



GAINESVILLE COMMUNITY REDEVELOPMENT AGENCY MEETING

30% Progress Submittal – Conceptual Master Plan
1717 SE 8th Avenue Plan

Background

- In November 2013 the CRA Board approved a contract for Engineering and Master Plan Development with JB Pro Engineering and EDSA Landscape Architects
- December 18, 2013 CRA staff hosted a kick off meeting for Master Plan development at the Former Kennedy Homes site and the out parcels of the GTEC property
- Both design phases will culminate in 100% Master plans for both properties and a phase I construction plan for each property
- Design for 1717 SE 8th Avenue is estimated to last 6 to 8 months



Master Planning Design Process

- Staff began the design process with a day of community input on January 29
- Staff met at Cone Park Library branch with a diverse group of stakeholders as well as City Staff
- In addition over 40 members of the community participated in a visioning design workshop that evening
- Design team goal to Listen, Analyze, Design, Review, & Refine
- A visioning questionnaire was prepared by JBrown Professional Group and EDSA, Inc. to invoke the public's input for the future vision of this project at a “big picture” and “site specific” levels.



Master Planning Design Process



Community Attributes

- Well-established Neighborhoods (Lincoln Estates, North Lincoln Heights, Azalea Trails)
- Proximity to Schools
- Connection to Recreation Activities
- Convenience to Downtown
- UF Eastside Campus
- Future Redevelopment

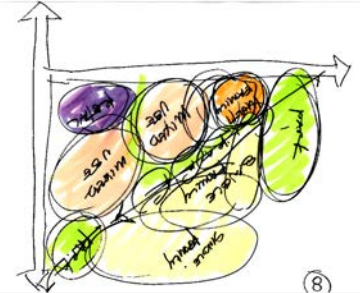
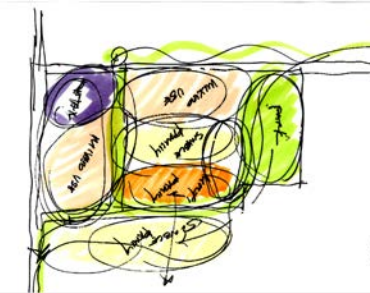
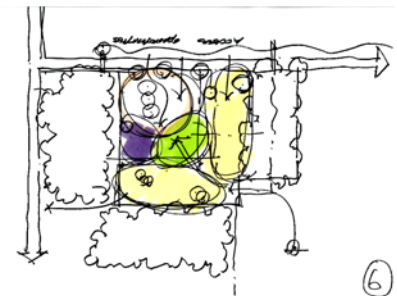
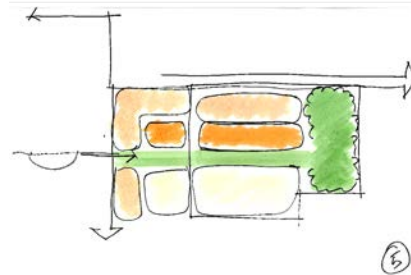
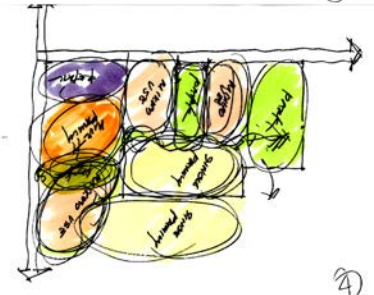
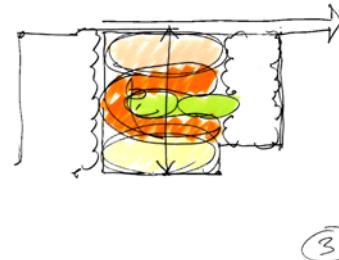
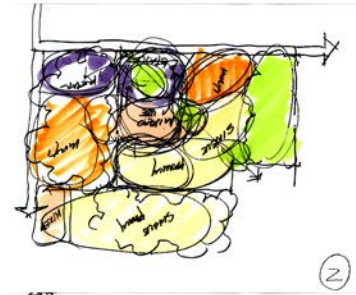


Master Planning Design Process



Master Planning Design Process

- CRA staff, JB Pro and EDSA staff went through the information gathered from the stakeholders and community members
- High level sketches and layouts were developed
- A second meeting day was held to review 30% Concepts with the community and gather their input on the design



Project Team

- Gainesville Community Redevelopment Agency
 - Property Owner's Agent
- JBrown Professional Group Inc.
 - Civil Engineers & Surveyors
- EDSA, Inc.
 - Planners & Landscape Architects
- McAlpine Environmental Consulting, Inc.
 - Environmental Services
- GSE Engineering & Consulting, Inc.
 - Geotechnical Engineers

Purpose of the Study

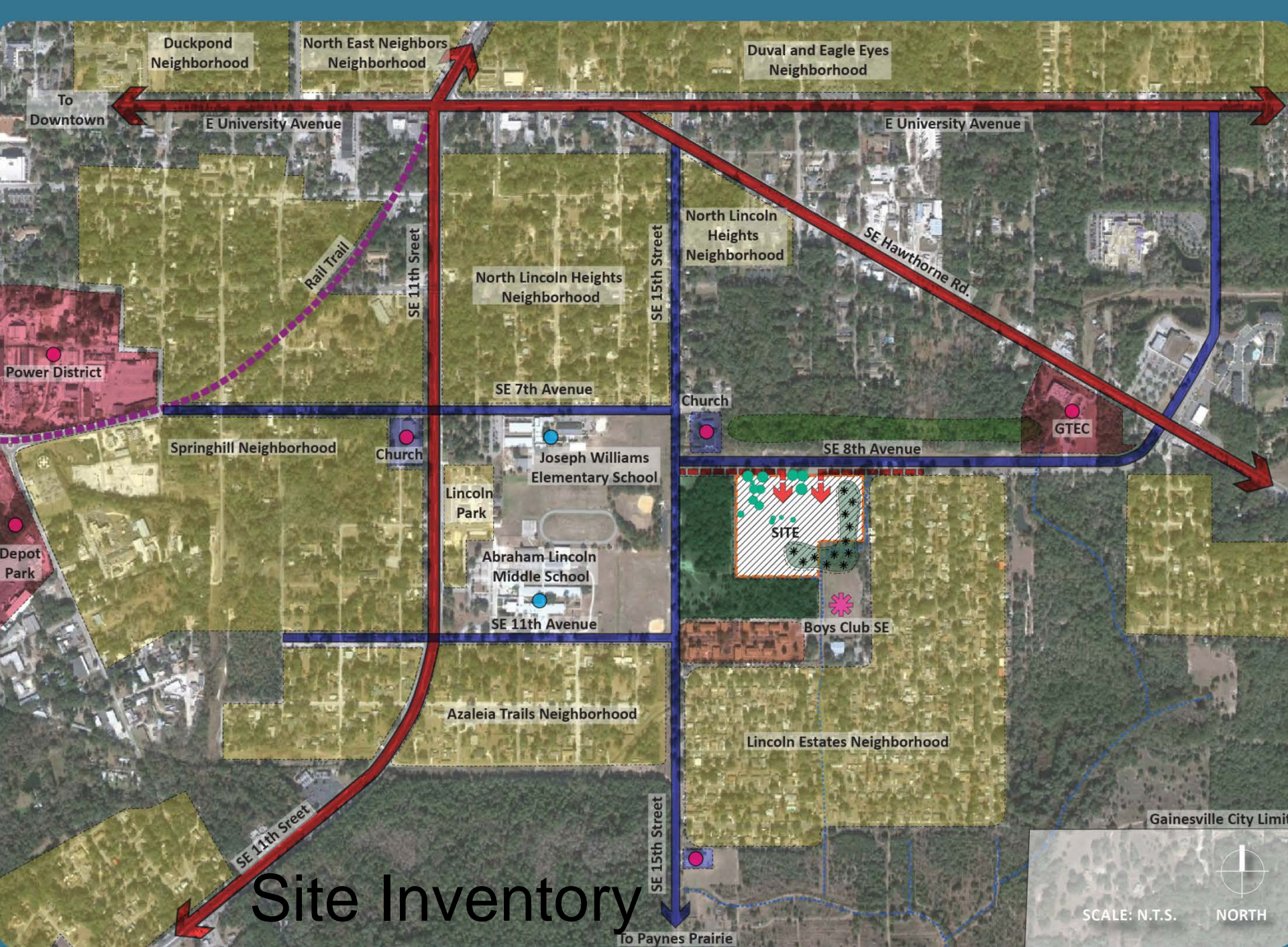


“to establish a high-quality built environment characterized by innovative and attractive design, green building concepts, and active street activity.”

Focus Areas

- Residential
- Community
- Mix of Uses
- Connectivity
- Walkability





Duckpond
Neighborhood

North East Neighbors
Neighborhood

Duval and Eagle Eyes
Neighborhood

E University Avenue

E University Avenue

Rail Trail

SE 11th Street

SE 15th Street

North Lincoln Heights
Neighborhood

North Lincoln Heights
Neighborhood

SE Hawthorne Rd.

SE 7th Avenue

Church

SE 8th Avenue

GTEC

Springhill Neighborhood

Church

Joseph Williams
Elementary School

Lincoln
Park

Abraham Lincoln
Middle School

SE 11th Avenue

Boys Club SE

Azaleia Trails Neighborhood

Lincoln Estates Neighborhood

Gainesville City Limit

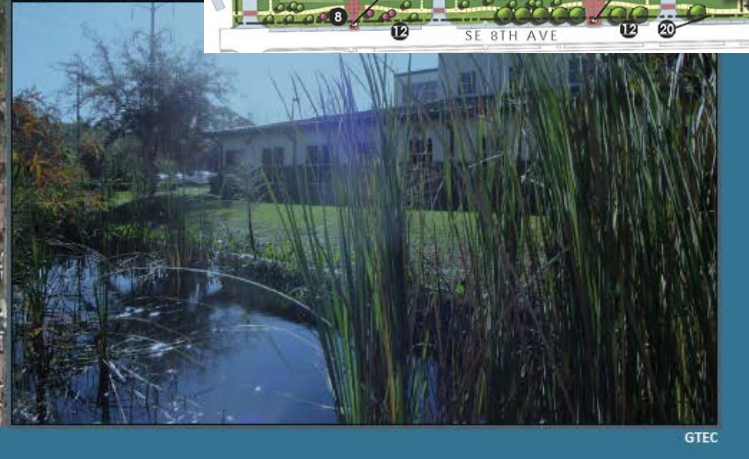
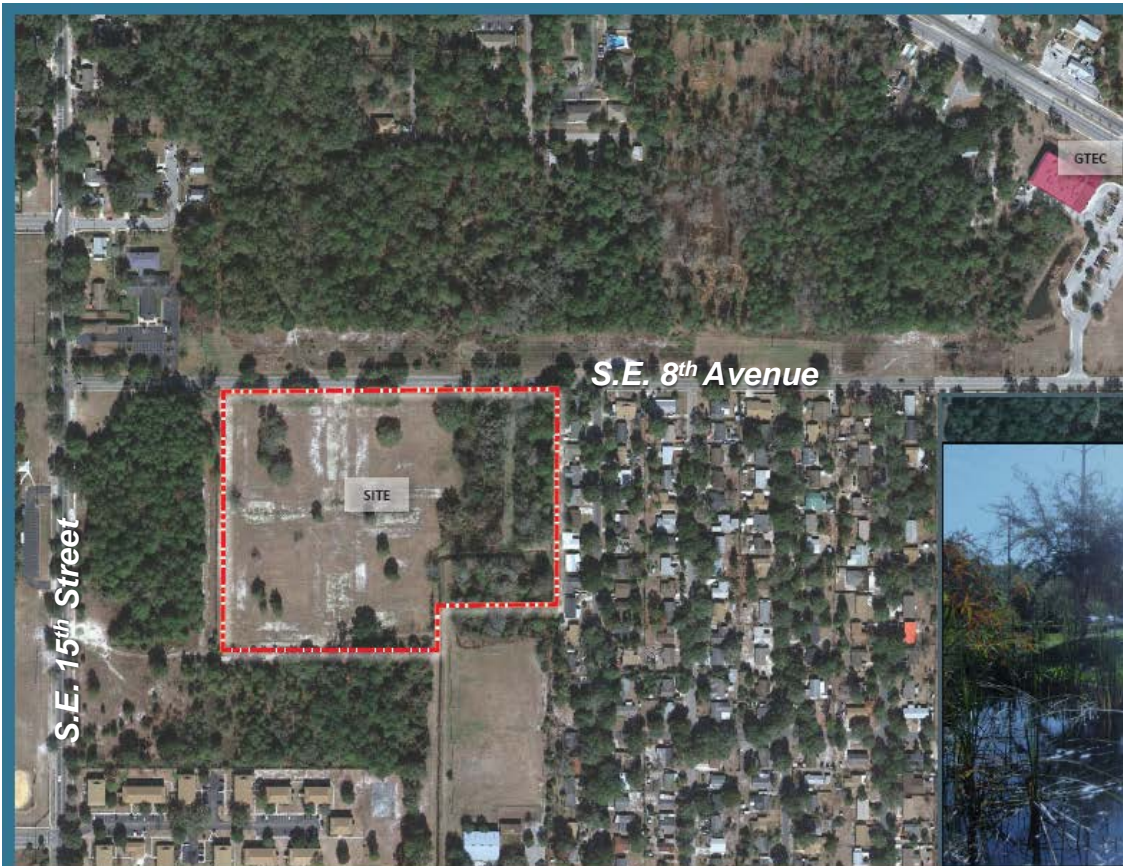
Site Inventory

To Paynes Prairie

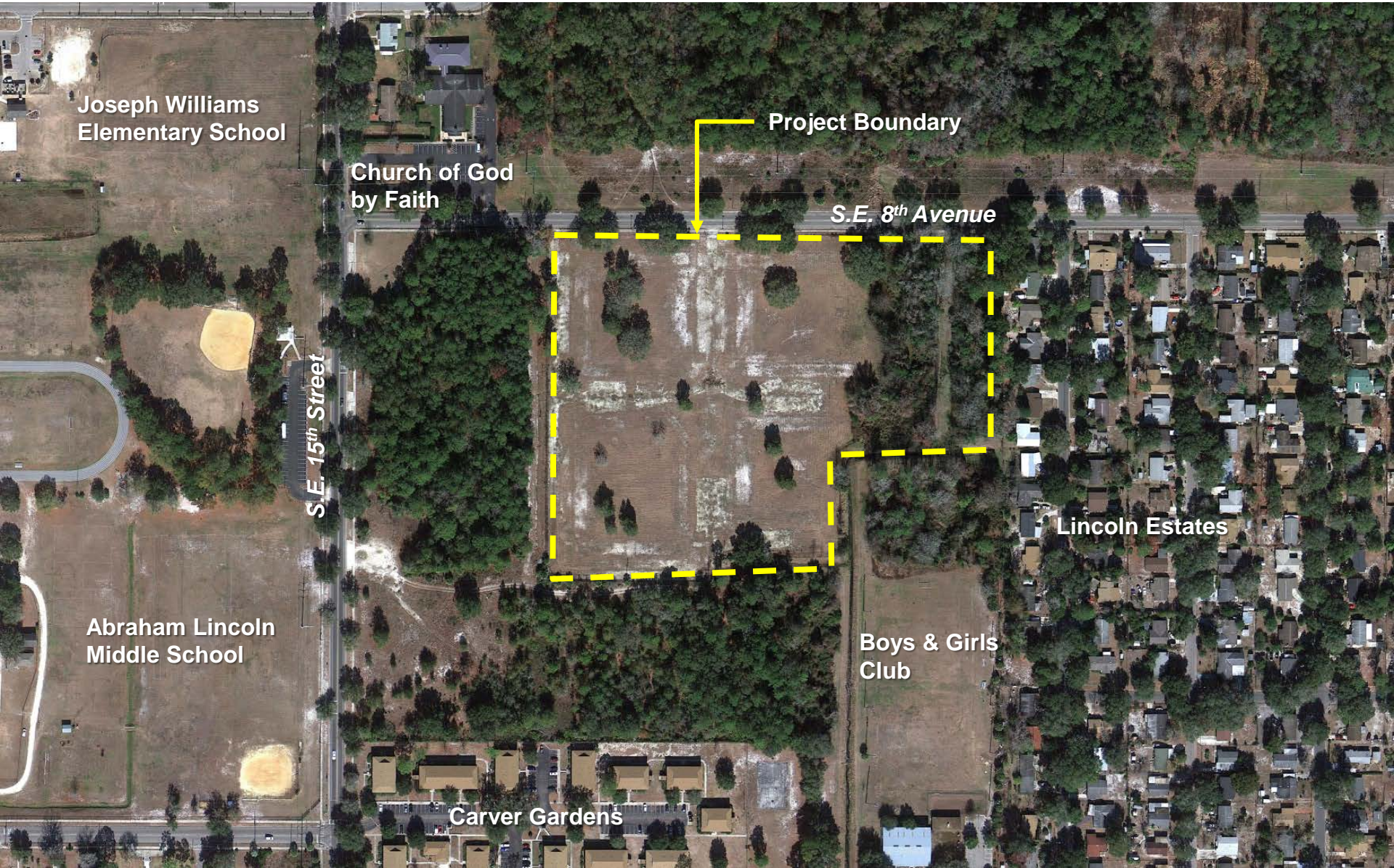
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NORTH

Site Proximity to GTEC



Project Site



Project Site – Existing Conditions



Project Site – Existing Conditions



Project Site – Existing Conditions



Project Site – Existing Conditions



Project Site – Existing Conditions



Project Site – Existing Conditions



Project Site – Existing Conditions



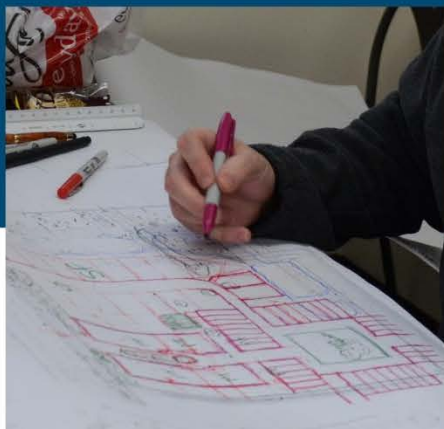
Project Site – Existing Conditions



The People's Plan

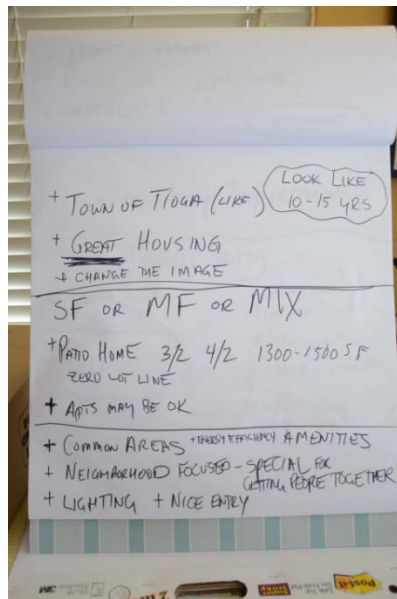
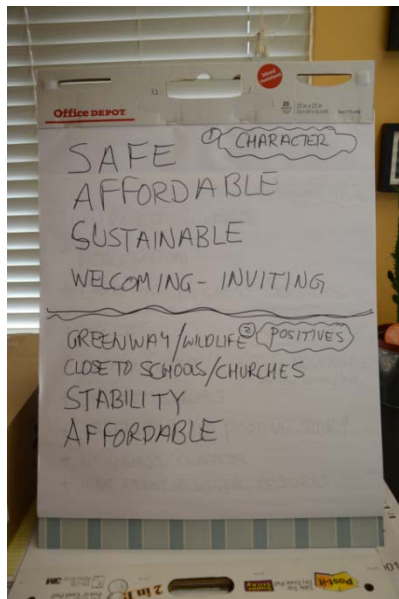


*"The potential for
greatness lives within
each of us."*
-Wilma Rudolph



Community Discussions

- Stakeholders and community members participated in a group discussion and provided input on the positive and negative aspects of the site, as well as components that should be added, changed, or that do not exist
- Discussion touched on topics of maintenance, ownership, accessibility, and connectivity.
- The major themes that came from the stakeholder meeting were:
 - Residential
 - Stability
 - Good Neighborhood
 - Sustainable
 - Beautiful
 - Mixed Use
 - High Density
 - Retail Needed
 - Passive Recreation
 - Common Areas
 - Sidewalks
 - Streetscapes
 - Affordable
 - Price point of \$150K-\$200k



Word Cloud

sustainable
sense of community
live work play
connectivity
social interaction
common areas
recreation
affordable
multi-generational
beautiful
unique
density
retail
streetscapes
mixed-use
residential
senior center
mixed housing types
walkable
sidewalks
history
dry cleaner
new community name

Guiding the Master Plan

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.









402









Design Process



Conceptual
Master Plan

30%



Preliminary
Master Plan

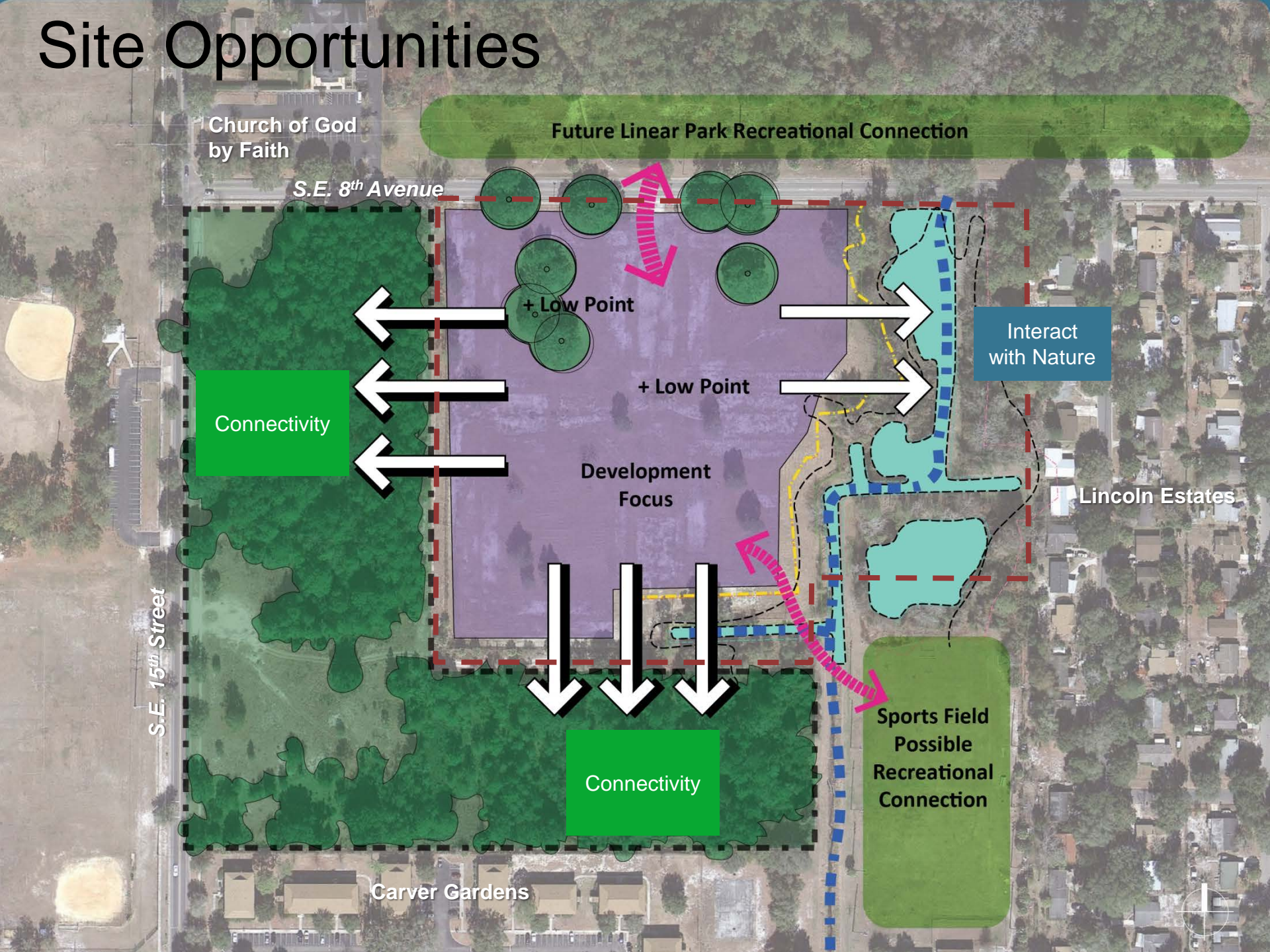
60%



Final
Master Plan

100%

Site Opportunities



Developable Land

*"Faith is taking the first
step even when you
don't see the staircase".
-Martin Luther King, Jr.*



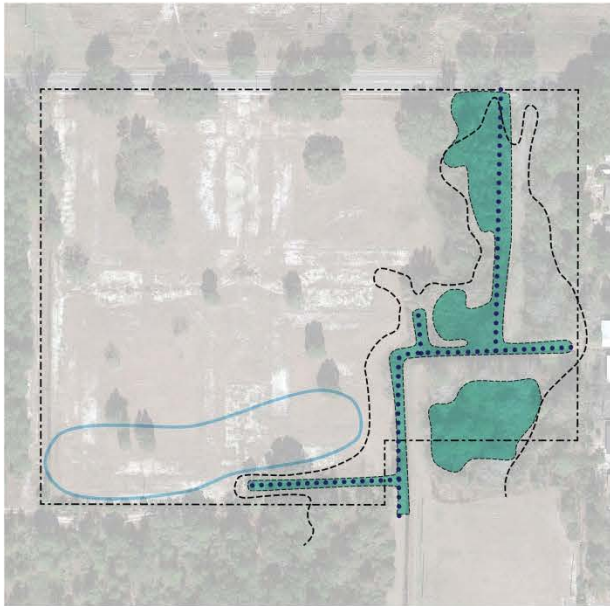
NORTH

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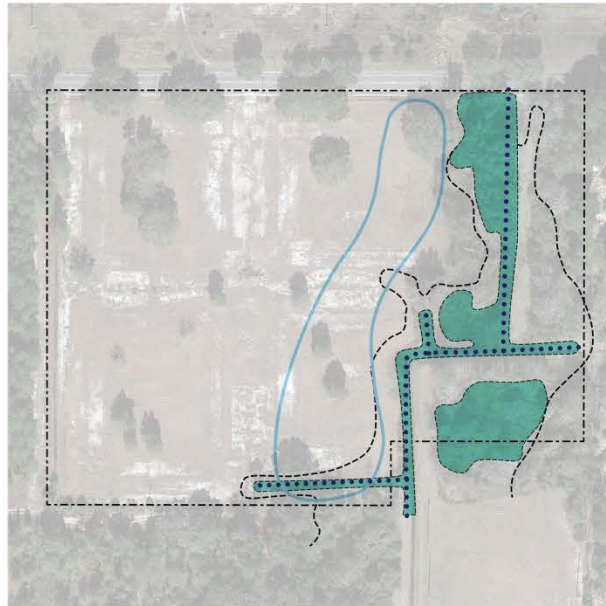


Stormwater and Wetlands

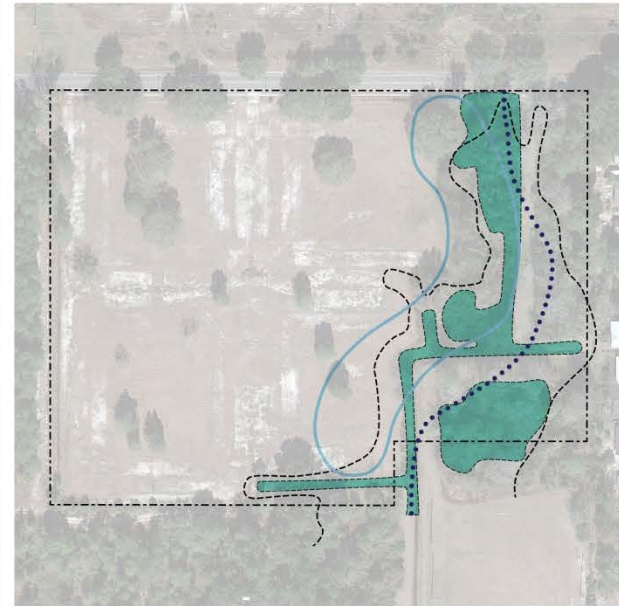
Option 1



Option 2



Option 3



- Existing Wetlands
- Existing FEMA 100 Year Floodplain
- Proposed Stormwater Basin
- Existing Ditch/Swale

Concept One



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

Church of God
by Faith

S.E. 8th Avenue

S.E. 15th Street



Lincoln Estates

Boys & Girls
Club

Carver Gardens

Concept One

Concept Two



- Natural Experience
- Amenity Lake
- Preserve Mature Oak Trees

Church of God
by Faith

S.E. 8th Avenue



Lincoln Estates

Boys & Girls
Club

Concept Two

Carver Gardens

S.E. 15th Street

Concept Three



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

Church of God
by Faith

S.E. 8th Avenue

S.E. 15th Street



Lincoln Estates

Boys & Girls
Club

Carver Gardens

Concept Three



Concept Comparison



Concept One



Concept Two



Concept Three

Community Input – April 9th

Concepts Community Poll

- Concept #1 – 10%
- Concept #2 – 45%
- Concept #3 – 45%



Stakeholder notes

- 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 and 3 preferred
- Provide 2 entrances
- Mixed-Use

Project Schedule

2	Master Planning – 30% Conceptual Master Plan		01/29/14	04/25/14		
2.1	Visioning Workshops	CRA / JBPro	01/29/14	01/30/14	Completed	01/30/14
2.2	30% MP Design Phase	JBPro/EDSA	02/03/14	02/21/14	Completed	
2.3	30% Conceptual Master Plan Submitted	JBPro/EDSA	02/18/14	02/21/14	In Progress	
2.4	Initial CRA 30% Comment Received	CRA	02/28/14	02/28/14	In Progress	
2.5	Revised - 30% Conceptual Master Plan Submitted	JBPro/EDSA	02/28/14	03/14/14	Not Started	
2.6	Public Workshop	CRA / JBPro	03/20/14	03/20/14	Not Started	
2.7	ERAB Meeting	CRA / JBPro	04/03/14	04/03/14	Not Started	
2.8	CRA Board Meeting	CRA	04/21/14	04/21/14	Not Started	
2.9	CRA Final Comments provided to JBPro	CRA	04/21/14	04/25/14	Not Started	
3	Master Planning – 60% Preliminary Master Plan		04/28/14	06/27/14		
3.1	60% MP Design Phase	JBPro/EDSA	04/28/14	05/16/14	Not Started	
3.2	60% Conceptual Master Plan Submitted	JBPro/EDSA	05/16/14	05/16/14	Not Started	
3.3	ERAB Meeting	CRA / JBPro	06/05/14	06/05/14	Not Started	
3.4	Public Workshop	CRA / JBPro	06/12/14	06/12/14	Not Started	
3.5	CRA Board Meeting	CRA	06/16/14	06/16/14	Not Started	
3.6	CRA Final Comments provided to JBPro	CRA	06/17/14	06/27/14	Not Started	
3.7						
3.8						
4	Master Planning – 100% Final Master Plan		06/30/14	07/24/14		
4.1	100% MP Design Phase	JBPro/EDSA	06/30/14	07/17/14	Not Started	
4.2	100% Conceptual Master Plan Submitted	JBPro/EDSA	07/17/14	07/17/14	Not Started	
4.3	CRA approves 100% Final Master Plan	CRA	07/24/14	07/24/14	Not Started	

Recommendations

1. Hear presentation and provide feedback
2. Approve direction of 30% concepts and advise staff to come back with one 60% Conceptual Master Plan that embodies the best elements of concepts 2 & 3

