



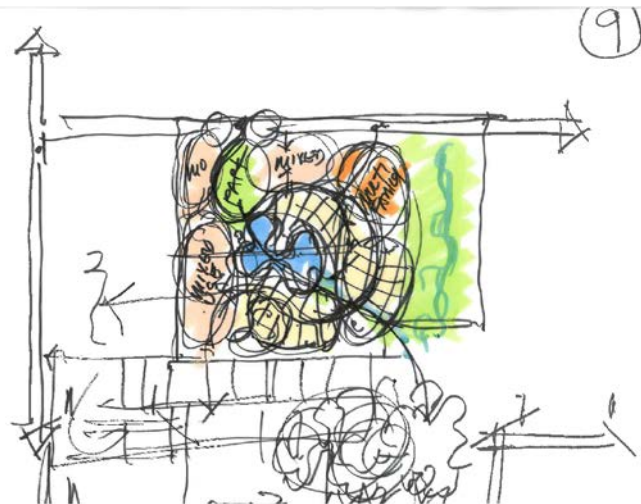
GAINESVILLE COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING

100% – Final Master Plan
1717 SE 8th Avenue



Background

- The Master Planning process began with a stakeholder meeting as well as community workshop on January 29
- Design team goals “Listen, Analyze, Design, Review, & Refine”
- A visioning questionnaire was provided to invoke the public’s input for the future vision of this project at a “big picture” and “site specific” levels



Master Planning Design Process



Community Attributes

- Well-established Neighborhoods (Lincoln Estates, North Lincoln Heights, Azalea Trails)
- Proximity to Schools
- Connection to Recreation Activities
- Convenience to Downtown
- UF Eastside Campus
- Future Redevelopment



Project Team

- Gainesville Community Redevelopment Agency
 - Property Owner's Agent
- JBrown Professional Group Inc.
 - Civil Engineers & Surveyors
- EDSA, Inc.
 - Planners & Landscape Architects
- McAlpine Environmental Consulting, Inc.
 - Environmental Services
- GSE Engineering & Consulting, Inc.
 - Geotechnical Engineers
- Eco Systems Research Center
 - Environmental Consulting

Master Planning Schedule

60% Preliminary Master Plan ERAB Presentation
60% Preliminary Master Plan Community Presentation
60% Preliminary Master Plan CRA Presentation
100% Master Plan ERAB Presentation
100% Master Plan CRA Presentation/Final Approval

Aug. 2014
Oct. 15, 2014
Oct. 21, 2014
Dec. 4, 2014
Dec. 15, 2014



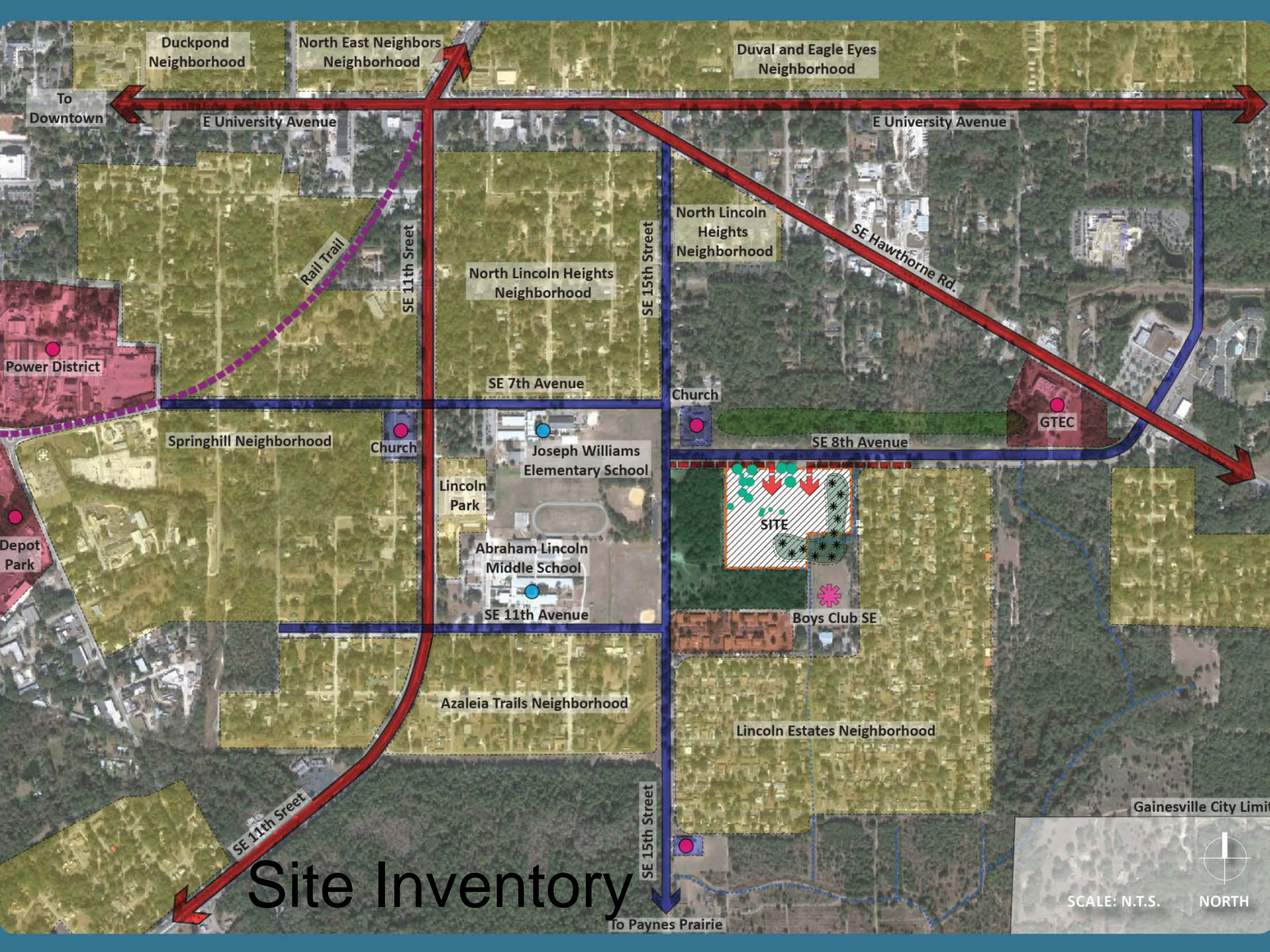
Additional Next Steps

- *Zoning & Land Use*
- *Marketing Outreach*
- *Architectural Standards*
- *Design Plat Process*
- *Phase I Construction Documents*

Focus Areas

- Residential
- Community
- Mix of Uses
- Connectivity
- Walkability





Duckpond Neighborhood

North East Neighbors Neighborhood

Duval and Eagle Eyes Neighborhood

To Downtown

E University Avenue

E University Avenue

Rail Trail

SE 11th Street

North Lincoln Heights Neighborhood

SE 15th Street

North Lincoln Heights Neighborhood

SE Hawthorne Rd.

Power District

SE 7th Avenue

Church

GTEC

Springhill Neighborhood

Church

Joseph Williams Elementary School

SE 8th Avenue

Depot Park

Lincoln Park

Abraham-Lincoln Middle School

SITE

Boys Club SE

SE 11th Avenue

Azaleia Trails Neighborhood

Lincoln Estates Neighborhood

Gainesville City Limit

Site Inventory

To Paynes Prairie

SCALE: N.T.S.



NORTH

Project Site



Joseph Williams
Elementary School

Church of God
by Faith

S.E. 8th Avenue

S.E. 15th Street

Abraham Lincoln
Middle School

Carver Gardens

Boys & Girls
Club

Lincoln Estates

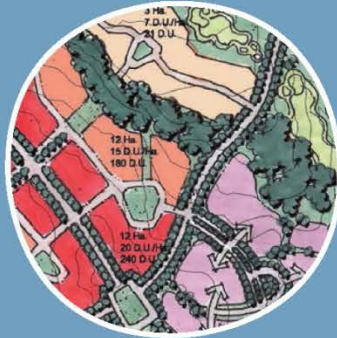
Project Boundary

Design Process



Conceptual
Master Plan

(30%)



Preliminary
Master Plan

(60%)



Final
Master Plan

(100%)



Site Opportunities

Church of God by Faith

Future Linear Park Recreational Connection

S.E. 8th Avenue

Connectivity

+ Low Point

+ Low Point

Development Focus

Interact with Nature

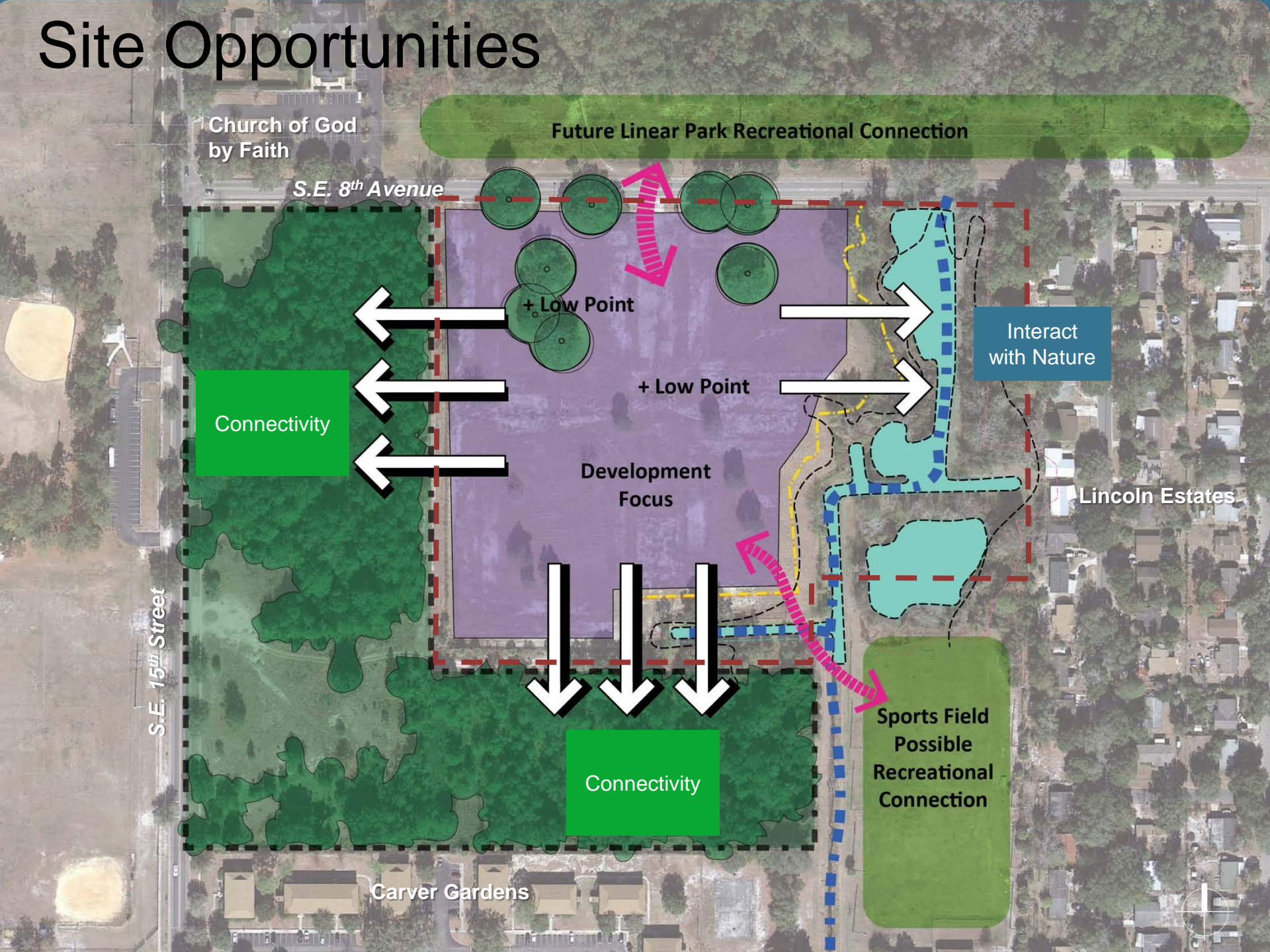
Lincoln Estates

S.E. 15th Street

Connectivity

Sports Field Possible Recreational Connection

Carver Gardens

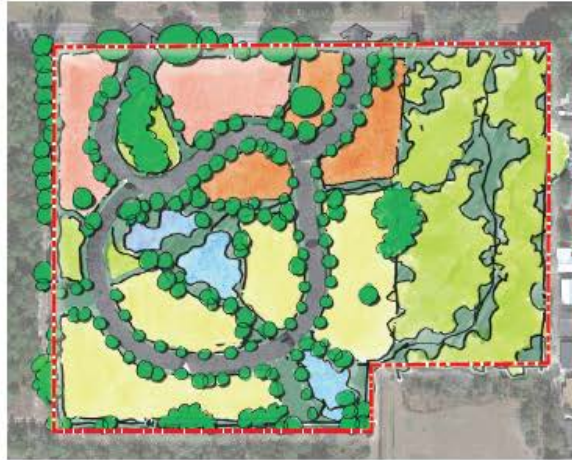


30% Conceptual Master Plan



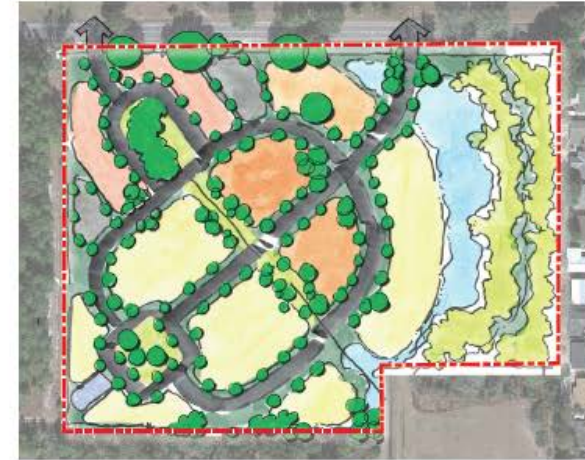
Concept One

- Strong Axis
- Preserve Mature Oak Trees
- Central Square



Concept Two

- Natural Experience
- Amenity Lake
- Preserve Mature Oak Trees



Concept Three

- Walkable
- Central Green Space
- Preserve Mature Oak Trees
- Wetland Restoration

Community/CRA Board Input – 30% Phase

Concepts Community Poll

- Concept #1 – 10%
- Concept #2 – 45%
- Concept #3 – 45%

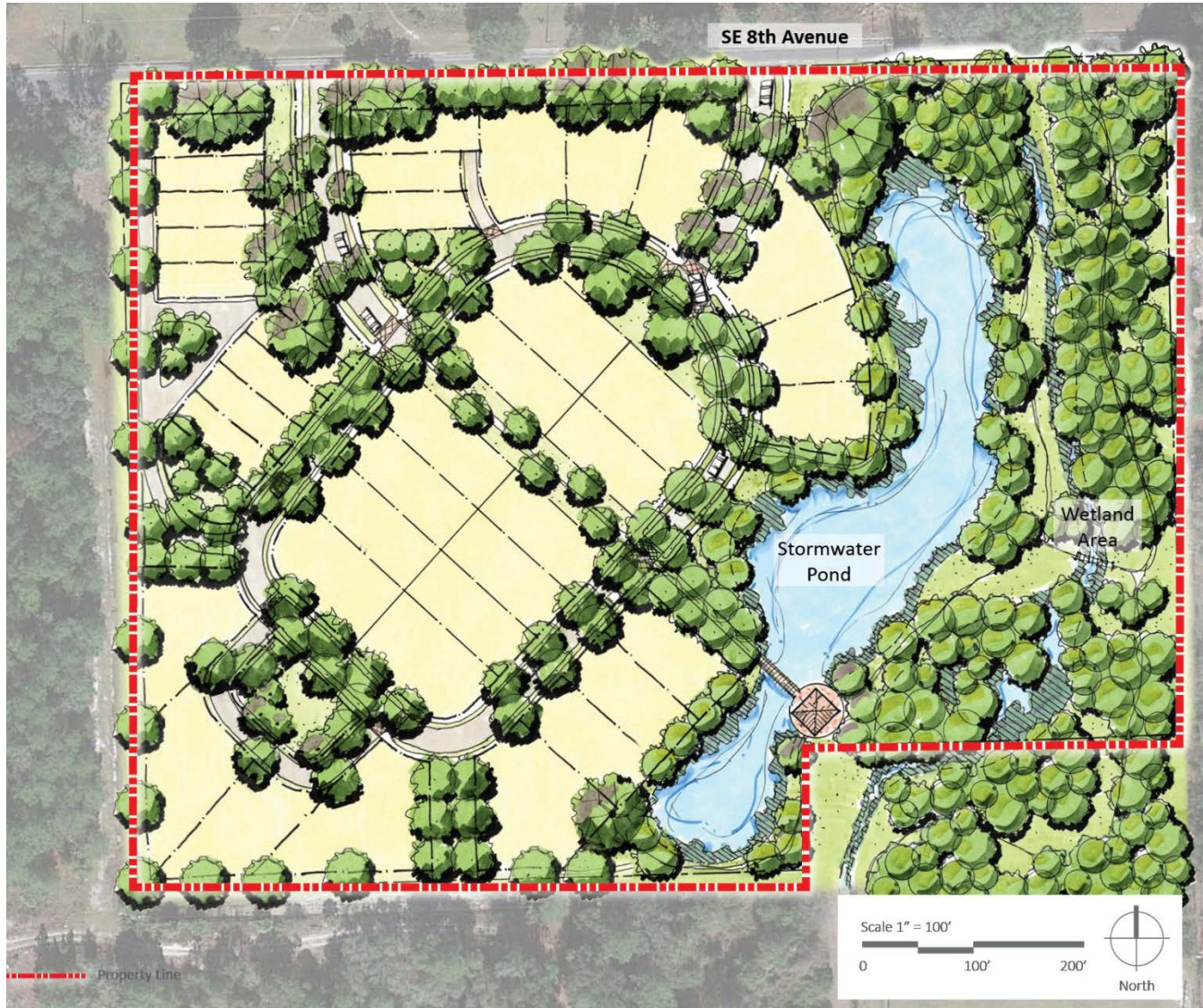


Stakeholder/Community Notes

- New beginning
- Fit within the local fabric yet provide unique feel
- Variety of living options
- Option 3 storm water and wetlands
- Central park/green
- Concept 2 and 3 preferred
- Provide 2 entrances
- Mix of Uses/Housing types

CRA Board voted for staff to come back with a 60% Preliminary Plan that encompasses the best of concept 2 & 3

60% Preliminary Master Plan



Combined Concept Two/Three

- Natural Experience
- Amenity Lake
- Preserve Mature Oak Trees
- Walkable
- Central Green Space
- Wetland Restoration

Community/CRA Board Input – 60% Phase

Stakeholder/Community Notes

- Potential for rear loaded product
- Variety of lot sizes
- Walking trails
- Flexible green space
- Potential maintenance plan/HOA
- Energy Efficient Product

CRA Board Meeting

Approved the overall layout of the 60%

Preliminary Master Plan



Final Master Plan



Vicinity Plan



----- Property Line



Plan Site Area Calculations

Site Calculations

Residential	5.53 Acres	38 Units
Open Spaces/Parks	1.68 Acres	
Nature Preserve/Wetland	5.57 Acres	
/Stormwater		
Roads	2.32 Acres	
TOTALS	15.1 Acres	38 Units



----- Property Line



Scale: N.T.S

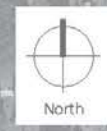
Land Use Plan/Unit Type

Legend

-  30' Residential Town House Unit Type
-  35' Residential Town House Unit Type
-  50' Residential Single Family Unit Type
-  60' Residential Single Family Unit Type

Note:

Lot widths are an average dimension based on the frontage along the right-of-way.






Scale: N.T.S

Property Line

Circulation Plan

Legend

-  Vehicular Circulation
-  Pedestrian Sidewalk
-  Walking Trails






 Property Line



Scale: N.T.S

Legend

-  Green Space
-  Stormwater
-  Wetland



Property Line

Scale: N.T.S

Open Space Plan

Legend

-  Green Space
-  Nature Preserve, Wetland, Stormwater
-  Setback

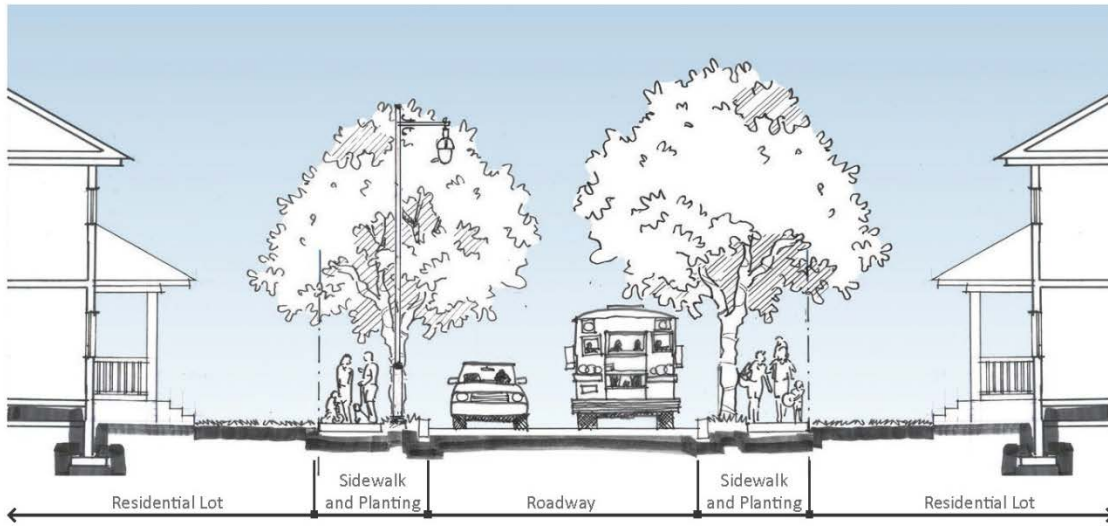


Property Line

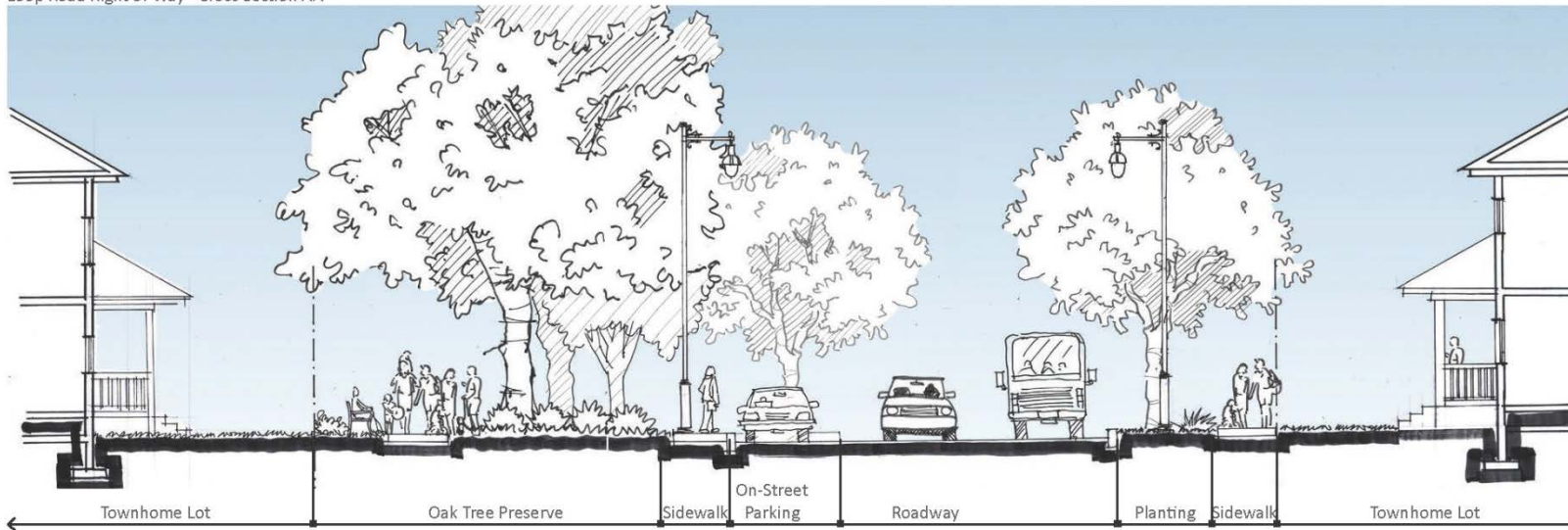


Scale: N.T.S

Final Sections



Loop Road Right of Way - Cross Section AA



Entry Road Right of Way - Cross Section BB





Recommendation

- Hear presentation
provide feedback
- Approve the 100%
Master Plan

