

# Redevelopment Plan at the Kelly Power Site

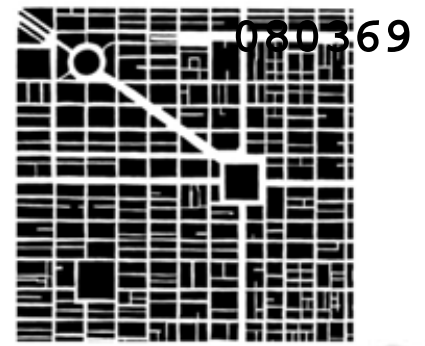
## Final Recommendations



## 1. Master Plan

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

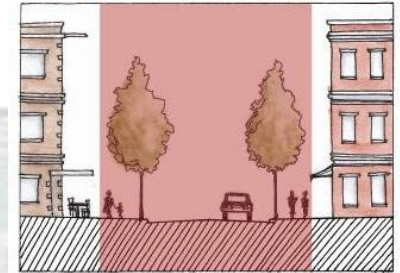
- Master Street Plan (Diagram that describes proposed street location)
- Public Green Space (Location and size)



## 2. Public Works Standards

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

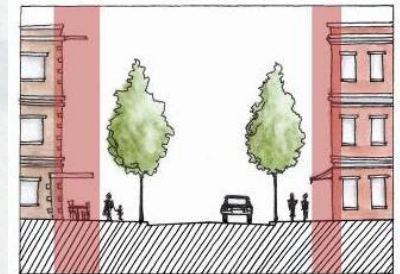
- Street Design – Sidewalks, planting zone and building setback
- Public/Green Space – Pedestrian recreation and circulation



## 3. Building Design Standards

Regulations on the building envelope and relationship to the public realm

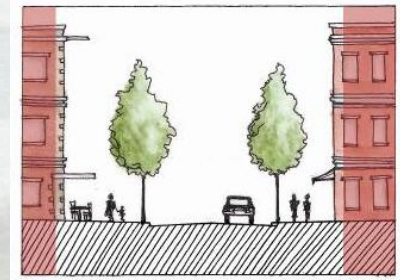
- Façade Standards
- Material Standards



## 4. Development Controls

Regulations on the buildings relationship to the site

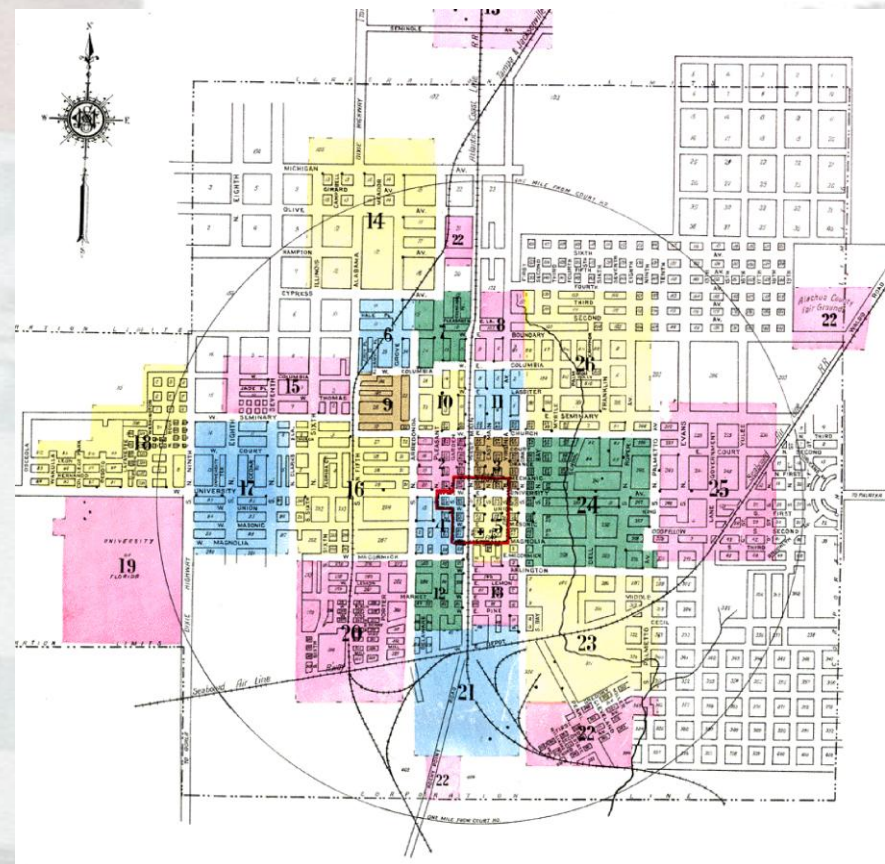
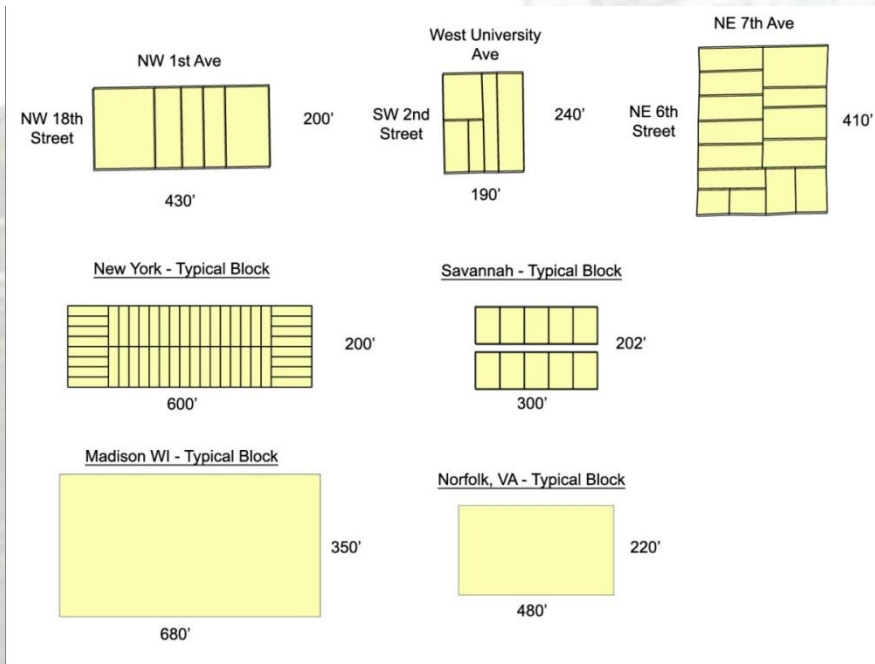
- Height
- Density
- Parking



# 1. Master Plan

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)



Blocks - Precedent

Gainesville - 1922

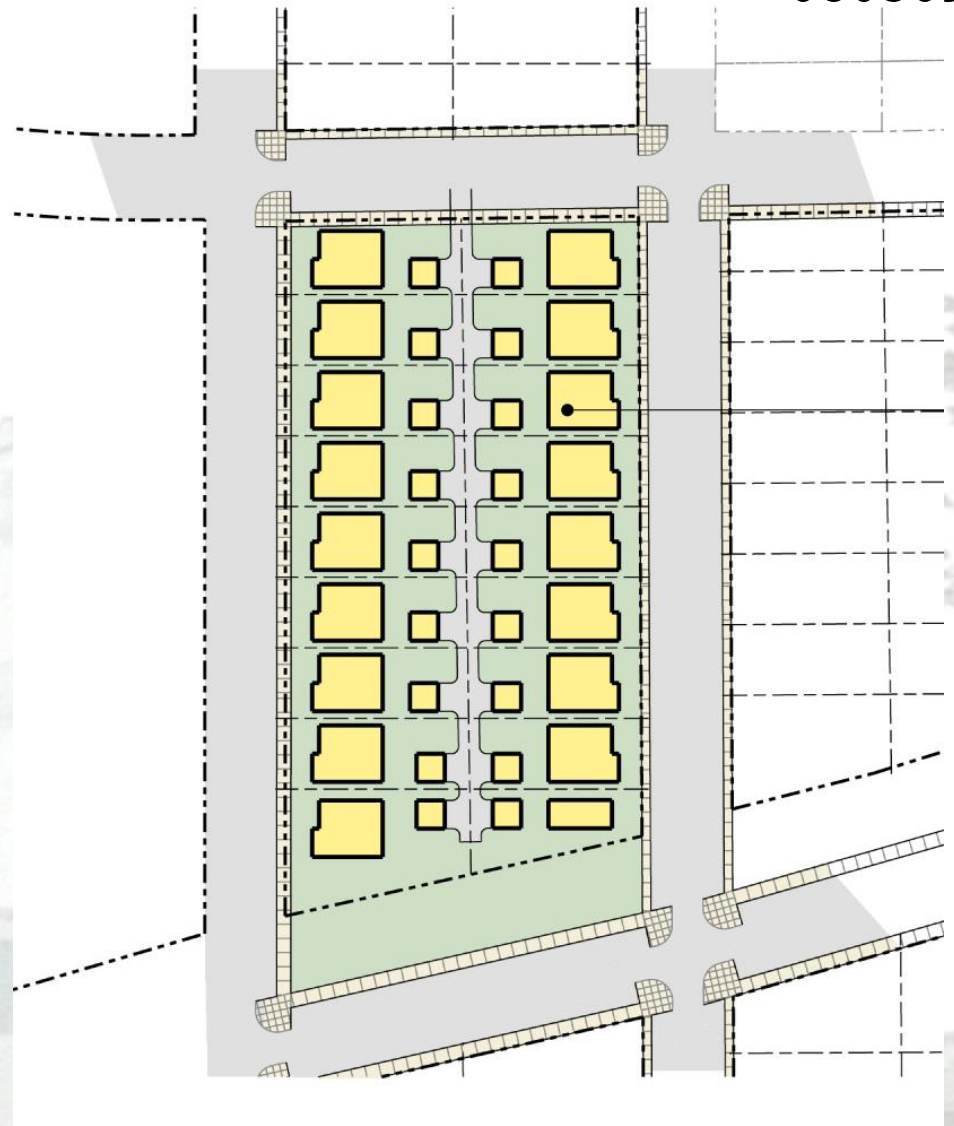




# Test – Low Density

Possible program:

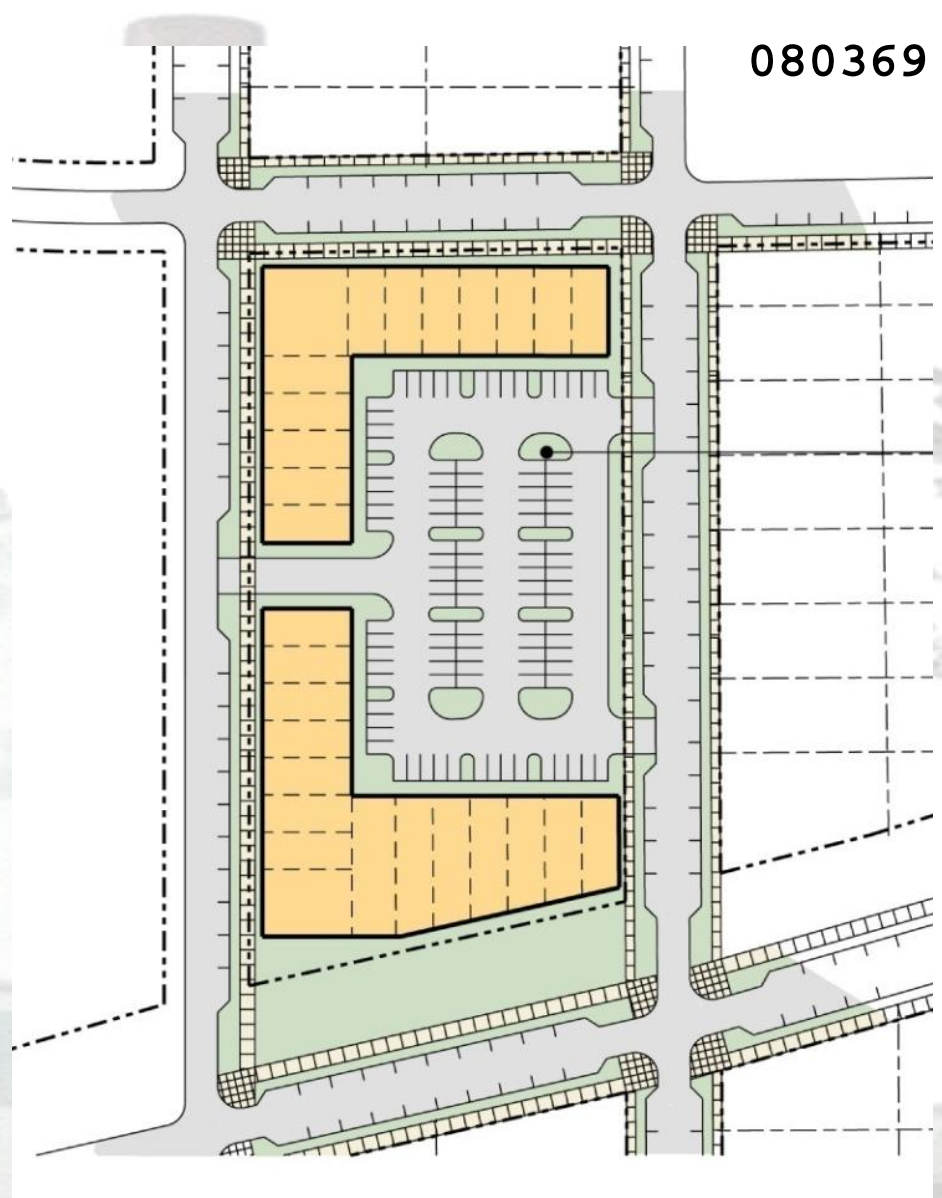
- Single-family homes (6 units per acre)
- Townhomes (12 units per acre)
- Retail



## Test – Medium Density

### Possible Program:

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



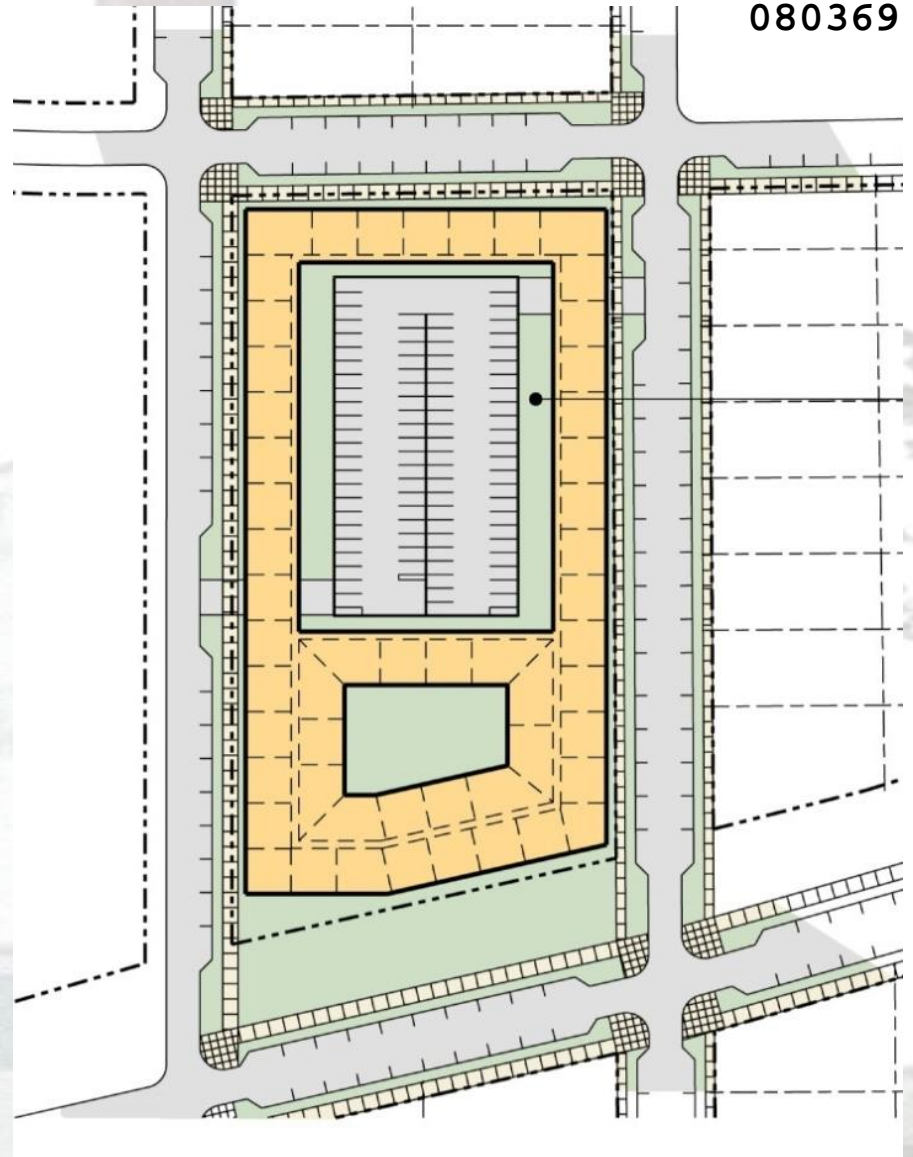


## Test – High Density

### 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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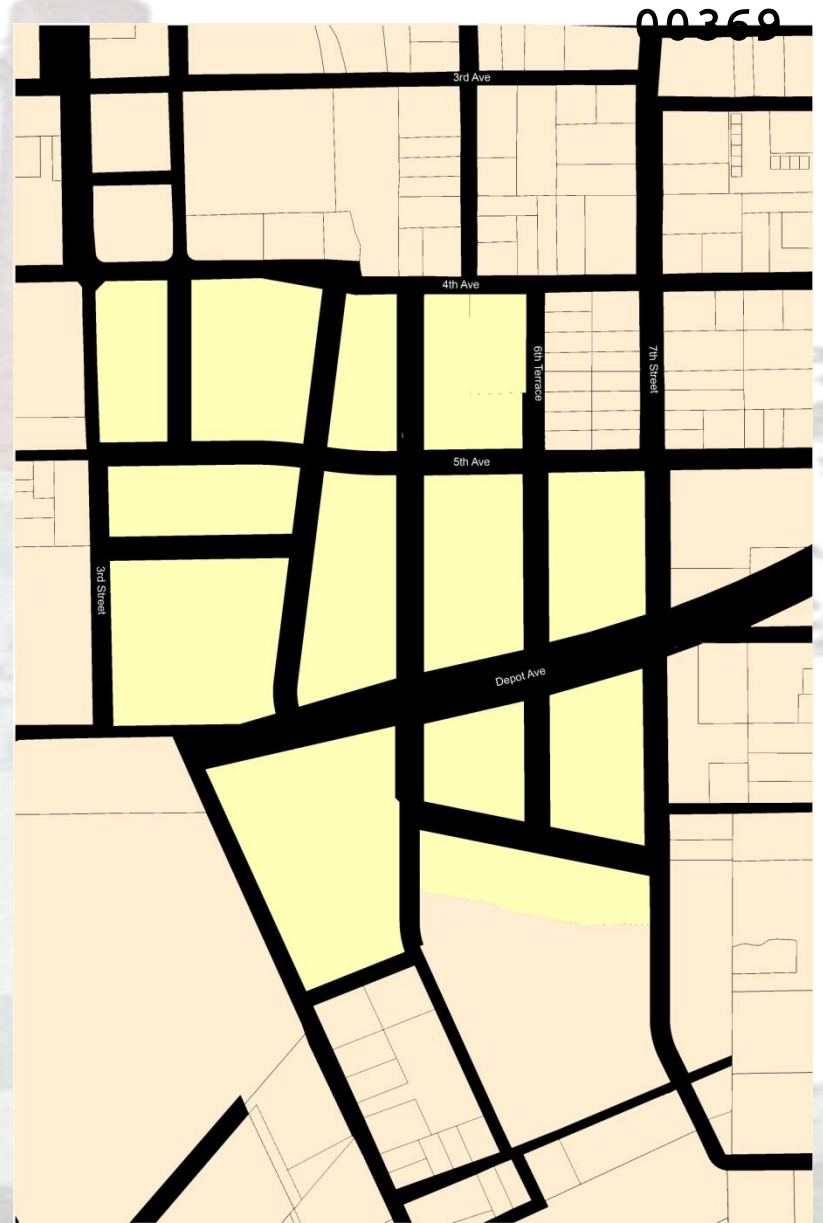
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Existing Framework



Proposed Framework





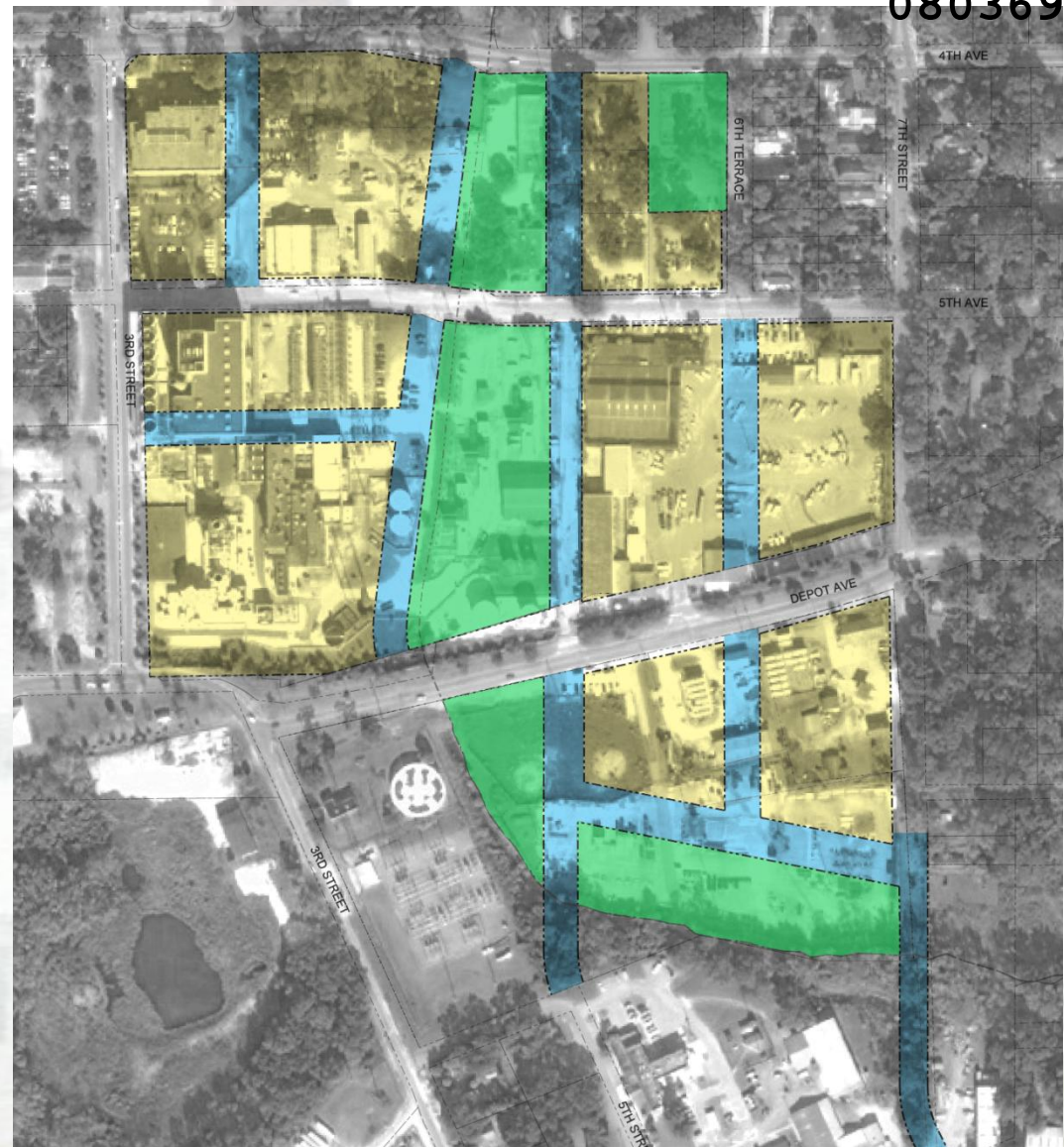
## 1. Master Plan

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)

Summary:

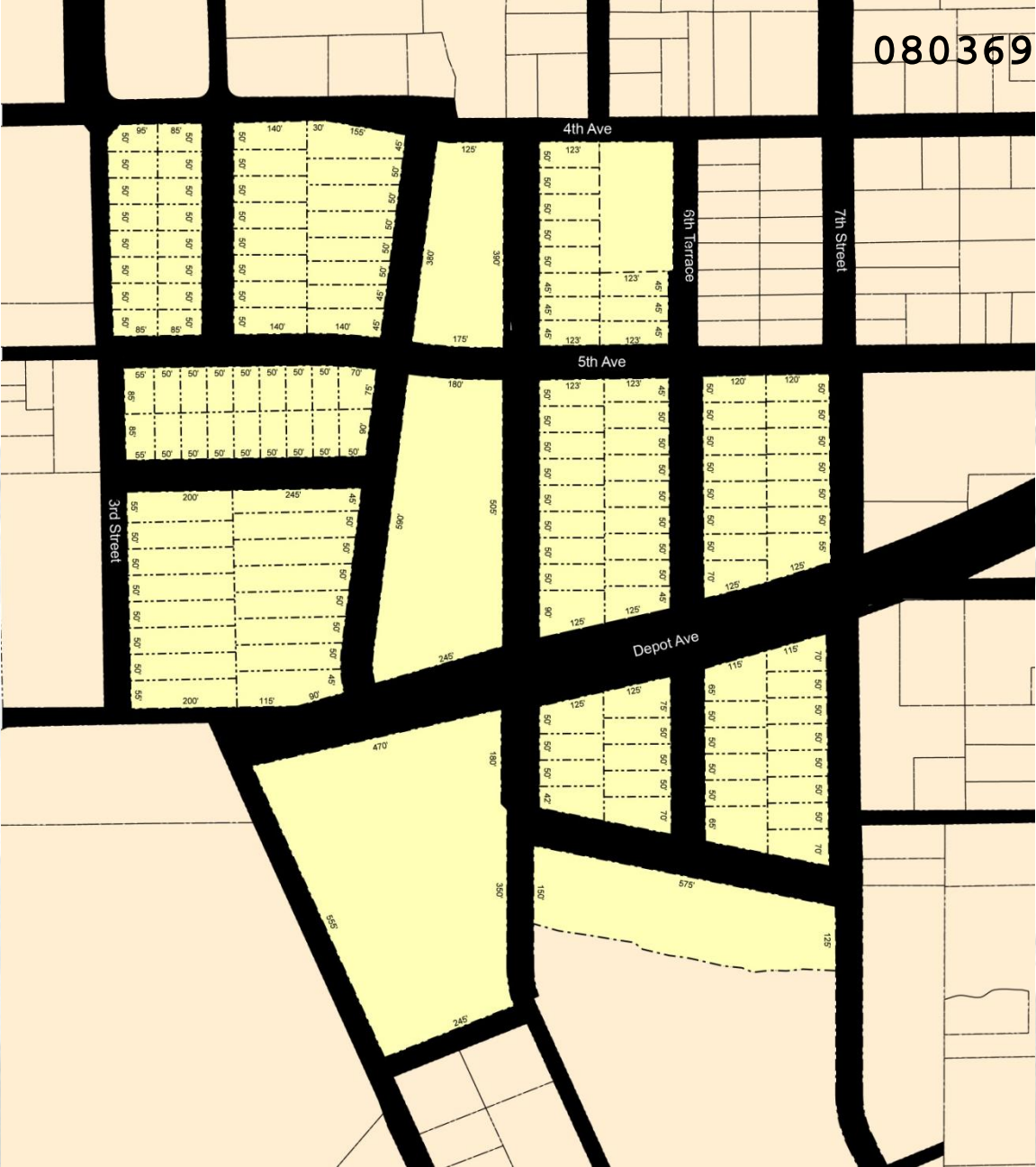
- Blocks – Eight new blocks
- Block Dimensions
  - Before (longest) +/- 1300 lf
  - After (longest) +/- 530 ft





Subdivision

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Phase 1



Phase 2



Phase 3



Phase 4



Phase 5



Phase 6





## 2. Public Works Standards

### A. Street Design includes:

- Drive lanes
- On-street parking
- Tree & furniture zones
- Sidewalk widths
- Supplemental/building setbacks

### B. Public/Green Space – Publicly held areas designed for pedestrian recreation and circulation

- Extend Greenway to Depot Park
- Preserve community garden
- Daylight Sweetwater Creek....eventually



# Public Realm – Recommended Street Types

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## RECOMMENDED STREET STANDARDS

R.O.W. Minimum Standards

STREET TYPE	PARKWAY					THOROUGHFARES (Arterial)					PRIMARY (Collector)					SECONDARY (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	
Components	Feet																			
<b>RIGHT-OF-WAY WIDTH</b>	<b>120</b>					<b>100</b>					<b>80</b>					<b>60</b>				
<b>PAVEMENT WIDTH - TOTAL *</b>	50	50	72	72		n/a	72	72	72		40	40	40	40		40	40	40	40	
<b>Pavement Width - Traffic Lanes</b>	22	22	44	44		-	44	44	44		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	
Number of Traffic Lanes	2	2	4	4			4	4	4		2	2	2	2		2	2	2	2	
<b>Pavement Width - Bike Lanes ****</b>	10	10	10	10		-	10	10	10		10	10	10	10		n/a	n/a	n/a	n/a	
Bike Lane Width	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		-	-	-	-	
<b>Pavement Width - Parallel Parking</b>	18	18	18	18		-	18	18	18		18	18	18	18		18	18	18	18	
Parallel Parking (on street)	9	9	9	9			9	9	9		9	9	9	9		9	9	9	9	
Number of Parallel Parking Sides	2	2	2	2			2	2	2		2	2	2	2		2	2	2	2	
<b>Sidewalk Zone Width</b>	24	24	30	30		-	28	28	28		30	30	30	30		20	20	20	20	
Sidewalk Width	7	7	15	15			9	14 ***	14 ***		6	10	15	15		6	6	10	10	
Planting Strip Width	5	5	n/a **	n/a **			5	n/a **	n/a **		5	5	n/a **	n/a **		5	5	5	5	
Number of Sides	2	2	2	2			2	2	2		2	2	2	2		2	2	2	2	
<b>Parkway divider (variable / minimum)</b>	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.

\*\*\*\* Bike Lanes on designated streets by City of Gainesville



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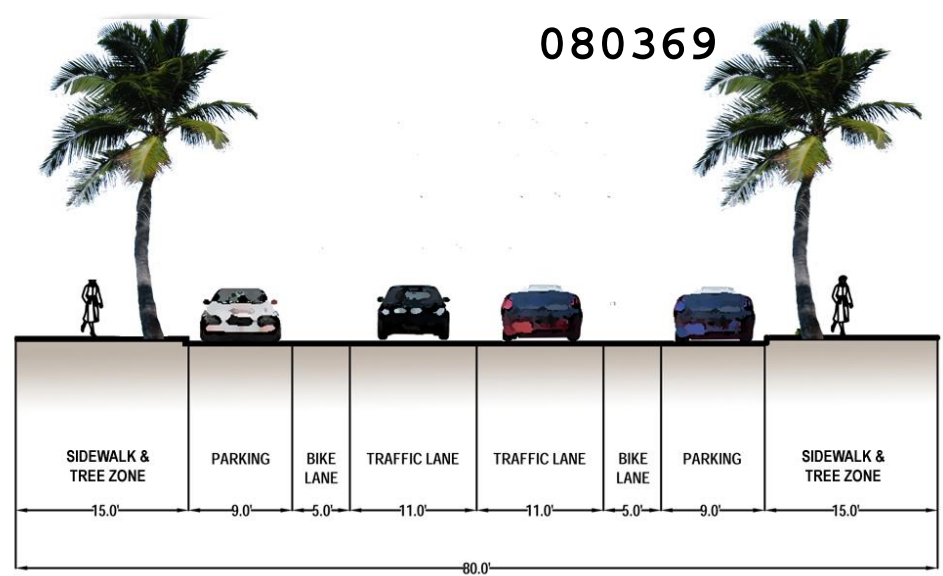
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# Public Realm – Recommended Street Types

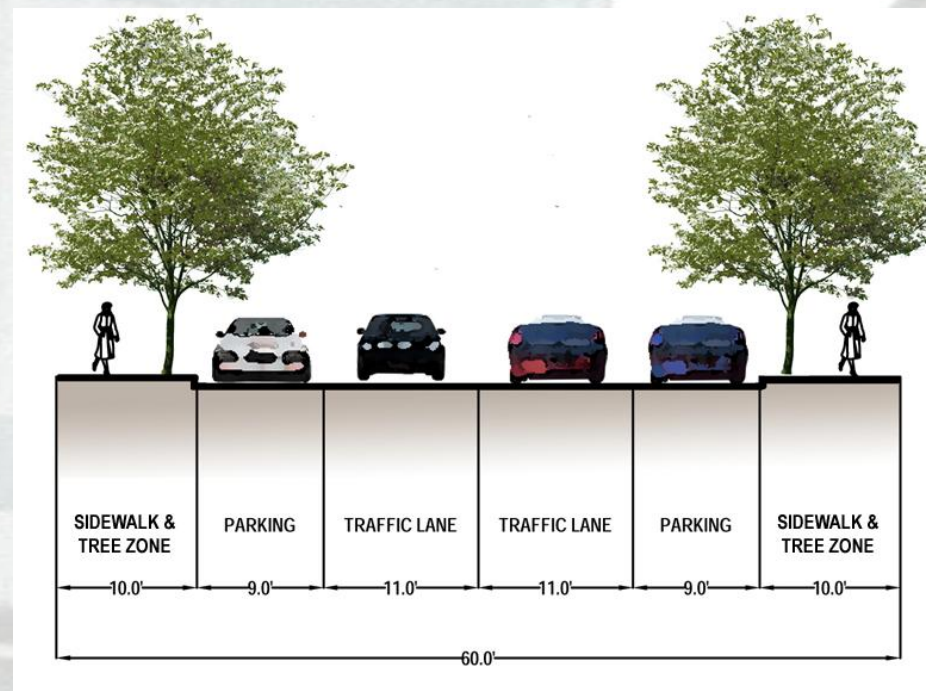
## Primary Street

- 5<sup>th</sup> Street
- Depot Ave
- New Streets framing Sweetwater Creek



## Secondary Street

- 4<sup>th</sup> Street
- 6<sup>th</sup> Terrace
- 6<sup>th</sup> Ave
- 7<sup>th</sup> Street



# Private Realm - Uses



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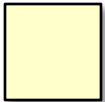
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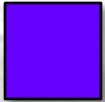
# Private Realm – Height Limits



35 ft



45 ft



55 ft



65 ft

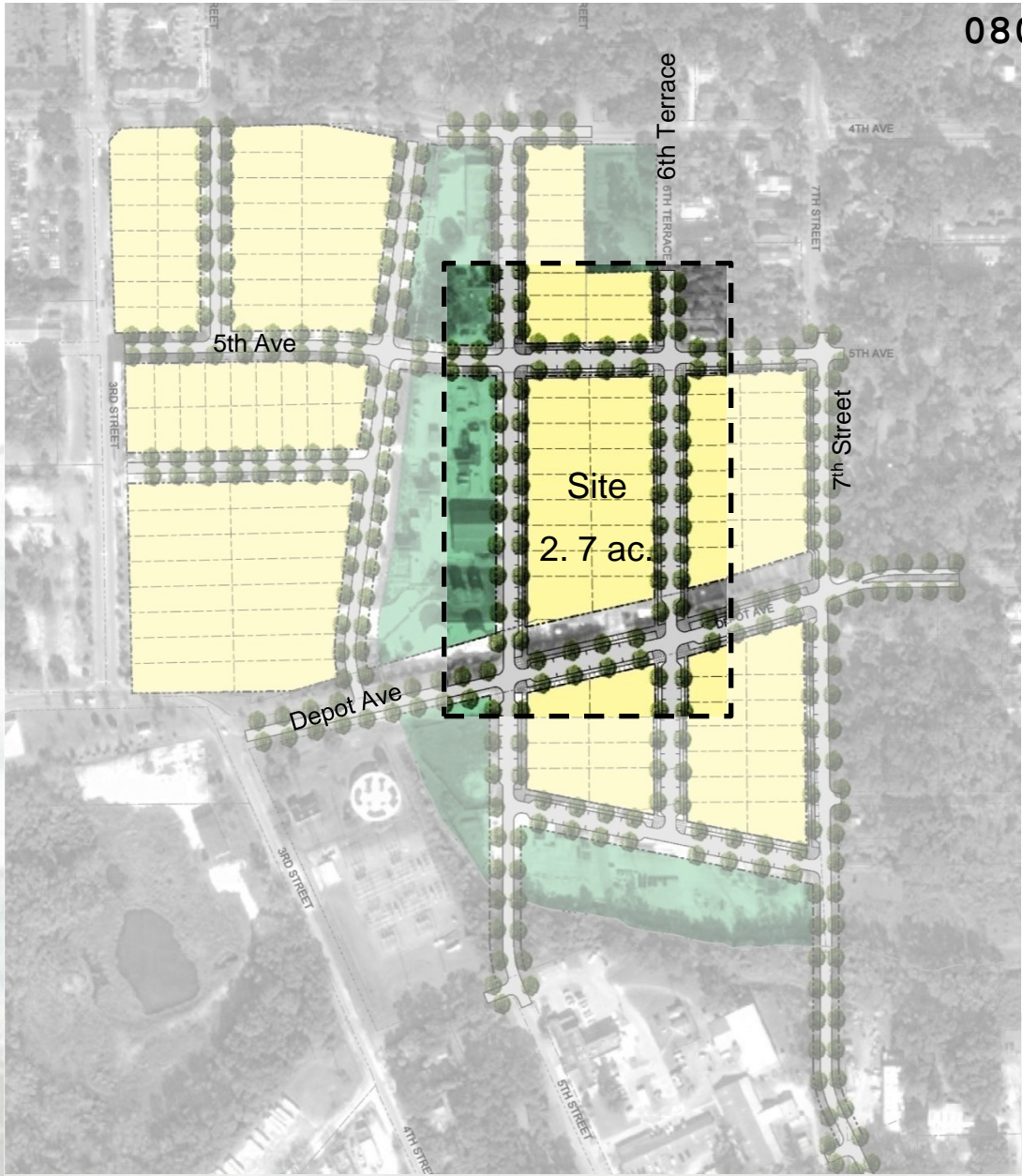


Public Space



# Project

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# Block

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## 1. Master Plan

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

## 2. Public Works

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



3. Building Design Standards

- Utilize existing structures
- Building access from public realm

4. Development Controls

- New building to be two stories
- Parking is located internal to the block





# Recommendations

- Building Design Standards
- Development Controls
- Identify Public/Private Partnership

