



LINCOLNVILLE

Community Redevelopment Plan

Appendix D

Charrette Summary

Prosser Hallock™

LINCOLNVILLE Redevelopment Plan

Many thanks to the following individuals took time out of their busy schedules to ask questions, share their opinions, offer suggestions, and describe their hopes and dreams for a brighter future at the Lincolnville Charrette:



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Goals of the Charrette

As a result of investigatory work done for the Finding of Necessity and an analysis of available studies and plans for Lincolnville, the Project Team assembled a list of key goals and observations which were to be addressed during the Charrette:

- Preserve areas for future business growth and community support uses
- Promote pedestrian and bicycling transportation options and traffic calming approaches
- Improve private investment conditions
- Ensure greater land use predictability
- Minimize conflict between adjacent and existing uses
- Improve Lincolnville with a sense of place for residents and visitors alike

Recommended Development Strategies

- New development, redevelopment, and restoration should be consistent with the existing character of the area in terms of mass, scale and density
- Encourage commercial and mixed-use infill development and redevelopment along portions of Iberia Street and Dr. Martin Luther King, Jr. Avenue
- Enhance pedestrian movement through streetscape improvements
- Implement traffic calming measures and parking improvements

Initiation

The Lincolnville Charrette was attended by nearly 100 residents, property owners, businesses and community organizations through interaction over three days in late January 2013. Discussions focused on the mission of the Charrette and the review of planning and redevelopment information. The participant sessions were assembled to discuss specific topics, specifically infrastructure, land use, amenities, connectivity, sense of place, and beautification.

Initial Findings

The discussions and efforts related to the identified topics were vetted through group discussions utilizing the Charrette's objectives as a framework to evaluate Lincolnville. The content of discussion throughout the first two days of the Charrette was diverse and candid. The participants' comments are summarized below as best as could be interpreted. No personal information or references to specific individuals are included. Comments are grouped into one of the six topic areas in no particular order.

Comments received on Day One: January 22, 2013

Infrastructure

1. Bicycle lanes on MLK and Riberia St
2. Drainage problem intersections: southeast of Washington and South; Blanco and South, Riberia and South; Twine and Duero
3. No need for really bright streetlamps, would be nice to have common ornamental light standards
4. Need master stormwater plan for area east of MLK
5. Overflow parking lots needed, where do folks park if they're on MLK (no on-street pkg allowed)
6. One-way pairs would allow for on-street parking
7. Traffic calming needed on South St
8. Install curbs at all intersections



Land Use

1. Maintain existing vistas of river and marina, no large box warehouses blocking views
2. Commercial node in northeast corner impaired by presence of homeless shelter (70 Washington St)
3. Allow for home-based businesses and low-intensity commercial one block east and west of MLK between Bridge St and Kings Ferry Way
4. Commercial uses (incl. Chambers grocery) were historically located between Riberia St and MLK
5. Property taxes went sky high, some owners cannot afford to keep property
6. Need affordable housing options
7. Currently no professional services in Lincolnville
8. Don't want fast food chain, but would like home offices and a coffee shop
9. Commercial core at the old central store; Excelsior is center of neighborhood
10. Zero lot line and mixed-use housing are alright
11. Prefer commercial enterprises which allow people to work from home or nearby
12. Lincolnville is quiet, don't want too much commercial - that would change the residential character of the neighborhood



Amenities

1. Kayak launch and lock-up facilities at the end of Cerro where a stream comes in
2. Regional park at the end of Riberia St
3. Preserve open areas in Marine Industrial area to keep view of river and marina
4. Year-round arts and cultural activities at Excelsior HS
5. Golf driving range
6. Pool management and upkeep
7. Community garden and market
8. More amenities for young families such as pocket parks/playgrounds throughout neighborhood
9. Walking, jogging, bicycling pathways

Connectivity

1. Bike path on MLK from King St to Cerro and along the waterfront
2. Sidewalk on South St from Riberia to Maria Sanchez Lake
3. Marsh walk extending from lake around the peninsula

Sense of Place

1. Lincolnville is our homes
2. You know people
3. Lost in time (a benefit from having been ignored over for years)
4. Victorian homes
5. Civil rights heritage is everywhere
6. Old trees are wonderful
7. Excelsior serves as heart of neighborhood
8. Increase/strengthen historic character

Beautification

1. Demolition as last resort
2. Tree evaluation, make owners accountable for maintenance
3. Housing repair assistance program (leverage federal funds)
4. Native landscaping, low maintenance; City is an “Arbor City”, need to follow regulations
5. Remove overhead lines, reduce tree trimming
6. Enforce no parking laws on MLK (people need a place to park; bicyclists safety is important)



Comments received on Day Two: January 23, 2013

Infrastructure

1. Homeowner's rehabilitation program is needed, tax abatement incentives
2. Lake drainage concerns, drain filters to protect the lake
3. Need road repair (potholes)
4. Relative sidewalk placement
5. Place power lines underground
6. Side streets need more lighting (conduct a lighting inventory); too dim on Riberia St
7. Different streets need different character; perhaps no sidewalks to keep country feel
8. Drainage problem at Park Place north of the lake; also on Twine north of Duero St
9. Bike lanes on MLK and Riberia to assist with no on-street parking



Land Use

1. Historic guidelines for all new construction and rehabilitation
2. Keep the rural (country) feel
3. Minimal commercial intensity
4. Infill existing commercial spaces
5. Historically allowed businesses within residential structures
6. Allow for small businesses on major access roads
7. Height restriction within Marine Industrial north of Cerro
8. Need additional density (population) in order to support commercial uses
9. Parking requirements are impediment to new businesses
10. Maintain historical pattern
11. Allow condos in north transition area (north of Bridge)
12. Have more than one center of activity (destination)
13. Cultural district on MLK between Bridge and Lincoln
14. Don't limit possibilities for south end (parks and commerce hand-in-hand)
15. No toxic boat building or huge boat storage facilities
16. Magnet school for the arts; appeal to the creative class
17. New and rehab construction cannot meet zoning regulations



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Amenities

1. Need a dog park
2. Pocket parks and playgrounds, picnic areas and exercise stations
3. Jog, bike, walking paths on south end (public space) with band shell or amphitheater
4. Bring community festivals back to Lincolnville
5. Boardwalk along waterfront
6. Light the small inlet on east side where transients congregate; allow for fishing
7. Historic Florida garden
8. Something similar to the Florida School of the Arts (Palatka)
9. Bike racks



Connectivity

1. Good connections to downtown commercial
2. Preserve street trees even if sidewalk is proposed (historic character)
3. Improve and identify a bus stop on MLK (some form of public transit)
4. No one-way pairs
5. Shared parking with church lots (when not used for services on Sun and Wed)
6. Pedestrian access at community garden could wrap around garden back to Galimore or towards inlet
7. Walkway connection at east end of Cerro into and around garden



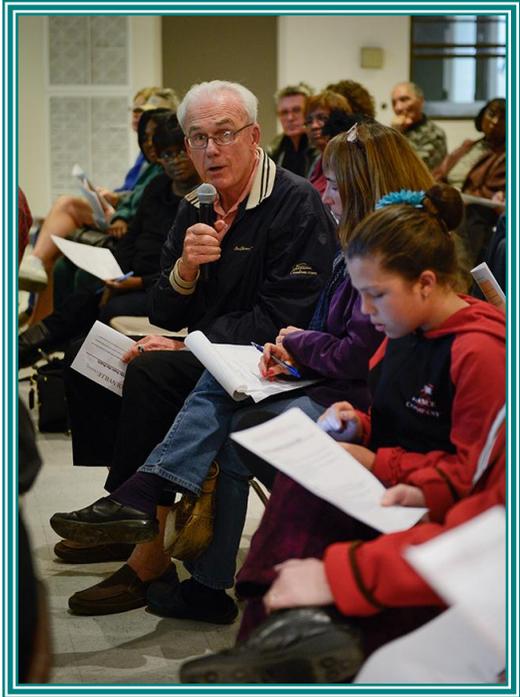
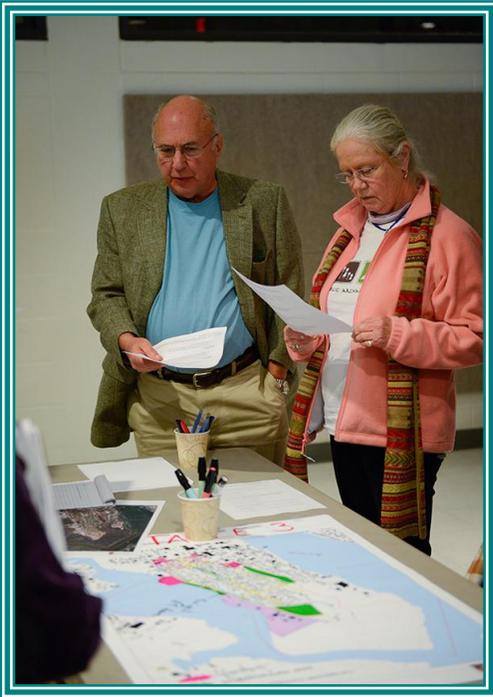
Sense of Place / Beautification

1. Safest neighborhood for students, keeps the historic feel; Victorian homes
2. Need a set of historic design guidelines
3. Green screen around water plant
4. Better code enforcement
5. Tax abandoned homes at their highest and best use to encourage action
6. Identify significant trees; tree evaluation program including maintenance and preservation
7. Landscaping the west side of Riberia St
8. Historic tree plaques, plaques for historic homes (year built, architectural style)
9. More palms on MLK
10. Notice to community about any construction or improvements; keep Neighborhood Assoc in loop



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- 11. Put Lincolnville back on the historical tour (visibility, signage, pride)
- 12. Friendliness
- 13. Lacks a definable Lincolnville style (guidelines needed)



Priorities suggested on Day Three: January 24, 2013

Recurring comments were grouped with similar other ones and participants were asked to identify the most important comment for each topic area. After two days, there were a substantial number of comments regarding housing, so the facilitators merged Sense of Place and Beautification into one group and offered participants the chance to opine about Housing as the sixth topic group. This exercise offers the facilitators some indication of what is most important and least important to the community, not any specific project or program that must be included in the Redevelopment Plan.

Infrastructure

Place overhead power lines underground (17 votes)

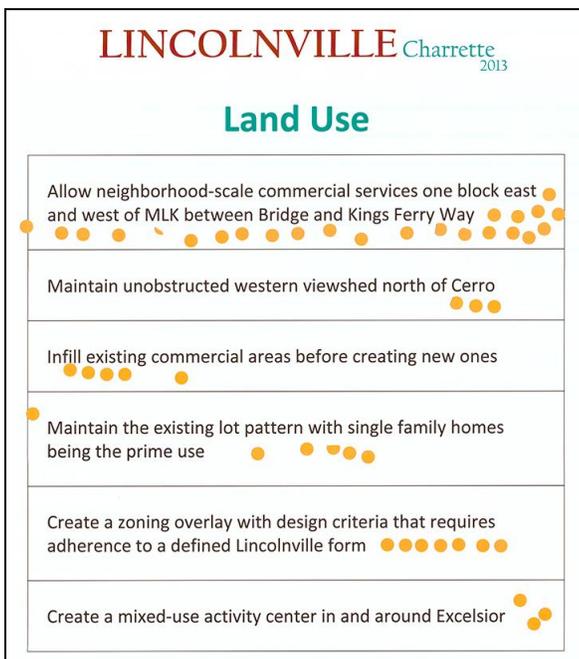
Replace aging water and sewer lines (12 votes)

Installation of ornamental light poles to increase lighting and aesthetics (10 votes)

Create a series of one-way pairs to allow on-street parking on one side and auto/bike passage on the other side (6 votes)

Create a master stormwater management plan for east of MLK (5 votes)

Fill in the gaps where sidewalks are not continuous (1 vote)



Land Use

Allow neighborhood-scale commercial services one block east and west of MLK between Bridge and Kings Ferry Way (24 votes)

Create a zoning overlay with design criteria that requires adherence to a defined Lincolnville form (7 votes)

Maintain the existing lot pattern with single family homes being the prime use (6 votes)

Infill existing commercial areas before creating new ones (5 votes)

Maintain unobstructed western viewshed north of Cerro (3 votes)

Create a mixed-use activity center in and around Excelsior (3 votes)

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Amenities

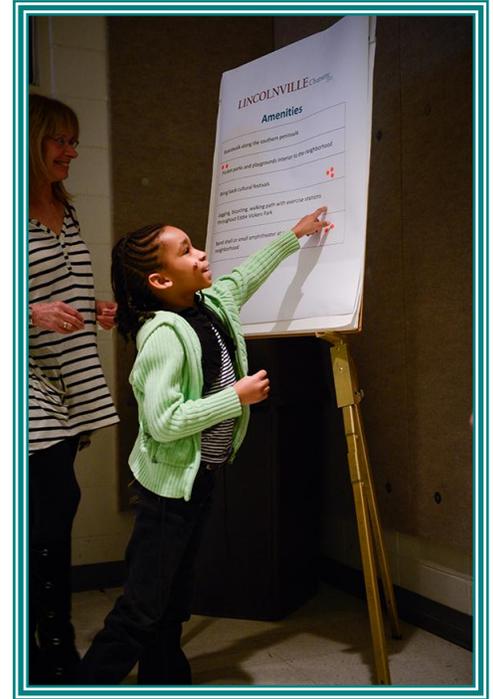
Bring back cultural festivals (18 votes)

Boardwalk along the southern peninsula (14 votes)

Pocket parks and playgrounds interior to the neighborhood (6 votes)

Band shell or small amphitheater at south end of neighborhood (4 votes)

Jogging, bicycling, walking path with exercise stations throughout Eddie Vickers Park (1 vote)



Connectivity

Sidewalks along South Street from Riberia to Maria Sanchez Lake (22 votes)

Promote shared parking agreements with Lincolnville Museum and places of worship for use during the week (6 votes)

Dedicated bike lanes on Dr. Martin Luther King, Jr. Ave. (6 votes)

Pedestrian connection from Cerro at community garden into and around Eddie Vickers Field/Galimore Center (3 votes)

Pedestrian connection from east end of Cerro into and around the garden (links to small waterway inlet) (1 vote)

Sense of Place / Beautification

Promote programs that celebrate the cultural heritage and rich history of Lincolnville (19 votes)

Create design guidelines that respect and maintain a definable Lincolnville style (14 votes)

Green screen to soften appearance of Wastewater Treatment Plan near the park (5 votes)

Tree evaluation and urban forestry management plan with assistance to homeowners for maintenance (5 votes)

Gateways, landscaping and signage at major entryways (Washington @ South and Park Place, Bridge @ MLK and Riberia) (2 votes)



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Housing

Program to assist homeowners with painting, patching, and minor repairs (22 votes)

Acquisition and replacement of dilapidated structures that are beyond repair (17 votes)

Maintain and improve the existing housing stock (5 votes)

Partnership with local non-profits such as Habitat for Humanity and Carefest (2 votes)

Engage owners of boarded up properties directly in effort to rehabilitate structures (1 vote)

Construction of a low-income housing project (0 votes)

