

# TOD Pilot: Station Area Frameworks

Kings Ave / The District & Brooklyn

August 27, 2020





# Presenters



**Alexander Traversa**  
Planner III – Environment,  
Sustainability & TOD



**Joshua Turner**  
Lead Urban Designer





# Ways to Participate

## During the Meeting

Type in comments in the box by the screen throughout the meeting.

Email to the address listed by the meeting screen.

## Presentation

Study Team Members will integrate feedback through real-time sketching during the Framework Discussion.

“What type of development would you like to see in your neighborhood?”

## After the Meeting

Visit <http://u2ctod.jtafla.com/> and take the survey.

You can also submit questions and comments on the study website Contact page.



# Agenda



- Introductions
- Where We Are
- Project Overview
- TOD Frameworks
- Framework Discussion
- Next Steps



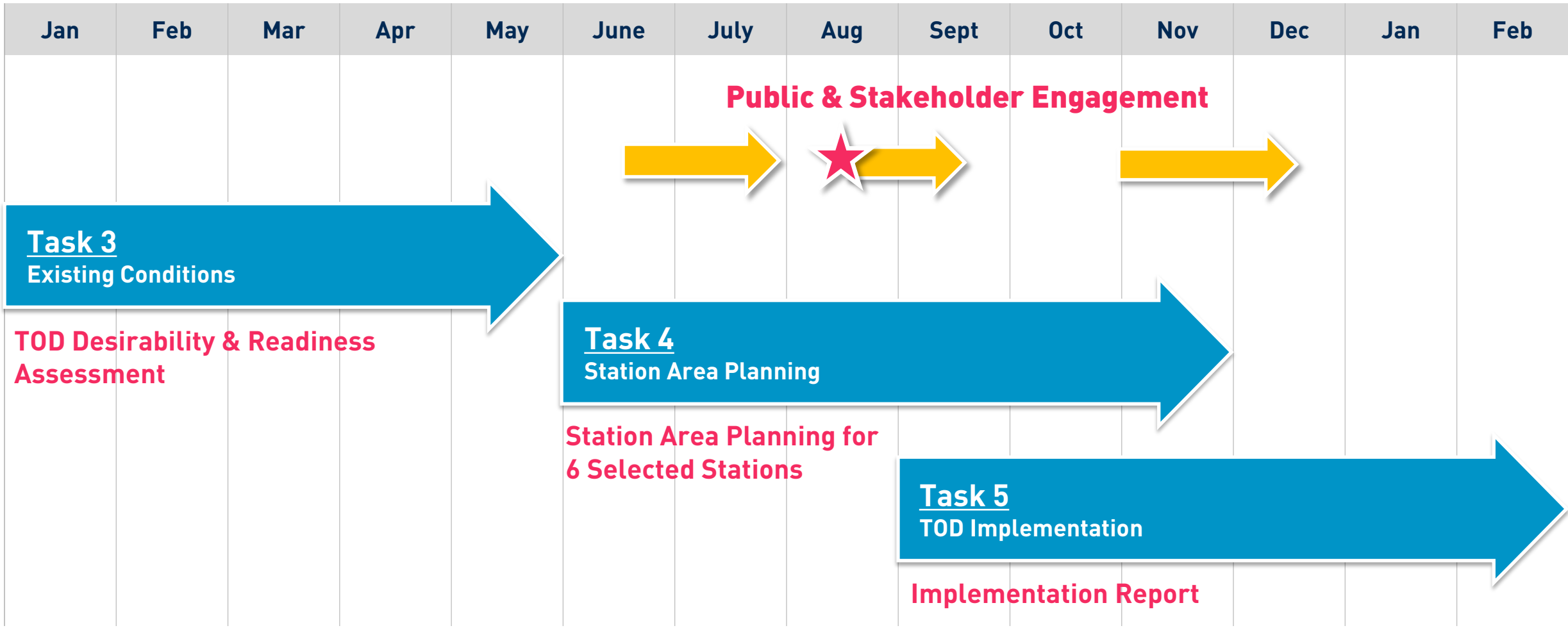




# Where We Are

2020

2021





# U<sup>2</sup>C Program Overview

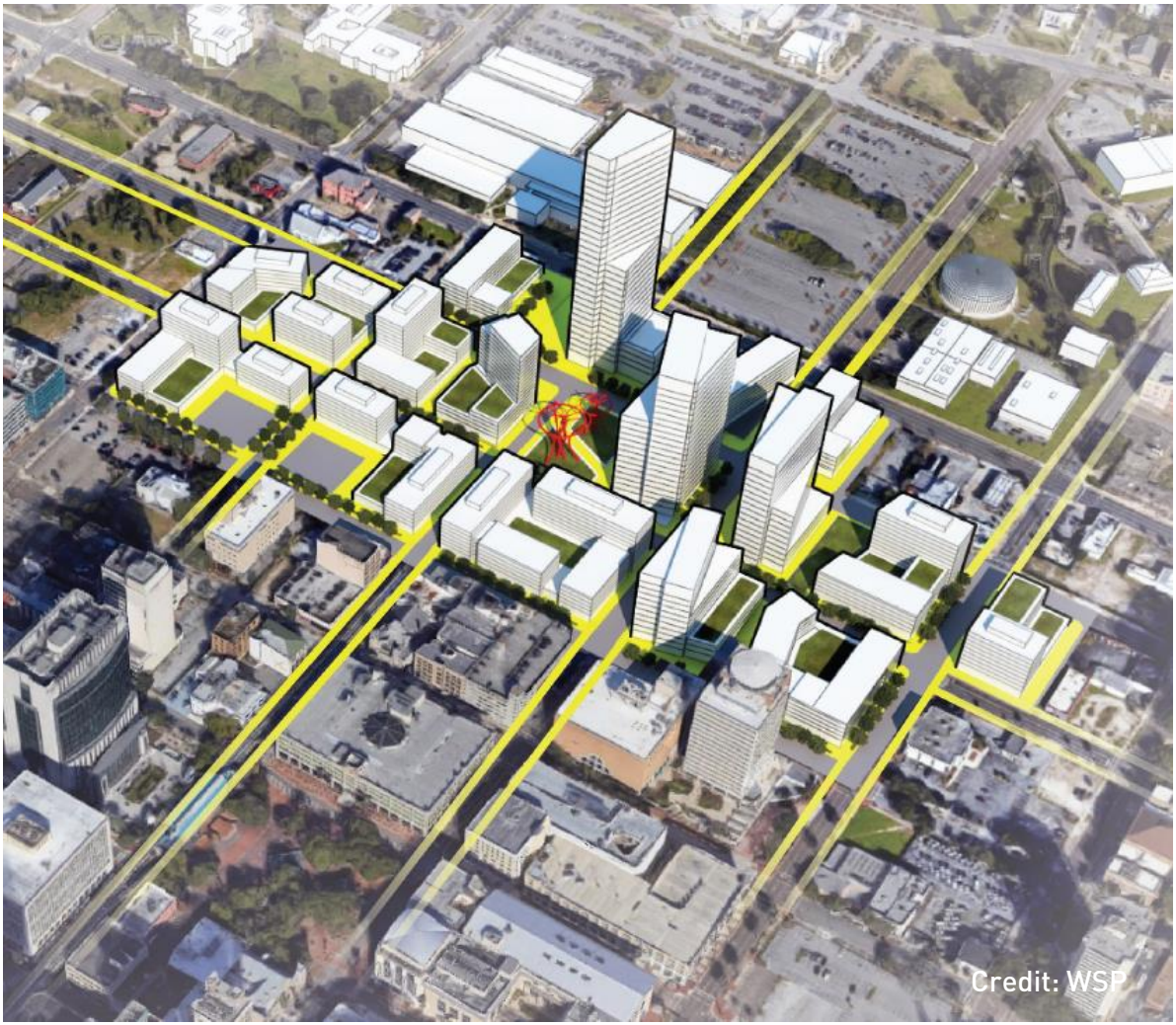


## Ultimate Urban Circulator (U2C)

- Expands System to 10 miles
- Connects to neighborhoods and redevelopment areas
- Leverages multiple public investments for transit-oriented development
- Creates autonomous transportation network.



# Transit-Oriented Development



Credit: WSP

## What is TOD?

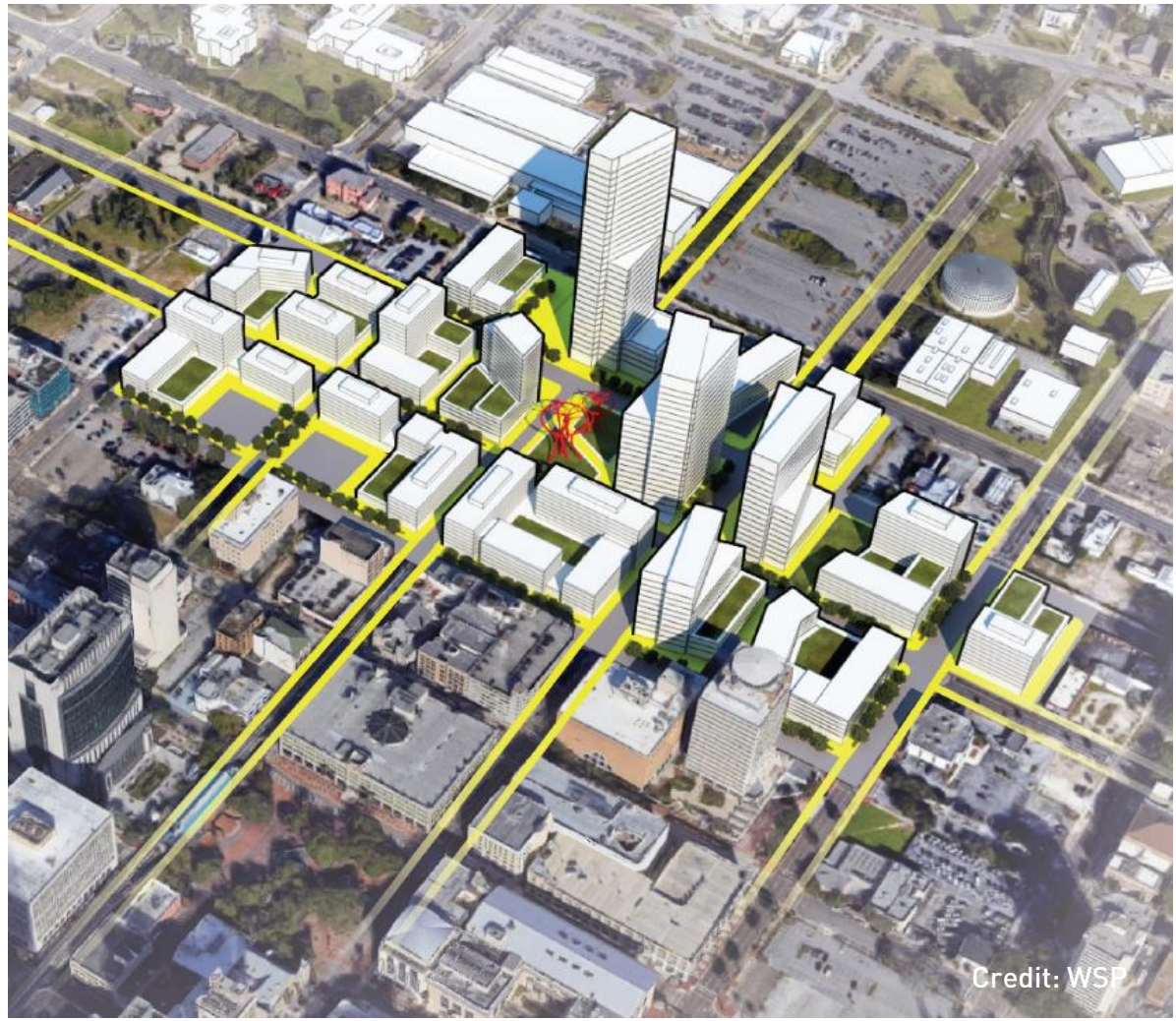
“Transit-oriented development, or TOD, is a type of community development that includes a mixture of housing, office, retail and/or other amenities integrated into a walkable neighborhood and located within a half-mile of quality public transportation.”

*-Reconnecting America*





# Transit-Oriented Development



**Mission: To improve Northeast Florida's economy, environment and quality of life by providing safe, reliable, efficient and sustainable multimodal transportation services and facilities.**

- Improve Mobility
- Create Economic Opportunity
- Enhance Community and Sustainability
- Provide Financial Sustainability

# TOD FRAMEWORKS

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# Kings Avenue / The District Stations







# Kings Avenue / The District Stations



**CORE NEIGHBORHOOD**

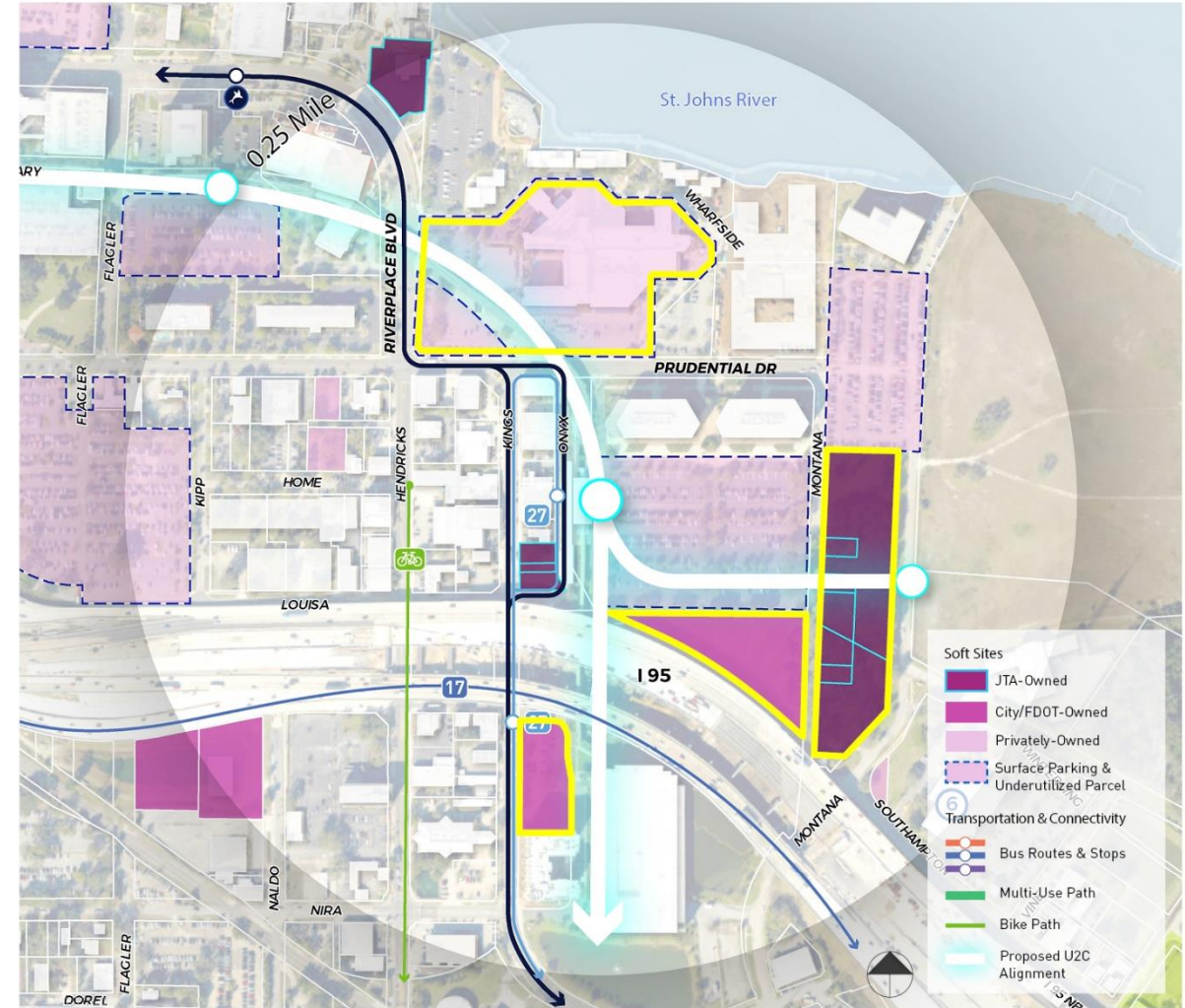




# Kings Avenue / The District Stations

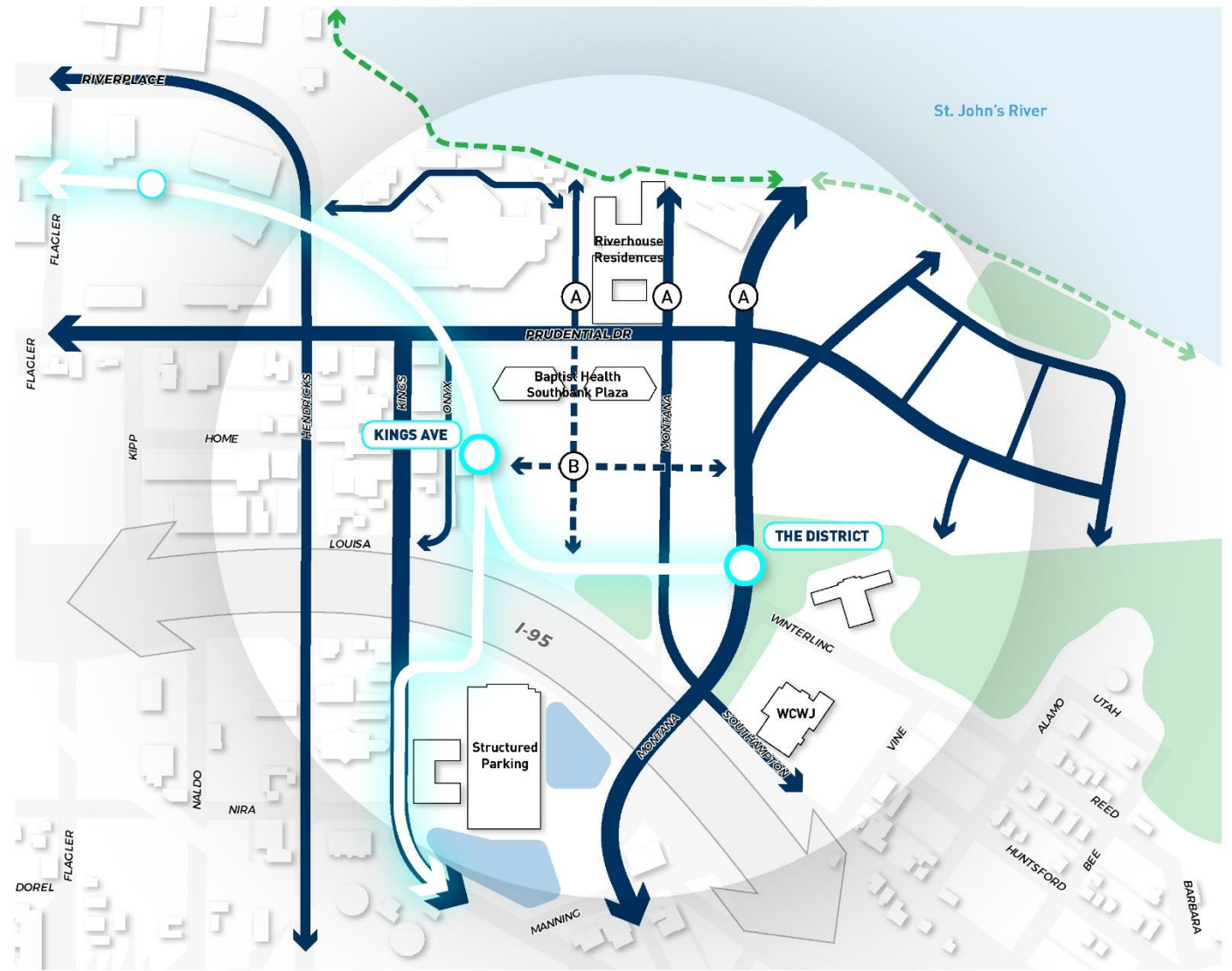
## CORE NEIGHBORHOOD

- JTA and publicly-owned parcels can support a cohesive TOD vision
- The District is a key catalytic project
- Kings Avenue Garage should be leveraged to encourage TOD
- TOD must address I-95 — a physical and visual barrier
- Lexington Hotel site offers significant waterfront redevelopment potential



Preliminary Soft-Site Analysis

# Kings Ave Station: Circulation

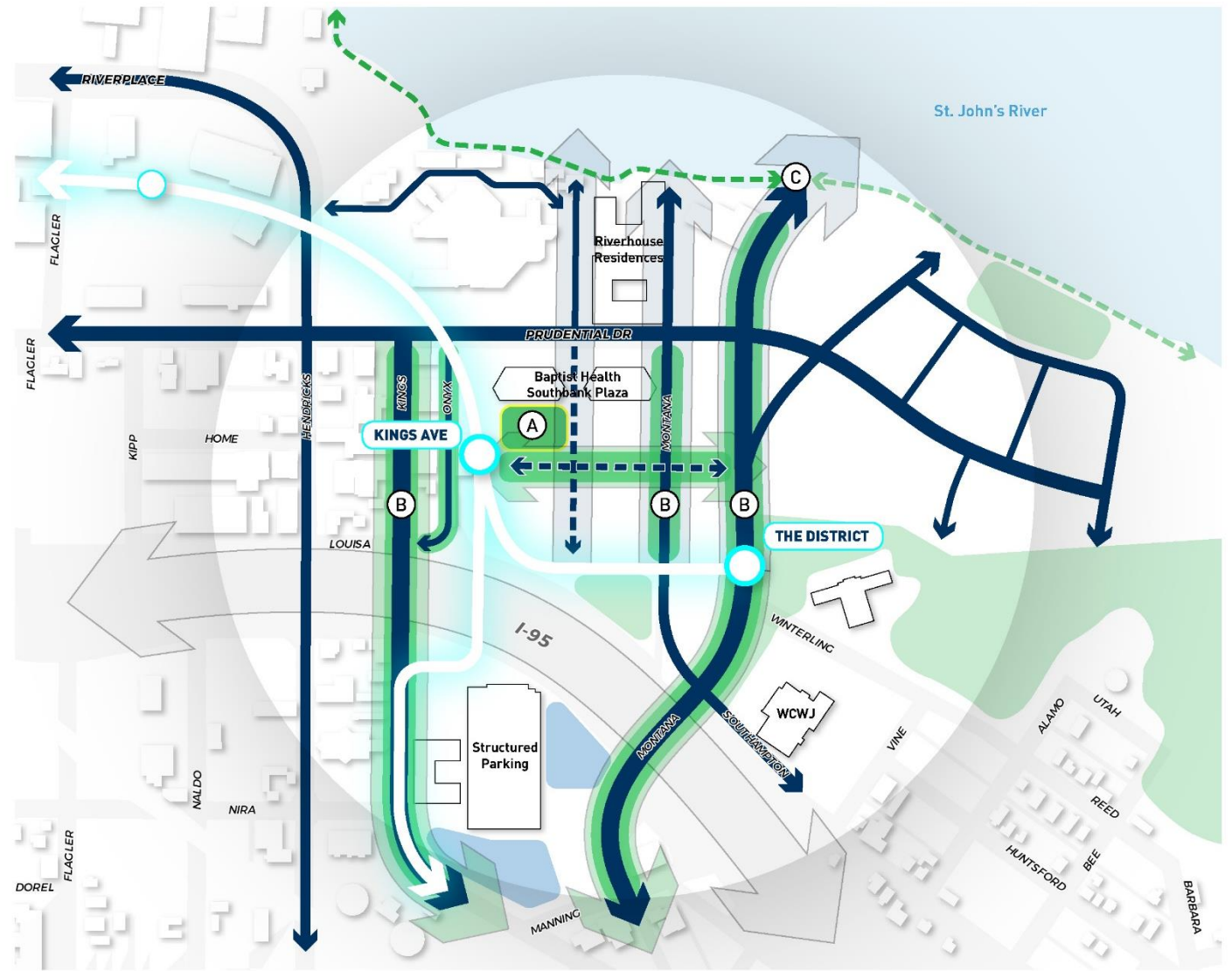


**A** - Reinforce north-south connections to promote connectivity between station and waterfront

**B** - Introduce new urban street/block grid to connect Kings Ave. Station with JTA-owned parcels



# Kings Ave Station: Open Space Network



**A** - Create an open space at Kings Ave. to anchor public realm network around the station

**B** - Incorporate Complete Streets principles along Kings Ave. + Montana St. / Broadcast Pl.

**C** - Connect the Riverwalk east to the future District waterfront promenade

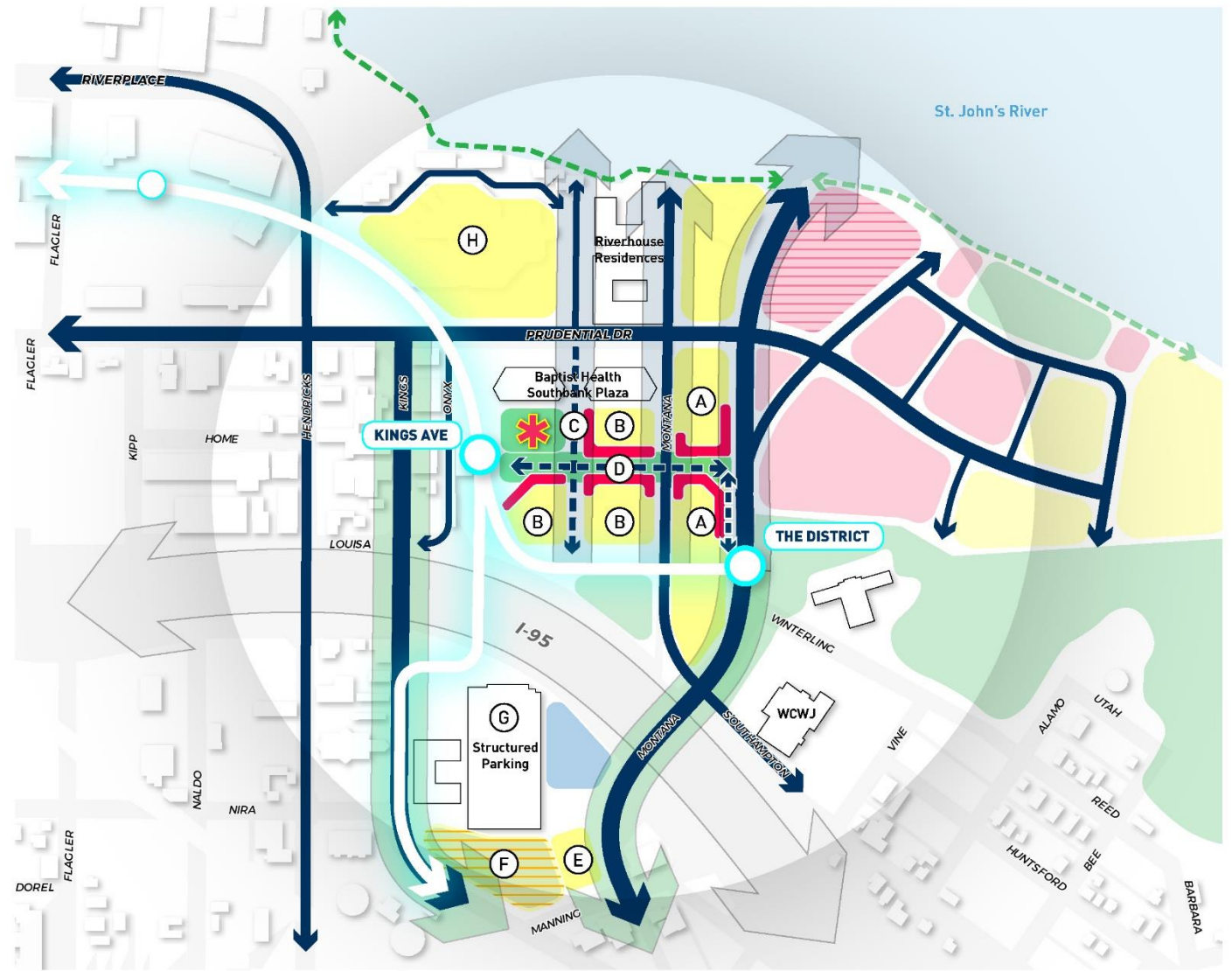
**LEGEND**

- Proposed Green and Open Space
- Complete Streets





# Kings Ave Station: TOD Framework



- A** – Redevelop JTA parcels as mid-rise multifamily with active ground floors
- B** – Redevelop Baptist Health surface parking as multifamily neighborhood in later phases
- C** - Integrate Baptist Health Southbank Plaza with future development.
- D** – Activate frontages
- E** - Redevelop the JTA parcel as multifamily residential
- F** - Explore building over retention pond to create additional blocks for redevelopment
- G** - Leverage King’s Ave garage to offset parking needs
- H** - Explore a new vision for the Lexington Hotel waterfront site

### LEGEND

- Mixed-Use Retail
- Mixed-Use Residential
- Public Open and Green Space
- Key Frontages and Commercial Uses
- Civic Plaza





# Precedents: Transit-Centric Neighborhood



Credit: Zimmerman

**Transit-Centric Mixed-Use Residential Center: Ivy Station (Culver City, CA)**



Credit: Legacy West

**Transit-Centric Mixed-Use Center with Activated Public Realm: Ivy Station (Culver City, CA)**





# Precedents: Mixed-Use Neighborhood



Credit: Indigo Ridge North

**Residential and Mixed Use Neighborhood: Indigo Ridge North's Village District, (Austin, TX)**



Credit: The District Jacksonville

**Waterfront Mixed-Use Neighborhood: The District (Jacksonville, FL)**

# FRAMEWORK DISCUSSION

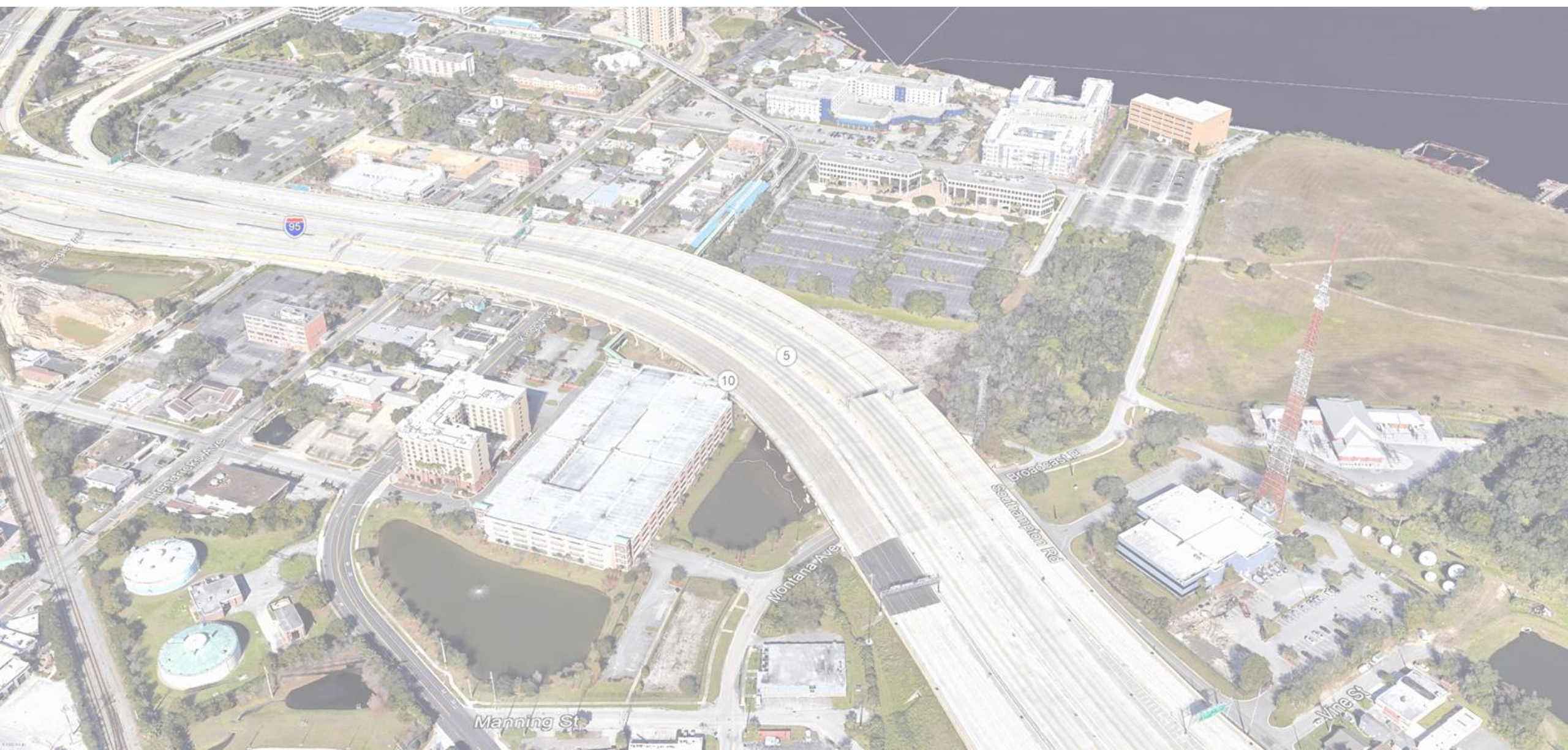
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# Discussion: Kings Ave / The District







# Brooklyn Station







# Brooklyn Station



## CORE NEIGHBORHOOD

Credit: MVP

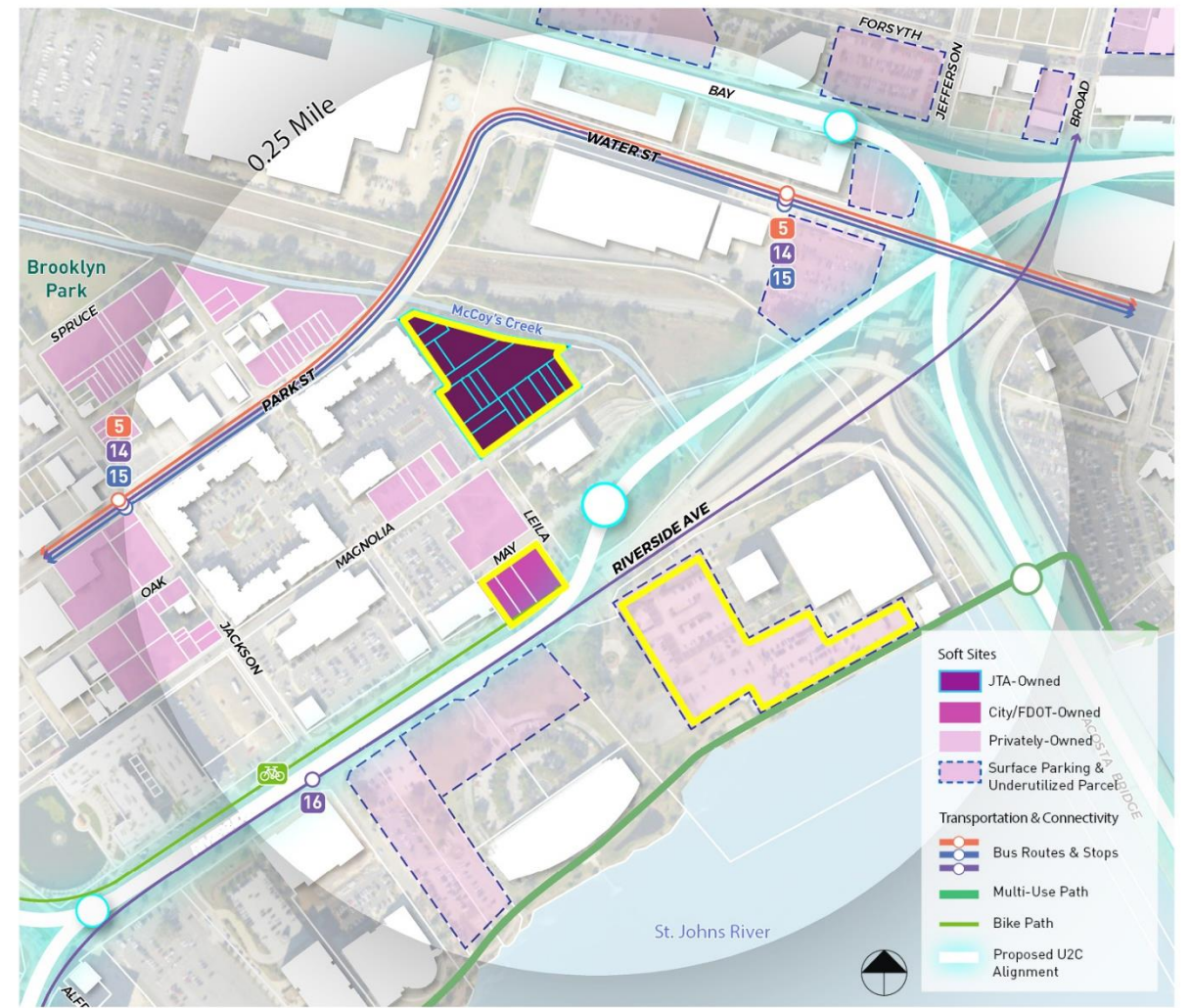




# Brooklyn Station

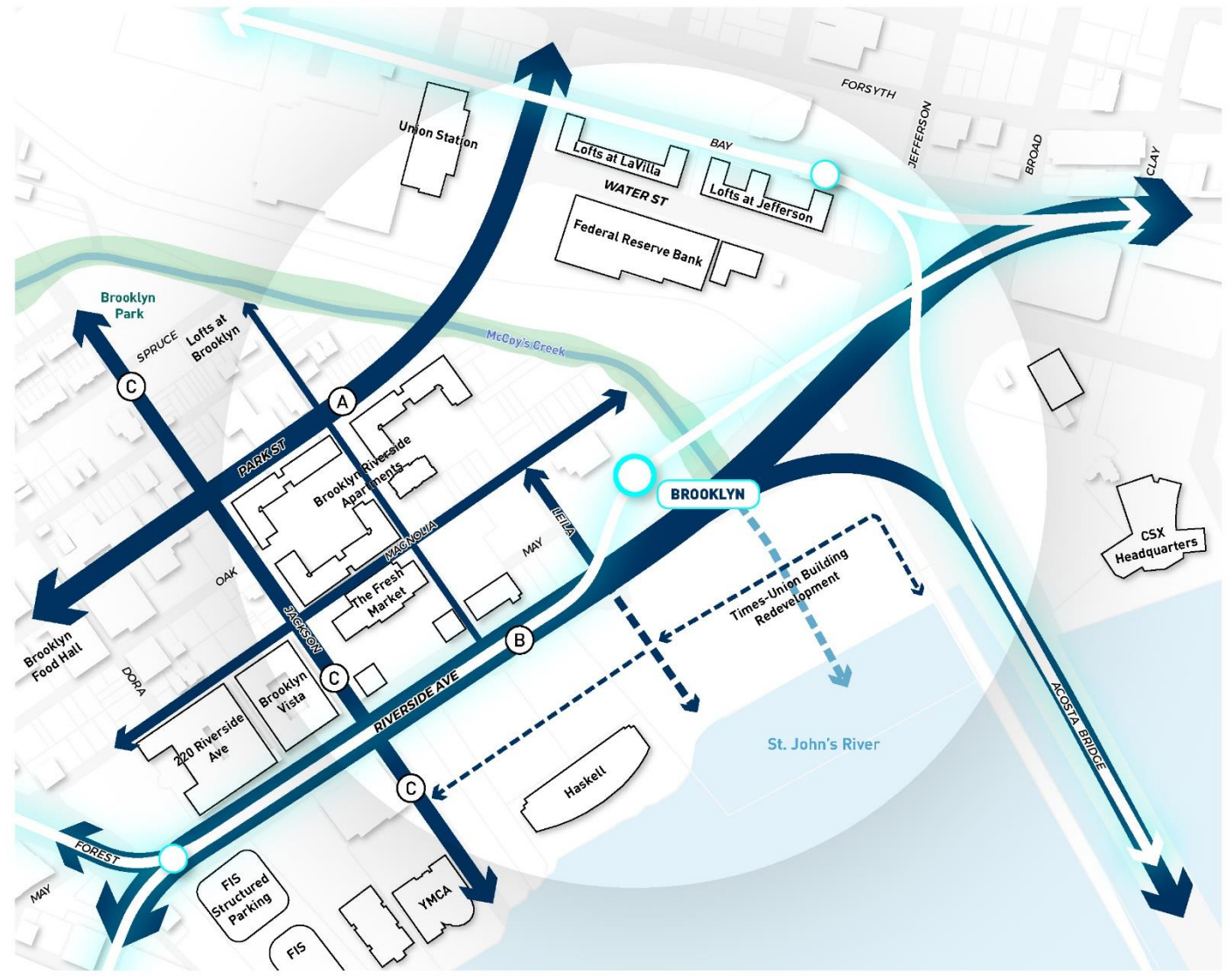
## CORE NEIGHBORHOOD

- Concentration of JTA owned assets / parcels near station
- Station area is a proven market for redevelopment
- Park Street is a key connection between Brooklyn and LaVilla
- Surface parking at Times-Union and Haskell could be repositioned as TOD in later phases



Preliminary Soft-Site Analysis

# Brooklyn Station: Circulation



## A – Park Street

- Build on DIA’s plan as important ped-friendly corridor
- Connect LaVilla, Brooklyn, Riverside + Five Points

## B – Riverside Ave.

- Key neighborhood spine to guide future development
- Improve walk/bikability per DIA plan

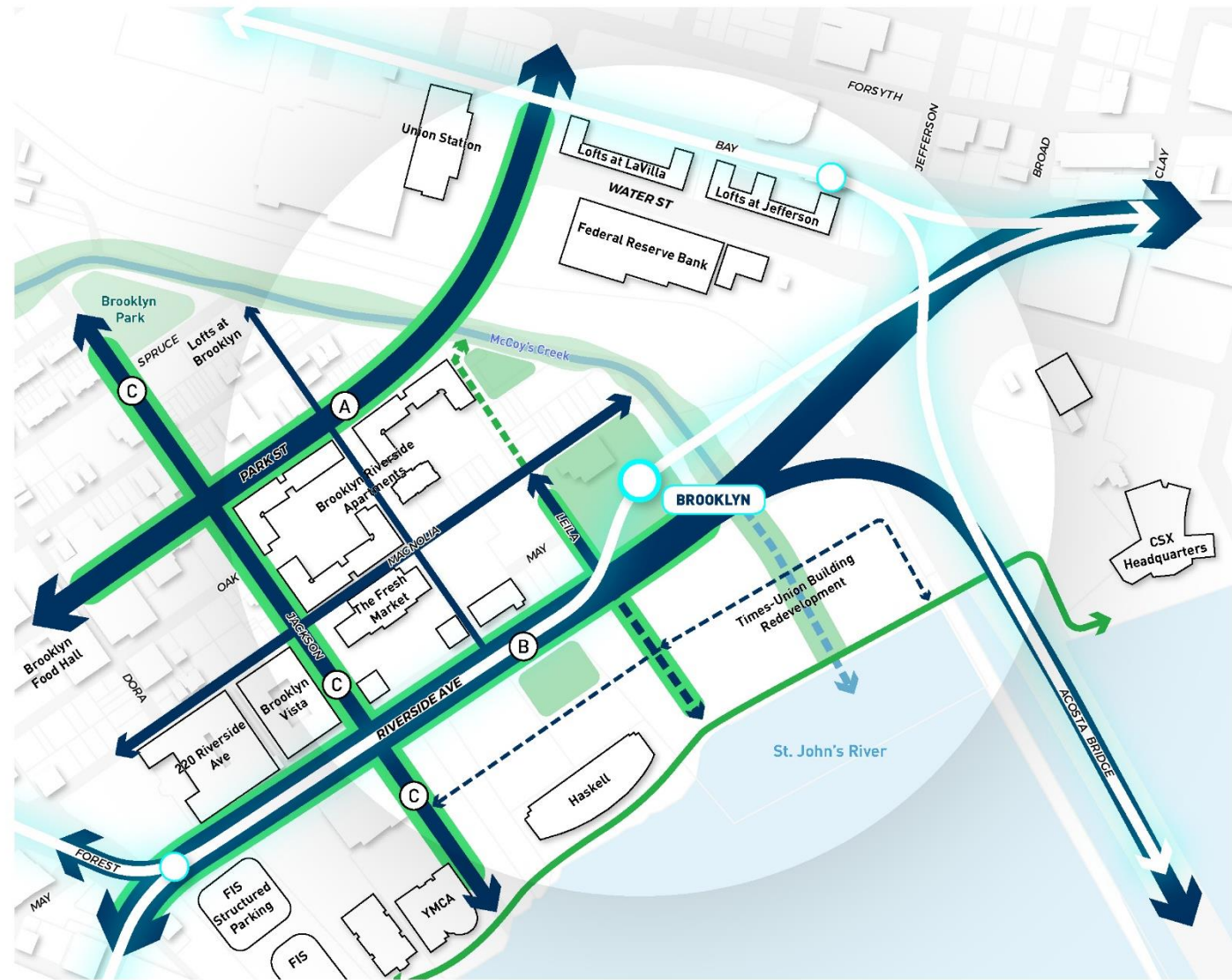
## C – Jackson St.

- Cross street connecting to waterfront + inland to Emerald Trail





# Brooklyn Station: Open Space Network



**A** - Uncover and connect Hogan Creek to the waterfront through the Times Union site.

**B** - Establish safe, accessible connections to Riverwalk waterfront + Emerald Trail

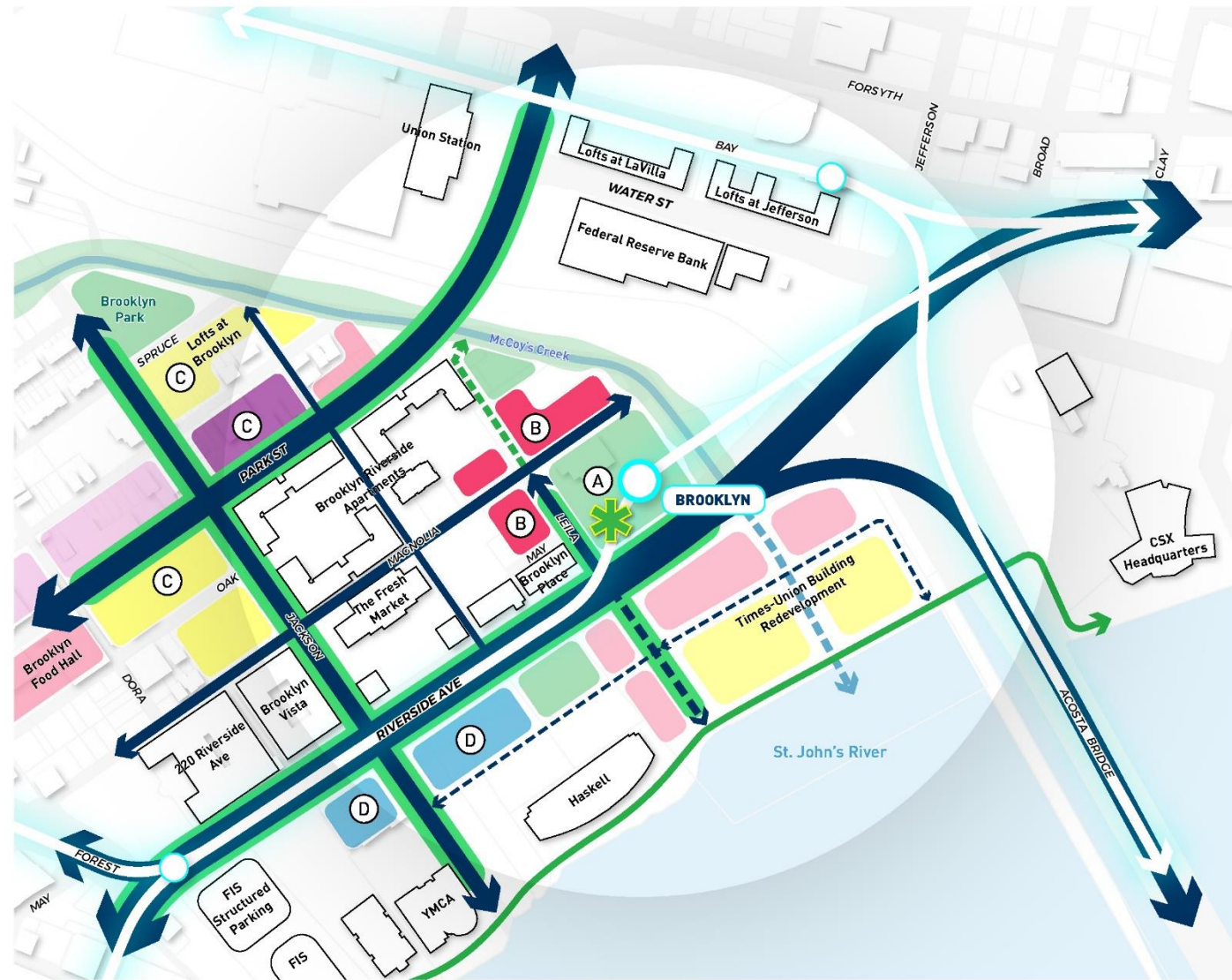
**C** - Implement complete streets, safe bicycle + micro-mobility lanes to improve neighborhood connectivity

### LEGEND

- Proposed Green and Open Space
- Complete Streets









# Brooklyn Station: TOD Framework



- A** – Integrate JTA site with neighborhood
- B** – Create neighborhood node at Leila & Magnolia to connect Brooklyn Station
- C** – Implement affordable housing + mixed-use development along Park St.
- D** – Reinforce Riverside Ave. as active, ped-friendly corridor by transforming surface parking

### LEGEND

|   |                                   |   |                                    |
|---|-----------------------------------|---|------------------------------------|
|  | Mixed-Use Residential - Primary   |  | Creative Industries and Flex Space |
|  | Mixed-Use Residential - Secondary |  | Mixed Use Residential              |
|  | Mixed Use Office                  |  | Pocket Park                        |





# Precedents: Multifamily Residential



**Mixed-Use Residential Development with Activated Ground Floor: The Metro (Los Angeles, CA)**



**Affordable Multi-family Housing: Freight Residences (Denver, CO)**



# Precedents: Adaptive Reuse



Credit: OZ Architecture

**Adaptive Reuse Development and Public Space: Lot 28 (Denver, CO)**



Credit: Tres Birds

**Adaptive Reuse for Food and Beverage Establishments: Sustainability Park (Denver, CO)**





# Precedents: Public Realm Improvements



Credit: Getty Images

**Bike Share Facility for Park Street: Wynwood (Miami, FL)**



Credit: Perkins+Will

**Pocket Park with Seating Amenities: Bowie State University Public Space, (Bowie, MD)**

# FRAMEWORK DISCUSSION

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# Discussion: Brooklyn







# Next Steps



## Public outreach meetings are being held per corridor:

- Tuesday, August 25 at 5:30 PM: Springfield Main St. (2nd - 8th Streets)
- Wednesday, August 26 at 5:30 PM: Shipyards/JRTC/Rosa Parks
- Thursday, August 27 at 5:30 PM: Kings Ave./The District and Brooklyn





# Next Steps



- **Station Area Planning**  
August – October
  - Main Street (2<sup>nd</sup> – 8<sup>th</sup>)
  - JRTC
  - Rosa Parks
  - Shipyards
  - Kings Ave/The District
  - Brooklyn
- **Open House**  
November 2020 (TBD)

Transit-Oriented Development

# Making Spaces Wonderful with TOD



[u2ctod.jtafla.com](http://u2ctod.jtafla.com)





# THANK YOU

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