



080180



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

In partnership with
Gainesville Community
Redevelopment Agency

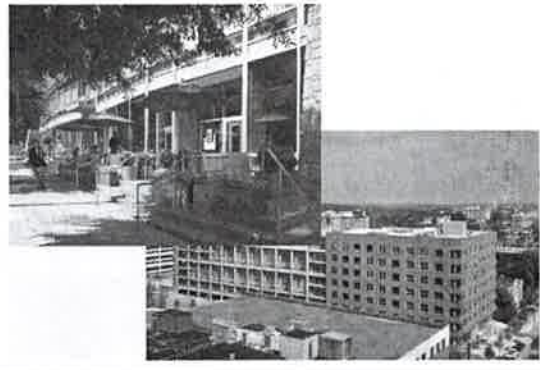
LORD AECK SARGENT Preliminary Findings GRU Development Plan JULY 21, 2008



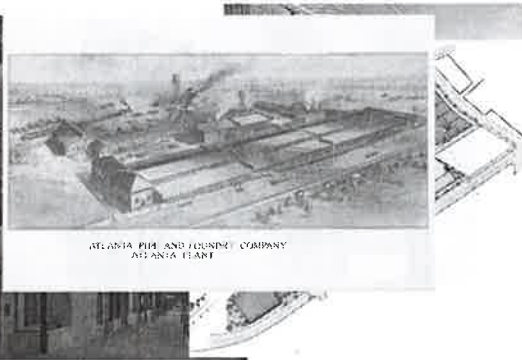
LORD AECK SARGENT Preliminary Findings GRU Development Plan JULY 21, 2008

LORD AECK SARGENT

LORD AECK SARGENT Preliminary Findings GRU Development Plan JULY 21, 2008




LORD AECK SARGENT Preliminary Findings GRU Development Plan JULY 21, 2008

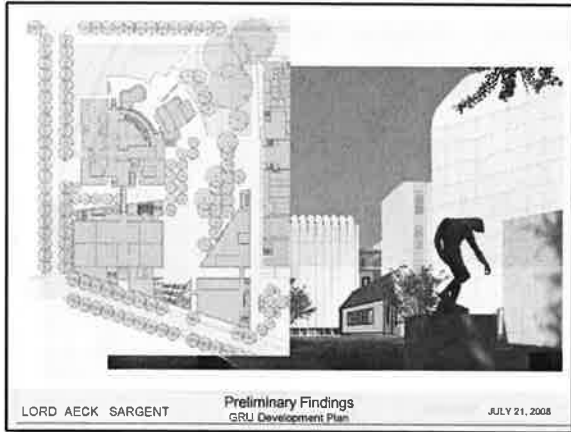


ATLANTA FIRE AND FOUNDRY COMPANY
ATLANTA PLANT

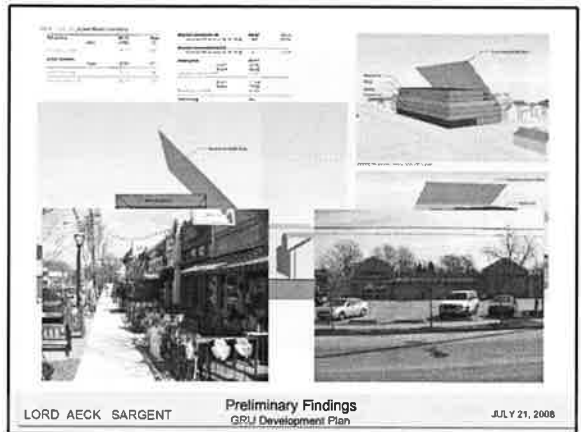
LORD AECK SARGENT Preliminary Findings GRU Development Plan JULY 21, 2008



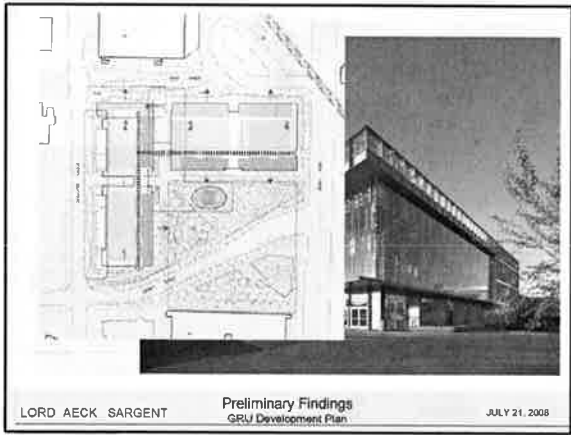
LORD AECK SARGENT Preliminary Findings GRU Development Plan JULY 21, 2008



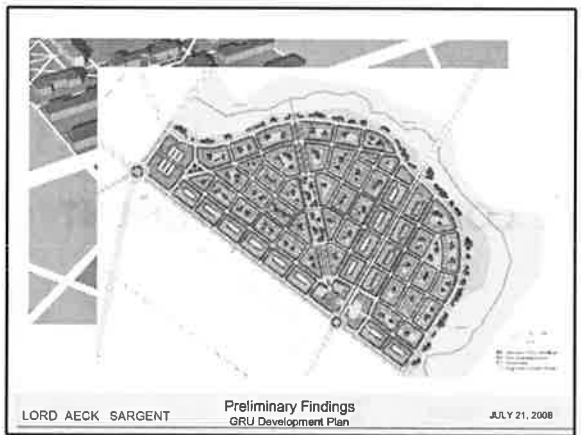
LORD AECK SARGENT Preliminary Findings GRU Development Plan JULY 21, 2008



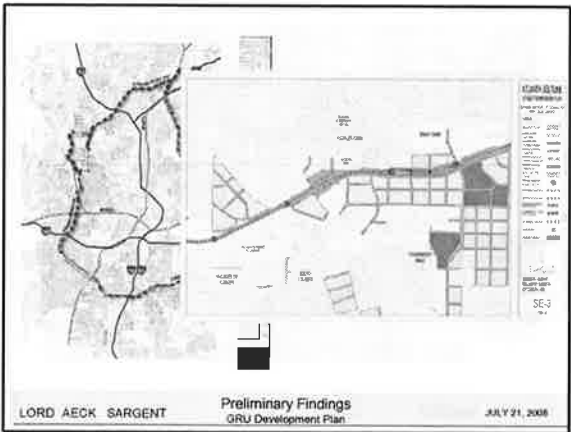
LORD AECK SARGENT Preliminary Findings GRU Development Plan JULY 21, 2008



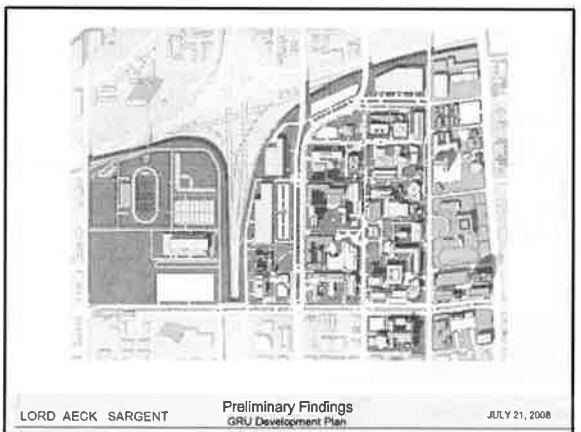
LORD AECK SARGENT Preliminary Findings GRU Development Plan JULY 21, 2008



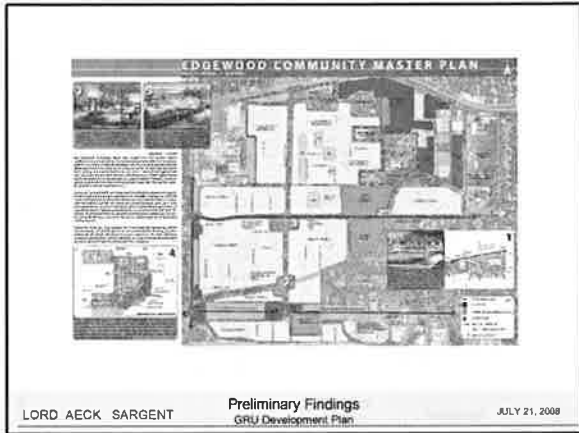
LORD AECK SARGENT Preliminary Findings GRU Development Plan JULY 21, 2008



LORD AECK SARGENT Preliminary Findings GRU Development Plan JULY 21, 2008



LORD AECK SARGENT Preliminary Findings GRU Development Plan JULY 21, 2008



We need to insure that the plan can accommodate unknown future uses.

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

This is the process of defining the physical relationship between the public realm and the private realm.

It is fundamental to the nature of great cities.

LORD AECK SARGENT Preliminary Findings GRU Development Plan JULY 21, 2008

Problem

LORD AECK SARGENT Preliminary Findings GRU Development Plan JULY 21, 2008

A STANDARD CITY PLANNING ENABLING ACT 1928

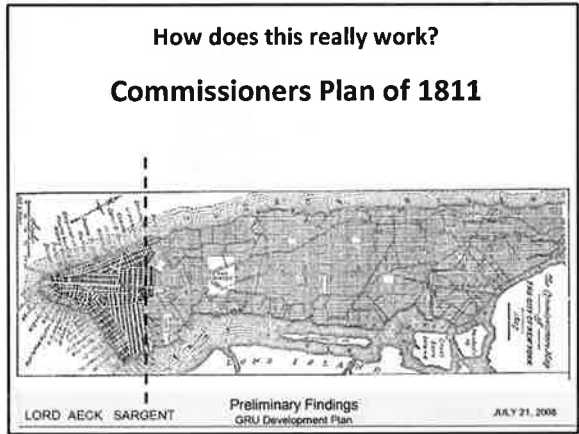
- It shall be the function and duty of the commission to **make and adopt a master plan for the physical development of the municipality,**
- Such plan, shall show the commission's recommendations for the development of the location, character, and extent of :
 - **Streets**
 - **Boulevards**
 - **Parkways**
 - **Playgrounds**
 - **Squares**
 - **Parks**
 - **Public ways**
- A zoning plan for the control of the height, area, bulk, location, and use of buildings and premises – **comes after!**

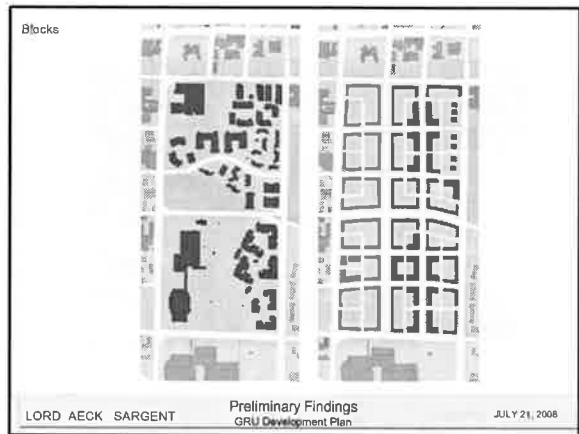
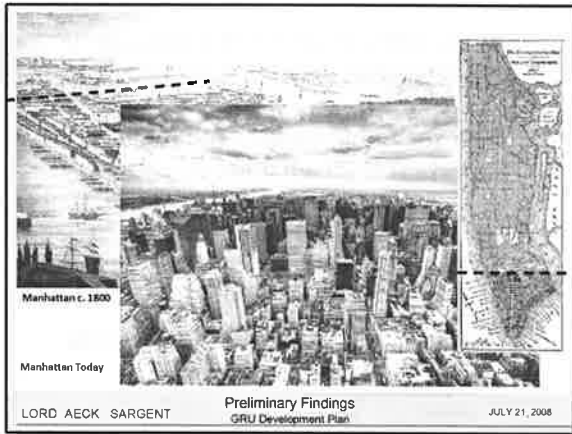
LORD AECK SARGENT Preliminary Findings GRU Development Plan JULY 21, 2008

How to create a vision for this land without knowing what the future holds?

Everyone has opinions about what should happen
Impossible to predict what the market will do in the future

LORD AECK SARGENT Preliminary Findings GRU Development Plan JULY 21, 2008

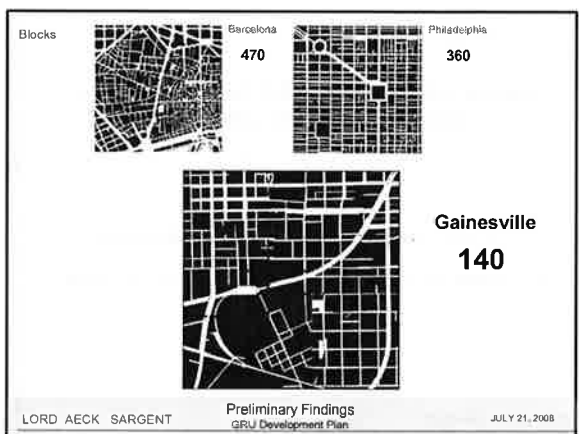
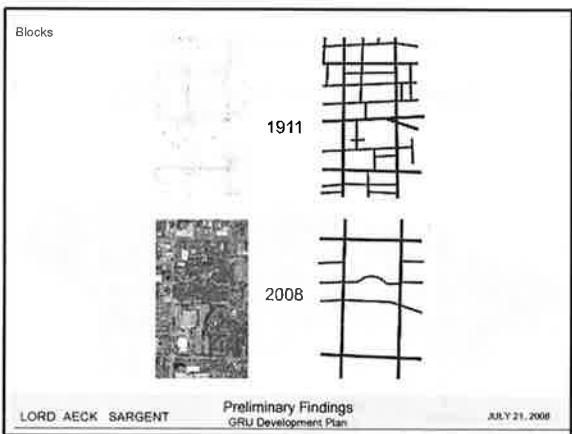
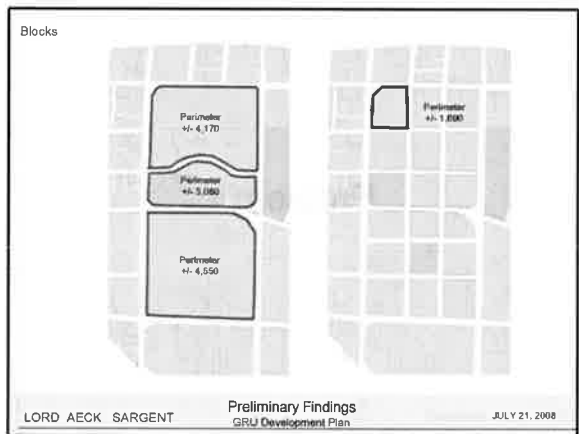


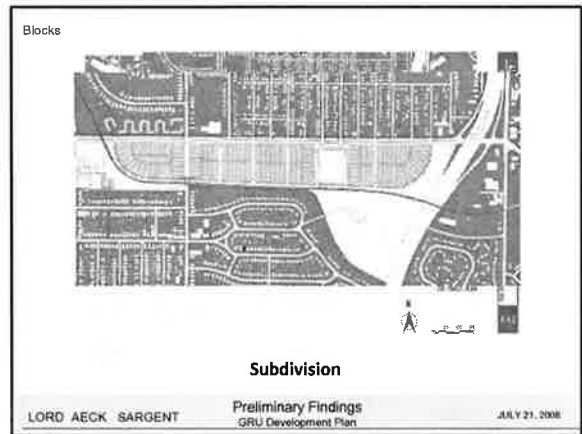
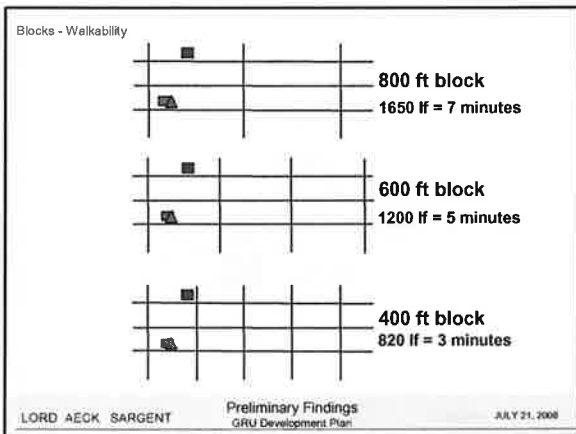
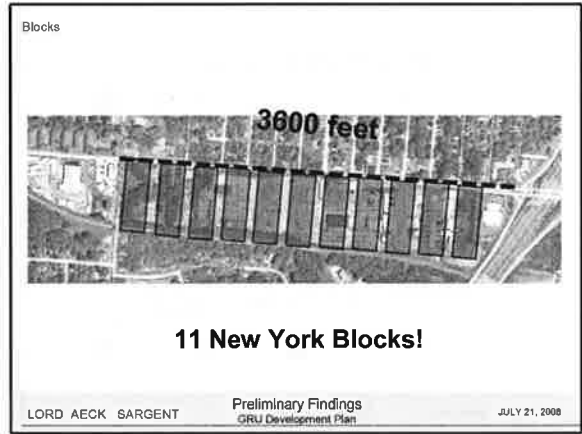
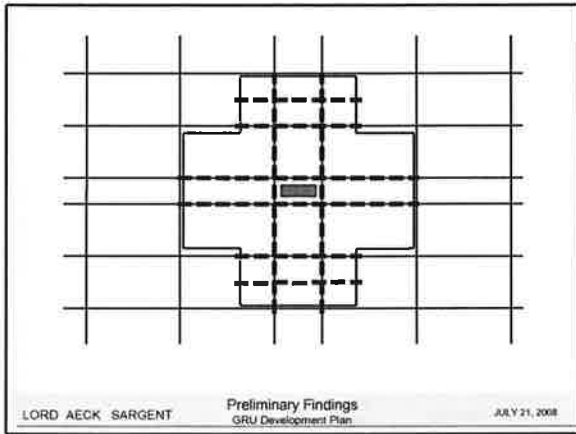
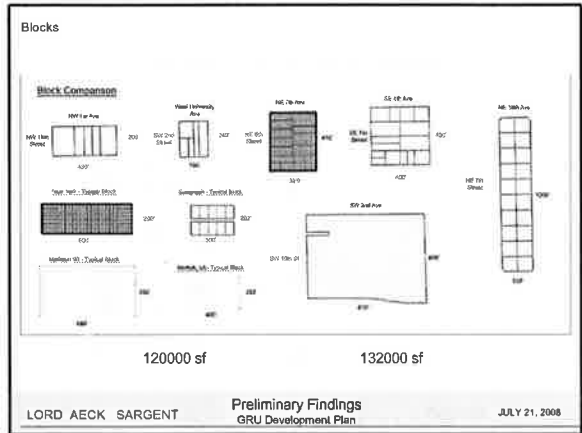
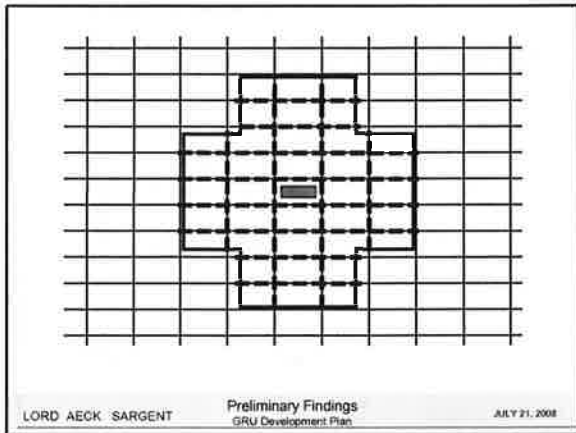


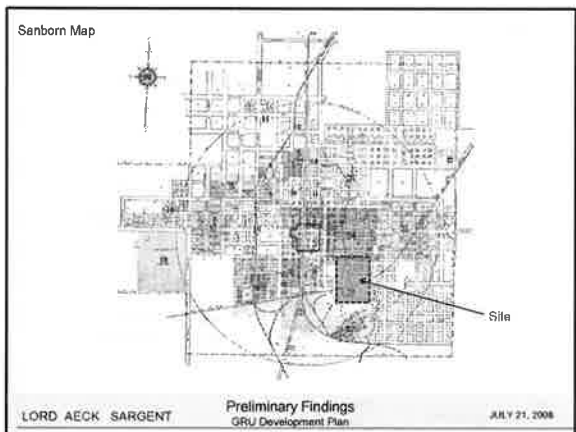
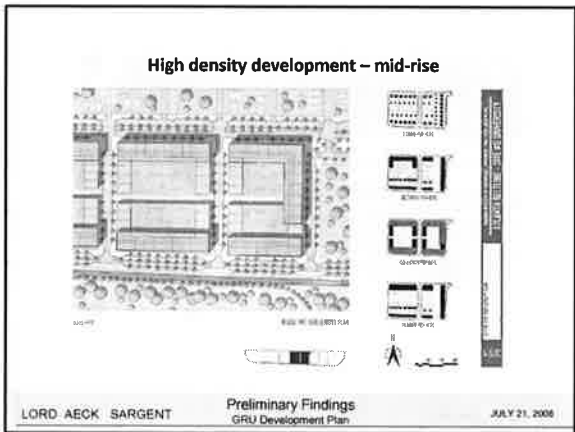
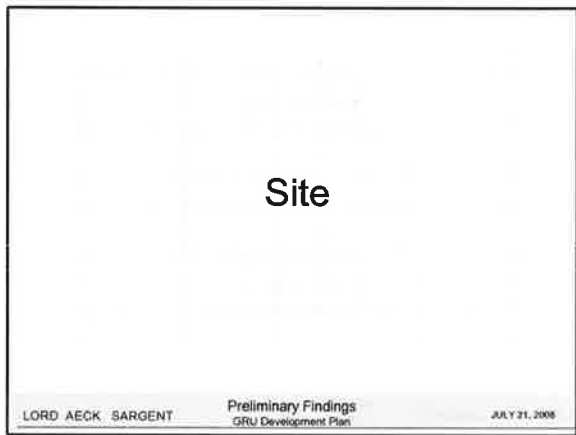
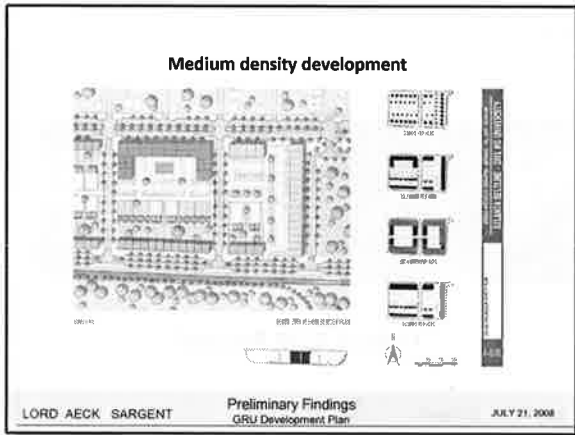
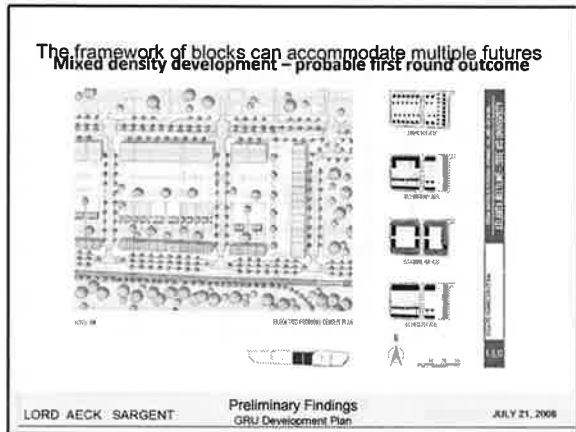
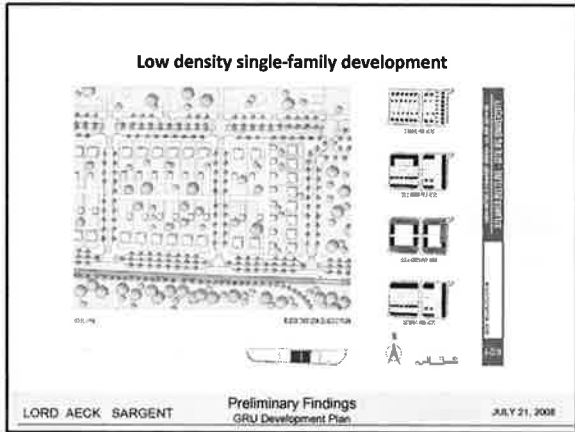
What are the tools for making this happen?

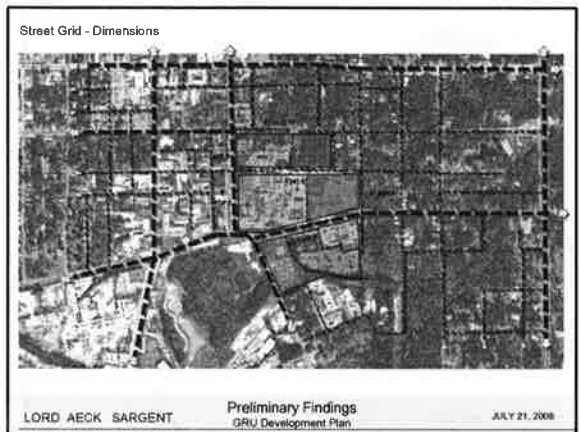
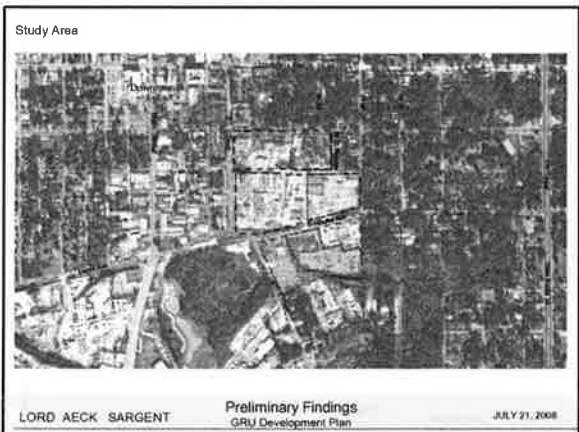
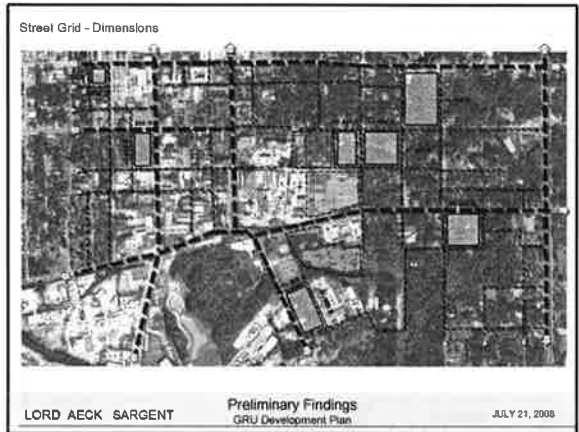
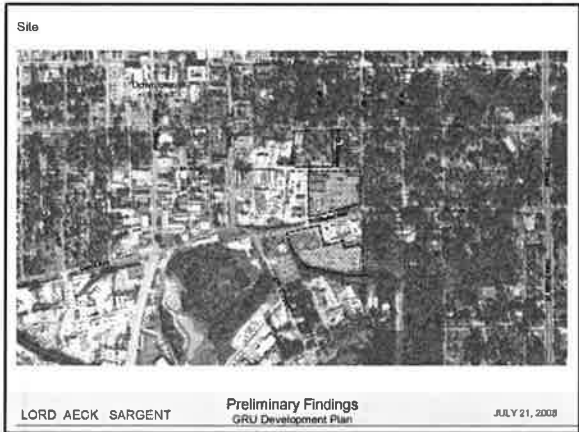
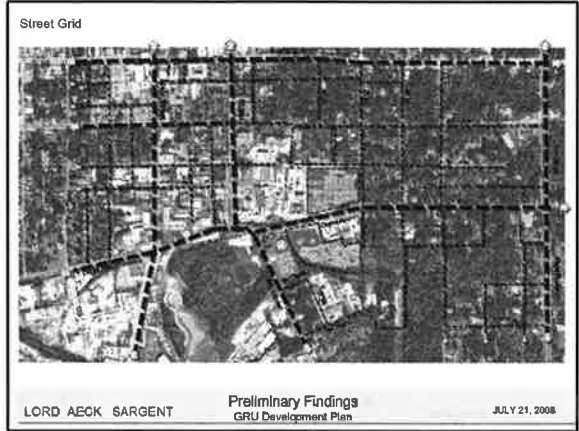
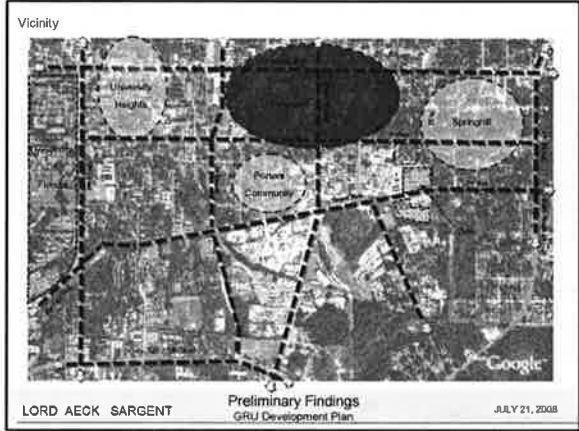
Blocks

LORD AECK SARGENT Preliminary Findings GRU Development Plan JULY 21, 2008









Street Grid – Missing Connections



LORD AECK SARGENT

Preliminary Findings
GRU Development Plan

JULY 21, 2008

Open Space



LORD AECK SARGENT

Preliminary Findings
GRU Development Plan

JULY 21, 2008

Street Grid – Missing Connections



LORD AECK SARGENT

Preliminary Findings
GRU Development Plan

JULY 21, 2008

Amenities



LORD AECK SARGENT

Preliminary Findings
GRU Development Plan

JULY 21, 2008

Communities



LORD AECK SARGENT

Preliminary Findings
GRU Development Plan

JULY 21, 2008

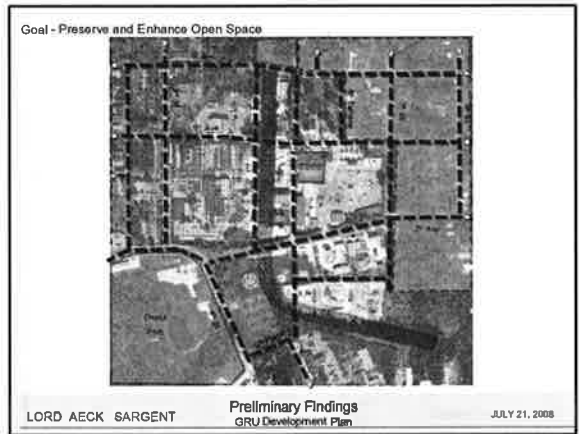
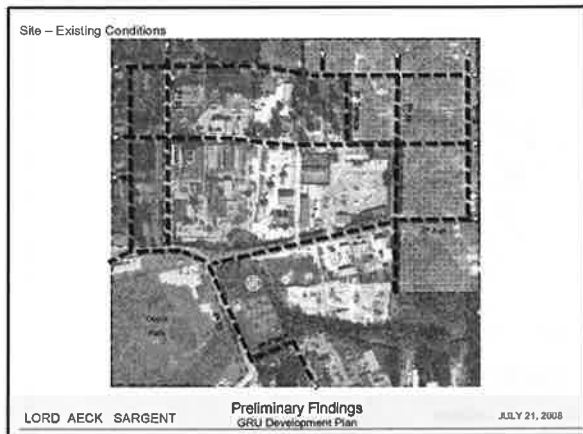
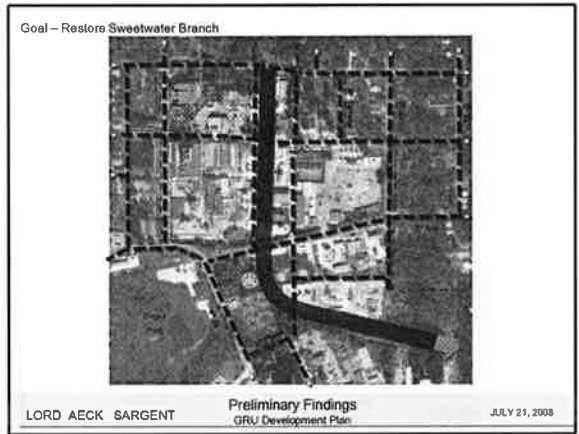
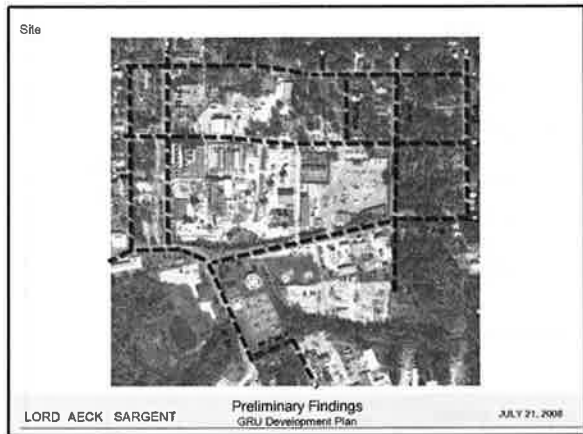
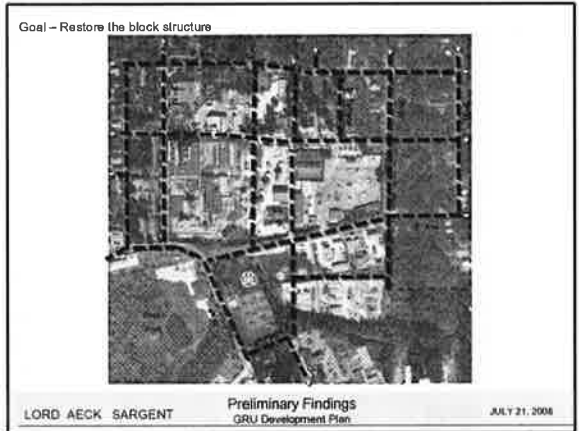
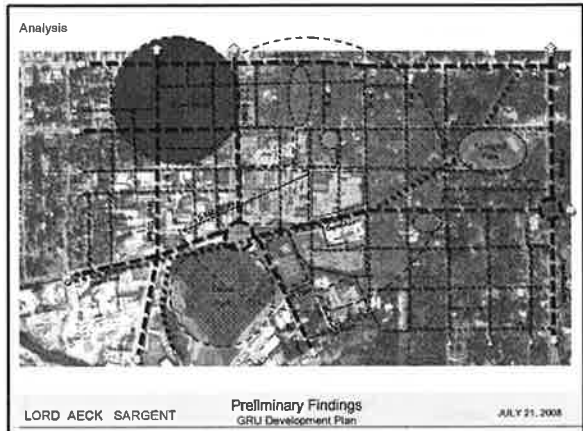
Obstacles



LORD AECK SARGENT

Preliminary Findings
GRU Development Plan

JULY 21, 2008



Goal – Enhance Connectivity



LORD AECK SARGENT

Preliminary Findings
GRU Development Plan

JULY 21, 2008

Case Study (1) - Framework

MidCity Lofts and Tech Square under construction

LORD AECK SARGENT

Preliminary Findings
GRU Development Plan

JULY 21, 2008

Goal – Respect existing neighborhood



LORD AECK SARGENT

Preliminary Findings
GRU Development Plan

JULY 21, 2008

Case Study (2) - Existing



Current Industrial

Current Single-Family

Current Multi-family

Current Park

Current Commercial

Current Parking

LORD AECK SARGENT

Preliminary Findings
GRU Development Plan

JULY 21, 2008

Land-Use

LORD AECK SARGENT

Preliminary Findings
GRU Development Plan

JULY 21, 2008

Case Study (2) – Subdivision



FIRST THE MASTER STREET PLAN

LORD AECK SARGENT

Preliminary Findings
GRU Development Plan

JULY 21, 2008

Case Study (2) – Land-Use



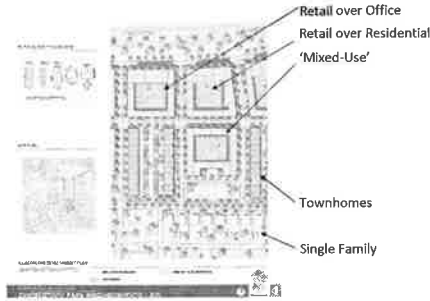
AFTER; THE LAND-USE PLAN

Next Steps:

- Stakeholder Discussions/Feedback
- Programming/testing the site
- Present the concept



Case Study (2) – Buildings



THEN TEST THE SITE

