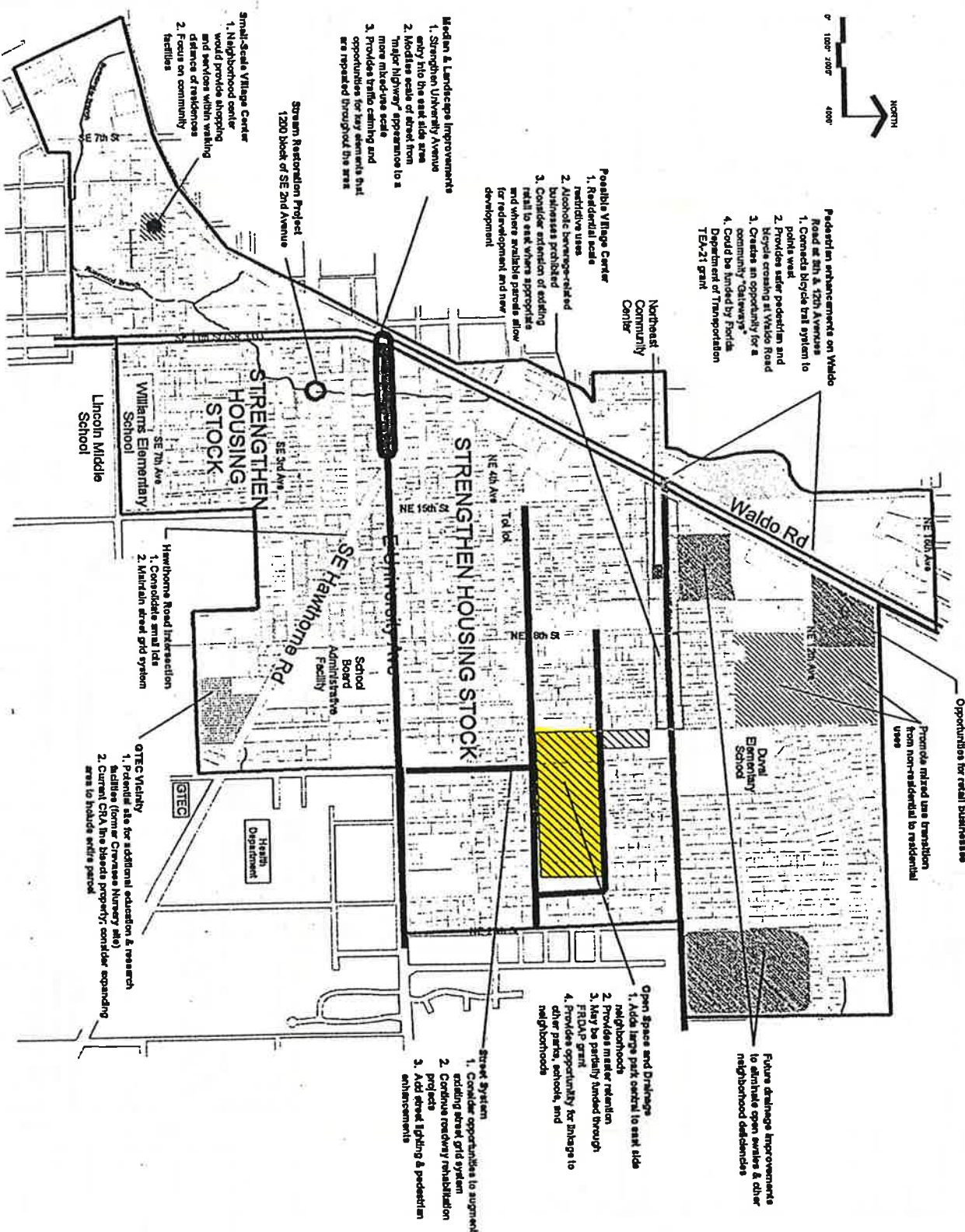


Proposed Redevelopment Projects - Plan Concepts



Opportunities for retail businesses

Promote mixed use transition from non-residential to residential use

Future drainage improvements to eliminate open swales & other neighborhood deficiencies

Open Space and Drainage

1. Add large park central to east side neighborhood
2. Provides master retaining
3. May be partially funded through FRUIT grant
4. Provides opportunity for change to other parks, schools, and neighborhoods

Street System

1. Consider opportunities to augment existing street grid system
2. Continue roadway rehabilitation projects
3. Add street lighting & pedestrian enhancements

GTEC Vicinity

1. Potential site for additional education & research facilities (former Citrus Nursery site)
2. Current CRA line should consider expanding area to include entire parcel

Hawthorne Road Intersection

1. Consolidate small lots
2. Maintain street grid system

Pedestrian enhancements on Waldo
Road at 5th & 12th Avenues

1. Connects Bicycle trail system to points west
2. Provides safer pedestrian and bicycle crossing at Waldo Road
3. Creates an opportunity for a community "Gateway"
4. Could be funded by Florida Department of Transportation TEA-21 grant

Possible Village Center

1. Residential scale
2. Alcohol beverage-related retail uses
3. Businesses prohibited
4. Consider extension of existing retail to seek where appropriate and where available parcels allow for redevelopment and new development

Median & Landscaping Improvements

1. Strenghen University Avenue entry into the east side area
2. Moderate scale of street front
3. Major highway appearance to a more mid-use scale
4. Provides traffic calming and opportunities for key elements that are repeated throughout the area

Stream Restoration Project
1200 block of SE 2nd Avenue

Small-Scale Village Center

1. Neighborhood center would provide shopping and services within walking distance of residences
2. Focus on community facilities

