

Ocala 2035 Vision



2035 Vision Leadership Group 5-24-12



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Agenda

a. Comprehensive Plan Amendment Schedule

- a. Vision Based Amendments
- b. Zoning Revisions
- c. Evaluation and Appraisal Report (EAR)
- d. EAR Based Amendments

b. West Ocala Supermarket Feasibility Analysis

c. Osceola Linear Park/Citizens Circle

d. Reinvent Tuscawilla



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Vision Based Amendments

- Future Land Use
- Transportation
- Recreation and Open Space
- Capital Improvements

- Public Hearings:
 - Planning and Zoning Commission: 7/23/12
 - City Council Transmittal: 8/21/12

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Zoning Revisions

Staff:

- Draft Zoning Map
- Create Conceptual Zoning Districts and Template
- Revise Table of Uses
- Overlay Districts

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Zoning Revisions

VHB

- General Design Guidelines
- Form Based Regulating Plans
 - Downtown
 - West Ocala

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Evaluation and Appraisal Report

- Summary Audit of the Effectiveness of the Comprehensive Plan
- Originally Approved by City Council in April, 2011
- Review for statutory changes
- Proposed adoption by February, 2013

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EAR Based Amendments

- Revised Comprehensive Plan policies for consistency with the EAR
- Proposed Completion date: August, 2013



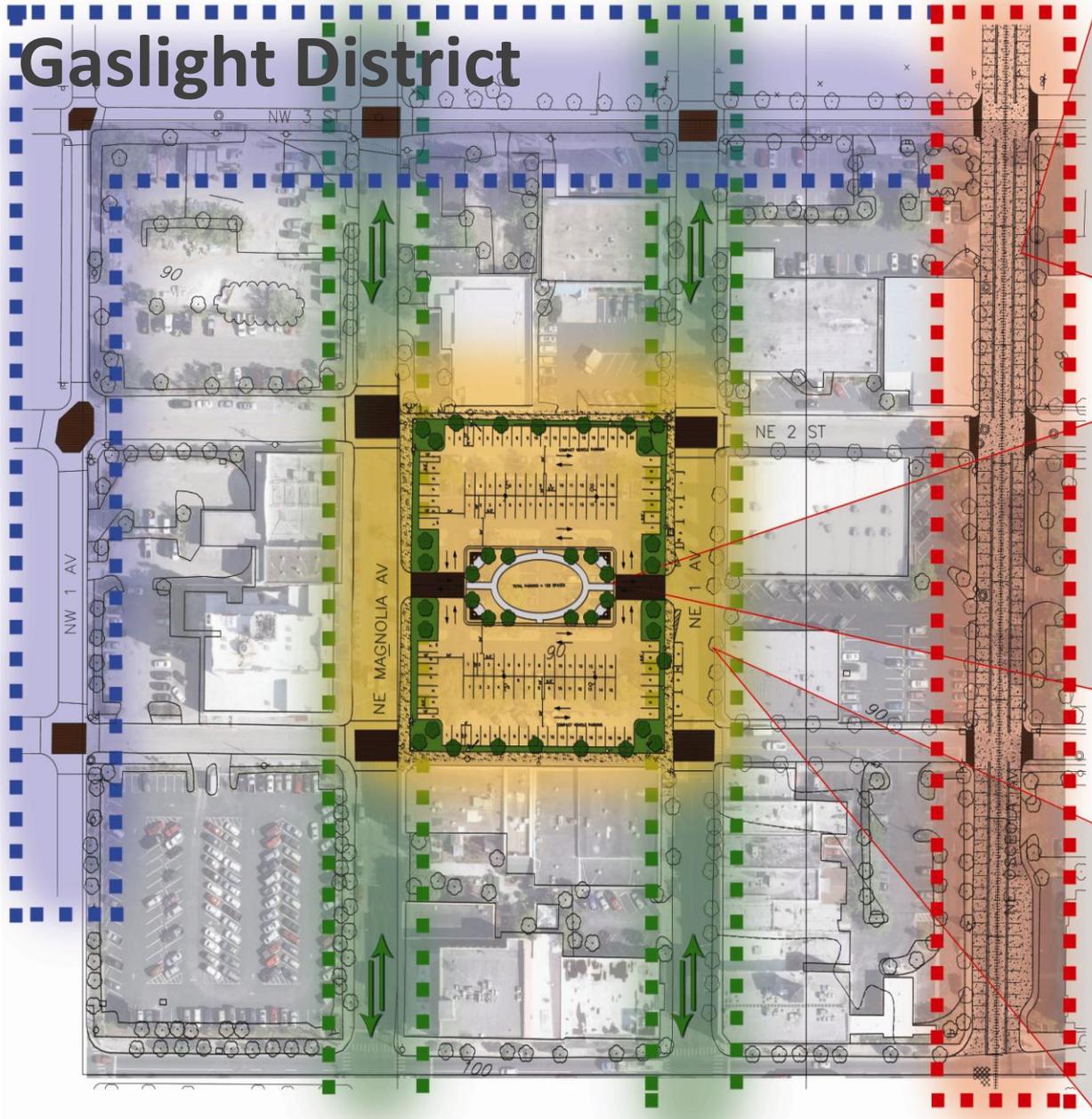
West Ocala Supermarket Feasibility Study

- Potential Locations
- Industry Classifications
- Recommended Incentives
- Proposed to be taken to City Council on June 5th
- Gibbs meeting w/Leadership Group/West Ocala

Osceola Linear Park/Citizens Circle

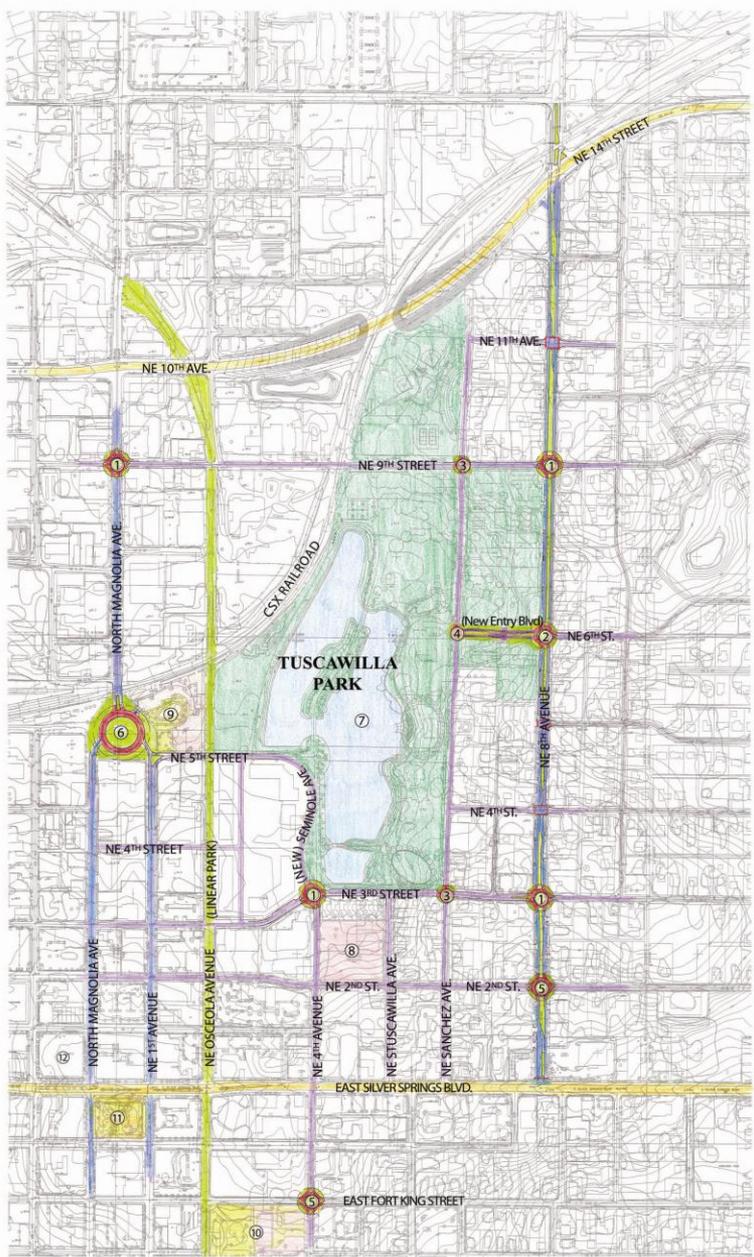


Gaslight District



- PHASE 1
TOTAL=128
SPACES
- PHASE 2
- PHASE 3
- PHASE 4





- Neighborhood connectivity Legend:**
Enhanced quality of Life.
- 1 & 5. Roundabouts - Improve traffic flow through a neighborhood, moderate travel speeds and eliminate traffic signals. The roundabouts for the Tusawilla Park are used strategically to establish the boundaries of Tusawilla district and to weave the adjacent neighborhood fabrics back together. They provide fluid connectivity in any direction of travel. Additionally they provide a safe and clearly defined point for pedestrian crossing between city blocks.
 2. Tusawilla Entry Sequence
 3. Small traffic circles - calm local neighborhood traffic and mark the boundaries of the interior park access road. The access road has been narrowed and angled parking is provided in small groupings adjacent to park activity zones.
 4. Narrow NE 8th Avenue - provide single width travel lanes each way including a planted median. Supplemental parallel parking lines various edges of the streets between NE 1st street and NE 9th Street where more intense Mixed Use development is encouraged.
 6. Large roundabout - for greater traffic volume marks the northern entry to Ocala's downtown core and transitions one-way traffic patterns.
 7. Lake Tusawilla
 8. Fire Station One (Future)
 9. Train Station
 10. City Hall
 11. Downtown Square
 12. City Parking Garage (Future)



1. Market Place Plaza - This facility will be the centerpiece events held at the north end of the park. Events can be held directly under the new roof canopy (Element market) or in the nearby "street lawn" (left shown). Restroom and presents the front face of the new facility. Add a series of semi-terrace canopy structure as part of the "Shade canopy" and "Lanterns in the Park" theme.
2. Discovery Center - The goal here is to better integrate the children's activity center into the park at large. A new water and butterfly garden will meander from the new roundabout entrance boulevard on 8th Avenue and 9th Street. The water features will end at the small existing catch basin. This basin area would be surrounded by the addition of a shallow waterbed and would situate the north and south zones of the park together. These areas would actively draw women into the park also become learning stations for the children. An outdoor great gallery adjacent to the Discovery Center with a series of whimsical fabric shade canopies provide an area for family events, activities, and classes.
3. Water and Butterfly Garden - Running water, walking paths, and picnic pavilions along the edge of the park with humming birds and butterflies.
4. Terrace Plaza - This corner of Tusawilla holds much promise of becoming a vibrant part of Ocala's downtown. The terrace plaza will be an enhanced area for a more urban form of mixed-use development. Views of the natural park setting and the scenic amphitheater provide an enjoyable atmosphere for relaxation and outdoor. Amenities such as a water park, illuminated sculpture, and amen benches make for a highly charged area.
5. The "Flag Year" Garden & Art Pavilion - This area will contain an art pavilion and sculpture plaza within a "Flag year" garden landscape. Flower beds along with a series of small park vignettes to find that perfect view, shade, or sun spot.
6. Neighborhood Event Lawn - This area of the park is one of the largest to accommodate a wide range of activities associated with the independent residential neighborhood. An event lawn has been created to provide moves on the lawn or other small local events.
7. Open Air Amphitheater - Situated on the water's edge this venue can host events such as symphony under the stars or a professional concert. Composed of two parts: one an open lawn area providing an informal seating capacity for up to 1,000 people & two a 600 structure over the stage is part of the "Shade canopy" and "Lanterns in the Park" theme.
8. Sport Fields - Tennis, Little League Tournament Fields, Restrooms, Concessions, and seating cages.
9. Field for Sports & Event Parking
10. Event Lawn - These are large relatively flat open spaces with a variety of backdrops that provide layout space for medium sized festivals, art shows, and other activities. These spaces are characterized by their flat, open, and unobstructed nature.
11. Children's Playground
12. Family Center - This facility will replace the existing UPVU and senior center. This new facility will provide a series of classrooms with a 500 seat multipurpose hall, 100 seat small event room, and a series of multi-purpose rooms for card playing, crafts, and community classroom settings.
13. Boat House Island - The siting of vehicles and the boat house will provide public boat rentals, restrooms, concessions, and a gift shop.
14. Tree canopy & Waters Edge - The addition of flowering shrubs and tree plantings will designate zones of the park and provide park goes a sense of anticipation, arrival, and exploration.
15. Mixed Use
16. Residential Redevelopment

Neighborhood Connectivity Map
ReInvent Tusawilla park

Master site plan to
ReInvent Tusawilla park

Currently, Tuscowilla Park is.....

Historic gem for the City of Ocala
 Located within walking/biking distance of historic districts & downtown core
 Vegetated with an established Tree Canopy
 Enhanced by an interesting topography
 Acting as a buffer between residential neighborhood and industrial uses

Challenges facing Tuscowilla Park are.....

Inadequate Parking
 Locating the park by visitors
 User safety
 Pedestrian access
 Need for additional activities to bring more citizens to the park
 Linking park to complement City plans for economic development
 Funding Sources for improvements

Opportunities to Enhance Park Function....

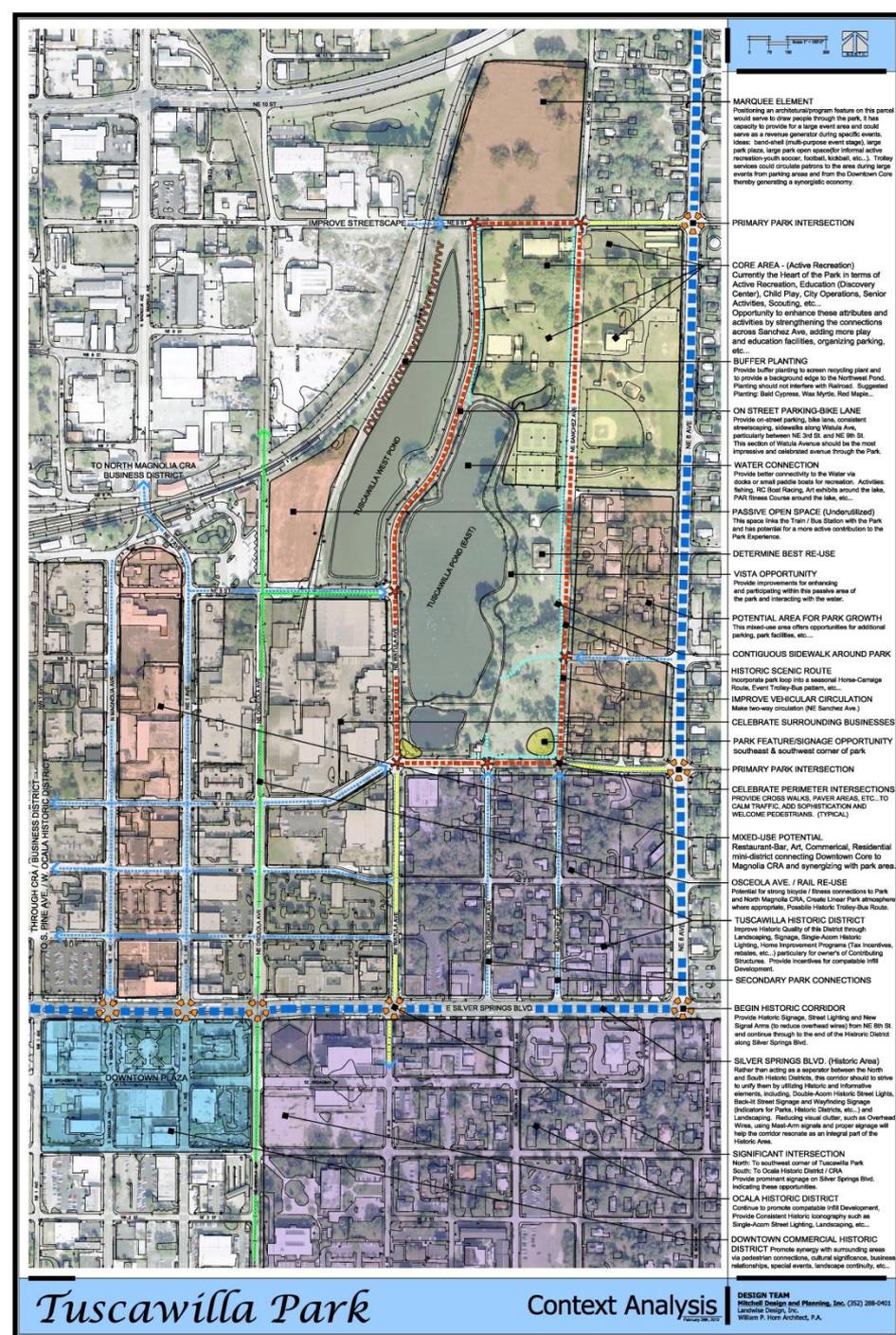
Develop as WIFI Hotspot
 Special Events (either alternative or in conjunction with downtown core)
 Connect City attractions via Visitor Trolley
 Encourage Alternative Transportation
 Expand the educational opportunities currently offered by the Discovery Center
 Develop a sustainable park improvement program utilizing existing structures
 Add elements to provide alternative energy sources

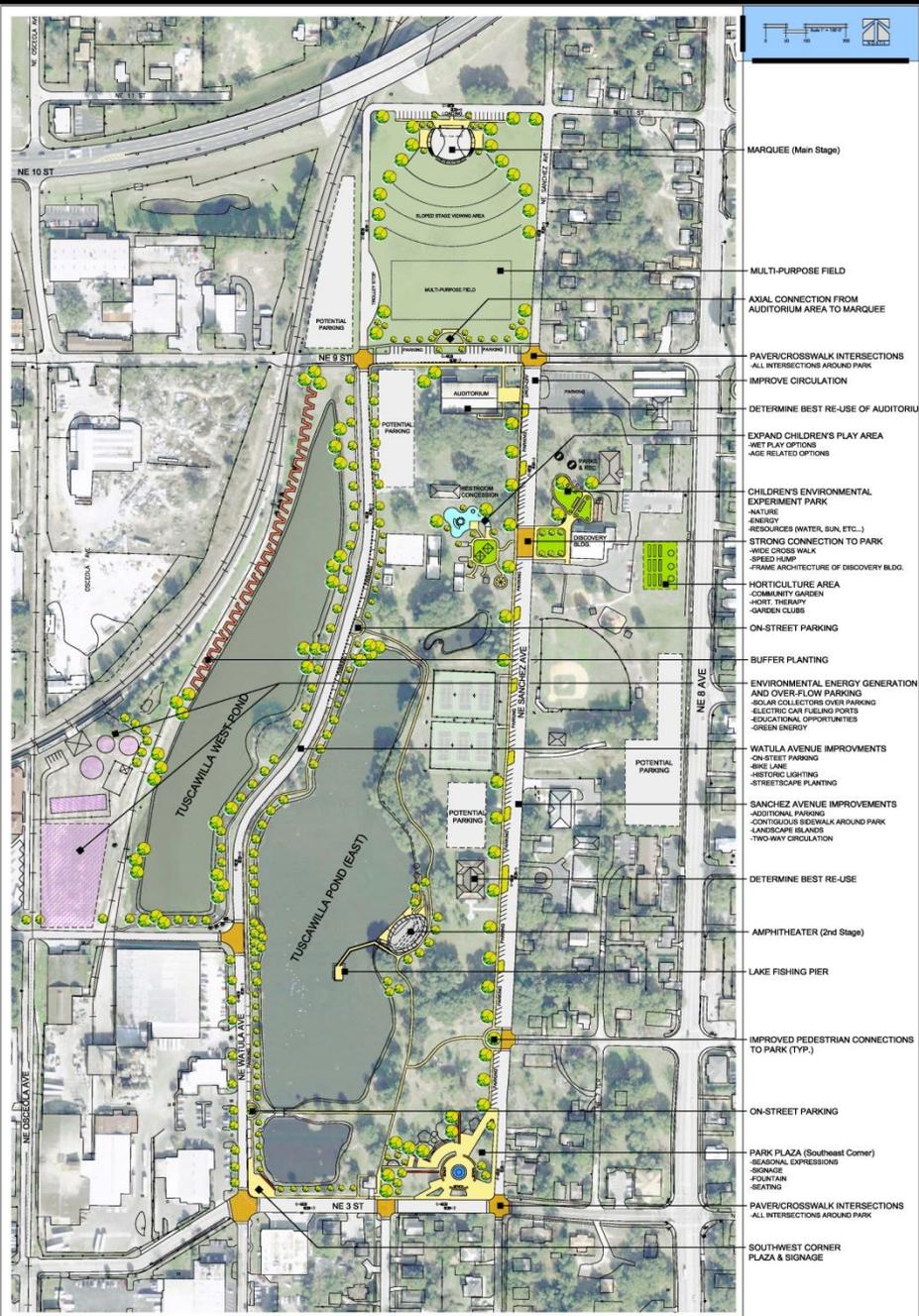
Site Work

Road Widening to provide on street parking & bicycle lanes
 Improve connectivity with additional perimeter sidewalks
 Develop Nodes/Intersections as point of entry
 Improve and add Bicycle Paths
 Add Signalization and Signage
 Provide Multi-purpose field for various events/games

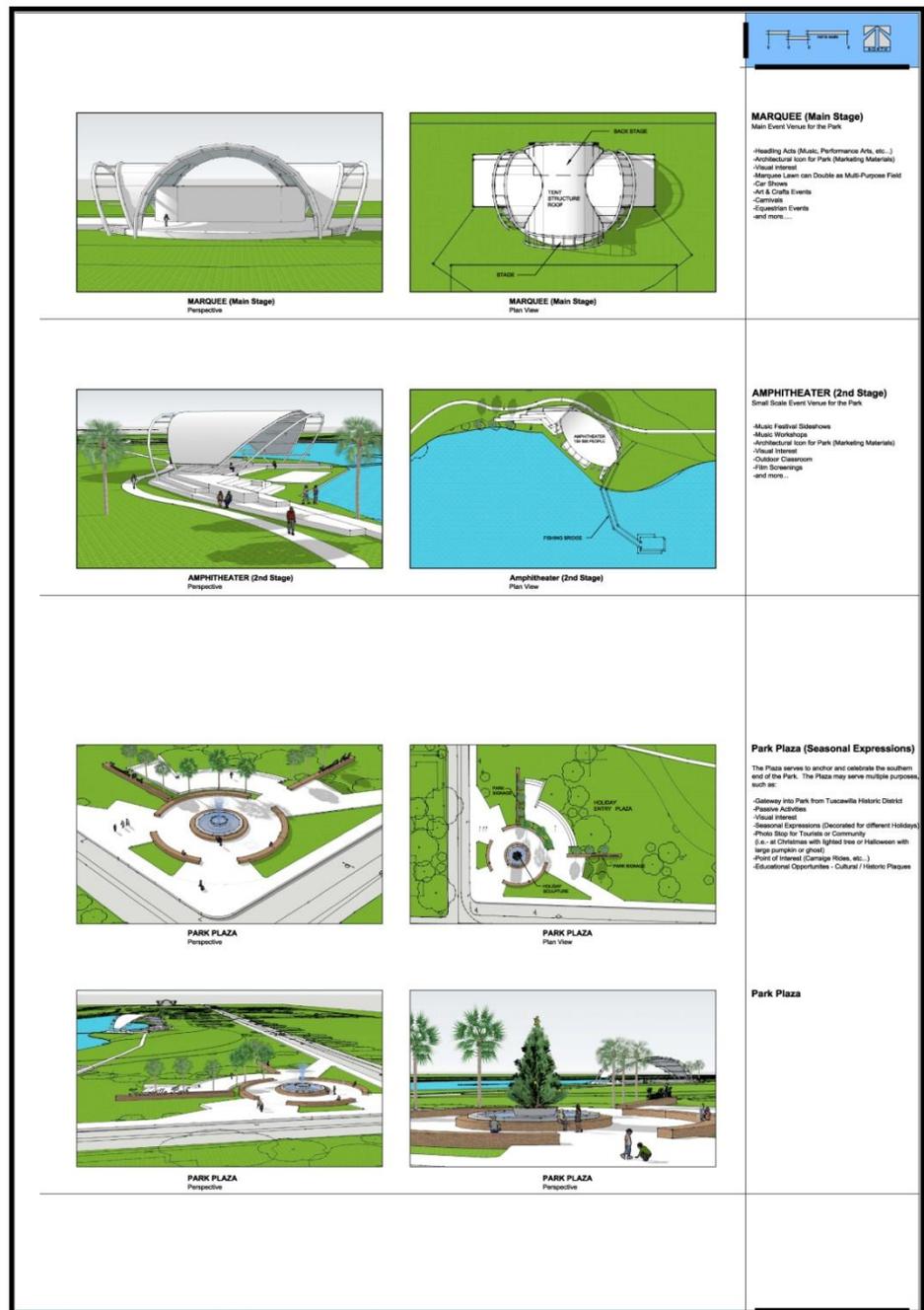
Building Program

Amphitheater
 Multi-purpose Stage
 Existing Auditorium (refurbish/reuse)
 Shade Parking areas with Solar Panels, utilize energy generated on site (car charging, street lights)
 Establish research component for environmental education with local colleges & universities
 Develop pony/carriage trail for special events
 Construct additional wet/dry play areas





- MARQUEE (Main Stage)
- MULTI-PURPOSE FIELD
- AXIAL CONNECTION FROM AUDITORIUM AREA TO MARQUEE
- PAVER/CROSSWALK INTERSECTIONS - ALL INTERSECTIONS AROUND PARK
- IMPROVE CIRCULATION
- DETERMINE BEST RE-USE OF AUDITORIUM
- EXPAND CHILDREN'S PLAY AREA - WEY PLAY OPTIONS AND AGE RELATED OPTIONS
- CHILDREN'S ENVIRONMENTAL EXPERIMENT PARK - NATURE ENERGY RESOURCES (WATER, SUN, ETC.)
- STRONG CONNECTION TO PARK - WIDE CROSS WALK - SPEED HUMP - FRAME ARCHITECTURE OF DISCOVERY BLDG.
- HORTICULTURE AREA - COMMUNITY GARDEN - HORT. THERAPY - GARDEN CLUBS
- ON-STREET PARKING
- BUFFER PLANTING
- ENVIRONMENTAL ENERGY GENERATION AND OVER-FLOW PARKING - SOLAR COLLECTORS OVER PARKING - ELECTRIC CAR FUELING PORTS - EDUCATIONAL OPPORTUNITIES - GREEN ENERGY
- WATULA AVENUE IMPROVEMENTS - ON-STREET PARKING - MIKE LAKE - HISTORIC LIGHTING - STREETSCAPE PLANTING
- SANCHEZ AVENUE IMPROVEMENTS - ADDITIONAL PARKING - CONTIGUOUS SIDEWALK AROUND PARK - LANDSCAPE BLANDE - TWO-WAY CIRCULATION
- DETERMINE BEST RE-USE
- AMPHITHEATER (2nd Stage)
- LAKE FISHING PIER
- IMPROVED PEDESTRIAN CONNECTIONS TO PARK (TYP.)
- ON-STREET PARKING
- PARK PLAZA (Southeast Corner) - SEASONAL EXPRESSIONS - SIGNAGE - FOUNTAIN - SEATING
- PAVER/CROSSWALK INTERSECTIONS - ALL INTERSECTIONS AROUND PARK
- SOUTHWEST CORNER PLAZA & SIGNAGE



- MARQUEE (Main Stage)**
Main Event Venue for the Park
 - Heading Acts (Music, Performance Arts, etc.)
 - Architectural Icon for Park (Marketing Materials)
 - Visual Interest
 - Merges Lawn Can Double as Multi-Purpose Field
 - Car Shows
 - Art & Crafts Events
 - Carnivals
 - Equine Events
 - and more...

- AMPHITHEATER (2nd Stage)**
Small Scale Event Venue for the Park
 - Music Festival Showcases
 - Music Workshops
 - Architectural Icon for Park (Marketing Materials)
 - Visual Interest
 - Outdoor Classroom
 - Film Screenings
 - and more...

- Park Plaza (Seasonal Expressions)**
The Plaza serves to anchor and celebrate the southern end of the Park. The Plaza may serve multiple purposes, such as:
 - Gateway into Park from Tuscowilla Historic District
 - Passive Activities
 - Visual Interest
 - Seasonal Expressions (Decorated for different Holidays)
 - Photo Stop for Tourists or Community (i.e. -at Christmas with lighted tree or Halloween with large pumpkin or ghost)
 - Shape of Interest (Garage Rolls, etc.)
 - Educational Opportunities - Cultural / Historic Plaques

- Park Plaza**

OCALA CENTRAL PARK



NEW PARK ENTRANCES

At several locations, the main park entrances will be redesigned to present a more-definitive entry point and will establish the material palette that will be used throughout the Park. These materials will emphasize local design elements and remove barriers for access. These entrances will help establish links between the Park and the surrounding neighborhoods, as well as the City Central Core.

AMPHITHEATER RENOVATION

The existing auditorium will be renovated into an open-air amphitheater preserving the historic facade. The plaza in front will be created by removing the existing streets. The facility will become a city-wide/regional draw by attracting musical acts and other cultural events.



CAFE / RESTAURANT RENOVATION

The existing American Legion Building will be renovated into a cafe/restaurant, multi-purpose facility that can service both park patrons and would serve as a city-wide draw. This is envisioned as a public/private partnership that would also include adaptable spaces for a number of mixed uses.



HIGH-INTENSITY PARK-SIDE HOUSING

This illustrates the typical housing type that would be proposed adjacent to the Park. These townhouse units will be sited to be a transition from the historic district and will be sited based on "smart-growth" standards. These units will be part of a public/private partnership that will redevelop several sites adjacent and close to the Park.



HIGH-INTENSITY REDEVELOPMENT SITES

This shows the typical high-density, high-intensity redevelopment planned for sites close to the Park. These sites will remove current uses that are not compatible with the long-range goals of the Park. Plus they will provide a mix of uses which will include residential, low-key retail, and professional offices.



OCALA CENTRAL PARK



- REINVENT TUSCAVILLA GOALS
1. RIGHT-SIZE PARK FOR FUTURE USE
 2. ESTABLISH LINKS TO ADJACENT NEIGHBORHOODS AND THE CENTRAL CITY CORE
 3. PROVIDE IMPROVEMENTS WHICH EMPHASIZE THE WATER
 4. USE LOCAL DESIGN ELEMENTS
 5. PROMOTE PUBLIC-PRIVATE PARTNERSHIPS WHERE POSSIBLE AND PROVIDE SPACES FOR MIXED USES
 6. REMOVE BARRIERS FOR ACCESS AND USAGE
 7. INCLUDE ADAPTABLE SPACES WITHIN THE PARK
 8. PROVIDE AN ENVIRONMENTAL FOR PERSONAL GROWTH

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Next Steps

■ *June 2012*

- June 5th: West Ocala Supermarket Feasibility Analysis to be taken to City Council for approval
- June 6th Robert Gibbs to meet with Leadership Group and West Ocala Steering Committee

■ *July 2012*

- July 23rd: Vision Based Comprehensive Plan Amendments will be taken to the Planning and Zoning Commission for Approval
- City Council Transmittal Public Hearing of Comprehensive Plan Element revisions

■ *August 2012*

- August 21st: Vision Based Comprehensive Plan Amendments will be taken to City Council for Approval

