



**Development Plan for the
Kelly Power Site
at
Gainesville Regional Utilities**



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Framework Plan
GRU Development Plan

September 15, 2008

The size, shape, orientation, legal process of the subdivision

City, Public & Private

Legally, publicly

Both public and private

How we divide up our land is more important than what we do with it.

Zoning, use changes, bulk limitations

This is all to help insure that the plan can accommodate future uses.



1. Master Plan

Guidelines on the location of streets to create appropriately sized blocks and public space

- Master Street Plan (Diagram that describes proposed street location)
- Public Green Space (Location and size)

2. Public Works Standards

Regulations between facades that describes the condition of the right of way/public realm

- Street Design –Sidewalks, planting zone and building setback
- Public/Green Space – Pedestrian recreation and circulation

3. Building Design Standards

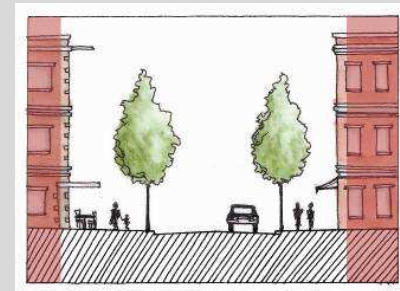
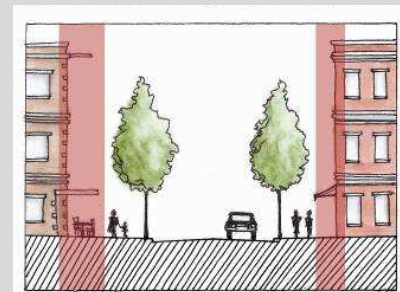
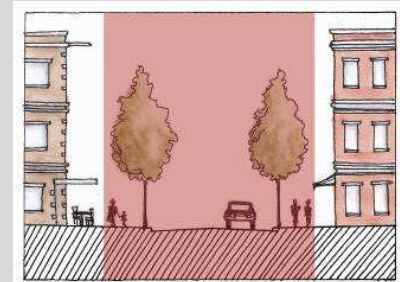
Regulations on the building envelope and relationship to the public realm

- Façade Standards
- Material Standards

4. Development Controls

Regulations on the buildings relationship to the site

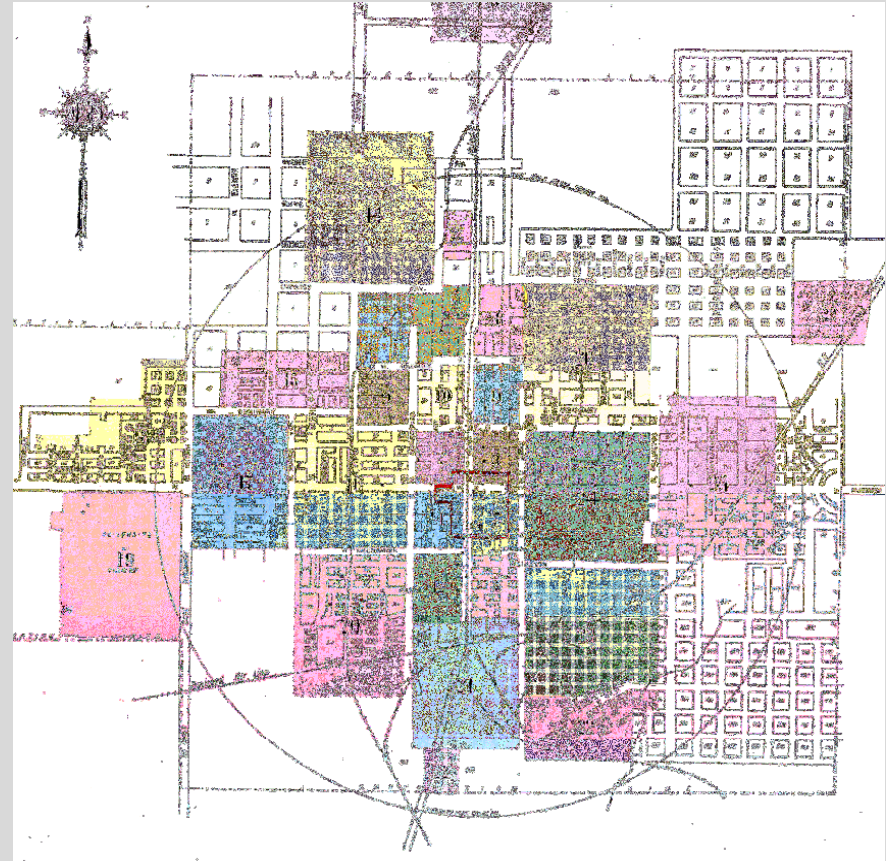
- Height
- Density
- Parking



1. Master Plan

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- Public Green Space (Location and size)

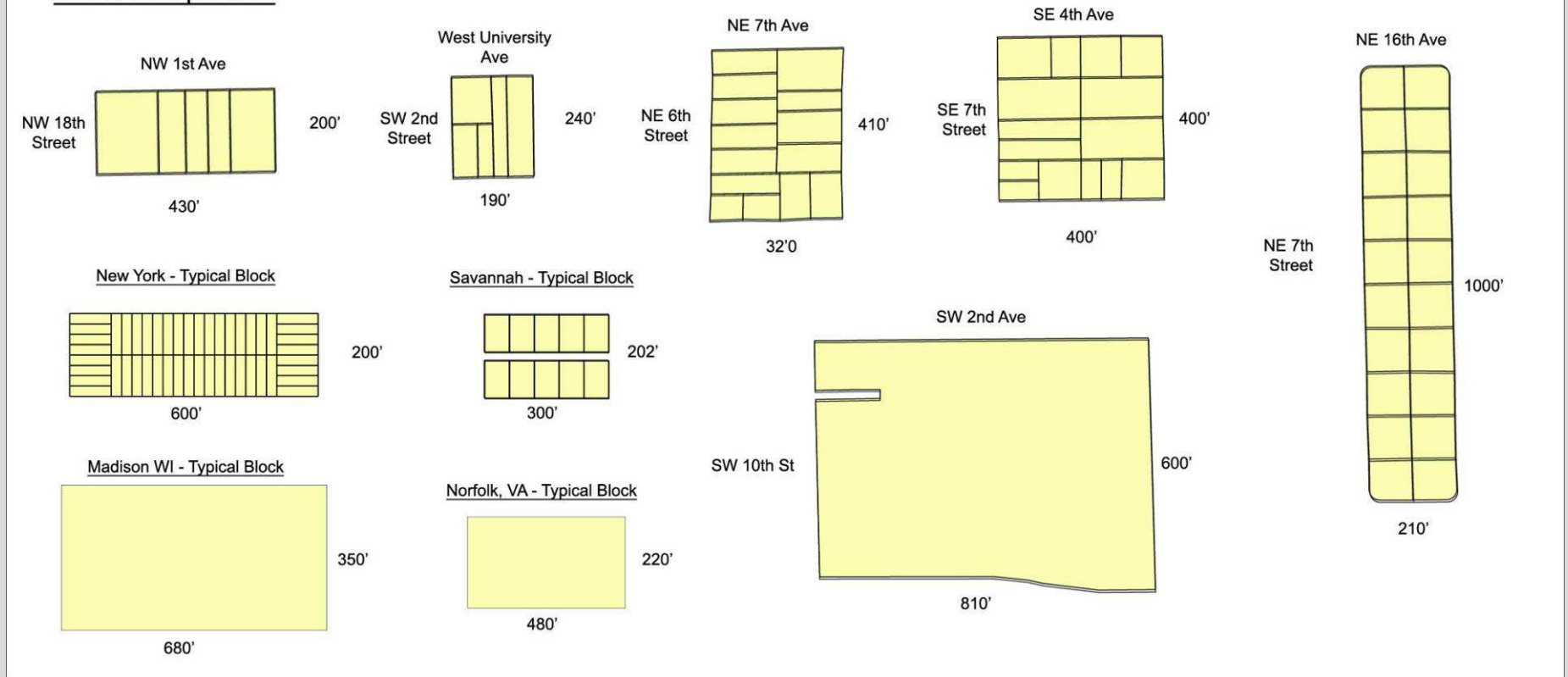


Gainesville - 1922

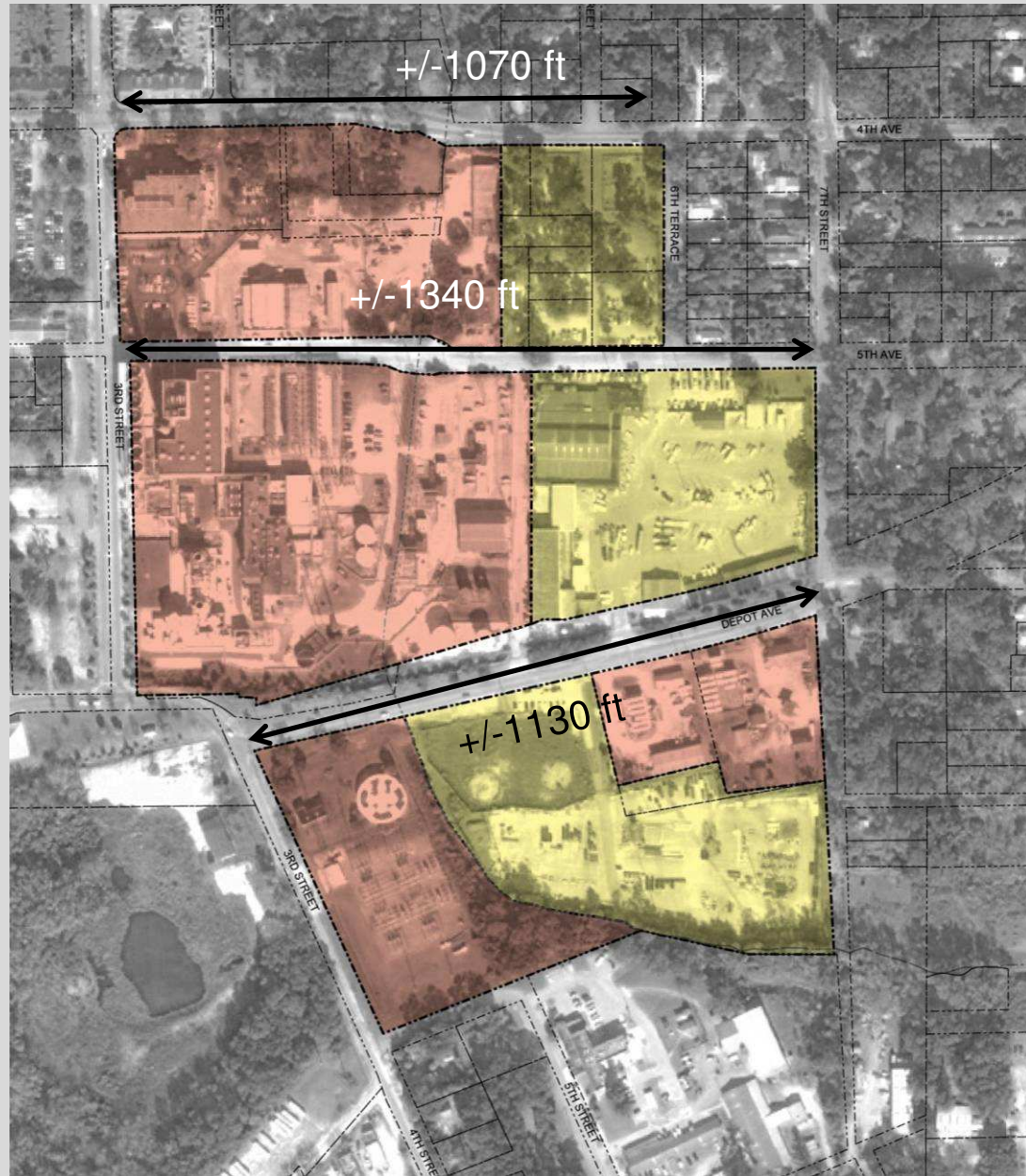


Blocks

Block Comparison



Site



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Phase 1

Convert existing drive into public street

Extend 6th Terrace



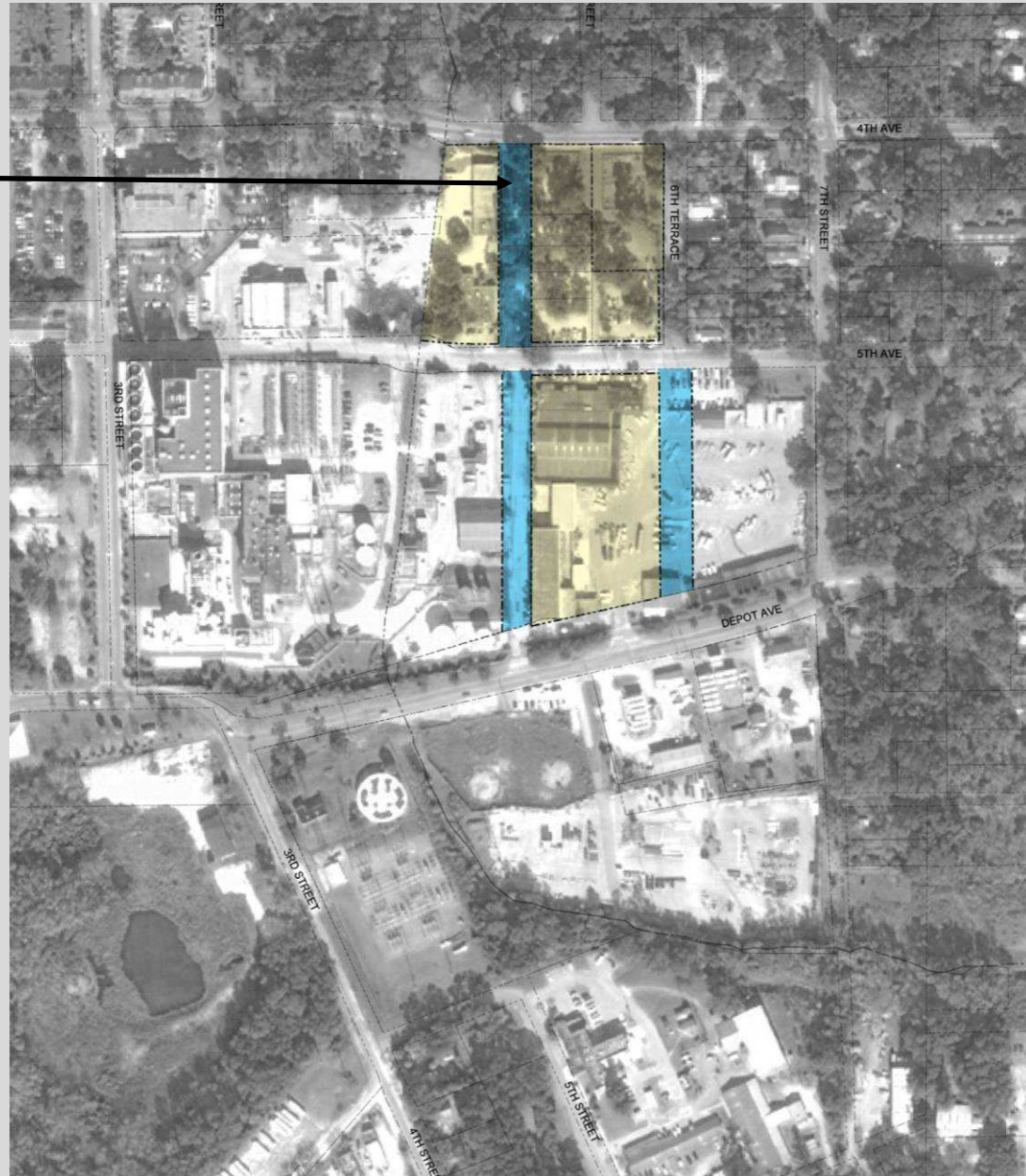
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Phase 2

Extend new public street
north to 4th Ave



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Phase 3

Create redevelopment block



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Phase 4

Extend 6th Terrace
Extend new public street



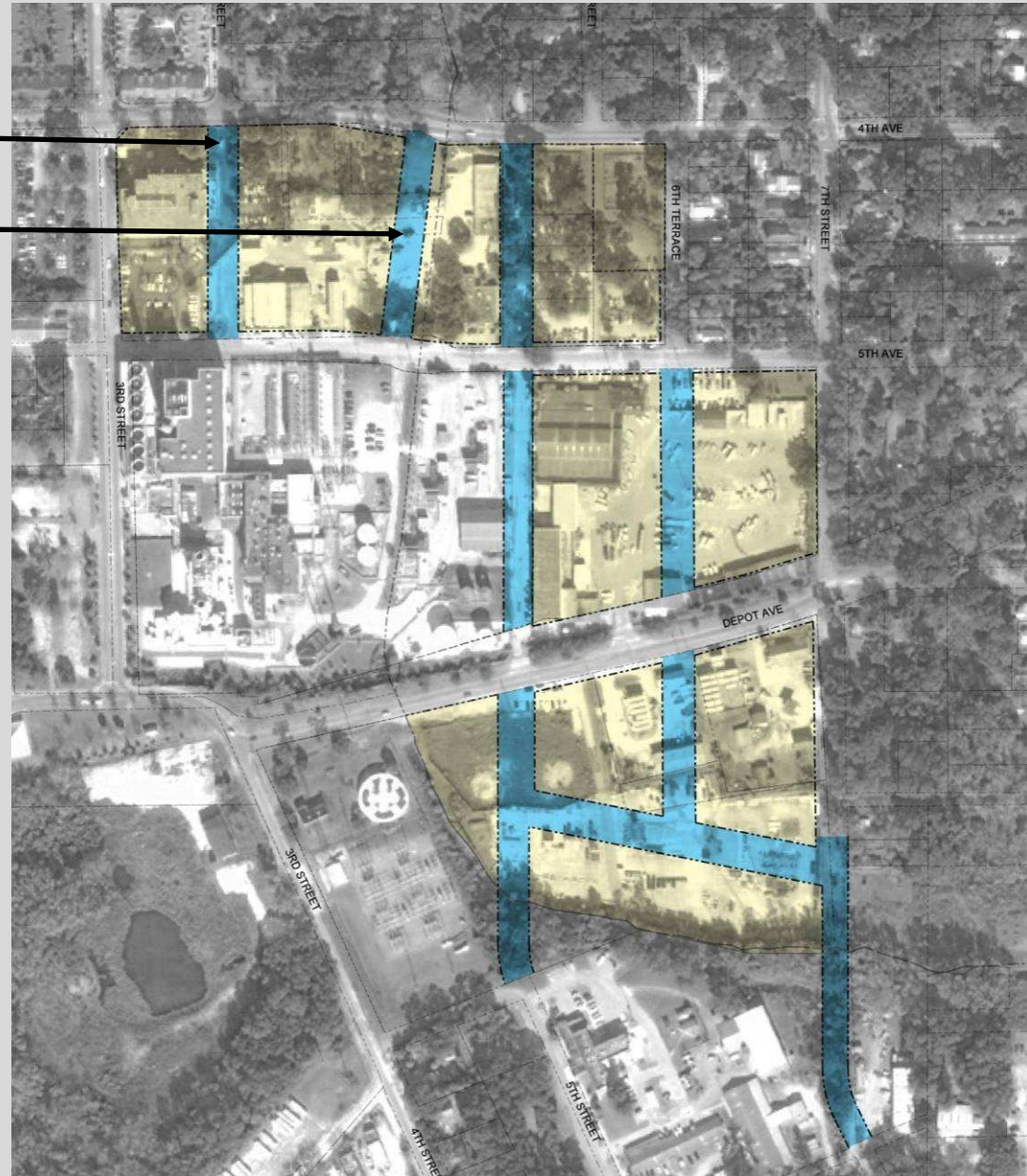
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Phase 5

Extend 4th Ave south
"Frame" Sweetwater Creek



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Final Phase

Extend 6th Ave
"Frame" Sweetwater Creek



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Master Plan

Summary:

- Blocks – Eight new blocks
- Block Dimensions
 - Before (longest) +/- 1300 lf
 - After (longest) +/- 530 ft
- Connectivity - Walkability



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Master Plan - *Alternative*

Extend 5th Street

Enlarge community garden

One large block

Extend 3rd Street –
redefine intersection

Extend “Paper” Street – 8th Ave



Concept B



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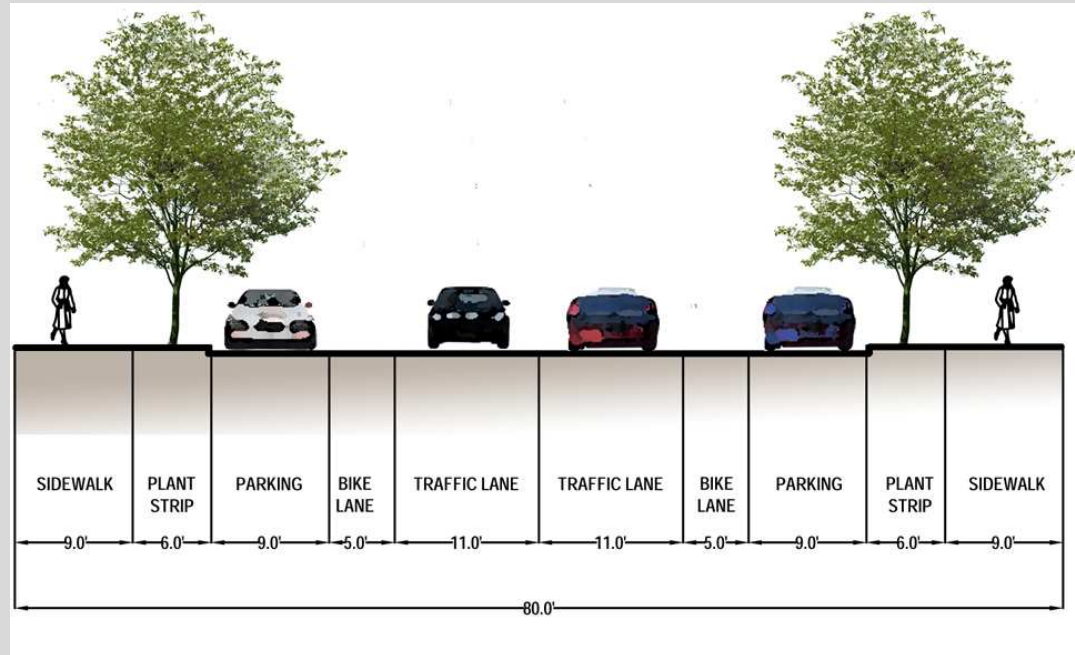
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2. Public Works Standards

Regulations between facades that describes the condition of the right of way/public realm

- Street Design – Dimensions of the sidewalks, planting zone and building setback
- Public/Green Space – Publicly held areas designed for pedestrian recreation and circulation



Street
Type



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Public Realm – Street Types

STREET TYPE	PARKWAY				THOROUGHFARES (Arterial)				PRIMARY (Collector)				SECONDARY (Distributor or Collector B)				TERTIARY (Local)			
	Single Family	Townhouse	Multi-Family	Commercial and Mixed Use	Single Family	Townhouse	Multi-Family	Commercial and Mixed Use	Single Family	Townhouse	Multi-Family	Commercial and Mixed Use	Single Family	Townhouse	Multi-Family	Commercial and Mixed Use	Single Family	Townhouse	Multi-Family	Commercial and Mixed Use
Components	Feet																			
RIGHT-OF-WAY WIDTH	120				100				80				60				50			
PAVEMENT WIDTH - TOTAL *	50	50	72	72	n/a	72	72	72	50	50	50	50	40	40	40	40	30	30	30	30
Pavement Width - Traffic Lanes	22	22	44	44	-	44	44	44	22	22	22	22	22	22	22	22	22	22	22	22
Traffic Lane Width	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
Number of Traffic Lanes	2	2	4	4	4	4	4	4	2	2	2	2	2	2	2	2	2	2	2	2
Pavement Width - Bike Lanes	10	10	10	10	-	10	10	10	10	10	10	10	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Bike Lane Width	5	5	5	5	5	5	5	5	5	5	5	5	-	-	-	-	-	-	-	-
Number of Bike Lanes	2	2	2	2	2	2	2	2	2	2	2	2	-	-	-	-	-	-	-	-
Pavement Width - Parallel Parking	18	18	18	18	-	18	18	18	18	18	18	18	18	18	18	18	8	8	8	8
Parallel Parking (on street)	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	8	8	8	8
Number of Parallel Parking Sides	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1
Sidewalk Zone Width	24	24	30	30	-	28	28	28	30	30	30	30	20	20	20	20	20	20	20	20
Sidewalk Width	7	7	15	15	9	14***	14***	14***	9	9***	15***	15***	5	10***	10***	10***	5	10	10	10
Planting Strip Width	5	5	n/a**	n/a**	5	n/a**	n/a**	n/a**	6	6	n/a**	n/a**	5	n/a	n/a	n/a	5	n/a**	n/a**	n/a**
Number of Sides	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Parkway divider (variable / minimum)	46	46	18	18																

Face of Curb to Face of Curb
 ** Planting zone in sidewalk
 *** Planting may occur in bulb-outs in parallel parking lanes. Sidewalk width may increase from the minimum by an additional 9 ft.



Public Realm – Street Types

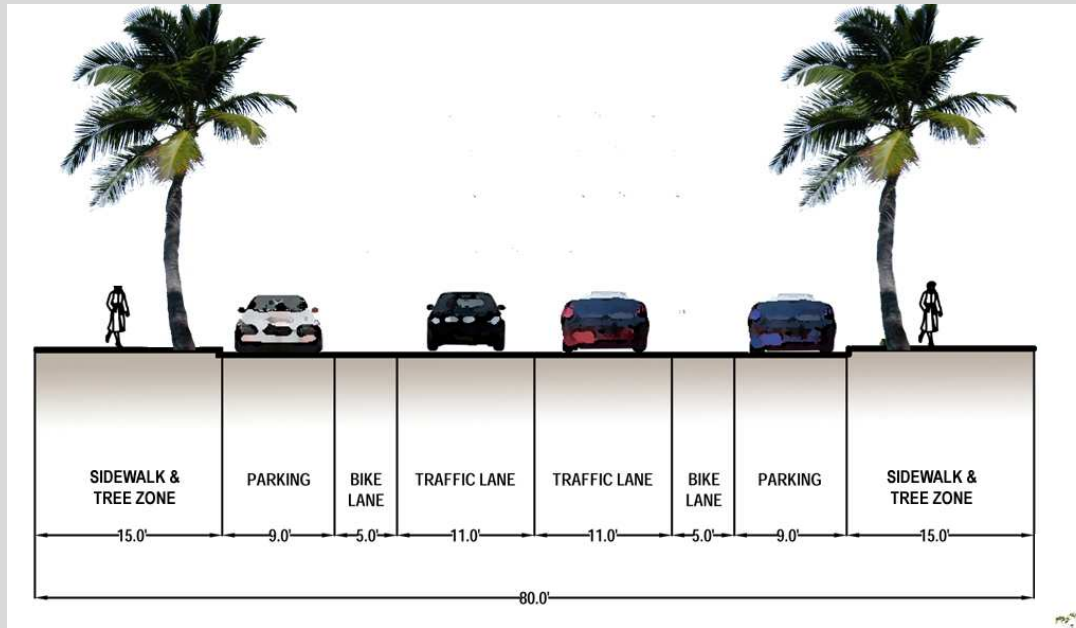
Components			
RIGHT-OF-WAY WIDTH			
PAVEMENT WIDTH - TOTAL *			
Pavement Width - Traffic Lanes			
Traffic Lane Width			
Number of Traffic Lanes			
Pavement Width - Bike Lanes			
Bike Lane Width			
Number of Bike Lanes			
Pavement Width - Parallel Parking			
Parallel Parking (on street)			
Number of Parallel Parking Sides			
Sidewalk Zone Width			
Sidewalk Width			
Planting Strip Width			
Number of Sides			
Parkway divider (variable / minimum)			

80			
	50	50	
	22	22	
	11	11	
	2	2	
	10	10	
	5	5	
	2	2	
	18	18	
	9	9	
	2	2	
	30	30	
	9	9 ***	
	6	6	
	2	2	

60			
	40	40	
	22	22	
	11	11	
	2	2	
	n/a	n/a	
	-	-	
	-	-	
	18	18	
	9	9	
	2	2	
	20	20	
	5	10 ***	
	5	n/a	
	2	2	



Public Realm – Recommended Street Types

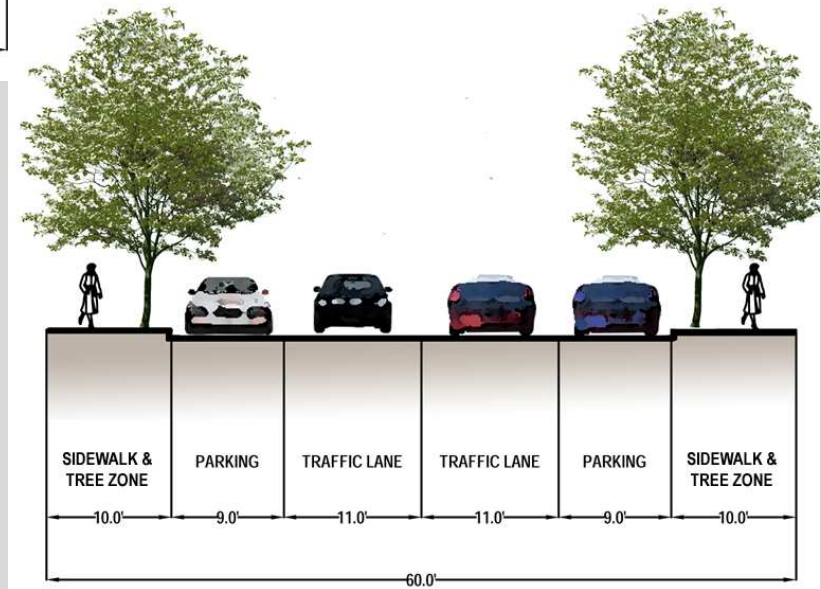


Secondary Street

- 4th Street
- 6th Terrace
- 6th Ave

Primary Street

- 5th Ave
- Depot Ave
- New Streets framing Sweetwater Creek
- Bike Lanes (To be determined)



Public Realm – Open Space

Preserve Community Garden

“Daylight” Sweetwater Creek

Extend Greenway to Depot Park



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3. Building Design Standards

Regulations on the building envelope

- Façade Standards
- Material Standards



4. Development Controls

Regulations on the buildings relationship to the site

- Height
- Density
- Parking



Private Realm

Development Opportunities



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Test – Low Density

Possible program:

- Single-family homes (6 units per acre)
- Townhomes (12 units per acre)
- Retail



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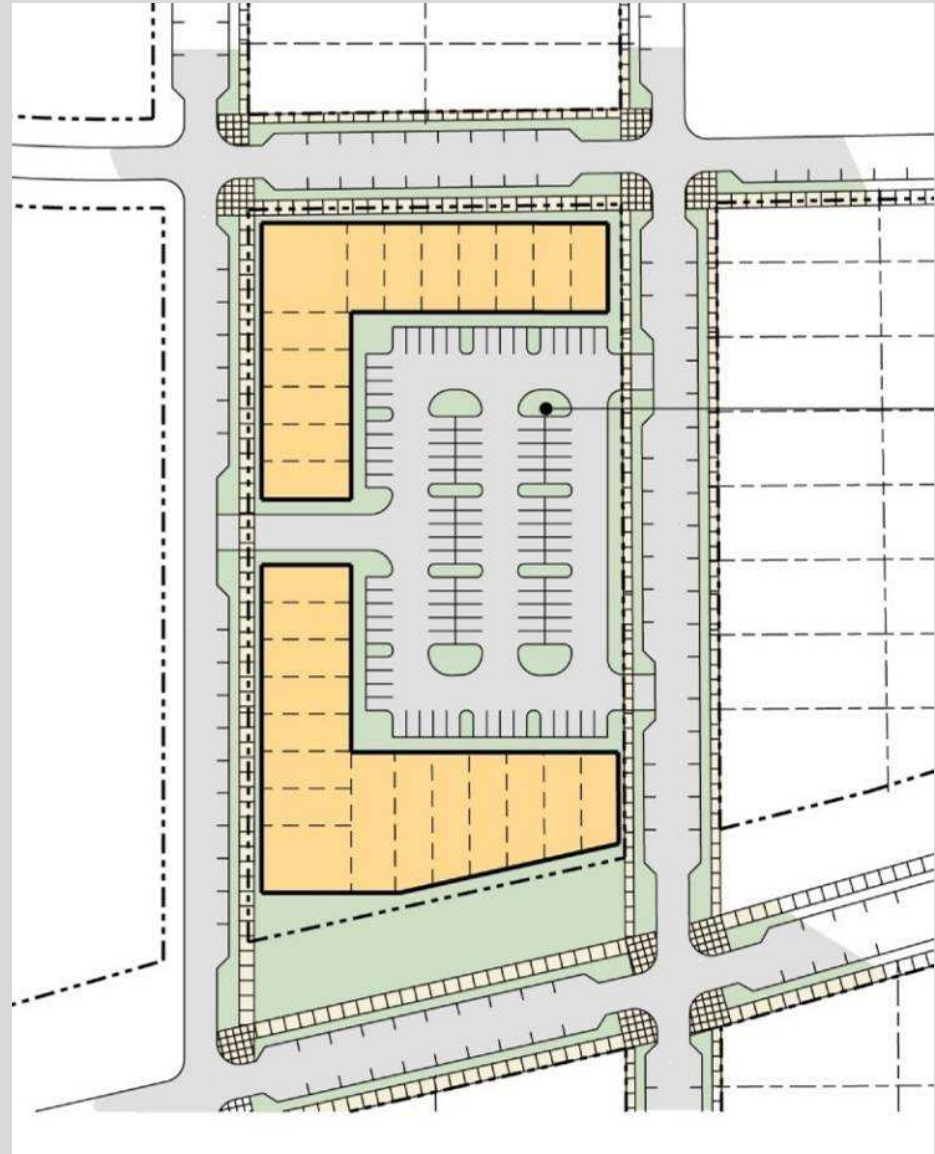
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Test – Medium Density

Possible Program:

- Two to three story buildings
- Multi-family (30 units per acre)
- Office (0.70 FAR)
- Retail



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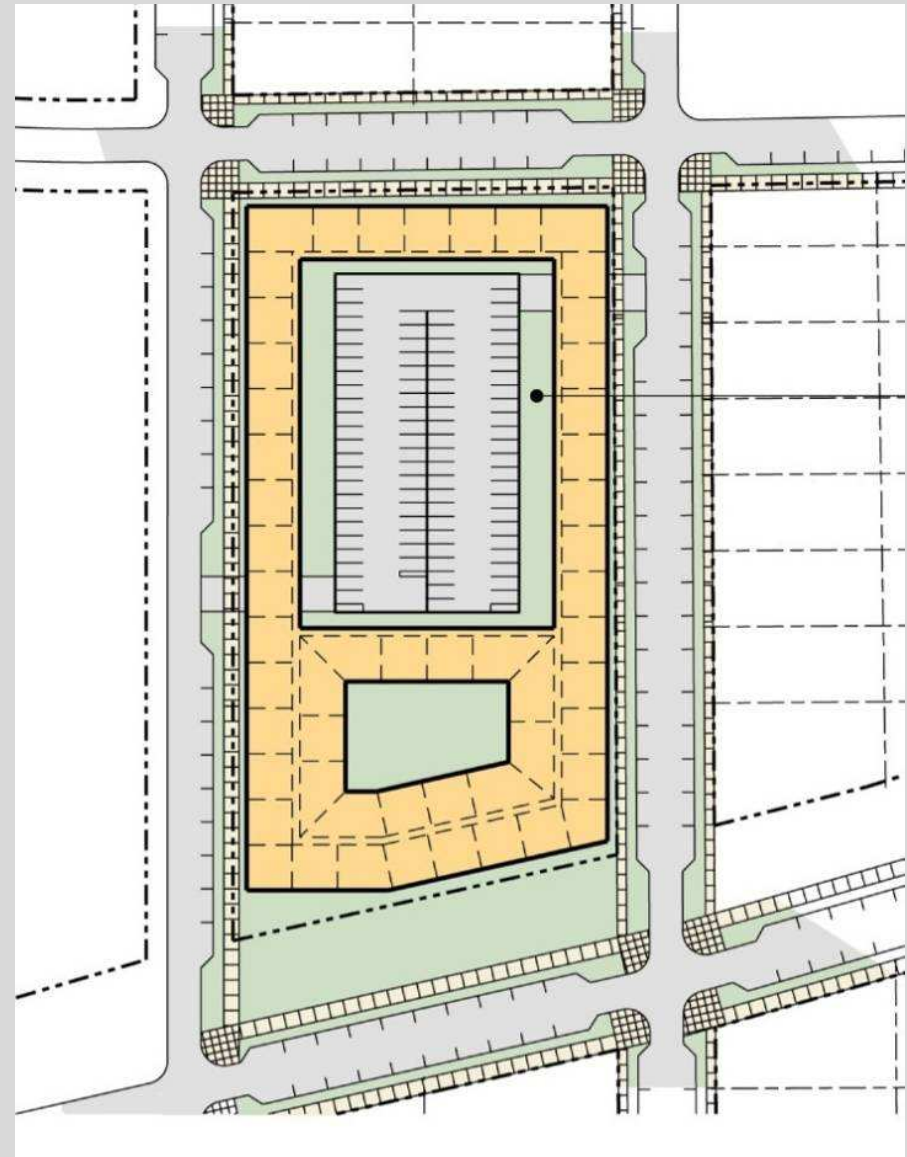
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Test – High Density

Possible Program:

- Four to five story buildings
- Higher density multi-family (60 units per acre)
- Office (1.5 FAR)
- Retail
- Mixed-use



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Proposal

Site / Phase 1 - (2.7 acres)



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Existing



A

B



A

C



Block

1. Master Plan

- Recondition existing drive as public street
- Extend 6th Terrace (Optional/Phase 3)



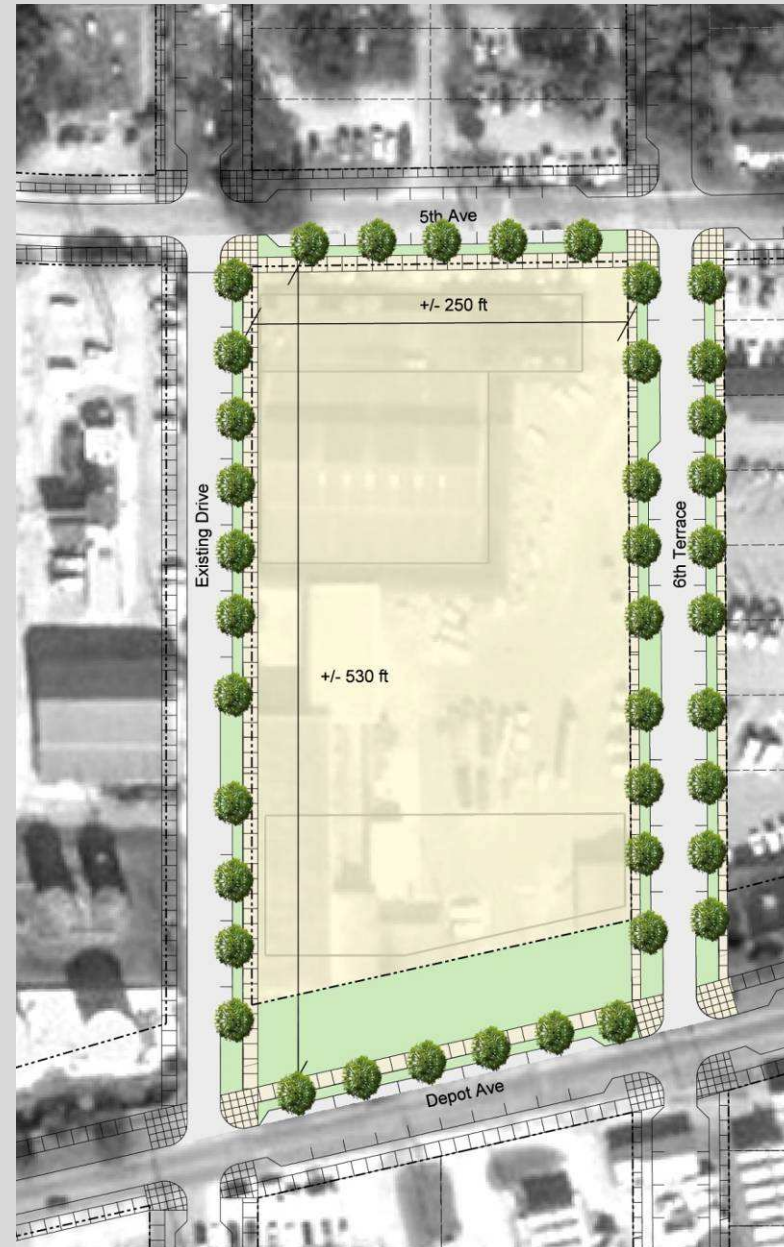
Block

1. Master Plan

- Recondition existing drive as public street
- Extend 6th Terrace (Optional/Phase 3)

2. Public Works

- Develop streetscape
 - 5th Ave (Primary Street)
 - New Street (Primary Street)
 - 6th Terrace (Optional/Phase 3)
- Street Tree plantings
- Sidewalk dimensions
- On-street parking



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Site

3. Building Design Standards

- Utilize existing structures
- New construction to match materials
- Building access visible and accessible from public realm

4. Development Controls

- New building to be two stories
- Parking is located internal to the block with additional; on-street spaces available



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Precedent - Before



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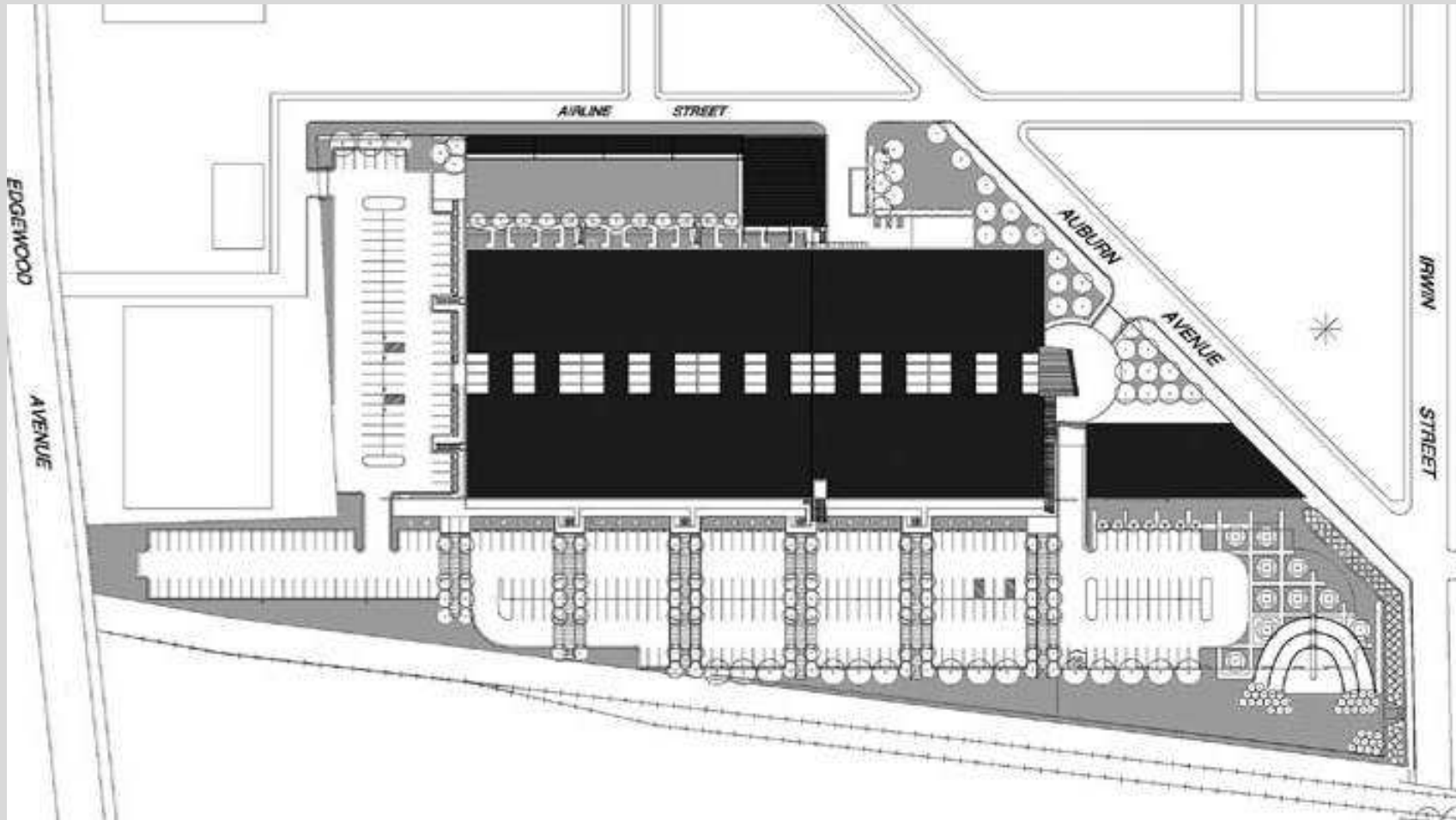


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Precedent - Plan



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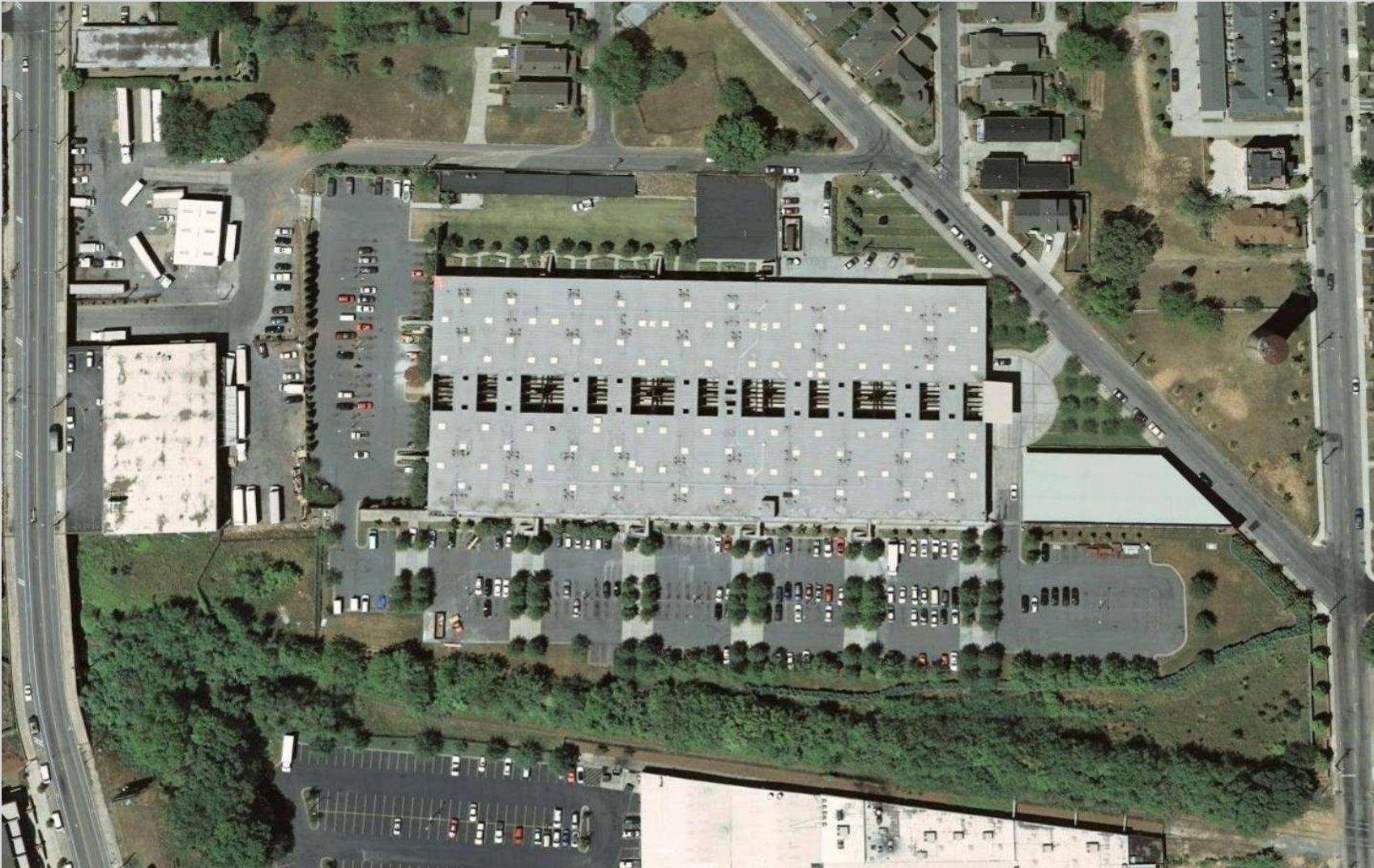


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Precedent - Today



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Precedent - Today



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Next Steps

- Public Comments
- Stakeholder Discussions
- Additional Programming Analysis
- Final Recommendations



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