

# Seminary Lane Project Update

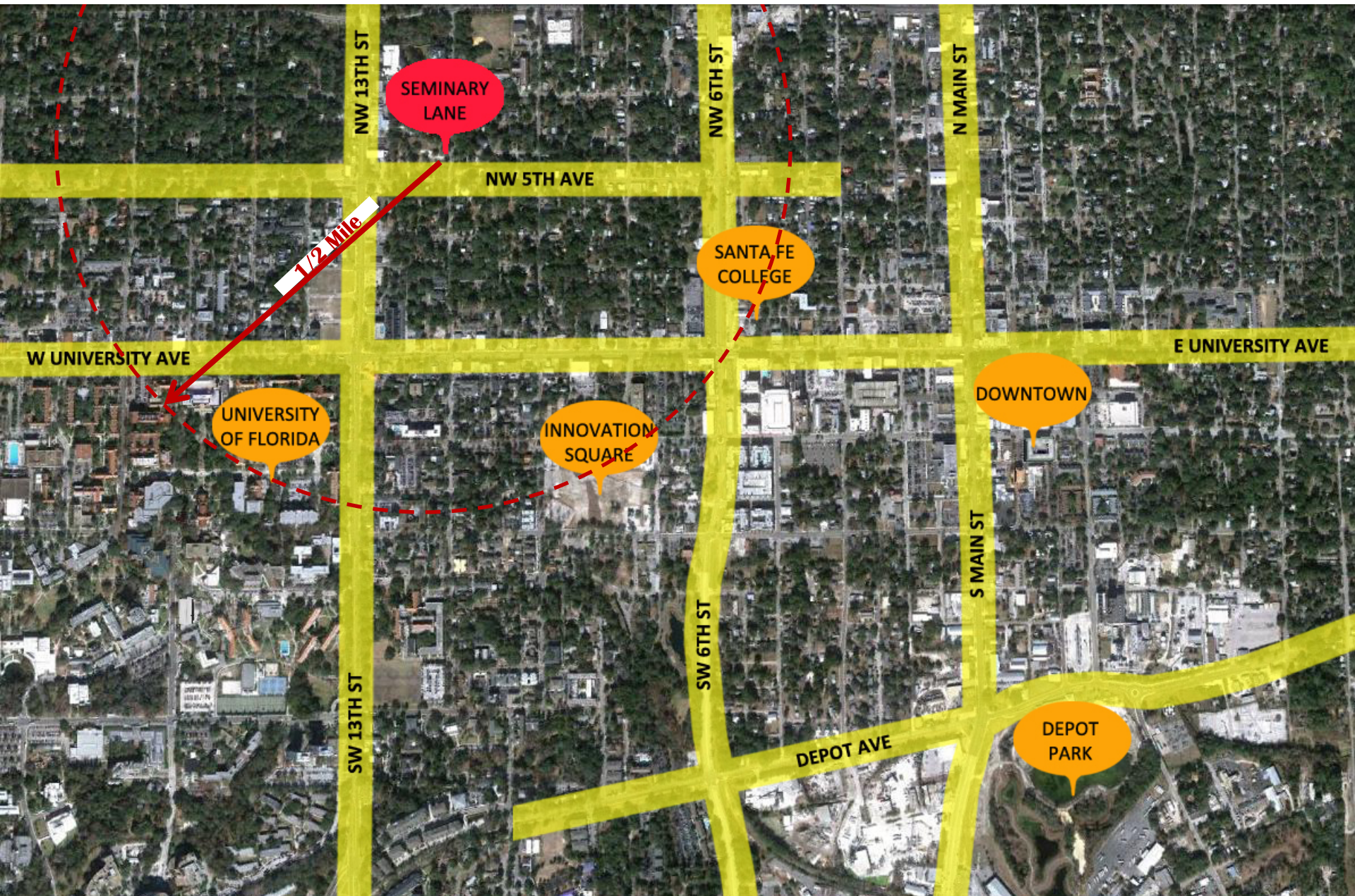


**CRA Board, November 16, 2015**



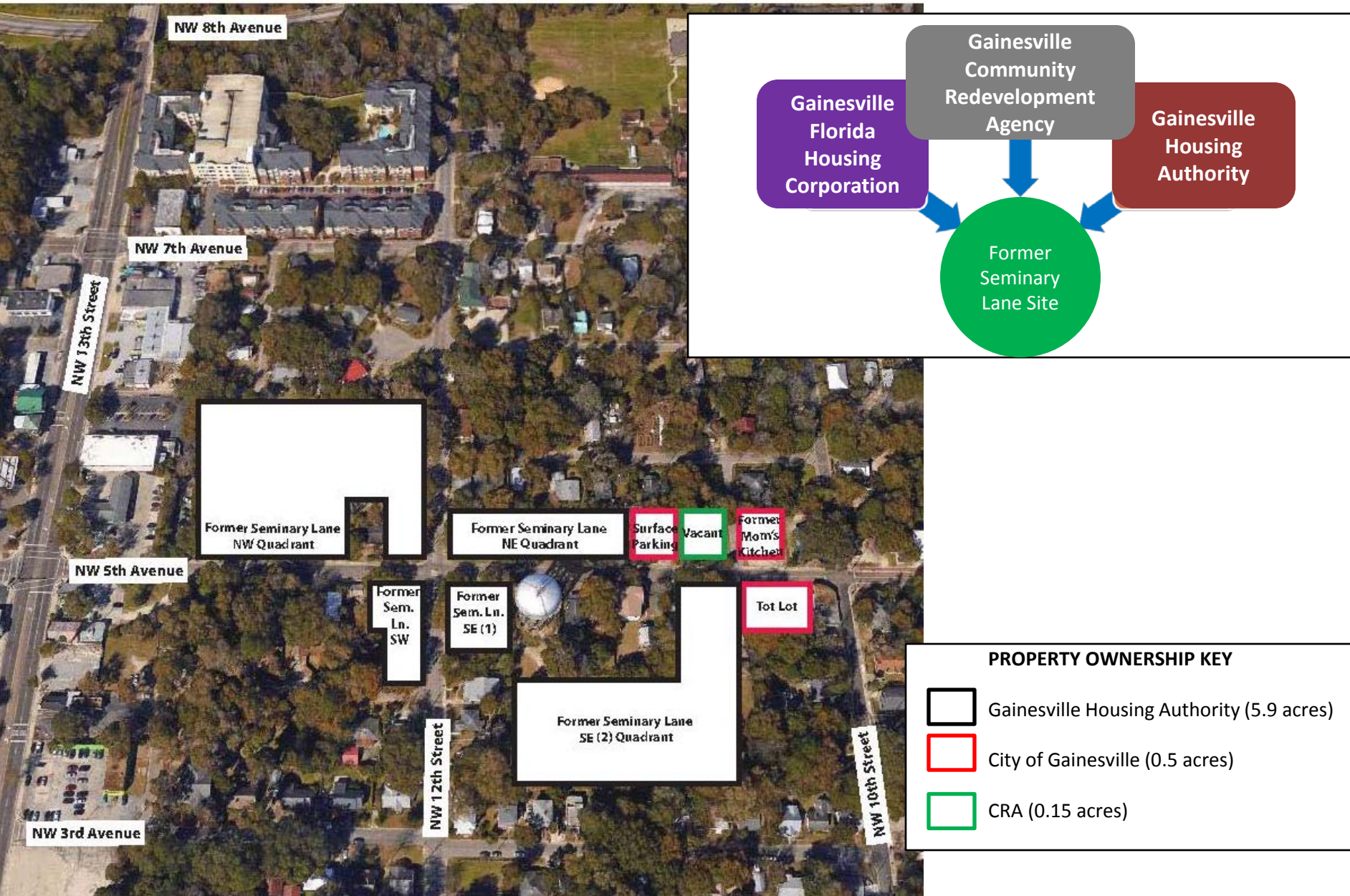


# Location





# Context





# The Site



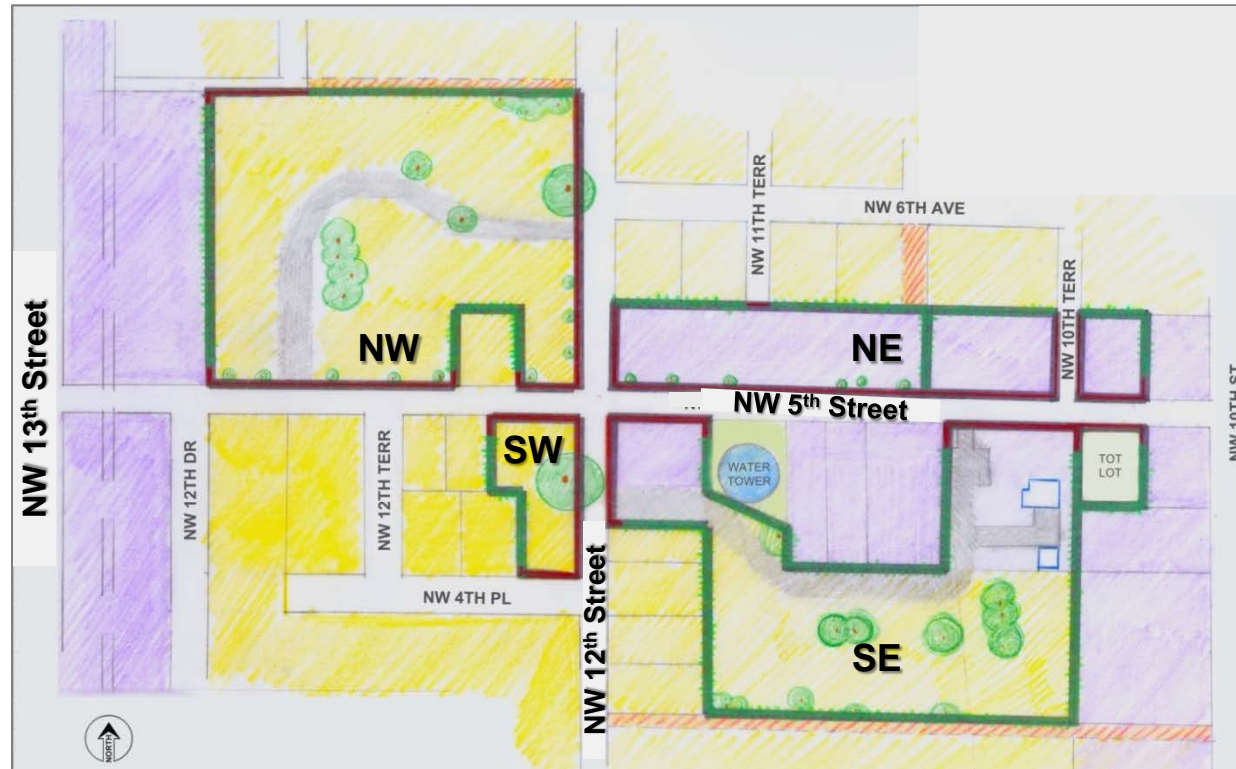
NW Quadrant



NE Quadrant



SW Quadrant



SW Quadrant



# Conceptual Master Plans

- **Approved** in concept by GFHC, FAPS and CRA Boards, October 2014

## Design Goals

- **Create** a mixed-use, mixed-income, community with a variety of housing types for residents of diverse incomes
- **Enhance** economic and community activity along NW 5<sup>th</sup> Avenue
- **Create** a well-connected neighborhood, respectful of the Site's cultural and natural heritage
- **Apply** thoughtful design and high-quality construction to allow market rate units to successfully compete with conventional developments in the area.





# Conceptual Design Principles

- **Mixed Use along NW 5<sup>th</sup> Avenue.**

Market driven, including commercial, office, community, and residential.

- **Variety of residential units.**

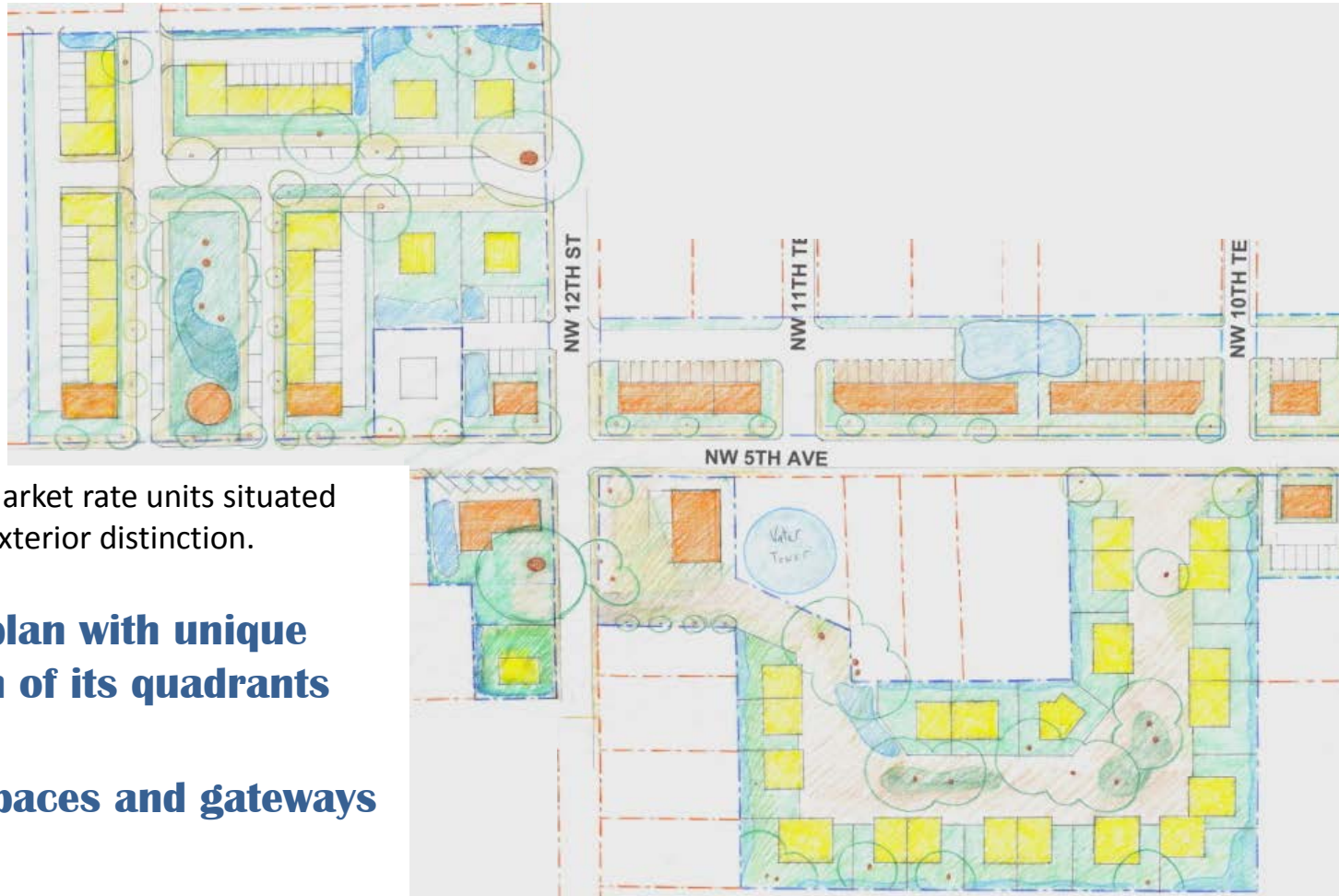
Affordable housing and market rate units situated seamlessly, without any exterior distinction.

- **Coherent master plan with unique character for each of its quadrants**

- **Inviting outdoor spaces and gateways**

- **Existing trees incorporated in design**

- **Minimize aboveground stormwater retention footprint as possible.**





# Input Received So Far...

- A minimum of fifty affordable residential units is desired on site, in addition to market rate units and mixed use spaces
- Higher density development might be appropriate for the NW quadrant
- Site and Tree Condition Surveys completed

## 1<sup>st</sup> Step Meeting

- GRU:
  - Sufficient utilities are available to support the project
  - An easement required to allow mutual access to the Seminary Lane SE quadrant and the GRU water tower lot
- Public Works:
  - Support the master plan concepts and the Shared Street idea
  - Previous development on site can be used as a Pre-Development Condition for stormwater analysis. Stormwater needs to be further studied – retention amount to be determined.
- Planning:
  - Master plan concepts permissible under the future Form Base Code. Partial rezoning or a Planned Development (PD) required under current zoning.
  - Site is located within the Traditional City overlay. As such, there is no minimum parking requirement.
  - Appreciative of the effort to incorporate existing trees in site design

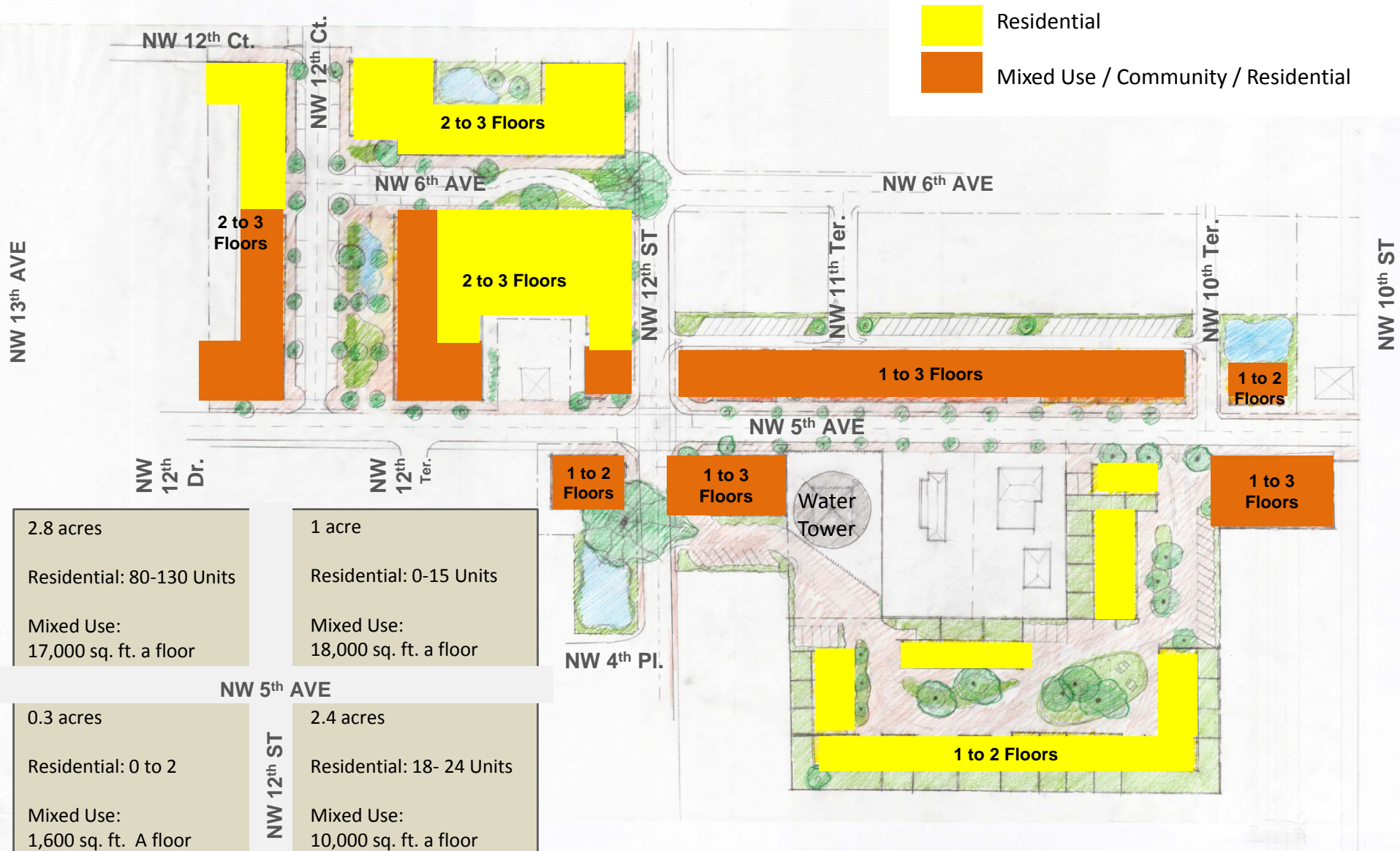


# Conceptual Combined Master Plan





# Conceptual Massing





# NW 5<sup>th</sup> Ave: A Mixed Use Street



- The Fifth Avenue area is home to some the finest historical examples of residential, religious, and educational buildings in Gainesville. To support the local community and attract new economic activity, a mixed-use development is proposed along NW 5<sup>th</sup> Avenue.
- While market demand will drive the specific occupancies, these might include small retail, office, community spaces, and homes.



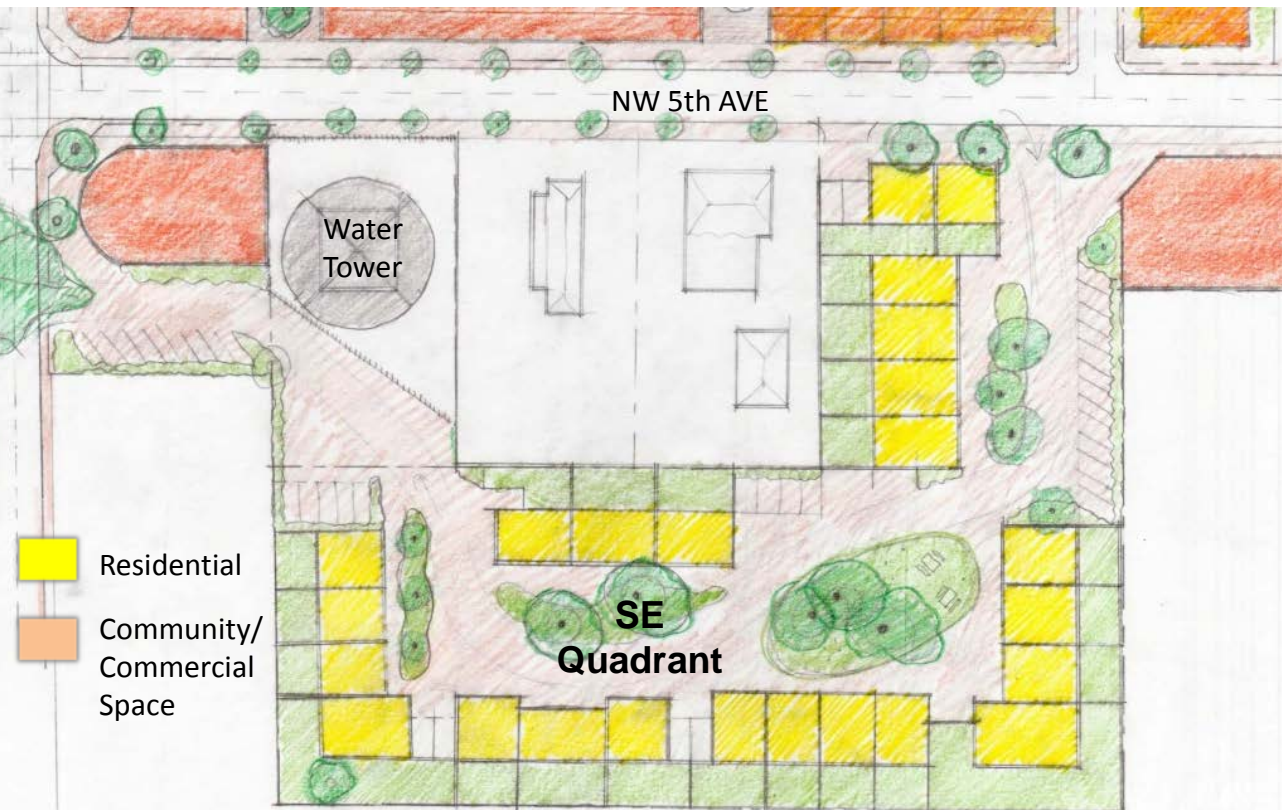




Conceptual vision of mixed use development along NW 5<sup>th</sup> Avenue



# SE Quadrant: A Shared Space Community



- Designed for social interaction, where pedestrians and cyclists can walk and ride, and children can play, safely. Low speed, limited car traffic is allowed.
- Community or commercial spaces frame the neighborhood gateways
- A mix of affordable and market rate townhouses
- Communal and private parking
- Existing trees integrated in the neighborhood design



# NW Quadrant: Mixed Use and Residential



- The largest of the four sites and in greatest proximity to NW 13<sup>th</sup> Street.
- Ground floor commercial/community uses on with mixed-income residential units above.
- Interconnected street layout, celebrating existing notable trees.
- On-street parking and parking courtyards to serve residents and visitors.
- Inviting public spaces and art will draw activity into the site.





Conceptual vision of mixed-use and residential community



# Developer Request for Information

- ✓ CRA requested a Letter of Interest from developers interested in being the Master Developer for the project. Information requested included company overview, past project experience, and any other relevant information.
- ✓ One letter of interest was received, from the Vestcor Companies.
- ✓ **VESTCOR**, Located in Jacksonville, FL, is one of Florida's largest developers of multifamily communities. Their portfolio includes retirement, affordable, luxury and student apartment communities.
- ✓ Project team met with Vestcor companies representatives on November 10th.
- ✓ Will be included in notification of forthcoming Request For Proposal (RFP).





# Design Team



Engineering Services, including stormwater, parking and planning analysis and a revised conceptual master plan.



Professional services, including the facilitation of two community workshops, neighborhood renderings, and the creation of visioning. Marketing materials.



# **Next Steps: Community Meeting**

**December 1<sup>st</sup>, 2015**

**6:00 - 8:00 PM**

**A. Quinn Jones School, Multi Purpose Room**

**1108 NW 7th Ave, Gainesville, FL 32601**





# Recommendation

**Hear update and provide feedback  
on combined master plan.**

Contact:

Sarit Sela, Project Manager

[selas@cityofgainesville.org](mailto:selas@cityofgainesville.org)

(352) 393-8207

