



*A New Community*

1717 SE 8th AVENUE PLAN

100% Final Master Plan

December 2014



## Contents

---

Executive Summary	iv
Site Location	1
Planning Process	2-3
Guiding Principles	4-5
Final Master Plan	6-26



*“The beginning is the most important part of the work.”*

*-Plato*

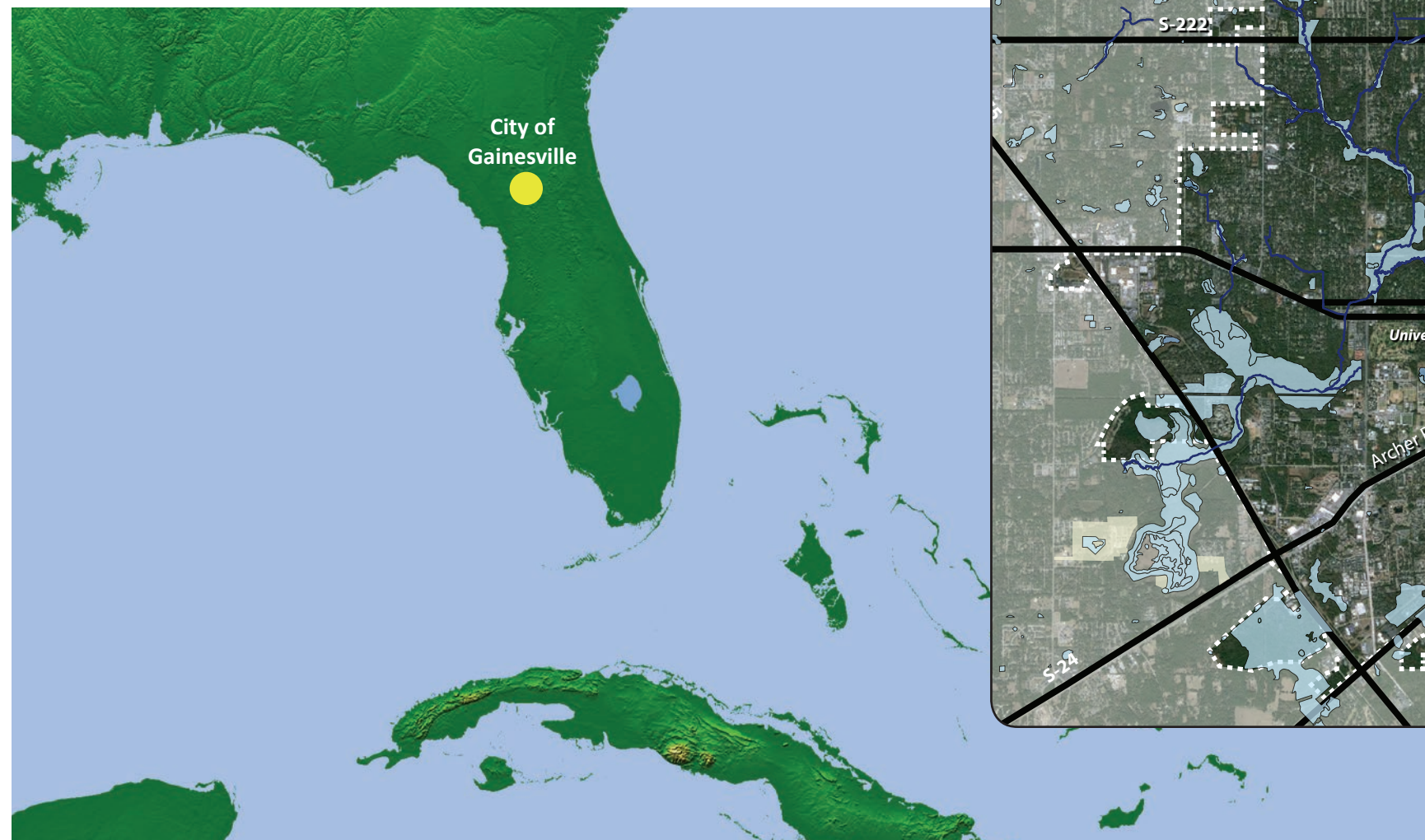
We have taken the first steps toward an opportunity and an obligation to shape what once was into what can be, to create a new neighborhood, a new place that embraces its rich history while it boldly sets out to transform and reinvent its future.

This document encompasses the hopes and aspirations of this new community, a place where residents and neighbors thrive and enjoy quality of life they so richly deserve.

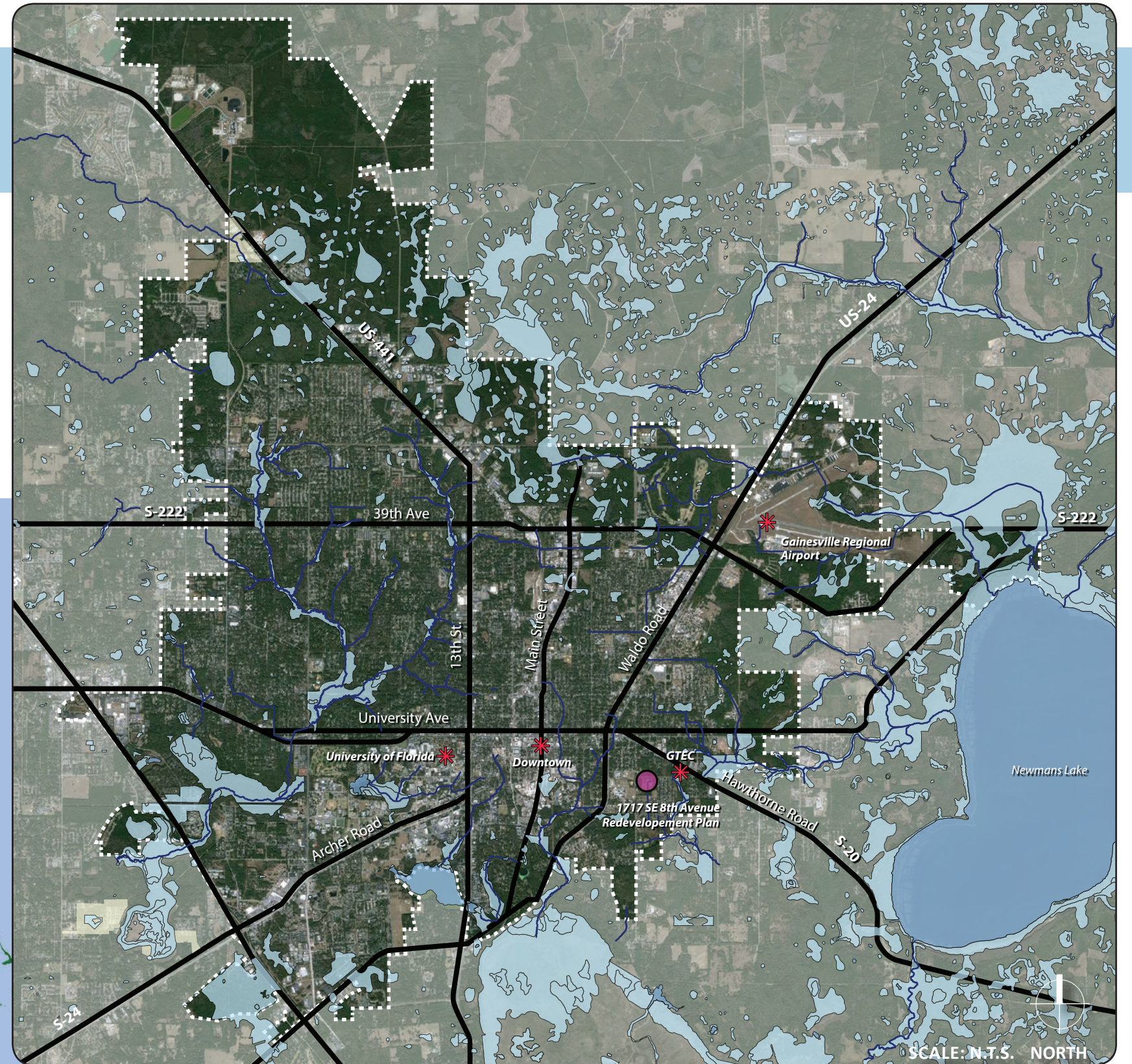
The redevelopment Master Plan will serve as the road map to the new development, and throughout the phasing, the Master Plan will provide the overall concept and layout of the site. Nestled in the heart of the Gainesville Community Redevelopment Agency’s Eastside Redevelopment District, the vacant 15 acre parcel is conveniently located near schools, parks, bike trails, and other natural amenities. Along with this development the CRA has embarked on the development of new commercial offerings at the GTEC site located just blocks from the site, and together these developments will also serve the community by adding an additional layer of a live, work, and play environment. Through community outreach and consensus building we have gathered the community’s thoughts, reflections and visions. This Master Plan document reflects the first step in making this new neighborhood a reality.

## Location

The site is a 15.1 acre parcel located at 1717 SE 8th Avenue within the city limits of Gainesville, Florida. This site is a part of the Gainesville CRA's Eastside Redevelopment Area and is centrally located between downtown Gainesville to the West, Newman's Lake to the East, Paynes Prairie to the South, and Gainesville Regional Airport to the North.



State of Florida



City of Gainesville



## Planning Process

---

Each assignment must begin with a clear understanding of the goals for the development, opportunities and constraints of the site as well as the needs, preferences and habits of the ultimate homeowners.

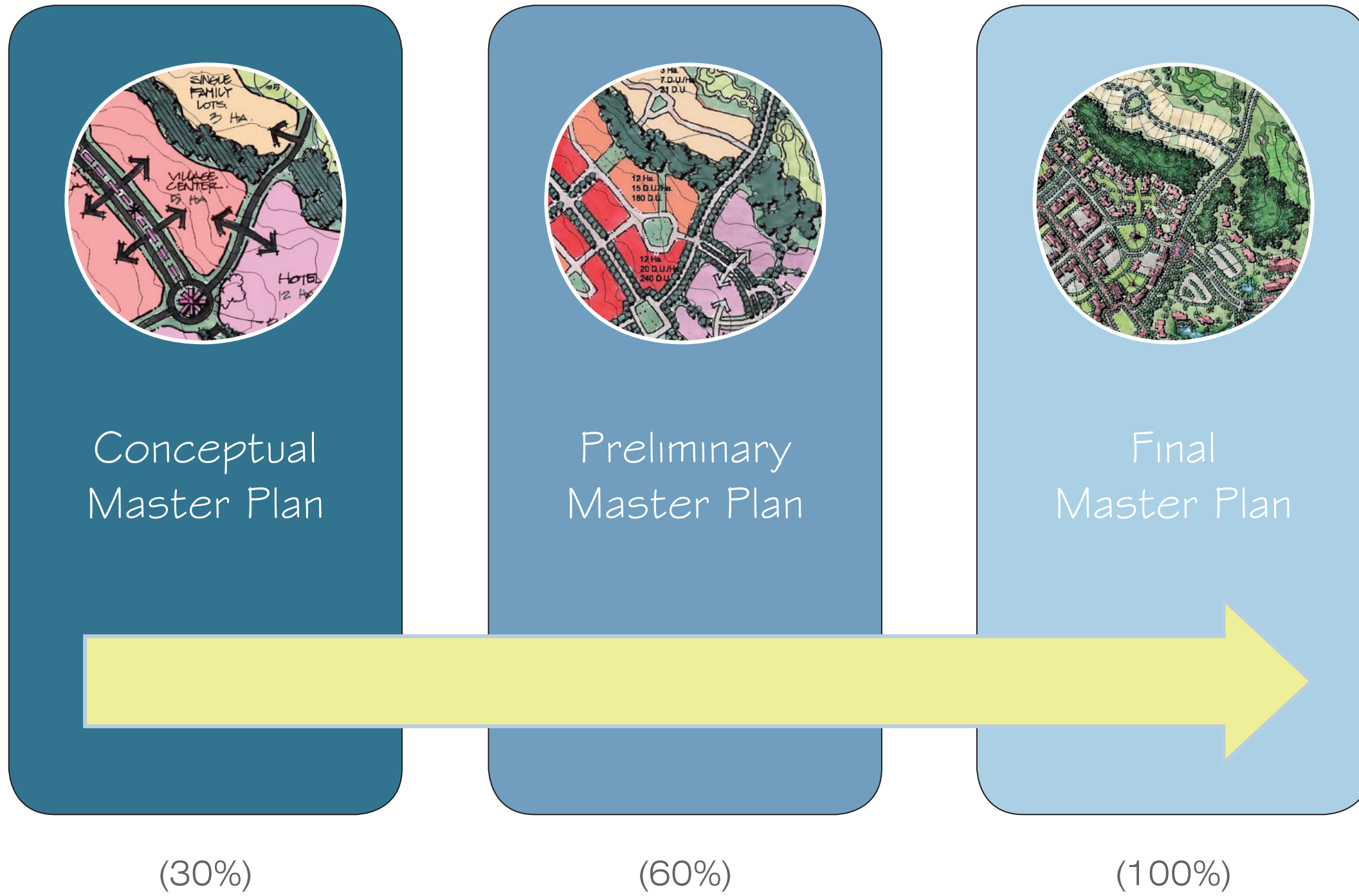
After the site analysis, steps are taken to determine development alternatives. Concept diagrams begin to create the vision for the development and the locations of project elements within the site. These conceptual plans are then reviewed by the team, client, community and government agencies, and decisions can then be made.

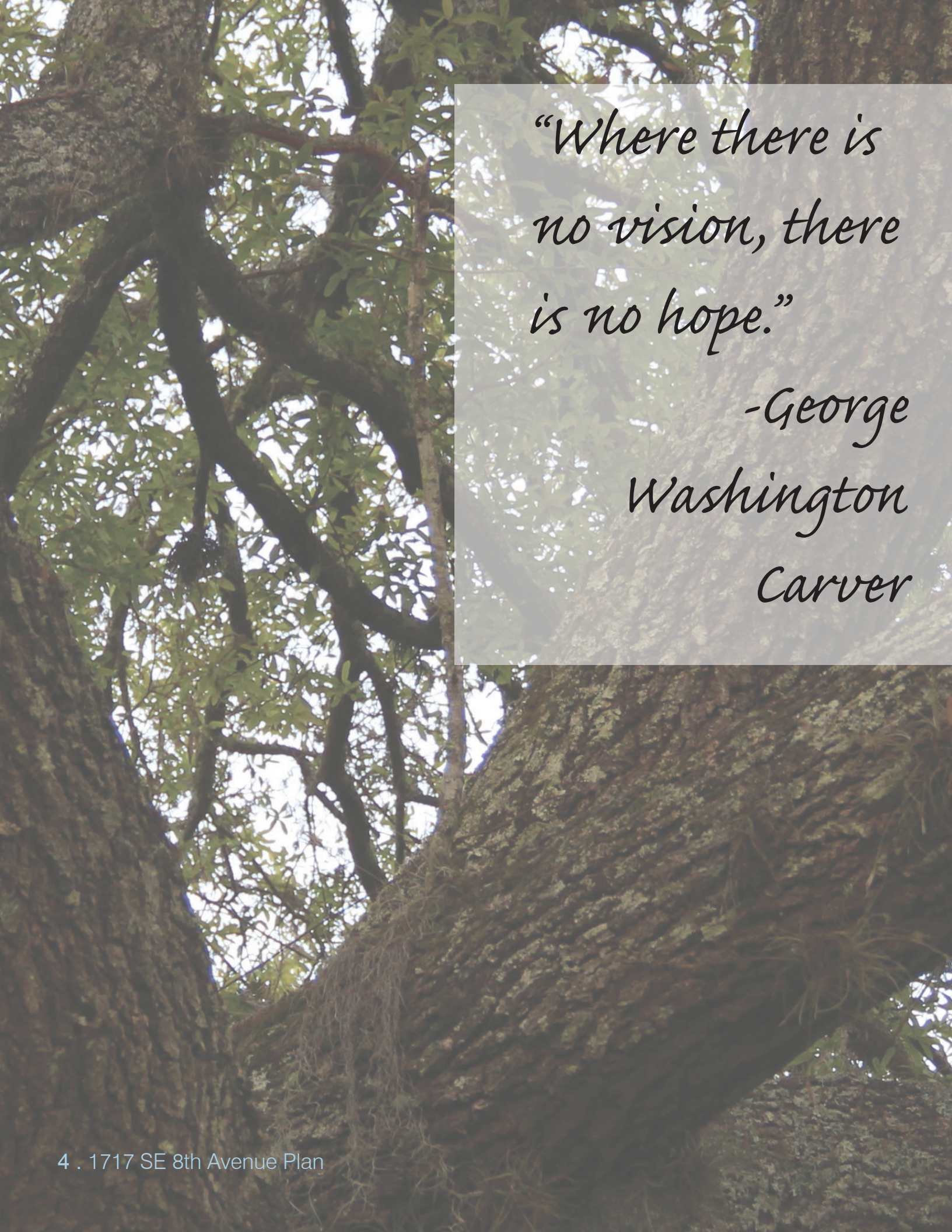
During the next stage, one concept or elements from multiple concepts are selected. This plan is refined and further developed based on feedback gained. The character of the development starts to become more apparent. More in depth engineering studies are conducted. These factors come together to create the Preliminary Plan. This plan along with additional studies is combined into a cohesive design package.

During the next step, an Illustrative Master Plan is created offering more detail, regarding the special characteristics of the development, and specific locations of buildings and other project elements. This plan and other documents are assembled into a Master Plan Report, including sketches to show the character and theme.

Once the Master Plan is completed, the design is taken to various governmental agencies for review and approvals.

After agency approvals have been obtained and funding is in place, projects typically enter detailed design phases. The construction documents are then produced and, finally, the construction process begins.





*“Where there is  
no vision, there  
is no hope.”*

*-George  
Washington  
Carver*



## Guiding Principles

---

- » Facilitate social interaction and a rich and diverse **community** fabric.
- » Create a **sustainable** community.
- » Provide opportunities to promote **wellness** and active lifestyles.
- » **Create connectivity** throughout the community, to nature, and the developments in the surrounding area.
- » Utilize this blank canvas to create **future** opportunities and help improve quality of life in East Gainesville.

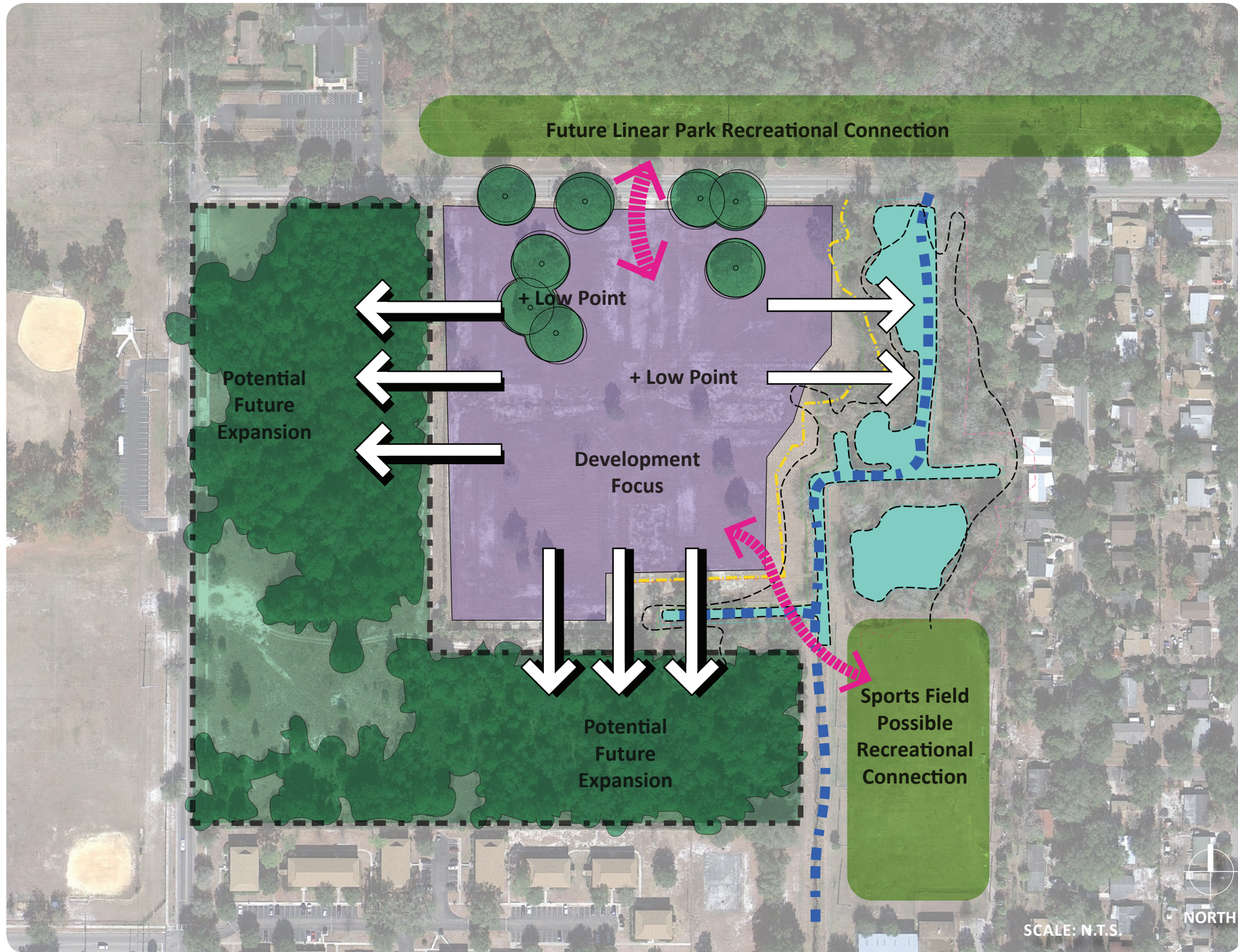






# *Final Master Plan*

A New Community - 1717 SE 8th Avenue Plan  
Final Master Plan (100% Review) - December 2014

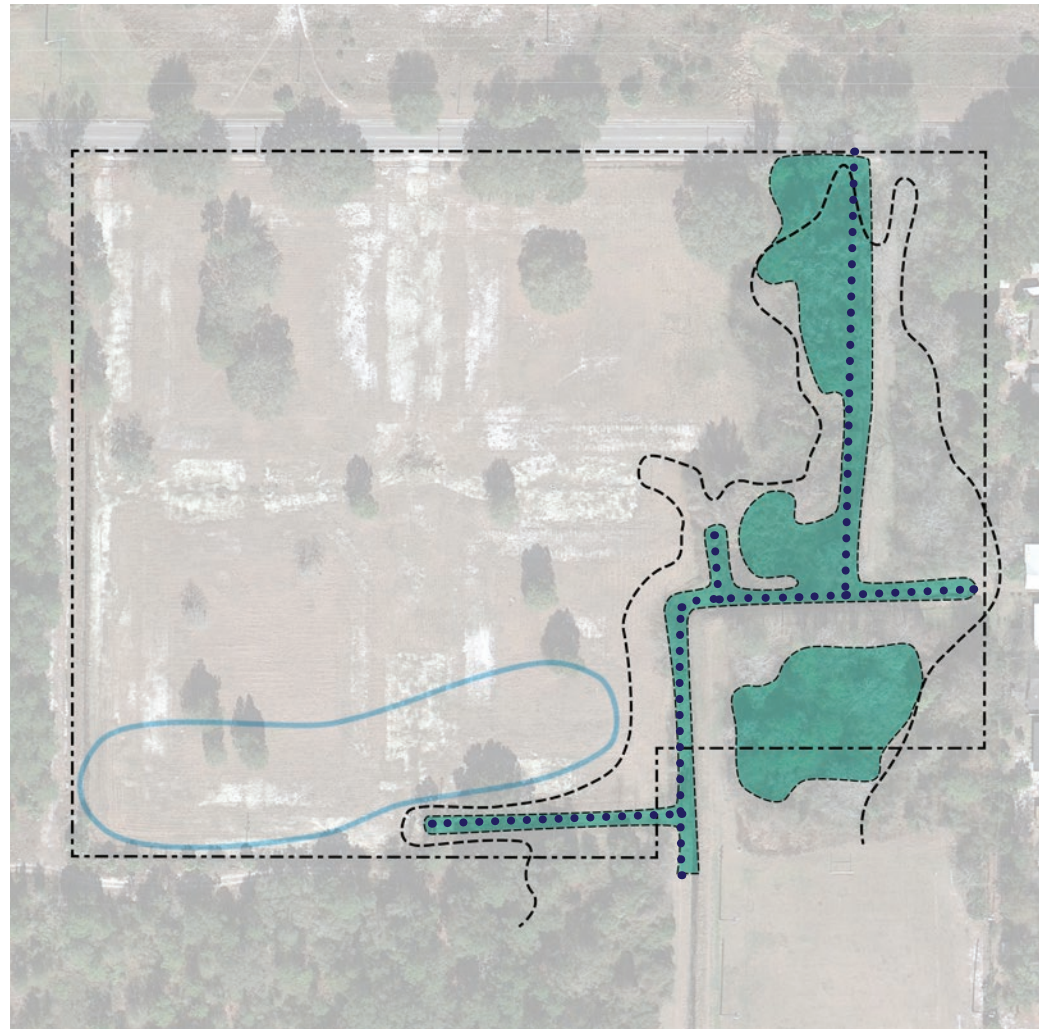


## Site Analysis - Opportunities

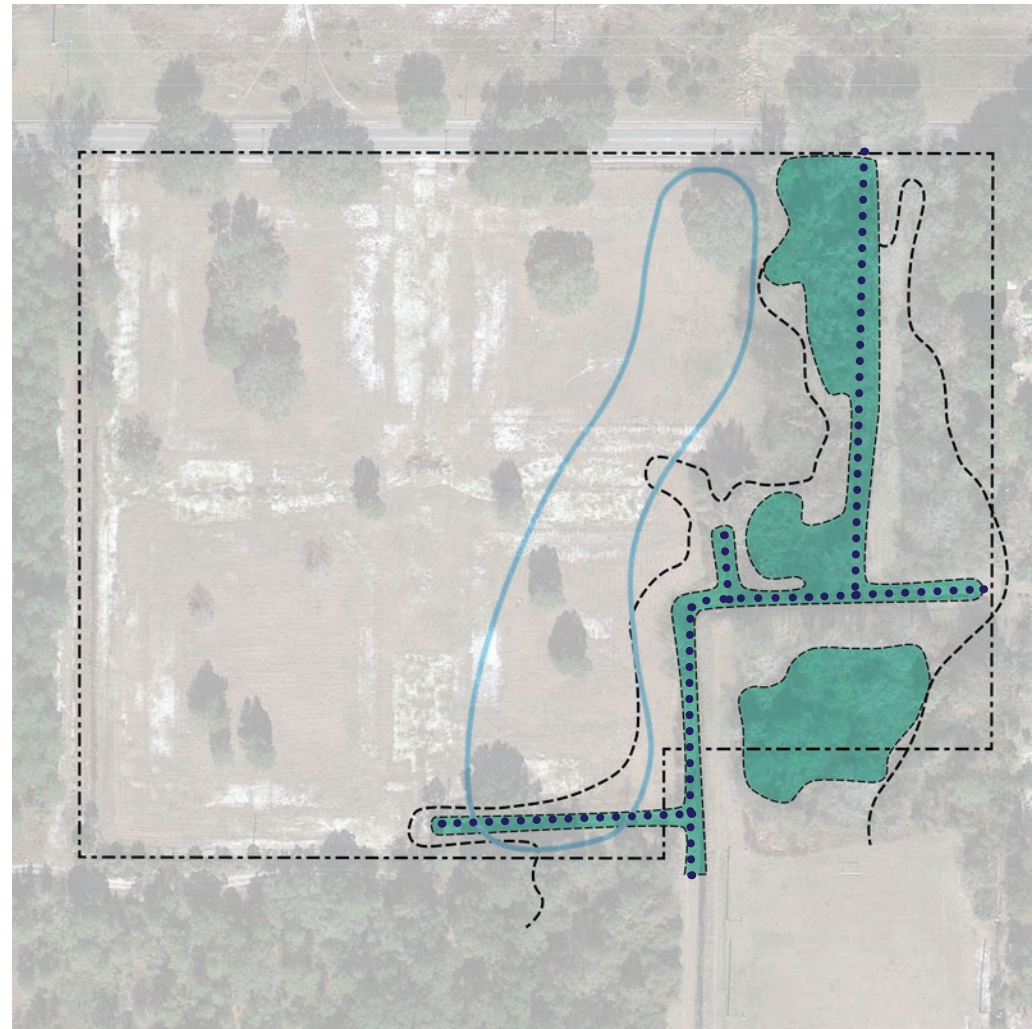
- Existing oak trees provide mature vegetation and can become a feature for the development
- Nearby sports field and future linear park provide potential recreational connections
- Surrounding land provides potential for future expansion
- Welcoming, inviting place due to strong sense of community in the area
- New UF Eastside Campus in East Gainesville
- Rich wildlife
- Considerable surrounding green areas
- Affordable land
- Proximity to educational facilities and religious institutions a plus for potential families
- Proximity to GTEC
- Many natural resources
- Opportunity to introduce businesses to the area
- Natural wetlands on-site provides a natural amenity to the development
- Minimal topographic changes allow flexibility for future development

- Amenity Connection
- Possible Expansion
- Existing Ditch/Swale
- Adjacent Vacant Sites
- Wetlands
- Existing Trees
- Recreational Sites
- Developable Area

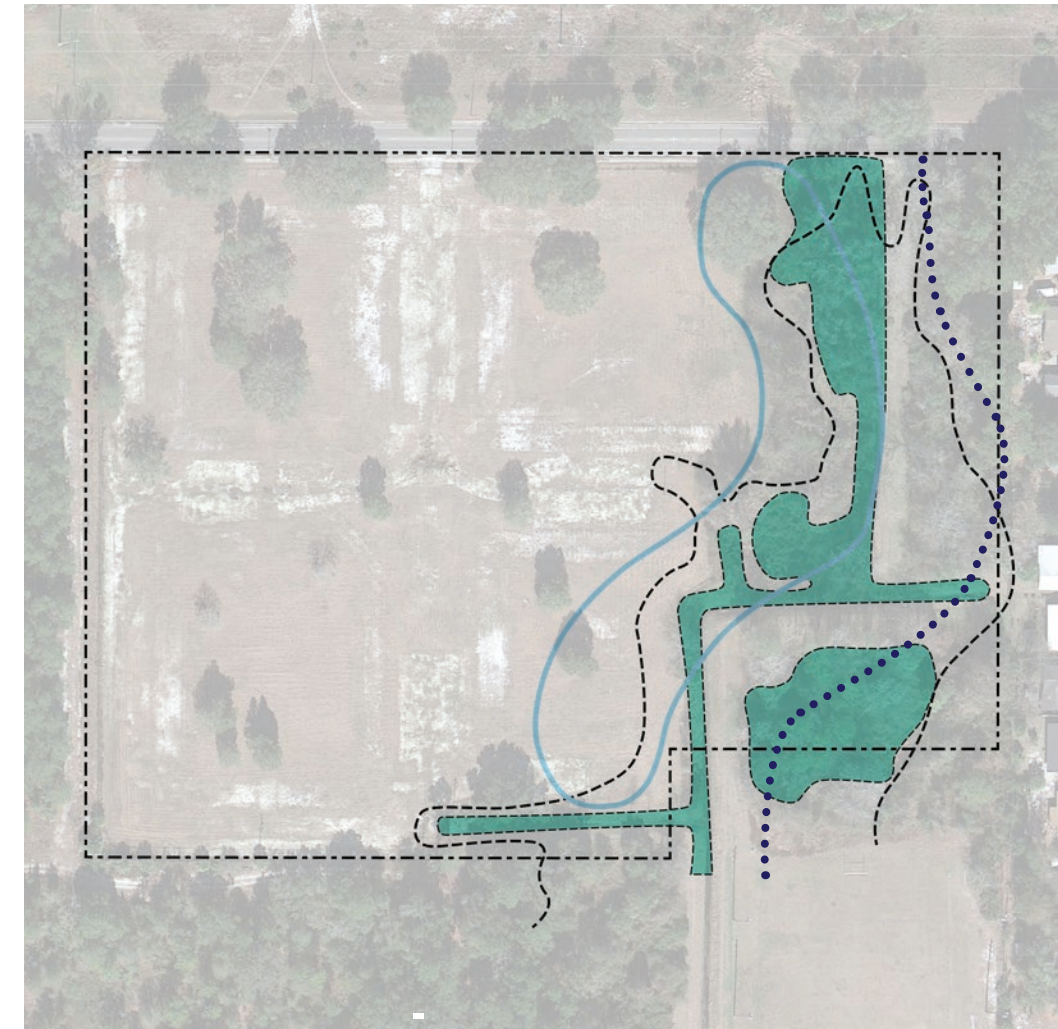
Option 1



Option 2



Option 3



## Stormwater and Wetlands

The existing natural wetlands and man-made ditches are an important natural feature of the development. Due to historical conditions the wetlands are in serious decline. The project aims to make improvements to the natural features if at all feasible. The new development will require stormwater management improvements for water quality and flood protection. The project aims to holistically address both the natural wetlands and improved stormwater facilities to find the best mix to serve the needs of the project. Options will be evaluated for new stormwater basins, wetland buffering, and wetland improvements. Through careful design effort by the engineers, landscape architects, and ecologists, and an attentive coordination and permitting approach with the regulatory agencies, the best solution will be developed to serve the new community.

- Existing Wetlands
- Existing FEMA 100 Year Floodplain
- Proposed Stormwater Basin
- Wetland Center Line

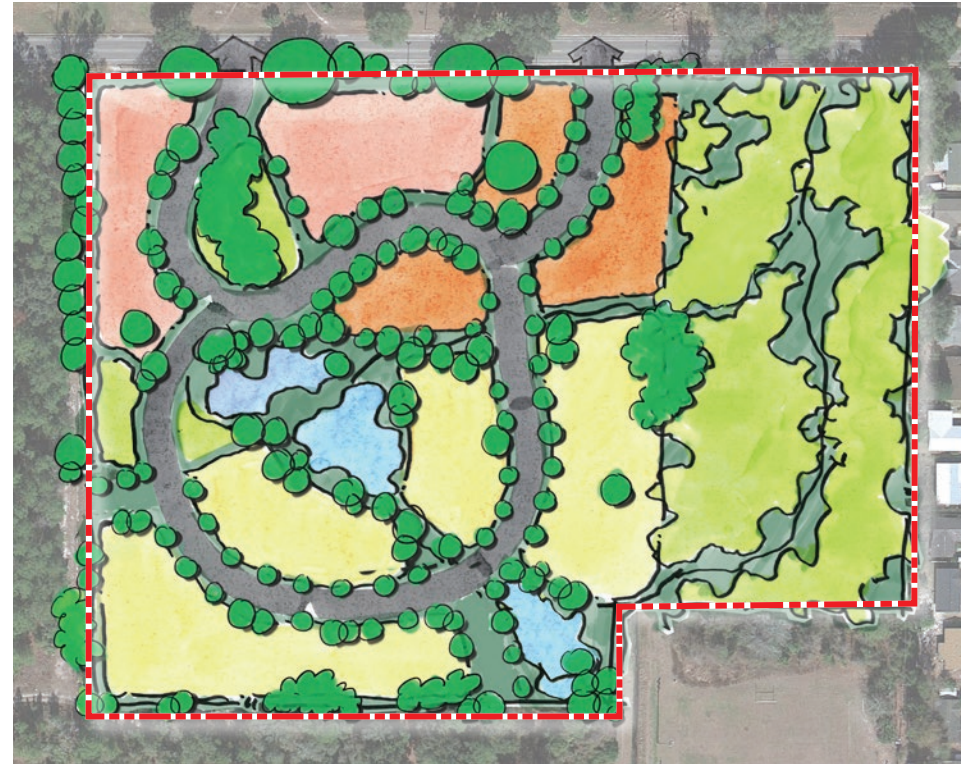
# Concept Comparison



## Concept One

---

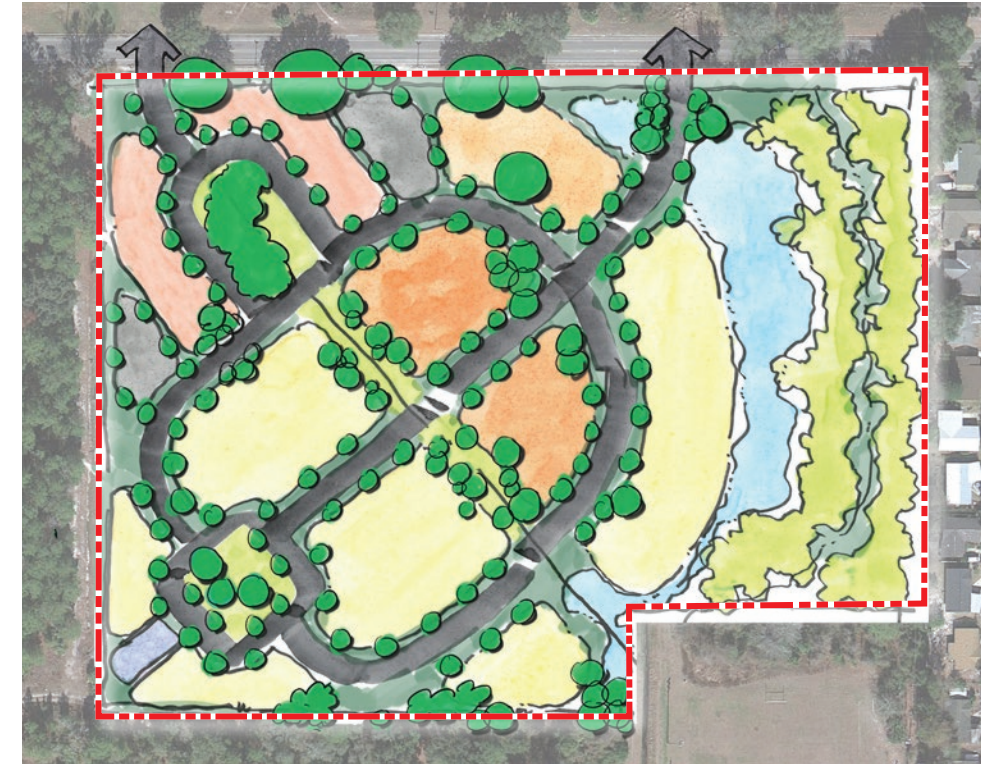
- Strong Axis
- Large Boulevard
- Preserve Mature Oak Trees
- Central Square



## Concept Two

---

- Natural Experience
- Amenity Lake
- Preserve Mature Oak Trees



## Concept Three

---

- Walkable
- Central Green Spine
- Preserve Mature Oak Trees
- Wetland Restoration

## Community Poll - 4.9.14

---

- Concept #1 - 10% of Votes
- Concept #2 - 45% of Votes
- Concept #3 - 45% of Votes

## Stakeholder Notes - 4.9.14

---

- New beginning
- Fit within the local fabric yet provide unique feel
- Variety of living options
- Option 3 stormwater and wetlands
- Central park/green
- Concept 2 & 3 preferred
- Provide 2 entrances
- Mixed-Use

## CRA Board Meeting - 4.21.14

---

- Potential for future expansion
- Mix of income levels
- Multi-generational housing
- Co-housing features

## Market Review Meeting - 5.8.14

---

- Front loaded product
- Alley loaded uncommon in East Gainesville
- Great Marketing Campaign and branding
- Create Architectural Design Standards
- Affordability
- 1st Time Homebuyers
- Great looking neighborhood
- Consider maintenance and utilities



## Combined Concept Two/Three

- Natural Experience
- Amenity Lake
- Preserve Mature Oak Trees
- Walkable
- Central Green Spine
- Wetland Restoration



## Community Input - 10.15.14

---

- Potential for rear loaded product
- Variety of lot sizes
- Walking trails
- Flexible green space
- Potential maintenance plan/ HOA
- Energy Efficient Product

## CRA Board Meeting - 10.20.14

---

- Approved the overall layout of the 60% Preliminary Master Plan

# Vicinity Plan



----- Property Line

1717 SE 8th Avenue Plan

## Narrative

Nestled among the historic neighborhoods and the natural landscape of Gainesville sits a vibrant and walkable new community.

The design of the community ties together a traditional form seen in the surrounding neighborhoods with a fluid layout. This provides a variety of opportunities for walkable pathways, both along the vehicular thoroughfares and the neighborhood parks. The design maximizes the development potential while modifying the wetland and creating a stormwater facility that is also a strong amenity for the community.

Many natural landscape features were preserved creating a network of green spaces and connectivity within the community and surrounding areas. These green spaces provide a launching point within the surrounding network including the future greenway to GTEC and adjacent open spaces.

By embracing the history, a variety of ages, cultures and backgrounds this new community helps to reinvent and invigorate East Gainesville.



# Plan Site Area Calculations

## Site Calculations

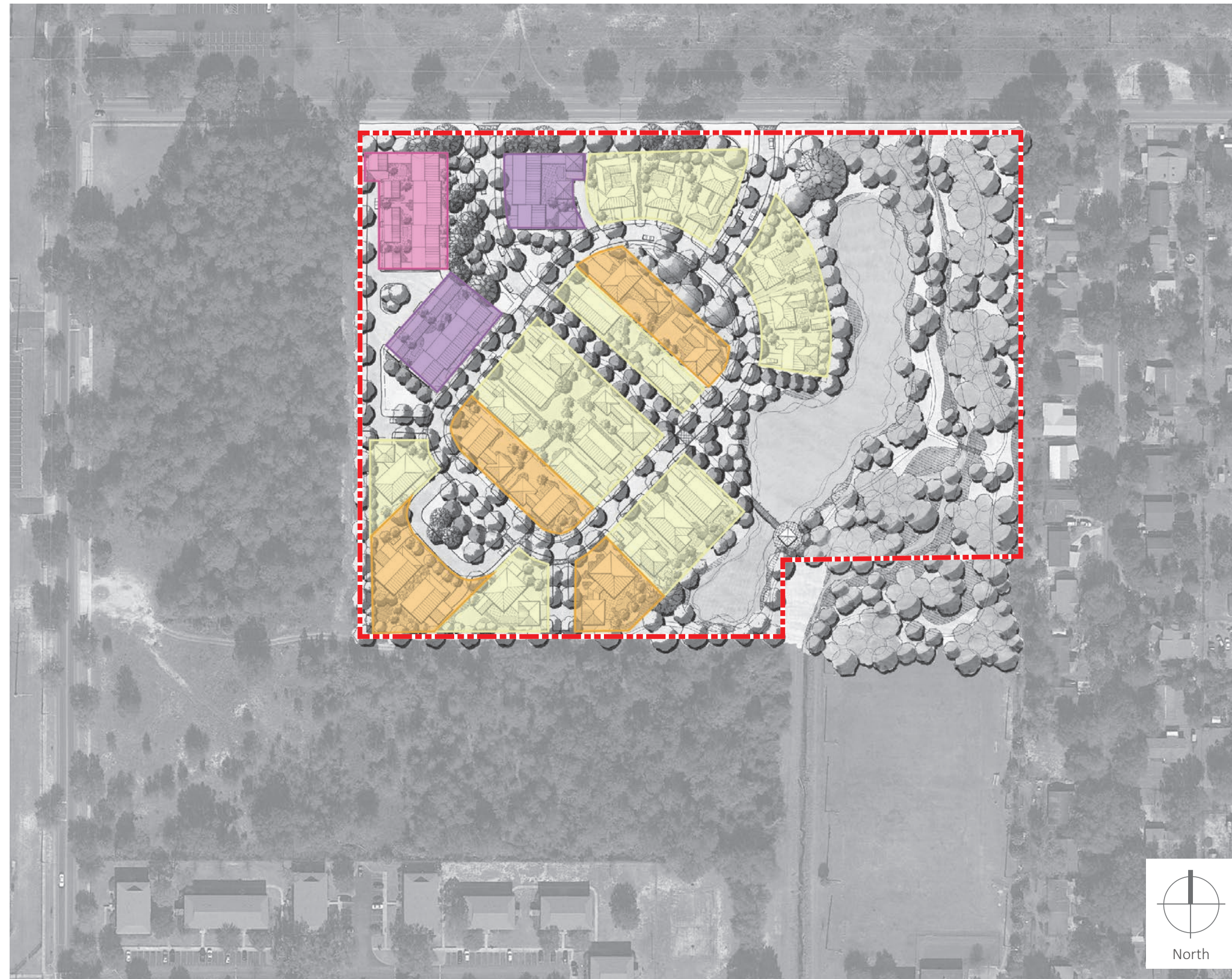
Residential	5.53 Acres	38 Units
Open Spaces/Parks	1.68 Acres	
Nature Preserve/Wetland	5.57 Acres	
/Stormwater		
Roads	2.32 Acres	
<b>TOTALS</b>	<b>15.1 Acres</b>	<b>38 Units</b>



----- Property Line



Scale: N.T.S



----- Property Line



Scale: N.T.S

## Legend




-  30' Residential Town House Unit Type
-  35' Residential Town House Unit Type
-  50' Residential Single Family Unit Type
-  60' Residential Single Family Unit Type

### Note:

Lot widths are an average dimension based on the frontage along the right-of-way.

# Circulation Plan

## Legend

-  Vehicular Circulation
-  Pedestrian Sidewalk
-  Walking Trails






 Property Line



Scale: N.T.S



## Legend

-  Green Space
-  Stormwater
-  Wetland




 Property Line



Scale: N.T.S

# Open Space Plan

## Legend

-  Green Space
-  Nature Preserve, Wetland, Stormwater
-  Setback



----- Property Line



Scale: N.T.S





----- Property Line

Scale: N.T.S

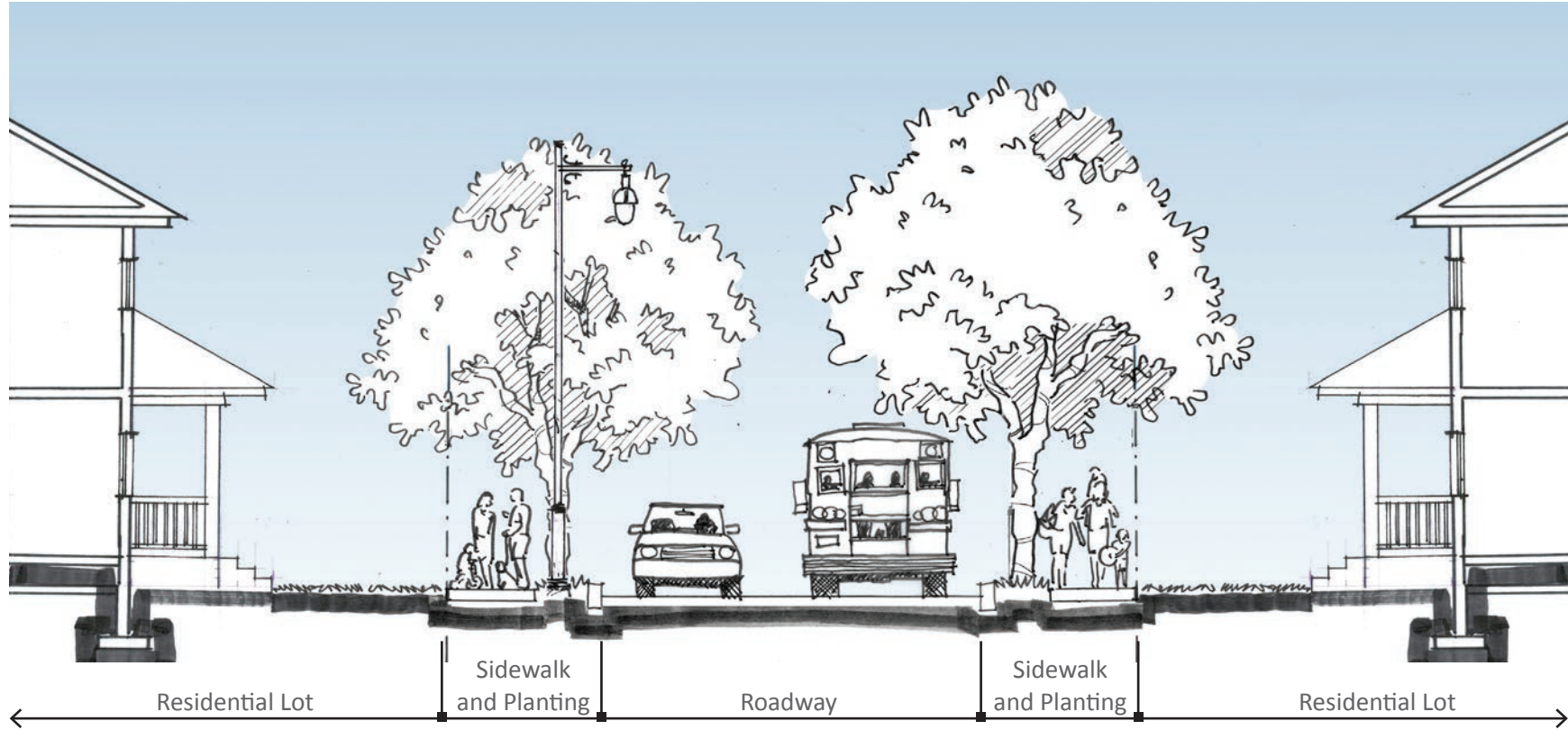
## Phase One

Phase one will include wetland restoration, stormwater mitigation and a sampling of residential product. It will also include amenity space to aid the marketability of phase one of the development.

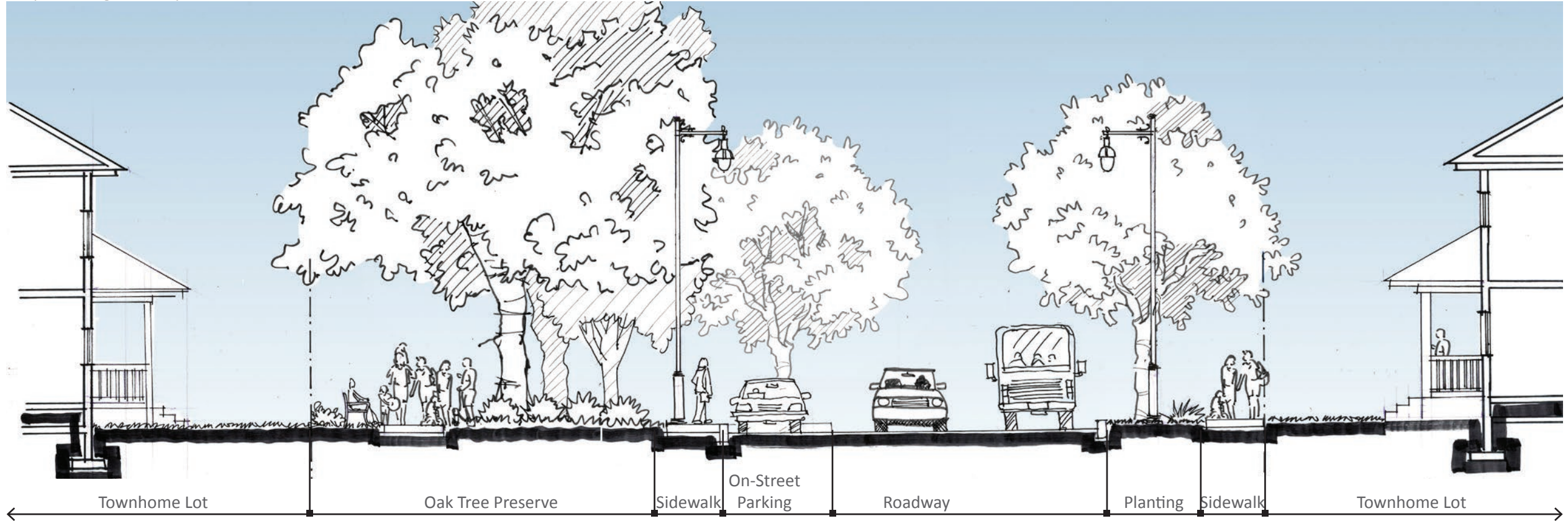
## Phase Two

Once the first phase of development is complete and product is being sold, the remainder of the development should commence construction. This phase will include more housing of each type and additional amenity space. At this point the product type can be adjusted based on market response during phase one.

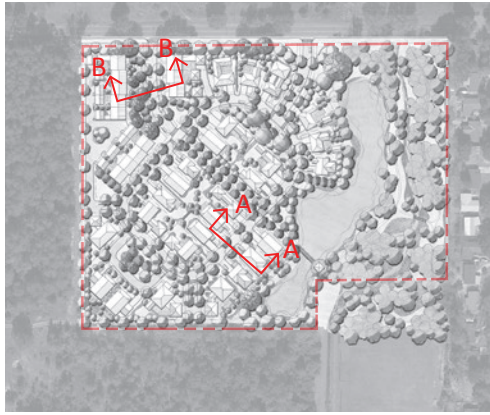
# Final Sections

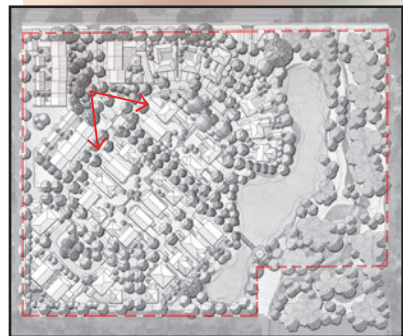


Loop Road Right of Way - Cross Section AA



Entry Road Right of Way - Cross Section BB





Views

