

CABOT/KOPPERS REDEVELOPMENT PROPOSALS

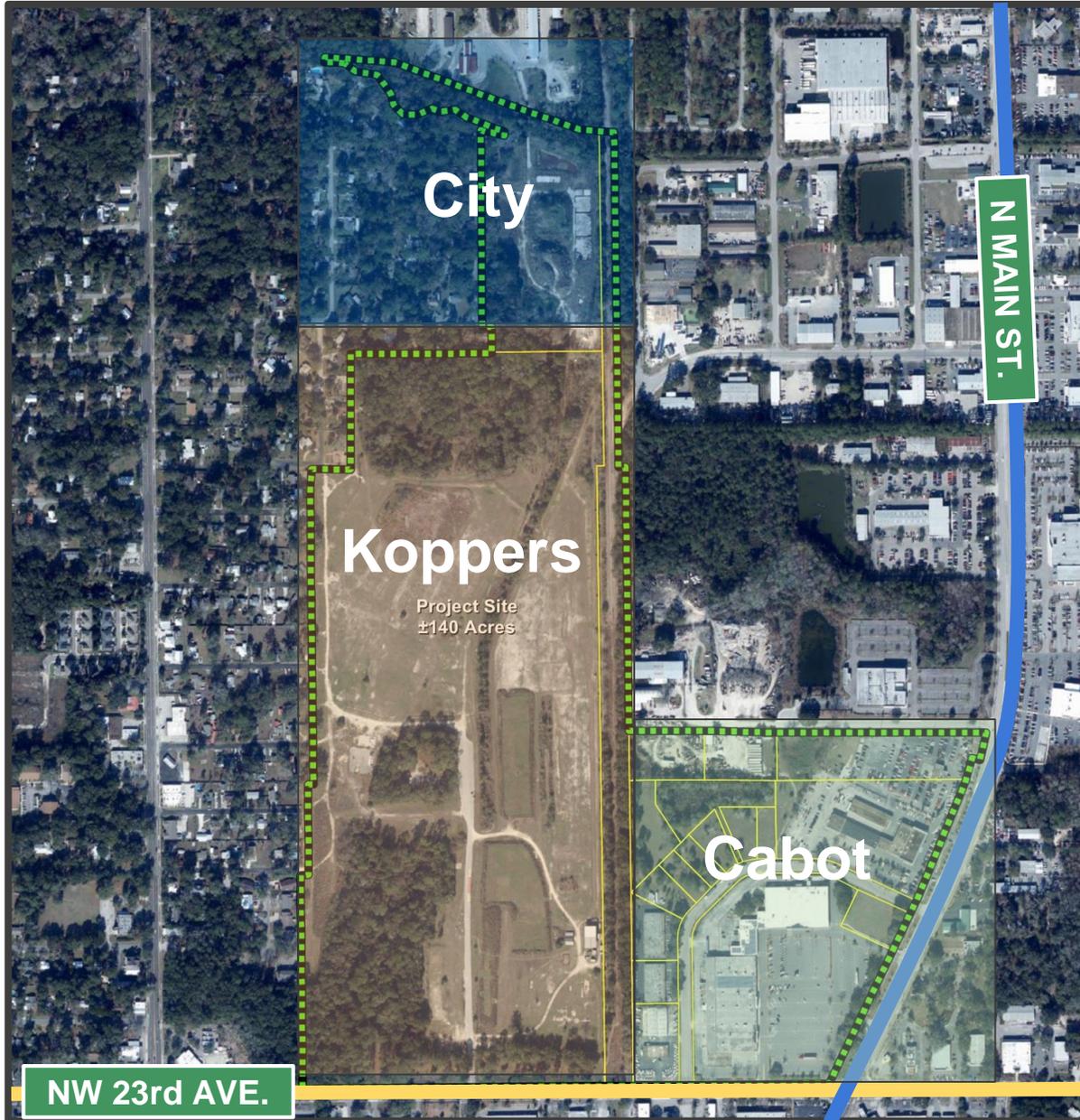
URP 6341 URBAN PLANNING STUDIO

UNIVERSITY OF FLORIDA

FEBRUARY 15, 2018

AGENDA





SITE DIVISION

- NW 23rd Avenue / N. Main Street intersection
- Approximately 150 ac in size
 - ±90 ac (Koppers)
 - ±50 ac (Cabot)
 - 10 ac (City parcel)





ZONING

I-2: General Industrial

I-1: Limited Industrial

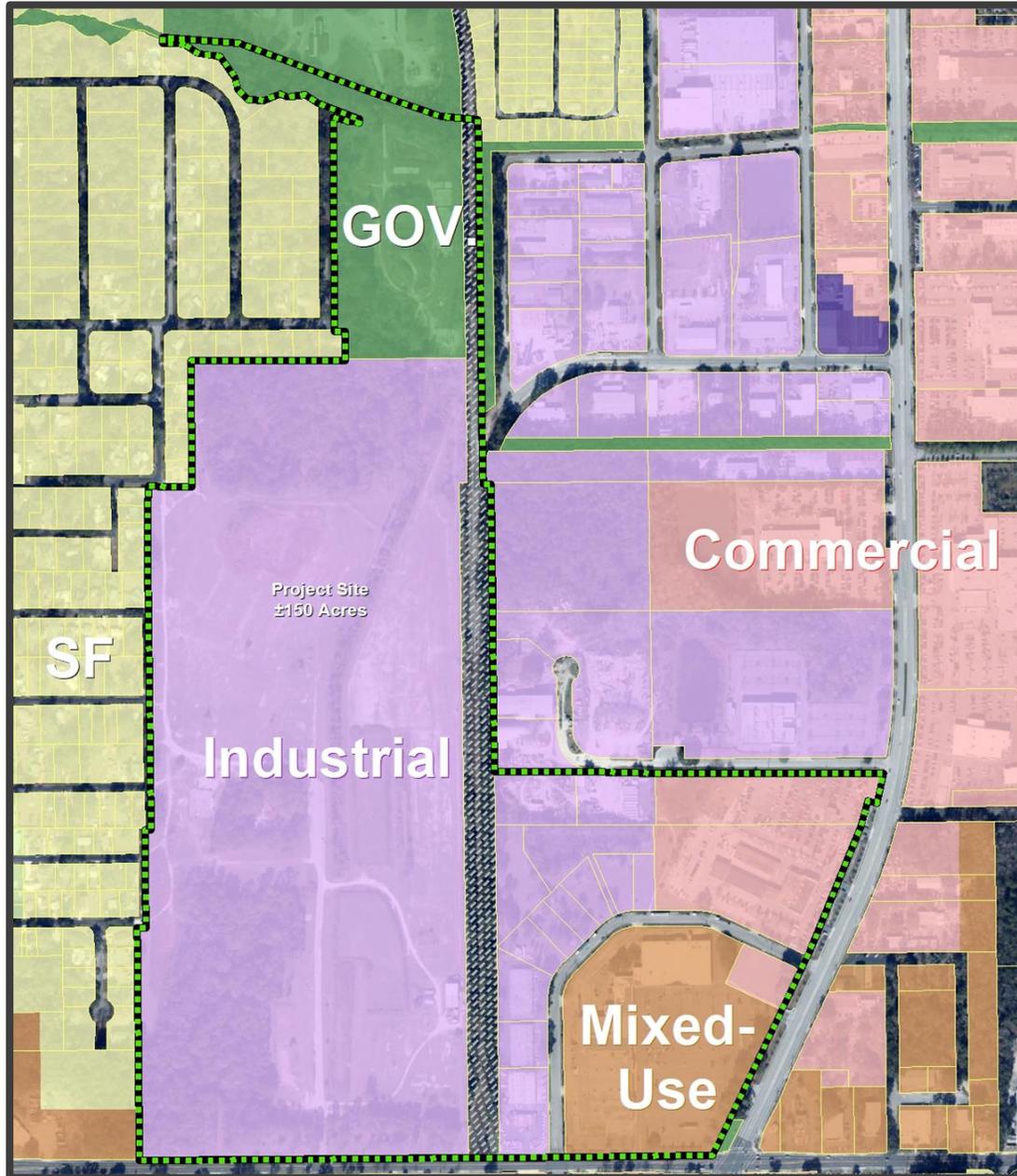
MU-2: Mixed-use Low Intensity

BA: Automotive-oriented Business

BUS: General Business District

PS: Public Services and Operations

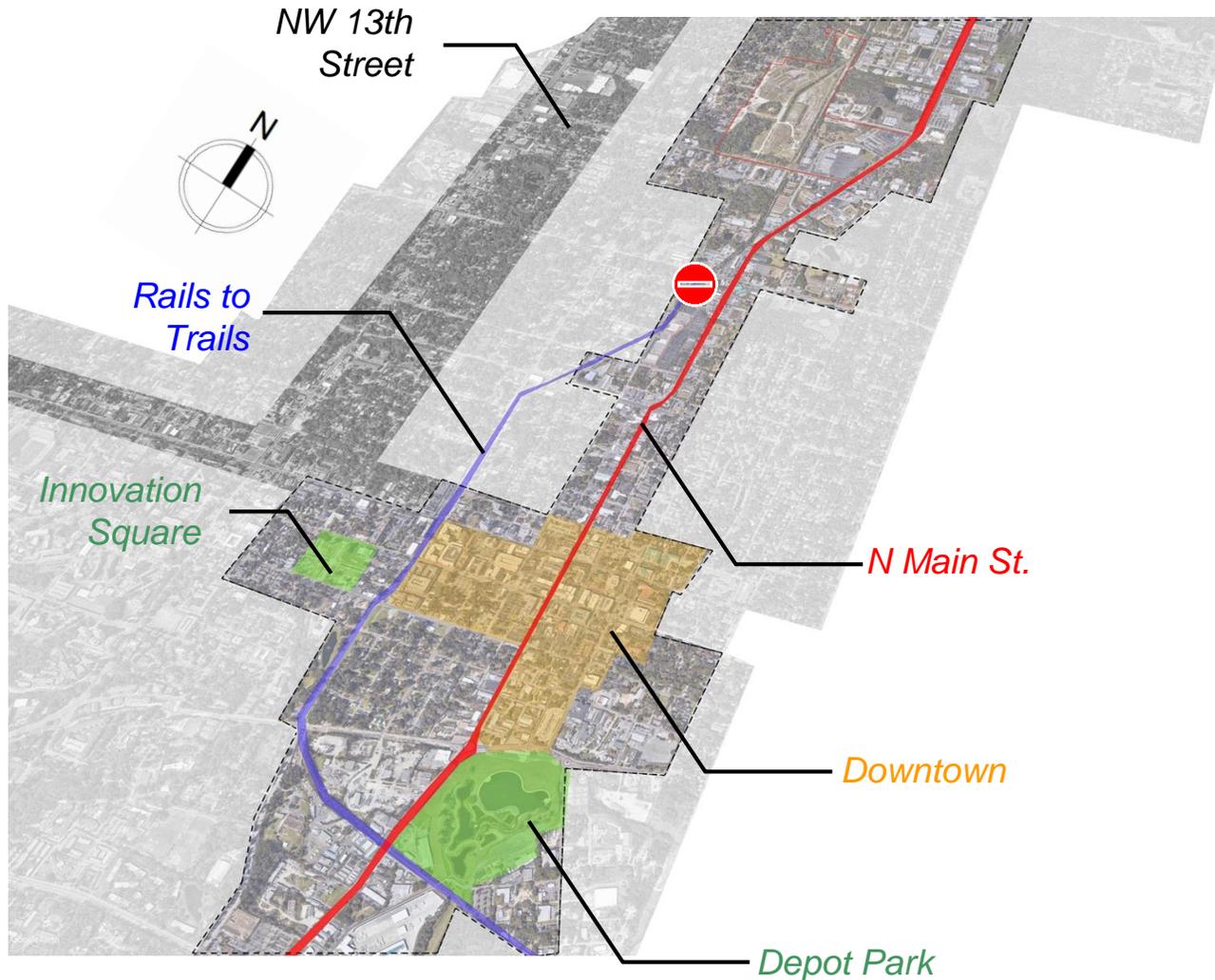




LAND USE

- Variation in onsite Future Land Use and Zoning
 - Comprehensive Plan Amendment and Rezoning likely





CONTEXT

- NW 23rd Avenue / N. Main Street intersection
- Approximately 140 ac in size
 - ±90 ac (Koppers)
 - ±50 ac (Cabot)
- Extension of existing facilities

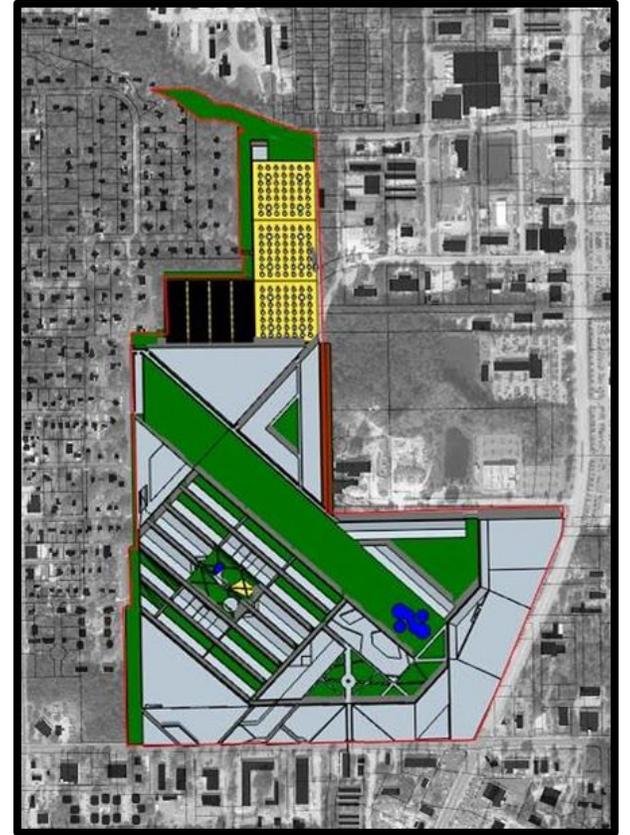
CONCEPTUAL PLANS



Innovation on Main
+ Foster's Square



Food and Arts
District

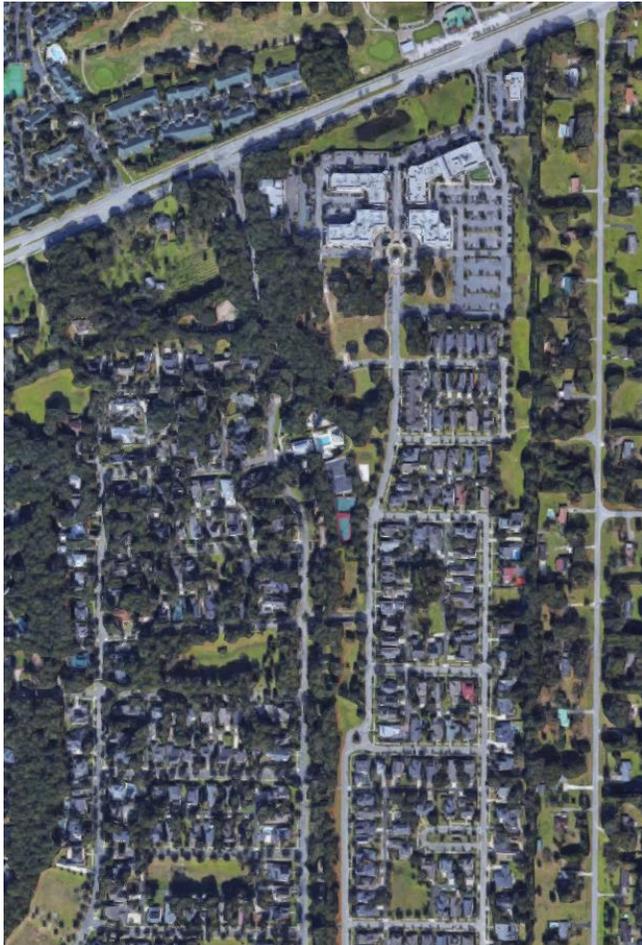


Green Technology
Center 7

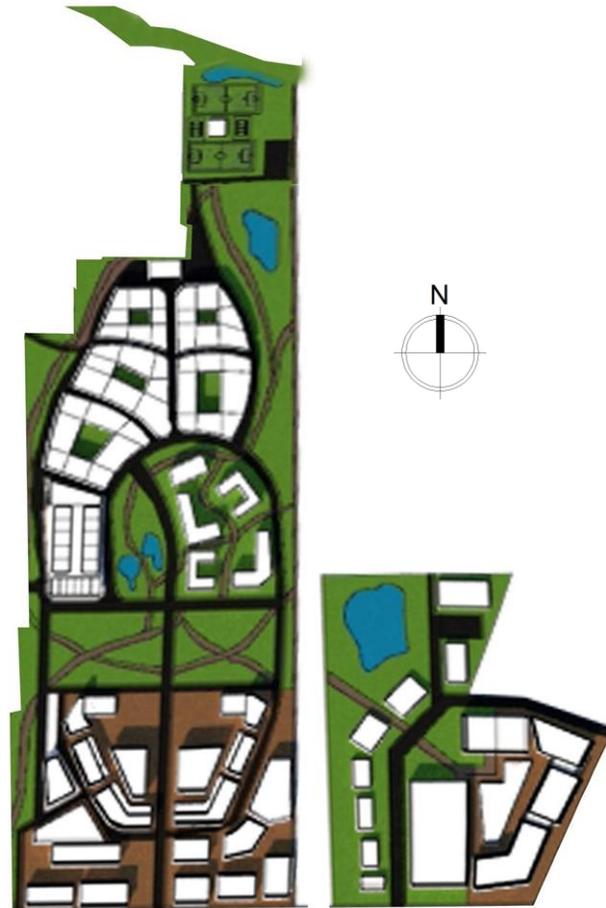
INNOVATION ON MAIN + FOSTER'S SQUARE



INSPIRATIONS



Tioga Town Center



Our Concept



Innovation Square Concept

THEMES AND CONCEPTS



Themes

- Concentration of energy
- Community space
- Complementary and transitional

Foster's Square Concepts

- Town of Tioga
- "Traditional Neighborhood Development" (TND)
- Create Buffers between the various programs

Innovation on Main Concepts

- Build upon Innovation Square
- Strengthen corridor with building/street relation
- Strategic Building Placement

USES



CONCLUSION



- Create “Node”
- Concentration of energy
- Fosters a sense of community place
- Strengthens Main St corridor
- Ignite economic activity
- Anchors NW Urban Core
- **Acts as a transitional and complementary site to the surrounding area**

FOOD AND ARTS DISTRICT (FAD)





INSPIRATION

THEMES AND CONCEPTS





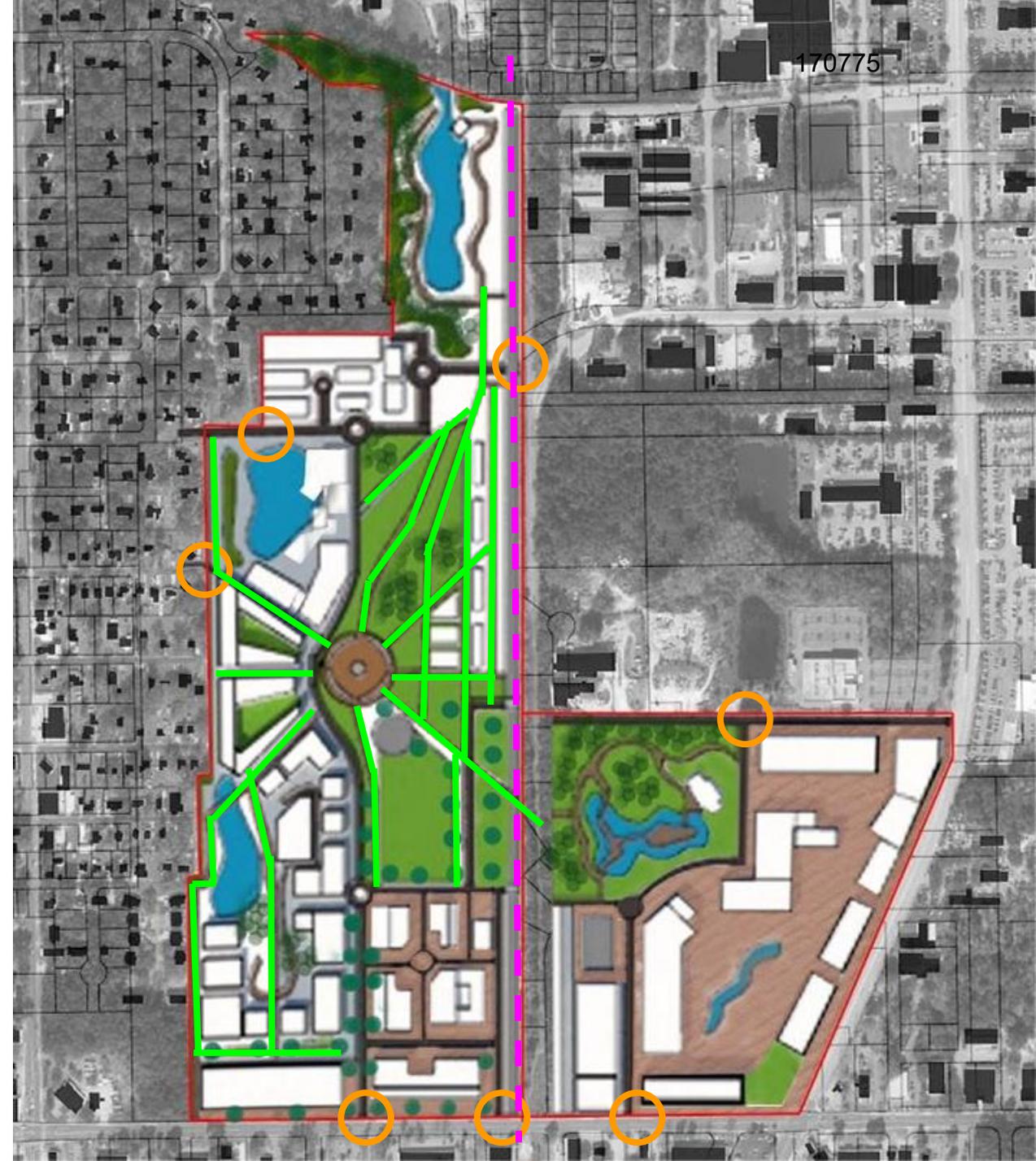
USES

- 50 acres for arts
- 19 acres of mixed-use
- 32 acres of residential
- 5 acres for incubators
- 18 acres for restaurants
- 1 acre for hotel
- 29 acres for green space

CONCLUSION

17

- Culinary
 - Connection between local farmers, restaurants, programs, and consumers
- Arts
 - Live/work spaces and arts-based infrastructure
- Rail Line
 - High Capacity shuttle, Rails to Trails extension, Extensive bike and pedestrian network





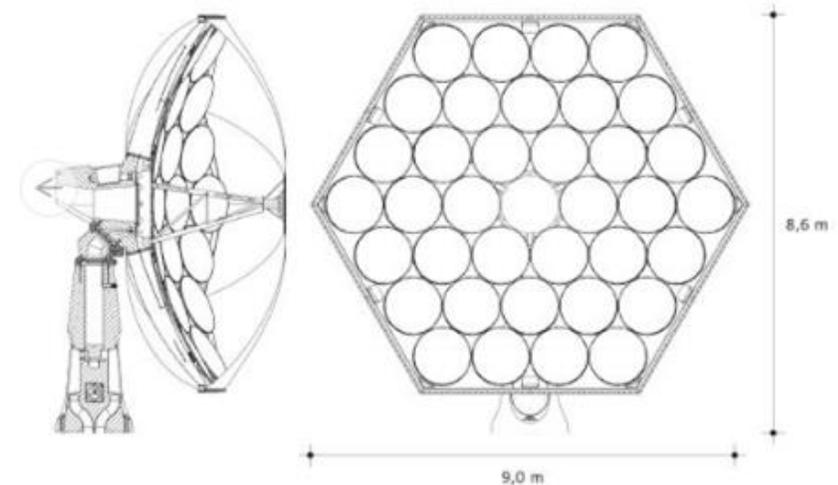
Green Technology Center

INSPIRATION

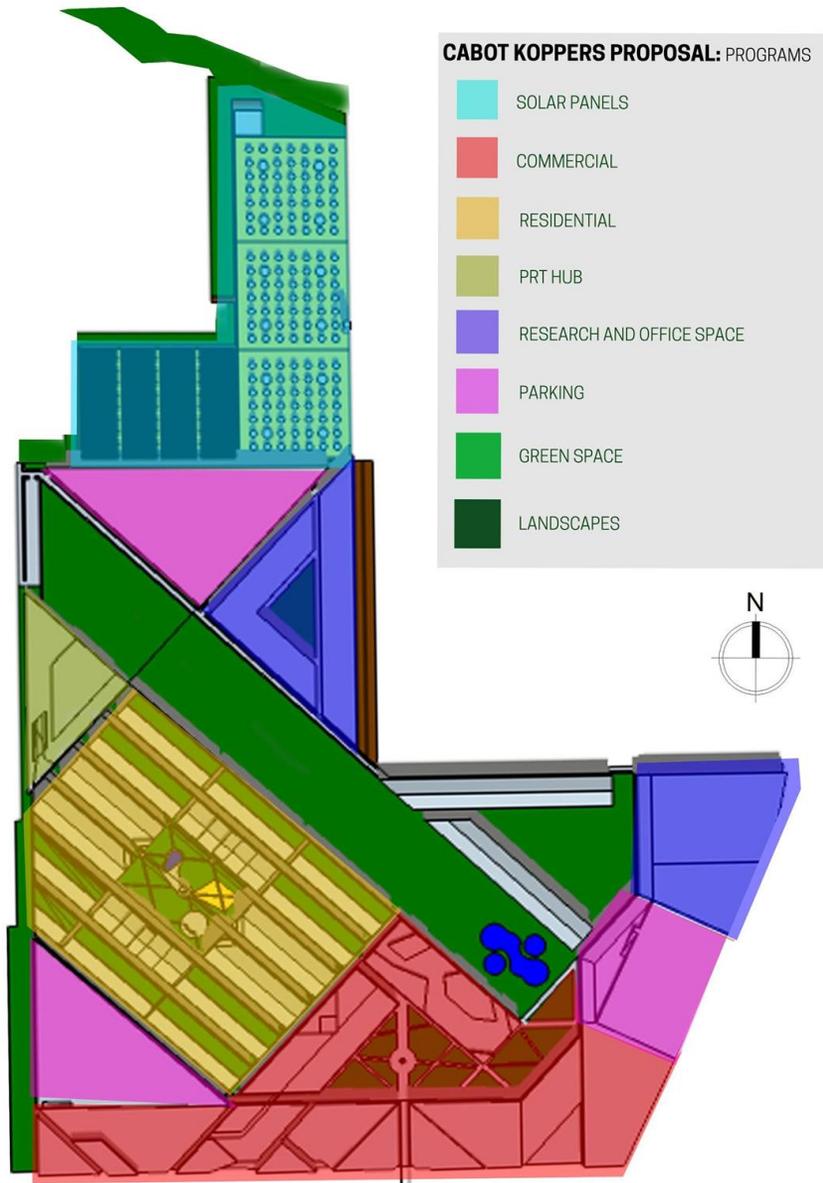
- Creating the future of global transportation through Personal Rapid Transit (PRT)
 - High Safety, High Capacity, High Speed, High Efficiency, Sustainable, On Demand, Low Cost
- Economic Aspects of World Systems Theory
 - Investment in, and development of, emerging core industries for Long Term Economic Viability - Robotics and Solar Power Generation.
- Innovation and Integration of Robotics, Automation, and Sustainability Technologies in the Urban Environment and Surrounding Community
 - Examples: Apple's New Headquarters Concept + Google's New Headquarters Concept

THEMES + CONCEPTS

- Technology
 - Robotics and automation
- Transportation
 - Personal Rapid Transit (PRT)
- Sustainability
 - Ecological and economic sustainability
- Green Power Generation
 - Net Gain
- Community
 - Connectivity, convenience, efficiency



USES

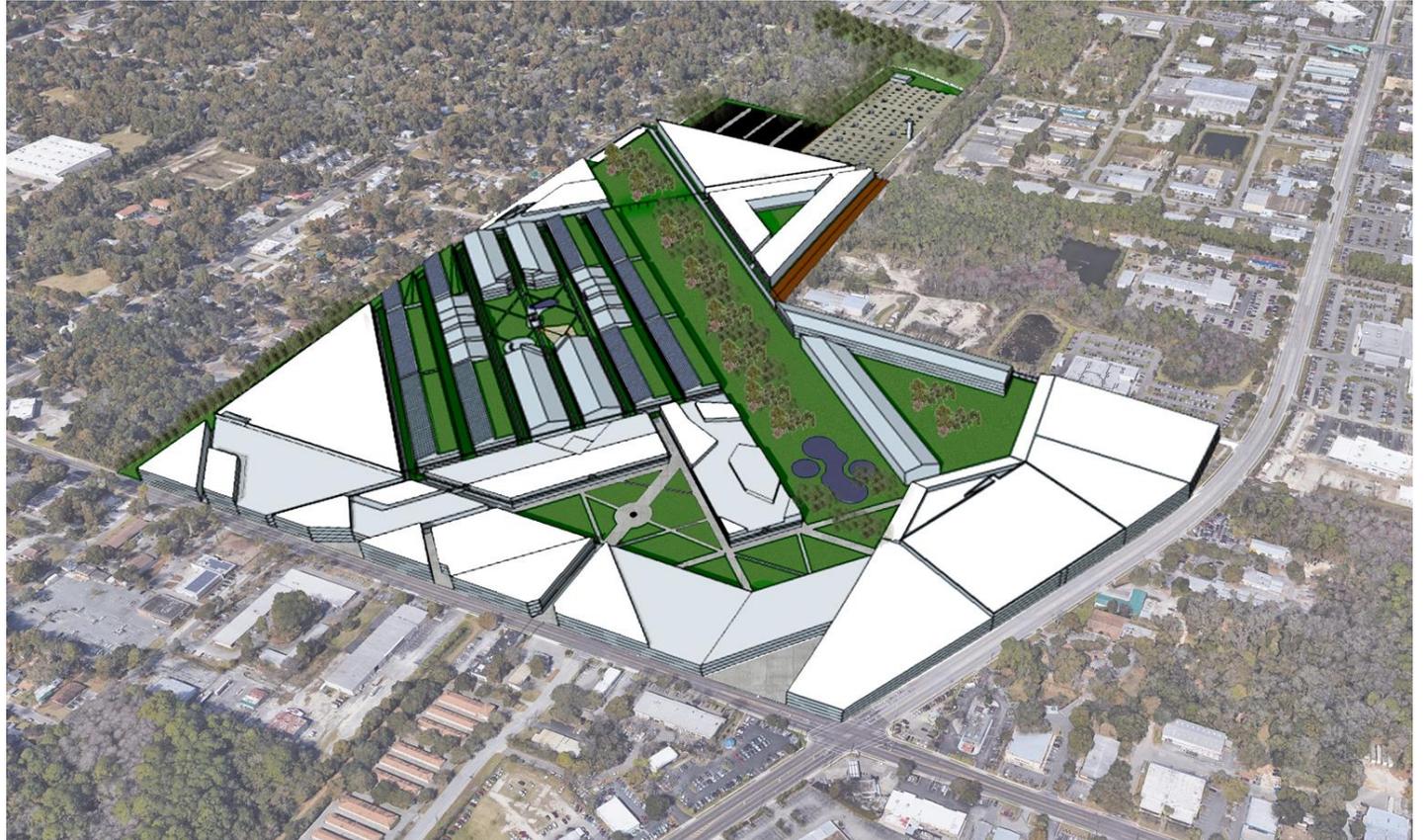


USES

- 16 acres for solar panels
- 23 acres for commercial
- 25 acres for multi-family residential development
- 5 acres for a Personal Rapid Transit Station
- 10 acres for a solar power research and offices
- 12.5 acres for parking garages
- And 25+ acres for open areas

CONCLUSION

- Economic
 - Long-term economic viability
- Transportation
 - Modernization of transportation system and efficiency improvements
- Energy
 - Green energy production
 - Net positive energy generation on-site



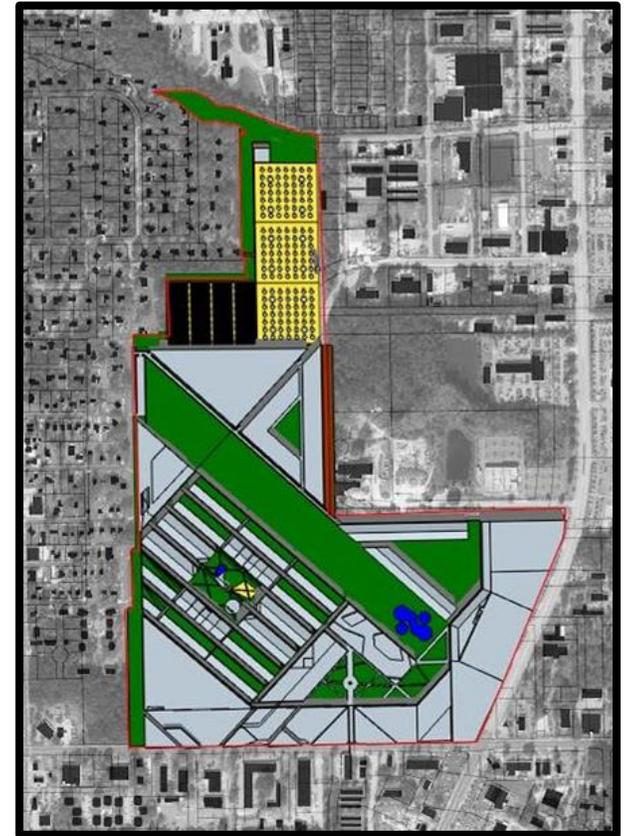
CONCEPTUAL PLANS - THANK YOU!



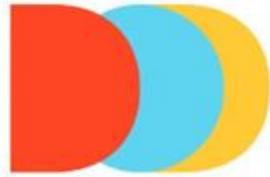
Innovation on Main
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Food and Arts
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Green Technology
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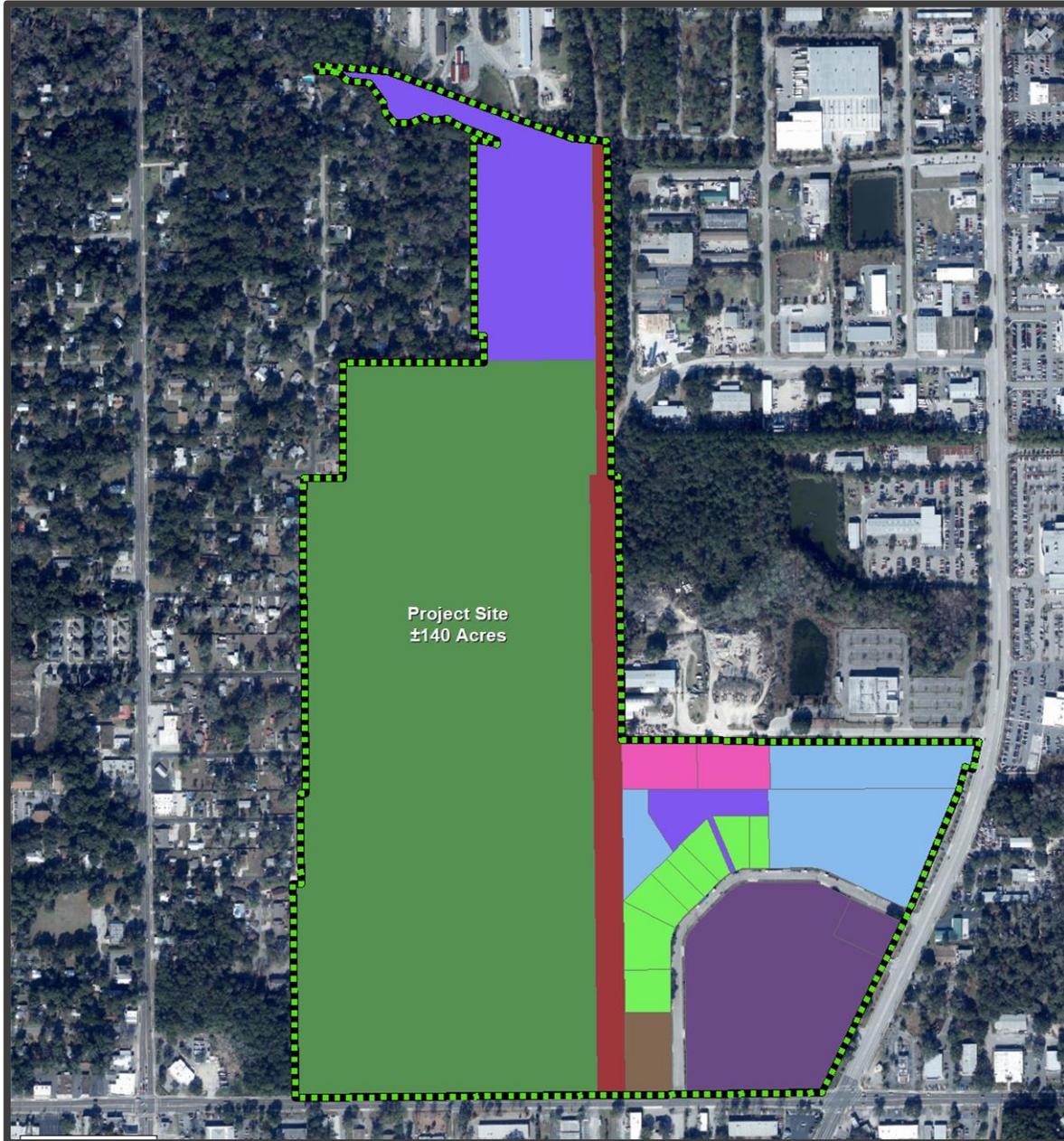


DEPARTMENT
OF
DOING

- ❖ *Is compatible with adjacent uses*
- ❖ *Discourages sprawl*
- ❖ *Promotes infill development*
- ❖ *Encourages a functional mix of uses*
- ❖ *Supports the local transportation system*

LAND USE

- Variation in onsite Future Land Use and Zoning
 - Comprehensive Plan Amendment and Rezoning likely
- Consistent with City of Gainesville Comprehensive Plan and Land Development Code



LAND USE

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- Multiple onsite property owners