

**Outline – First Phase Submittal**

- See Draft LDC Language from 8/1/15

\*Any portion of LDC referencing zoning districts will need to address MU-2

**Updated Small Area Plan Outline**

*(use Lenoir, NC Small Area Plan as example – good use of maps, photos, etc.)*

Part I – Introduction

Background and Summary

- Discuss history of 8<sup>th</sup> Street
- Evolution of 8<sup>th</sup> Street over time and discussions about improvement
- Two jurisdictions – City and County from Bridge to Downtown
- Existing 8<sup>th</sup> Street land use/zoning
- Land Development Code and Economic Development Working Group
  - Established small area as including part of 7<sup>th</sup> Street and 9<sup>th</sup> Street (include map of area)
- 8<sup>th</sup> Street Streetscape and Improvement Group
- PAB 8<sup>th</sup> Street Subcommittee

Public Participation and Community Involvement

- Public workshops TBD
  - Visual preference surveys
- LDCED
  - Meetings, Surveys, Viewpoints in Newspaper
- 8<sup>th</sup> Street Streetscape and Improvement Group
  - Walkabout
- PAB 8<sup>th</sup> Street Subcom
  - Meetings

Part II – Goals

- From group meetings, public input, and surveys, key elements for 8<sup>th</sup> Street identified:
  - Vibrant, welcoming, inviting gateway to Fernandina/Downtown
  - Increased landscaping/streetscaping (including lighting and signs)
  - Bike Friendly options (bicycle racks, pathway)
  - Public open space or green space
  - Cohesive theme and vision - gateway
  - Fewer trucks
- Recommendations for improvement to help accomplish these elements include:
  - Streetscape

**Outlines for Discussion**  
**PAB 8<sup>th</sup> Street Subcommittee**  
**Updated 8.1.2015**

- Land Use and Zoning – Introducing Residential
- Parking and Traffic Flow
- Establishing an Identity
- Code Enforcement/Appearance

Part III –Recommendations

Streetscape

- Background – FDOT road, but 7<sup>th</sup> and 9<sup>th</sup> and side streets are City
  - FDOT preparing for resurfacing of 8<sup>th</sup> Street
  - Opportunity to get involved now
  - Also consider stormwater – area of treatment improvement identified by SJRWMD
- Easement idea for landscaping (or setback)
- Roadway improvements – medians, change at Lime and 8<sup>th</sup> intersection, crosswalks
- Undergrounding utilities (FPU poles)
- Trucks – discuss research into this and reality that they are not going anywhere
- Wayfinding – cohesive with City and downtown
- Sidewalks needed on side streets and 7<sup>th</sup> and 9<sup>th</sup> where they don't exist

Land Use and Zoning

- Inhibitor to development on 8<sup>th</sup> street – lack of density
- Creation of a mixed-use area
- MU-2 FLUM and Zoning
- Why boundaries were chosen – follow existing changes in zoning from 7<sup>th</sup> to 9<sup>th</sup> Streets
- Zoning – all items to address in LDC related to MU-2
- Incentives – Density and Height Bonuses

Parking and Traffic Flow

- Major constraint for development on 8<sup>th</sup>
- Parking on side streets east of 8<sup>th</sup> (between 8<sup>th</sup> and 9<sup>th</sup>) in ROW
- One way side streets east of 8<sup>th</sup> possibility
- Reducing driveway cuts on 8<sup>th</sup> Street (maybe – needs incentives)
- City purchasing property to provide parking possibility

Establishing an Identity

- Branding/Marketing – Gateway
- Banners on light poles
- New entryway at 8<sup>th</sup> and Lime Street
- 8<sup>th</sup> Street Owners/Business Association

**Outlines for Discussion**  
**PAB 8<sup>th</sup> Street Subcommittee**  
**Updated 8.1.2015**

Code Enforcement/Appearance

- Proactive Code Enforcement
- Incentives for existing property owners to improve facades
  - Façade improvement grants - City \$
  - Volunteer group to help with improvements
- Most improved or enhancement awards program

Part IV – Implementation

Zoning Changes and ordinance amendments

Enforcement of existing ordinances

Public investment

- Incentives – 6’ easement on landscape setback, close driveways
- Façade grants
- Parking lot

Private investment

Partnerships

- TDC – statistic that 74% of visitors came downtown first

**Outline – Second Phase**

- Density Bonus
  - Up to 25-30 units
- Height Bonus
  - Up to 55’ in designated locations

Bonus to be based on:

- workforce housing percentages TBD
- donation of 6’ easement to City along 8<sup>th</sup> Street
  - Question: to work, this program would need to get started before redevelopment. How would the City seek donation from existing property owners? What would their incentive be?
- Design Standards
  - Needed to address height – step back on higher floors?
  - Massing/Scale, etc. – See handout on design considerations from July 2 PAB Subcom meeting