



EXECUTIVE SUMMARY

To: Bahama Village Redevelopment Advisory Committee (BVRAC)

Through: Mark Finigan, Assistant City Manager
Donald Leland Craig, AICP, Director of Community Development Services

From: Nicole Malo, Planner II

Meeting Date: January 2, 2014

Re: Recommendation to LRA and City Commission for use of vacant Truman Waterfront parcel

Attachments

- 1 - Truman Waterfront Parcel Map (Portion under discussion)
- 2 - BVCRA Boundary Map

Background

On December 5, 2013, at a public meeting, the BVRAC directed staff to create an action item for which the BVRAC would request to the Community Redevelopment Agency (CRA) /City Commission to address any concerns BVRAC may have for the development of the remaining 2.6 acres of the Truman Waterfront parcel. This parcel, depicted in Attachment 1, is located within the BV CRA boundaries (Attachment 2), and was intended to be used as the site for an Assisted Living Facility and was therefore left out of the master planning for the Truman Waterfront Park. However, in the late summer of 2013 the proposal for that site ended and the possible future uses became uncertain.

Because this property is the largest vacant lot within the Bahama Village Community Redevelopment Area, it is critical to the BVRAC that the property be developed to its highest and best use in order to create property tax increment gains into the Community Redevelopment Trust Fund (CRTF). In response to the uncertainty of the use of the site, the BVRAC has set aside \$40,000 of FY 2014 CRT Funds for a long-term CRTF expenditure plan and highest and best use analysis for the Truman Waterfront vacant parcel.

Since the Assisted Living Facility is no longer a viable use on the vacant Truman Waterfront parcel the City Commission has recently considered installing an irrigation system on the site in order to use it as a practice sports field. Several BVRAC members expressed their concerns that such a use, if made permanent, would inhibit the ability to gain CRTF increment for the use of the property in the future.

In response to those comments, and any further issues to be discussed at the January City Commission meeting, provided below are a range of options to recommend to the CRA:

Options

1. Endorse the City Commission consideration to install an irrigation system and use the use the vacant Truman Waterfront BV CRA parcel as open space play field;
2. Recommend support of the City Commission consideration to install an irrigation system and temporarily use the vacant Truman Waterfront BV CRA parcel as open space play fields until such time that building permits are pulled for new development as approved. The restoration of the site (removal of any improvements) shall not be the responsibility of the BV CRA.
3. Do not support the City Commission consideration to install an irrigation system and use the use the vacant Truman Waterfront BV CRA parcel as open space play fields.

Attachments 1 and 2
Area Maps



Community Garden

Vacant Truman Waterfront Parcel

Fort Street Parking Lot



LEGEND

..... Approximate Boundaries of Subarea