



ONE CITY. ONE JACKSONVILLE.

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**From:** Greg Radlinski [<mailto:ggradlinski@bellsouth.net>]  
**Sent:** Tuesday, February 06, 2018 9:36 AM  
**To:** Godwin, Michelle  
**Subject:** CP Broche's call for CPAC comments on parks, and safe and healthy neighborhoods

Michelle,

UCCPAC Chair Tappouni wants to submit a written response to CP Broche's request for comments on parks and safe, healthy neighborhoods before the 2/28 deadline. I am submitting my comments now because I will be leaving town on Saturday and won't return until next month.

Greg

**Safe neighborhoods are healthy**, and vice versa, because the residents are **invested** in both the safety and health of where they live. **Home ownership is the key to investment in the community.** Tenancy isn't.

In June 2010 the Planning and Development Department issued its Urban Core Vision Plan, attached. Guiding Principle Two - Promote Mixed-Use/Mixed-Income Redevelopment and Infill includes Sub-Principle 2.2: **Create a Range of Housing Opportunities and Choices.** The recent residential building boom in the urban core has been exclusively apartments. The range of housing opportunities and choices is limited to the size, location and rent of apartments. That's not much of a choice. What's needed are housing developments, like The Parks at the Cathedral, authorized by Council through Ord. 1999-451-E, a 51 unit townhouse complex geared to homesteaders.

Some argue that to make downtown Jacksonville a community we just need residents, and tenants, lots of them, will do. But tenants are not invested in a community. When hard times come, tenants give 30 days notice and move to another rental. Home owners stay and work through hard times because their money is invested in where they live. Whether they want to or not, they can't give 30 days notice, move and leave the community's problems behind.

Tenants enjoy the amenities of downtown living, but most are unwilling to work to make their community better. Where I live, the homeowners' association offers many opportunities for volunteers to make the community better. Thirty percent of the units are rented. No tenants volunteer to do anything to improve The Parks, but nearly all volunteer to enjoy the amenities maintained by the resident owners.

Look at the CPACs. How many CPAC members are tenants? CPAC membership requires interest *and* commitment. Tenants in CPAC jurisdictions are interested in their neighborhoods, but lack commitment.

Look at the residential communities that make up the Urban Core CPAC--Springfield, Brooklyn, etc. The activists are, predominantly, homeowners, and its the homeowners, not the tenants, who participate in making those neighborhoods better.

Recommendation: encourage residential home ownership, discourage urban core tenant complexes.

**Parks** that are available to all are building blocks of safe and healthy communities. Parks taken over by one group to the exclusion of all others are not, e.g., Main Street Park. The 2010 Urban Vision Plan addressed parks obliquely. Under Guiding Principle One - Capitalize on the Urban Core's Uniqueness. Sub-Principle 1.2: **Capitalize on the Downtown**, the Planning Department wrote that "The City's Downtown Action Plan is based on this idea with objectives to improve walkability; to make downtown a destination; to make downtown a neighborhood..." "Urban Core neighborhoods should capitalize on [its] potential to attract more population..." Nothing says "don't live in or visit downtown" better than vagrants wasting time in Main Street Park, litter and nuisance crime. Downtown won't become a destination or a neighborhood so long as vagrants "homestead" on a park or riverwalk bench.

Circling back to safe and healthy neighborhoods, the urban core and the parks in it won't be safe and healthy so long as social services are concentrated downtown. Those service providers are the institutions that continually entice and sustain non-contributing vagrants to the urban scene. Disperse them and there's reason to hope downtown can become a safe and healthy neighborhood.

Recommendation: **Capitalize on downtown** by relocating social services (Sulzbacker Center, Trinity Rescue Mission, City Mission, etc.) out of the urban core.