





City of Crescent City Revitalizing the City of Crescent City Core

Final Report Concept and Programmatic Analysis



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New North and South CRA Districts Expansion Overlay Water Management + Sewer Expansion Areas

Introduction and Conceptual Description

The Community Planning Technical Assistance grant was an agreement between the City of Crescent City and the Center for Hydro-generated Urbanism (CHU) at the University of Florida to help the City of Crescent City find creative solutions for fostering a vibrant and healthy community, while protecting the functions of important State resources and facilities.

Scope of Work

a. Identify areas within the CRA with critical needs for water and sewer infrastructure upgrades and expansion; and update projects and goals of the CRA Plan to identify the priority locations and potential financial mechanisms to complete the water and sewer infrastructure improvements.

b. Identify area(s) within the CRA that are best suited for marina development, and update the projects and goals of the CRA Plan to identify these areas and potential financing mechanisms, including the potential for public/private partnerships, to complete the marina projects and objectives.

c. Identify public assets that may be suitable for developing historic-based tourism opportunities and improved connections between the water and the business district; and update projects and goals of the CRA plan to identify these areas, the plan for achieving historic-based tourism opportunities and improved connections between the water and the business district, and potential financing mechanisms to achieve these opportunities and improved connections.

d. Develop a design concept for Central Avenue that addresses parking, utility infrastructure, storm-water, aesthetics including signage, lighting, pedestrian access, vegetation for shade, pervious surfaces and street landscaping, and access to Crescent Lake and Lake Stella. The redesign will link the existing Lake Stella boat ramp and a linear park that includes a multi-use trail and a bird watching pavilion.

e. Consider planning and design for a pedestrian connection between the Marina Park, historical amenities and Central Avenue business area (remnants of the Grantee's former jail and the water wheel at Sunrise Park).

f. Include specific objectives and guidelines for developing the CRA's 2.2-acre property known as the "Miller Property", including identifying target uses and public/private partnerships to facilitate the development.

This first report aims at obtaining feedback from the City regarding the common understanding of the spirit of the proposal. The objectives being revitalization with the focus on the historic and touristic potential of the City of Crescent City.

The main components for this stage are:

1. The restructuring of Central Ave. with consideration of pedestrian traffic and parking strategies. The Avenue should be able to host seasonal commercial events, rain water management, security and shading will be considered.

2. The connection through adequate and sensitive paving of the Central Ave. and the fishing piers sites, as well as the proposed Marina Park. These enhanced pedestrian connection will reach the Eva Lyon Park and Stella Lake trail.

3. A proposal for the Fishing Pier will incorporate the inclusion of Portable restrooms for the public within a added commercial venue for the users.

4. The proposal will study the landscape development of the Marina Park designing a trail that links the historical artifacts and the waterfront imaging new observations Look Out and Fishing/Pavilion, that can become a destination.

5. The Miller property building guidelines will feature the possibility of a three level traditional Hotel and restaurant or event space with a commercial gallery.

6. The proposal indicates the expansion of the existing CRA to incorporate potential conditions to allow future development.

Aerial Images Regional + Local





Figure 2. City of Crescent City - close up

Photographic Documentation Attractions + Present Conditions



Figure 3.Water Tower Figure 4. Waterfront Lake Crescent





Figure 5. Three Bananas - Popular Restaurant/Bar Figure 6. Waterfront - Lake Crescent





Figure 7 Sprague House





Figure 8. Historic Grove Hall Hotel Postcard - Crescent City Figure 9. Eva Lyon Park



Central Avenue Design Concept Proposal

CENTRAL AVENUE

Central Avenue would be restructure to better accomodate pedestrian and parking while restoring its historic character. The redesign of Central Avenue aims to promote pedestrian activities and commercial development, both permanent and temporary. The design incorporates pedestrian traffic enhancement to Lake Stella, Eva Lyon Park, Crescen Lake Waterfront, and the Marina at Sunrise Park. This proposal contains parking, new paving surfaces, urban equipment, and lighting provisions. It would be pedestrianly connected to the marina park. The team developed concepts for the fishing pier area with addition of facilities and storage to support visitors activities.

The paving of sidewalks and streets between Lake Stella and Lake Crescent will recall Main Street renovations of historic Florida Towns as exemplified by the Towns of Alachua, Fernandina Beach, and Cedar Key.

For the "Miller Property" at the southeast corner of Summit St. and Central Ave., the team developed a hotel-retail concept that will perform as an iconic attractor to identify the water-front assets. It would contain a covered walkway that will invite the visitors to Central Ave.

Along Central, in the western part between US-17 and Lake Stella, additional parking will support the Lake Stella walking trail.

Recommendations

Sidewalks should incorporate ADA requirements into the design.

Historic sidewalks should be preserved. New sidewalks should be adapted to retain the character of the historic heritage of the street.

Waterfront redesign shall encompass elements from Central Ave. revitalization such as vegetation and pavers as a unified design proposal.

Landscaping will soften the hard edges of buildings, sidewalks and curbs. Trees would provide shade and aesthetics to the place. A proposed revival of historic facades and beautification of Central Avenue should be considered.

Street Design Case Studies - Fernandina



Figure 10 + 11. Downtown Fernandina Beach



Street Design Case Studies - Fernandina Beach Market Days + Street Treatments



Figure 12 + 13. Downtown Fernandina Beach



A Market area proposal could be a attractor for public events and special gatherings.

Calendar of Events can identify vendors, venues and opportunities as revenue for the City and the business of the area. The City will benefit from iconic series of events that will characterized the city and create a reputation for visitors and locals.



Vacant spaces within Central Ave. can be improved through the addition of small parks with landscape treatments and benches. A great example is the area located in front of the school, a great opportunity for an architectural + natural pause within the street design.

Water features, benches and landscape will help on the treatment of these areas.



Figure 14 - 16. Downtown Fernandina Beach



Facade treatment programs and business incentives will aid on the revitalization of the commercial area.







Existing concrete sidewalk can be reused and combine with various paver systems that will allow rain water to percolate back into the ground and away from street and walkways.

Diagonal parking will increase availability and capacity of parking spaces for future events



Street Design Case Studies - Alachua



Figure 24 - 30. Downtown Alachua

Street Design Examples - Signage







Attractive, interactive and vivid signage will aid visitors and indicate them where attractions and events take place.

Trail maps indicators, street signage and history blurbs will inform and educate the public about the community.

Street Design Examples - Lighting





Vintage lighting treatments should embrace the historic character of the City and perform efficiently illuminating the street and providing safety.

Use of the City's Natural Gas operation to create a "Gas Light" district is also a possible consideration.

An additional recommendation is LED lighthing.

Figure 31 - 36. Lighting Examples











Areas of Intervention

The proposal focuses on the identification of three main areas for development, job opportunities and landscape enhancement.





- - Identified Areas for Historic-based Tourism Opprtunities
- 🗕 🗕 🗕 Identified Area for a New Landscape Enhancement Feature
- – Identified Area for Marina Development

Master Plan Proposal

The proposed plan aims to re surface Central Ave. as a unified artery that connects Lake Crescent with Lake Stella, while controlling traffic flow and pedestrian circulation.







Traffic Scheme

The plan identifies the various traffic patterns proposed to create a safer and more efficient environment for pedestrians and vehicles.





- Incoming Marina Traffic Outgoing Marina Traffic Pedestrian Traffic



Figure Source: National Association of City Transportation Officials www.nacto.org



Deck areas will provide a space for outdoor cafe and/or places for market stalls.



Parklets are public seating platforms that convert curbside parking spaces into vibrant community spaces. Also known as street seats or curbside seating, parklets are the product of a partnership between the city and local businesses, residents, or neighborhood associations.

Street Design Strategies

Bio Swales for Street Water Runoff + Street Paving



Curb extensions visually and physically narrow the roadway width, creating safer and shorter crossings for pedestrians and providing traffic calming on low-speed neighborhood streets and commercial corridors. The available space generated by curb extensions can be used for bio-retention, plantings, street furniture, benches, and street trees.

Figure 43 - 47. Street Design Examples









Curb extensions can be applied at the mouth of an intersection. When installed at the entrance to a residential or low speed street, a curb extension is referred to as a "gateway" treatment and is intended to mark the transition to a slower speed street.

Curb extensions could be applied at mid block to slow traffic speeds and add public space, as a traffic calming treatment.

Street Design Strategies

Street Racks for Street Water Runoff: to reduce water speed









Figure 48 - 50. Street Rack Samples Figure 51. Rain Garden System Section



Street racks are recommended to be located aside crosswalks and perpendicular to streets to aid reduce run off street water speed into the Lakes. At the same time, water will be clean off pollutants by the rain gardens before it reaches the Lakes.

Central Avenue Envisioning the Future




Fishing Pier

Public Facilities



Public Facilities are recommended for the existing fishing pier's parking area for the projected increased commercial and tourism activities by replacing the existing portable bathrooms or by building a permanent facility.



Figure 52. Portable Bathroom Facility Example

Moonrise Pavilion

Lookout Alternatives



Option 2







Moonrise Pavilion Option 1 Vision



The Moonrise Pavilion will anchor Central Avenue as a destination point where visitors will gather for moon and stars gazing events, Cape Canaveral launchings, as well as fireworks or just as a new waterfont amenity that connects the visitor to Central Ave., Lake Crescent alluring landscapes and the Marina Park trail to the south.

The proposed pavilion will create an iconic gathering space that will characterized the City as a place to go increasing business activity and jobs for the area.



Marina at Margary Neal Nelson Sunrise Park

Design Concept Proposal: Broadwalk

MARINA PARK

Provide pedestrian experience adjacent to the marina through a boardwalk and a Look Out into Crescent Lake. This pedestrian link will include the historical remanence of the prison cells and the waterworks of the area, as they are of historic value. For this marina area we will provide a trailer preference connection access, as well as car and pedestrian accesses. The objective of this project is to enhance the park as an attraction point for visitors and users, and provide parking for boat trailers and vehicles. A support building for the marina is recommended, with restrooms, boat and trailer fuel, and marine supplies with a pedestrian connection with Central Ave.

The Look Out and historic remanence could be an opportunity for naming.







The boardwalk incorporates the existing right of way area that the City owns as a gateway to the waterfront connecting with the old jail and the old water wheel station as an historic trail for visitors and locals.

Future Design Strategies

Lake Stella Proposal Ideas



Lake Stella holds the potential to be an attractive gathering space for playground, fitness, and resting areas along the trail. The boat ramp and the 0.5 mile linear park that leads to Dexter Beach also has naming opportunities.







Figure 53. Children Playground Example Figure 54. Adult Fitness Examples





Miller Property Guidelines Proposal

THE MILLER PROPERTY

For the Miller Property the team developed a concept that recalls the Historic prescedent of the Grove Hall Hotel, taking into consideration other Historic Florida Hotels like the Island Hotel in Cedar Key.

A generous covered promenade will shade sidewalks by the commercial arcade, the hotel lobby and the restaurant or event room concept. Surrounding varandas will allow lake views from the hotel rooms located in the second and third floor. The hotel would include private parking, a pool and other amenities.

It could contain 36 rooms and would accommodate parking for 44 cars. Additionally the building may contain in its volume, two fully equipped apartments or long term stay suites.





Historic Architectural Examples

Island Hotel - Cedar Key



The Island Hotel in Cedar Key is a great example of historic preservation and delicious cuisine, aspects present in Crescent City to be exploited.





Varandas could be overlooking Central Avenue and providing stunning views of Lake Stella and Lake Crescent.

Figure 55 - 58. Island Hotel - Cedar Key



Miller Property Schematic Floor Plans



Miller Hotel: Ground Floor



Miller Property

Schematic Floor Plans



Historic Preservation Guidelines

The City should review its current Land Development Code Provisions to make certain their property address the goals and objectives of historic preservation and maintain the historic character in new construction.

SOME SAMPLE OF URBAN DESIGN GUIDELINES include:

1. Ground Surfaces:

Historic sidewalks, driveways, planting patterns, and grades should be preserved. If replacements or new elements are required, patterns of placement and material should be retained.

1. Follow guidelines for masonry to retain and maintain historic placement, materials, and design for ground surface elements like walkways and drives.

2. Keep landscaping maintained so that vegetation does not cause damage to masonry features.

3. Maintain compatibility between private ground materials like walkways and drives and public materials like sidewalks.

4. Traditional materials such as brick paver, gravel, and concrete are recommended for new ground surfaces. Patterned concrete and permeable concrete are also acceptable and preferred over asphalt. Concrete ribbons, versus complete coverage of a driveway area, were commonly used. Their design is traditional and also decreases the amount of water run-off.

2. Signage

1. Use historic materials like finished wood, glass, iron, copper, or bronze for modern signs in a residential area, or modern materials that replicate them.

2. Use small signs with proportions that complement those of the building. Home- occupation signs may have a maximum sign area of one square feet per the LDC.

3. Simple designs and content are most effective and least intrusive. Use no more than three colors that complement the building.

4. Install signs in locations historically used for signs like on awnings, inside windows, projecting from the building facade, or standing in the yard. Do not obscure architectural features. Anchor mounting equipment in mortar, not bricks or stones.

5. Use only goose-neck lamps or concealed lighting sources.

6. Use no more than two signs per building, not counting window or easel type signs.

3. Street Lighting

1. Retain and maintain historic light fixtures. The existing street lamp fixtures in the downtown area are an appropriate design that should continue to be used for future installation.

2. Repair deteriorated or damaged historic light fixtures using methods that allow them to retain their historic appearance.

3. When replacement of missing or severely damaged historic light fixtures is necessary, select designs that replicate the originals or other historic examples in appearance and materials

4. Ensure that light fixtures do not damage or obscure architectural features or other building elements.

ARCHITECTURAL DESIGN GUIDELINES

1. COMMERCIAL BUILDINGS

- 1.1. Commercial and Public Building Types
- 1.2. Guidelines for Commercial Buildings

Architectural Details

Awnings

Brick/Masonry

Cast Iron/Metal Entrances and Doors Fire Escapes

Gutters and Downspouts

Lighting

Paint

Roofs

Signs

Storefronts

Windows

- 1.3. Guidelines for New Construction
 - ADA Compliance and Accessibility Ramps Additions Infill Buildings

Decks

Street scape Elements

Parking Lots

Walkways

Utilities and Energy Retrofitting

2. RESIDENTIAL BUILDINGS

- 2.1. Residential Architectural Styles
- 2.1. Guidelines for Residential Buildings

Architectural Details

Awnings

Chimneys

Entrances and Doors

Foundations

Lighting

Paint

Porches

- Porch Stairs and Railings
- Roofs

Siding

Windows

Wood

2.3. Guidelines for Site Features

- Fences and Walls Ground Surfaces Outbuildings Utilities and Energy Retrofitting Signs
- 2.4. Guidelines for New Additions

New Additions Decks Accessibility Ramps

2.5. Guidelines for New Construction

3. GUIDELINES FOR MOVING BUILDINGS, DEMOLITION

3.1. NON-CONTRIBUTING BUILDINGS

CRA New North and South CRA Districts



CRA Expansion Overlay

The impetus of creating the North and South CRA's is to provide a plan and a mechanism for much needed infrstructure that will influence quality infill development for the more than 125 years of vacant land in these areas.



Legend

Existing CRA

CRA Water Management + Sewer Expansion Areas



Legend

Require Infrastructure