditions indicate a potential for neighborhood decline.
10. Expand efforts to educate residents, homeowners and landlords about property maintenance and related codes.
11. Utilize information from the property condition survey as a resource for neighborhood planning.

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

City of Pensacola Property Condition Survey
April, 2003 8

APPENDIX #1: CITYWIDE SURVEY RATINGS

OCCUPANCY:

- 1. Occupied Structure
- 2. Vacant Structure
- 3. Vacant Lot

STRUCTURE CONDITION:

- 1. Standard Condition: Unit appears habitable and in good condition. Needs no exterior repairs.
- 2. Slightly Deteriorated: Unit appears habitable but needs minor, non-structural repairs or maintenance such as painting or new roof shingles.
- 3. Deteriorated: Unit appears habitable but needs major, structural repair such as new windows, walls or corrections to foundation, sagging roofs, porches, etc.
- 4. Dilapidated: Unit appears uninhabitable and is badly deteriorated and in need of major structural repairs. Considerable effort and expense required to rehab and rehab is probably not structurally or economically feasible.

YARD / LOT CONDITION

- 1. Acceptable: Yard has no overgrown grass or weeds and is free from any litter, trash, debris, junk and inoperable vehicles.
- 2. Slightly Unacceptable: Yard has grass and/or weeds in excess of 18 inches and/or small amounts of trash, junk or one inoperable vehicle that would require minimum effort to remove.
- 3. Poor Condition: Yard has grass and/or weeds in excess of 18 inches and/or large amounts of trash, outdoor storage, junk and inoperable vehicles that would require considerable effort to remove.



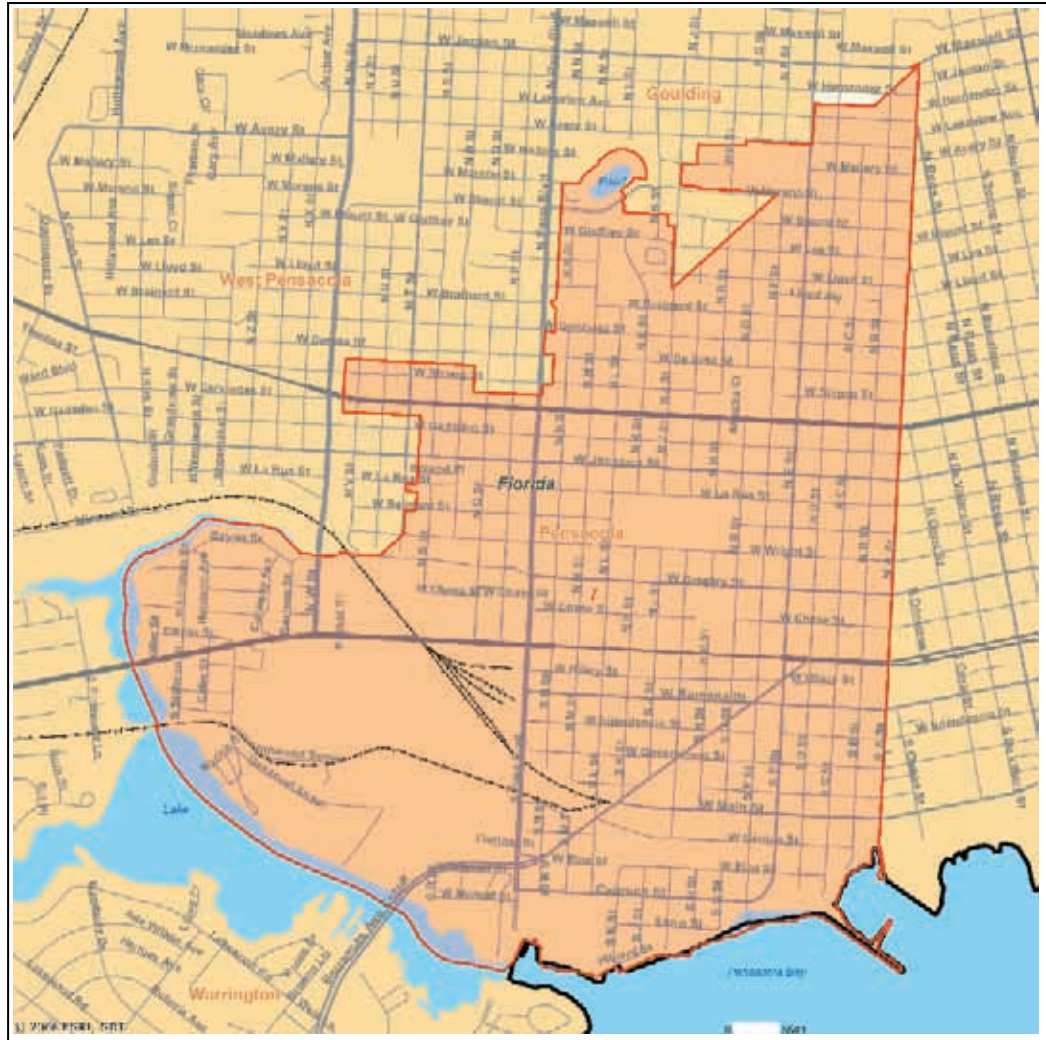
APPENDIX D

DEMOGRAPHICS

PREPARED BY THE UNIVERSITY OF WEST FLORIDA,
HAAS CENTER OF BUSINESS RESEARCH AND
ECONOMIC DEVELOPMENT

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

7
Site Map
Prepared by Haas Center Research Staff
October 2, 2006



FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS



Market Profile
Prepared by Haas Center Research Staff

7

Shape: 1

	2000 Total Population	7,523
	2000 Group Quarters	121
	2006 Total Population	7,196
	2011 Total Population	7,286
	2006 - 2011 Annual Rate	0.25%
	2000 Households	3,007
	2000 Average Household Size	2.46
	2006 Households	2,909
	2006 Average Household Size	2.43
	2011 Households	2,967
	2011 Average Household Size	2.41
	2006 - 2011 Annual Rate	0.4%
	2000 Families	1,824
	2000 Average Family Size	3.14
	2006 Families	1,701
	2006 Average Family Size	3.17
	2011 Families	1,691
	2011 Average Family Size	3.18
	2006 - 2011 Annual Rate	-0.12%
	2000 Housing Units	3,449
	Owner Occupied Housing Units	43.5%
	Renter Occupied Housing Units	43.1%
	Vacant Housing Units	13.4%
	2006 Housing Units	3,314
	Owner Occupied Housing Units	46.7%
	Renter Occupied Housing Units	41.1%
	Vacant Housing Units	12.2%
	2011 Housing Units	3,360
	Owner Occupied Housing Units	47.6%
	Renter Occupied Housing Units	40.7%
	Vacant Housing Units	11.7%
	Median Household Income	
	2000	\$20,295
	2006	\$23,770
	2011	\$26,374
	Median Home Value	
	2000	\$48,262
	2006	\$89,658
	2011	\$107,135
	Per Capita Income	
	2000	\$12,783
	2006	\$14,924
	2011	\$17,293
	Median Age	
	2000	36.1
	2006	37.4
	2011	38.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS



Market Profile
Prepared by Haas Center Research Staff

7

Shape: 1

2000 Households by Income		
Household Income Base		2,951
< \$15,000		40.2%
\$15,000 - \$24,999		19.1%
\$25,000 - \$34,999		12.4%
\$35,000 - \$49,999		12.6%
\$50,000 - \$74,999		9.9%
\$75,000 - \$99,999		2.3%
\$100,000 - \$149,999		2.2%
\$150,000 - \$199,999		0.3%
\$200,000+		0.9%
Average Household Income		\$30,864
2006 Households by Income		
Household Income Base		2,908
< \$15,000		33.7%
\$15,000 - \$24,999		17.9%
\$25,000 - \$34,999		14.7%
\$35,000 - \$49,999		13.3%
\$50,000 - \$74,999		11.2%
\$75,000 - \$99,999		4.5%
\$100,000 - \$149,999		2.4%
\$150,000 - \$199,999		1.2%
\$200,000+		1.1%
Average Household Income		\$35,817
2011 Households by Income		
Household Income Base		2,968
< \$15,000		30.0%
\$15,000 - \$24,999		17.6%
\$25,000 - \$34,999		14.1%
\$35,000 - \$49,999		13.0%
\$50,000 - \$74,999		13.4%
\$75,000 - \$99,999		5.1%
\$100,000 - \$149,999		3.8%
\$150,000 - \$199,999		1.3%
\$200,000+		1.7%
Average Household Income		\$41,180
2000 Owner Occupied HUs by Value		
Total		1,510
<\$50,000		53.2%
\$50,000 - 99,999		36.2%
\$100,000 - 149,999		4.1%
\$150,000 - 199,999		3.0%
\$200,000 - \$299,999		1.8%
\$300,000 - 499,999		1.4%
\$500,000 - 999,999		0.3%
\$1,000,000+		0.0%
Average Home Value		\$65,656
2000 Specified Renter Occupied HUs by Contract Rent		
Total		1,466
With Cash Rent		93.5%
No Cash Rent		6.5%
Median Rent		\$316
Average Rent		\$309

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS



Market Profile
Prepared by Haas Center Research Staff

7

Shape: 1

2000 Population by Age		
Total		7,522
0 - 4		7.2%
5 - 9		8.5%
10 - 14		8.2%
15 - 19		7.4%
20 - 24		5.8%
25 - 34		11.4%
35 - 44		14.7%
45 - 54		12.0%
55 - 64		8.3%
65 - 74		7.8%
75 - 84		6.5%
85+		2.3%
18+		71.5%
2006 Population by Age		
Total		7,198
0 - 4		7.4%
5 - 9		6.5%
10 - 14		7.8%
15 - 19		7.3%
20 - 24		7.2%
25 - 34		11.5%
35 - 44		12.0%
45 - 54		14.5%
55 - 64		10.1%
65 - 74		7.0%
75 - 84		6.1%
85+		2.7%
18+		73.8%
2011 Population by Age		
Total		7,287
0 - 4		7.3%
5 - 9		6.6%
10 - 14		6.1%
15 - 19		7.0%
20 - 24		7.4%
25 - 34		12.1%
35 - 44		10.3%
45 - 54		14.8%
55 - 64		12.4%
65 - 74		7.1%
75 - 84		5.8%
85+		3.1%
18+		75.7%
2000 Population by Sex		
Males		46.1%
Females		53.9%
2006 Population by Sex		
Males		46.4%
Females		53.6%
2011 Population by Sex		
Males		46.6%
Females		53.4%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS



Market Profile

Prepared by Haas Center Research Staff

7

Shape: 1



2000 Population by Race/Ethnicity

Total	7,523
White Alone	30.1%
Black Alone	64.6%
American Indian Alone	0.6%
Asian or Pacific Islander Alone	2.1%
Some Other Race Alone	0.8%
Two or More Races	1.8%
Hispanic Origin	1.8%
Diversity Index	51.0

2006 Population by Race/Ethnicity

Total	7,196
White Alone	25.6%
Black Alone	68.8%
American Indian Alone	0.6%
Asian or Pacific Islander Alone	2.4%
Some Other Race Alone	0.8%
Two or More Races	1.8%
Hispanic Origin	2.1%
Diversity Index	48.3

2011 Population by Race/Ethnicity

Total	7,285
White Alone	22.6%
Black Alone	71.5%
American Indian Alone	0.6%
Asian or Pacific Islander Alone	2.6%
Some Other Race Alone	0.9%
Two or More Races	1.8%
Hispanic Origin	2.4%
Diversity Index	46.3



2000 Population 3+ by School Enrollment

Total	7,172
Enrolled in Nursery/Preschool	3.1%
Enrolled in Kindergarten	1.1%
Enrolled in Grade 1-8	15.6%
Enrolled in Grade 9-12	6.9%
Enrolled in College	2.9%
Enrolled in Grad/Prof School	0.3%
Not Enrolled in School	70.1%

2000 Population 25+ by Educational Attainment

Total	4,593
Less than 9th Grade	11.7%
9th - 12th Grade, No Diploma	22.6%
High School Graduate	30.6%
Some College, No Degree	19.1%
Associate Degree	5.7%
Bachelor's Degree	6.5%
Master's/Prof/Doctorate Degree	3.9%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS



Market Profile

Prepared by Haas Center Research Staff

7

Shape: 1



2000 Population 15+ by Sex and Marital Status

Total	5,617
Females	55.0%
Never Married	17.3%
Married, not Separated	16.1%
Married, Separated	4.1%
Widowed	8.3%
Divorced	9.1%
Males	45.0%
Never Married	18.7%
Married, not Separated	15.7%
Married, Separated	1.4%
Widowed	2.2%
Divorced	7.1%



2000 Population 16+ by Employment Status

Total	5,469
In Labor Force	51.2%
Civilian Employed	45.9%
Civilian Unemployed	4.9%
In Armed Forces	0.3%
Not in Labor Force	48.8%

2006 Civilian Population 16+ in Labor Force

Civilian Employed	91.6%
Civilian Unemployed	8.4%

2011 Civilian Population 16+ in Labor Force

Civilian Employed	92.7%
Civilian Unemployed	7.3%

2000 Females 16+ by Employment Status and Age of Children

Total	3,036
Own Children < 6 Only	7.2%
Employed/in Armed Forces	2.8%
Unemployed	0.6%
Not in Labor Force	3.9%
Own Children < 6 and 6-17 Only	6.1%
Employed/in Armed Forces	2.7%
Unemployed	0.6%
Not in Labor Force	2.8%
Own Children 6-17 Only	17.9%
Employed/in Armed Forces	10.2%
Unemployed	0.2%
Not in Labor Force	7.4%
No Own Children < 18	68.9%
Employed/in Armed Forces	25.9%
Unemployed	2.7%
Not in Labor Force	40.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006.

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS



Market Profile

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Shape: 1



2006 Employed Population 16+ by Industry

Total	2,742
Agriculture/Mining	1.8%
Construction	11.1%
Manufacturing	4.9%
Wholesale Trade	2.0%
Retail Trade	10.6%
Transportation/Utilities	4.7%
Information	2.8%
Finance/Insurance/Real Estate	2.7%
Services	54.0%
Public Administration	5.4%

2006 Employed Population 16+ by Occupation

Total	2,740
White Collar	38.3%
Management/Business/Financial	6.8%
Professional	11.6%
Sales	9.1%
Administrative Support	10.8%
Services	33.5%
Blue Collar	28.2%
Farming/Forestry/Fishing	1.1%
Construction/Extraction	9.3%
Installation/Maintenance/Repair	3.8%
Production	6.4%
Transportation/Material Moving	7.6%



2000 Workers 16+ by Means of Transportation to Work

Total	2,465
Drove Alone - Car, Truck, or Van	66.7%
Carpooled - Car, Truck, or Van	14.8%
Public Transportation	8.4%
Walked	2.2%
Other Means	3.0%
Worked at Home	4.9%

2000 Workers 16+ by Travel Time to Work

Total	2,466
Did Not Work at Home	95.1%
Less than 5 minutes	4.3%
5 to 9 minutes	10.4%
10 to 19 minutes	38.6%
20 to 24 minutes	14.8%
25 to 34 minutes	16.2%
35 to 44 minutes	2.4%
45 to 59 minutes	2.9%
60 to 89 minutes	2.8%
90 or more minutes	2.6%
Worked at Home	4.9%
Average Travel Time to Work (in min)	21.9

2000 Households by Vehicles Available

Total	2,979
None	22.3%
1	45.0%
2	24.5%
3	6.3%
4	1.7%
5+	0.2%
Average Number of Vehicles Available	1.2

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS



Market Profile

Prepared by Haas Center Research Staff

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Shape: 1



2000 Households by Type

Total	3,007
Family Households	60.7%
Married-couple Family	25.0%
With Related Children	10.0%
Other Family (No Spouse)	35.7%
With Related Children	23.4%
Nonfamily Households	39.3%
Householder Living Alone	32.6%
Householder Not Living Alone	6.7%
Households with Related Children	33.5%
Households with Persons 65+	30.4%

2000 Households by Size

Total	3,007
1 Person Household	32.6%
2 Person Household	29.8%
3 Person Household	17.8%
4 Person Household	9.2%
5 Person Household	5.7%
6 Person Household	2.9%
7+ Person Household	2.1%

2000 Households by Year Householder Moved In

Total	2,979
Moved in 1999 to March 2000	19.6%
Moved in 1995 to 1998	28.8%
Moved in 1990 to 1994	14.4%
Moved in 1980 to 1989	12.6%
Moved in 1970 to 1979	7.1%
Moved in 1969 or Earlier	17.5%
Median Year Householder Moved In	1994



2000 Housing Units by Units in Structure

Total	3,445
1, Detached	71.0%
1, Attached	2.1%
2	11.7%
3 or 4	4.6%
5 to 9	4.2%
10 to 19	1.7%
20+	3.3%
Mobile Home	1.2%
Other	0.2%

2000 Housing Units by Year Structure Built

Total	3,422
1999 to March 2000	0.6%
1995 to 1998	2.7%
1990 to 1994	1.7%
1980 to 1989	5.6%
1970 to 1979	6.9%
1969 or Earlier	82.5%
Median Year Structure Built	1951

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS



Market Profile

Prepared by Haas Center Research Staff

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Shape: 1

Top 3 Tapestry Segments

1.	Simple Living
2.	City Commons
3.	Home Town



2006 Consumer Spending shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$3,149,169
Average Spent	\$1,082.56
Spending Potential Index	40
Computers & Accessories: Total \$	\$382,320
Average Spent	\$131.43
Spending Potential Index	51
Education: Total \$	\$1,855,179
Average Spent	\$637.74
Spending Potential Index	56
Entertainment/Recreation: Total \$	\$4,743,385
Average Spent	\$1,630.59
Spending Potential Index	49
Food at Home: Total \$	\$7,851,383
Average Spent	\$2,699.00
Spending Potential Index	55
Food Away from Home: Total \$	\$5,252,852
Average Spent	\$1,805.72
Spending Potential Index	54
Health Care: Total \$	\$5,791,843
Average Spent	\$1,991.01
Spending Potential Index	54
HH Furnishings & Equipment: Total \$	\$2,708,377
Average Spent	\$931.03
Spending Potential Index	42
Investments: Total \$	\$6,032,150
Average Spent	\$2,073.62
Spending Potential Index	44
Retail Goods: Total \$	\$37,492,766
Average Spent	\$12,888.54
Spending Potential Index	49
Shelter: Total \$	\$20,758,012
Average Spent	\$7,135.79
Spending Potential Index	50
TV/Video/Sound Equipment: Total \$	\$1,768,199
Average Spent	\$607.84
Spending Potential Index	56
Travel: Total \$	\$2,544,578
Average Spent	\$874.73
Spending Potential Index	49
Vehicle Maintenance & Repairs: Total \$	\$1,587,321
Average Spent	\$545.66
Spending Potential Index	51

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Expenditure data are derived from the 2001, 2002 and 2003 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2006 and 2011.

APPENDIX E
OWNERSHIP DATA

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

PARCEL_NUM	NAME1	NAME2	NAME3	NAME4	NAMES	ZIPCODE
00-US-00-9060-01-1073	STOKES RAYMOND JR & KAREN M	& STOKES MONELL	7417 VIVER NELL LN	PENSACOLA FL		32526
00-US-00-9060-01-1060	SMITH VINCENT L LIFE EST &	SMITH LEOLA LIFE EST &	SMITH MICHAEL A	1260 NORTH F ST	PENSACOLA FL	32501
00-US-00-9060-070-0111	LONDON ET AL	LETT KATIE RUTH	BENNETT LILLIE F	6068 TOULOUSE DR	PENSACOLA FL	32505
00-US-00-9060-180-149	HARRIS RONALD D & MERCEDES	ELISA PICARDI TRUSTEES	FOR RONALD D HARRIS TRUST	707 N PACE BLVD	PENSACOLA FL	32505
00-US-00-9060-073-001	SMITH GRACIE LIFE EST	SMITH HARRY D	HOUSTON RUDIE	301 NORTH A ST	PENSACOLA FL	32501
00-US-00-9060-072-001	KING BURNETTE L & MARCELLA	TRUSTEES OF THE KING LES &	MARCELLA TRUST	9339 SCENIC HWY	PENSACOLA FL	32514
00-US-00-9060-060-069	THURMAN WILLIE W SR &	THURMAN LEANDER H &	RICH JAPHETH W	1218 W GADSDEN ST	PENSACOLA FL	32501
00-US-00-9060-010-024	WILLIAMS GEORGIA MAE POWELL	& THOMAS MARY ELIZABETH &	HESTER BENJAMIN EST OF	1610 E HAYES ST	PENSACOLA FL	32503-4158
00-US-00-9060-180-021	BLANKENSHIP ROOSEVELT &	MATTIE LIFE EST	AVERHART SAM ESTATE OF	706 W LA RUA ST	PENSACOLA FL	32501
00-US-00-9060-180-021	GIBSON SALLY L WYNNDER &	WYNDER CARL &	WYNDER HERBERT	1011 NORTH C ST	PENSACOLA FL	32501
00-US-00-9060-008-015	PEAGLER MAMIE &	LEWIS CELESTINE V &	LOTT HELEN	2891 N 13TH AVE	PENSACOLA FL	32503
00-US-00-9060-014-004	THOMAS T J &	THOMAS CARRIE &	THOMAS TATYANA	8520 MACK ST	PENSACOLA FL	32514
00-US-00-9060-001-025	BROWN TONNYNA & BROOKS	LAMARDA & GILBERT MARLETTE	7725 DEBAUBIAN	ORLANDO FL		32835
00-US-00-9060-004-037	HARLEY LUKE & MARY C EST OF	CO 69 ATTUCKS CT	FOUNTAIN	LETT KATIE RUTH 1/6 INT	PENSACOLA FL	32501
00-US-00-9060-008-002	BROWN WILLITA 1/6 INT	BROWN WILLITA GON OF	HAYNES BEN 3/6 INT	1215 NORTH C ST	PENSACOLA FL	32501
00-US-00-9060-070-001	CUNNINGHAM OLIVET D &	PITTS MARGARET V &	THOMAS ALFREDA V	LOS ANGELES CA		90043-4225
00-US-00-9060-022-005	GRAY WILLIE AND VALIE	CO 714 W LA RUA	WENDY LEWIS	PENSACOLA FL		32501
00-US-00-9060-070-021	THOMPSON BAMA F &	HICKS CHARLES E &	JONES JAMES P 1/6 INT	PENSACOLA FL		32501
00-US-00-9060-073-075	SNOW HERBERT J &	ROCKS CHARLES J &	TURNAGE CRYSTAL	1109 W WRIGHT ST	PENSACOLA FL	32501
00-US-00-9060-024-105	DUDLEY MABLE &	FRANCIS JEWEL SNOW &	BROOKS JOHN D	708 W GREGORY ST	PENSACOLA FL	32501
00-US-00-9060-077-105	OLSEN RUBY M &	CELESTINE JAMES A JR &	MARY R	1970 WROMANA ST	PENSACOLA FL	32501
00-US-00-9060-008-084	EDWARDS MARY MERCEDES 1/5 &	LEWIS ALLEAN K &	OLSEN CAROLYN	319 SOUTH L ST	PENSACOLA FL	32501
00-US-00-9060-001-120	BORRAS CHARLOTTE 1/3 INT	ROBINSON CLYDE A EST OF 1/5	GAMBLE BRITANIE D	1910 W GOVERNMENT ST	PENSACOLA FL	32501
00-US-00-9060-071-113	HATCHER JOHN T SR LIFE EST	YOUNG MARGARET M 1/3 INT	LEONARD MARY 1/3 INT	1007 W GOVERNMENT FL	PENSACOLA FL	32501
00-US-00-9060-060-041	WATKINS BURL B & MERRELL	DIANE	JORDAN LUCRETIA EST OF	1109 WINTENDENCIA ST	PENSACOLA FL	32501
00-US-00-9060-023-069	HENDERSON RUTH M	WILLIAMS DERRICK A	WILLIAMS YOLANDER	1111 WHEELMONT ST	PENSACOLA FL	32501
00-US-00-9060-008-118	STUBBS JEANNETT &	& PAYNE JOHN P &	STAFFORD RUTH A TRUST	P O BOX 1622	PENSACOLA FL	32501
00-US-00-9060-006-061	CARTER WILLIE SR LIFE EST &	RICH VIRGINIA &	BENNETT LAURELA	422 N BAYLEN ST	PENSACOLA FL	32501
00-US-00-9060-003-042	THOMAS WILLIE JEAN EST OF	DEXTER GEORGE &	JOHNSON DELORES &	750 HERRINGTON ST	PENSACOLA FL	32501
00-US-00-9060-030-066	MONTGOMERY KERN TENZIE &	MONTGOMERY CURTIS C II &	CURRY JULON A MONTGOMERY	19 NORTH ST	PENSACOLA FL	32501
00-US-00-9060-170-059	WILLIAMS ARTHUR L LIFE EST	WILLIAMS ROSALYN &	WILLIAMS RHONDA	108 PINEDA AVE	PENSACOLA FL	32503
00-US-00-9060-001-129	ATWOOD MARILYN &	ATWOOD MARTHA &	WOODFORD JR &	408 PINEDA AVE	PENSACOLA FL	32501
00-US-00-9060-200-013	BORRAS CHARLOTTE 1/3 INT	YOUNG MARGARET M 1/3 INT	LEONARD MARY 1/3 INT	DAILEY CARLOS	1918 W GONVALEZ ST	32501
00-US-00-9060-071-195	BIBBS ESSOLA LIFE EST	VOELKER ROSEMARIE B &	HERSON WARRENT L TRUSTEE FOR	7227 WYART RD	PENSACOLA FL	32526
00-US-00-9060-023-077	RENNETT MARIO & BENNETT	HUDSON LEONARD & PATSY	1414 W JACKSON ST	109 WINTENDENCIA ST	PENSACOLA FL	32501
00-US-00-9060-005-078	BENNETT MARIO & BENNETT	DELAHUSAGE DWAN 1/6 INT	MANUEL ALFRED 1/6 INT	400 N SUNSET BLVD	PENSACOLA FL	32501
00-US-00-9060-003-063	BITTLE BETTIE F &	DAVID & BENNETT THEODORE	516 NORTH ST	213 NORTH B ST	PENSACOLA FL	32501
00-US-00-9060-071-1463	FLYNN WILLIAM K & HAZEL	LIFE ESTATE &	11 NORTH DONNA MARIE	PENSACOLA FL		32501
00-US-00-9060-019-092	FLYNN JOHN & LUCY	SMITH TRUSTEES FOR	SOLES FREDERICK	104 NORTH G ST	PENSACOLA FL	32501
00-US-00-9060-071-093	FLYNN JOHN & LUCY	SMITH TRUSTEES FOR	SOLES FREDERICK	CO 1013 NORTH H AVE	PENSACOLA FL	32501
00-US-00-9060-110-044	WATERS SCOTLAND LIFE EST	YOUNG MAUREEN M WATERS &	WATSON MARGARET O	104 NORTH G ST	PENSACOLA FL	32501
00-US-00-9060-123-068	BRADSHAW NEDDA C	PARTRIDGE DOLLY C		CO 1013 NORTH H AVE	PENSACOLA FL	32501

Source: Escambia County Property Appraiser GIS Database (2006)

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

00-US-00-9060-110-124	CARTER WILLIE SR LIFE EST &	CARTER DONNIE E &	MARSHA ANN	19 NORTH E ST	PENSACOLA FL	32501
00-US-00-9060-040-093	GOODALE HATTI LIFE EST &	MONDELLO SCOT A & MONDELLO	GEORGINA	19 AND D	PENSACOLA FL	32505
00-US-00-9060-014-029	PRESTON PAUL & LANA L	WENDEL TORRE	GEORGINA	PENSACOLA FL		32501
00-US-00-9060-007-056	SUTTINGER LANA L	WENDEL TORRE	GEORGINA	PENSACOLA FL		32501
00-US-00-9060-013-113	BELLAMY LARRY M & LAMARIE	SKULLION ROBERT E II &	SUTTINGER MICHAEL A	PENSACOLA FL		32501
00-US-00-9060-021-039	CARROLL CAROL W 1/24 INT &	WILLIAMS DONALD L 1/8 &	MARIA W	6924 CEDAR TOWN RD	PENSACOLA FL	32577
00-US-00-9060-200-019	GAMLIN DESSIE MAE LIFE EST	RENEGE DANIEL L &	PHILLIPS MESTER ZOYA	3215 COPPER RIDGE CIR	CANTONMENT FL	32533
00-US-00-9060-014-119	PRESELY GANN &	STEPHENS DANIEL T &	STEPHENS WALTON D	32150 HALCYON ST	PENSACOLA FL	32501
00-US-00-9060-013-013	LAWRENCE RICHARD F JR &	CHRISTINE C &	SHUPFORD ELOISE V	12140 HALLVIEW DR	PENSACOLA FL	32501
00-US-00-9060-020-093	SMITH SHARON F &	BURLESON LANA C	BRIND FRANKIE A	14032 WALTERVIEW DR	PENSACOLA FL	32503
00-US-00-9060-020-092	NGO MAI THI	DOAN HUNG THI	DOAN THUY	1935 W ROMANA ST	PENSACOLA FL	32501
00-US-00-9060-005-036	CONNOR ESTELLE 4/6 INT	KIRBY BETTY JEAN 1/6 INT	& KYLE GLORIA 1/6 INT	17 NORTH C ST	PENSACOLA FL	32501
00-US-00-9060-010-089	CHOMARTIE VELMA LEE FOR THE	LIFE OF MCCORD REBECCA LIFE	EST BENJAMIN MICHELLE	NEW ORLEANS LA	PENSACOLA FL	70178
00-US-00-9060-011-011	TURNER VIRGIL LIFE EST	TURNER TONIA WYETTE	TURNER VIRGIL G JR	1116 NORTH J ST	PENSACOLA FL	32501
00-US-00-9060-011-030	BROWN WILLITA &	LETT KATIE RUTH &	HAYNES CHARLES D	1200 NORTH C ST	PENSACOLA FL	32501
00-US-00-9060-260-036	STANTON LEE F LIFE EST	ARNEY ALPONSO & BETTY J	310 E GAN DR	1215 NORTH C ST	PENSACOLA FL	32501
00-US-00-9060-010-049	CARTER WILLIE SR LIFE EST	RANDALSON TANIA R &	JOHNSON EVAN L	CRESTVIEW FL		32516
00-US-00-9060-050-003	BARNES BEVERLY S &	ELLIS H VICTOR &	WYNN SANDRA S	PO BOX 4586	PENSACOLA FL	32507
00-US-00-9060-180-128	ALEXANDER MARY A LIFE EST &	HARRIS JOHN D 41/6 &	WYNN SANDRA S	CO 316 N WITT	CANTONMENT FL	32533
00-US-00-9060-004-019	MORTGAGE ELECTRONIC	ALEXANDER THOMAS III EST OF	& SHAW GWENDOLYN SIMMONS	3150 BELLE CHRISTIANE DR	PENSACOLA FL	32503
00-US-00-9060-007-116	EULTON LORRAINE LIFE EST	MCINTYRE EMMA LIFE EST	CARSON TONY P EST OF	170 ARLINGTON RD	WEST PALM BEACH FL	33405
00-US-00-9060-020-076	ALEXANDER ELIZABETH	FOR BICARR JOHN S &	AND THEIR CHILDREN	2977 COURT AND ST	DETROIT MI	48206
00-US-00-9060-010-140	NICKEL SENEGIC J TRUSTEE	BLANKENSHIP GIM & FIRNAH	CERONE JACK & KAY A	HARRIE HOWARD	PENSACOLA FL	32501
00-US-00-9060-020-120	WATERS ROMEIDA EARLEAN LIFE	CHARLEY LINDA F HALE &	RILEY CYNTHIA	ALSTIN AURAB	PENSACOLA FL	32501
00-US-00-9060-010-044	HEARST RONALD E JR 1/3 INT	HEARST CHRISTIAN 1/3 INT &	HEARST KENNETH 1/3 INT	17 W CEDAR ST SUITE 3	PENSACOLA FL	32501
00-US-00-9060-110-020	JOHNSON THERESA RAVALDSON	LIFE EST RAVALDSON TANIA R	OWENS PAULETTE B	ST LOUIS MO		63107
00-US-00-9060-001-184	BRYANT MILLARD O & MARY K &	KNIGHT DEBORAH E &	LIVINGSTON JENNIE C	PENSACOLA FL		32506
00-US-00-9060-014-102	LIVINGSTON DAN L			P O BOX 12314	PENSACOLA FL	32581

Source: Escambia County Property Appraiser GIS Database (2006)

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

PARCEL_NUM	NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	ZIP CODE
00-05-00-9600-280-074	HARRIS JOEL R 1/10 INT &	HARRIS CALVIN R 1/10 INT &	CHAVIS DELORIS 1/10 INT &	HARRIS DENNIS JR 1/10 INT &	1150 W LEE ST	PENSACOLA FL	32501
00-05-00-9600-001-050	DONALDSON BEVERLY ANN &	LETT MARGARET & HARTLEY	MIRIAM & WADE GLORIA	1775 N SPRING ST	PENSACOLA FL		32501
00-05-00-9600-001-050	GUILLEY MARY ELLEN 1/9 INT	HILL MAURICE 1/9 INT	JOHNSON ISADORA 1/9 INT	HILL LAFAYE 1/9 INT	417 HAWCOCK LN	PENSACOLA FL	32503
00-05-00-9600-001-092	WATTS SAPHRONIA 5/10 &	GOODMAN CAROLYN 1/10 &	WILLIAMS KATIE E	SIMS YVETTE 1/10 &	802 WOODLAND HEIGHTS	PENSACOLA FL	32503
00-05-00-9600-021-160	MCNEILL LOLA MAE LIFE EST	MCNEIL CLEMENT W	BURKE MARY E	TORRANCE DORIS J	707 NORTH P ST	PENSACOLA FL	32505
00-05-00-9600-080-022	NIX JAMES R LIFE EST &	DAVIS LUMMIE & ROBERT &	HILL DAVID 1/8 INT	JACKSON TROY & SHERYL &	1215 W WRIGHT ST	PENSACOLA FL	32501
00-05-00-9600-011-087	MONROE CORINE 1/8 INT	HILL MATTHEW 1/8 INT	JACKSON NATHANIEL JR MILLER	RODNEY MILLER JAYNA L	1507 W DE SOTO ST	PENSACOLA FL	32501
00-05-00-9600-012-019	EDWARDS IZORA UNDERWOOD	MCCASKILL LARRY 1/6	MCCASKILL LARRY 1/6	RODNEY MILLER JAYNA L	610 HORSBAMANS PATH	CANTONMENT FL	32503
00-05-00-9600-065-044	WOODS IRENE &	WOODS EARL A JR &	WOODS EARL A JR &	MOORE SAREPHINE	1318 W LARUA ST	PENSACOLA FL	32501
00-05-00-9600-142-022	ELLIS LOLA M & BLANKENSHIP	LEROT & LAWRENCE & DAVID &	ROBERT M & RICHARD GRACIE &	LOCKHEAR LILLIE B &	1177 E LLOYD ST APT 203	PENSACOLA FL	32503
00-05-00-9600-011-078	SEAY RAYMOND L & HERMAN C	RYE E JANICE 1/4 INT &	JOHN W & TIMOTHY L &	LAWRENCE KATHY &	900 W LINDEN ST	ENSLEY SC	29642
00-05-00-9600-021-090	RUFFIN BARBARA 1/4 INT	JOHNSON JOYCE COWHAM 1/7	REHBERG CAROLYN 1/7	COWHAM ARTHUR II 1/7	900 W LINDEN ST	PENSACOLA FL	32501
00-05-00-9600-025-014	FANT EVELYN A & SPELLMAN	MARGARET & ROBINSON VELMA &	LEWIS JOE A & WILLIAM H	CO 5251 SPRINGHILL DR	900 W LINDEN ST	PENSACOLA FL	32501
00-05-00-9600-002-069	BRADLEY GEORGE J	JONES JUDITH J 3/96 INT	HAMILTON MAXINE J 3/96 INT	JACKSON JESSE 3/96 INT	213 SOUTH A ST	PENSACOLA FL	32503
00-05-00-9600-024-116	BRADLEY GEORGE J	HICKS THOMAS A	HICKS RUSSELL T	QUARRELS R & QUARRELS C	18372 SUMMERFIELD DR	DALLAS TX	75207
00-05-00-9600-010-040	CARRUTH JAMES W JR &	MILLER D & WASHINGTON B &	QUARRELS R & QUARRELS C	QUARRELS R & QUARRELS C	18372 SUMMERFIELD DR	PENSACOLA FL	32503
00-05-00-9600-026-052	DALE JOHN L &	DALE RONALD W &	HERRON MARY L &	DALEY CARLOS	334 WOODBINE DR	PENSACOLA FL	32503
00-05-00-9600-005-023	HILL BRENDA H & ELLIOTT	TRUSTEES FOR THE RACINE	DALE CHARLES E &	1014 W LLOYD ST	PENSACOLA FL		32501
00-05-00-9600-011-129	ATWOOD MARILYN &	LUTHERAN SERVICES FLORIDA	FAMILY TRUST	1473 EL MONTE DR	THOUSAND OAKS CA		91362
00-05-00-9600-003-088	LEWIS JOHNNIE L &	MARCIA G & HUMPHREY'S GEORGE	FOR GLORIA LINDSA	815 W MORENO ST	PENSACOLA FL		32501
00-05-00-9600-043-022	CUSHON PHILLIP TRUSTEE FOR	LEWIS BRUCE D &	ATWOOD FORREST JR &	SR & HUMPHREY'S MARK A SR	534 S 1ST ST	PENSACOLA FL	32507
00-05-00-9600-003-094	HERRON MARY L &	BROOKS L C & ROBERSON T &	CUSHON P & C & J	ANKUM FREDA G	1018 NORTH J ST	PENSACOLA FL	32501
00-05-00-9600-024-094	CRICHTON PEGGIE &	HALE SAMMIE JR &	HALE CALVIN &	SARAH CLICK	BRISTOL CT	PENSACOLA FL	06010
00-05-00-9600-110-070	JONES RAYMOND A LIFE EST	WELCH GLENNIS 1/4 JONES	JAMES E 1/4 MATHIS JOYCE	174 SHELTON WILLIE 1/4	17740 113TH PL SE	RENTON WA	98006
00-05-00-9600-010-073	HARRIS WENDELL & DENNIS JR	& EUGENE L & CALVIN R &	JOEL R & ANAVANS A &	GALLARD BESSIE H &	20 SOUTH W ST	PENSACOLA FL	32501
00-05-00-9600-070-077	HILL LISA H &	GRIMES VELMA H &	JACKSON RUBY &	GALLARD BESSIE H &	1340 NORTH H ST	PENSACOLA FL	32501
00-05-00-9600-003-094	ROBINSON EMMA MAE LIFE EST	BRYANT SHIRLEY &	LEWIS BARBARA &	BENNETT RODERICK 2/24 INT	908 NORTH K ST	PENSACOLA FL	32501
00-05-00-9600-022-087	WHITE MARY BENNETT 1/224	BENNETT ODESSA 6/24 INT	BENNETT DAVID 2/24 INT	GONZALEZ MICHAEL O &	4600 MOBILE HWY #6-343	PENSACOLA FL	32506-3508
00-05-00-9600-027-020	GONZALEZ AUGUST E LIFE EST	PARTRIDGE DOLLY C	CASITORNA SALVADOR A JR	MARSHALL JULIE C	1600 W INTENDENCIA ST	PENSACOLA FL	32501
00-05-00-9600-121-132	BOYCE DON E 1/12 W C 3/12	BRADLEY HAROLD B 6/12	RUNYAN CAROLYN B 1/12	COOK EARLINE B 1/12	106 N PINEWOOD LN	PENSACOLA FL	32507
00-05-00-9600-016-101	KILPATRICK AGNES JEAN &	DAVIS LUMMIE & ROBERT &	KILPATRICK KAREN J &	PAULINA SHERA I	3783 GRAFTON RD	ULLIAN AL	36649-4512
00-05-00-9600-001-029	NIX JAMES R LIFE EST &	SMITH NORA 1/5 SMITH PERCY	SR 1/5 SMITH ROY M &	JACKSON TROY & SHERYL &	2080 W INTENDENCIA ST	PENSACOLA FL	32501
00-05-00-9600-070-111	LAIPKIN DEBORAH MAE &	SMITH NORA 1/5 SMITH PERCY	SR 1/5 SMITH ROY M &	JOHNNY & SMITH PARRIS &	1215 W WRIGHT ST	PENSACOLA FL	32501
00-05-00-9600-070-111	KIT TRELLE EMMA	DAVIS LUMMIE & ROBERT &	WALTER J & MILES BERTHA M &	GUILLORY CYNTHIA ELAINE	1307 WINTENDENCIA AVE	PENSACOLA FL	32501
00-05-00-9600-005-145	CARRATO ANTONIO JR &	JEZEK ROSE L &	WALTER J & MILES BERTHA M &	RUBLE DARLENE LAGRATO &	CO 5557 CLIPPER CT	NEWPORT RICHEY FL	34652
00-05-00-9600-020-118	NORTH CATHERINE Y 1/7 INT	HILL AARON L &	SIMS JOSEPH M 1/7 INT	BANKS SHERILYN 1/7 INT	800 W ZARRAGOSSA ST	PENSACOLA FL	32501
00-05-00-9600-003-108	MUSLEY SILVELLA CHESTNUT &	DAVIS LUMMIE & ROBERT &	WALTER J & MILES BERTHA M &	HILL JAMES D &	1621 WINTENDENCIA ST	PENSACOLA FL	32501
00-05-00-9600-060-115	NELSON ROSE MARY &	GOODMAN ANTOINETTE &	DAVIS LUMMIE & ROBERT &	BROWN CHARLES &	907 WINTENDENCIA ST	PENSACOLA FL	32501
00-05-00-9600-019-107	CRICHTON PEGGIE &	HALE SAMMIE JR &	HALE CALVIN &	HALE JOHNNY &	1740 113TH PL SE	RENTON WA	98006
00-05-00-9600-011-007	JAMES LORRAINE & JACKSON	RENEAU & HENDRICKS CREOLA &	HENDRICKS J M & HENDRICKS R	EST OF	1903 W LEE ST	PENSACOLA FL	32501
00-05-00-9600-001-089	HAULER JACQUELYN J 3/96 INT	JONES JUDITH J 3/96 INT	FAMILTON MAXINE J 3/96 INT	TRUST	8498 BULL RUN CT	PENSACOLA FL	32503
00-05-00-9600-005-128	BARNES WILLIAM G & MARIANA	TRUSTEES FOR BARNES FAMILY	TRUST	511 WICHENO ST	PENSACOLA FL		32503
00-05-00-9600-120-068	WRIGHT EDNA J &	JACKSON EUGENIE &	DEES LOUISE &	WILLIAMS FAZEL	108 BELAND RD	PENSACOLA FL	32534

Source: Escambia County Property Appraiser GIS Database (2006)

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

00-05-00-9600-011-051	ESCAMBIA COUNTY	JORDAN GREEN AND	JAMES BRUCE L AND LENA HARDY	223 PALADY PL	PENSACOLA FL		32502
00-05-00-9600-080-044	WEATHERSPOON HENDERSON JR	15 WEATHERSPOON FRANCIS C	15 WEATHERSPOON EDWARD C	15 WEATHERSPOON EDWARD C	1008 NORTH ST	PENSACOLA FL	32501
00-05-00-9600-180-059	MALISANT COL 1/12 INT &	DUMAS JAMES 1/12 INT &	BRADLEY ROSALEE H 1/12 INT	USHER MICHELLE 1/12 INT &	PO BOX 2716	PENSACOLA FL	32519
00-05-00-9600-012-049	CARTER WILLIE SR LIFE EST	CARTER DONNIE E & CARTER	MARSHALL ANN	CO BENNITT	CARTER RAYLUS	CANTONMENT FL	32533
00-05-00-9600-027-052	DALE JOHN L 1/10 INT &	DALE DONALD W 1/10 INT &	STANDERS GERALDINE 1/10 INT	DALE CHARLES E 6/10 INT	1014 W LLOYD ST	PENSACOLA FL	32501
00-05-00-9600-012-043	WHITE MARY BENNETT 1/224	BENNETT ODESSA 6/24 INT	BENNETT DAVID 2/24	BENNETT RODERICK 2/24	4600 MOBILE HWY #6-343	PENSACOLA FL	32506-3508
00-05-00-9600-012-089	GRAHAM JAMES LIFE EST &	GRANT CRISS & SEABROOK	LULA & ZIMMERMAN TINA	SEABROOK & SEABROOK LISA	804 FOYCE ST APT 110	PENSACOLA FL	32503
00-05-00-9600-012-051	DALE JOHN L &	DALE RONALD W &	DALE CHARLES E &	SANDERS GERALDINE &	1014 W LLOYD ST	PENSACOLA FL	32501
00-05-00-9600-050-111	LAIPKIN DEBORAH MAE &	KENNEDY ANN ALURA G	ALLEN PEGGY ANN &	GUILLORY CYNTHIA ELAINE	1307 WINTENDENCIA ST	PENSACOLA FL	32501
00-05-00-9600-005-084	GRACE FREDDIE E	MCINTYRE EMMA LIFE EST	JONES CHARLES L MORTIMER	JAMES & KING GEORGE	1337 5TH AVE	CHARLESTON SC	29407
00-05-00-9600-010-116	BARGE DONNIE LIFE EST	MCINTYRE EMMA LIFE EST	CARSON TONY P EST OF	CO 206 FAIRFAX DR	PENSACOLA FL		32503
00-05-00-9600-010-105	GRANDBERRY SIDNEY L & JAMES	BARGE JIMMIE JR & PATRICK E	& CHRISTOPHER A	900 BROOKVIEW CIR	PENSACOLA FL		32506
00-05-00-9600-021-113	JONES DELLA M & MARTIN	EDWARD F & HOLMAN CONNIE M	& JORDAN DONNIE &	1421 NORTH J ST	PENSACOLA FL		32501
00-05-00-9600-012-030	CRUMPTON ELMA JORDAN LIFE	EST & COMBS DOROTHY L	CRUMPTON & CRUMPTON ISAAC	4657 FORREST AVE	DOVER DE	PENSACOLA FL	19004
00-05-00-9600-022-076	ALEXANDER ELIZABETH	ALEXANDER RONALD E	STILLS JAMES	1408 W GASDEN ST	PENSACOLA FL		32501
00-05-00-9600-160-128	SMITH ROY R HORN KATIE L	LEWIS RUBY P	SMITH RUFUS III	P O BOX 59	MOJING FL		32577
00-05-00-9600-010-109	KIMBROUGH JOHNNY G LIFE EST	HARRISON TERRELL J 1/4	LEWIS DAREN M 1/4	HARDWAY LEA MAVRIZA 1/4	475 NORTH R ST	PENSACOLA FL	32505
00-05-00-9600-004-084	DAVIS WESLEY JR & KAGLER	JEAN G & POWELL SHIRLEY V &	DAVIS CURTIS E & DAVIS	JOANN & DAVIS SHARON L &	1101 NORTH K ST	PENSACOLA FL	32501
00-05-00-9600-140-107	KNIGHT DAVID G 1/6 BAKER	STEWART ANNA LIFE EST	& DAN 3/12 INT EA	KITT BREIDA ELAINE 1/12 INT	1912 W GREGORY ST	PENSACOLA FL	32501
00-05-00-9600-040-115	LAWSON VIOLET MARIE JONES	STEWART ANGELA DENISE JONES	1/6 SEKERMAN JANET 1/6	KNIGHT KAREN MARIE 1/6	1806 PARADISE BAY DR	GULF BREEZE FL	32563

Source: Escambia County Property Appraiser GIS Database (2006)

APPENDIX F

PHOTO INVENTORY

WESTSIDE NEIGHBORHOODS

PREPARED BY THE RMPK GROUP

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

DETERIORATING STRUCTURAL CONDITIONS



FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

DETERIORATING SITE CONDITIONS



FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

VACANT AND BOARDED PROPERTIES



FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

DEFECTIVE OR INADEQUATE STREET CONDITIONS



FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

FAULTY LOT LAYOUT AND INCOMPATIBLE LAND USES



APPENDIX G

AMERICAN CREOSOTE WORKS REMEDIATION INVESTIGATION STUDY AND CONCEPTUAL REUSE PLAN

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

AMERICAN CREOSOTE WORKS
701 S. "J" Street
Pensacola, Florida
County: Escambia
District: Northwest
Site Lead: EPA
Placed on National Priorities List 12/20/82
HWC # 002

Site Description and History

The American Creosote Works is an abandoned 18-acre site located in a moderately dense commercial/residential area of Pensacola. The site is slightly more than one mile southwest of the intersection of Garden and Palafox Streets, a landmark of downtown Pensacola. Pensacola Bay and Bayou Chico are approximately 600 yards south of the site.

American Creosote Works, Inc. (ACW) operated a wood preserving plant from 1902 until December 1981. Up until 1950, creosote was the preservative used in the treatment process. Pentachlorophenol was also used after 1950. Beginning in the 1940's, wastewater generated at the plant was discharged into two onsite, unlined surface impoundments. Prior to about 1970, wastewater in the ponds was allowed to overflow through a spillway and follow a drainage course into Pensacola Bay. In subsequent years, the wastewater was drawn off the ponds whenever pond levels were high and discharged on the plant property. During periods of heavy rainfall and flooding, the wastewater occasionally overflowed the containment dikes onto both onsite and offsite areas.

Threat

Past field and laboratory testing have shown contamination of soils, surface water, sediments and groundwater. Contaminants include a wide range of phenolic compounds and polynuclear aromatic hydrocarbons (PAHs) including pentachlorophenol, phenol, fluoranthene and naphthalene as well as dioxin. Contaminated soils are a potential health threat to the local residents through direct contact. Contaminated groundwater is a potential health threat to local residents using private irrigation wells. Pensacola Bay is threatened by potential discharge of contaminated groundwater.

Response Strategy and Status (July 2006)

Due to the improper disposal activities at the site, the then Florida Department of Environmental Regulation (FDER) enacted enforcement proceedings against ACW. The FDER issued a Notice of Violation in January 1981, and entered into a Consent Order with ACW in March 1981. ACW was unable to meet the requirements of the Consent Order and filed for re-organizational bankruptcy under the provisions of Chapter 11 of the Federal Bankruptcy Code.

An "immediate removal action" was completed by the FDER and the EPA during September and October of 1983. The two onsite impoundments were drained and the hazardous liquids treated

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

American Creosote Works
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by a portable treatment facility. The remaining sludges were stabilized with fly ash and covered with a temporary clay cap. EPA re-sodded and re-seeded the temporary clay cap in 1985. In December 1985, a fence and warning signs were installed by the FDER to restrict access to the site. Periodic fence repairs have been necessary due to vandalism.

The EPA initiated a Remedial Investigation/Feasibility Study (RI/FS) in 1984. The RI report was completed in January 1985, and indicated that contaminated soils and groundwater existed on- and offsite. A draft FS was completed followed by a public meeting in August 1985. The EPA recommended an onsite RCRA landfill to address contaminated soils, sediments and sludges. The EPA also recommended deferring the decision on ground water cleanup until more data were collected. FDER did not concur with the proposed soil remedy, indicating that there was insufficient data and an inadequate evaluation of alternatives to support the remedy selection. The EPA signed a Record of Decision (ROD) in September 1985.

Additional soil, surface water, and ground water samples were collected by EPA in June 1988. A Risk Assessment was completed by an outside contractor for EPA in June 1989 and included the development of soil and sediment cleanup levels. EPA initiated an in-house FS that included an evaluation of thermal treatment technologies. This study raised questions concerning the nature of groundwater contamination and the character of the stabilized sludges.

The EPA determined that the contaminated media at the site could best be addressed as two operable units (OUs): OU 1 addresses surface soils and sediments, and OU 2 addresses the stabilized/capped sludges, soils underlying the cap, and groundwater. After completion of the Amended FS, the EPA recommended bioremediation as the remedial alternative for OU 1. EPA signed a ROD for OU 1 in September 1989, with FDER concurrence.

Treatability studies, a Value Engineering Analysis by the US Army Corps of Engineers (USACE), and OU 1 design work was conducted between October 1989 and July 1991 to confirm that bioremediation would satisfy the OU 1 soil cleanup goals for dioxin and creosote contaminants. The results were inconclusive. An effective treatment train using bioremediation to remediate soils could not be developed.

Additional fieldwork was performed in 1990 and 1993 to obtain the additional data necessary to evaluate possible remedies for OU 2 and assess the risk posed by the contaminated groundwater, sludges, and underlying soils. Groundwater cleanup goals were developed to protect surface water from potential contamination by discharge of groundwater into the bay. The final baseline Risk Assessment and FS for OU 2 were submitted in November 1993.

Following a public meeting, EPA signed the Record of Decision for OU 2 (groundwater cleanup) in February 1994, with FDEP concurrence in July 1994. The remedy for OU 2 includes Phase I – recovery and offsite recycling of dense non-aqueous phase liquids (DNAPLs) followed by Phase II – groundwater recovery and treatment using enhanced bioremediation technologies.

The Remedial Design for Phase I, DNAPL recovery and recycling, was completed in June 1997 and included a field assessment and delineation of the subsurface DNAPL, pilot testing to

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

American Creosote Works
Page 3

determine of the physical characteristics and extractability of the DNAPL, and design of the extraction system. A State Superfund Contract (SSC) between EPA and FDEP was signed in September 1997, which commits the State to a ten percent cost share for DNAPL recovery as part of site cleanup. Onsite construction of the DNAPL recovery system was completed in September 1998. DNAPL recovery and recycling is ongoing. A total of approximately 111,400 gallons of DNAPL have been removed to date.

Concurrent with design and construction of the DNAPL system, the EPA continued to evaluate remedial alternatives to address onsite and offsite contaminated soils, sludges and sediments in surface drainage areas including the Pensacola Yacht Club drainage ditch, the historical drainage course for runoff from the site. The Focused FS for the Pensacola Yacht Club drainage ditch and offsite sampling to delineate dioxin and PAH contamination was completed in 1997.

EPA signed an Amended Record of Decision for OU 1 in May 1999. The OU 1 remedy calls for consolidation of contaminated sludge, soil, and sediment beneath an onsite surface cap. Soils in offsite residential areas and on the Pensacola Yacht Club property that exceed the remedial goals will be excavated and consolidated under the cap. Offsite soil cleanup goals include PAHs and dioxin. The 1 ppb dioxin cleanup goal is an interim cleanup goal until the National Dioxin Reassessment Study is completed and final cleanup criteria can be established.

The USACE, under contract with the EPA, completed a cap design for the OU 1 remedy in May 2002. In August 2002 the City of Pensacola requested that the EPA delay implementation of the OU 1 remedy until the City could perform a redevelopment study of the site and coordinate with the EPA to develop an OU 1 remedy that would be compatible with the future use plans developed. Subsequently, the EPA provided a Superfund Redevelopment Initiative (SRI) grant to the City to aid with this study.

In September 2002, the EPA and FDEP signed a SSC to perform an interim removal of contaminated offsite soils and sediments exceeding the EPA’s current guidance levels. The SSC obligates the State to a 10% cost share for the cleanup costs. These soils and sediments have been temporarily relocated onsite, pending finalization of the OU 1 remedy (see below). Fieldwork on this interim remedy was terminated in November 2003. Work on the Pensacola Yacht Club ditch was postponed when the contractor encountered heavier than expected contamination levels adjacent to the ditch. The EPA and USACE is performing additional sampling to determine what modifications to the ditch cleanup approach are necessary to prevent releases of contaminated water and sediments to Pensacola Bay prior to completing this work. Excavation of contaminated soils in a drainage ditch located to the southeast of the site was determined to be necessary when samples collected in April, October, and November 2003 detected elevated levels of PAHs. Additional sampling will be determined in the future in order to delineate the contamination before remedial action is initiated.

In October 2003, the City of Pensacola adopted a future use plan for the site that includes a number of shops and other small businesses on the north edge of the site and leaves the majority of the site as a “green space” for recreational activities. The EPA, FDEP and USACE are currently evaluating the May 2002 design to determine what changes, if any, will be necessary to

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS

American Creosote Works
Page 4

adapt the cap design to the City’s future use scenario. It was expected that USACE would provide the EPA and FDEP with recommendations for design changes to meet the City’s planned use by the summer of 2004. However, this has been delayed due to the severe hurricane seasons experienced in Florida and other Gulf states in 2004 and 2005, including the direct impact of Hurricane Ivan on Pensacola in 2004. Damage to the site from Ivan was minimal, consisting mainly of an overturned office trailer, damage to the DNAPL treatment building and system components contained in the building and security fence damage. OU 2 DNAPL remediation was delayed due to damage of the treatment system caused by Hurricane Ivan. Now, repairs to the system have been completed and the system is currently in operation. Results of a study performed by the USACE to improve the DNAPL recovery were received in October 2003. Based on the inconclusive results of that study, it was decided that additional groundwater sampling and further DNAPL recovery system evaluation would be required before making a decision. Installation of new monitoring wells, and other investigative studies, including installation and sampling of numerous offsite soil borings are in progress. It is likely that some DNAPL recovery wells will be replaced and/or relocated to optimize the DNAPL recovery.

Schedule

OU 2 Phase I, DNAPL recovery and recycling, will continue through at least 2007. It is likely that the DNAPL Recovery System will be modified, based on the results of the current round of soil and groundwater sampling. In addition, based on the evaluation of this offsite data, further offsite remedial measures may be indicated. Finally, it is expected that recommendations from the USACE for OU 1 design modifications, which will incorporate consideration of future site utilization, will be submitted in mid 2007.

FINDING OF NECESSITY, WESTSIDE NEIGHBORHOODS



Appendix G AMERICAN CREOSOTE WORKS REUSE PLAN



7.0 Recommended Reuse Alternative

Through the public involvement process, a series of alternative conceptual plans were developed. The first set (Concepts 1 through 6) was developed based on the input of the public at the first public meeting. Each of the next four concepts, in turn, was a refinement of previous concepts adding features that the community wanted or deleting those they did not want. The final concept represents an opportunity to meet the most of the original objectives identified by the public and to provide for the redevelopment of the surrounding area.

7.1 Conceptual Design

The recommended conceptual reuse plan represents a compromise between the desire by the community for open space and the desire to establish a commercially viable use of the property. **Figure 7-1** presents the conceptual plan in map view. The conceptual plan will consist primarily of a passive park with a walking path and decorative retention pond. Commercial buildings will be constructed along the south side of Gimble Street facing north. The buildings will be no deeper than 70 feet from the Gimble Street right of way. A parking lot will be constructed on the western portion of the ACW Site where the current wellfield exists to provide parking for park visitors as well as visitors of the commercial space. An educational resource building is also planned for the ACW Site. The following is a point by point description of the recommended conceptual reuse plan.

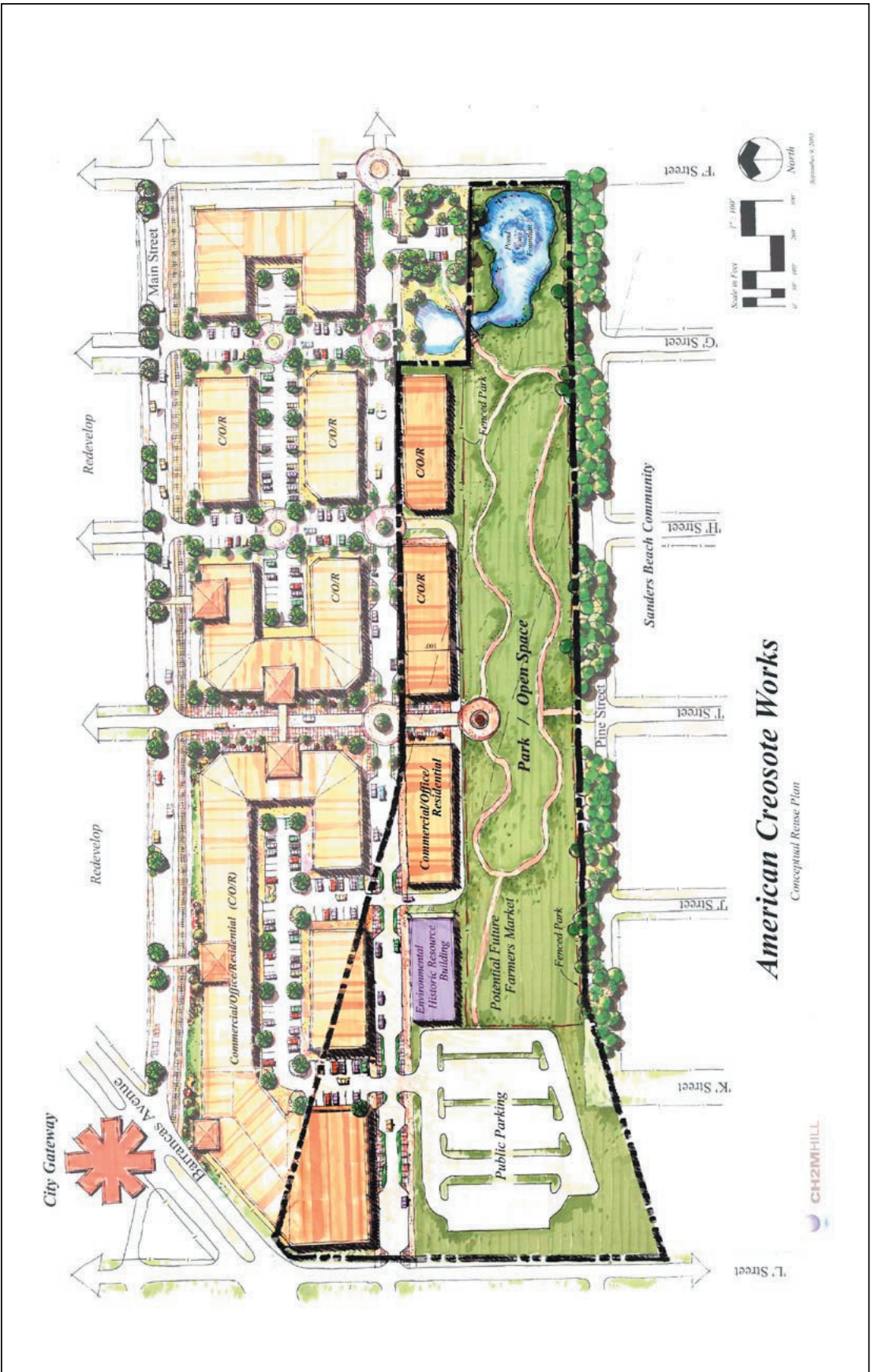


FIGURE 7-1. CONCEPTUAL REUSE PLAN

7.1.1 Passive Park

An open space/park facility will be developed on the ACW Site in the area generally located north of the Pine Street right of way, west of the “K” Street right of way, east of “F” Street and south of the retail/office/service buildings on the south side of Gimble Street. A decorative fence will enclose the park facility and gateways will be developed at key entry points. **Figure 7-2** presents the park location. **Figure 7-3** presents a conceptual view of the western entrance into the park.

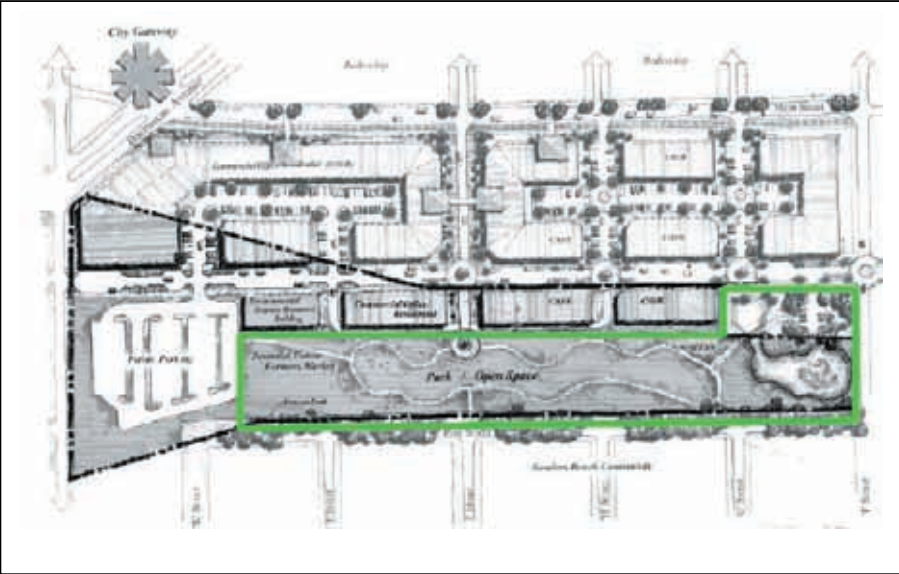


FIGURE 7-2. PASSIVE PARK LOCATION



PASSIVE PARK

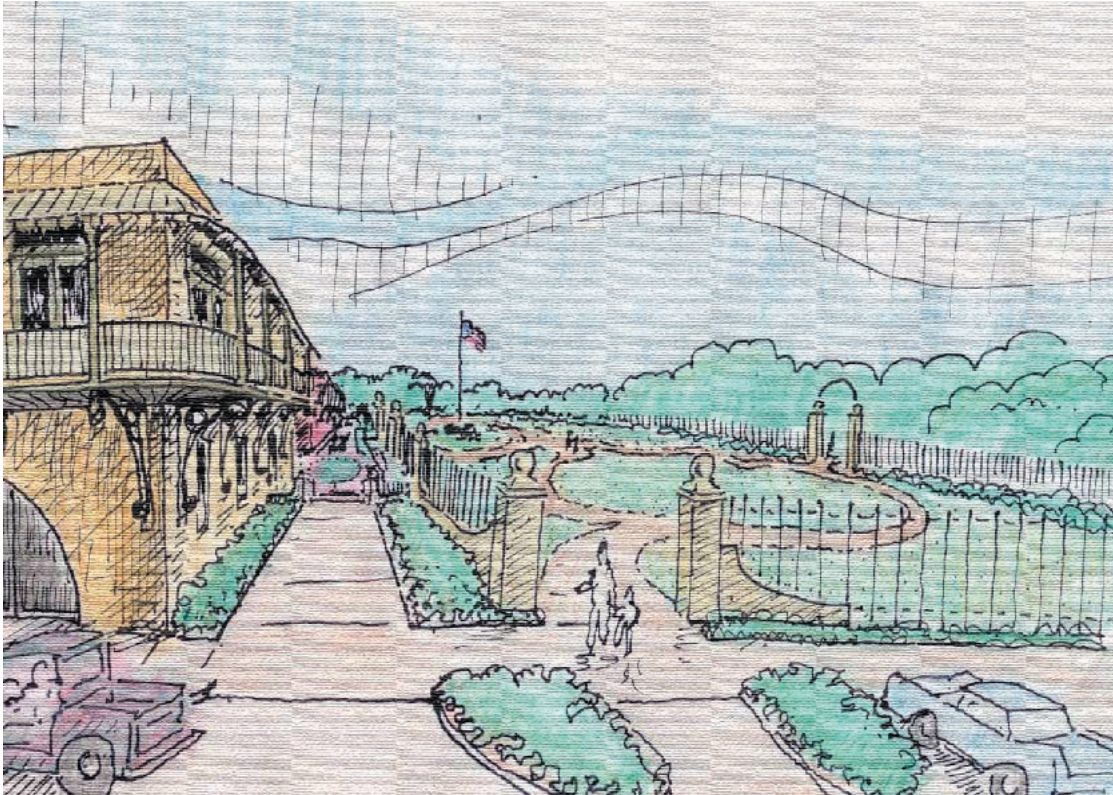


FIGURE 7-3. WEST PARK ENTRANCE

A walking trail will be developed in the park and other facilities suitable for passive recreation may be developed. The sidewalk may include decorative design features to enhance the appearance and provided uniformity throughout the area.



WALKING TRAIL

Facilities for a periodic farmers’ market may be developed on the western side of the park facility.



FARMER'S MARKET

7.1.2 Pine Street

Pine Street is to be improved but not opened to through traffic. Street improvements would be made in the right-of way where necessary to provide local access to properties fronting on Pine Street. Portions of the Pine Street right-of-way may be incorporated into the open space/park facility located on the ACW Site. **Figure 7-4** presents the Pine Street location. **Figure 7-5** presents a conceptual view of the southern park entrance from Pine Street.

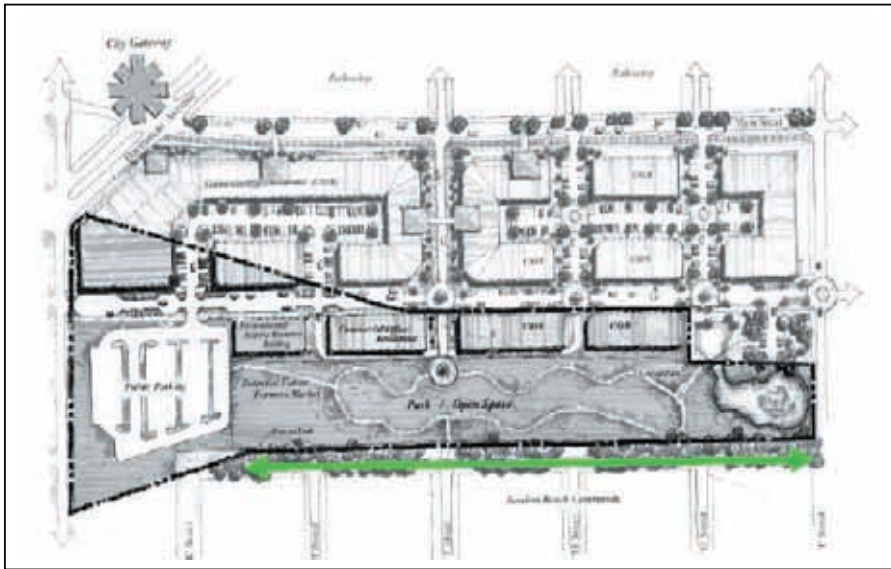


FIGURE 7-4. PINE STREET LOCATION

SECTION 7. RECOMMENDED REUSE ALTERNATIVE

7-5



FIGURE 7-5. SOUTHERN PARK ENTRY FROM PINE STREET



DECORATIVE FENCE AND ARCHWAY

7.1.3 Gimble Street

Gimble Street is to be reconstructed from Barrancas Avenue to “F” Street. Road construction will be in a manner that inhibits speeding and does not result in creating “cut through” traffic. **Figure 7-6** presents the location of Gimble Street. The street will contain, at a minimum, a roundabout feature at “I” Street and a smaller roundabout feature at “F” Street.

ACW.DOC

7-6

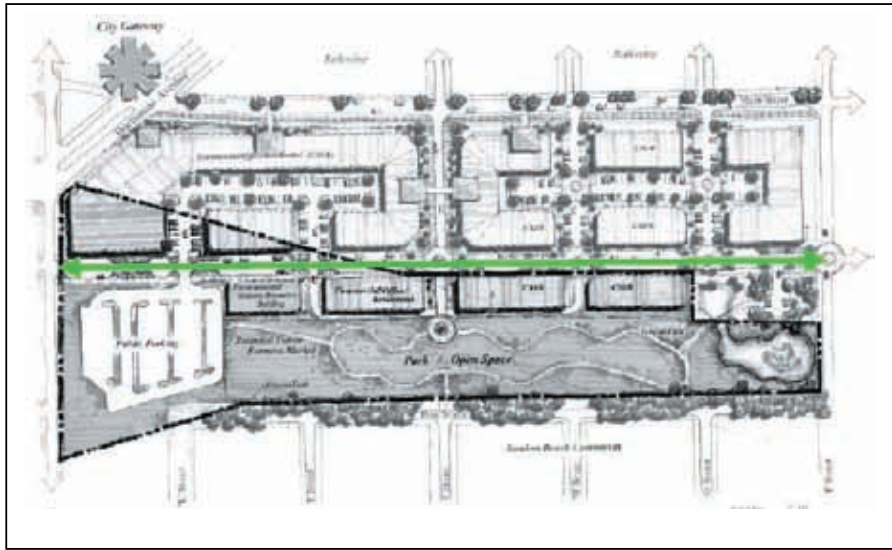


FIGURE 7-6. GIMBLE STREET LOCATION

The roadway will be developed to include sidewalks and on-street parking with parking bays parallel to the street and landscape areas (similar to Palafox Street and Belmont/DeVilliers). Streetscape will be landscaped and include streetlights. Underground utilities will be encouraged. **Figure 7-7** presents a conceptual view of how Gimble Street might appear looking towards the west.

Buildings north of Gimble Street that do not front on Main Street will be a maximum of three stories. Buildings north of Gimble Street will include office, retail, service and residential buildings to be designed in a scale consistent with the neighborhood and traditional neighborhood development principals.



ROUNDOUT FEATURE



SIDEWALK IMPROVEMENTS



FIGURE 7-7. GIMBLE STREET LOOKING WEST

Development on the south side of Gimble Street on the ACW Site will consist of local retail/office/service buildings to be designed in a scale consistent with the neighborhood and traditional neighborhood development principals. Buildings on the south side of Gimble Street will not exceed two stories in height and will not encroach more than 100 feet into the ACW property. A building setback of 30 feet from the rear property line will be required to provide rear access to the buildings for loading/unloading and access/parking. Second floor residential may be permitted.



THREE-STORY BUILDING STYLE



TWO-STORY BUILDING STYLE

Front setbacks will be at the right-of-way line to create a sense of place and human scale/character along Gimble Street. Parking will provided on-street and in shared parking lots rather than in “suburban style” on-site parking lots. Balconies and canopies over the sidewalks will be required.

7.1.4 Main Street

Main Street will be reconstructed in a design suitable for the western gateway to the City and for Main Street, Pensacola. **Figure 7-8** presents the location of Main Street. A gateway entrance landmark will be created at Barrancas Avenue and Main Street. The streetscape will include sidewalks, landscaping, streetlights, on-street parking crosswalks and similar enhancements. Underground utilities will be required.

Buildings along Main Street will not exceed four stories. Front setbacks will be at the right-of-way line to create a sense of place and human scale/character along Main Street. Parking will be provided

on-street and in shared parking lots rather than in “suburban style” on-site parking lots. Balconies and canopies over the sidewalks will be permitted. **Figure 7-9** presents a conceptual view of how Main Street is proposed for redevelopment. The commercial land uses may be of a nature to attract a regional and community-wide market but will not include “Big Box” retail. A retail theme such as the “renovation district” may be developed to attract businesses of a similar type and to market the area to the region. Building design and architecture will be in a scale that is consistent with traditional neighborhood development principals.

The development of Main Street as shown in the conceptual designs assumes the lumber yard has moved to a more desirable location for industry-type businesses. Main Street development may be conducted in phases to encourage the industrial/manufacturing businesses to relocate and allow for more pedestrian-friendly commercial properties.

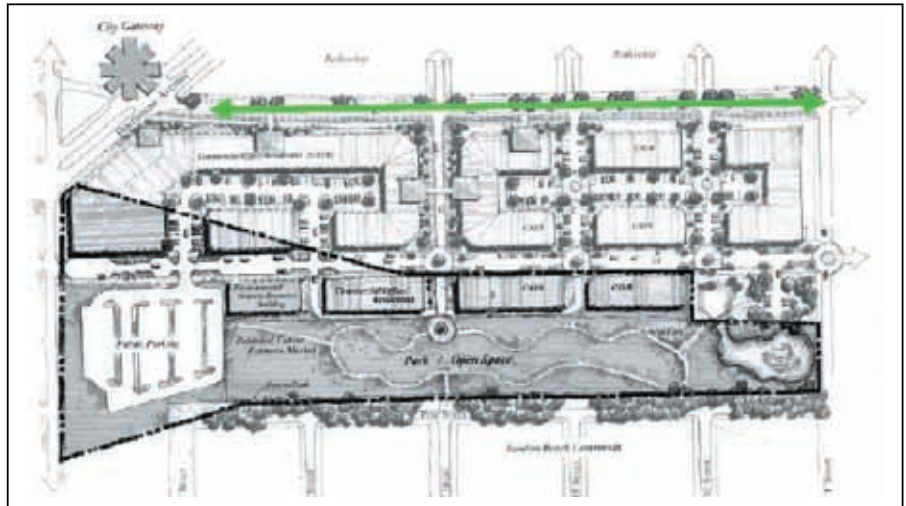


FIGURE 7-8. MAIN STREET LOCATION



FOUR-STORY BUILDING STYLE



FIGURE 7-9. MAIN STREET LOOKING EAST

7.1.5 Side Streets

Several side streets including “L”, “I” and “F” Streets will be reconstructed with a design similar to Main Street and Gimble Street. Underground utilities will be required. **Figure 7-10** presents the side street locations. The principal gateway into the park facility will be located south of the roundabout at “I” Street at the

intersection with Gimble Street. The area will include a secure access that can be locked at park closing time. A decorative fence and arch entrance gateway will be included at this location. The sidewalk from Gimble Street will extend into the park through the gateway at this location and connect to the park’s walking trail. **Figure 7-11** presents a conceptual view of “I” Street looking south towards the park.



FIGURE 7-10. SIDE STREET LOCATIONS

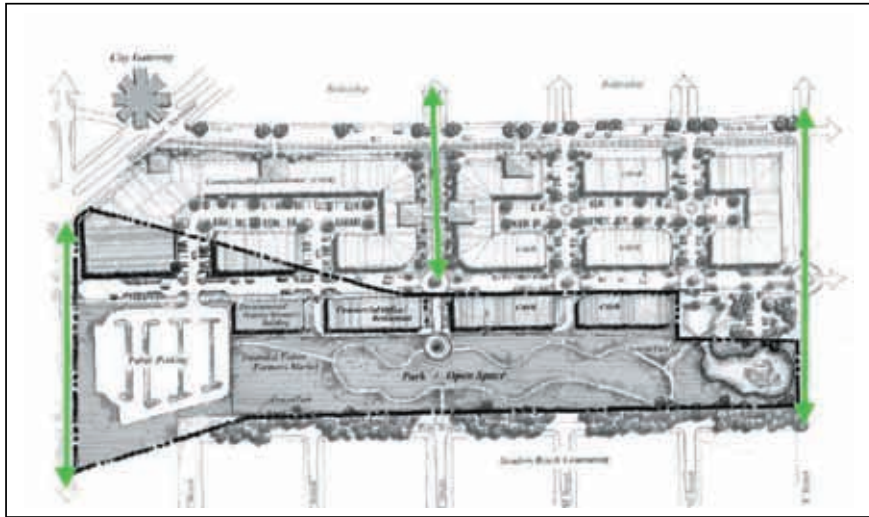


FIGURE 7-11. "I" STREET LOOKING SOUTH

7.1.6 Educational Resource Building

An educational/historical resource building will be developed on the south side of Gimble Street. **Figure 7-12** presents the proposed location of the educational resource building. The facility will include educational exhibits about the history of the ACW Site as well as the Superfund Program, site remediation efforts and other environmental issues. The facility will also include public restrooms and a snack shop. A small arboretum may be developed and could include the sale of plant seedlings. EPA is excited about this opportunity to educate the public on the Superfund Program and has commented there may be some available funding to construct and operate this resource building.

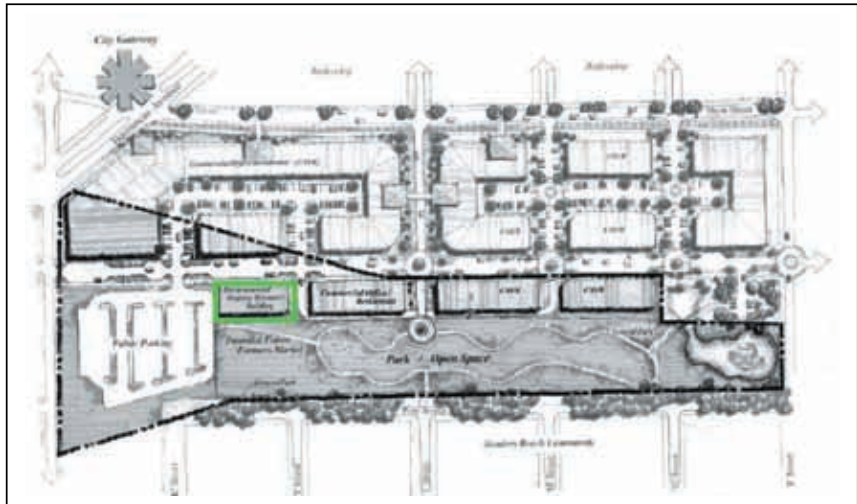


FIGURE 7-12. EDUCATIONAL RESOURCE BUILDING LOCATION

7.1.7 Wellfield/Parking Lot

A parking area will be provided on the western end of the ACW Site in the area generally between the "L" Street right-of-way and the "K" Street right-of-way. **Figure 7-13** presents the location of the wellfield/parking lot. This area will also include facilities for the EPA to

continually access their wells. The parking lot will be accessed from "L" Street. An entrance into the park will be constructed from the parking lot. This parking lot will serve as the parking area for the nearby retail/office/service facilities as well as the resource building, park and periodic farmers' market.

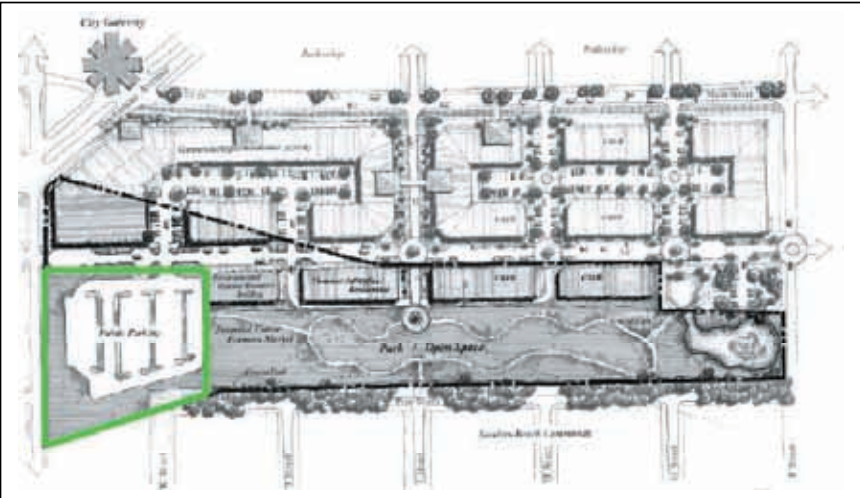


FIGURE 7-13. WELLFIELD/PARKING LOT LOCATION

7.1.8 Stormwater Retention Pond

A stormwater retention pond will be developed on the eastern end of the ACW Site (**Figure 7-14**). The pond may be designed to incorporate the existing pond to the north and will be permanently wet and be of a natural appearance. A fountain may be included as well as a walking bridge over the pond to connect to the walking trail in the park. Properties located at the southwest intersection of Gimble Street and "F" Street could be acquired and developed as a small parking facility for park access. Significant trees located on these properties will be preserved wherever possible.

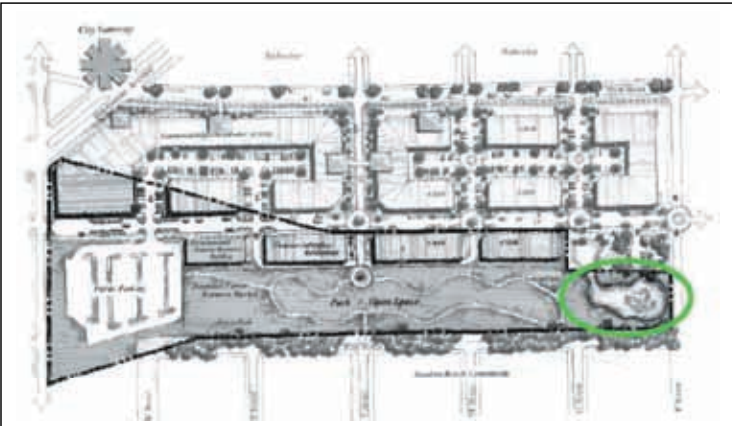


FIGURE 7-14. STORMWATER RETENTION POND LOCATION



RETENTION POND



FOOTBRIDGE

7.2 Implementation

Once the conceptual reuse plan has been endorsed by all stakeholders and receives City Council approval, the concept must be implemented in to the City’s overall comprehensive plan. Implementation strategies are provided in the following sections.

7.2.1 Site Master Plan to Support Timely Development Integrated with Cleanup

The implementation of the recommended conceptual reuse plan can be phased and does support the timely development of the Site with the proposed cleanup activities. The park/open space feature on the southern two-thirds of the property can be started with the implementation of the cleanup. The development of the commercial areas on the northern one-third can be completed at a later date. At this time, the cleanup can proceed with the proper compaction and drainage design to handle such development in the future.

7.2.2 Compatibility with Community and Stakeholder Objectives

The recommended conceptual plan is compatible with the community and stakeholders’ objectives. The conceptual plan provides for a balance between the commercial development of the Site while providing for a buffer between the commercial development and the residential development to the south.

7.2.3 Recommended Comprehensive Plan Amendments

To successfully implement the recommended conceptual reuse plan, a series of comprehensive plan amendments are recommended. The Future Land Use Map should be amended to eliminate the industrial land use designation of the Site. It is recommended that the Site be designated as commercial. If the City acquires the property, the open space/park portion should be designated as conservation. In the surrounding area, most of the industrial land use designation should be changed to commercial. Future land use and zoning amendment procedures are included in **Appendix B**.

7.2.4 Recommended Zoning Amendments

It is recommended that a Western Gateway Redevelopment (WGR) District zoning classification be created and applied to the area generally from Barrancas Avenue on the west to “A” Street on the east, Gimble Street on the south to Government Street on the north (**Figure 7-15**). The entire ACW Site should be initially included in the rezoning to the WGR District classification. The Redevelopment District classification will be similar to the City’s existing Waterfront Redevelopment District and will include a list of permitted uses that are of a character suitable to the classification as well as building and site development design requirements. Design requirements will include regulations to promote redevelopment of the district in a character and scale that is consistent with traditional neighborhood development principals. A site plan review and approval process will be established to assure compliance with the design requirements of the district.

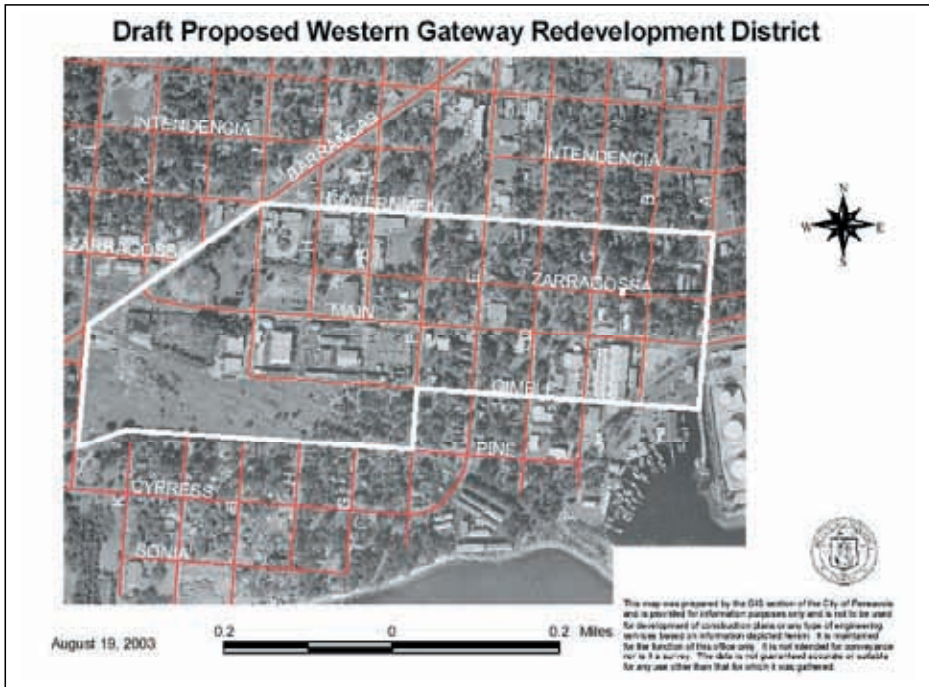


FIGURE 7-15. DRAFT PROPOSED WESTERN GATEWAY REDEVELOPMENT DISTRICT

Upon City ownership of the ACW Site, the area of the Site designated for the open space/park facility will be rezoned to Conservation District to assure the continued public open space/park use of this property. The industrially zoned properties surrounding the Site should be changed to the appropriate commercial zoning classification or the Western Gateway Redevelopment classification.

7.2.5 Deed Restrictions

The use of the southern two-thirds of the ACW Site should be restricted to public open space/park. Incorporate any institutional controls mandated by the contaminated media left on the Site (i.e., soil and groundwater restrictions).

7.2.6 Create a Community Redevelopment Area

Under Florida law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Areas (CRAs) when certain conditions exist. Since all the monies used in financing CRA activities are locally generated, CRAs are not overseen by the state, but redevelopment plans must be consistent with local government comprehensive plans. Examples of conditions that can support the creation of a CRA include, but are not limited to: the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking. To document that the required conditions exist, the local government must survey the proposed redevelopment area and prepare a Finding of Necessity. If the Finding of

Necessity determines that the required conditions exist, the local government may create a CRA to provide the tools needed to foster and support redevelopment of the targeted area.

The Community Redevelopment Agency is responsible for developing and implementing the Community Redevelopment Plan that addresses the unique needs of the targeted area. The plan includes the overall goals for redevelopment in the area, as well as identifying the types of projects planned for the area. Examples of traditional projects include: streetscapes and roadway improvements, building renovations, new building construction, flood control initiatives, water and sewer improvements, parking lots and garages, neighborhood parks, sidewalks and street tree plantings. The plan can also include redevelopment incentives such as grants and loans for such things as façade improvements, sprinkler system upgrades, signs, and structural improvements. The redevelopment plan is a living document that can be updated to meet the changing needs within the CRA; however, the boundaries of the area cannot be changed without starting the process from the beginning.

Downtown Pensacola's redevelopment is guided by the City's Community Redevelopment Agency which is comprised of the 10 City Council members and a citizenry determined to revitalize the historic waterfront city. Created in 1980, the Community Redevelopment Agency funds public infrastructure to foster private investment in new development and renovation. It is recommended that the City designate the general area north of the ACW Site as a CRA and that a tax increment-financing (TIF) district be established to fund infrastructure and redevelopment related improvements. The TIF district would include the entire ACW Site and those properties north of Gimble Street to Government, between Barrancas Avenue and "A" Street.

Several steps will have to be accomplished before the CRA becomes reality. These steps are briefly outlined below.

- Adopt the Finding of Necessity. This will formally identify the blight conditions within the targeted area and establish the area boundary.
- Develop and adopt the Community Redevelopment Plan. The plan addresses the unique needs of the targeted area and includes the overall goals for redevelopment in the area, as well as identifying specific projects.
- Create a Redevelopment Trust Fund. Establishment of the Trust Fund enables the Community Redevelopment Agency to direct the increase in real property tax revenues back into the targeted area.

7.2.7 Brownfields Designation

EPA defines brownfield as "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant". The remediation and redevelopment of brownfields is a key strategy in the City's overall redevelopment goals. Because brownfields present difficult challenges for redevelopment, many communities offer incentives to encourage private investment to return these underutilized sites to productive use. In 1997, the Florida Legislature established the Brownfield Rehabilitation Program that offers a number of economic and regulatory incentives for cleanup and redevelopment of sites that are officially designated as brownfields. In order for a site to become officially designated as a

brownfield, the local government entity must adopt a resolution declaring the site a brownfield. Additionally, certain public notice and public input requirements must be fulfilled in accordance with the Florida Brownfields Redevelopment Act.

The brownfield designation process generally takes months to complete. In many cases, real estate deals are time sensitive transactions and cannot accommodate the time necessary to navigate through the brownfields designation process. Consequently, many potential redevelopers of brownfield properties develop on greenspace (undeveloped land) to avoid delays in their project. To avoid these delays, many communities proactively designate their older commercial/industrial areas as brownfields, rather than waiting until a property owner makes a specific request for designation. It is recommended that the City designate appropriate properties within the ACW study area as "Brownfield Areas" that may be eligible for incentives to help spur development in the area.

7.2.8 Restoration Design District

There is a strong interest in the community to see the establishment of small neighborhood retail within the ACW Site and the surrounding area. One way to accomplish this is to create a destination commercial area. This could be accomplished by locating one or more "Big Box" type of establishments in the area. Such projects are businesses that people drive to, thus a destination commercial establishment. However, the community is strongly opposed to any "Big Box" construction.

Another way to accomplish this goal is to co-locate small specialty businesses that draw people from a wide geographic area. This group of businesses then becomes the destination commercial area. This destination area can then support the small neighborhood retail shops desired by the community (such as cafés, etc.).

7.2.8.1 Concept

The City of Pensacola has a very long history. There has been and is ongoing restoration of old buildings and the construction of new buildings that have historical features. The restoration and preservation of historical buildings, the redecoration of older structures, and the construction of theme buildings is a large business in Pensacola.

The co-location of professionals, businesses, and trades specializing in these services would complement that business and would create the destination commercial area needed for the success of the redevelopment of the ACW Site and the surrounding neighborhood. The proposed name for such an area is the "Pensacola Restoration Design District."

It is important to think big on the impact of such an area. The market for these businesses could stretch west to Mobile, north into southern Alabama and southwest Georgia, and east to Tallahassee.

7.2.8.2 Description

The Pensacola Restoration Design District would be initially located along Main and Gimble Streets between "F" Street and Barrancas. It could grow west toward Pace Boulevard and north. Distinctive Kitchens and Wickes Lumber would be the seeds to the development of this area. Additional retail/office space would be located along Main and Gimble Streets.

These streets would be designed with on-street parking. Additional off-street parking would be provided behind the buildings and in public parking lots.

The intention is to attract professional, specialty trades and retail businesses to the area to create a destination commercial area. As a result, a variety of jobs with different skill levels and pay levels would be created. The local schools could become involved to develop an educational program to teach the necessary trades and skills needed by the businesses of the area.

A key landmark would be established on Barrancas Avenue to identify the area as the Pensacola Restoration Design District. The redevelopment of the area would be designed to encourage pedestrian activities in the area.

Examples of other design districts throughout the country are presented in **Table 7-1**.

TABLE 7-1
Examples of Design Districts

Miami, Florida Population 362,470	The Miami Design District is an 18 block "Community of Design" located in Miami, Florida. The district is located just north of downtown Miami between North Miami Avenue and Northeast 2nd Avenue and 38th Street and 42nd Street. This area is becoming the home of interior designers, architects, home furnishing, art galleries, and furniture and design showrooms. It is open to the public Monday through Saturday. The development plan for the District is based on a pedestrian-friendly community. More information can be obtained from the website at (http://www.designmiami.com).
Key West, Florida Population 25,478	The Flagler Street Design District includes a wide variety of stores that sell everything from plumbing fixtures to wallpaper to furniture. They sell upscale products to people who are building new structures or redecorating old ones. More information can be obtained from the website at (http://www.upperkeysreporter.com/special1/specialcontent/special1.htm).
Memphis, Tennessee Population 650,100	The Memphis Antique & Design District is located between Central Gardens and Chickasaw Gardens. It is home to shops, showrooms, and studios, which feature antiques, decorative arts, interior design, artisan's wares, decorative appointments, and furnishings. Products include furniture, accessories, art, oriental rugs, gifts, fabric, ceramic tiles, stained glass, architectural elements, jewelry, silver, and much, much more. More information can be obtained from the website at (http://www.memphisantiquedistrict.com).
Atlanta, Georgia Population 416,474	Miami Circle Design District is located off Piedmont Road just north of the Lindbergh MARTA station. The District has grown to more than 70 shops since its beginning in the 1970s. More information can be obtained from the website at (http://www.buckhead.net/miamicircle/).
Savannah, Georgia Population 131,510	Starland Design District is located south of the Savannah historical district encompassing some forty blocks of midtown Savannah. The District was started in 1998 and is an Urban Renewal and Neighborhood Revitalization project. It is centered on the old Starland Dairy property and includes the surrounding commercial and residential neighborhood. The purpose of the District is to serve as a focal point where artists, designers, craftspeople, clients and neighbors can work, live, and discover one another. Sixteen businesses are currently located in the District. More information can be obtained from the website at (http://www.starlandsavannah.com/).
Dallas, Texas Population 1,188,580	The Dallas Design District is located in the old Trinity Industrial District just west of downtown Dallas. The area has a multiple use zoning that allows retail, residential and research. It is adjacent to the Trinity Antique District. Historically, the showrooms have been closed to the public. These days, several showrooms openly court the public, and Slocum Street has attracted about 30 antique dealers. Many showrooms stay open until 6 p.m. weekdays and they are open Saturdays.

TABLE 7-1 (CONTINUED)
Examples of Design Districts

Solana Beach, California Population 12,979	The City of Solana Beach designated the Cedros Design District in 1995. Originally a dusty farm road, in the 1940s Quonset huts were constructed to house the Bill Jack Scientific Instrument Company. When the company went out of business in the 1970s, the huts were converted to other uses such as artist's lofts, woodworking studios and offices. Today, there are 85 specialty retail establishments including interior designers, architects, art galleries, custom-home furnishing outlets, antiques and collectible malls and chic clothing and jewelry shops. More information can be obtained from the website at (http://www.cedrosdesignndistrict.com/).
San Francisco, California Population 776,733	The San Francisco Design Center is celebrating its 30th anniversary and is a major destination center for design products on the west coast. This center is a collection of showrooms with offerings from floor coverings, to furniture, fabric, and wall coverings. These showrooms carry products from over 2,000 manufactures. More information can be obtained from the website at (http://www.sfdesigncenter.com/).
Seattle, Washington Population 563,374	Seattle Design Center was established in the early 1970's. It is the regional center for interior designers, fine furniture manufactures, and home furnishings for the Pacific Northwest. It has more than 60 showrooms and 360,000 square feet. The Design Center has been instrumental in establishing the Seattle Design District. Home to metal fabricators, textile manufactures, tile and granite suppliers, as well as numerous small businesses. More information can be obtained from the website at (http://www.seattledesigncenter.com/).

7.2.9 Park Improvements/Structures/Sidewalks/parking

The recreation and open space improvements on the ACW site would be of a passive park type of design. For example, the landscaping would include grass and shrubs. Large trees would not be allowed due to the cap on the property. A sidewalk loop through the property and connecting access points at the four quadrants is contemplated. Benches and trash receptacles will also be provided.

A gateway entrance would be provided on the north side at I Street. This gateway is envisioned as a large gated structure that would create a grand entrance to the park. On the Gimble Street right-of-way large trees would be planted to enhance the entrance. Three additional entrances to the park are proposed, but they would be of a simple gated design. It is also recommended that a fence enclose the Park. A fence that looks like wrought iron has been proposed by the community.

A stormwater management pond is proposed at the east end of the property. This facility would be part of the remediation plan for the site. Between this pond and the existing pond for Wickes Lumber a small footbridge is proposed. If the ponds are connected, this bridge would provide access to the park. If the ponds are not connected, the bridge would provide an illusion of a larger pond.

On the west end of the property a parking lot is proposed. This lot would be designed to provide access to the wells that are located in this area. Trenches would be provided to locate the collection system piping. The pipes would be located in the trenches. The trenches could be graveled packed or have a metal grate covering to provide access to the piping.

7.2.10 Infrastructure Improvements/Streets

The Site is surrounded by water and sewer infrastructure. Water and sewer improvements should be designed at this time to determine if improvements are required in the Gimble Street right-of-way found on the ACW Site. With these facilities located in the Gimble Street right-of-way, the future commercial development can connect to those facilities. No other on-site improvements to those systems are contemplated at this time.

Drainage and stormwater management is the major infrastructure improvement needed on Site as well as off-site. The current ROD provides for the drainage of the Site to flow to the northern property line and then to the east to a retention pond located at the eastern end of the Site. With the location of the commercial development along the northern edge, the drainage patterns will have to be reconsidered. The stormwater collection system should be located at least 100 feet south of the Gimble Street right-of-way.

With the recommendation of additional commercial development in the vicinity of the ACW Site, stormwater management will become an important issue throughout the area. A master stormwater management plan for the study area should be developed as soon as possible to identify required land acquisitions and opportunities to combine facilities to save money.

In addition, “I” Street is currently an unimproved right-of-way between Main Street and Gimble Street. It provides access to two business located on the west side of the Road. “I” Street should be improved to provide better access to the adjacent properties and to provide a gateway entrance to the recreation and open space improvements on the ACW site. It is envisioned that “I” Street improvements would include a paved two-lane road, on-street parking, and wide sidewalks. Streetscape and traffic calming design would be incorporated into the overall plan of the right-of-way.

7.2.11 Acquiring Property in the Area

As the area redevelops, stormwater management and parking issues will develop. It may be necessary for the City (or the CRA) to acquire some additional land to promote the redevelopment of the area. For example, rather than having a series of small retention/detention ponds on each parcel, one regional retention/detention pond is more efficient and cost effective. The City could acquire a parcel of land to locate such a facility.

Another example is the need for parking in the area. Due to the way the property was historically subdivided, there are numerous small parcels of land. While the plan recommends on-street parking additional off-street parking will be required. As part of the overall plan for the area, the City may provide one or more parking lots for the area.

A third example, is the issue of brownfields. These sites could be acquired and used for the above describe parking facilities. Or they could be acquired for lease or to be combined with other smaller parcels to create a developable parcel.

One issue that often is raised when land acquisition is discussed for these purposes is why should public money be used to solve private property problems. If a TIF method is used to acquire property for these purposes, the property owner, through his taxes, is paying for these improvements. Another method would be through a special assessment requiring the properties that benefit from the improvements to pay for those improvements. A third

method could be a fee such as a stormwater utility fee where the beneficiary pays for the improvements.

7.2.12 City of Pensacola Capital Improvements Budget

Money for the improvements to Main Street, Gimble Street and Pine Street, and stormwater management improvements should be included in the City of Pensacola Capital Improvements Budget.

7.2.13 Economic Development Incentives

Economic Development incentives such as offered by the Enterprise Zone and the Commercial Façade Program will be offered to attract businesses to the area.

7.2.14.1 Enterprise Zone

An Enterprise Zone is a specific geographic area targeted for economic revitalizing. Enterprise Zones encourage economic growth and investment in distressed areas by offering tax advantages and incentives to businesses locating within the zone boundaries.

The need for incentives and effective tools to overcome the challenges and impediments to business development in the City's older core area led the City, in partnership with the Pensacola Area Chamber of Commerce, to request legislative authorization to apply to the Office of Tourism, Trade and Economic Development to designate an Enterprise Zone within an eligible area of the City. Legislative authorization was granted and approved by the Governor effective May 31, 2002. Creation of the Enterprise Zone was granted by Governor Jeb Bush on January 1, 2003.

The City of Pensacola Enterprise Zone was selected in accordance to physical area and population criteria as set forth in Section 290.0055(4), Florida Statutes, and pervasive poverty and general distress criteria of Section 290.0058(2), Florida Statutes. The Enterprise Zone is comprised of one contiguous area of 5.9 square miles and comprising all or portions of Census Tracts 1, 3, 4, 6, 8, 13, 14.01, 15, 16, 18, 19 and 21, all within the City of Pensacola. The ACW Site is located within Census Tract 3.

The City's mission is to revitalize the Enterprise Zone area by creating an economic and social environment that will induce investment in productive business enterprises, increase jobs and economic opportunities for the residents. Goals for the Enterprise Zone are as follows:

- Enhance the general appearance of the Enterprise Zone
- Create an environment safe for businesses and residents to work and play
- Promote reuse and cleanup of contaminated (real or perceived) sites in the Enterprise Zone
- Improve public infrastructure to support business development and to create an active, vital community
- Enhance housing opportunities in the Enterprise Zone

- Expand and improve access to education and training opportunities for residents of the Enterprise Zone
- Develop, recruit, retain and/or expand businesses that create livable wage jobs in the Enterprise Zone

7.2.14.2 Commercial Façade Program

The Commercial Façade Program provides the use of public funds to leverage private investment for general facade improvements to structures and/or to eliminate slum and blighting influences in the Pensacola Enterprise Zone and within eligible areas of the Community Development Block Grant target area within the city limits of Pensacola. It is intended to enhance the urban framework by encouraging owners of existing buildings to restore or renovate their building storefronts, thereby improving the area’s physical characteristics and enhancing the visual quality and attractiveness of the commercial environment. This effort in turn is expected to stimulate occupancy of vacant buildings as small businesses and offices relocate within the targeted areas.

The Façade Program funding of exterior building improvements shall apply to (1) improvements making the property suitable for commercial, office, or mixed-use occupancy; (2) applicants who are owners of the property for which the Façade Program funds are being sought (tenants are not eligible to apply); and (3) Owners of multiple properties within the designated program area may submit an application for improvement of only one property at a time. Additional applications submitted after the initial application has been made, will only be considered if no other first-time applications are submitted and funds are available. First time applicants will have priority over repeat applicants.

Eligible activities are limited to exterior building improvements and the correction of code violations and include:

- Removal of elements which cover original architectural details and design
- Replacement of existing signs with new signage/lighting, if attached to the building
- Addition and/or replacement of awnings/doors/windows
- Façade Improvements, such as storefronts, display windows, painting or store exterior lighting, visible roof repairs
- Overall replacement of architectural elements, which have structural problems
- Painting, cleaning, re-pointing mortar joints of masonry
- Repairs or alterations designed to enhance the immediate exterior environment of the property
- Other activities that are limited to the correction of code violations if cited prior to application
- Any item eligible under Community Development Block Grant for this program activity

7.3 Plan Endorsement

Through a series of workshops and presentations to area interest groups, the City has received overwhelming support for the Conceptual Reuse Plan. To date, the Conceptual Reuse Plan has been endorsed by the American Creosote Works Superfund Site Redevelopment Steering Committee, the Sanders Beach Community Association, the Pensacola Area Chamber of Commerce, the Downtown Neighborhood Council, Pensacola Yacht Club as well as the City’s Planning Board, Environmental Advisory Board, and Enterprise Advisory Board. Copies of endorsement letters received to date are included in **Appendix E**.

Appendix H FUNDING SOURCES



This appendix provides a list of some commonly used financial programs that can be employed in redevelopment efforts in the Westside Redevelopment Area. This list is not intended to be comprehensive, as programs expire or are established continuously and a number of programs exist that can be applied innovatively to fund redevelopment initiatives. This list provides a brief overview of the various local, state and federal sources that have been utilized for similar projects in other areas. In general, a variety of financing options are presently available to the City of Pensacola Redevelopment Agency.

Community Development Block Grant (CDBG): HUD

CDBG are disbursed by the US Department of Housing and Urban Development (HUD) for use by cities in addressing urban development needs. The program provides an opportunity for eligible municipalities and counties to compete for funds to improve local housing, streets, utilities, and public facilities. The primary purpose of this program is the development of viable urban communities by providing housing opportunities and an enhanced quality of life primarily for low income and moderate income residents.

Community Services Block Grant Program: Florida Department of Community Affairs

The Community Services Block Grant Program was created by the federal Omnibus Budget Reconciliation Act of 1981 to provide a range of services to assist low-income people in attaining the skills, knowledge and motivation necessary to achieve self sufficiency.

Cultural Facilities Grant

This grant, through the Florida Department of State, Division of Cultural Affairs, is used for construction of cultural facilities including arts, historical and science museum and has a maximum of \$500,000. A 50% cash match is required. The architectural planning must be completed.

Emergency Shelter Grants (ESG)

This program is designed to help communities meet the basic shelter needs of homeless individuals and families. Part of HUD’s award-winning Continuum of Care initiative, these grants also provide transitional housing and a variety of support services designed to move the homeless away from a life on the street toward permanent housing.

Florida Communities Trust: Florida Department of Community Affairs

Florida Communities Trust (FCT) is a state land acquisition grant program that provides funding to local governments and eligible non-profit environmental organizations for acquisition of community-based parks, open space and greenways that further outdoor recreation and natural resource protection needs identified in local government comprehensive plans

Florida Department of Environmental Quality: Coastal Partnership Initiative

This initiative is designed to support innovative local-level coastal management projects in four program areas: public access, remarkable coastal places, working waterfronts, and community stewardship. Governmental, educational, and non-profit entities can apply, and the Florida Coastal Management Program offers technical assistance and training along with the more traditional funding support. Financial awards are limited to no more than \$50,000 and no less than \$15,000 and may be used for planning and coordination activities, land acquisition, small construction, or capital improvement projects. If the type of assistance provided through the grant contract is financial assistance, the recipient will be required to provide 100% matching funding, which may be cash or in-kind

Florida Department of Transportation’s Local Agency Program

The program is designed to provide funding and technical assistance to local governments interested in implementing federal aid transportation projects.

Florida Greenways and Trails Program

The Florida Department of Environmental Protection administers this grant, which can be used for acquisition of property for linear corridors, open space connectors and trails. There is a cap of \$5,500,000 with no match required.

Florida Hurricane Housing Recovery Program (HHRP)

The State of Florida in response to the damage caused by the hurricanes approved funding to help communities meet the housing needs of their residents and allocated \$23,816,315 to Escambia County through the Hurricane Housing Recovery Program.

Family Unification Program

The purpose of this program to is reunite parents with their children and/or prevent the removal of children from the household due to housing issues. Vouchers for this program are available to those families who are referred by the Department of Children and Families Protective Services unit. This program is administered by the City of Pensacola’s Department of Housing.

Florida Arts Grants: Florida Office of Cultural and Historic Programs

This program administers a variety of culture and arts grant programs for non-profit Florida organizations and individuals, supporting a wide range of cultural activities, which provide access to the arts for all of Florida’s residents and visitors.

Florida Recreation Development Assistance Program (FRDAP)

This annual, state recreation assistance program may be used for recreational land acquisition, park design and construction. Active park amenities are normally afforded a higher priority than passive parks. With a limit of \$150,000, projects may be phased over several years. Grants under \$50,000 require no match. Grants over \$50,000 require a 50% match.

Family Self-Sufficiency (FSS) Program – This program is a voluntary program available to those families currently receiving assistance through the Section 8 program. The goal of participants who enroll in the FSS Program is to obtain self-sufficiency through job training and education. Benefits include an escrow account provided by the City to the family if the family fulfills the terms of the FSS contract. This program is administered by the City of Pensacola’s Department of Housing.

General Revenue Bonds

For the purposes of financing redevelopment actions, the City may also issue general obligation bonds. These bonds are secured by debt-service millage on the real property within the City and must receive voter approval.

Historic Preservation Grants: Florida Office of Cultural and Historic Programs

This program awards \$1.5 million annually in basic matching grant assistance for the restoration of historic structures, archaeological excavations, recording of the historic and archaeological sites, state historical markers and historic preservation education projects.

History Museum Grants: Florida Office of Cultural and Historic Programs

This program awards \$1.5 million annually to assist historical institutions with basic operating expenses and with the development of exhibits relating to Florida history.

HOME Again

This program is designed by the Florida Housing Financing Corporation to provide financial assistance to homeowners who were severely impacted by the hurricanes with repair or reconstruction of their homes. In December 2004, the Housing Finance Corporation approved the City of Pensacola’s application for Disaster Relief HOME Assistance Program.

HOME Reconstruction Program

Through this program financial assistance is provided for reconstruction to that have deteriorated beyond the scope of housing rehabilitation within the scope of the CDBG Housing Rehabilitation Programs. Through this program, 13 houses have been reconstructed within the West Side Neighborhood since its inception in 2002.

Housing Rehabilitation Loans/ Grants

This program assists in the rehabilitation of existing residential property for low and moderate income homeowners. The funds are available to the homeowners as a combination of grants and loans. As part of the CDBG program, this program has addressed the needs of around 138 houses in the West Side Neighborhood planning area.

Keep America Beautiful (KAB) Grant

Annual landscaping grant program administered through the State Department of Agriculture. With a \$20,000 limit, projects may be phased.

Land and Water Conservation Fund

These are federal monies used for land acquisition, development or renovation of parks and open spaces. The program is administered by the Florida Department of Environmental Protection and requires a 100% match.

Local Law Enforcement Block Grants Program

Administered by the U.S. Department of Justice, this program can be used to fund hiring, training, employment of additional law enforcement, and establishment of crime prevention programs between the community and law enforcement personnel.

Mainstream Program

This program is available to families whose head of household is disabled and non-elderly (under the age of 62). The Housing Department staff works closely with eligible applicants to provide the supportive services necessary for eligible persons to find suitable affordable housing under this program. This program is administered by the City of Pensacola’s Department of Housing.

Pensacola Area Chamber of Commerce-Foundations/Military

Foundations for the Future is a program developed in 1994 and designed to raise \$5 million to escalate economic development efforts in the Pensacola area. Efforts are focused in the areas of business development and retention, armed services development and retention, and tourism development and retention.

Pensacola-Escambia Development Commission (PEDC)

The PEDC is the board responsible for the promotion and development of industrial, tourist, and commercial attributes and facilities in the area. The nine member board consists of representatives from the City, the County, the Town of Century, and the Chamber of Commerce. The City provides funding jointly with the County through an interlocal agreement.

Pensacola Community Initiatives Program(PCIP) This program provides cash grants on a competitive basis to eligible neighborhood organizations to improve the quality of life in the City. Neighborhood organizations can apply for up to \$5,000 or \$10,000 in matching grants funds for improvements in the neighborhood. The organization must match the City’s contribution with volunteer time, in-kind donations of materials, supplies, services or cash

Redevelopment Revenue Bonds

The provisions of F.S. 163.385 allow the City, in conjunction with the CRA to issue “revenue bonds” to finance redevelopment actions. The security for such bonds is based on projected tax increment revenues used to finance the long-term bond debt. Prior to the issuance of long-term revenue bonds, the City or the CRA may issue bond anticipation notes to provide up-front funding for redevelopment actions until sufficient tax increment funds are available to provide debt service on a bond issue.

Section 8 Housing Choice Voucher Program

This program assists extremely low and very low income families pay their rent through subsidies provided by the Department of Housing and Urban Development. This program is administered by the City of Pensacola’s Department of Housing.

Small Business Administration Programs

The U. S. Small Business Administration has a number of programs that can be used to help develop new businesses or enhance existing businesses.

Small Business Administration (SBA) Tree Planting Grant

Annual tree planting grant geared toward supporting nursery operations and landscaping contractors with less than 100 employees. Has a \$20,000 limit.

Special Category Grants: Florida Office of Cultural and Historic Programs

This program funds major historic building restoration, archaeological excavations, and museum exhibit projects on the human occupation of Florida. Funding is dependent on an annual appropriation of funds by the Florida Legislature. This amount has averaged around \$10 million in recent years, and typical grants have ranged from \$50,000 to \$250,000.

State Housing Initiatives Partnership (SHIP) Affordable Housing Program

This program is sponsored jointly by Escambia County and the City of Pensacola. The primary goal of the SHIP program is to assist lower income families to attain and/ or maintain affordable home-ownership through housing development, rehabilitation and repair assistance. **Two programs** are available to first time homebuyers under the SHIP Program.

Under the **SHIP First Time Home Buyers Program**, eligible low and moderate families may qualify for up to \$7,500 for down payment and closing cost assistance who, otherwise, qualify for bank or private first mortgage financing. The monies are offered in the form of a grant, which is a forgivable loan.

The **SHIP Urban Infill Housing Development Program** uses vacant or abandoned properties located within designated City redevelopment targeted areas as sites for the development of new affordable homes. Eligible low and moderate families may qualify for a maximum SHIP down payment (mortgage reduction) no interest forgivable loan up to \$25,000. Since 2001, 60 homes within the West Side Neighborhoods have received SHIP rehabilitation or repair assistance.

US Army Corps of Engineers

The Corps of Engineers provides planning support and technical assistance to communities looking to revitalize brownfields in their communities.

US Department of Commerce

The Economic Development Administration (EDA) within the Department of Commerce offers several programs that provide funds for revitalizing brownfields, including the Public Works and Economic Development program, the Economic Adjustment program, and the Planning Program for Economic Development Districts, Redevelopment Areas, and State and Urban Areas.

US Department of Transportation (DOT)

The DOT provides funds for communities engaging in brownfield redevelopment through improving local road infrastructure and public transportation planning and development.

Weed and Seed Grant

Weed and Seed is a U.S. Justice Department strategy designed to help communities bring together people and resources to prevent and control crime and improve the quality of life. The local Weed and Seed strategy is a community based and comprehensive multi-agency approach to law enforcement which supports the “weeding-out” of crime and drug activity, and the “seeding-in” of services and activities that stabilize neighborhoods, prevent crime and blight.