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TOWN OF CENTURY  
COMMUNITY REDEVELOPMENT AREA (CRA) PLAN

LOCAL PLANNING AGENCY DRAFT

July 2, 2018



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## INTRODUCTION

The Community Redevelopment Act of 1969 was enacted to provide local governments within the State of Florida with the tools necessary to revitalize deteriorated communities, including the establishment of a Community Redevelopment Agency to direct the improvements. On July 1, 1977, the Florida Legislature amended the Community Redevelopment Act of 1969 to allow governments to use tax increment financing (TIF) as another tool for redevelopment.

Community Redevelopment Agencies are granted the authority to undertake redevelopment projects once a community redevelopment plan is approved, as outlined in section 163.360, Florida Statutes (F.S.). The plan guides future development and expenditures from the TIF Fund so as to eliminate existing conditions of blight and to create a condition for continued private reinvestment. The plan provides a framework for coordinating and facilitating public and private redevelopment within the geographically defined area. Following the adoption of the initial redevelopment plan, subsequent modifications and amendments may be adopted by the Community Redevelopment Agency pursuant to section 163.361, F.S.

### Purpose of the Century Redevelopment Area Plan

Based on community input and visioning, this redevelopment plan evaluates the CRA's physical and economic conditions and the challenges and opportunities facing the community. Redevelopment strategies and an implementation plan are included that will enable the Town of Century to stimulate and encourage economic development, provide increased public amenities, improve pedestrian safety and effectively manage redevelopment within the CRA to realize the Town's vision and long-term community goals. Short-term (up to two years) and long-term (up to ten years) capital improvements projects and other programs/activities are identified as a means of addressing these issues in a way that will maximize leveraging of local, state and federal resources in the implementation of this plan.

This redevelopment plan, developed with broad community involvement, supports the redevelopment of the Century CRA and is written in compliance with section 163.362, F.S.

### The Town of Century

The Town of Century is distinguished by its historic, hometown character and natural environment that fosters a high quality of family life. Located in northern Escambia County, Florida, abutting the Alabama state line, Century is approximately 2,142 acres (*Escambia County GIS, 2017*) including water bodies and rights-of-way. The Alger-Sullivan Lumber Company Residential Historic District is a focal point of the community, encompassing approximately 230 acres and containing 45 historic buildings. It was added to the National Register of Historic Places in September 1989.

On July 10, 1979 the Town of South Flomaton changed its name to the Town of Century. Directly adjacent to the new Town of Century was an unincorporated area also known as Century. On April 22, 1980 the Town of Century annexed the unincorporated area and both entities became the Town of Century. The Town has lost population since that time primarily due to the change in ownership and ultimately the closure of the Town's major industry, the Alger-Sullivan Lumber Company (owned at the time by the Wayne Dalton Company), in 1989.



Alger Sullivan Lumber Company circa 1905

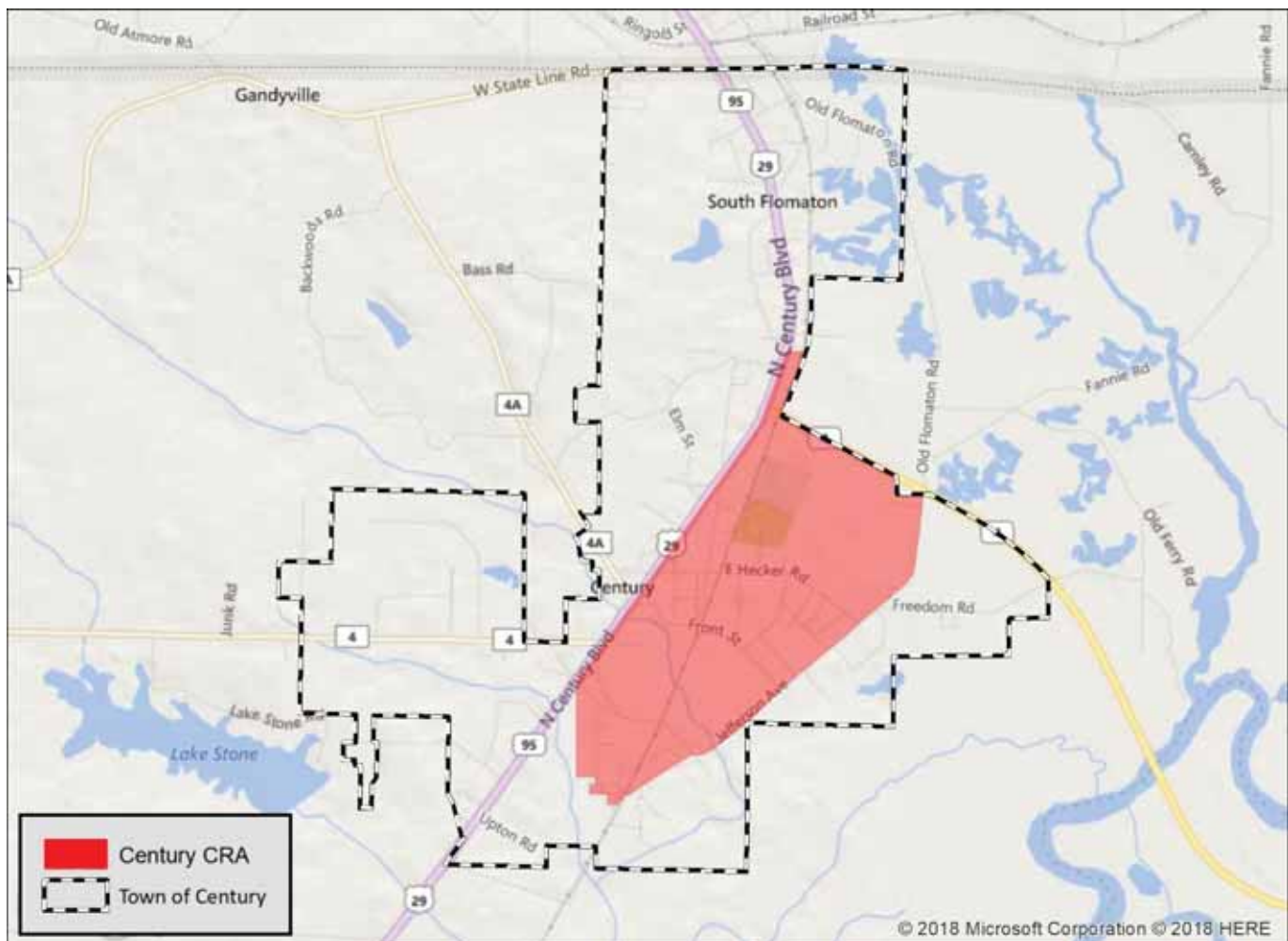
## Century Community Redevelopment Area (CRA)

On February 15, 2016, the Century area was the target of an EF-3 tornado that damaged or destroyed 40 homes and businesses. In an effort by the Town to address the long-term effects on the community of a downturn in economic development, exacerbated by the damages and destruction caused by the tornado, the Century Town Council proposed the delineation of a redevelopment area in a part of the town that was disproportionately affected by these conditions. To administer the activities and programs that can be offered within the redevelopment area the Town adopted a Finding of Necessity and created a Community Redevelopment Agency on September 11, 2017.

The Century CRA is approximately 510 acres in size, about 24% of the Town's total acreage, and is comprised of approximately 365 parcels (*Escambia County GIS, 2017*). The CRA is located in the southeast portion of the Town, bounded on the west by U.S. Highway 29, on the north by State Road 4, and on the east and south by Jefferson Avenue.

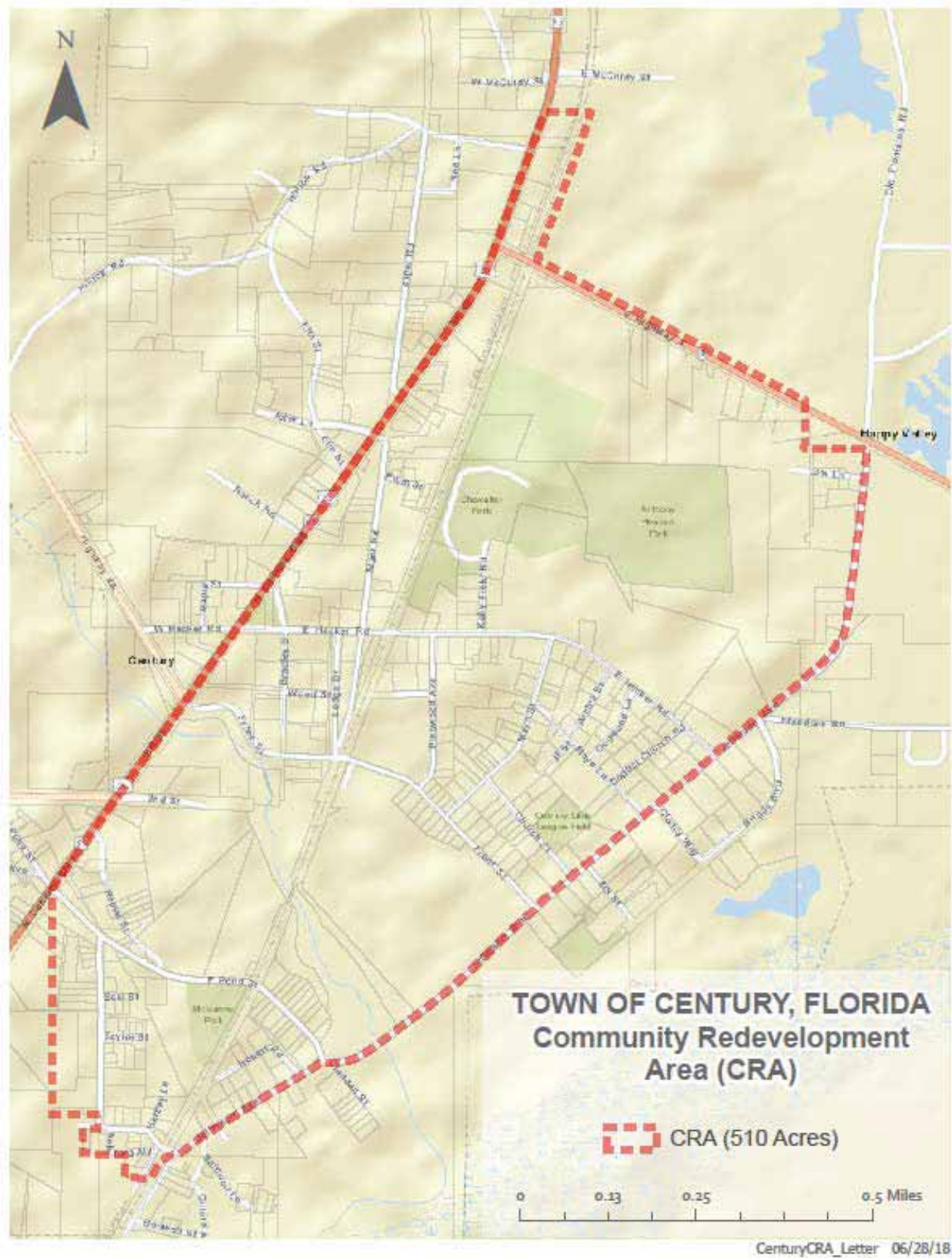
*Map 1* below shows the location of the CRA in relation to the Town of Century. *Map 2* on the following page shows a close-up view of the redevelopment area. The legal description of the Century CRA is included in [Appendix A](#).

*Map 1: Location of CRA*





*Map 2: Map of Century Community Redevelopment Area*



## Conditions Determining the Need for Redevelopment

The need for a Century Redevelopment Area was established in September 2017 based on the Finding of Necessity documentation required pursuant to Chapter 163, Florida Statutes. This document acts as the foundation for blight determination within the CRA and the elimination of these blighting characteristics remains the primary focus for redevelopment activities. Two findings were made that proved the CRA exhibited conditions of blight.

**Finding 1:** Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities:

The proposed redevelopment area lacks public infrastructure - including inadequate street layout/lack of direct accessibility to a public road, unpaved roads and lack of stormwater management systems. All of these conditions hinder reinvestment and redevelopment opportunities.



**Finding 2:** Deterioration of site and other improvements:

Based upon windshield surveys conducted during the month of June 2017, there is a predominance of deteriorated or dilapidated housing in the proposed area. Single family homes and mobile homes were scored based upon a point system ranging from 1 (excellent condition) to 4 (dilapidated condition). The windshield survey showed that, of the 257 housing units located within the CRA, 119 (46%) fell in the categories of poor or dilapidated condition requiring major rehabilitation/reconstruction or possibly demolition. *Table 1* below presents the results of the windshield survey.

*Table 1: Housing Conditions in the CRA*

Housing Conditions	Number of Structures	Percent of Total
Excellent	67	46%
Good	71	28%
Poor or Dilapidated	119	26%
Total	257	100%





## Comprehensive Plan Objectives for Redevelopment

The Town of Century Comprehensive Plan 2025 Technical Document states that the Town "...contains areas with occurrences of obsolete land uses and deteriorating building and infrastructure conditions. Appropriate responses to such conditions include indirect actions such as monitoring and proactive code enforcement, more direct investments in renovation of buildings and public facilities, eliminating or reducing inconsistent uses, and proactive community revitalization and redevelopment. Where such deterioration is severe or widespread some communities choose to pursue redevelopment as provided under Chapter 163, Part III, F.S."

The Policy Document of the Town's Comprehensive Plan included the following objective and policies in the Future Land Use (FLU) Element to address the issues stated above and further established in the Finding of Necessity:

**Objective 1.6:** The Town shall encourage redevelopment of areas that are exhibiting evidence of decline through redevelopment programs and through maintaining land development regulations that contain standards and procedures to encourage redevelopment where desirable.

**Policy 1.6.1:** The existence of inadequate infrastructure and a disproportionate number of vacant, dilapidated and/or substandard structures shall be the criteria for the identification of areas in need of redevelopment.

**Policy 1.6.2:** Develop and implement financing techniques, such as tax increment financing, neighborhood improvement districts, and other appropriate financing sources, to encourage investment in redevelopment areas.

## CRA VISION

Beginning in February 2018 and ending in May 2018, the Town of Century conducted a series of four community workshops that were held to engage the public in discussions about the future of the CRA and to provide direction for the redevelopment plan (see [Appendix B](#)). The citizens ultimately developed a vision for the community that is embodied in the mission to foster a high quality of family life.

### CENTURY CRA VISION

The Century Redevelopment Area is attractive and charming, appealing to people wanting to live in a traditional neighborhood that includes a range of residential choices, thriving businesses, parks and recreation facilities, schools and a registered Historic District, all connected to each other through a functioning system of roads, pedestrian and bicycling facilities.



## LAND USE

### Existing Land Use

The existing land uses within the Century CRA have been determined through an analysis of the State of Florida, Department of Revenue "Use Codes" assigned by the Escambia County Property Appraiser's office to each of the parcels located within the CRA.

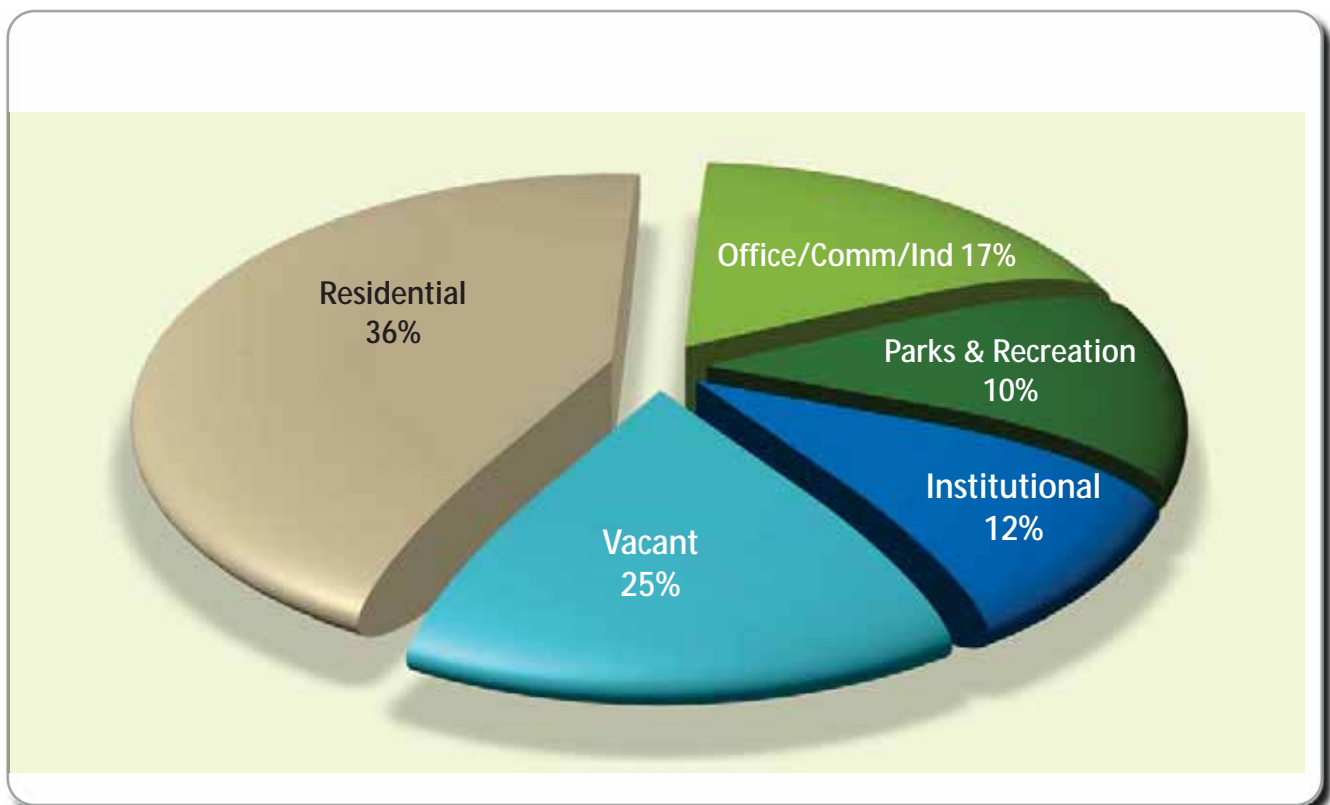
*Table 2* below details the distribution of existing land uses within the CRA, *Figure 1* below depicts the percentages of existing land uses within the CRA; and *Map 3* on the following page shows the distribution of the land uses within the CRA boundary.

*Table 2: Existing Land Use in the CRA*

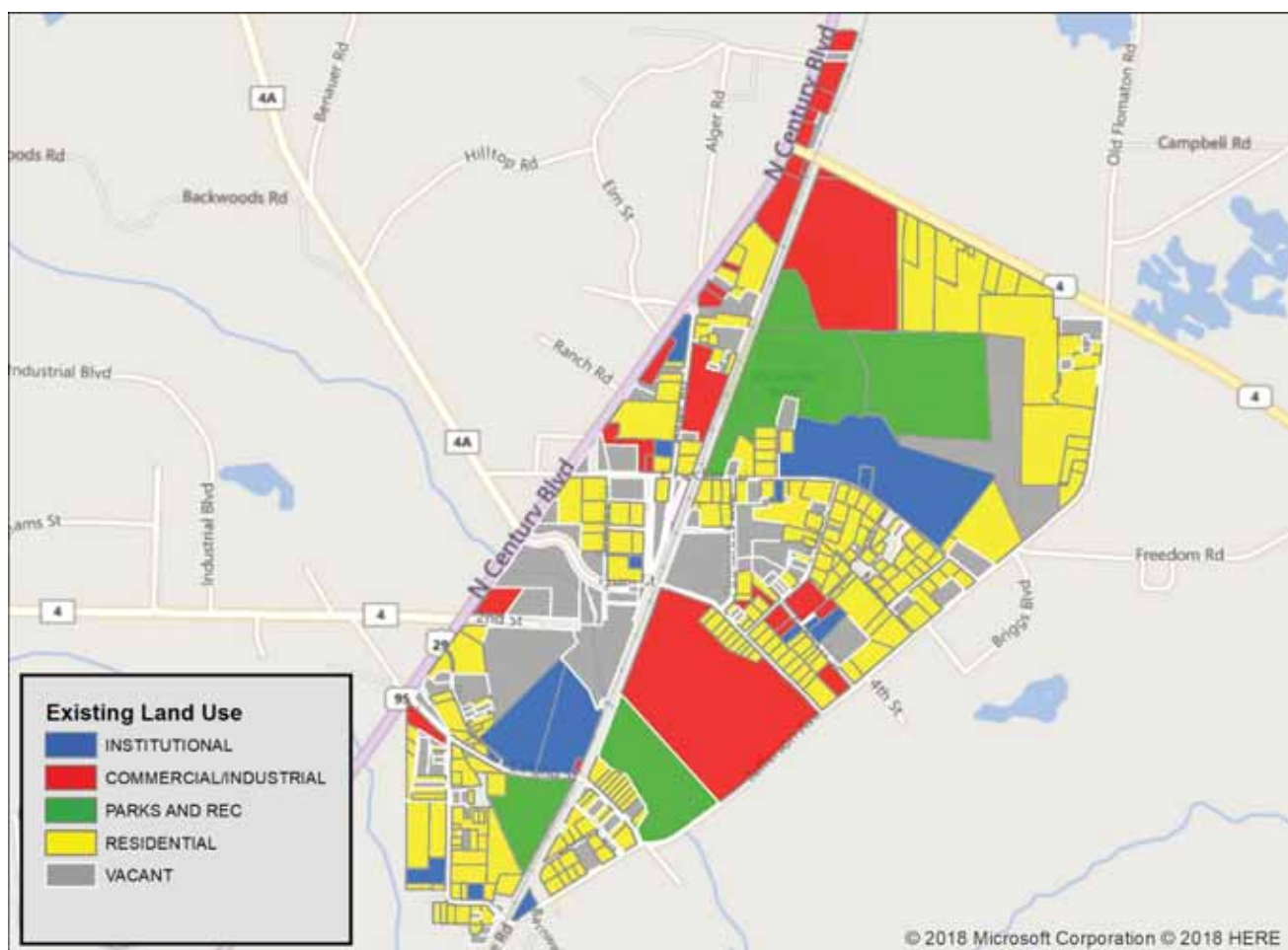
Land Use	# Acres
Residential	184
Office/Com/Industrial	88
Parks & Recreation	50
Institutional	60
Vacant	128
Total	510



*Figure 1: Percentage of Existing Land Use in the CRA*



*Map 3: Existing Land Use in the CRA*



### Residential Land Use

Thirty-six percent (36%) of the land in the CRA is currently developed for residential purposes. Of the 184 acres of residential land use, the predominant usage is for as single family homes (78%). Based on the total number of parcels developed as single-family or mobile home residential use, the average residential density in the CRA is 0.81 unit per acre, which is extremely low considering that a minimum of four units per acre to a maximum of 10 units per acre are allowable in the low- to high-density residential land use categories in the CRA.

*Table 3: Residential Land Use in the CRA*

Residential Land Use	Number of Housing Units	Percent of Total	Average Units/Acre
Single-Family Detached	179	79%	1.3
Mobile Home	71	21%	3.0
Multi Family*	5	<1%	2.0
<b>Total</b>	<b>228</b>	<b>100%</b>	<b>0.81</b>

\* Note: This is one 9.91-acre parcel that has 5 housing units built on it

## Office/Commercial/Industrial Land Use

Approximately 17% of the land in the CRA is currently developed for these uses, utilizing 88 acres. Very little land is used for office purposes (5%), where retail uses take up 52% and industrial uses take up the other 38% of this category.

As in most older towns, these uses are scattered throughout the community, not mixed in with the other uses where they may benefit the residents and allow for more walkability. However, a majority of the office, commercial and industrial buildings in the CRA are 50 years of age or older and need rehabilitation. There may be redevelopment issues with some of the parcels, because there were little to no land development regulations until 1990 and the buildings and parking do not meet current code.



## Institutional Land Use

Public and quasi-public land includes public buildings, educational facilities and religious institutions. Public and quasi-public buildings located within the CRA include: the Century Business Center; Pensacola State College; Century Academy; Town of Century Maintenance Building/shop; the Escambia County Courthouse Annex; Escambia County Sheriff; Escambia County Health Department; and Community Health of Northwest Florida. There are five religious institutions scattered throughout the area. No public elementary, middle or high schools are located in the area.

## Future Land Use/Zoning

The Future Land Use categories that currently guide development in the CRA were established in the most recently updated Town of Century Comprehensive Plan 2025 (adopted in March 2012). *Table 4* below lists the future land use categories in the CRA. The categories in the CRA include residential-only, commercial-only, and mixed-use categories, as well as categories for conservation, public/institutional, and parks and recreation.

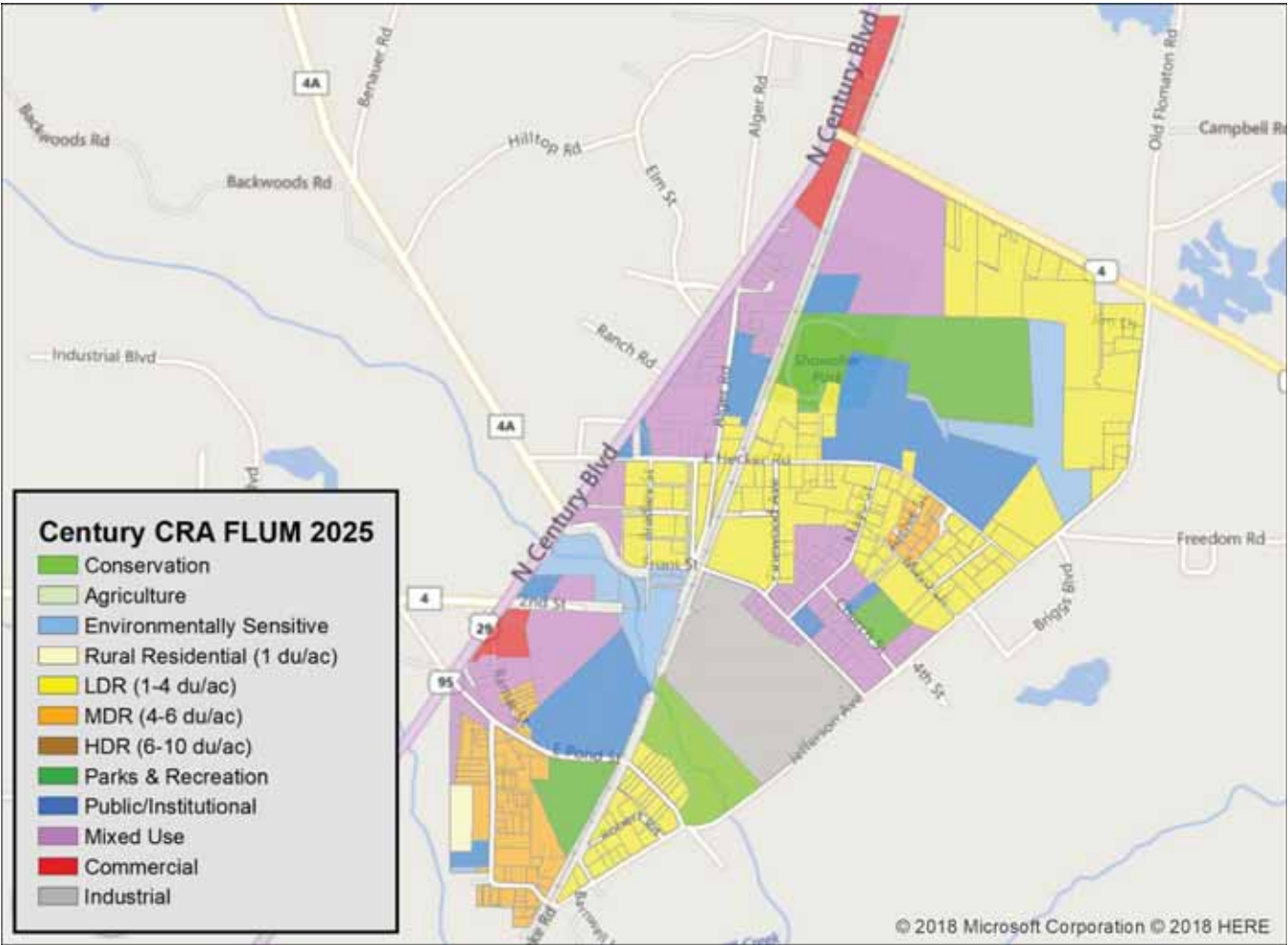
*Table 4: Future Land Use in the CRA*

FLUM Category	# Acres	Percent
Conservation	5	1%
Parks & Recreation	48	9%
Public/Institutional	54	10%
Envir. Sensitive	18	3%
Rural Residential	1	<1%
LDR (1-4 du/ac)	165	32%
MDR (4-6 du/ac)	49	10%
Mixed Use	121	24%
Commercial	12	2%
Industrial	38	7%
<b>Total</b>	<b>510</b>	<b>100%</b>



Map 4 below depicts the current future land use categories found within the CRA. The predominant future land use category in the Century CRA is low-density residential (LDR), followed by mixed use. Approximately 165 acres are available for low-density residential development, while 49 acres can be developed as medium-density residential. The mixed-use FLUM category comprises 24% of the land in the CRA and allows for various intensities of commercial uses and medium- to high-density residential uses.

Map 4: Century CRA Future Land Use Map



Vacant Land Use

There are a little over 128 acres of vacant land, comprising 25% of the total land use in the Century CRA that is currently available for very-limited to high-intensity development. Based on the number of vacant parcels compared to the total acreage of vacant land, the average size of the vacant parcels in the CRA is 1.12 acres; however, vacant parcel sizes range from the smallest (at 0.08 acre) to the largest (at 37.59 acres). Table 5 on the following page lists the number of parcels and the acreage of vacant lots by future land use category.

Vacant Land Analysis

The ability of land to support development, better known as the carrying capacity, is a major determinant in land use patterns. Environmental permitting requirements restrict development in natural areas and preserve wildlife habitats. Land development regulations limit negative aspects of development for individual properties and for roadways and other infrastructure that affect regional areas. Table 6 on the following page provides a brief summary of the maximum development that can reasonably be expected to occur based on the current vacant land characteristics.

*Table 5: CRA Vacant Land Characteristics*

FLUM Category	Number of Parcels	Acreage	Average Acreage
Conservation	2	4.56	2.28
Environmentally Sensitive Residential	9	25.51	2.83
Industrial	1	37.59	37.59
Public/Institutional	1	1.40	1.40
Low-Density Residential	29	25.71	0.87
Medium-Density Residential	20	4.58	0.229
Mixed-Use	26	29.04	1.12
<b>Total</b>	<b>88</b>	<b>128.39</b>	<b>1.46</b>

*Table 6: CRA Developable Vacant Land Analysis*

2025 FLUM Category	Vacant Acreage	Maximum Residential Density	Potential Housing Units	Development Intensity	Potential Commercial Square Feet
Environmentally Sensitive Residential	25.51	1 unit/ac	25	N/A	N/A
Public/Institutional	1.40	N/A	N/A	1.0	60,984 sf
Low-Density Residential	25.71	4 units/ac	103	N/A	N/A
Medium-Density Residential	4.58	6 units/ac	27	N/A	N/A
Mixed-Use	29.04	10 units/ac	73*	1.0	632,491 sf
Industrial	37.59	N/A	N/A	2.0	2,947,356 sf
<b>Total</b>	<b>123.83</b>		<b>228</b>		<b>3,640,831</b>

\* Residential based on percentage of land allowed for residential uses in a mixed-use district

## Transportation

### Roadways in the CRA

*Map 5* on the following page shows the CRA portion of the “Existing and Future Transportation Map, 2010/2025” from the Town’s Comprehensive Plan. The CRA includes one “Principal Arterial” highway (U.S. 29), one “Minor Arterial Rural” road (State Hwy. 4), and five “Minor Collector Rural” roads (Jefferson Avenue, Hecker Road, Alger Road, Front Street, and Pond Street). There are no immediate plans to improve or expand any of these highways, roads and streets, other than routine maintenance and re-surfacing projects, as required. In addition, there are certain locations in the CRA that would benefit from the design of local street rights-of-way

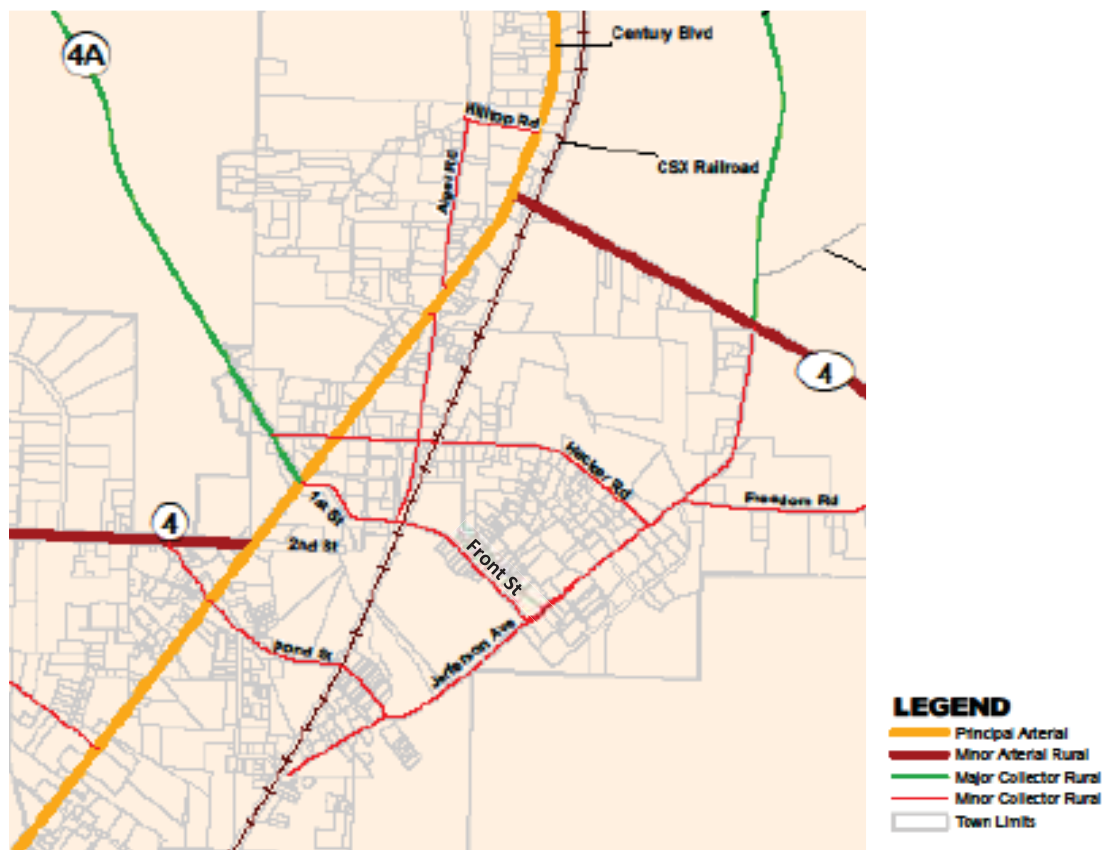


that would address the issue of homes/businesses that don't have direct access to a road and use formal or informal accessways from other parcels that are located on a road. This would make future development more efficient.

### Public Transit

The Town of Century does not provide a fixed-route public transit service within the town or vicinity. Escambia County Area Transit (ECAT) provides one commuter route that provides limited service to and from Century. Route 60 leaves the Century Courthouse at 6:15 a.m., 12:35 p.m., and 6:00 p.m. on weekdays, makes stops along U.S. 29 in Molino, Cantonment, and 9 Mile Road, with the final stop at the ECAT Transfer Center on Fairfield Drive in Pensacola. There are no plans to expand Escambia County Area Transit (ECAT) service into north Escambia County, based on the Pensacola Urbanized Area/Escambia County Ten Year Transit Development Plan (updated in August 2016). The Escambia County Five Year Transportation Disadvantaged Service Plan (adopted May 12, 2015 for FY 2015/2019) addresses the needs of elderly, disabled or economically disadvantaged residents in Escambia County.

Map 5: Roadways in the CRA



### Pedestrian Facilities in the CRA

Pedestrian facilities include sidewalks, bicycle lanes, and multi-use paths. There are currently no bicycle lanes or multi-use paths located within the Century CRA. Sidewalks are available on both sides of U.S. Highway 29 for the entire length of the CRA boundary, and a sidewalk that has been recently resurfaced is available on the north side of Hecker Road between Kelly Field Road and Dogwood Lane. Most of the local roads within the CRA either do not have any shoulders, or shoulders that are not safe for pedestrians or cyclists. The Town's Comprehensive Plan, Technical Document, states the following: *An in-depth Town-wide inventory of existing pedestrian conditions including sidewalks, crosswalks, street lighting and other pedestrian facilities needs to be completed to develop a pedestrian facilities improvement program. The inventory will further identify gaps in*

*the pedestrian system and allow prioritization of pedestrian improvements throughout the Town. Implementation of these improvements will provide connectivity to the overall transportation system.*

## Infrastructure

### Potable Water

The Town of Century owns and operates a potable water utility system that provides service within the entire CRA. In the Town of Century, groundwater from the *Sand and Gravel Aquifer* is the source of its potable water supply. The Town's water treatment system has consistently operated in compliance with all criteria established by the FDEP with respect to public water supplies. The facilities within the CRA are adequate to accommodate the maximum amount of mixed use development that could be attained.

### Sanitary Sewer

The Town of Century Sewer and Water Department is responsible for the operation and maintenance of the sanitary sewer system. In addition to wastewater treatment facilities, the Town operates and maintains a collection system comprised of gravity collection mains, lift stations, transmission force mains, and a means of effluent disposal. The service life for force mains and gravity sewers is variable and depends on pipe material, soil conditions, construction methods and other factors. The Town needs to assess the conditions of these facilities in the CRA as to their capacity to serve future development needs.

The Town does not allow the use of new septic tanks for wastewater, and when any existing septic tanks need repair, they are required to be abandoned and sewer service connected to the Town sewer system. While demolishing the homes within the CRA that were destroyed by the tornado, there were cases of septic tanks that had not been properly abandoned when a connection to the sewer lines occurred. Research should be undertaken to find out how many septic tanks are in this situation and a means of properly abandoning these facilities.

### Stormwater Management

The enforcement of stormwater management regulations within the Town of Century falls under the jurisdiction of four government agencies: the Northwest Florida Water Management District (NFWFMD) the Florida Department of Transportation (FDOT), Escambia County, and the Town of Century Public Works Department. Depending on the location of a development project, it is conceivable that permits could be required from three of the four agencies.

There are several locations in the CRA where localized flooding exists to some degree. Map \_ shows locations of intermittent flooding that occurs within the CRA. Potential causes of typical flooding problems experienced by the Town of Century, including some locations in the CRA are: undersized collection systems; improper design/construction of facilities; and blockage of swales and ditches. In 2017, Community Development Block Grant (CDBG) funds were used to address drainage issues on Mayo Street within the CRA. Additional drainage work was done on Jefferson Avenue near East Pond Street.



## ECONOMIC DEVELOPMENT

This section describes the demographic, socioeconomic, and economic conditions for the Town of Century and the Century CRA. Information was gathered through use of U.S. Census data, anecdotal data based on input at the four community visioning workshops, and from the Town of Century Economic and Demographic Profile (HAAS Center, University of West Florida, 2014).

### Demographics And Socio-Economic Conditions

#### Population

As presented in *Table 7* below, while the Town of Century and the CRA lost population slightly between 2000 and 2010, the Town is projected to slowly increase population by 2022 but the CRA is projected to add a gradually higher percentage of population through the same timeframe.

*Table 7: Population from 2000 to 2022*

Total Population	2000	2010	2017	2022
Town of Century	1,714	1,698	1,536	1,589
Century CRA	627	552	584	604

*Source: U.S. Census Bureau and UWF Haas Center EASI, 2017 estimates & Projections*

#### Race

*Table 8* below shows that the racial majority of the Century Redevelopment Area is white, followed by African-American and less than one percent of other races.

*Table 8: Race*

Race	Century CRA	Town of Century
White Alone	50.5%	48.5%
African-American Alone	42.1%	55.0%
American Indian/Alaskan Native	0.2%	3.48%
Asian	0.2%	0.0%
Pacific	0.0%	0.1%
Other Race	0.1%	0.3%
Two or More Races	0.6%	4.5%

*Source: U.S. Census Bureau and UWF Haas Center EASI, 2017 estimates*

## Household Income

As shown in [Table 9](#) below, there is a large number of low (less than \$24,999) to very low (less than \$15,000) family household incomes in the Town of Century and the Century CRA, as compared to unincorporated Escambia County.

*Table 9: Household Income*

Households	Century CRA	Town of Century	Escambia County
Income under \$15,000	46 (21.2%)	137 (21.5%)	6,601 (5.9%)
Income \$15,000 to \$24,999	37 (17.1%)	182 (28.4%)	14,223 (12%)
Median Family Household Income	\$30,795	\$32,500	\$43,707

*Source: U.S. Census Bureau and UWF Haas Center EASI, 2017 estimates*

## Regional Demographic Profile

This section includes relevant excerpts from the *Town of Century Economic and Demographic Profile* that was completed by the Haas Center of the University of West Florida in 2014. Compiling the demographic, socioeconomic and economic data for the potential local and target market areas was the first task in the development of the “Economic Development Strategic Plan” for the Town of Century that was completed in 2014. The summary provided here allows for a generalization of the types of economic development that might apply to the Town of Century and the Century CRA.

### Regional Industry Profile

The table on the right from the *Town of Century Economic and Demographic Profile* shows the industry size and growth for Escambia County in 2014.

### Regional Occupational Profile

Another table from the *Town of Century Economic and Demographic Profile* (see next page) shows the 25 most numerous occupations (using Standard Occupation Classification – SOC – codes), for Escambia County. This table includes employment, five-year projections, annual openings, location quotient (concentration of the region’s industry relative to its corresponding state; a value greater than 1 indicates the industry is more heavily concentrated in that region relative to its corresponding state), average hourly earnings and education level required. SOC data is available only at the county level, therefore, data was not provided for the Town of Century.

Table 9: Escambia County (FL) Industry Size and Growth (Source: EMSI, Inc.)				
Description	2013 Jobs	2018 Jobs	% Growth	2012 EPW
Agriculture, natural resources & mining	165	156	(5%)	\$36,486
Construction	6,568	7,289	11%	\$46,610
Education and health services	23,774	25,273	6%	\$55,493
Financial activities	7,703	8,130	6%	\$55,272
Government	20,312	20,186	(1%)	\$59,753
Information	1,518	1,198	(21%)	\$69,001
Leisure and hospitality	14,863	15,177	2%	\$18,332
Manufacturing	4,925	4,809	(2%)	\$71,935
Other services	3,666	3,656	(0%)	\$32,097
Professional and business services	13,793	13,704	(1%)	\$49,661
Trade, transportation, and utilities	23,822	24,046	1%	\$39,937
Total	121,126	123,626	2%	\$49,661

**Table 25: Top 25 Occupations in Escambia, FL by Six Digit SOC Code (2013)**

(Source: EMSI, Inc)

SOC	Description	Jobs	5 yr % Change	Location Quotient	Annual Openings	Avg. Hourly Earnings	Education Level
41-2031	Retail Salespersons	5,624	0%	1.08	174	\$11.56	Short-term on-the-job training
29-1141	Registered Nurses	4,098	5%	1.52	117	\$26.12	Associate's degree
41-2011	Cashiers	3,530	0%	1.04	160	\$9.37	Short-term on-the-job training
35-3021	Combined Food Preparation and Serving Workers, Including Fast Food	3,407	(1%)	1.14	95	\$8.87	Short-term on-the-job training
35-3031	Waiters and Waitresses	3,143	1%	1.01	167	\$9.52	Short-term on-the-job training
43-4051	Customer Service Representatives	2,836	8%	0.96	132	\$12.53	Short-term on-the-job training
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	2,485	(4%)	1.06	32	\$14.30	Short-term on-the-job training
43-9061	Office Clerks, General	2,091	2%	0.89	45	\$12.48	Short-term on-the-job training
43-5081	Stock Clerks and Order Fillers	1,854	(4%)	0.98	45	\$11.39	Short-term on-the-job training
31-1014	Nursing Assistants	1,825	9%	1.31	59	\$11.44	Postsecondary non-degree award
41-1011	First-Line Supervisors of Retail Sales Workers	1,685	0%	1.21	41	\$20.54	Work experience in a related occupation
43-3031	Bookkeeping, Accounting, and Auditing Clerks	1,397	2%	0.92	22	\$15.38	Moderate-term on-the-job training
25-1099	Postsecondary Teachers	1,356	7%	1.33	40	\$31.22	Doctoral degree
35-2014	Cooks, Restaurant	1,336	3%	0.96	36	\$11.31	Moderate-term on-the-job training
37-2012	Maids and Housekeeping Cleaners	1,303	4%	1.05	33	\$9.54	Short-term on-the-job training
43-4171	Receptionists and Information Clerks	1,296	3%	1.09	48	\$12.19	Short-term on-the-job training
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	1,280	3%	0.71	33	\$9.77	Short-term on-the-job training
25-2021	Elementary School Teachers, Except Special Education	1,257	1%	1.18	31	\$22.85	Bachelor's degree
41-4012	Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	1,211	3%	0.85	37	\$24.74	Moderate-term on-the-job training
43-1011	First-Line Supervisors of Office and Administrative Support Workers	1,190	5%	0.94	45	\$23.03	Work experience in a related occupation
13-1199	Business Operations Specialists, All Other	1,182	0%	1.13	24	\$26.83	Long-term on-the-job training
11-1021	General and Operations Managers	1,167	(1%)	0.95	22	\$45.36	Bachelor's or higher degree, plus work experience
31-1011	Home Health Aides	1,120	3%	2.17	22	\$9.62	Short-term on-the-job training
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	1,106	(2%)	0.62	35	\$11.17	Short-term on-the-job training
49-9071	Maintenance and Repair Workers, General	1,094	(2%)	0.92	20	\$17.91	Moderate-term on-the-job training

## HOUSING

Housing constitutes a significant share of the new construction and development that has occurred in the CRA in the past few years. Successful implementation of the Century CRA Plan requires an increased residential population integrated with, and interconnected to, a wide range of commercial uses. The addition of new housing units—attached housing, accessory units, or multi-family dwellings—to existing neighborhoods creates opportunities for communities to slowly increase density without radically changing the landscape. Most important, a range of housing choices allows households of all incomes to find their niche in the community and creates the synergy for energetic, pedestrian-friendly neighborhoods.

The following are general land use techniques and programs that may be implemented to assist in the achievement of increased residential density in the CRA Area, with the primary objectives to:

- Upgrade the existing attainable housing stock;
- Ensure the compatibility of new housing stock with the community; and
- Provide the development framework to allow assimilation of attainable housing – that which low-income to workforce-income can afford - into the fabric of the community.

### Revise Land Development Code To Provide for a Mix of Housing Types

Achievement of increased housing density, where appropriate, and provision for a wider range of housing types in the Century CRA is hampered by the existence of land development regulations that are inconsistent with the adopted Future Land Use classifications adopted in the Town's Comprehensive Plan. The Town of Century is in the



process of adopting a new Land Development Code that will address many current issues. Following are some recommendations that address the issue of effective land development regulations.

### Site Standards That Promote Compatible Infill of Higher Density Dwellings

The Century Land Development Code does not currently regulate building setbacks, minimum sizes of lots, and minimum street frontage for many uses and zoning categories. The existing code advances the concept of traditional suburban growth geared towards large-lot, single-family detached housing, but are not well suited to helping the CRA reap the benefits that increased land use choices can yield, including better walkability and a greater range of housing and transportation choices. *Figure 2* below shows the possibilities for a mixed-residential or mixed-use development site, when land development codes are written for flexibility.

*Figure 2: Prototypical Infill Development*



### Attainable Housing Strategies

For the purposes of this CRA Plan, attainable housing is defined as housing renovated, reconstructed or built by the private or non-profit sector for income eligible households based on the income limits set for the Town annually by the U.S. Housing and Urban Development Department (HUD). These income limits are used to determine eligibility for federal housing assistance and other assistance programs. Low-income households face the most severe housing burden - households earning from 30 percent to 80 percent of the area median income (AMI). However, moderate-income, "workforce" households - earning from 80 percent to 120 percent of the AMI are also facing a housing affordability problem.

Attainable housing strategies, either mandatory or voluntary, provide an environment where low-income and workforce housing can and should be built side-by-side with market rate housing through:

- Housing density bonuses that provide incentives encouraging developers to create workforce housing voluntarily;
- Requiring developers to designate a portion of development as workforce residential units meeting requirements of an inclusionary housing program;
- Participation in a Community Land Trust that provides land for attainable housing at all income limits; and
- Development of an Attainable Housing Partnership Program to coordinate with other public and private non-profit attainable housing providers and programs.

## STRENGTHS, OPPORTUNITIES AND CHALLENGES IN THE CRA

Based on input gained from the four community visioning workshops held in the spring of 2018 as well as from relevant elements of the 2014 *Six Pillars Community Economic Development Strategic Plan*, this section sets forth the strengths and opportunities in the Century CRA.

### Strengths of the Century CRA

- Good Neighbors
- Safe, peaceful and quiet
- Parks; playground; splash pad
- New homes that replaced those damaged in storm
- PSC, Century Academy, Headstart – range of educational facilities
- Sense of COMMUNITY
- The Century Business Center
- Businesses, students, churches, elderly and artists who can AND will volunteer to enhance and enrich CRA

### Opportunities in the Century CRA

- Improve parks/recreation equipment and field/court facilities to expand activities for kids, including teens
- Develop or form partnership to provide facilities and staff for year-round recreation programs
- Make millpond area more accessible for fishing/trail
- Develop a complete sidewalk/pedestrian system
- Complete street lighting system that will include decorative posts/fixtures in specific appropriate areas
- Housing improvements
- Master plan for stormwater and sewer improvements
- Replace old speed bumps and develop traffic calming program/facilities that are functional and enhance the appearance of streets
- Improved signage for function and aesthetics
- Unique character of CRA can be branded/marketed to enhance existing/attract new businesses – including medical, historic tourism, creative entrepreneurs, and people-friendly industrial

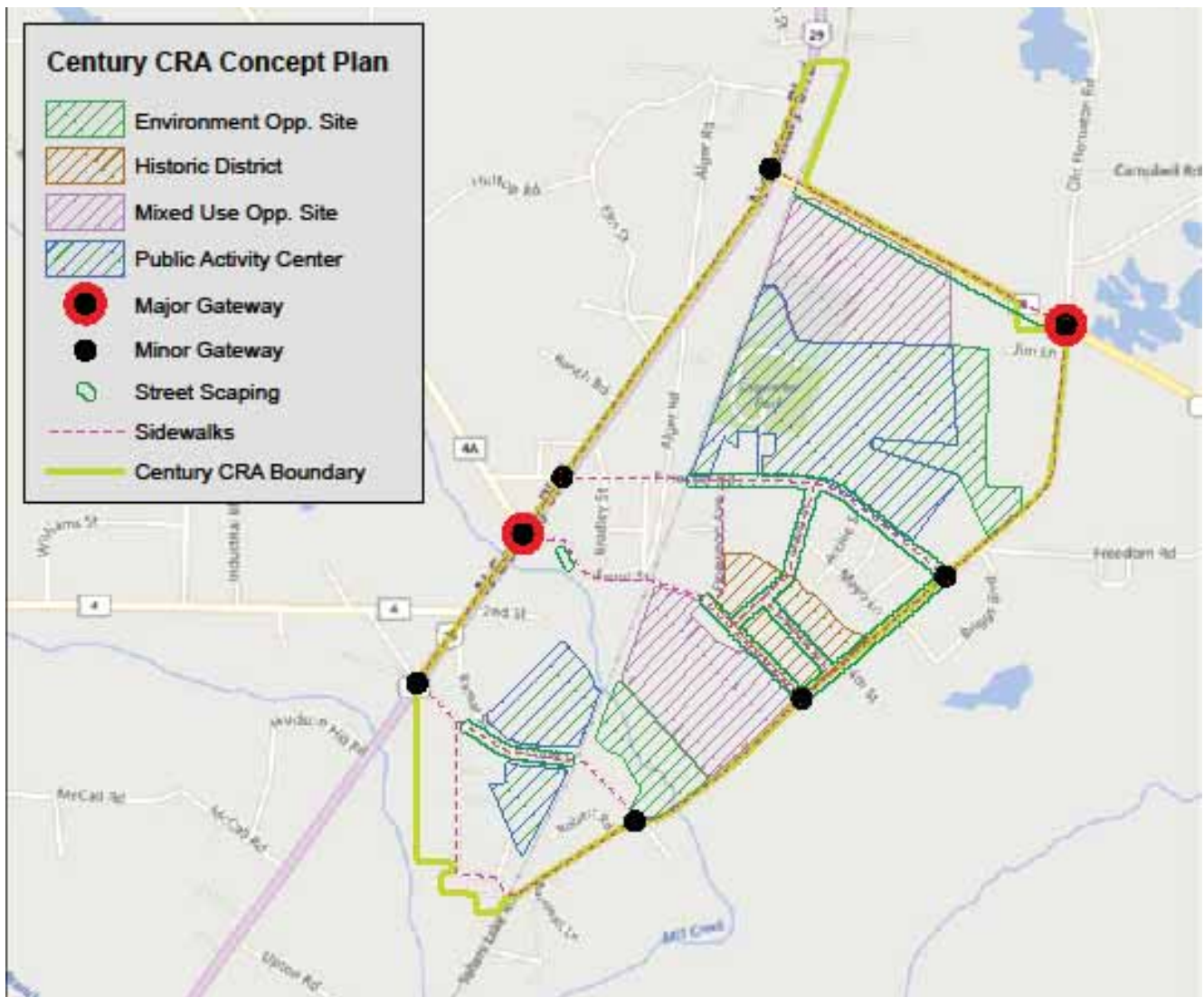
### Challenges in the Century CRA

- Stormwater issues on Hecker Road, Ramar Street and Jefferson Avenue
- Dirt roads that need paving
- Roads needing traffic calming measures
- Very few sidewalks and existing ones are not interconnected
- Abandoned, dilapidated buildings throughout the CRA

## CONCEPT PLAN

This section presents the concept plan for future land use and redevelopment within the Century CRA. The concept plan elements were conceived based on the priority issues and assets identified during the community visioning workshops. It presents a general “picture” of the recommended elements for redevelopment of the Century Redevelopment Area followed by a brief description of the objectives and the recommended action strategies to achieve these objectives.

*Figure 3: Century CRA Concept Plan*





## STRATEGIES AND RECOMMENDATION

This section is based on input gained from the four community visioning workshops held in the spring of 2018 as well as from relevant elements of the 2014 *Six Pillars Community Economic Development Strategic Plan*.

### Community Redevelopment Objectives

1. Enhance quality of life by partnering with public or private, profit or non-profit organizations to develop and implement facilities, programs and services that are based on and support inclusivity, tolerance, and safety in the Century CRA.
2. Promote self-sufficiency and resiliency through partnerships with stakeholders that facilitate instructional opportunities for residents and business owners/ entrepreneurs in the Century CRA.
3. Initiate economic development opportunities that are customized to the distinctive attributes and possibilities unique to the Century CRA.
4. Capitalize on the Century CRA's historic and natural resources to support the area's unique identity as well as promote a greater sense of neighborhood pride.

### Strategies and Recommendations for Addressing Blight Conditions

1. Invest in public facilities and infrastructure
  - Sewer, water and stormwater management
  - Transportation
  - Streetscape and pedestrian features; and
  - Public and community areas.
2. Expand economic development opportunities
  - Improve housing conditions with repair and affordable home ownership opportunities;
  - Highlight historic and natural amenities; and
  - Identify targeted development sites.

## NEIGHBORHOOD IMPACT

The implementation of the CRA Plan will foster many positive impacts to the quality of life in the CRA in terms of increased amenities, improved community facilities, improved environmental, physical and social quality, and an expanded tax base. While specific impacts cannot be determined without site-specific proposals for which to evaluate impacts, these activities, including the construction of new residential, commercial, and mixed-use development cannot be accomplished without affecting transportation, environmental quality, community services, employment, and housing. The intent is to ensure that those impacts have an overall beneficial effect to the residents, property owners, and business owners within the area as well as the larger community of Century. This section presents the range of impacts that can be expected in each category.

### Transportation

The CRA Plan proposes projects and programs to enhance the pedestrian environment and expand bicycling facilities. In addition, the mixed-use FLUM categories within the CRA are expected to provide some relief to traffic congestion in the community by fostering the development of traditional neighborhood characteristics. Closer proximity of commercial and employment opportunities and civic and institutional uses to residential uses encourages pedestrian, rather than automobile, trips.

## Environmental Quality

Specific impacts cannot be determined without site-specific proposals; therefore, this section describes the general nature of impacts that can be expected in each category.

### Water Quality

Any repairs, upgrades and replacements to potable water, sanitary sewer and stormwater facilities that may occur throughout the CRA are to be programmed concurrently with other redevelopment efforts. Through



replacement of deteriorating sewer and water lines, along with more efficient stormwater management facilities and treatment of runoff prior to discharge into the City's waterways, the water quality in the CRA is expected to improve incrementally each year. The site plan review process includes analysis of infrastructure and requires each development to address individual site issues.

### Protection of Vegetation

This plan proposes landscaping for public rights-of-way and public parks and open spaces. The Town site plan review process emphasizes maximum preservation of trees; however, development and redevelopment activities generally require the removal of some percentage of the existing trees. In these cases, the land development regulations require additional trees to be planted to replace protected trees that are removed, and also require parking lot plantings.

### Air Quality

The implementation of the CRA Plan does not involve the addition of any anticipated point sources of air pollution that would require State or Federal permits. Construction activities that occur as a part of project development may be a source of particulates. Dust control measures are required to be employed during these activities.

### Noise

The land uses permitted within the CRA are not generally the type to consistently cause high noise levels. With the exception of the vacant Alger-Sullivan Lumber Mill that is zoned industrial, the majority of the other allowable commercial businesses are required to conduct activities within buildings. This plan recommends analysis of land use changes that may restrict the type of industrial land use that can take place. Construction activities may cause a temporary increase in local noise levels; however, these activities will take place during normal working hours and will be short-lived. The Town has adopted a noise ordinance that protects its residents from high noise levels. The CRA should coordinate with the Town and adjacent jurisdictions to ensure that noise does not interfere with the residents and business owners in the CRA.

## Availability of Community Services

The implementation of the CRA Plan will provide the framework for more attractive and functional neighborhoods, which will lead to a higher residential population and increased business opportunities. It is anticipated that physical and social conditions in the area will improve with the gradual elimination of deteriorated and dilapidated structures, some of which cater to a criminal and transient population.

## Effect on School Population

The implementation of the redevelopment plan will establish a revitalized and expanded residential base within the CRA. This plan makes provisions for attainable housing for moderate-income markets and new market-responsive housing that accommodates growing market segments. Many of the existing and some of the new CRA residents will likely be single professionals, "empty-nesters" and other populations that generally do not include school age children; however, the attainable and workforce housing units will be more likely to attract families with school age

children. The Town will coordinate with the Escambia County School District on school planning concurrency issues as required by State law.

## Employment

The implementation of the redevelopment plan will increase employment opportunities for the residents of the CRA through the establishment of new business and new opportunities for community-based entrepreneurship. Small-scale community business development is a key factor to providing a stronger, more diverse employment base that is more resistant to temporary economic cycles and decisions regarding capital mobility.

## Relocation

Relocation of residents and businesses displaced as result of property acquisition by the Community Redevelopment Agency will follow procedures that fulfill the intent of Florida Statutes 421.55. As well, the City has adopted a relocation policy that provides equitable treatment for all property owners and tenants in the event of displacement resulting from property acquisition by the CRA. At this writing, there are no CRA Projects proposed for implementation that would necessitate the displacement of any households. The proposed Land Use, Zoning, Housing, and Economic Development Elements of this CRA Plan specifically seek to promote the reuse of existing structures, provide assistance for neighborhood revitalization, allow the current residents to revitalize their neighborhoods, and avoid relocation.

Should the CRA feel compelled to undertake a project, at some future point in time, which would require involuntary relocation, the policy as set forth in the above cited relocation policy would be followed. If any project requiring relocation involves federal funding, then, as required, the regulations under the Uniform Relocation Act would be followed.

## IMPLEMENTATION PLAN

The following implementation plan presents a timeline and sequence by which the projects and programs identified within the Redevelopment Plan may be implemented. Several of the projects are sequential, multi-stage projects and require consecutive year schedules and funding. Other projects may be listed later on the implementation timeline in order to utilize anticipated TIF revenues. The implementation plan presents a two-year Action Plan addressing immediate cost-effective actions that may be initiated by the CRA and baseline activities that will enable the implementation of projects and programs identified in the Long-Term Implementation Plan.

### Two-Year Action Plan

The two-year Action Plan presents proposed activities and tasks that are designed to enable the future implementation of long term development programs and encourage long term private investment within the CRA. The first two years' tasks listed in the Action Plan rely heavily on Town staff as the primary resource to minimize immediate impact upon the TIF revenues.

Subsequent years' activities, years 3-10, propose tasks and actions that require utilization of TIF revenue, General Fund revenues and alternate funding sources.

### Long Term Implementation Plan

The Long-Term Implementation Plan presents activities and tasks that build upon the tasks identified in the Two-Year Action Plan and begins to implement the programs identified during the Community Workshops. The list of proposed activities and projects identified is not complete or exhaustive and should be utilized by the Town as resources and opportunities present themselves.



**Table 10: Two-Year Action Plan**

Year 1 1/1/2019-12/31/2019	Year 2 1/1/2020-12/31/2020	Resource	Notes
Evaluate vacant parcels and buildings for re-use opportunities, land banking and potential aggregation.		Town Planner; CRA residents and businesses; property owners	Create a database and map(s) to show locations and ownership of vacant parcels and buildings, as well as land banking options.
Initiate CRA storm water/sewer planning process.	Draft RFP for Stormwater/Sewer Master Planning services.	Town Planner; Town Staff; Town Engineer; NWFWM; utility consultant	Initiate dialogue with appropriate agencies regarding storm water and sewer deficiencies, draft RFP to select consultant if required.
Evaluate all roads in CRA for feasibility of pedestrian and bicycling facilities and create a database and map in order to prioritize construction of these facilities.	Begin construction of highest priority pedestrian and bicycling facilities - retrofit and/or new construction.	Town Planner; CRA residents and businesses; Town Engineer; GIS technician	Town Planner, CRA residents and businesses, WFRPC to prioritize construction of pedestrian and bicycling facilities
	Identify FLUM and Zoning changes that might be needed in CRA.	Town Planner; CRA residents and businesses	Identify specific parcels that may require change of land use for specific project or development opportunity.
	Create database and map of available or vacant parcels for marketing and development. Initiate additional CRA marketing to stimulate private sector investment.	Town Planner; property owners; GIS technician; marketing consultant	Prepare catalog and marketing brochure of available or vacant parcels for distribution to the Chamber and other applicable outlets.
	Evaluate CRA for general and special area street lighting needs - develop database and map.	Town Planner; CRA residents and businesses; lighting specialist; GIS technician	Prioritize construction of street lighting, including areas where underground utilities can be accomplished.



Table 11: Long-Term Implementation Plan

Activity/Project	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028
<b>Land Use</b>										
FLUM/Zoning Changes in CRA										
LDC changes in CRA										
Assess feasibility of Mixed Use/Commercial and Residential development at Alger-Sullivan Lumber mill site and Hwy 4 site										
<b>Economic Development</b>										
Evaluate vacant parcels										
Identify and catalog redevelopment opportunity sites										
Prepare marketing brochure of available or vacant sites										
<b>Transportation</b>										
Evaluate traffic calming facilities, including cul-de-sac turn a-roads on East Street, Taylor Street and Hartley Avenue										
Evaluate all CRA roads for feasibility of pedestrian and bicycle facilities										
Prepare plans and construction documents of pedestrian/bicycle facilities										
Phased construction of ped/bike facilities										
<b>Infrastructure</b>										
Initiate CRA stormwater/sewer planning to identify problem areas										
Draft RFP for stormwater/sewer plan										
Prepare Stormwater/Sewer Plan										
Prepare construction documents for Stormwater/Sewer improvements										
Evaluate CRA for general and special area street lighting needs										
Construction of Stormwater/Sewer facilities, including on Jefferson Avenue near Mincy Lane										

Activity/Project	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028
<b>Streetscape</b>										
Update Sign Ordinance to require consistent signage throughout the Town										
Prepare design guidelines to address street furniture such as lighting, benches, sidewalk/crosswalk design and paving, trash cans, etc.										
Identify locations for prioritized streetscape improvements.										
Design sign system, including major and minor gateway signs										
Prepare construction documents for streetscape items										
Install a gateway sign at the east entrance into the Town limits on State Road 4										
Phased Construction of streetscape items										
<b>Parks &amp; Recreation</b>										
Assess existing parks to identify deficiencies and/or new features that may be needed										
Conduct feasibility study to rehabilitate field house/gymnasium at Pensacola State College										
Develop locations for prioritized parks and rec improvements.										
Prepare construction documents for park facilities										
Replace existing playground equipment at Marie McMurray Park with new										
Phased Construction of park facilities										
Conduct feasibility study to hire a full-time Recreation Director to provide for year-round recreation activities (both indoors and outdoors)										
Construct additional pavilions at Showalter Park										



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## APPENDICES





BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF CSX RAILROAD AND THE NORTH RIGHT OF WAY LINE OF STATE ROAD 4 (100' R/W) IN SECTION 5, TOWNSHIP 5 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTHEASTERLY ALONG SAID NORTH LINE TO THE INTERSECTION OF THE WEST LINE OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE DEPARTING THE AFORESAID NORTH LINE PROCEED SOUTHERLY ALONG SAID WEST LINE OF SECTION 4, TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 4 (100' R/W); THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, PROCEED SOUTHERLY ALONG THE AFORESAID WEST LINE TO THE SOUTHWEST CORNER OF THE NORTH WEST ¼ OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 30 WEST; THENCE PROCEED EASTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST ¼ TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF JEFFERSON AVENUE; (R/W VARIES) THENCE PROCEED SOUTHWESTERLY ALONG THE SAID WEST RIGHT OF WAY LINE TO THE CENTERLINE INTERSECTION OF CSX RAILROAD (100' R/W); THENCE PROCEED SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF THE EXTENTION OF THE SOUTH LINE OF OR BOOK 6498, PAGE 980; THENCE PROCEED WESTERLY ALONG THE SOUTH LINE TO THE SOUTHWEST CORNER AS DESCRIBED IN OR BOOK 6498, PAGE 980; THENCE PROCEED NORTH TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED WEST ALONG SAID NORTH LINE TO THE INTERSECTION OF THE WEST LINE OF THAT DESCRIBED IN OR BOOK 5134, PAGE 1078; THENCE PROCEED NORTHERLY ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF THAT DESCRIBED IN OR BOOK 134, PAGE 1078; THENCE PROCEED EASTERLY TO THE NORTHEAST CORNER OF THAT DESCRIBED IN OR BOOK 6003, PAGE 1590 AND THE WEST RIGHT OF WAY OF JEFFERSON AVENUE (R/W VARIES); THENCE PROCEED NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH EAST CORNER AS THAT DESCRIBED IN OR BOOK 483, PAGE 956; THENCE PROCEED WESTERLY ALONG THE SOUTH LINE AS THAT DESCRIBED IN OR BOOK 483, PAGE 956, TO THE INTERSECTION OF THE WEST LINE OF THAT DESCRIBED IN OR BOOK 4517, PAGE 13; THENCE PROCEED NORTH ALONG THE WESTERLY EXTENTION OF THAT DESCRIBED IN OR BOOK 4517, PAGE 13 TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 29, (R/W VARIES); THENCE PROCEED NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 29 TO THE SOUTHEAST CORNER OF THAT DESCRIBED IN OR BOOK 6729, PAGE 282, THENCE DEPARTING THE AFORESAID WEST RIGHT OF WAY LINE PROCEED EAST TO THE NORTHWEST CORNER OF THAT DESCRIBED IN OR BOOK 6144, PAGE 1370; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE PROCEED EASTERLY TO THE INTERSECTION OF THE NORTH LINE OF THAT DESCRIBED IN OR BOOK 6144, PAGE 1370 AND THE EAST RIGHT OF WAY LINE OF CSX RAILROAD (100' R/W); THENCE PROCEED SOUTHERLY ALONG SAID EASTERN RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 4 AND THE POINT OF BEGINNING.

LYING IN AND BEING A PART OF SECTIONS 5, & 8, TOWNSHIP 5 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, CONTAINING 510 ACRES MORE OR LESS.



## "Envision Century CRA"

The second community workshop was held on March 22, 2018. During this workshop the group reviewed the data from the first workshop; refined and restated the strengths and opportunities that were established at the first workshop; and broke into groups to identify focus areas and capital improvement projects. The groups were also asked to identify location of needed/desired facilities and improvements on a map of the CRA and to list these on a flip chart page



- Good neighbors
- Safe (compared to other parts of Century), peaceful and quiet
- Parks; Playground; Splash pad
- Homes that replaced those damaged in storm
- PSC, Century Academy, Headstart
- Sense of COMMUNITY
- The Community Center
- Businesses, students, churches, elderly and artists who can and WILL volunteer to enhance and enrich CRA

The following is a listing of the opportunities of the Century CRA developed from the citizens attending the second workshop.

- Improve parks/recreation equipment and field/court facilities to expand activities for kids, including teens
- Develop or form partnerships to provide facilities and staff for year-round recreation programs
- Make the millpond area more accessible for fishing/trail
- Develop a complete sidewalk/pedestrian system
- Complete street lighting system that will include decorative posts/fixtures in specific appropriate areas
- Housing improvements
- Master plan for stormwater and sewer improvements
- Replace old speed bumps and develop traffic calming program/facilities that are functional and enhance the appearance of streets
- Improve signage for function and aesthetics
- Unique character of CRA can be branded/marketed to enhance existing/attract new businesses – including medical, historic tourism, creative entrepreneurs, and people-friendly industrial

The third community workshop was held on April 17, 2018. During this workshop the group reviewed the focus areas and capital improvement projects discussed at the second workshop and asked to review the draft CRA Vision. The contents of the Redevelopment Plan were discussed, as were redevelopment objectives and strategies. Finally, the group reviewed draft 2-year and 10-year action and implementation plans.



The fourth and final community workshop was held on May 24, 2018. Elements of the final draft redevelopment plan were discussed at this meeting, as was a review of the strategies and recommendations that had been drafted during the first three (3) workshops. A land use assessment was presented that showed the existing land uses in the area.