

# Narcoossee Community Plan Neighborhood Meeting 4



Welcome/

# **INTRODUCTIONS/AGENDA**

# Agenda

- Welcome
- A Message From Commissioner Hawkins
- Process
- CAC Guidance
- Document Preview
- Next Steps

**PROCESS**

# Process

Meeting	
Public Workshop Kickoff	Vision and Values
Neighborhood Meetings 1	Background, CAC, Vision and Values Finalization
Neighborhood Meetings 2	Frameworks and Opportunities
CAC Meeting 1	Review of Vision, Values and Frameworks
Neighborhood Meetings 3	Opportunities
CAC Meeting 2	Review of Opportunities
Neighborhood Meetings 4 (you are here)	Tools and Document Preview
CAC Meeting 3	Tools and Document Preview
Neighborhood Meetings 5	Final Document Guidance and Strategies
CAC Meeting 4 (optional)	Final Document Guidance and Strategies
Public Workshop Closure	Final Document Presentation

# **CAC GUIDANCE**

# Citizens' Advisory Committee

- *Confirmed Vision, Values, Opportunities and Frameworks*
- *Supported County Staff Assisting Residents in their Rural Overlay Planning*
- *Focus on tools and guidelines to ensure high quality development, amenities and character*

# **DRAFT DOCUMENT STRUCTURE**



# Documents Structure

**Frameworks** - General Structure

Example: Open Space, Mobility and **Centers**



**Opportunities** - New Amenities for the Area

Example: **Local Restaurants**



**Tools** - Realistic Tools Available to Implement Opportunities and Frameworks

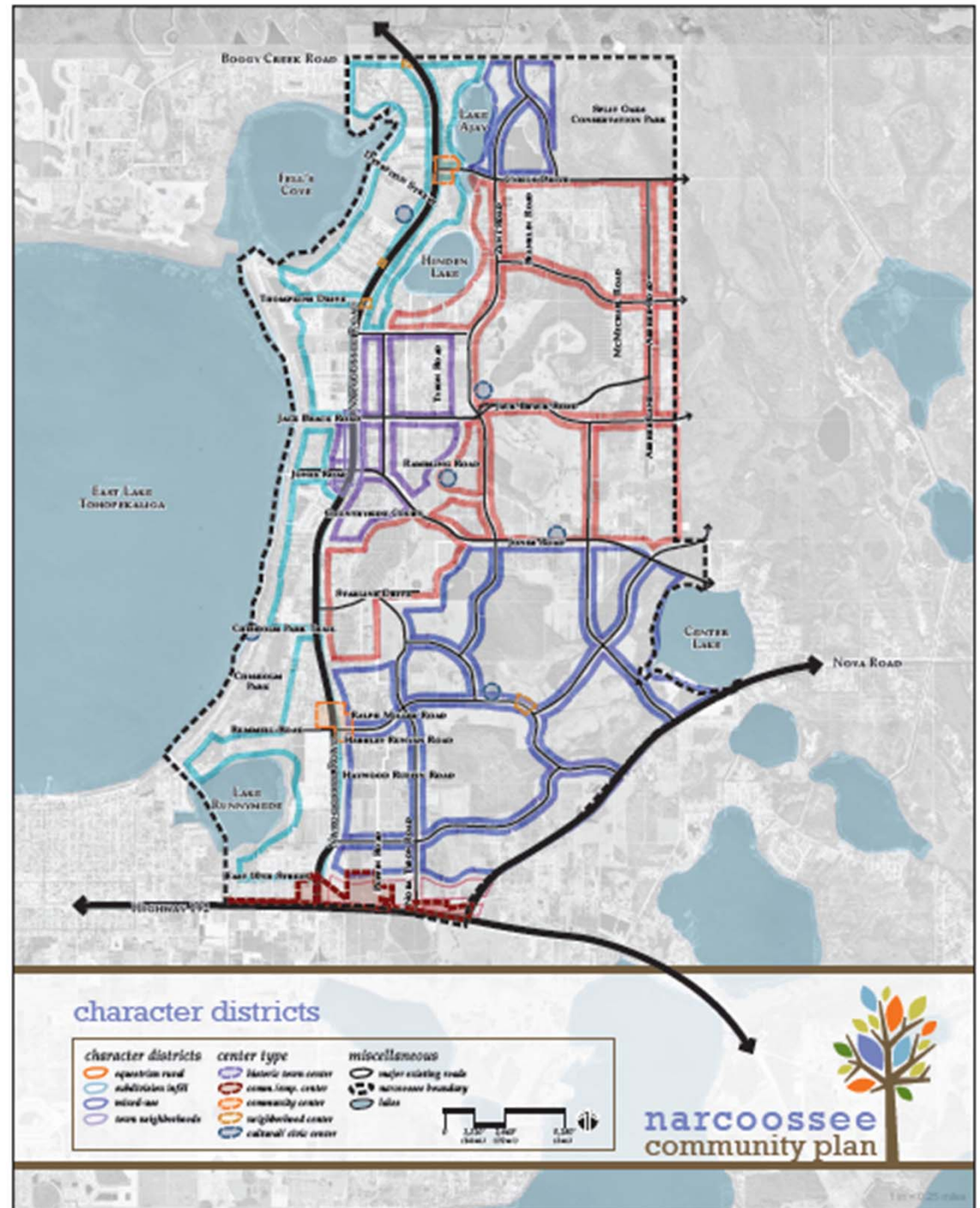
Example: **Historic Town Guidelines**



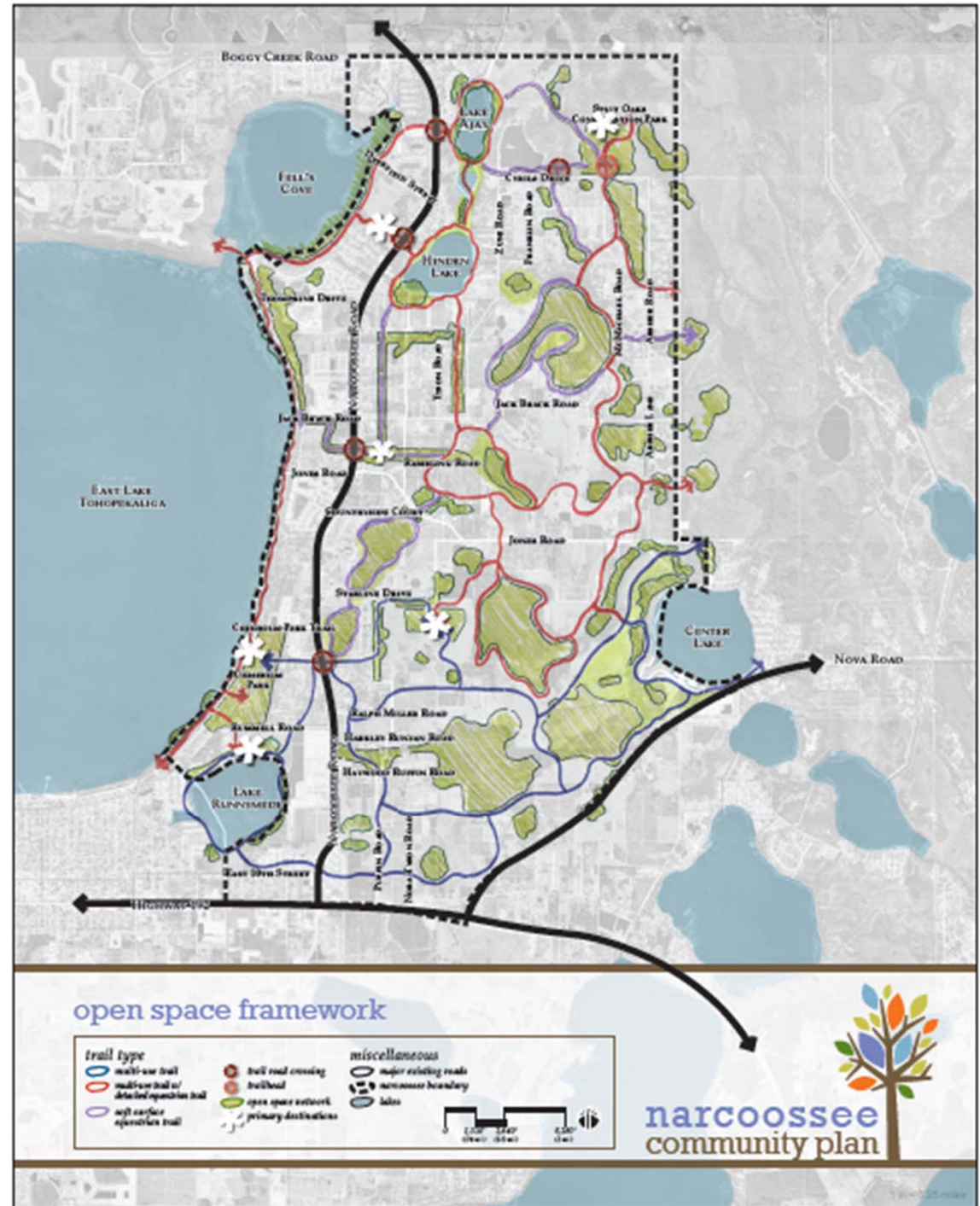
**Strategies** - General Actions to Implement Framework, Opportunities and Tools

Example: **Consolidate Properties**

# Character



# Frameworks Open Space





# Opportunities- Open Space

- **Bicycle, Pedestrian + Equestrian Trails**
- **Regional Park System + Facilities**
- **Lakeside Parks**
- **Greenway System**
- **Public Plazas**
- **Equestrian Amenities**
- **Beach Areas**
- **Community Gardens**
- **Landscaped Earthen Berms**
- **Natural Water Bodies**
- **Parkways**
- **Recreation Center**
- **Marina/Boat Slips**
- **Defining Character Features**
- **Boat Docks/Water Access**
- **Playgrounds**

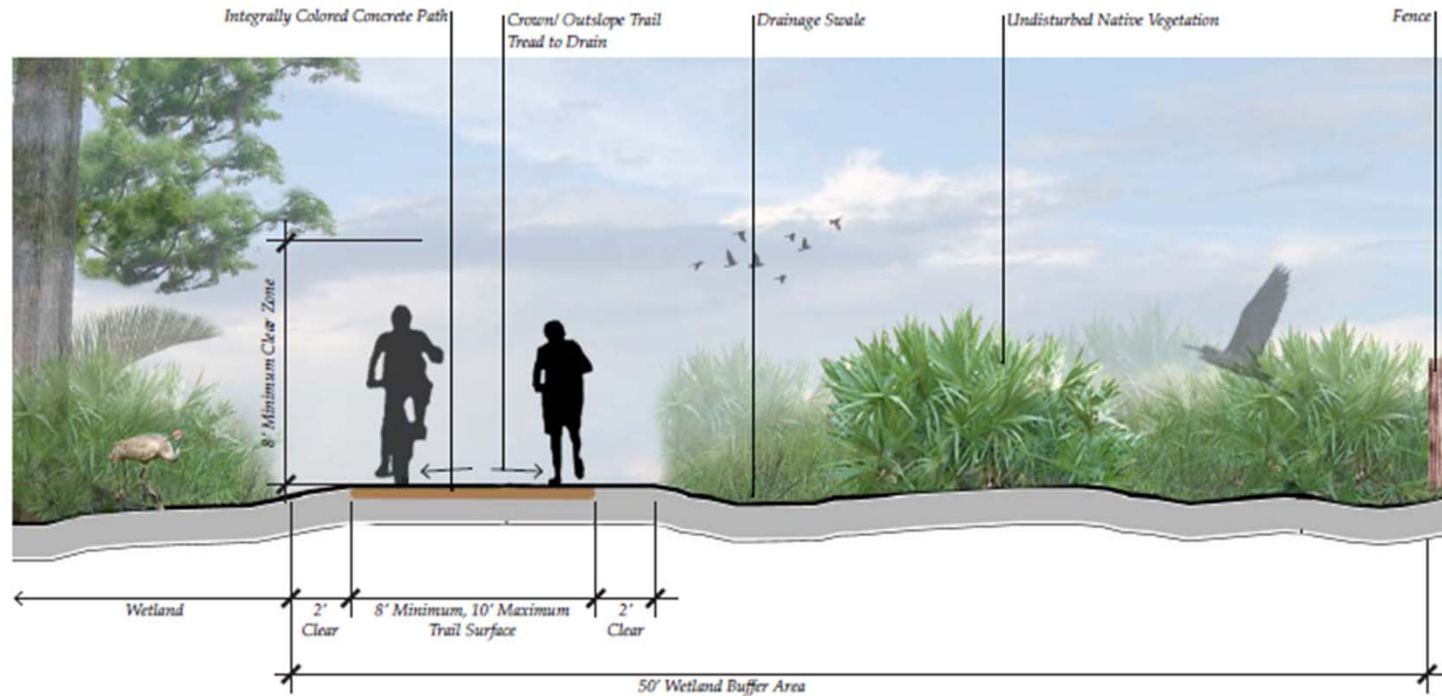


# Tools - Open Space Guidelines

1. Preserve the natural resources of the area;
2. Create destinations for recreation;
3. Establish an efficient and safe trail system to connect these destinations; and
4. Serve a range of users, including hikers, bicyclists and equestrians.



# Tools – Open Space

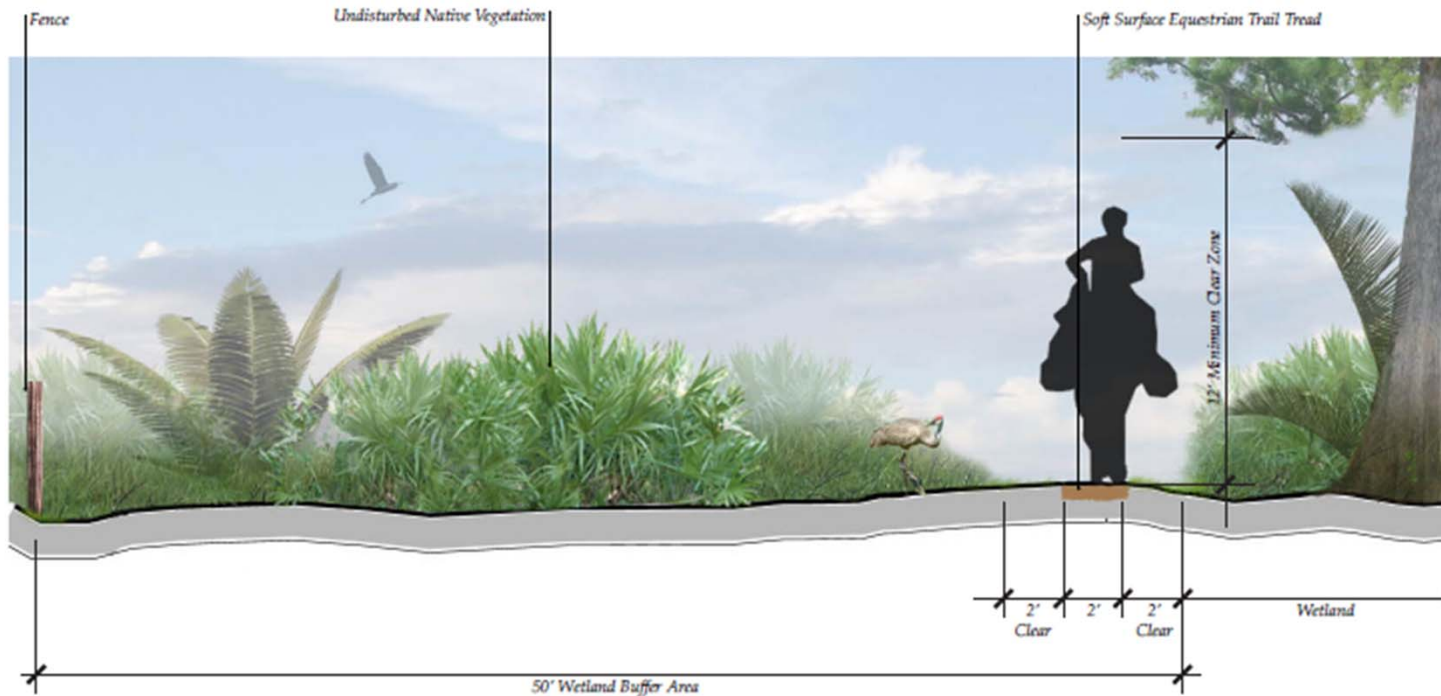


Note: Trail alignment location varies within the wetland buffer.

**Multi-Use Trail**



# Tools – Open Space



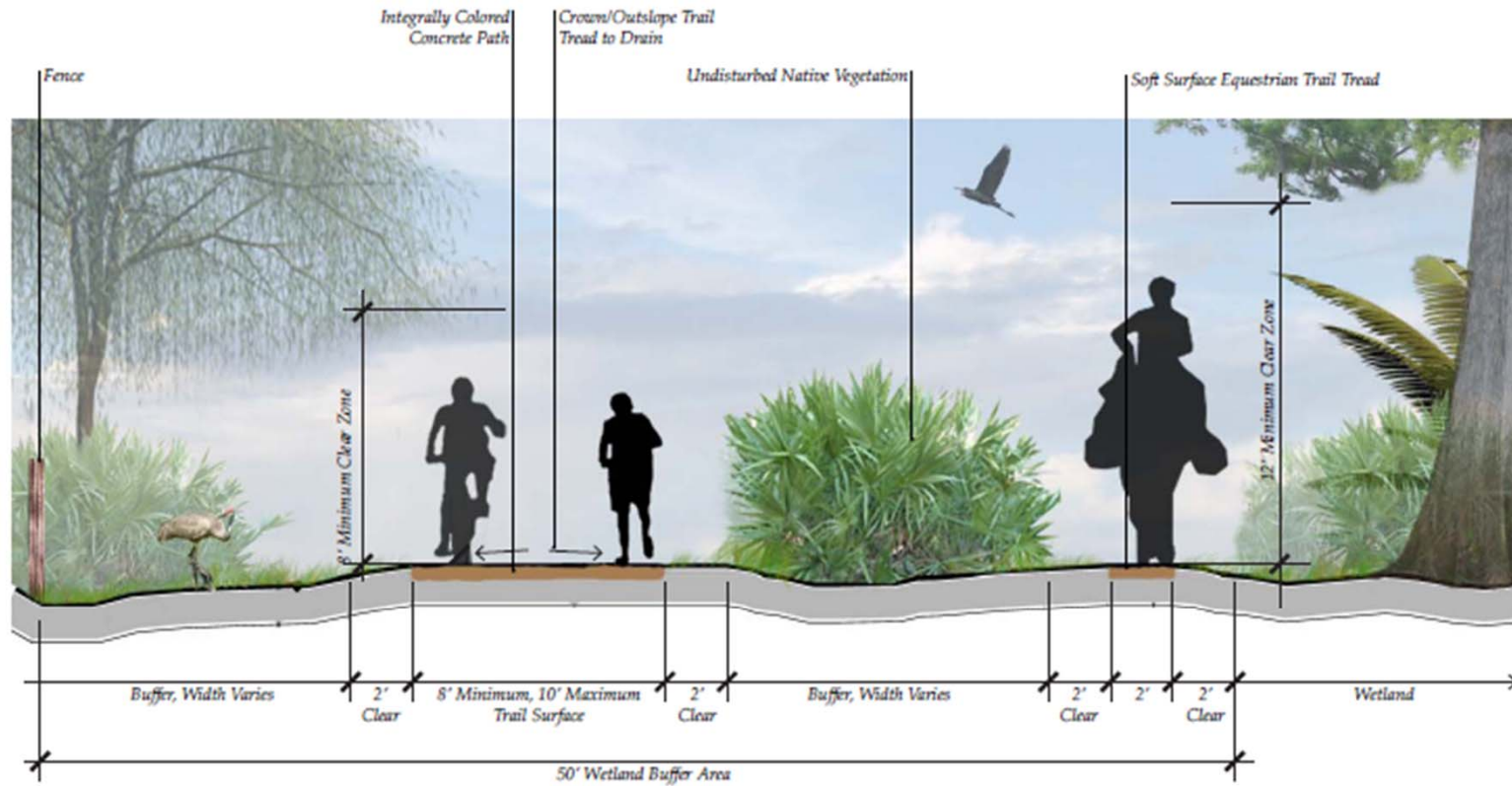
Note: Trail alignment location varies within the wetland buffer.

Equestrian Trail - Soft Surface





# Tools – Open Space



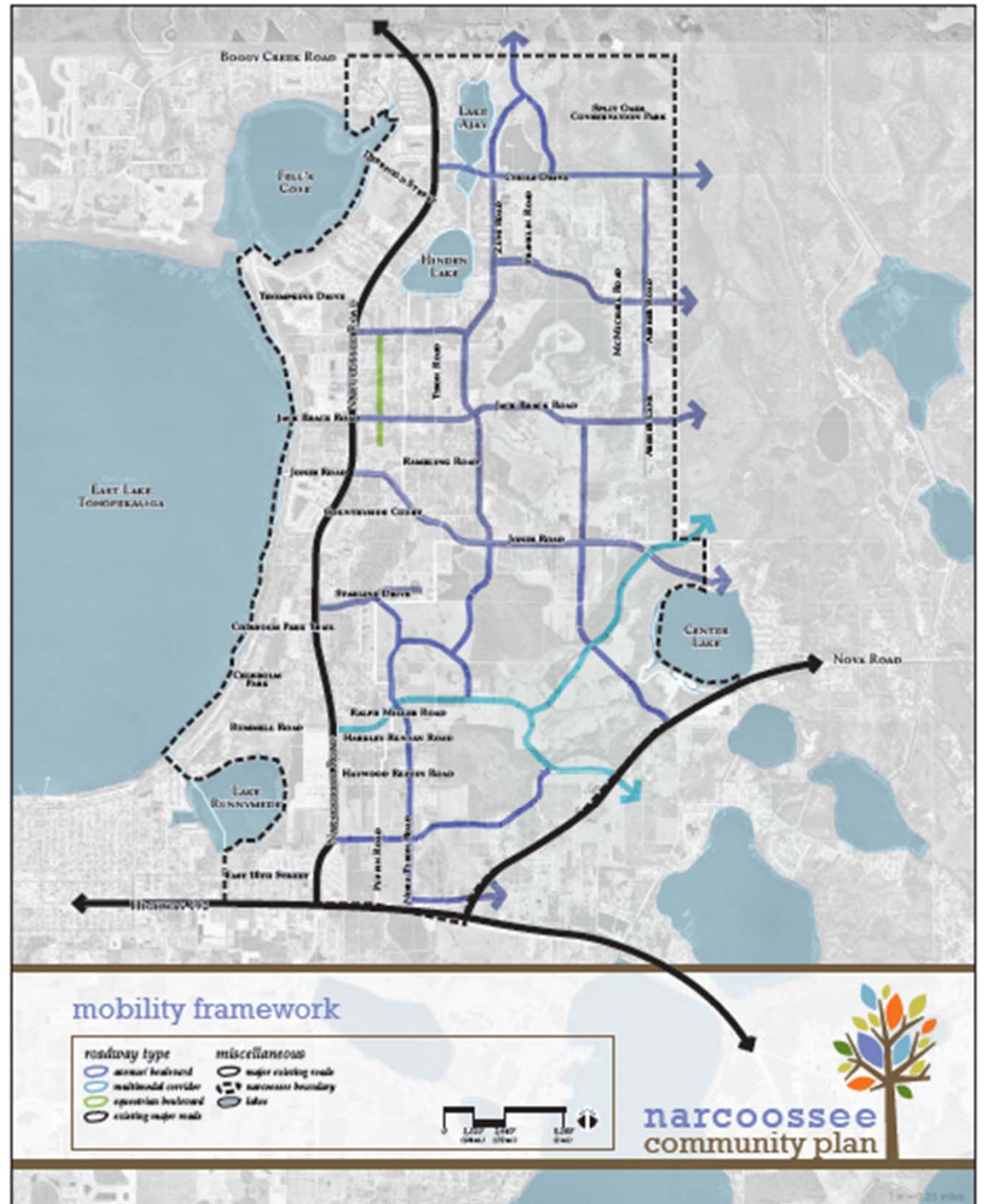
Note: Trail alignment location varies within the wetland buffer.

Multi-Use Trail With Detached Equestrian Trail





# Frameworks Mobility



# Opportunities - Mobility

- Roadway Network + Character:
  - *2-lane Highways with Planted Medians*
  - *Residential Roads with Curb, Street Trees & Sidewalks*
  - *Rural Roads with Sand Surface + Natural Landscaped Edges*
  - *New Roads + Road Expansion*
- Multimodal Elements:
  - *Bicycle Lanes*
  - *Bus Stops with Bus Rapid Transit*
  - *Transit Capability*
- Safety:
  - *Narcoossee Road Safety*
- Design Elements:
  - *Roundabouts*
  - *Bridges with Interesting Architectural Details*

EXISTING CONDITIONS



PHOTOSIMULATION OF 5-YEAR BUILDOUT



PHOTOSIMULATION OF 20-YEAR BUILDOUT



# Tools – Mobility



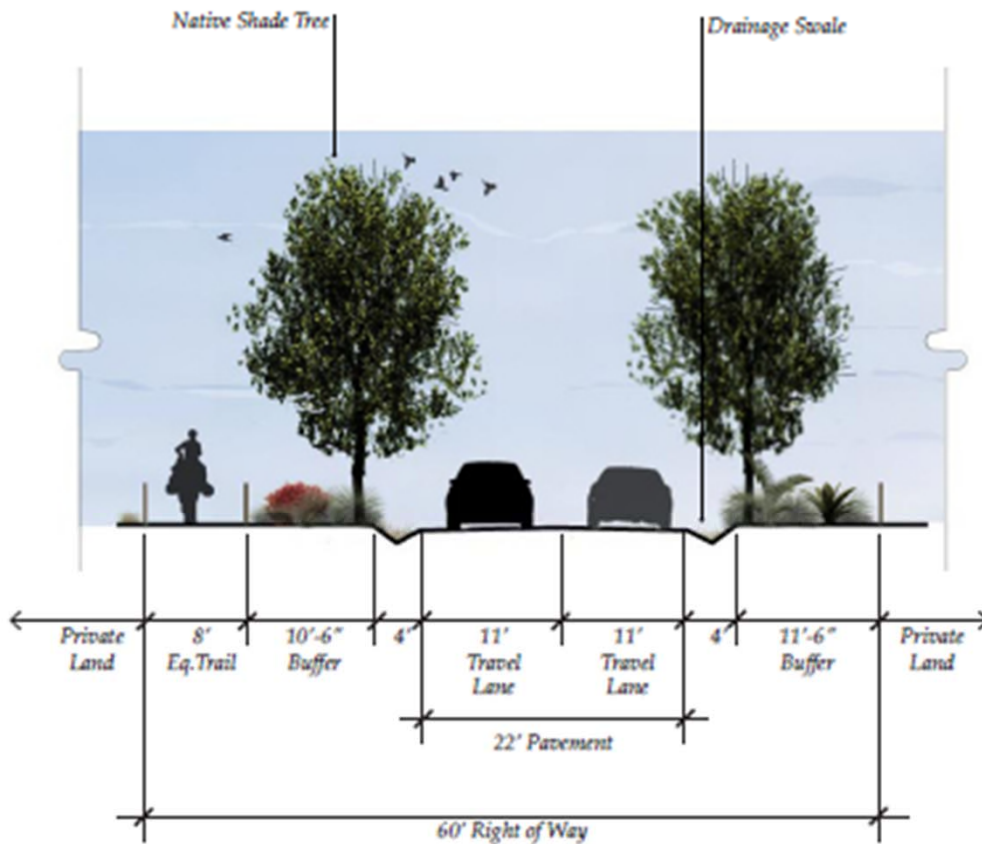
1. Incorporate multimodal options;
2. Design roadways to reflect the rural and agrarian context of the community;
3. Create a more connected network to mitigate roadway size; and
4. Plan for transit integration by including transit-oriented features.



# Tools – Mobility

## Type 4: Equestrian Rural Streets

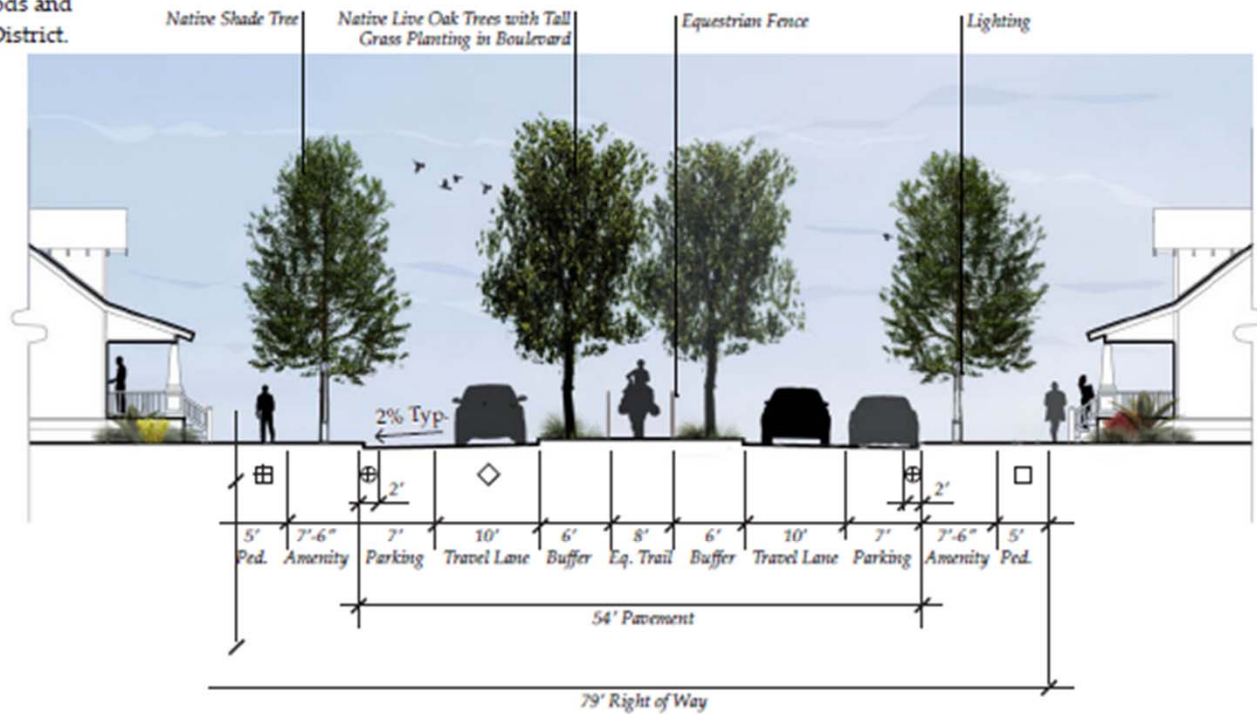
Equestrian Rural streets are the minor streets that exist throughout the Equestrian Rural Character District. These streets connect the residents to the Avenues/ Boulevards, and make up the majority of the road network within this District. These streets typically have a dirt roadway surface, allowing for both vehicular and equestrian traffic, though do not include additional amenities, sidewalks or curb and gutter, or public utilities such as water and sewer services.



# Tools – Mobility

## Type 5: Equestrian Boulevard

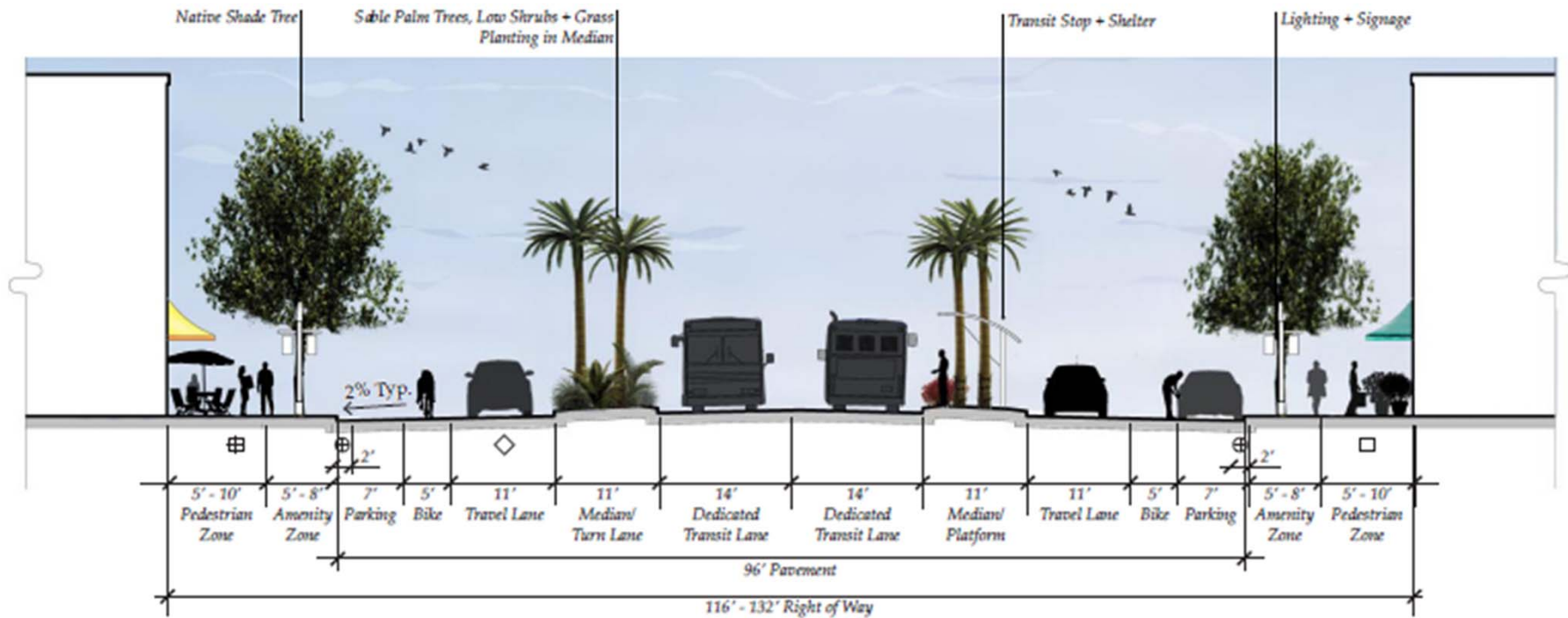
The Equestrian Boulevard occurs at one location within the Narcoossee Area, creating a promenade linking the future Historic Town, through the Town Neighborhoods and connecting into the Equestrian Rural District.



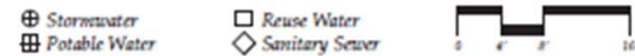
- ⊕ Stormwater
- ⊕ Potable Water
- ◊ Sanitary Sewer
- Reuse Water



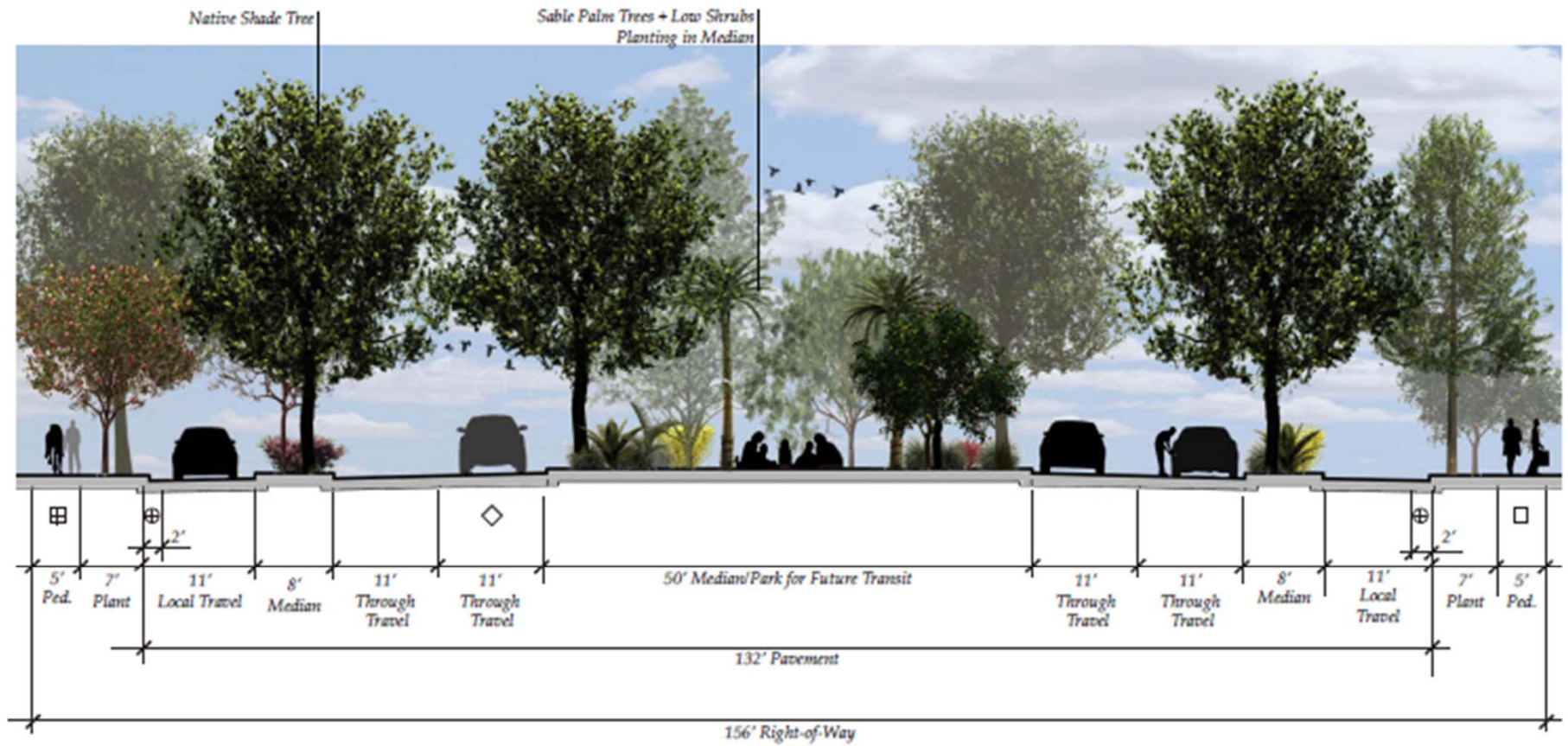
# Tools – Mobility



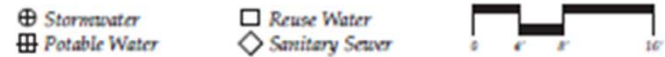
Multimodal Corridor Cross Section



# Tools – Mobility

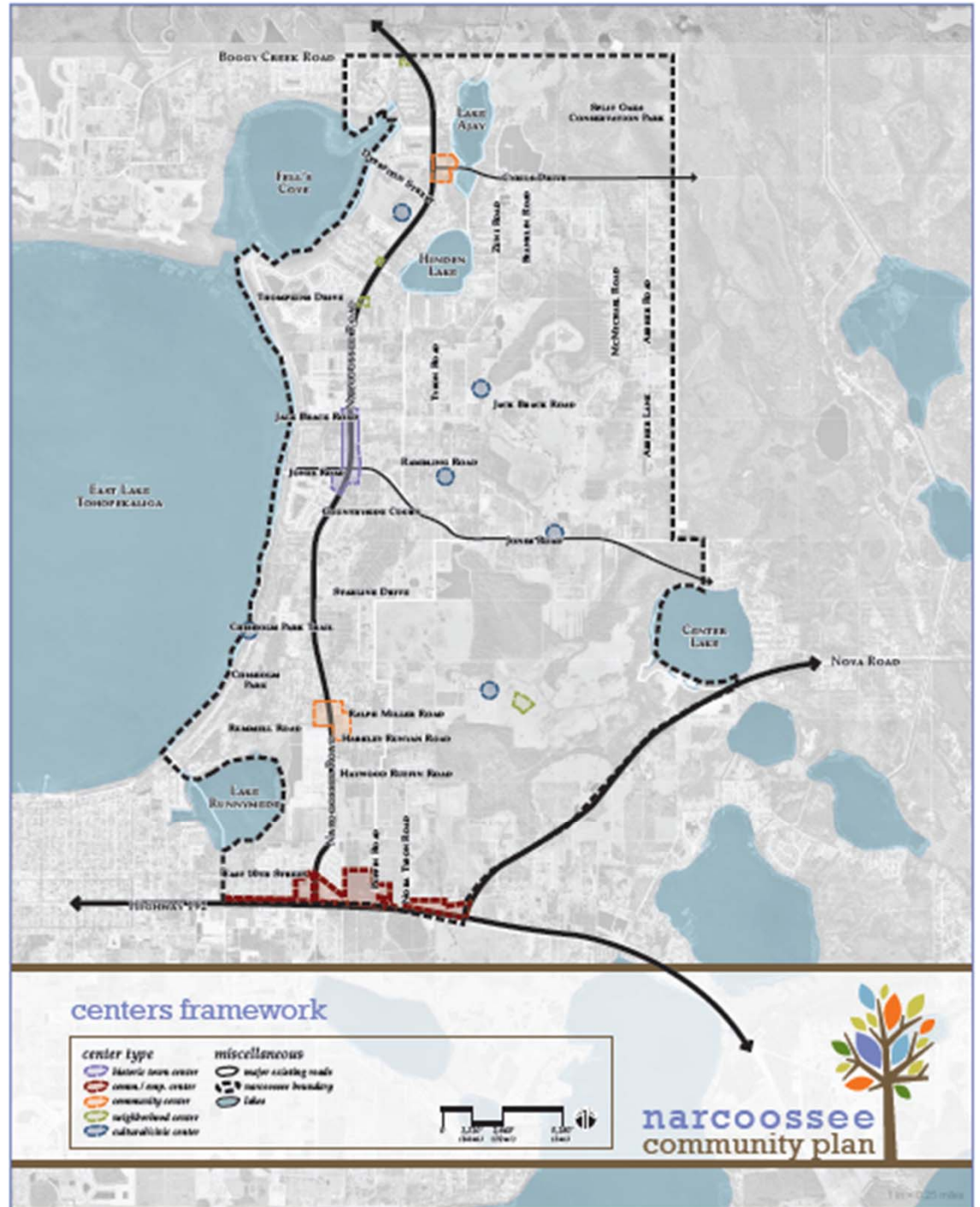


Boulevard, Alternative A with Parkway





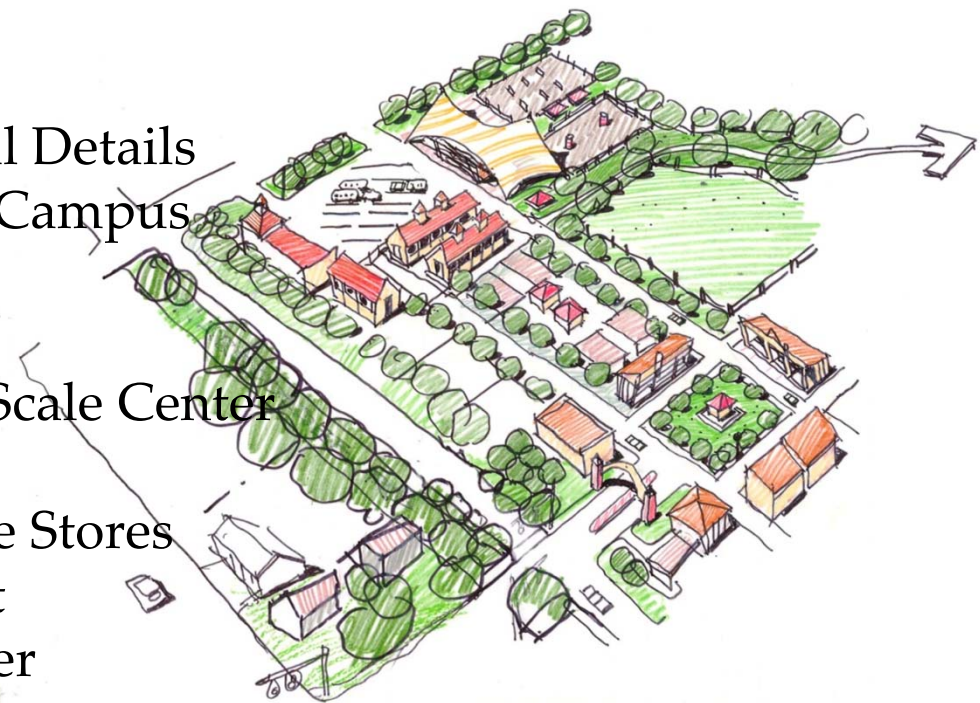
# Frameworks Centers





# Opportunities- Centers

- Investment In Existing Historic Downtown
- Lakefront Retail Areas
- Restaurants
- Well Designed Architectural Details
- High-Tech Research Office Campus
- Sustainable Industries
- High Tech Office Campus
- Mixed Use Neighborhood-Scale Center
- Grocery-Anchored Retail
- Neighborhood Convenience Stores
- Typical Retail Development
- Libraries/Community Center
- Churches/Meeting Areas
- Public Greens/Plazas



# Tools – Centers Design Guidelines

1. Reflect the rural and agrarian context of the community;
2. Create places for gathering;
3. Enhance the existing identity in a cohesive way;
4. Establish a comfortable pedestrian environment; and
5. Plan for transit integration by including transit-oriented features.



# Tools - Centers Historic Town





# Tools - Centers

## Historic Town Small Block Commercial



Small Block Commercial Area with Town Square

# Tools - Centers

## Historic Town Small Block Commercial



Small Block Commercial Area at Jones Road

# Tools - Centers

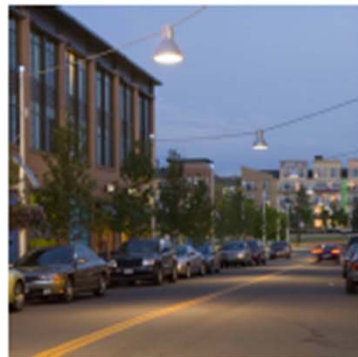
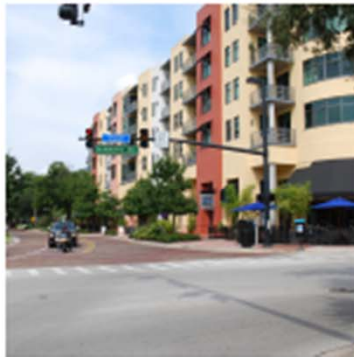
## Historic Town Small Block Commercial



Small Block Commercial Area, Pedestrian Area

# Tools - Centers

## Historic Town TOD Commercial





# Tools - Centers

## Historic Town Residential





# Tools - Centers

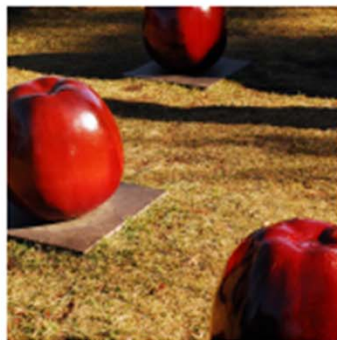
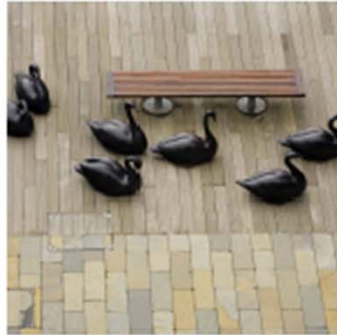
## Historic Town Cultural/Event



# Tools- Center Historic Town Finishes

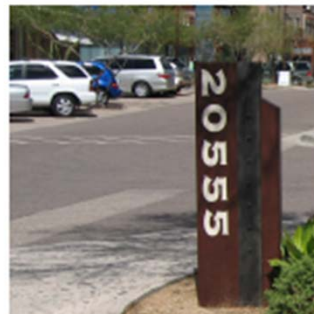
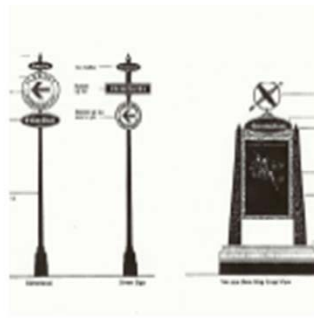


# Tools- Center Historic Town Art





# Tools- Center Historic Town Signage



# Tools - Centers - Character



# Tools - Centers - Signage



# **NEXT STEPS**

**JUNE NEIGHBORHOOD MEETINGS  
HOMEWORK SUBMITTED BY MAY**



# Opportunities - Centers

- Historic Town Center:
  - 68,000 SF Neighborhood Center with small grocery store
- Springhead Lake Community Center, and three Neighborhood Centers north of Historic Town:
  - By 2013, 144,000 SF, anchored by a supermarket
  - By 2015, expansion to 328,000 SF community shopping area
- Rummell Road Community Center, and Highway 192 Community/ Employment Center
  - 2013: 189,500 SF Community Center
  - 2018: 432,500 SF Community Center, with additional growth at Highway 192

