

City of Leesburg Redevelopment Plan



LEESBURG
The Lakefront City

Prepared for
The City of Leesburg

by
Robert D. Johnson, AICP

Table of Contents

EXECUTIVE SUMMARY	1
SECTION 1. INTRODUCTION	6
Downtown is the Heart of the Community	7
The Community Needs to Preserve and Protect Investments in Downtown Leesburg	7
The Image of the Downtown Reflects the Community	8
The Downtown Will Always be a High Maintenance Area	8
Improvements Increase Property Values	9
The Community Redevelopment Act of 1969	10
Purpose of the Leesburg Community Redevelopment Plan	13
Contents of this Report	14
SECTION 2. IDENTIFICATION OF NEEDS, DEFICIENCIES AND STRENGTHS	16
History of the Development of the Leesburg Community Redevelopment Plan	16
The Physical Environment	25
Structural Character	26
Structural Conditions	26
Non-Conforming Structures	31
Closed Structures	31
Housing Development Needs	33
Economic Development Needs	35
Retail Space Demand Analysis	37
Sidewalks	38
Drainage	42
Water Facilities	43
Fire Protection	43
Sewer Facilities	45
Parks	45
Traffic Circulation	48
Parking	56
General Streetscape	60
Street Furniture	61
Paving Materials	62
Banners and Signage	63
Landscape Specifications	65
Maintenance	67
Intersection Improvements	68
Commercial Facade Improvements	69
Construction Implementation	70
SECTION 3. FINANCIAL PLAN	75
Community Development Block Grant (CDBG)	75
Community Contribution Tax Incentive Program	76
Economic Development Administration	76
Small Business Administration	77
Main Street Program	78

Tax Increment Financing	79
Special Assessment District	81
Local Contributions	82
Private Finance Pool	82
Construction Financing Versus Phased Construction	83
Budgetary Review	87
SECTION 4. MAJOR GOALS, OBJECTIVES AND POLICIES	90
Overall Redevelopment Goal	90
Downtown Image Goal	91
Land Use Goal	92
Environmental Goal	94
Transportation Goal	96
Public Services Goal	97
Community Redevelopment Agency Goal	98
SECTION 5. INTERGOVERNMENTAL COORDINATION	100
Program Coordination	100
City Government	101
Community Redevelopment Agency	103
Private Sector	103
Committee Development	104
SECTION 6. COORDINATION WITH EXISTING CITY PLANS, POLICIES AND ORDINANCES	106
Comprehensive Plan	106
Antidisplacement Plan	106
Acquisition Plan	107
Fair Housing Ordinance	108
Procurement Policy	108
Section 504 Policy	108
SECTION 7. CODE OF ETHICS	110
SECTION 8. CAVEATS	111
SECTION 9. BIBLIOGRAPHY	112
APPENDIX 1: Cost Estimate Tables	115
APPENDIX 2: CRA Boundary Description	125
APPENDIX 3: Committee Development	127