

# Kings Ave / The District Stations

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Southbank





# Kings Ave / The District: The Vision



Create a new **Mixed-use Multifamily Neighborhood** on vacant and underutilized land that expands and enhances Southbank and leverages the existing King's Avenue and new The District U<sup>2</sup>C Stations





# Kings Ave / The District: Typology



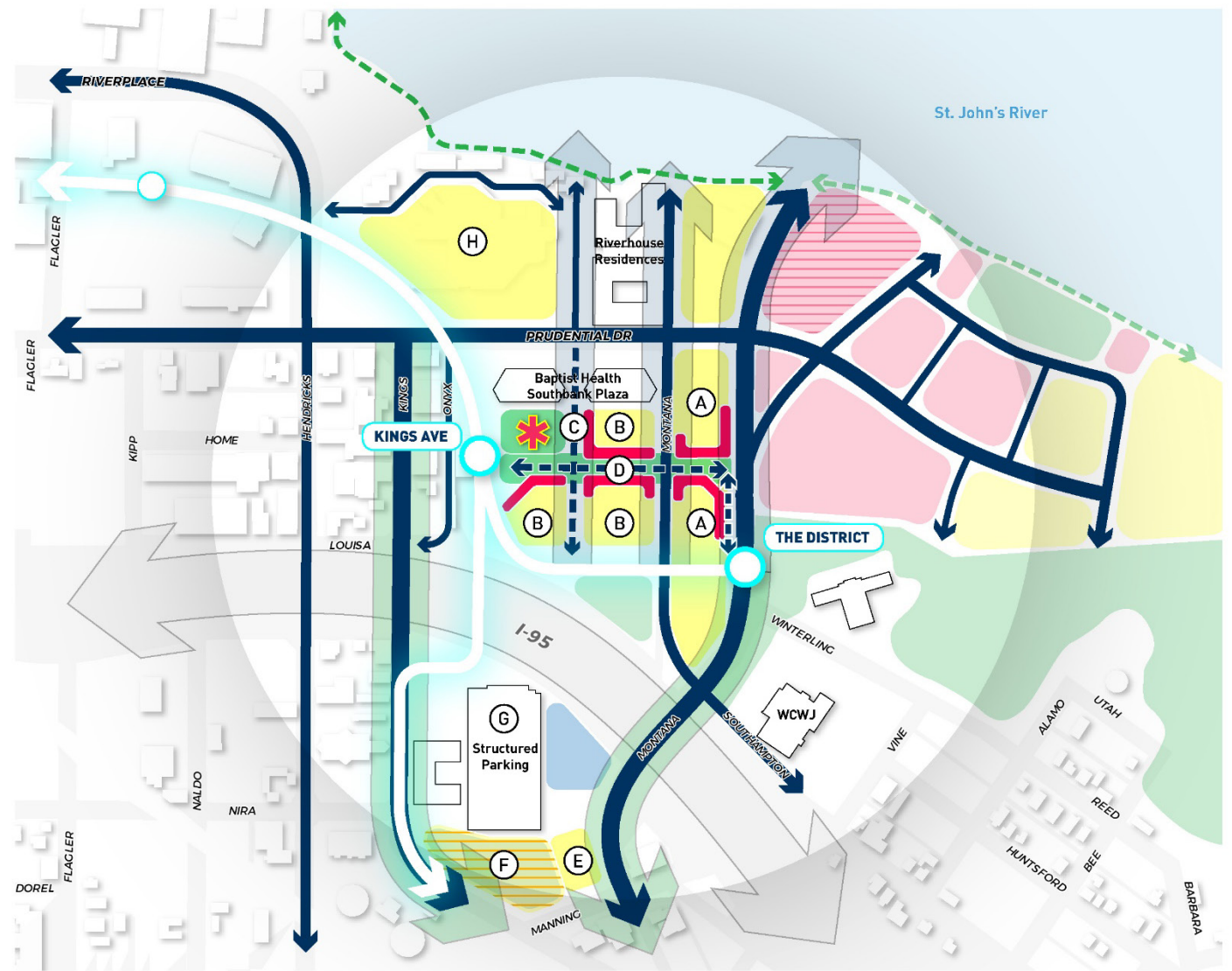
**CORE NEIGHBORHOOD**

**Located in Southbank, these station areas are defined as 'Core Neighborhood: Emerging Multifamily'**





# Kings Ave / The District: Framework Principles



- 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 along Kings Ave. and the District
- 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



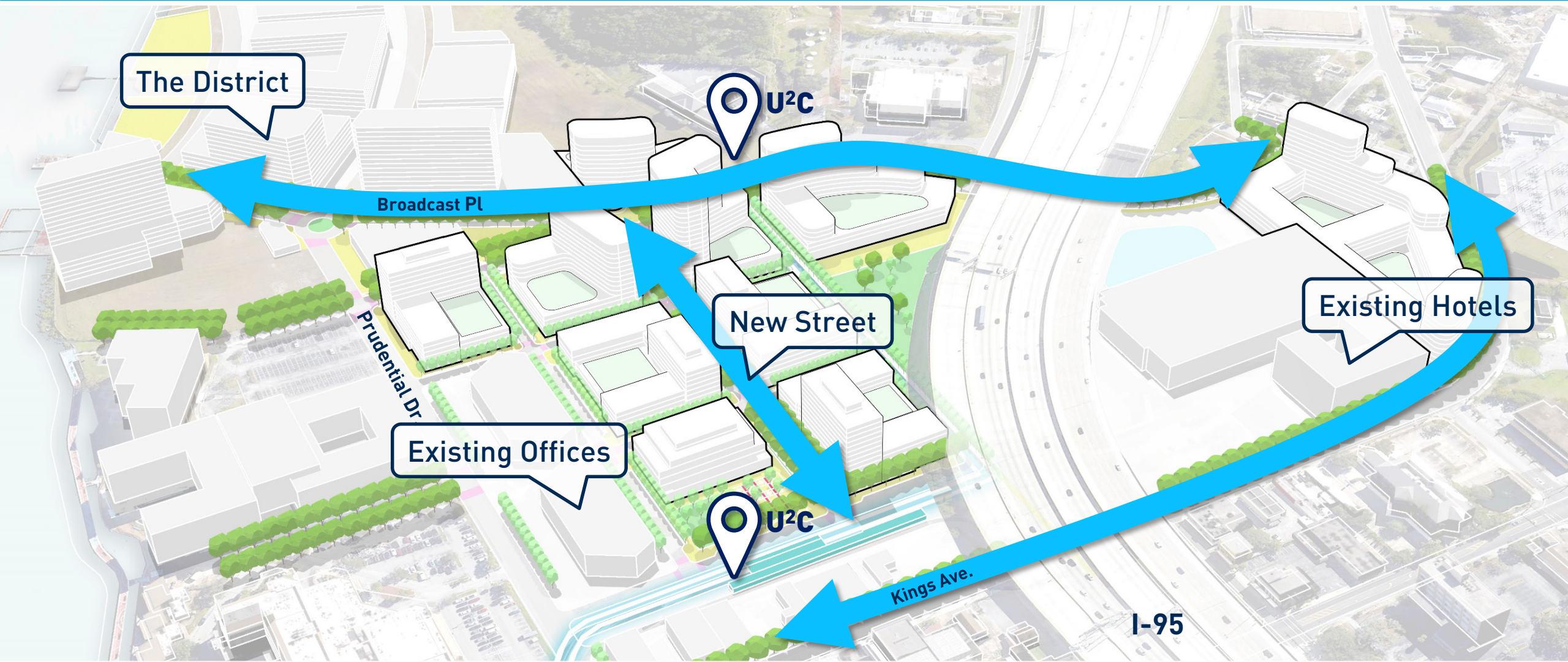
# Kings Ave / The District: Key TOD Strategies







# Key TOD Strategy: Make Connections

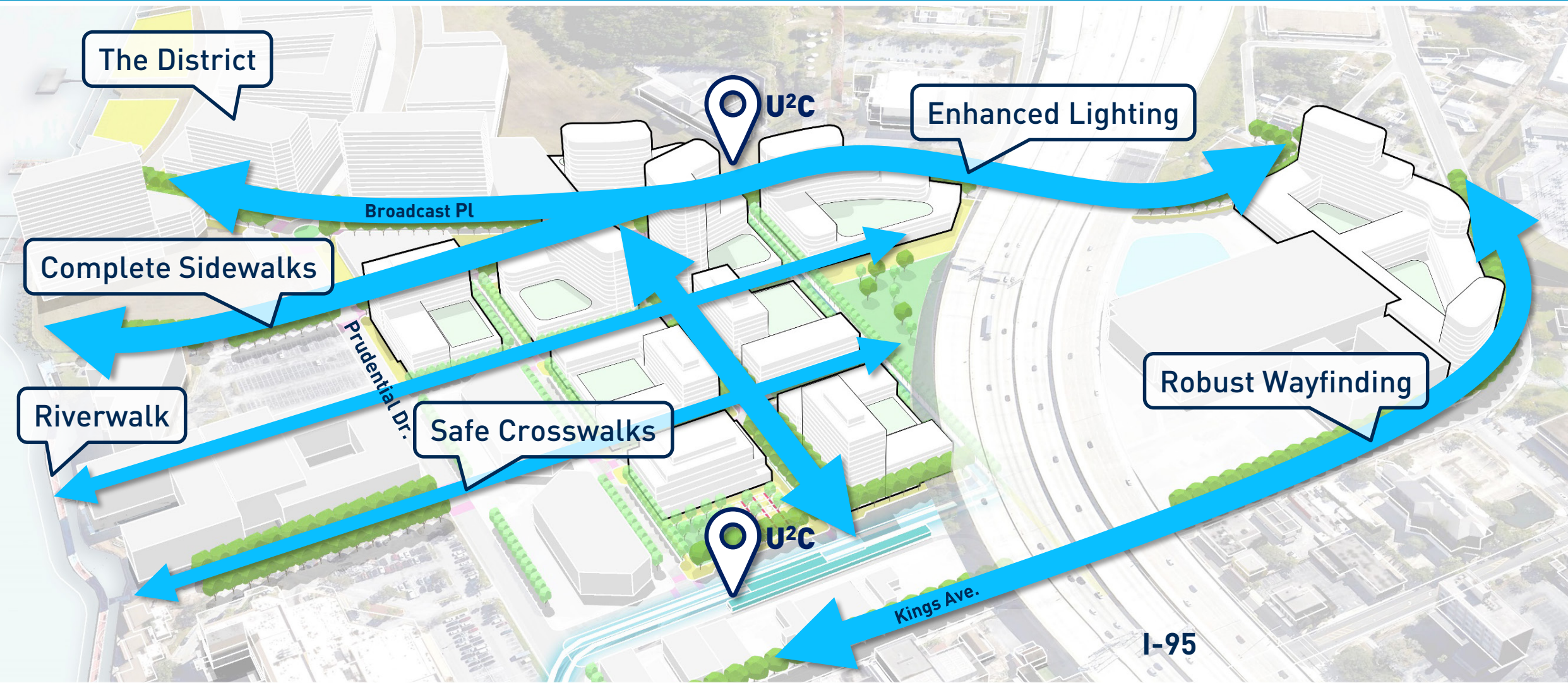


**Montana & Kings Avenues are important north-south connections within the station area. A new east-west street connects stations & clarifies circulation.**





# Key TOD Strategy: Make Connections

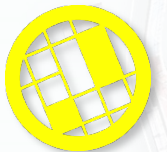
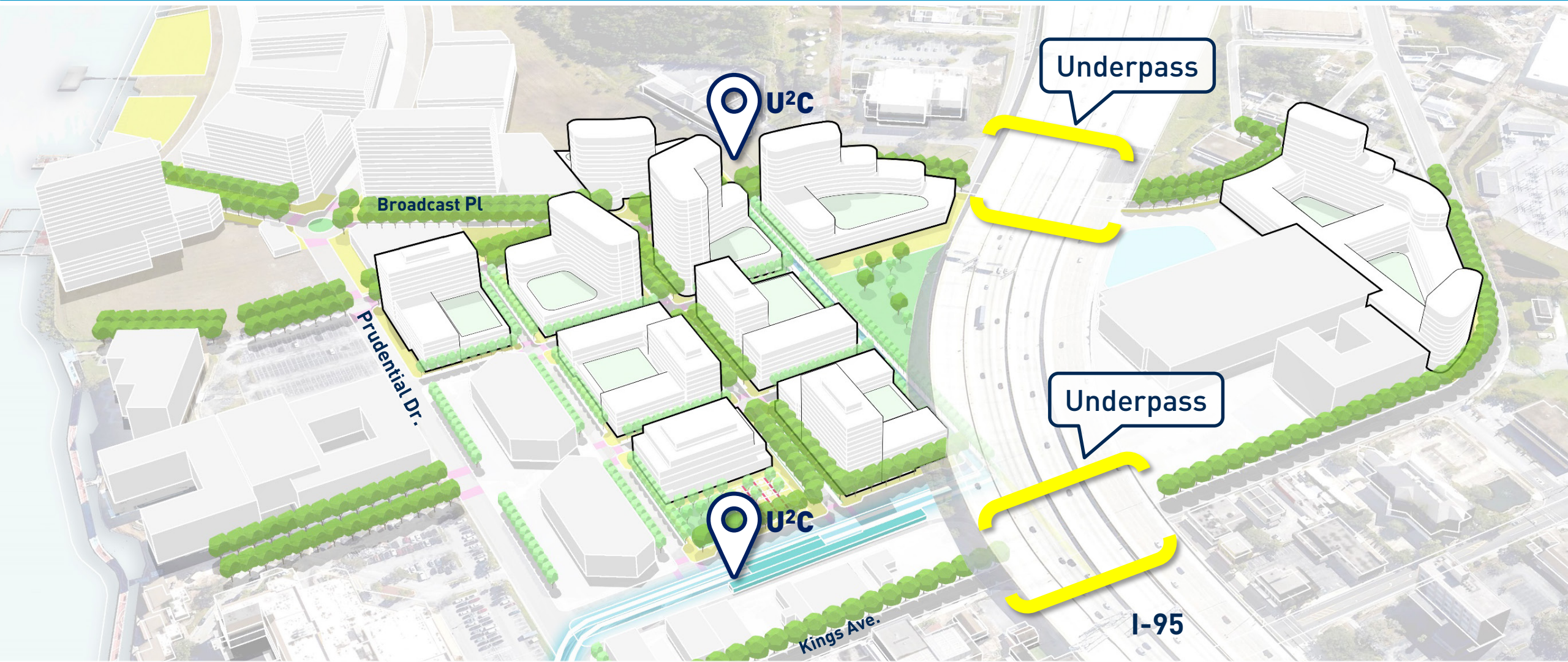


**Complete Street design principles reinforce connections from the station areas to the Riverwalk and St. Johns River and San Marco to the south.**





# Key TOD Strategy: Create Great Spaces

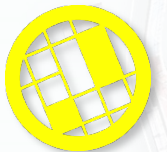
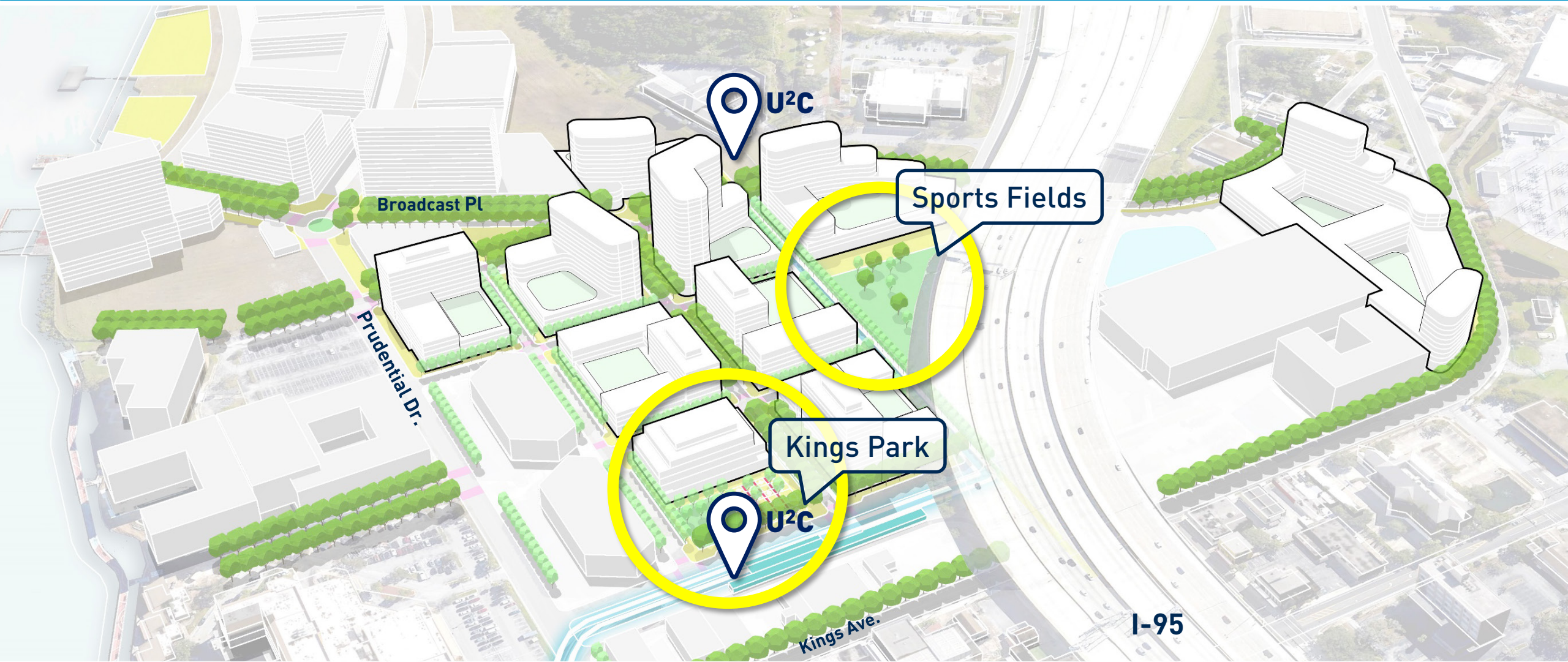


**Urban design solutions like dynamic lighting and artwork should be utilized to enhance the experience of walking or biking beneath I-95.**





# Key TOD Strategy: Create Great Spaces

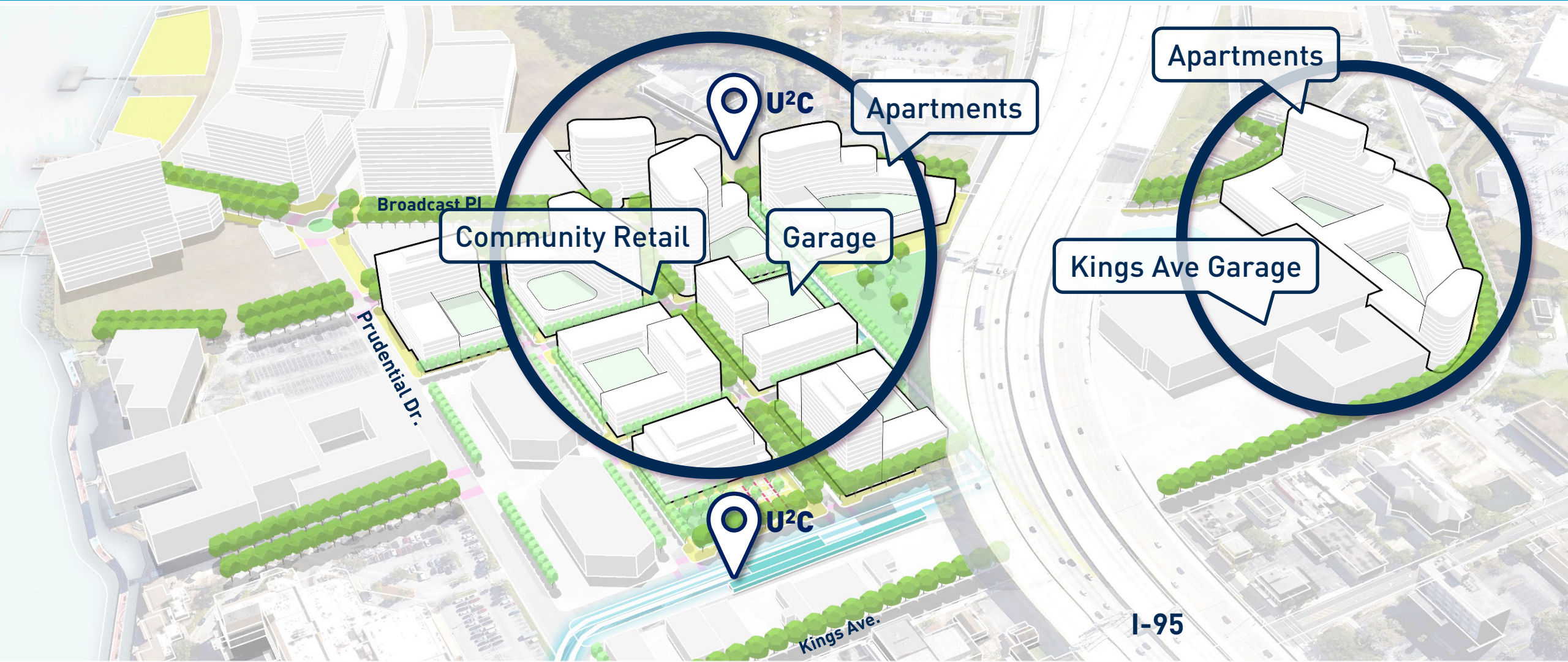


**Sports Fields are a buffer between development and I-95 while a new park at Kings Ave. Station will be a threshold between U<sup>2</sup>C and the neighborhood.**





# Key TOD Strategy: Specify a Mix of Uses

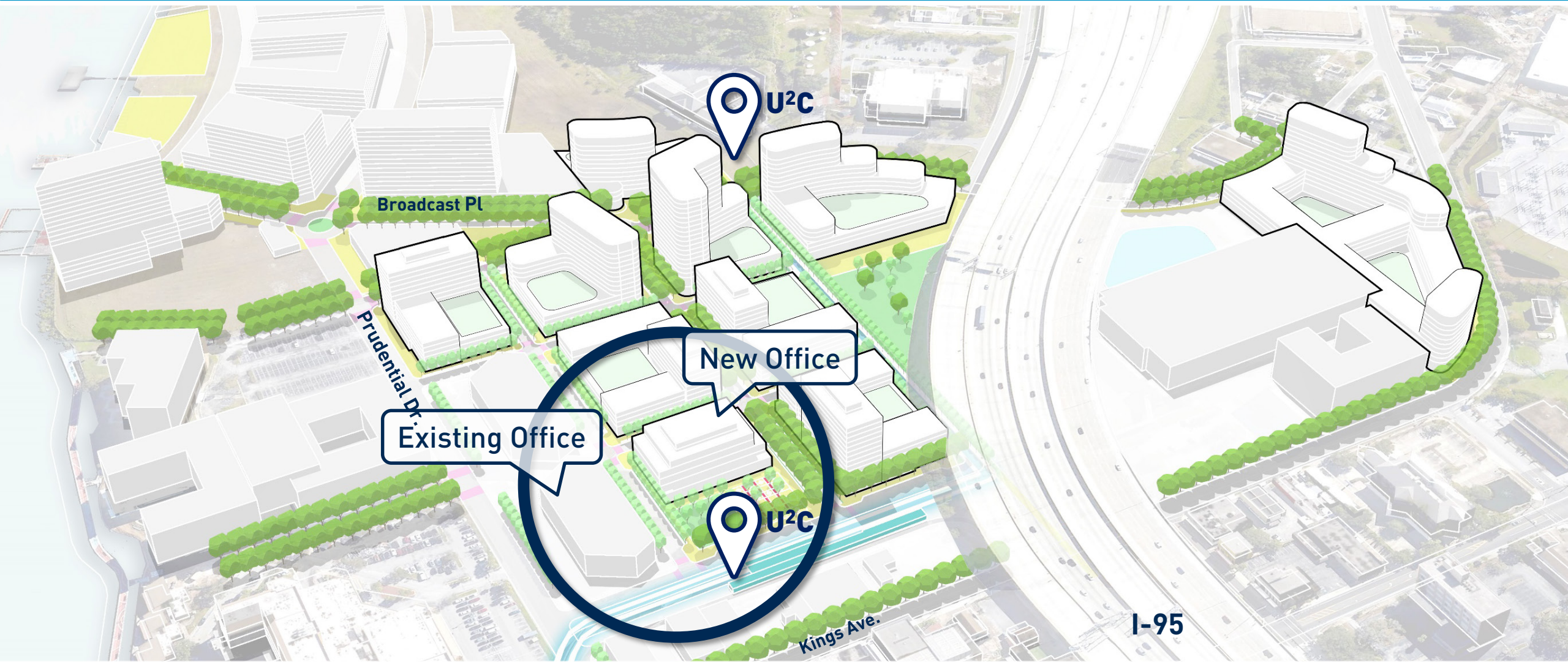


**The new neighborhood consists of market-rate and affordable apartments with ground floor community retail and parking integrated within each block.**





# Key TOD Strategy: Specify a Mix of Uses



**A new office building expands the Baptist Health Southbank Plaza campus and creates an employment node adjacent to U<sup>2</sup>C.**



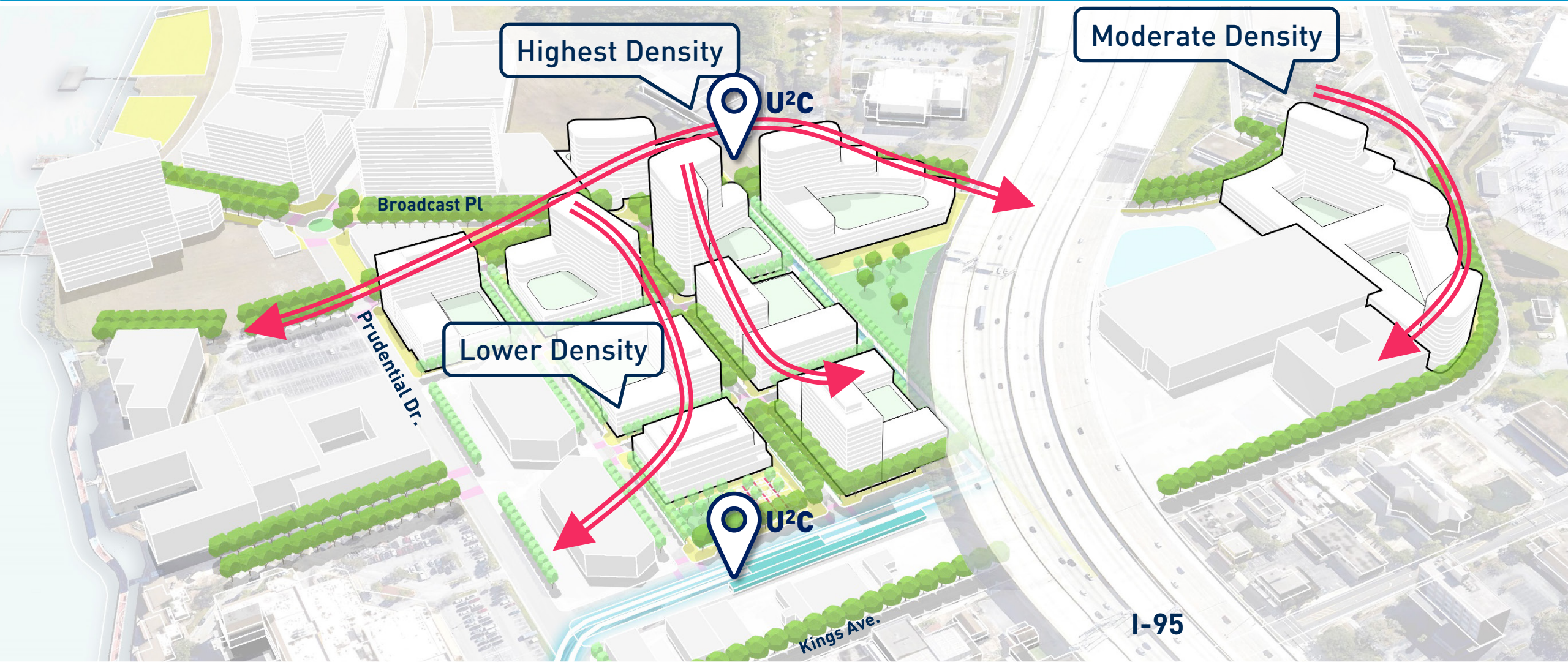


# Create Great Spaces: Kings Park & U<sup>2</sup>C





# Key TOD Strategy: Focus Density

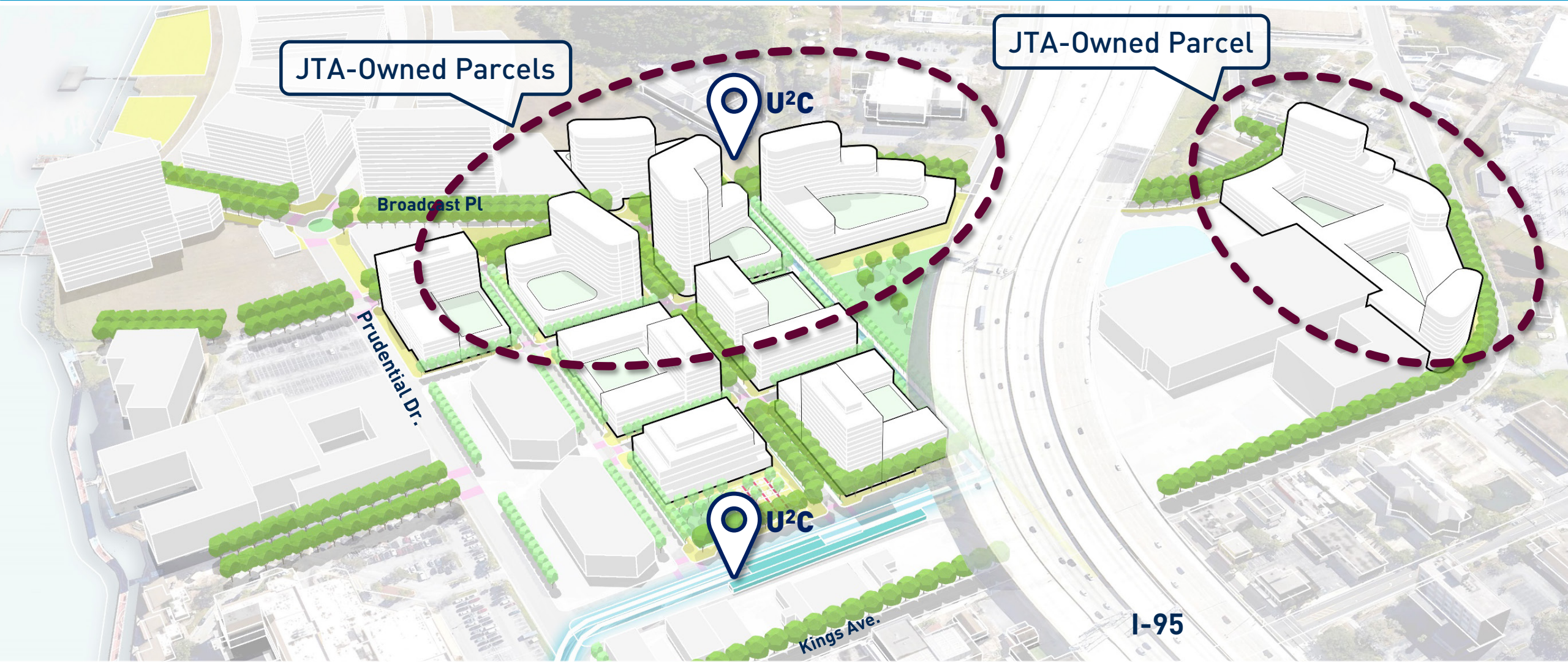


**Taller buildings are located around The District Station and relate to the planned density of the adjacent The District's development.**





# Key TOD Strategy: Identify Opportunities

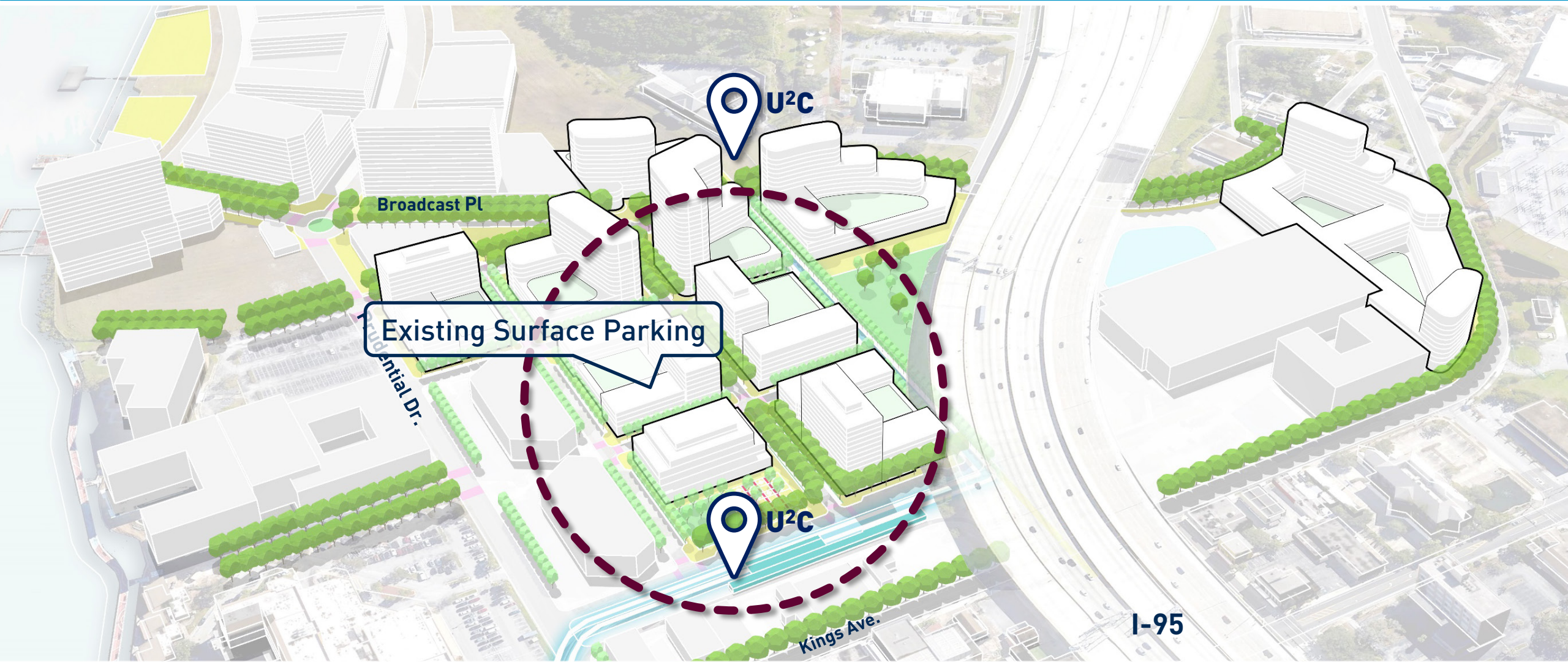


**JTA-owned parcels could be developed first, building upon the momentum of other planned projects and acting as a catalyst for additional development.**





# Key TOD Strategy: Identify Opportunities



**The existing Baptist Health parking lot holds tremendous potential to be reimaged as a key new neighborhood for Southbank and the U<sup>2</sup>C station areas.**