

# Newtown CRA Advisory Board July 10, 2014 Form-Based Code Newtown Catalyst Plan

# Last CRAAB Board Visit – January 9, 2014

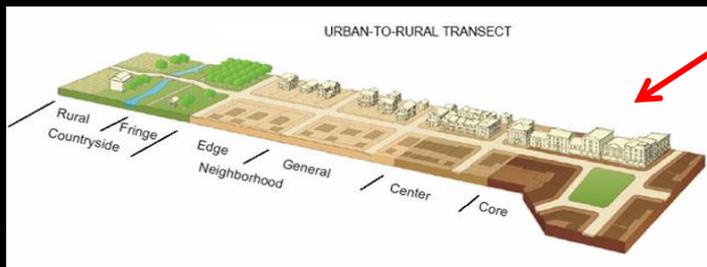


# Presented Overview

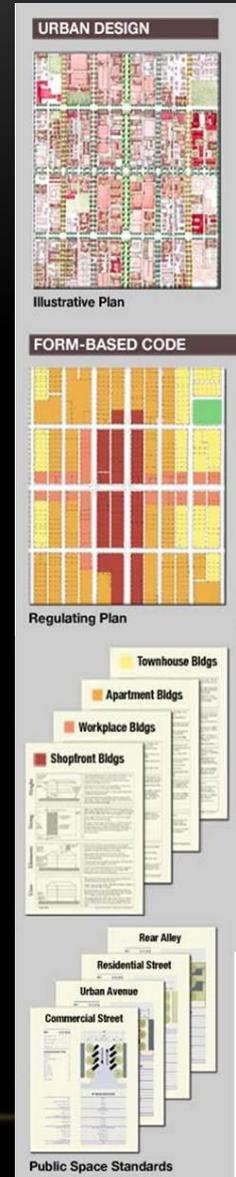
The Urban Design Studio (UDS) is a newly created department in the City of Sarasota. The City Commission established this Department to work with Citizens and stakeholders to create a city-wide form-based code to replace the City's current zoning code. A form-based code (FBC) and its districts are different than conventional zoning.

Conventional zoning designates permitted uses of land based on mapped zones which separate one set of land uses from another, and while it separates uses it is difficult to determine what the built environment or community will look like upon build out.

The form-based code system replaces conventional separated-use zoning that has encouraged a car-dependent culture and land-consuming sprawl. The Transect Zones instead provide the basis for real neighborhood structure, which requires walkable streets, mixed use, transportation options, and housing diversity. The T-zones vary by the ratio and level of intensity of their natural, built, and social components. They may be coordinated to all scales of planning, from the region through the community scale down to the individual lot and building, but the new zoning itself is applied at the community (municipal) scale.



The T-zones are intended to be balanced within a neighborhood structure based on pedestrian sheds (walksheds), so that residents may walk to different habitats, such as a main street, civic space, or park land.



# Original Catalyst Plan Boundaries



Aerial



Existing Figure Ground

Building Footprints



# PLAN & PROJECT REVIEW

## Newtown Community Redevelopment Area Plan



## Newtown Storefront Program Project Map



### Storefront Grant Program: Approved Projects

Map #	Business Name	Address
1	Mason's Grocery	1993 Dr Martin Luther King Jr Way
2	Town Hall Restaurant	1970 Dr Martin Luther King Jr Way
3	Newtown Social Club	1958 Dr Martin Luther King Jr Way
4	Bonheur Lancer Soap Plaza	1910 Dr Martin Luther King Jr Way
5	Dollar Dynasty	1927 Dr Martin Luther King Jr Way
6	Phat Heads	1818 Dr Martin Luther King Jr Way
7	King's Meats & Deli	1810 Dr Martin Luther King Jr Way
8	PHOC	1751 Dr Martin Luther King Jr Way
9	Angel's Food with Soul	1513 Dr Martin Luther King Jr Way
10	Beautiful Children of All Colors	2700 Loon Ave
11	Express Grocery	1417 Dr Martin Luther King Jr Way
12	Super Mart Loudonmatt	1046 Colleton Dr
13	Club Manhattan	2025 Dr Martin Luther King Jr Way
14	Star Mini Mart	2950 N Washington Blvd
15	Urban Auto Sales, Inc	2500 N Washington Blvd

Yellow square icon: Storefront Projects



Prepared by:  
Department of Neighborhood &  
Development Services, May 28, 2009



# PUBLIC PARTICIPATION MARCH 21<sup>ST</sup> & 22<sup>ND</sup>



Urban Design Studio  
Newtown Catalyst Plan  
Public Participation Events  
Friday March 21<sup>st</sup> & Saturday March 22<sup>nd</sup>  
Newtown Redevelopment Office  
1782 Dr. Martin Luther King Jr. Way

## Schedule of Events

### Friday March 21<sup>st</sup>

9:00 a.m. Coffee & Pastry.

9:15am -10: 30am Business Session - Issues and Retail Opportunities within the Catalyst Area.

10:15am -10:30am Break.

10:30am – 12:00pm Discussion Housing, MLK Context Sensitive Roadway Design & sustainable landscape principles.

12:15pm - 1:15pm Brown Bag Lunch at Fredd Atkins Park – Bring your lunch & join us in the Park

1:30pm - 3:30pm Walking audit of Marian Anderson Brownfield and the surrounding properties.

### Saturday March 22<sup>nd</sup>

9:00 a.m. - 12:00 p.m. Working Session at the Newtown Redevelopment Office

For information call Kim DeNais at:  
365-2200 ext.4147



# INFILL BLOCK ANALYSIS



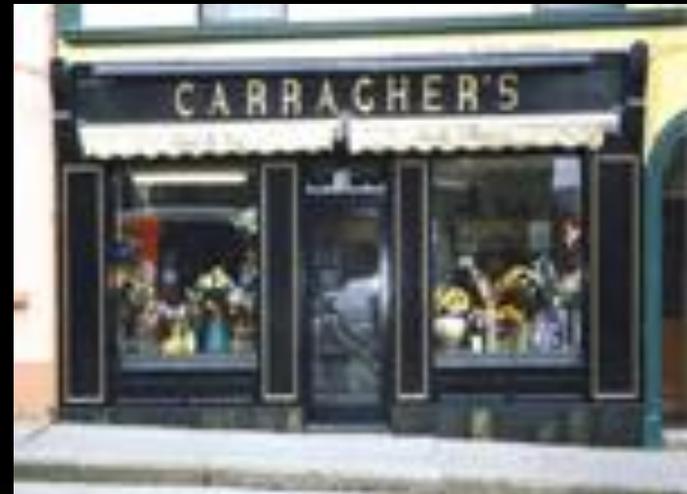
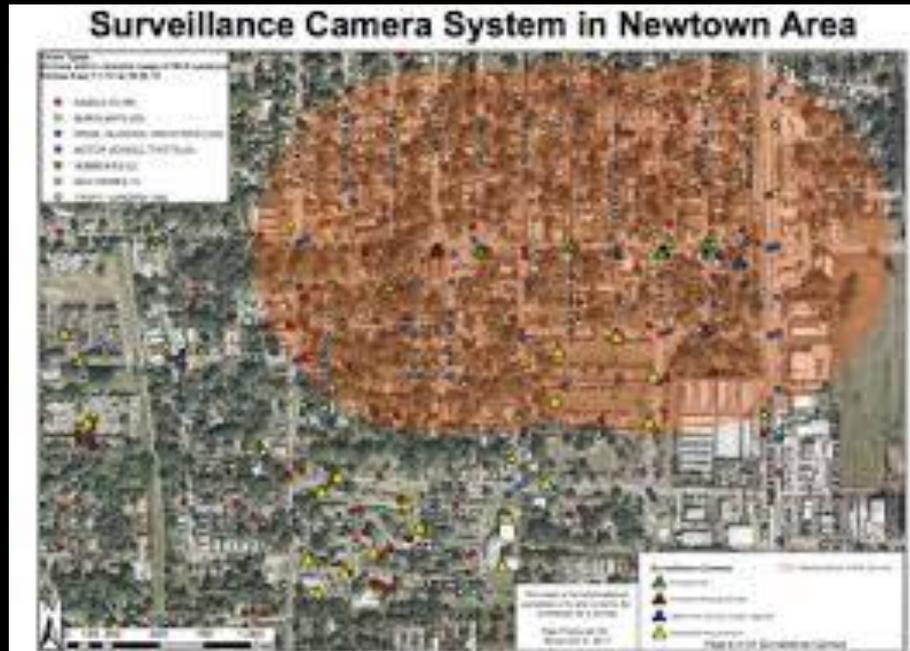
# WALKING AUDITS



# NO EYES ON THE STREET



# CAMERA V. NATURAL SURVEILLANCE



# VACANT LOTS & PARKING LOTS POOR MAIN STREET CONDITION

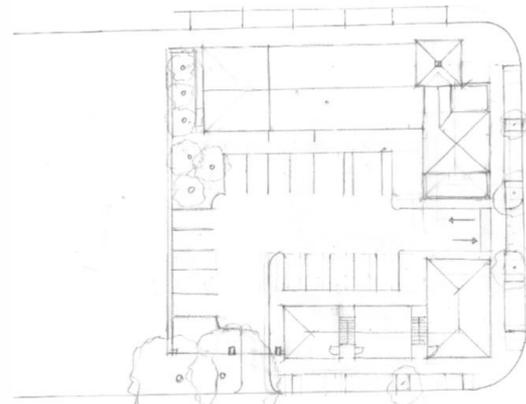
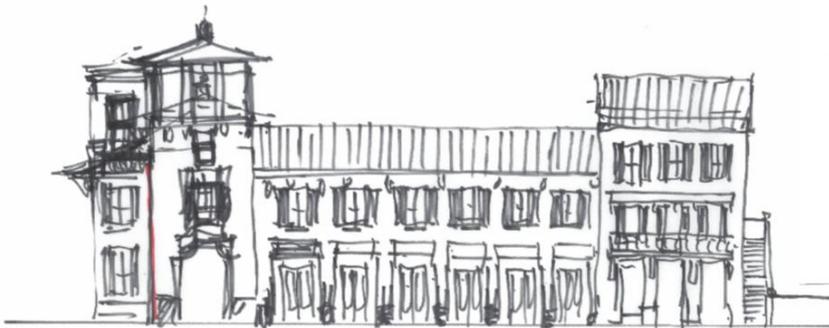


Street as Through-way no sense of “Place”

# BUILDINGS ENGAGED WITH STREET



# CIVIC BUILDING



# FRONTAGE ANALYSIS – GETTING PEOPLE TO TURN THE CORNER FOR BUSINESSES

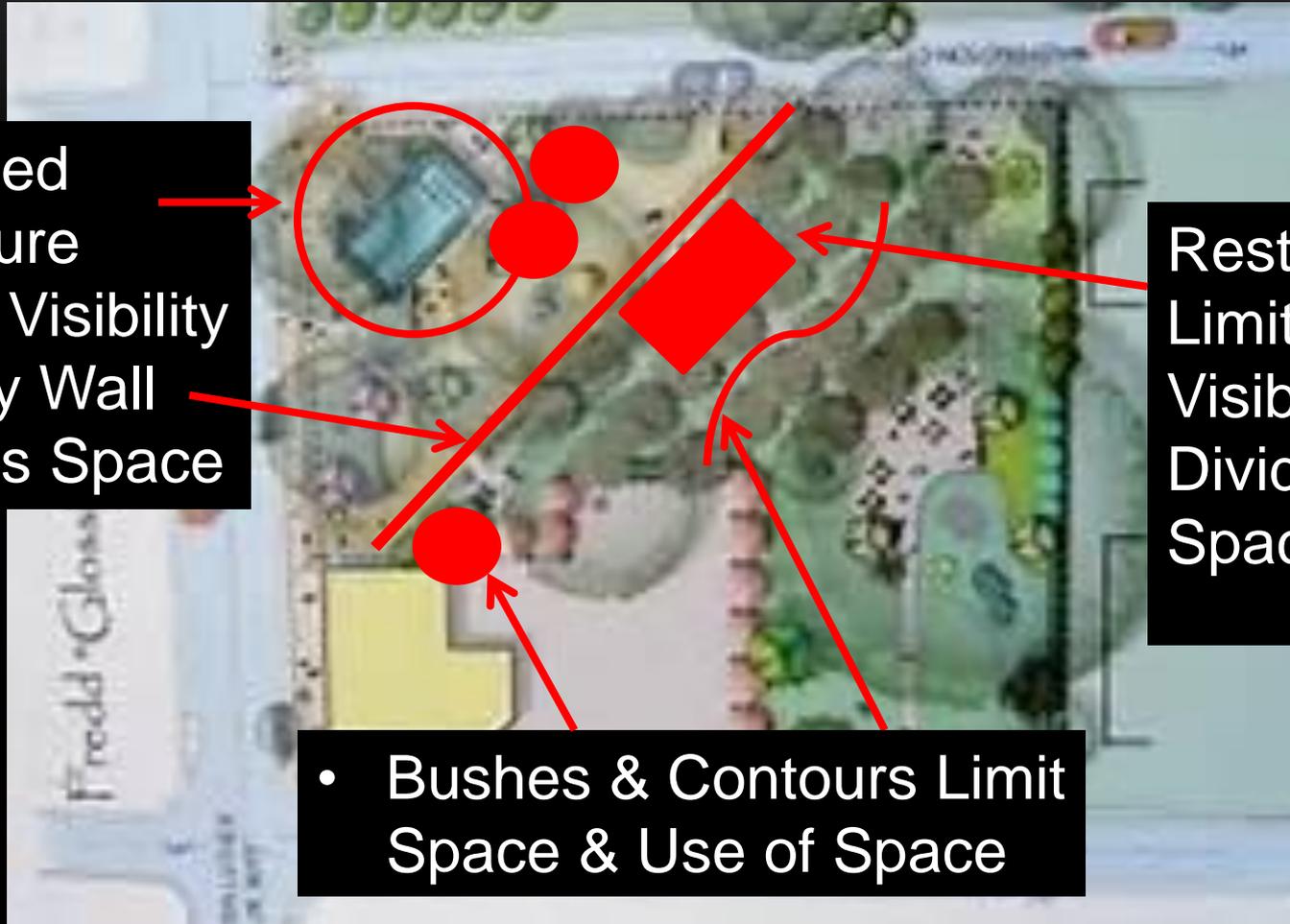


# Visual Obstructions & Physical Barriers

- Elevated Structure Limits Visibility
- History Wall Divides Space

Restrooms Limit Visibility & Divide Space

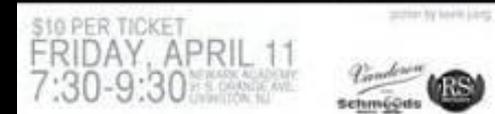
- Bushes & Contours Limit Space & Use of Space



**BUSHES APPEAR TO HAVE MORE SPACE THAN PEOPLE.**



# PUBLIC FEEDBACK- FLEX SPACE FOR ACTIVITIES



# Fredd Atkins and MLK change over time



# Fredd Atkins and MLK change over time



**existing conditions**

# Fredd Atkins and MLK change over time



signs and wires moved

# Fredd Atkins and MLK change over time



pavillion and restrooms relocated

# Fredd Atkins and MLK change over time



remove obstacles in park, improve lines of sight, install streetscape

# Fredd Atkins and MLK change over time



replace asphalt with more pervious pavers, calm traffic

# Fredd Atkins and MLK change over time



**cyclists welcome**

# Fredd Atkins and MLK change over time



redevelopment and infill along MLK

# Fredd Atkins and MLK change over time



convenience store redevelops as mixed-use building

# Fredd Atkins and MLK change over time



town hall redevelops along with strip of land on western edge of the park, eyes on the park, creates outdoor room

# Fredd Atkins and MLK change over time



southern portion of park redeveloped as mixed-use building to provide spatial enclosure and pay for improvements

# Fredd Atkins and MLK change over time



clean pavement design allows for flexibility to stage foodtrucks and festivals

# Fredd Atkins and MLK change over time



**mixed-use buildings provide natural surveillance at night**

# Fredd Atkins and MLK change over time



the public space is a stage for community events such as movie night

# Fredd Atkins and MLK change over time



# Gibb's Study Opportunity for Retail/Restaurant



# Food Trucks & Vendors = Eyes on the Street & Economic Opportunity



# SITE SPECIFIC VENDOR MASTER PLAN



# Marian Anderson Place

We have had several meetings with the Newtown Redevelopment Staff, and Community leaders. We were originally asked by the Redevelopment Staff to select the Marian Anderson Project for inclusion as a catalyst. Community representatives asked and we agreed, to expand the study area to include all four corners of the Martin Luther King U.S. 301 Intersection.

We have also reviewed existing plans and projects, provided feedback, and offered our assistance with other strategic plan initiatives within Newtown.

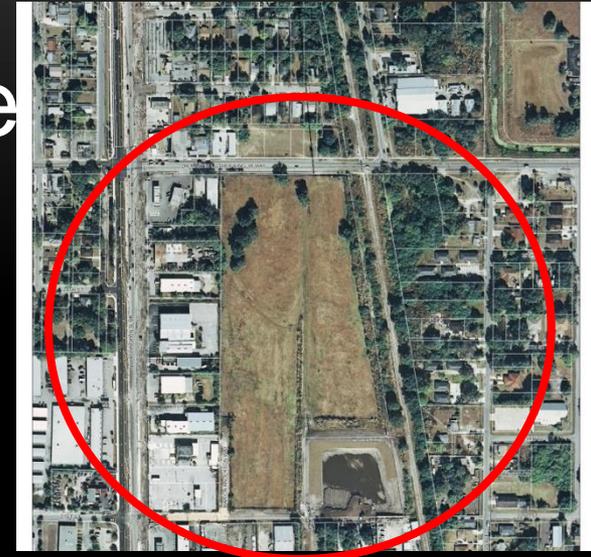
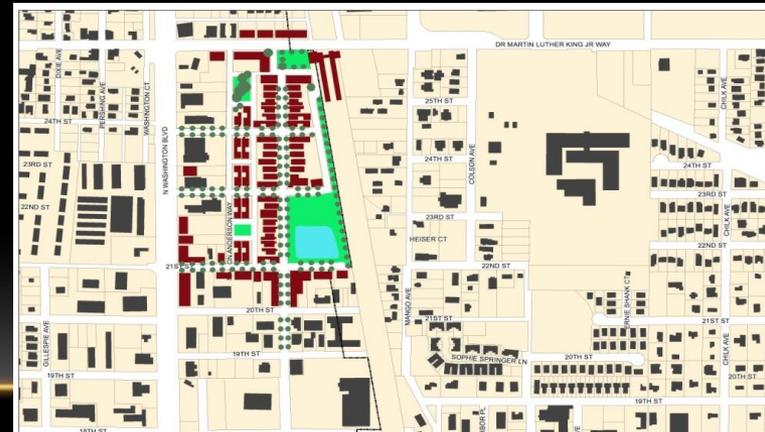


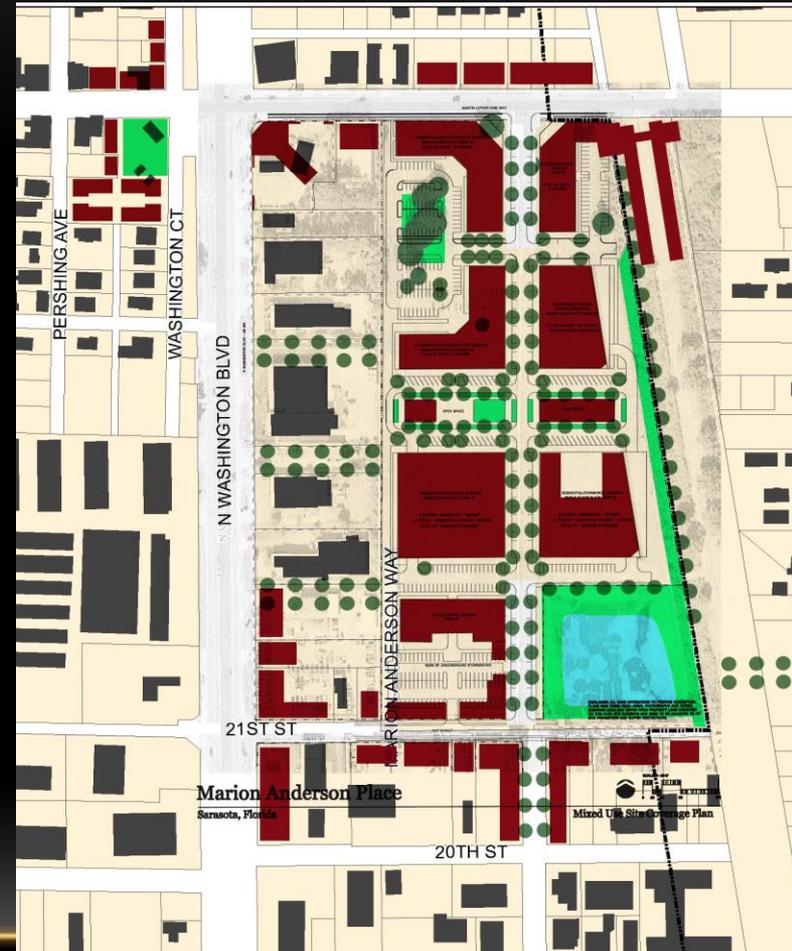
Figure Ground

Transect Master Plan Test



# Updated Block Plan

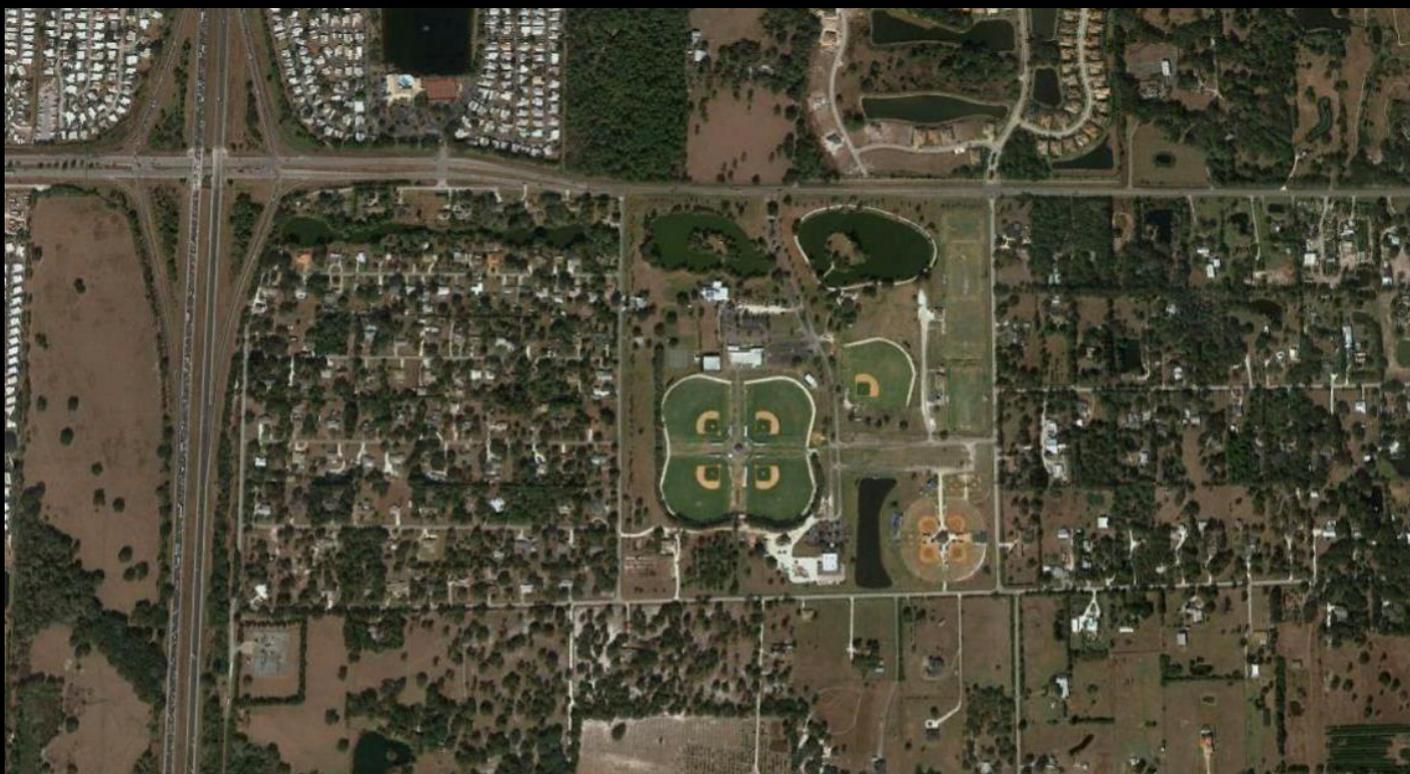
- Connectivity
- Blocks
- Civic Space
- Good Street Frontage on MLK



# THE IMPORTANCE OF ROOFTOPS



# BALL FIELDS LIKE TWIN LAKES PROPOSED







# NEXT STEPS REPORT & ADDITIONAL PUBLIC PARTICIPATION

Form-Based Code Newtown Catalyst Plan

