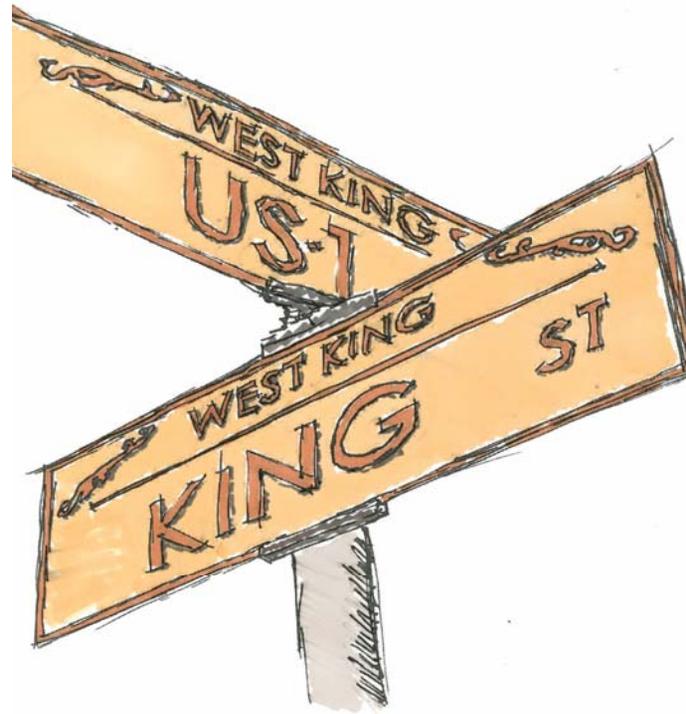


Revitalization of the West King District



A senior Project presented in partial fulfillment of the requirements for the degree of
bachelor of landscape architecture

Prepared by: Russell Marlborough
Capstone Advisor: Lestor Linscott
Spring2012

I would like to thank Linda Zylman, Richard Rutlage, and Bert Kerbs of Innocenti and Webel for their guidance the past five years. I owe my love and passion for Landscape architecture to you guys.

I would also like to thank the City of St. Augustine and Nancy Nikes Kline for their help obtaining the necessities to complete this project.

And most of all to my studio family, the Landscape Architecture class of 2012! Thank you all for the best college experience these past five years! You guys are awesome!

I dedicate this book to the best family in the world. Mom, Dad, and Dan I wouldn't be where I am today without you guys.

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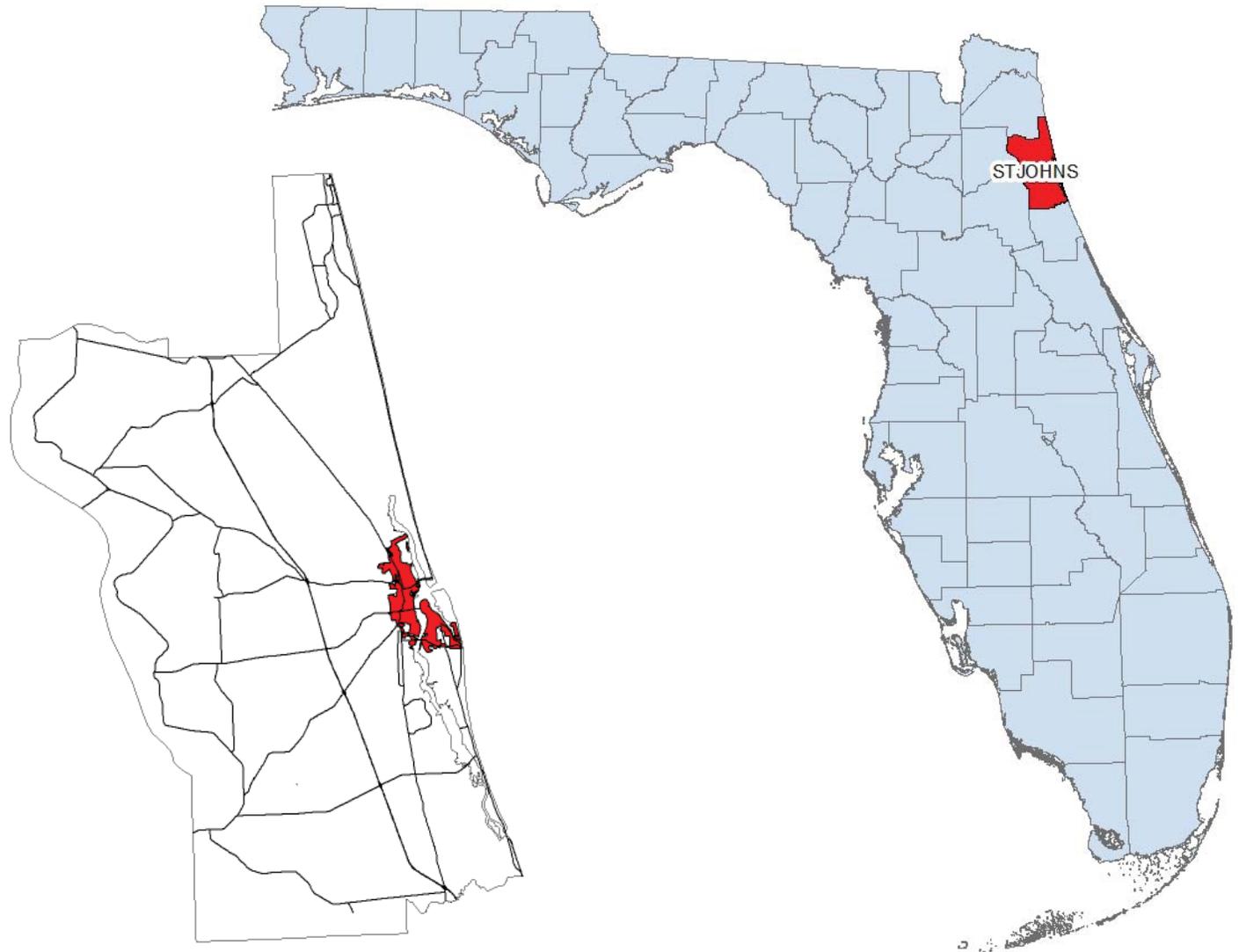
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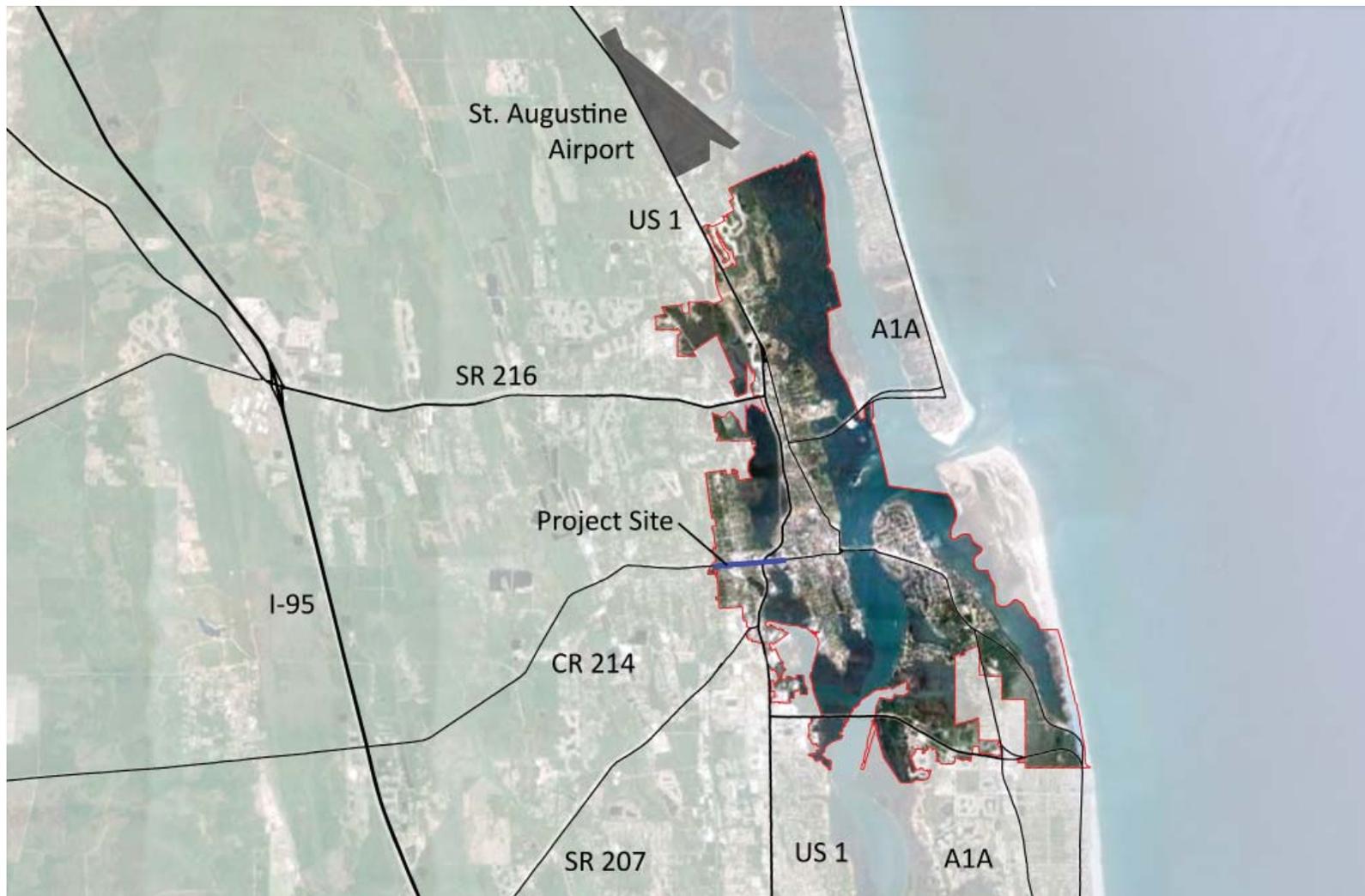
Chapter 1 - Inventory & Analysis

Location St. Johns County



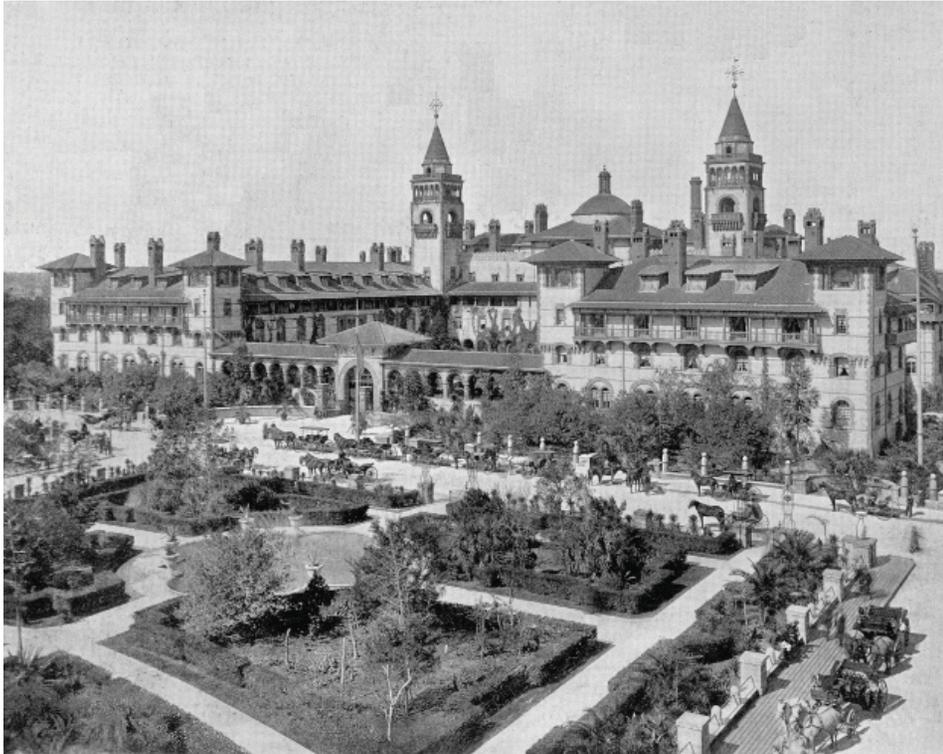
St. Johns County is located in the Northeast quadrant of Florida just south of Jacksonville.

Context Project Location



West King Street is a portion of County Road 214 located west of Historic Downtown St. Augustine. West King Street is a major entrance from the west into the historic downtown St. Augustine. It collects traffic from US 1 which leads north to the air port and to the city of Jacksonville, FL.

History St. Augustine, FL



St. Augustine is known as “Americas oldest city” and also one of the most walkable in America. St. Augustine is in the northeast quadrant of Florida in the county of St. Johns. Spanish admiral and explorer Pedro Menéndez de Avilés founded this portion of “The First Coast” on August 28, 1565, the feast day of Augustine of Hippo. Since Aviles landed in 1565 St. Augustine has been through British rule, a second Spanish rule, American rule and the Henry Flagler era. St. Augustine is home to Flagler college named after Henry Flagler the American tycoon, real estate promoter, railroad developer and partner of John D. Rockefeller in Standard Oil. Also located in St. Augustine is also home to the old Florida East Coast Railway headquarters but was relocated to Jacksonville in 2006. Today St. Augustine is a tourist hot spot for its old city feel and attractions such as the Castillo de San Marco and ghost tours.

Context Project Location



The relatively flat site is located between the San Sebastian Winery and the Florida East Coast railroad tracks a mile west of US1.

Analysis Existing Land Use

West King is a two lane commercial corridor street surrounded by one to two story residential and commercial buildings. No structures on West King Street possess historic value.

The immediate land uses of west king street are predominantly commercial and residential with some institutional and other municipalities.

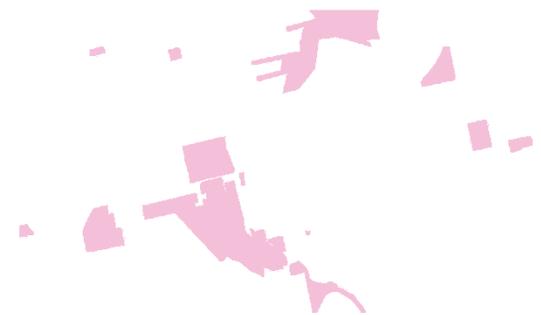
There is also an abundance of vacant properties in the west king street area that have tremendous potential for redevelopment.



Residential



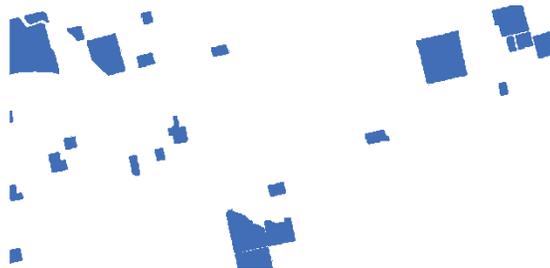
Vacant Land



Other Municipalities



Adjacent Buildings

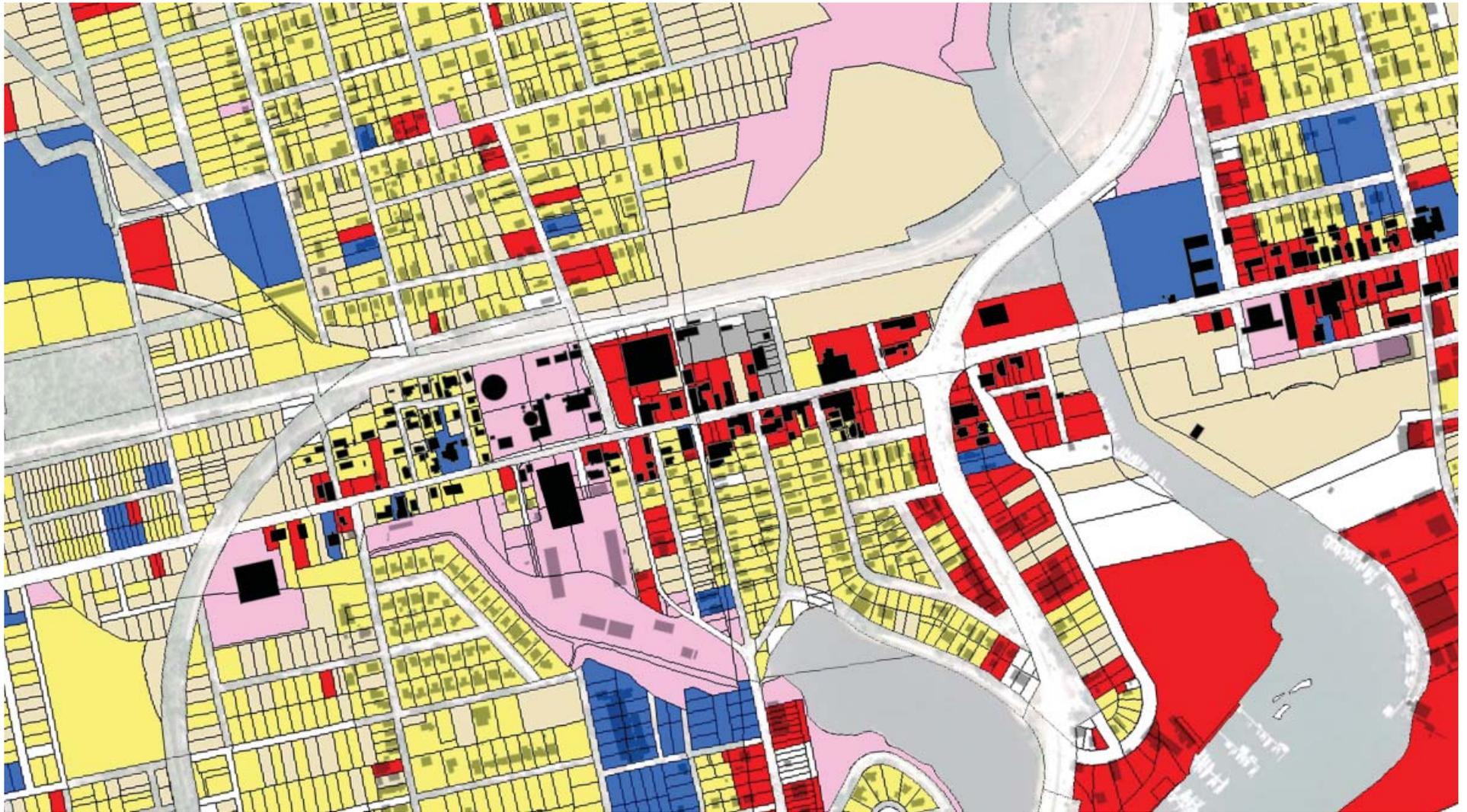


Institutional



Commercial

Analysis Existing Land Use



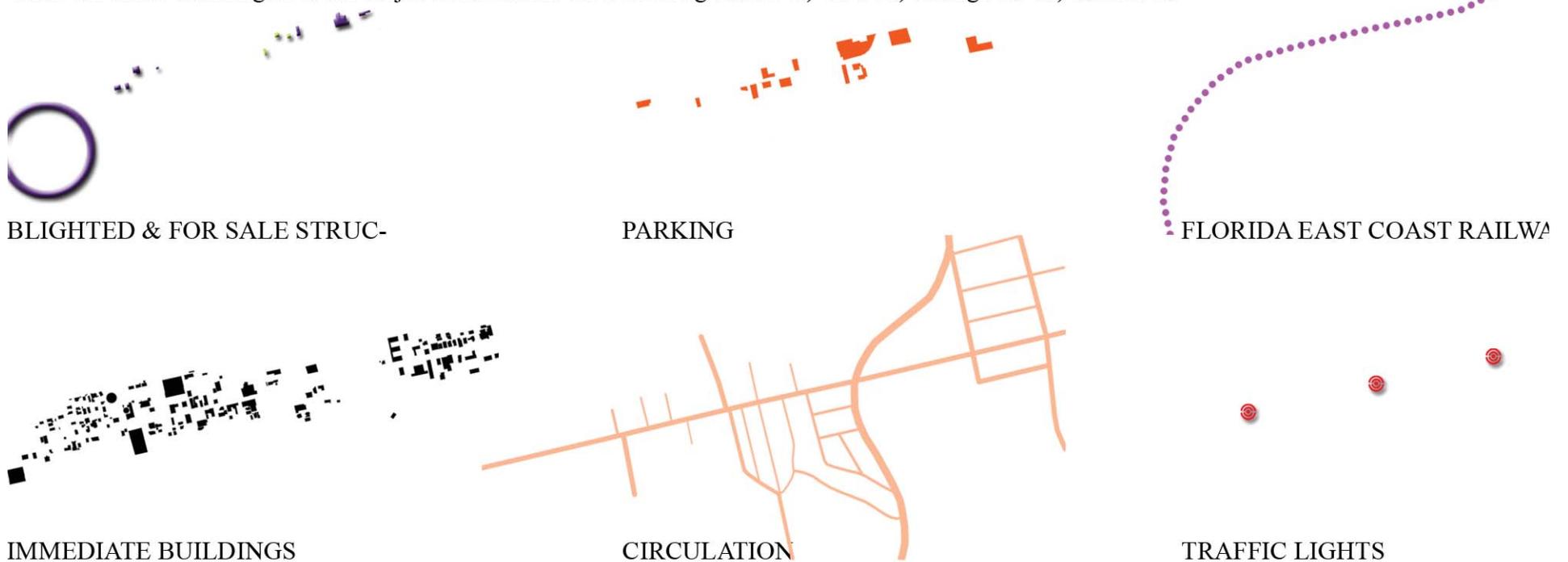
Analysis Visitor Experience

There are numerous blighted, abandoned, vacant structures that give a bad impression of the area. Particularly an old grocery store just west of US1 and a laundry mat next to the railroad tracks. These structures should be demolished or renovated to restore West Augustine's positive image.

King Street is a major entrance into the historic downtown area but mainly for residents and merchants of the West King District. King street intersects with I95 but lacks on and off ramps. This is part of the reason West King does not see the traffic it has the potential to.

Parking in the area is pretty limited to visiting the stores they are located in front of. Public parking is very scarce and there are zero on street parking spaces.

There are three traffic lights at the major intersections on West King Street. 1.) US1 2.) Malaga St. 3.) Palmer St.

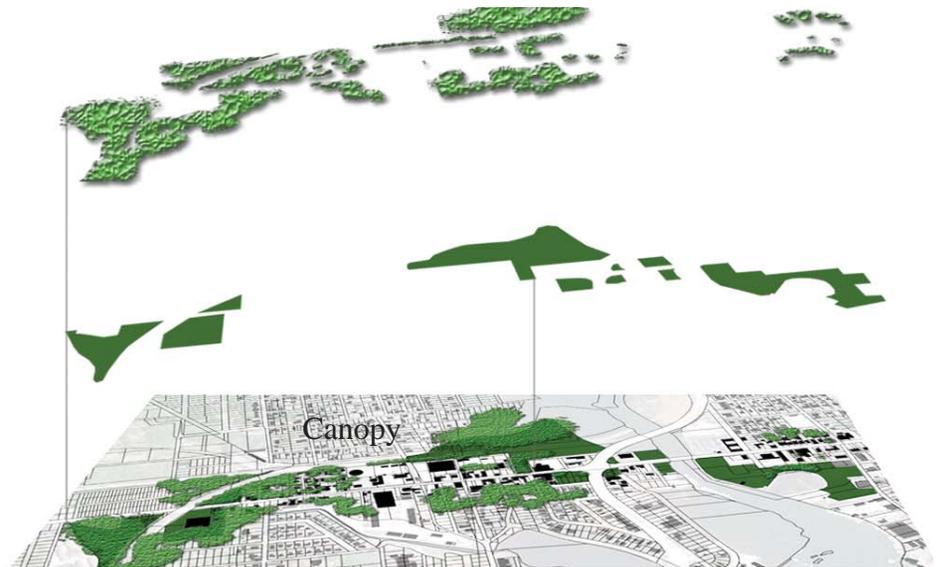


Analysis Visitor Experience



Analysis Existing Green Space & Canopy

Tree Canopy along King Street is heavily lacking. The lack of street trees along King Street and the disconnected green spaces is visually unappealing and discourages users from walking the West King District.



Analysis Existing Green Space & Canopy



Analysis

User Groups

1. Residents of West Augustine.
2. Merchants of West King.
3. Visitors to the West King District.
4. Students of Flagler College.

Analysis Bike Study

St. Augustine recently completed a bike study for the entire city to be completed by 2015. The vision of this plan is that residents and visitors of St. Augustine will have the ability to get around safely on bicycles. The bike plan includes a network of bike routes, improvements in bicycle parking, the development of safety measures for observed issues, as well as an outline of how to complete this in a timely fashion.

Route 8: Downtown to West Augustine Park goes right through the West King District and provides connection between West Augustine and Downtown.

Recommendations for the area include:

- Remove raised pavement markings west of Whitney Street.
- Widen shoulder and/or narrow lanes to create bike lanes west of Whitney Street.
- Investigate ways to mark around drainage inlets and fill gaps around grates.
- Install SHARED LANE MARKINGS between Whitney Street and State Road 5/US1.
- Install SHARED LANE MARKINGS between state Road 5 and Cordova Street.
- Install SHARED LANE MARKINGS between Cordova street and St. George Street.
- Replace grate at intersection with Cordova Street.

Analysis Focus Group Data

During a Phone interview on 1.19.12 with the Nancy Sikes Cline , the City Manager involved with the West King District and long time resident, these are the concerns they expressed to me:

Broudys Liquor Wall (unattractive): A Plain wall was built by the owner of broudys liquor to block the parking lot of the mechanic that shares the parking lot with them.

Suggestion: Demolish or turn it into a mural wall.

Parking: There is very little public parking in the West King District. This discourages people from exploring and visiting the business's in the area.

Suggestions: Add on street parking in areas in front of business's and west of railroad tracks.

Trash Cans: There are no trash cans along west king street for visitors and residents to dispose of waste.

Bicycle Safety: Bicyclists are sharing lanes with cars and there is no indication of this on roads.

Suggestion: Use the bike study St. Augustine just completed to make bicycling safer in the West King District.

Open space at US1 Corner: Open space at the corner of West King and US1 is a major eye sore and provides no sense of entrance to the West King district.

Analysis Focus Group Data

During my site visit on 2.10.12 I spoke to numerous business owners about issues in the area, these are the concerns they expressed to me:

Crime: Due to the Crime rate and the lack of lighting, West King Street makes Business owners afraid to leave work at night and makes them worry about break-ins.

Suggestions: Use CEPTED Design Principles to make the West King District a safer place.

Pedestrians Safety: Crosswalks are relatively absent on West King Street except for at traffic lights. The area needs more crosswalks to provide adequate safety for pedestrians to roam about the West King District.

Sidewalks: Sidewalks are very thin in areas and very close to traffic.

Suggestions: Remove Utility lines and add street vegetation.

Parking: There is very little public parking in the West King District. This discourages people from exploring and visiting the business's in the area.

Suggestions: Add on street parking in areas in front of business's and west of railroad tracks.

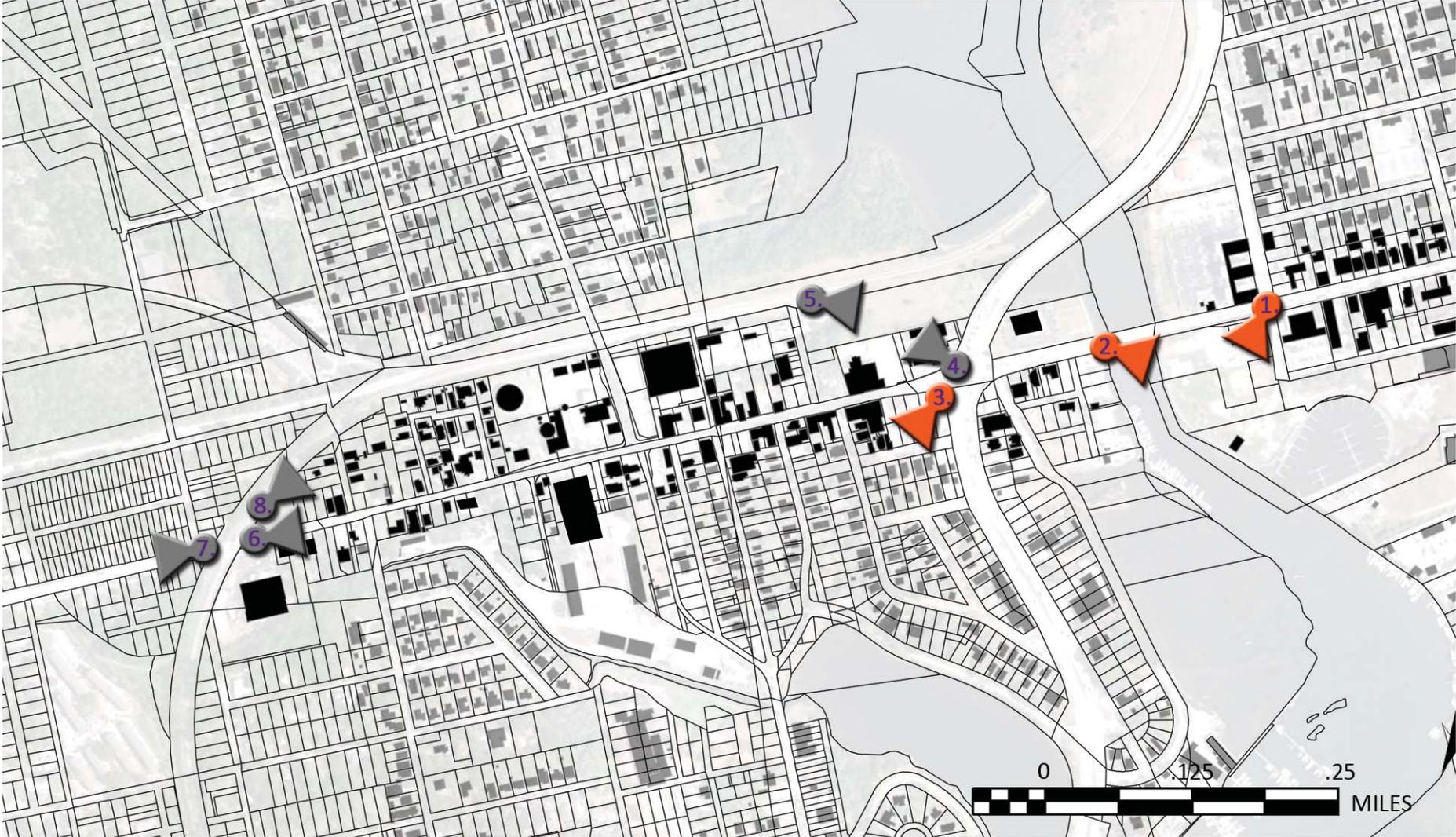
Trash Cans: There are no trash cans along west king street for visitors and residents to dispose of waste.

Signage: There is nothing informing people of the West King District and inviting them further west of the Historic Downtown Area.

Chapter 2- Synthesis

Based on the information I gathered during the inventory and analysis phases of the project, the west king district has many interesting opportunities and constraints.

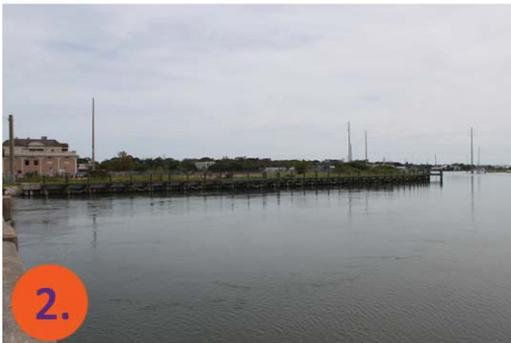
Synthesis Opportunities & Constraints



Synthesis Opportunities & Constraints



San Sebastian Winery. Great anchor point for moving people from the Historic Downtown area to the West King District.



Ervin Lovett & Miller of Jacksonville designed a 14 acre marina to be built behind the San Sebastian Winery. The marina was to include 17,000 sq ft of retail along King Street, 96 condominium units, 15 residential/ office units, and an 82 room four diamond hotel. But was halted by the economy crash and construction barely begun.

Opportunity for open space.



No sense of an entrance to either historic downtown St. Augustine nor to the West King District and the intersection is confusing.

Vacant lot on the SW corner of King and US1 intersection could be a great opportunity for a park and entrance experience.

Synthesis Opportunities & Constraints



Synthesis Opportunities & Constraints



Wall in front of broudys liquour store is said to be an eye sore and could be tore down or turned into a mural wall.



Vacant Properties along king street are great opportunities for parks.

Open space along railroad provides an opportunity for a linear park and bike trail.



The ROW on the immediate east side of the Rail road tracks are wide enough to incorporate complete street principles in the area.

Synthesis Opportunities & Constraints



Synthesis Opportunities & Constraints



The ROW west of railroad tracks is much wider than the majority of west king street. Provides the room to incorporate complete street principles in the area.



Depression area on the western portion of West King is a good opportunity for a retention pond and to continue the linear park.



Nights of Lights is an event put on by the city of St. Augustine every year between November 19th and January 31st. Nights of Lights is a major tourist attraction and great opportunity to invigorate the economy of the West King District.

<http://www.floridashistoriccoast.com/nights/photos/>

Synthesis Opportunities & Constraints

Synthesis Opportunities & Constraints



Sidewalks are very thin in areas and don't meet safety standards.

Streets lack lighting that could make the area safer.

Utility poles are an eyesore to the West King District business's.



Blighted structures and properties such as this one are bringing down the visual aesthetics of the area.

Buying some of these properties can provide urban infill opportunities



Vacant properties provide opportunities for a park system and area to add adequate vegetation for the area.

Synthesis Goals & Objectives

Give the West King District a Sense of Place.

Identify and emphasize West Augustine's personality.

Implement Urban Infill Development Principles to jump start the communities economy, promote growth of the area, and give people a reason to explore this community.

Provide Solutions for Circulation Problems: Pedestrian, Bicycle, and Vehicular traffic issues.

Create connections between nodes and existing green spaces. Rethink parking areas to balance access and circulation along west king street. Give pedestrians adequate space to walk, shop, dine , and enjoy their visit. Use the Bike Study that was just completed to increase bike safety.

Create Access and Signage

Visitors to St. Augustine are relatively unaware of the West King District.

Provide adequate signage in key places to encourage visitors and residents of St. Augustine to explore West Augustine. Create Gateways at the intersection of US1 and the railroad crossing at the west end of the project location to make visitors aware of the area and beautify the the ugly picture West Augustine has currently.

SynthesisProgram

The Focus Group Data collected in the analysis phase of this project was the driving factor for the Program Developed.

Nights of Lights- Bring the popular Nights of Lights event to the West King District.

Parking- Rethink existing Parking to Provide Shared parking lots for the surrounding businesses.

Linear Park Design- Utilize the area around the existing railroad to incorporate a new linear park along tracks.

Signage & Promotion - Impliment a signage plan to help increase understanding of west king street as a destination for visitors of st. augustine as well as its residents.

Entry Experience at US1- Redesign the SW, SE, and NW corners of the US1 intersection to create an appropriate entrence experience.

Entryway at Railroad Tracks- Give visitors the curious urge to explore west king street by giving them a peek into the linear park and with the use of architecture and signage.

Streetscape Design- Provide Street trees to help with Shade for West King Street

- Widen Sidewalks

- Incorporate crosswalks with signs and colors at key locations to safely move visitors across the street.

- Provide adequate lighting for the West King District so that people feel safe walking among the streets after dark.

- Use Paving and other elements to give more personality to the area.

Local Grocery Store- Provide the residents of the West King District with a place to grocery store close to home.

I95 on and off ramp- Incorporate an ingress egress point where Country Road 214 intersects with I95 to impel future economic growth.

Chapter 3 - Design Strategies

CONCEPT DIAGRAMS

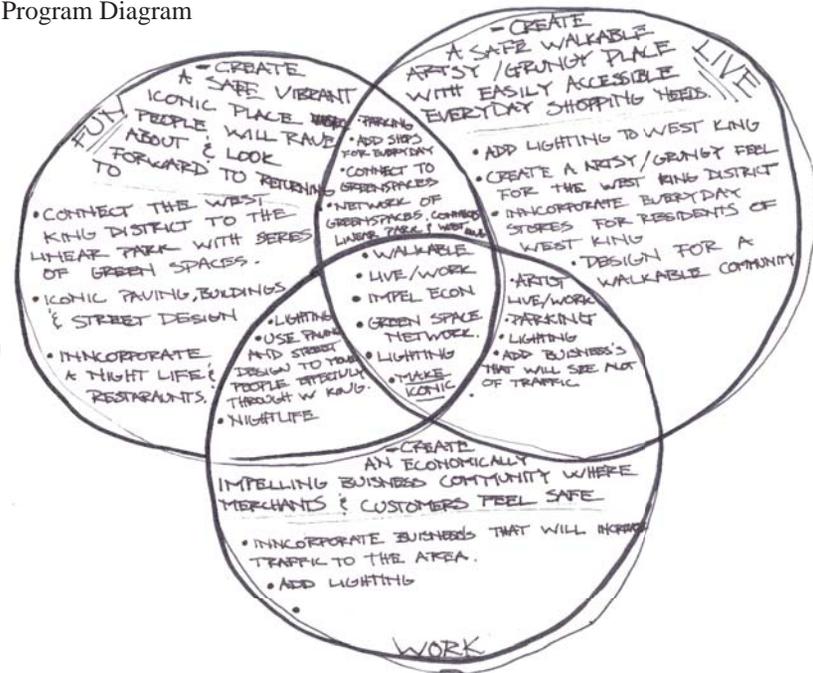
Concept Development

- Create a Network of green spaces linking the West King District.
- Create a place people will rave about and tell their friends they have to visit.
- Build on existing business district

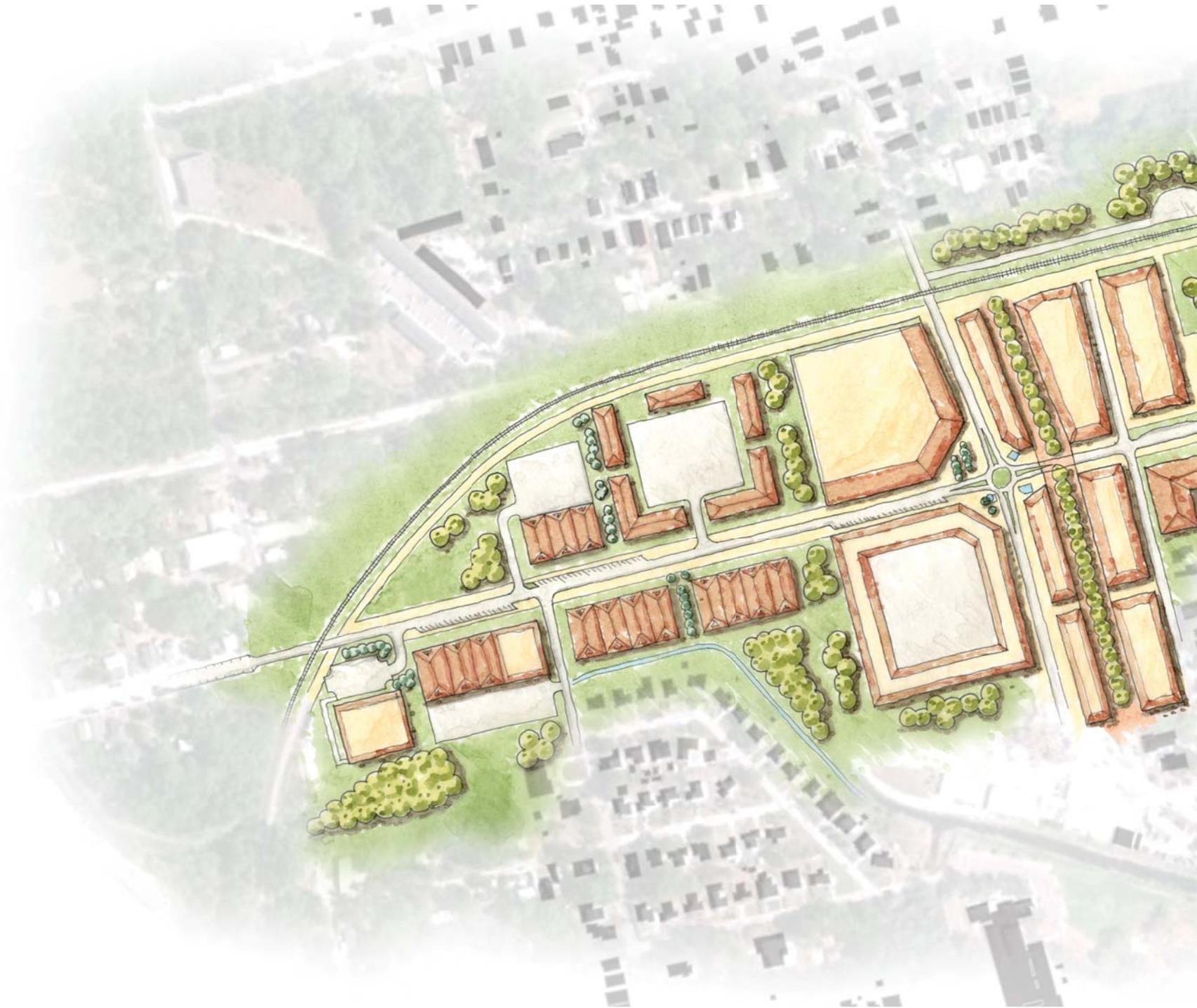
Users Diagram



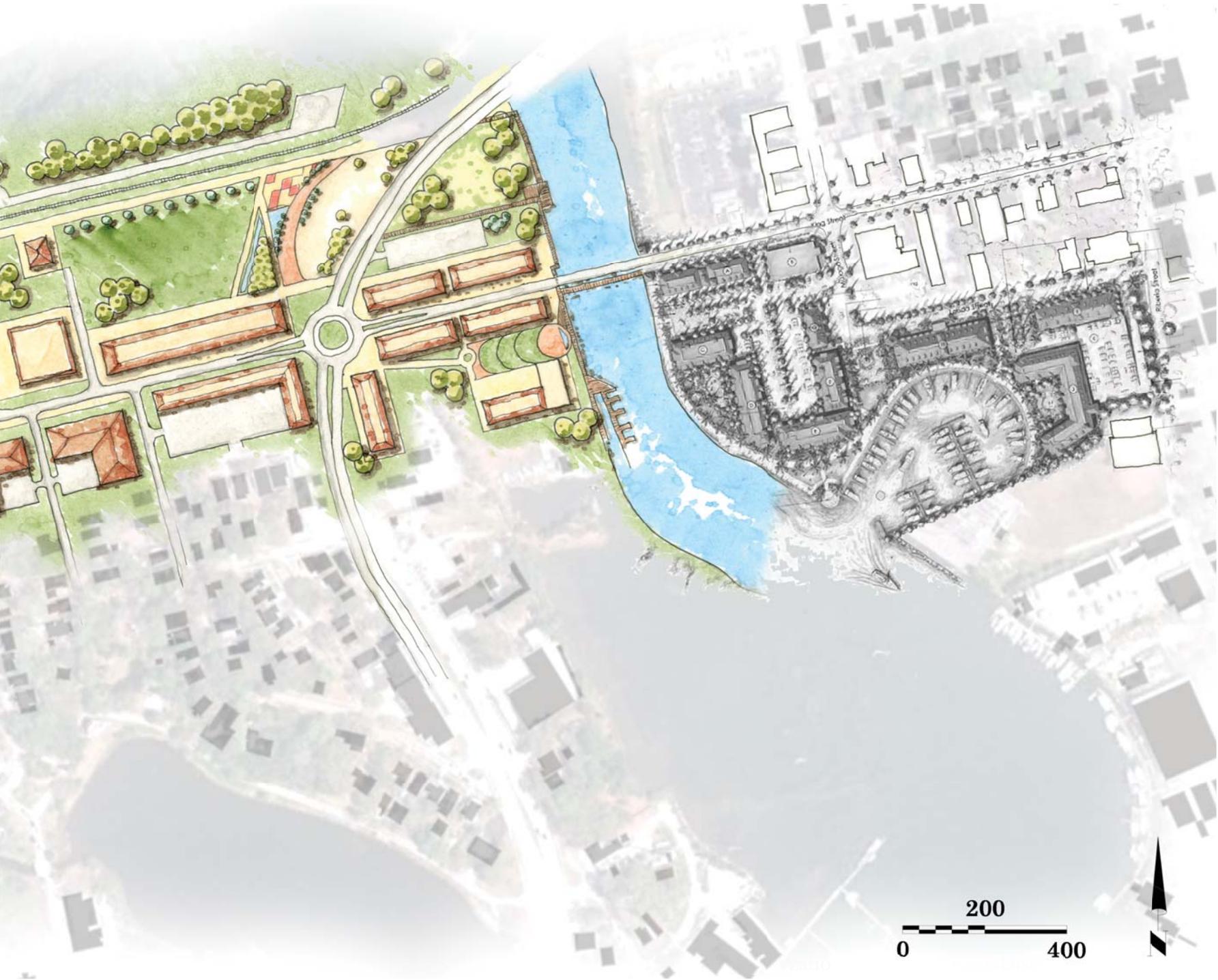
Program Diagram



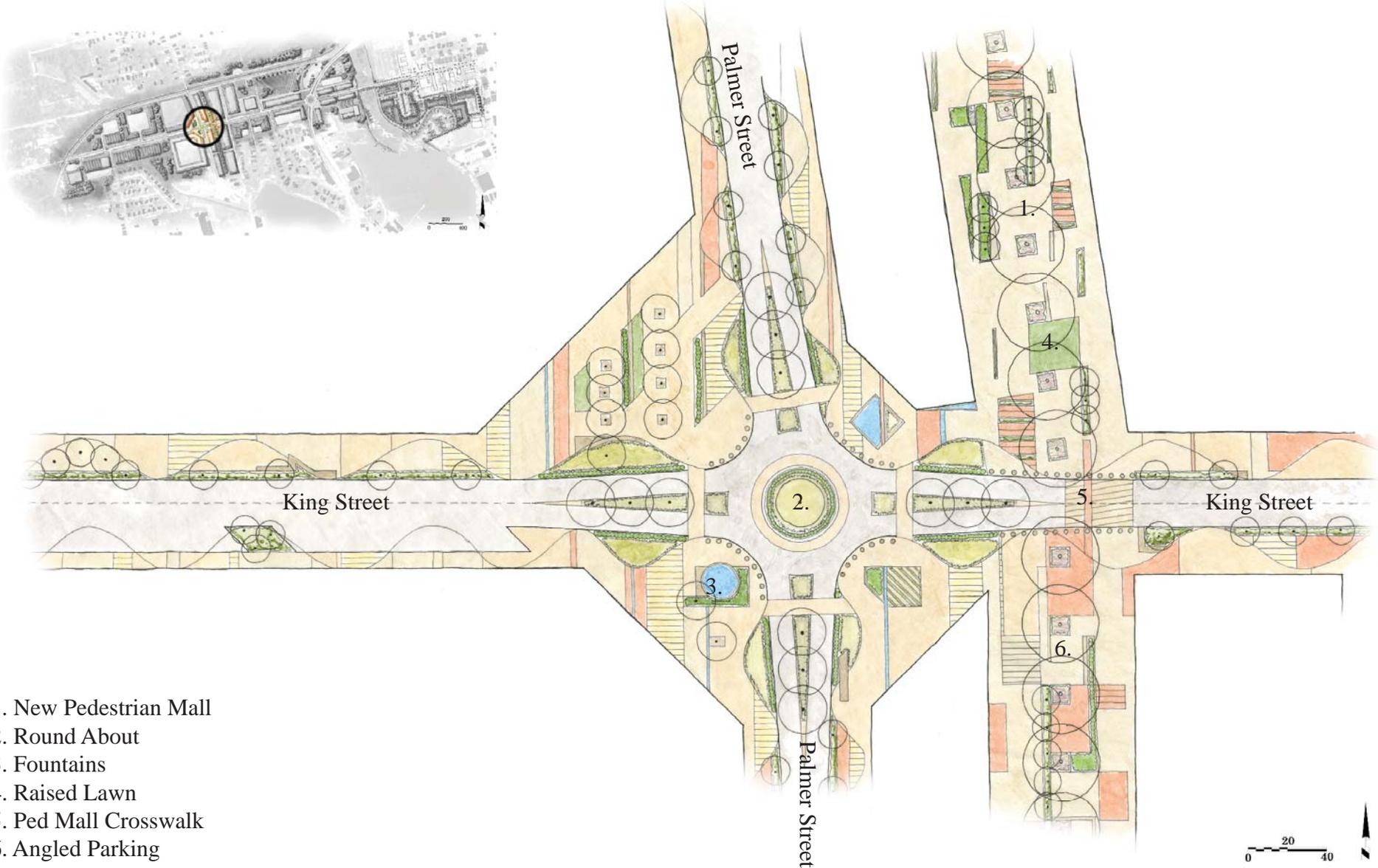
MASTER



PLAN



Palmer Street & Pedestrian Mall Node



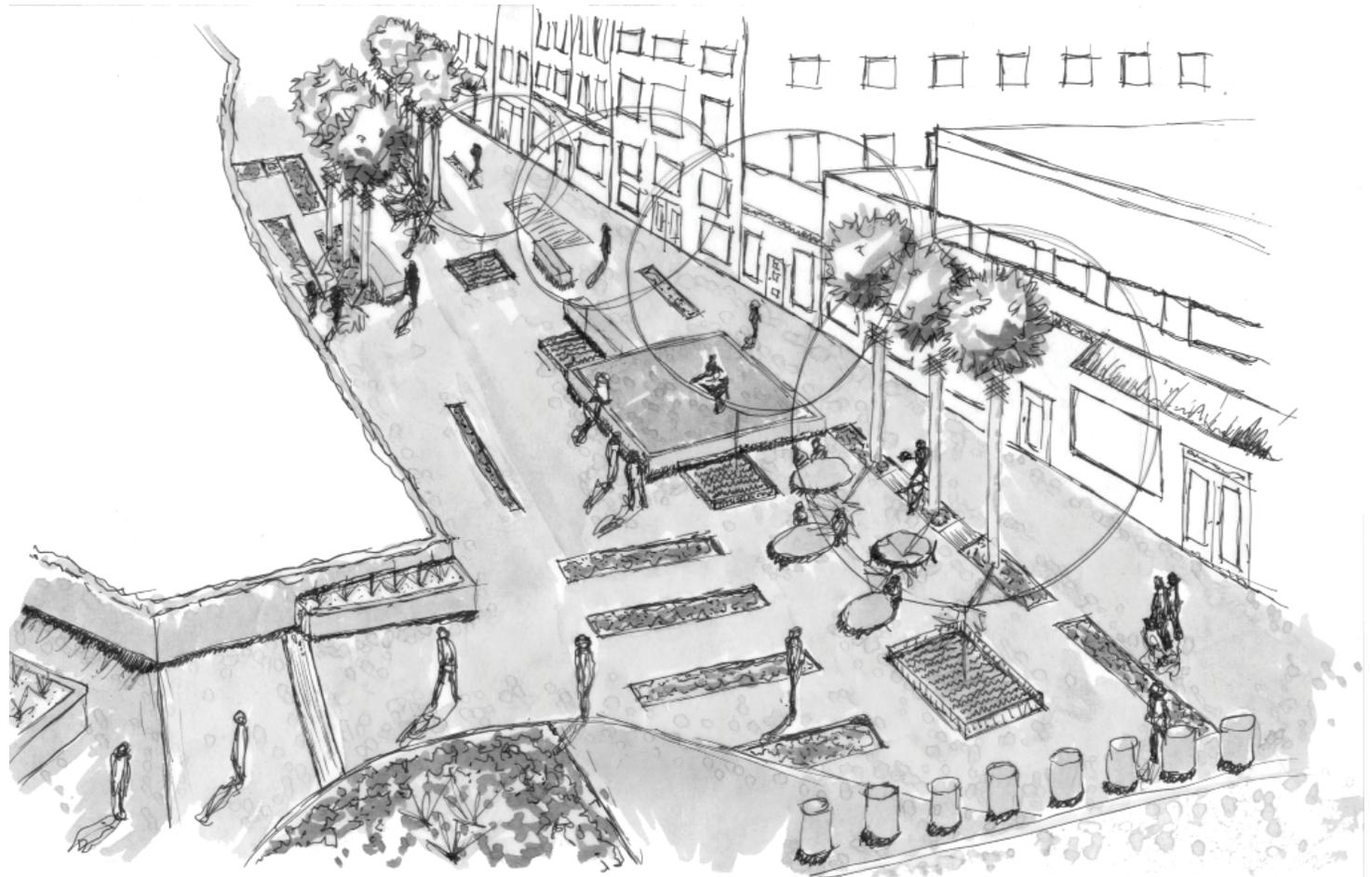
- 1. New Pedestrian Mall
- 2. Round About
- 3. Fountains
- 4. Raised Lawn
- 5. Ped Mall Crosswalk
- 6. Angled Parking

Palmer Street & Pedestrian Mall Node

Image Board

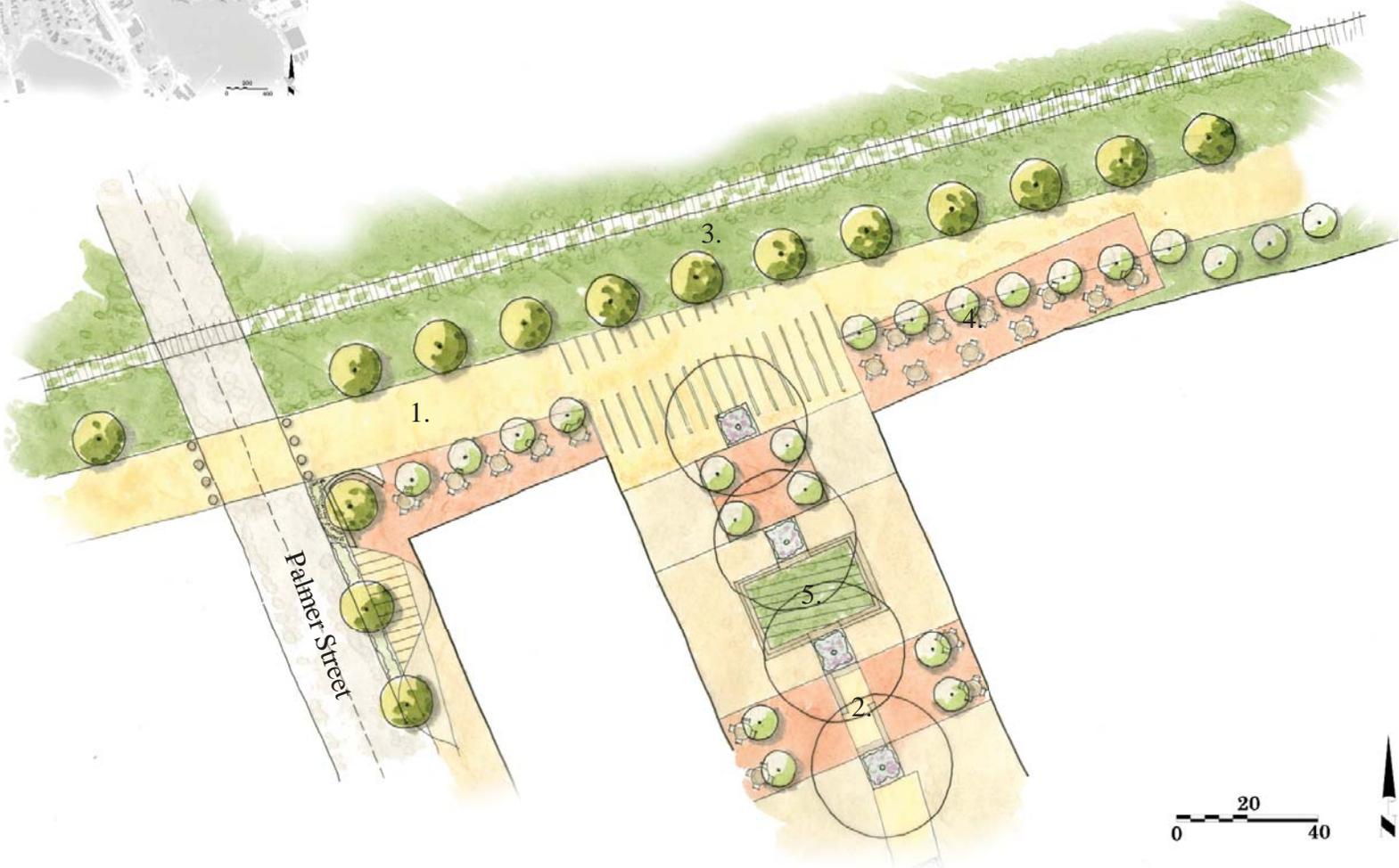
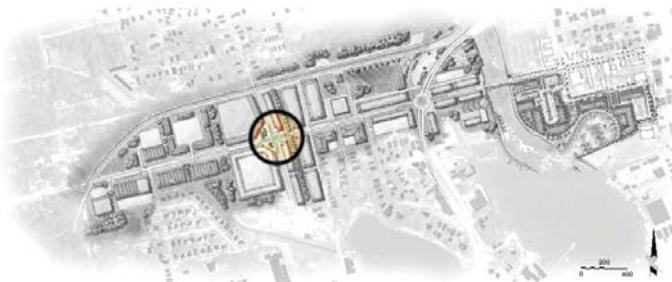


Bird's Eye Perspective of Pedestrian Mall



A seventy five foot wide pedestrian mall was added to west king street to encourage people to visit the area, stroll around, shop, have something to eat and enjoy the local artists work from a sidewalk gallery perspective. The Pedestrian mall runs north south and intersects the east west linear park which runs along the northern portion of the site.

Linear Park & Pedestrian Mall Node



- 1. Linear Park
- 2. Pedestrian Mall
- 3. Railroad Buffer
- 4. Seating Area
- 5. Sunken Seating Area

Linear Park & Pedestrian Mall Node

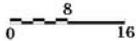


Image Board

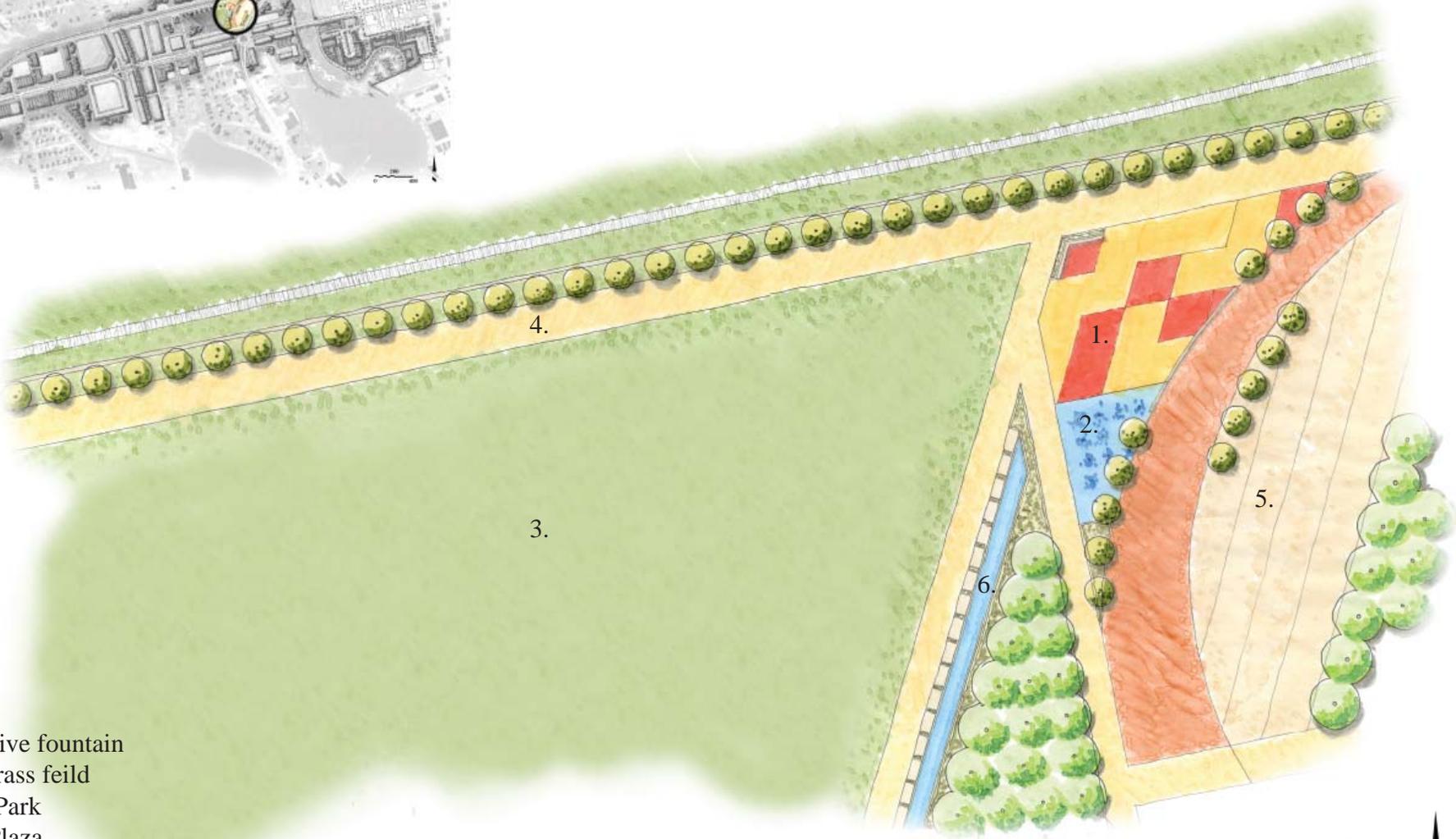
The Florida East Coast Railroad runs along the northern portion of the entire site. Currently there is a 85-100 foot buffer between the tracks and the existing buildings. The right of way now includes a linear park for visitors and residents to enjoy. The connection between the Pedestrian Mall and the Linear Park will promote visitors and residents to walk, skateboard and bike around the West King District. Linear park will be buffered from the railroad by trees and other plantings which will also act as a screen to the visually unappealing train.



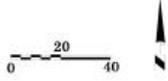
Section: Linear Park & Ped Mall Intersection



West King Community Park Node



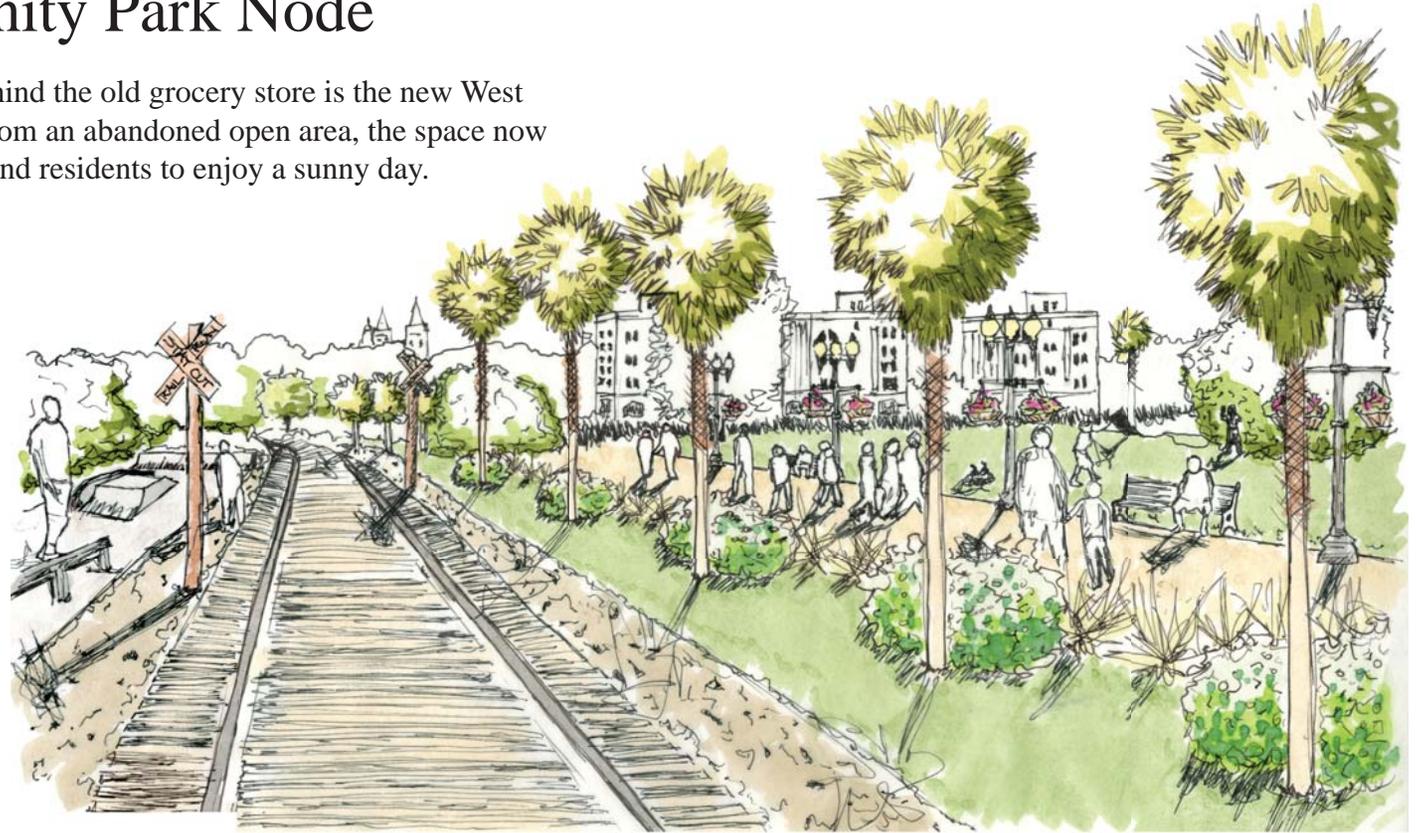
- 1. Tot Lot
- 2. Interactive fountain
- 3. Open grass feild
- 4. Linear Park
- 5. Event Plaza
- 6. Fountain



West King Community Park Node

On the north east portion of the site behind the old grocery store is the new West King Community Park. Transformed from an abandoned open area, the space now can act as a meeting place for visitors and residents to enjoy a sunny day.

Image Board



Perspective of new Community Park



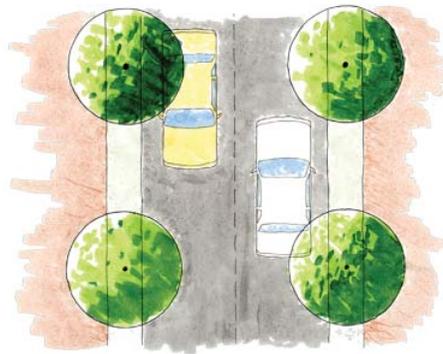
Section of new Community Park

Chapter 4 - Character of The West King District

Street Scape Design: Wide Sidewalks & Bus Stop



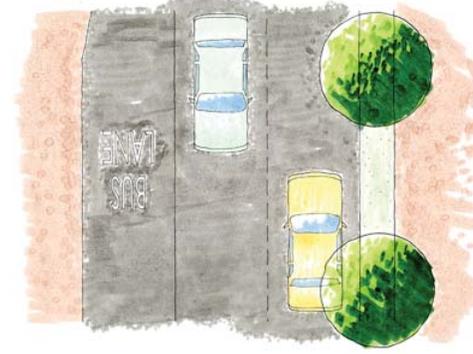
12'	12'
Shared Lane	Shared Lane



Wide Sidewalk Streetscape



12'	12'	12'
Bus Stop	Shared Lane	Shared Lane



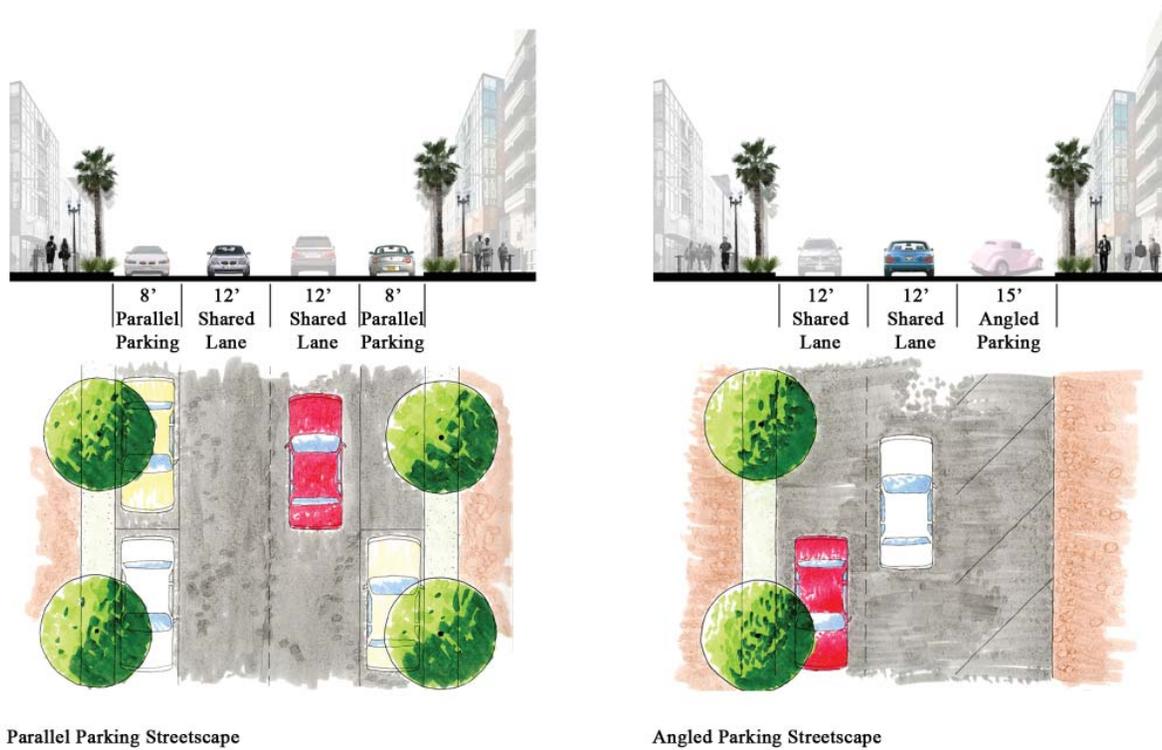
Bus Lane Streetscape

ROW along West King Street fluctuates between about 40 and 70 feet. The new design incorporates four different roadway layouts along West King Street.

All travel lanes are 12' wide and are shared vehicle and bike lanes.

New design includes a 12' wide bus pull off for bus's and trollys in the area.

Street Scape Design: On Street Parking



On- Street Parking located in select areas along king street away from commercial area. Shared lanes are to continue through parking areas.

Architectural Character



Architectural Character Elevation: Retail with Office and Living space above



Architectural Character Elevation: Retail



Architectural Character is a major part of making West King Street feel like it is a part of St. Augustine but still have its own personality.



Flagler College



Lightner Museum

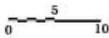


Old FEC Headquarters

Streetscape Elevations



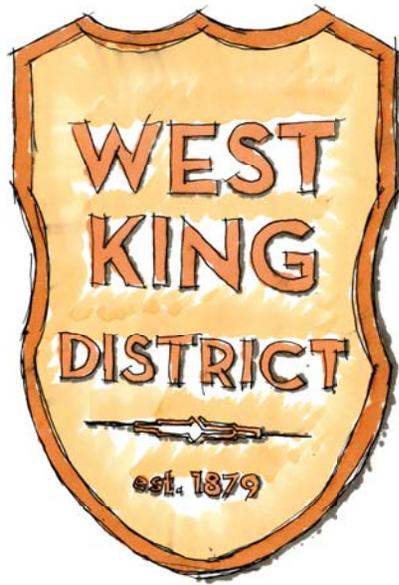
Streetscape Elevation: Retail w/ office & living space above



Streetscape Elevation: Retail



Signage

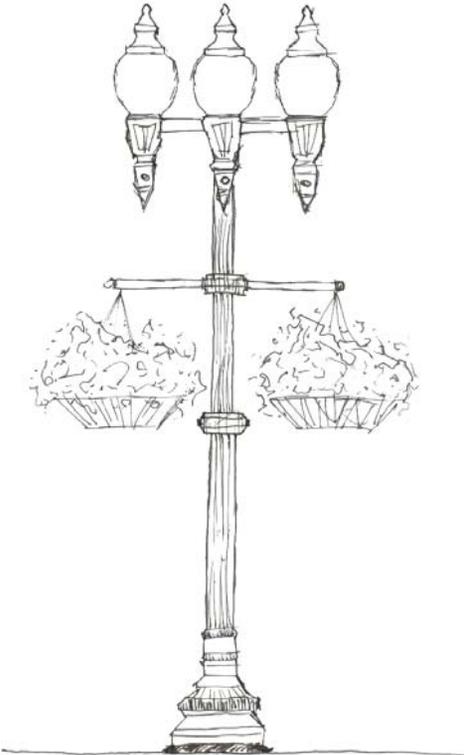


Signage is to be added to help give a personality to the West King District. Local Artists will be encouraged to submit work for signage for the district as well as art show signage and flyers.

Site Elements



Street Lamp with signage poles



Street Lamp with Flower Baskets



City Trash bin example



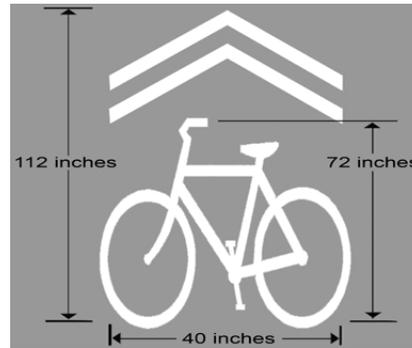
Chapter 5 - Design Guidelines

Guidelines for Design

Right-of-Way Design Guidelines

Widen Right-of-Way in certain areas to be a minimum of 65'. Widen travel lanes to 12' to make room for shared lanes and widen sidewalks in within the new Right-of-Way. Shared Lane markings to be incorporated all along West King Street.

Shared Lane Markings for travel lanes.



Parking Statistics

New on street parking spaces are to be added in select locations throughout West King Street. Other parking areas to be located behind buildings or on the first floor of Some buildings And Second two floors of others. Parking 3 story garage to be constructed west of the commercial district to aid in parking for events in the district.

Surface Parking and parking Requirements

Minimal parking requirements and standards for businesses located on West King Street should not be required. All parking new parking lots are shared parking areas that are owned and maintained by the city of St. Augustine.

On-street parking (Angled & Parallel)

New design for on street parking is to incorporate planted bulb outs every 7- 10 parking spaces to create sight lines to store fronts along west king street as well as shielding cars at intersections. These bulb outs also reduce the area pedestrians travel to cross King Street.

Source: Downtown Delray Beach Master Plan

Guidelines for Design

Street Lighting

Utilities are to be relocated underground to improve visual aesthetics along West King Street. Lighting to be in correspondence with that of the Historic Downtown St. Augustine. Planter baskets and signage poles attached to light poles for promotions and aesthetic purposes.

Round-A-bout Design

Round-a-bout's are to follow FDOT guidelines in correspondence with the number of lanes. Round-a-bouts are to have Standard 12' travel lanes as well as an extra 5'-10' buffer from the center island of the round-a-bout to aid emergency vehicles passing through. Center islands to be planted but not obstruct vision of drivers as made apparent by FDOT.

Cross-walk Design

Florida department of transportation approved crosswalks are to be incorporated in the design for pedestrian safety in the area. Pedestrian crosswalk signs are to be located in-street when crosswalks are not near a round-a-bout, and on the side of the road well before round-a-bouts to allow drivers time to slow down for pedestrians.

Standard Pedestrian Crosswalk Road Sign



In-street Pedestrian Crosswalk Sign



Guidlines for Design

Landscape and Street trees

Street trees are to be Washington Palms (*Washingtonia robusta*), Cabbage Palm (*Sabal palmetto*), and Winged Elms (*Ulmus alata*). Tree spacing to be 15 feet on center for palms and 25 feet on center for elms. Annuals are suggested to be planted in various locations including planter baskets on street lamps. Plant material should be non invasive Florida friendly plants. Plant material is to be planted in such a way that it doesn't obstruct sight lines of drivers.

It will be necessary to complete planting plans for each block of the site. Plantings are to stay relatively cohesive throughout.

Planting Suggestions West King Street, the Pedestrian Mall, and the Community Park may include but not restricted to plants such as these:

Trees:

Magnolia grandiflora
Southern Magnolia

Cercis canadensis
Eastern Redbud

Viburnum obovatum
Walters Viburnum

Plantanus occidentalis
Sycamore

Shrubs and other low plantings:

Nephrolepis exaltata
Boston Fern

Deites iridioides
African Iris

Muhlenbergia capillaries
Muhly Grass

Loropetalum chinense
Chinese Fringe Bush

Liriope muscari
Liriope

Juniperus conferta
Shore Juniper

Guidlines for Design

Signage

Signage for the West King District is in progress by a local artist in the area. Other artists will be encouraged to design signage for the area as well as events such as an art walk.

The new signage for the West King District will be added to the St. Augustine Visitor Information Center (VIC) to promote the area.

Signage will meet St. Augustine's guidelines for signage.

Future Development

Future Development of the West King District should include an on/off ramp to Interstate 95. The lack of an on/off ramp to this major interstate highway restricts the West King District and areas west of it from reaching its full potential.

Possible Light Rail to take over FEC Railway in the distant future.

Architectural Character

The Architecture of West King is to be in similar to building in the historic downtown but not mimic exactly. Colors, Roof Structures, and building accents are areas of character focus.

Chapter 6 - Conclusions

Conclusions

In conclusion,

The West King District has many opportunities for beautification but will have to be done sensitively and in phases.

The implimentation of parts of my project will depend on whether or not the nessesary infrastructure can be obtained so that buildings have the correct utilities..

The West King District will not be something dont in a few years but over time, butzz project will be a very rewarding in the end

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Image Sittings

In the order that they appear:

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Source: www.sebastianinlandharbor.com

http://education-portal.com/articles/20_Gorgeous_College_Campuses.html

<http://www.eastcoastcondos.com/Around%20Town.htm>

<http://trainweb.org/vrt/AmtrakFEC/>

<http://www.flickrriver.com/photos/8310125@N05/favorites/>

<http://www.propheaven.com/incEngine/?content=store&product=1030201254>

Spoken:

Jeremy Marquis - Principal of Halback Design Group

Nancy Sikes Kline- City Commissioner

Valerie I. Cason- GIS Coordinator of the city of St. Augustine

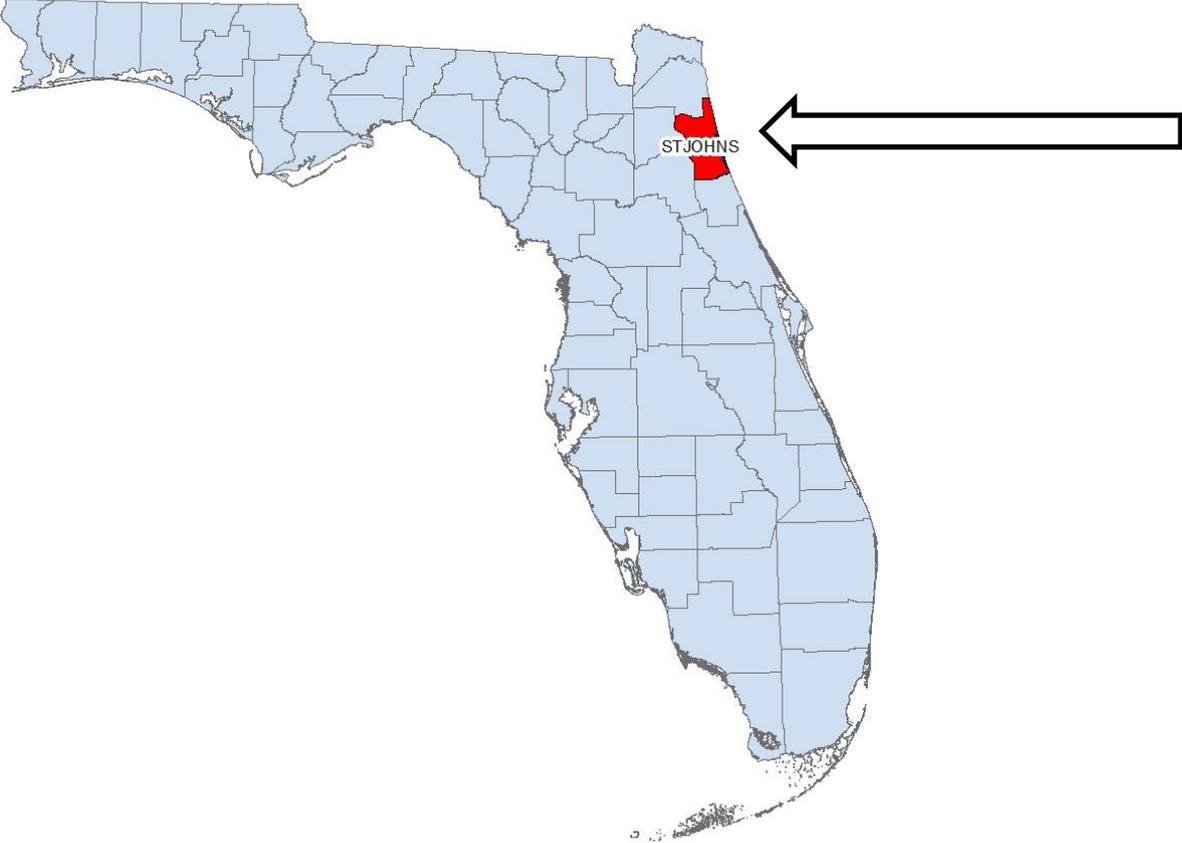
Michelle Regan - Graduate of the University of Florida, 2011

Welcome to my presentation of the
Revitalization of the West King
District



By: Russell Marlborough

Project location is St. Johns County Florida



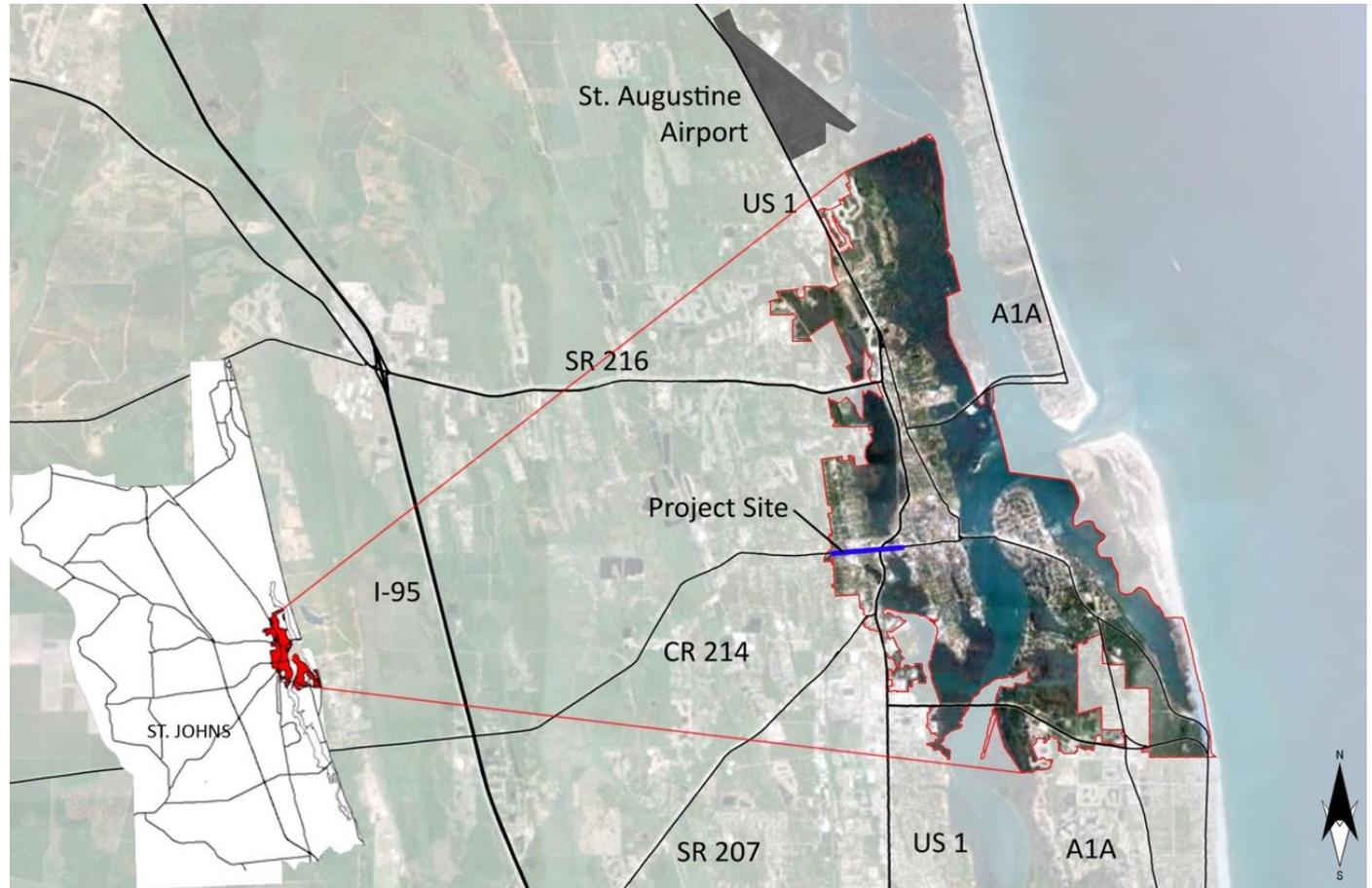
Brief History

St. Augustine is known to many as “Americas oldest city” and also one of the most walkable in America. Home to some of the most historic streets and city plans, St. Augustine is in the northeast quadrant of Florida in the county of St. Johns. Spanish admiral and explorer Pedro Menendez de Aviles founded this portion of “The First Coast” on August 28, 1565, the feast day of Augustine of Hippo. Since Aviles landed in 1565, St. Augustine has been through British rule, a second Spanish rule, American rule and the Henry Flagler era. St. Augustine is home to Flagler college named after Henry Flagler the American tycoon, real estate promoter, railroad developer and partner of John D. Rockefeller in Standard Oil. Also located in St. Augustine is also home to the old Florida East Coast Railway headquarters but was relocated to Jacksonville in 2006. Today St. Augustine is a tourist hot spot for its old city feel and attractions such as the Castillo de San Marco, its ghost tours, the Government House Museum, and much more.

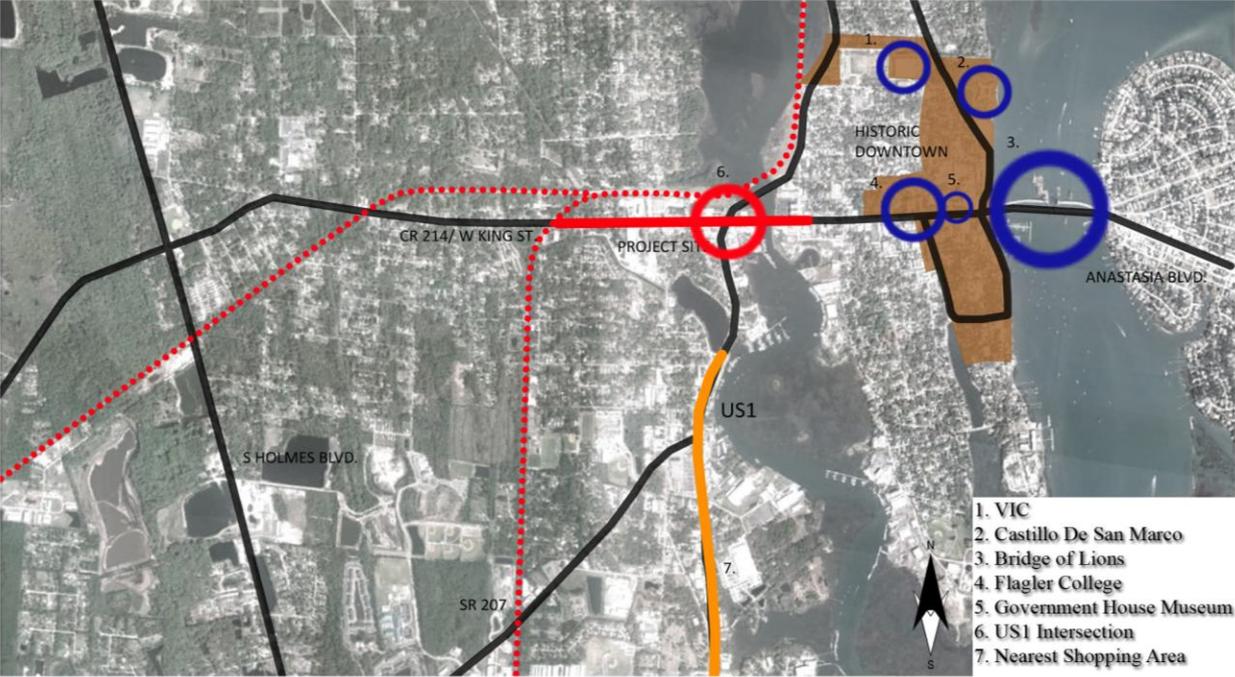


St. Augustine

West King Street is a portion of County Road 214 that runs east to west. West King is a major entrance coming into the city and Historic Downtown. West King collects traffic from US1 and residential neighborhoods west of US1. CR 214 does not have on and off ramps to I95 so therefore traffic is much less than what its potential is.



Context

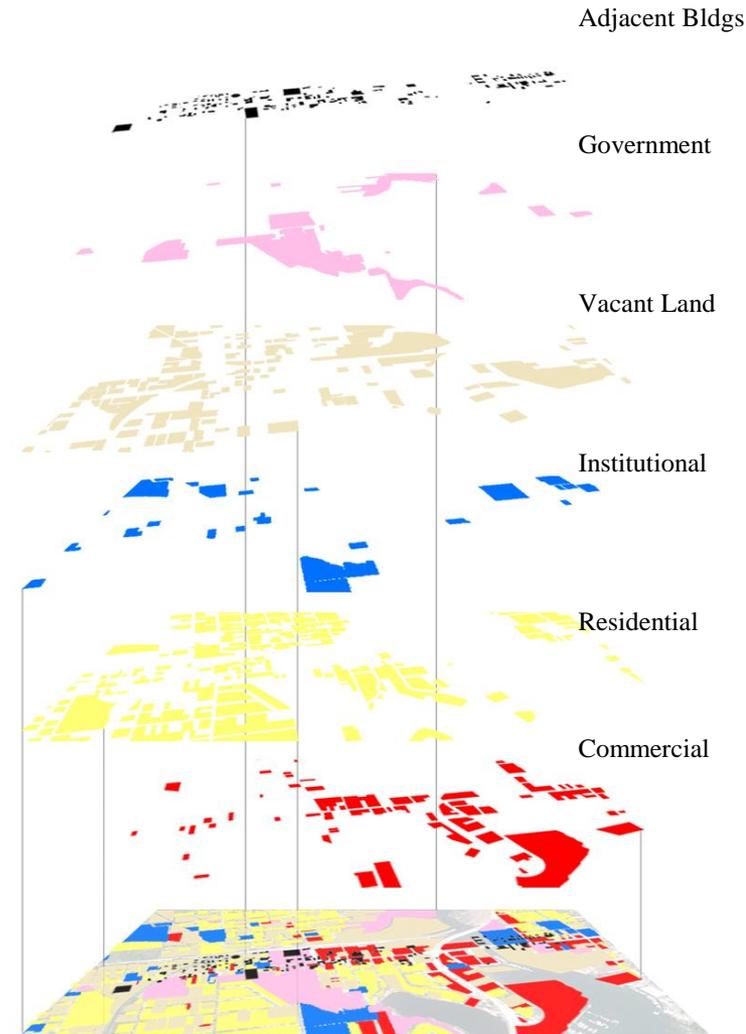
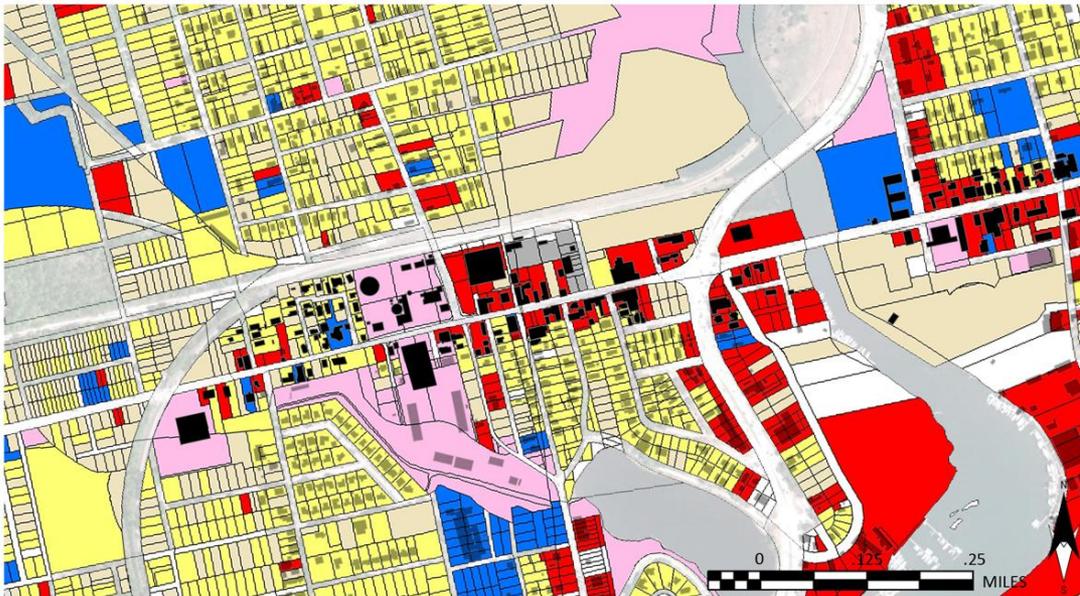


Existing Land Uses

West King is a two lane street commercial corridor surrounded by one to two story residential and commercial buildings. No structures on west king possess historic value.

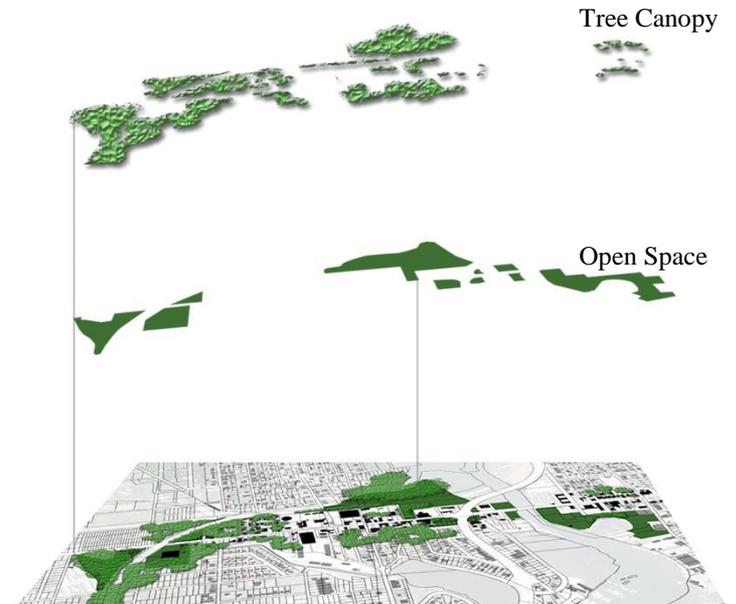
The immediate land uses of West King Street are predominantly Commercial and Residential area with a some institutional and other municipalities.

There is also an abundance of vacant properties in the west king street area that have tremendous potential for redevelopment.



Existing Open Space & Tree Canopy

Tree Canopy along King Street is heavily lacking. The Lack of street trees along King Street and the disconnected green spaces is visually unappealing and discourages users from walking the West King District.



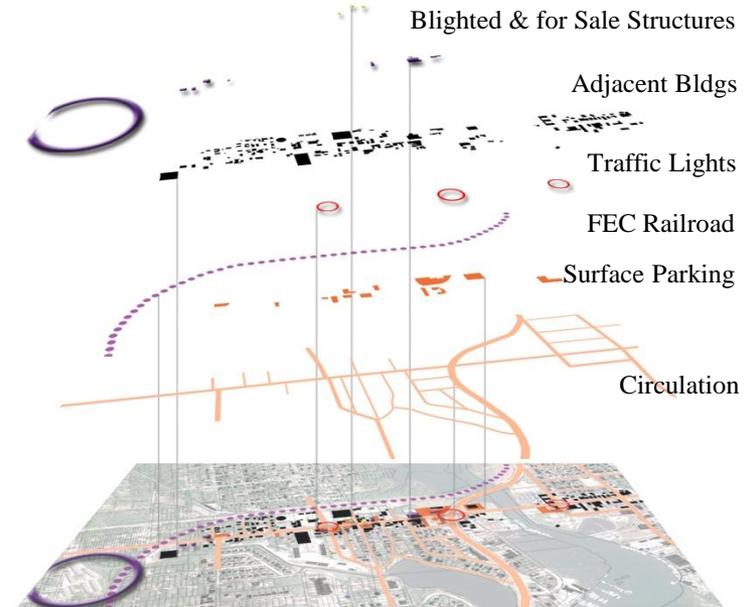
Visitor Experience

There are many blighted, abandoned, vacant structures that give a bad impression of the area. Particularly an old grocery store just west of US1 and a laundry mat next to the railroad tracks. These structures should be demolished or renovated to restore West Augustine's positive image.

King Street is a major entrance into the historic downtown area but mainly for residents and merchants of the West King District. King street intersects with I95 but lacks on and off ramps. This is part of the reason West King does not see the traffic it has the potential to.

Parking in the area is pretty limited to visiting the stores they are located in front of. Public parking is very scarce and there are zero on street parking spaces.

There are three traffic lights at the intersections of West King Street. 1.) US1 2.) Malaga St. 3.) Palmer St.



What sorts of businesses Currently make up the area?

West King Street has a sort of artist/ artisan make up of businesses. Because of the lack of infrastructure it is hard for businesses to move in.

Pawn and Jewelry shops

A tattoo shop

Two liquor stores

Marine supply store

Art gallery

Café

A solar energy company

A used appliance store

Users of the West King District

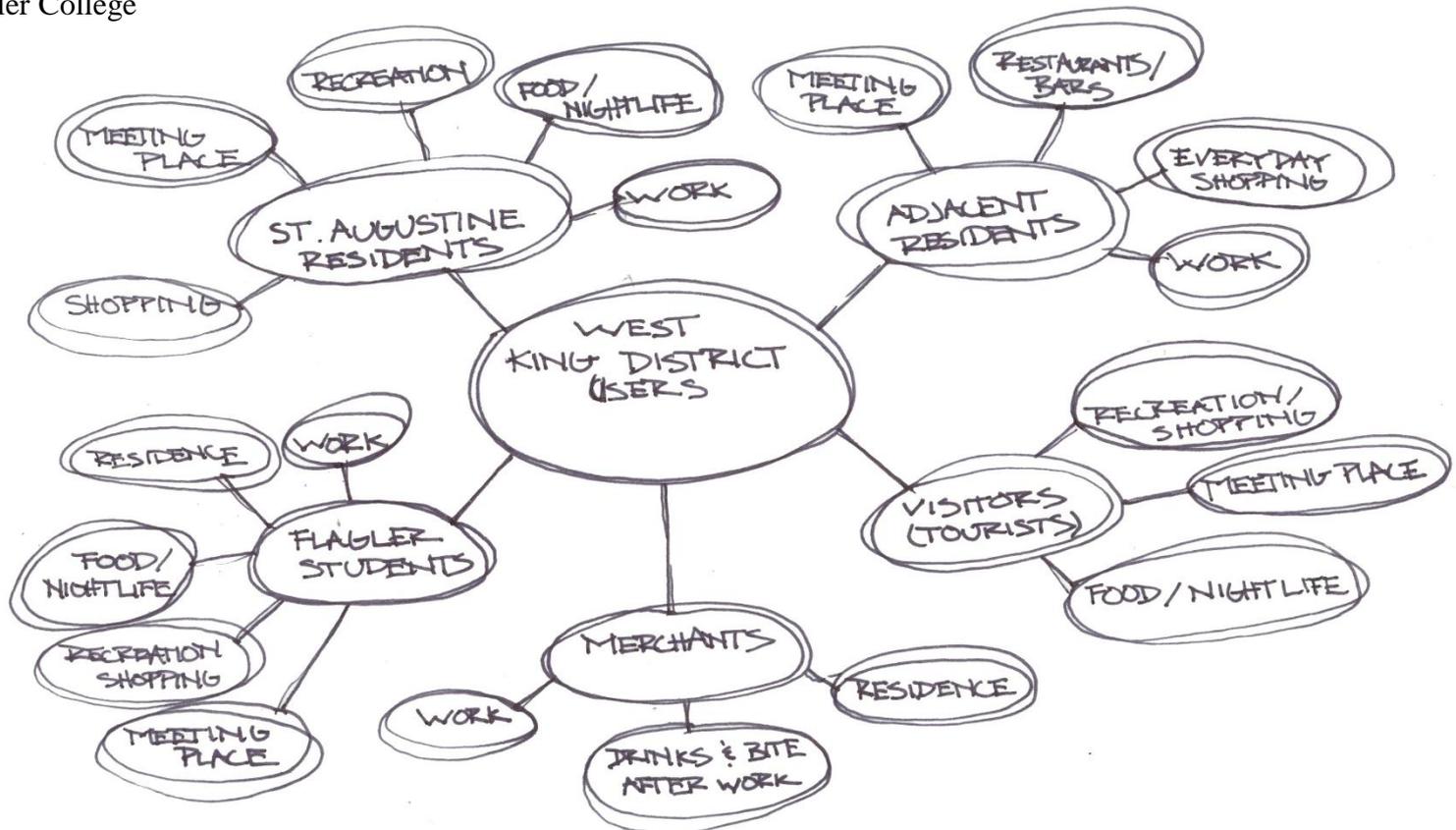
→ Adjacent Residents of West King

→ St. Augustine Residents

→ Merchants of West King and the Historic Downtown

→ Students of Flagler College

→ Visitors



User Diagram

Issues & Concerns

Lack of infrastructure: A major prohibitor to the expansion of the West King District. Plans of expanding Infrastructure to the west king district and West Augustine and beyond being tossed around by city officials.

Suggestions: Use this as a starting point. The city wants to know of development plans before jumping on board.

Parking: There is very little public parking in the West King District. This discourages people from exploring and visiting the business's in the area.

Suggestions: Add on street parking in areas in front of business's and west of railroad tracks.

Trash Cans: There are no trash cans along west king street for visitors and residents to dispose of waste.

Bicycle Safety: Bicyclists are sharing lanes with cars and there is no indication of this on roads.

Suggestion: Use the bike study St. Augustine just completed to make bicycling safer in the West King District.

Open space at US1 Corner: Open space at the corner of West King and US1 is a major eye sore and provides no sense of entrance to the West King district.

Crime: Due to the Crime rate and the lack of lighting, West King Street makes Business owners afraid to leave work at night and makes them worry about break-ins.

Suggestions: Use CEPTED Design Principles to make the West King District a safer place.

Pedestrians Safety: Crosswalks are relatively absent on West King Street except for at traffic lights. The area needs more crosswalks to provide adequate safety for pedestrians to roam about the West King District.

Sidewalks: Sidewalks are very thin in areas and very close to traffic.

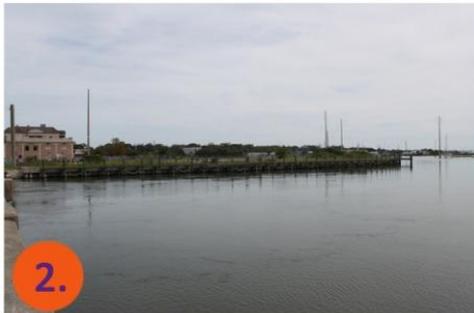
Suggestions: Remove Utility lines and add street vegetation.

Signage: There is nothing informing people of the West King District and inviting them further west of the Historic Downtown Area.

Opportunities & Constraints



San Sebastian Winery. Great anchor point for moving people from the Historic Downtown area to the West King District.



Ervin Lovett & Miller of Jacksonville designed a 14 acre marina to be built behind the San Sebastian Winery. The marina was to include 17,000 sq ft of retail along King Street, 96 condominium units, 15 residential/ office units, and an 82 room four diamond hotel. But was halted by the economy crash and construction barely begun.

Opportunity for open space.



No sense of an entrance to either historic downtown St. Augustine nor to the West King District and the intersection is confusing.

Vacant lot on the SW corner of King and US1 intersection could be a great opportunity for a park and entrance experience.



Wall in front of broudys liquour store is said to be an eye sore and could be tore down or turned into a mural wall.



Vacant Properties along king street are great opportunities for parks.

Open space along railroad provides an oppportunity for a linear park and bike trail.



The ROW on the immediate east side of the Rail road tracks are wide enough to incorporate complete street principles in the area.



Sidewalks are very thin in areas and don't meet safety standards.

Streets lack lighting that could make the area safer.

Utility poles are an eye sore to the west king district business's.



Blighted Structures and Properties such as this one are bringing down the visual aesthetics of the area.

Buying some of these properties can provide urban infill opportunities



Vacant properties provide opportunities for a park system and area to adequate vegetation for the area.

Case Study: Sebastian Inland Harbor



SAN SEBASTIAN INLAND HARBOR

CONCEPTUAL MASTER SITE PLAN
OCTOBER 19, 2004



The Sebastian Inland Harbor project is a 14 acre site including 53,000 sq. ft. of retail space, 96 condominium units, 15 residential/ office units ranging from 1,500 to 2,250 square feet, 82 room four diamond hotel, and a 65 slip marina.

- Features
- Permanent Sculpture Garden
- Boardwalk
- Amphitheater
- World Class Spa
- 8,000 square foot Banquet Facility

Designer: Ervin, Lovitt, and Miller of Jacksonville, FL



Conceptual Condominium Elevation

ERVIN, LOVITT & MILLER

The condominiums and marina are being developed by The Devlin Group. Planned for 96 condominium units and 65 marina slips.



Lorida Lofts and Retail Conceptual Elevation

ERVIN, LOVITT & MILLER

Developed by San Sebastian Harbor Partners, LLC. An 36,000 square feet retail building with 15 offices/residential lofts from 1,500-2,250 square feet.



Conceptual Retail Elevation

ERVIN, LOVITT & MILLER

The main retail building will front King Street and feature 17,000 square feet of leasable space. The primary tenant is a national upscale restaurant.

Goals & Objectives

Create a sense of place within the West King District.

Identify and emphasize West King's personality by developing a plan with site features that will draw people to the district.

Bring in a variety of businesses to jump start the communities economy, promote growth of the area, and give people a reason to explore the communities.

Give pedestrians adequate space to walk, shop, dine , and enjoy their visit.

Provide Solutions for Circulation Problems: Pedestrian, Bicycle, and Vehicular traffic issues.

Rethink parking areas to balance access and circulation along west king street.

Use the recently completed Bike Study to increase bike safety.

Create Signage for parking locations and safety for bicyclists.

Develop a network of green spaces that ties the West King District together.

Using existing vacant green space, fill wholes within to unify the West King District together.

Create Gateways at the intersection of US1 and the railroad crossing at the west end of the project location to make visitors aware of the area and build on the negative image West King has currently.

Program

Parking- Rethink existing Parking to Provide Shared parking lots for the surrounding businesses.

Linear Park Design- Utilize the area around the existing railroad to incorporate a new linear park along tracks.

Signage & Promotion - Implement a signage plan to help increase understanding of west king street as a destination for visitors of St. Augustine as well as its residents.

Entryway at Railroad Tracks to the west- Give visitors the curious urge to explore west king street by giving them a peek into the linear park.

Streetscape Design- Provide Street trees to help with Shade for West King Street

Widen Sidewalks

Incorporate crosswalks with signs and colors at key locations to safely move visitors across the street.

Provide adequate lighting for the West King District so that people feel safe walking among the streets after Dark.

Use Paving and other elements to give more personality to the area.

Incorporate everyday Stores- Provide the residents of the West King District with places such as a grocery store, hardware store, barber, and a pharmacy.

Get the city involved- Bring popular events such as Nights of Lights & art walks to the West King District to impel economic growth.

West King District Site Features

Linear Park.....



Pedestrian Mall.....



Skate Park.....



Community Park.....



River Walk.....



Event Plaza.....

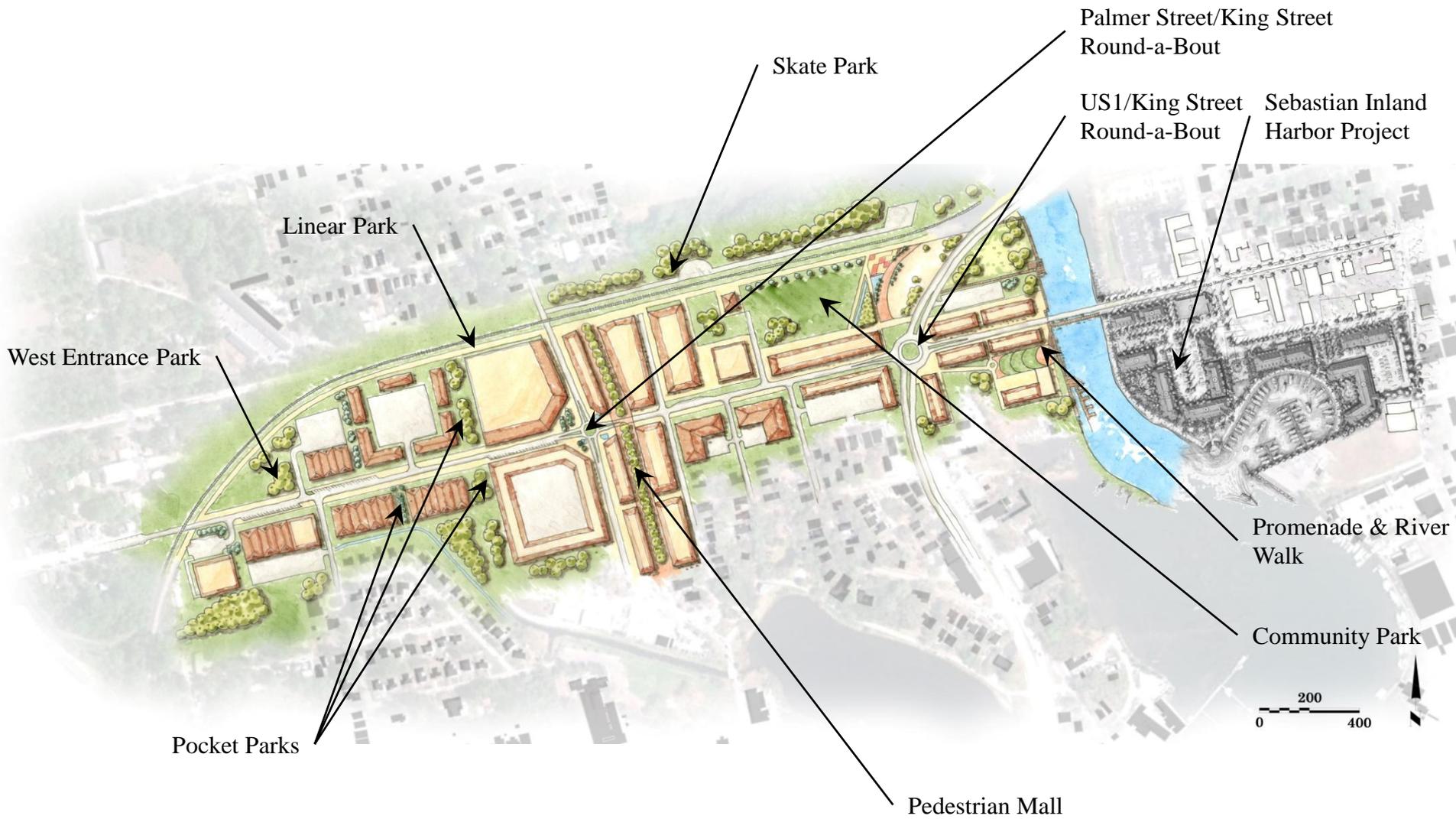


Pocket Parks.....



Master Plan





West Entrance Park

Pocket Parks

Linear Park

Skate Park

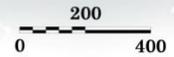
Pedestrian Mall

Palmer Street/King Street Round-a-Bout

US1/King Street Round-a-Bout

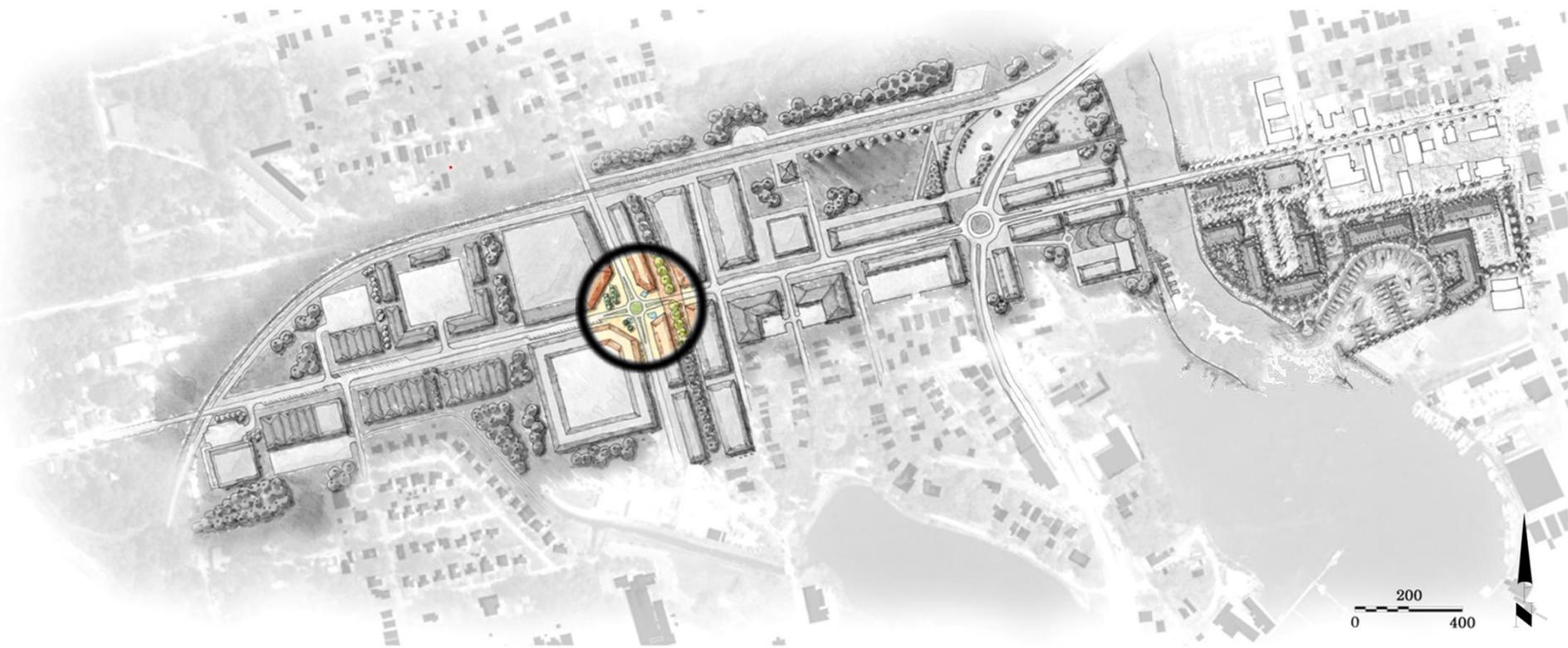
Promenade & River Walk

Community Park

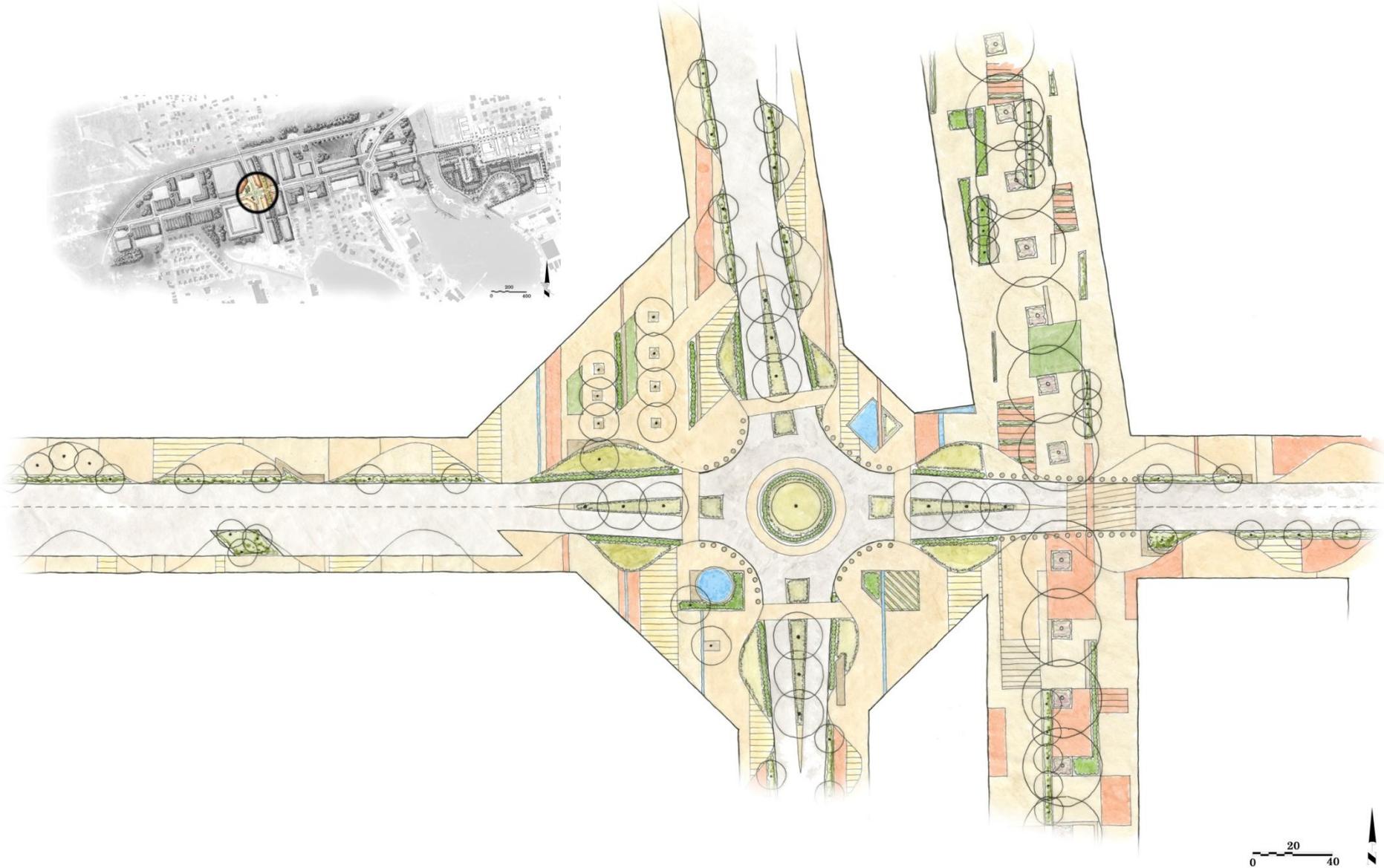


Sebastian Inland Harbor Project

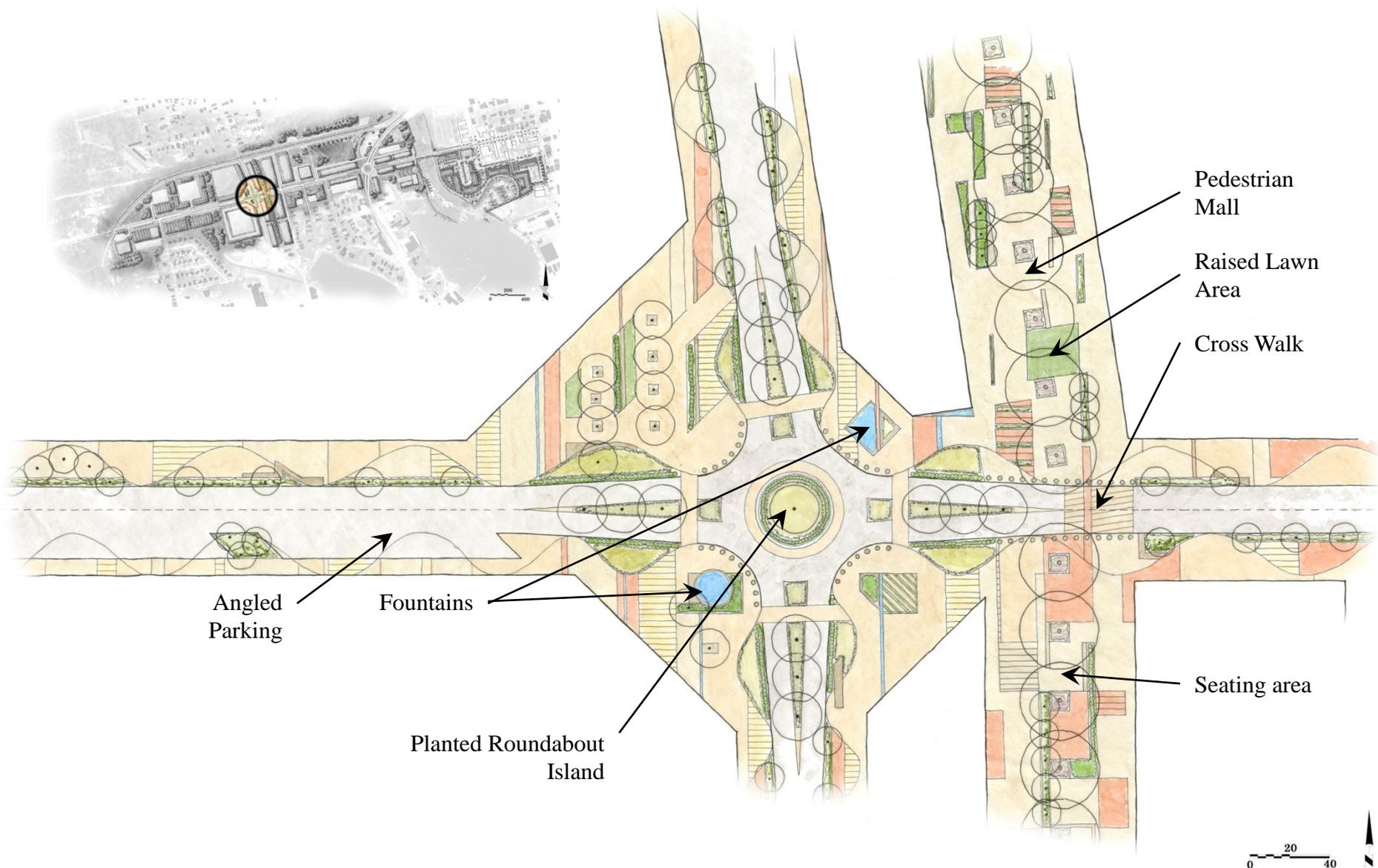
Node: Palmer & King Street Intersection



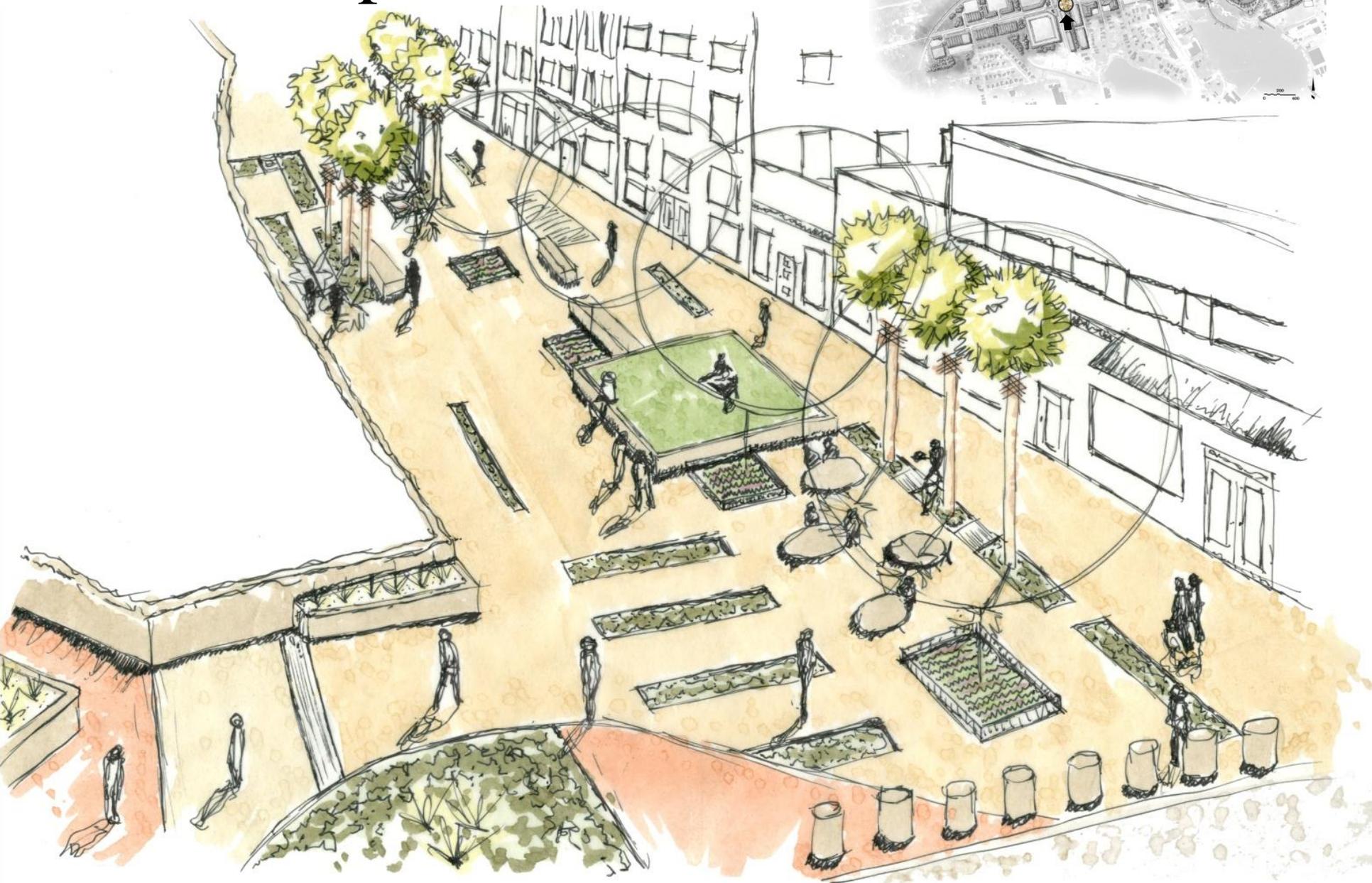
Node: Palmer & King Intersection



Node: Palmer & King Intersection



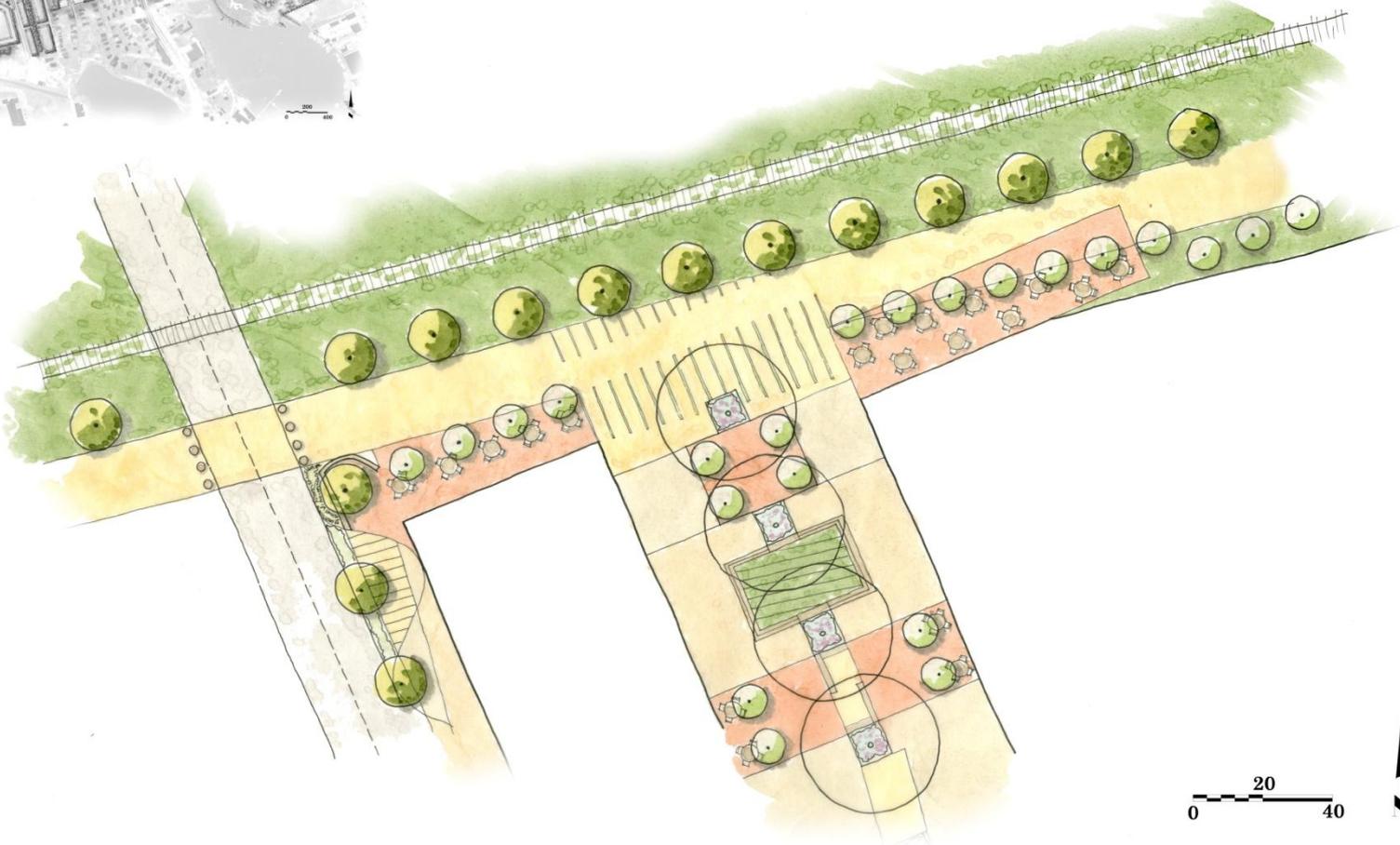
Birds Eye Perspective: Ped Mall



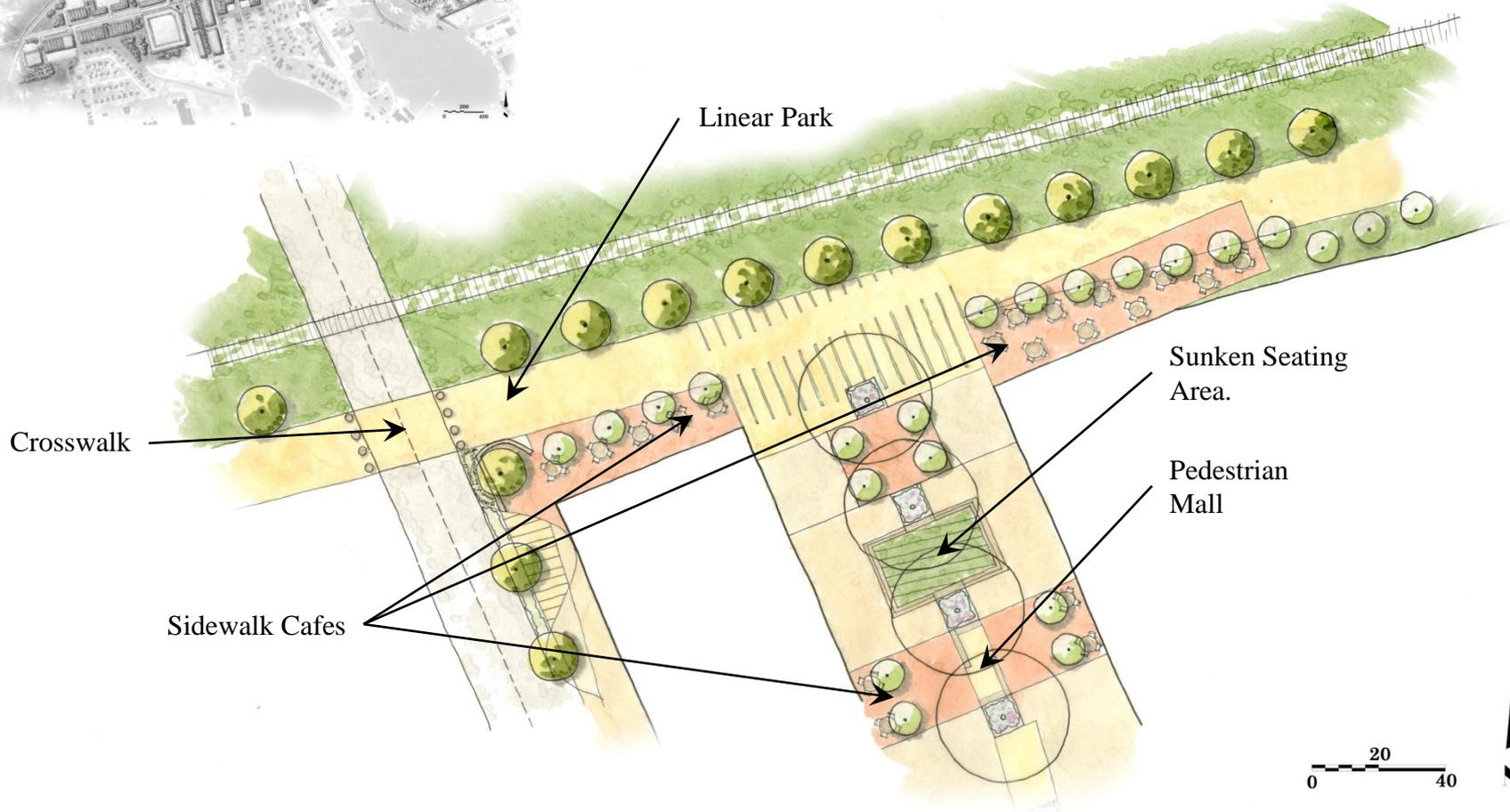
Pedestrian Mall & Linear Park Intersection



Pedestrian Mall & Linear Park Intersection



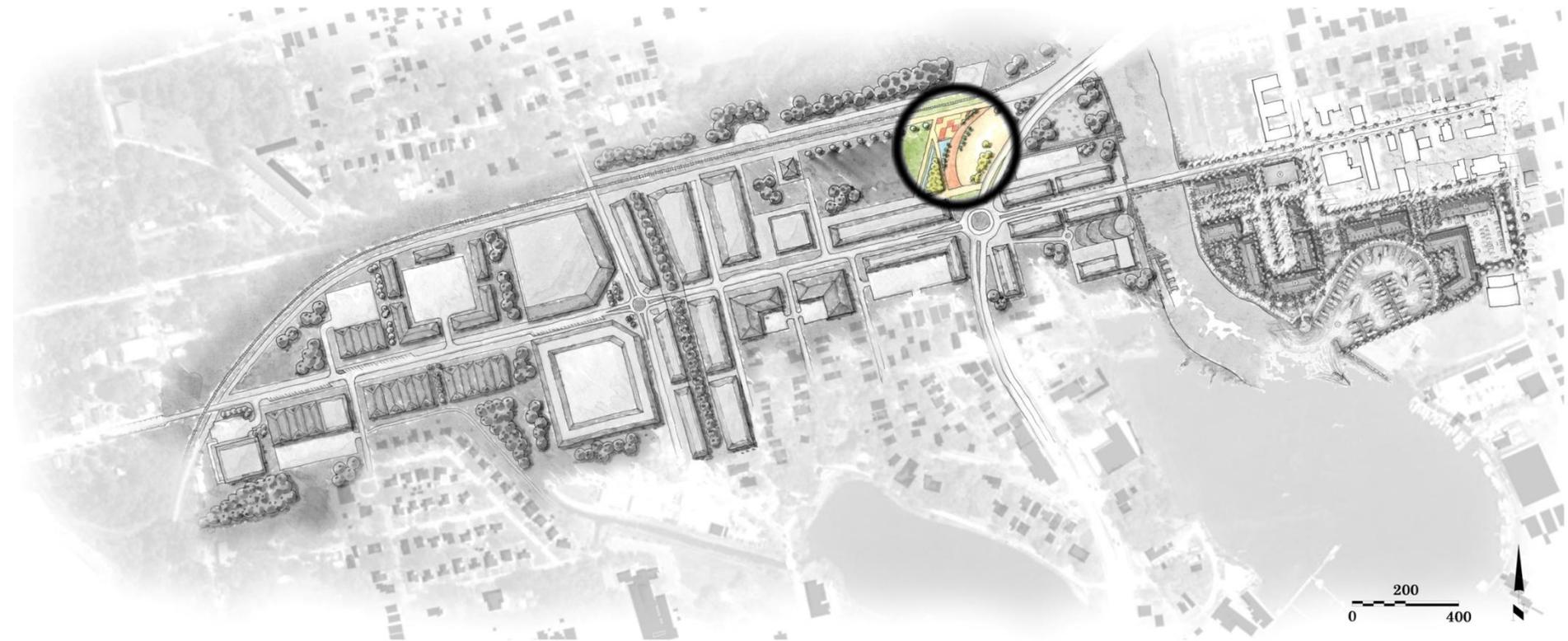
Pedestrian Mall & Linear Park Intersection



Pedestrian Mall & Linear Park Intersection

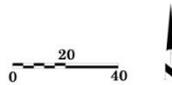
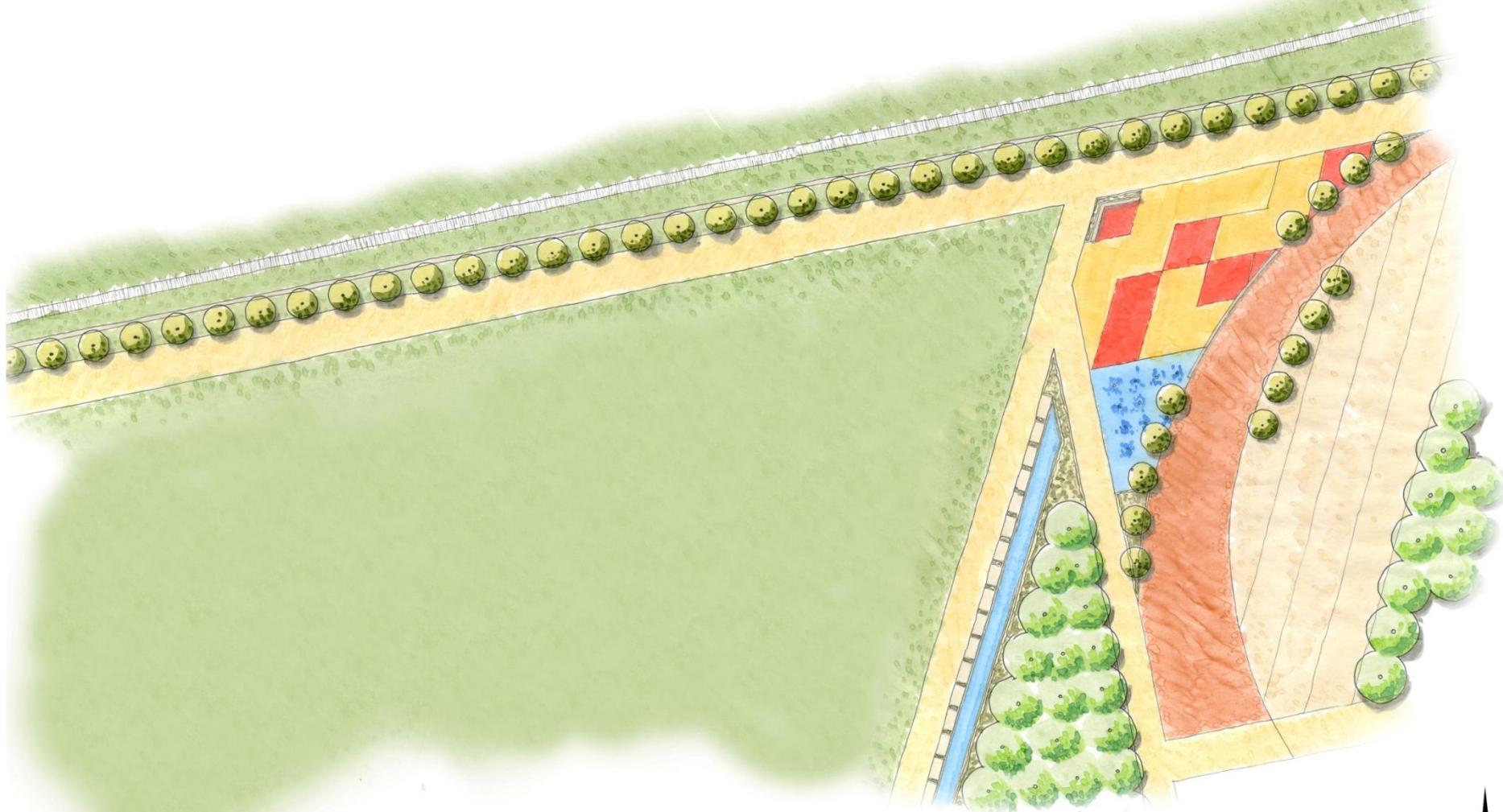


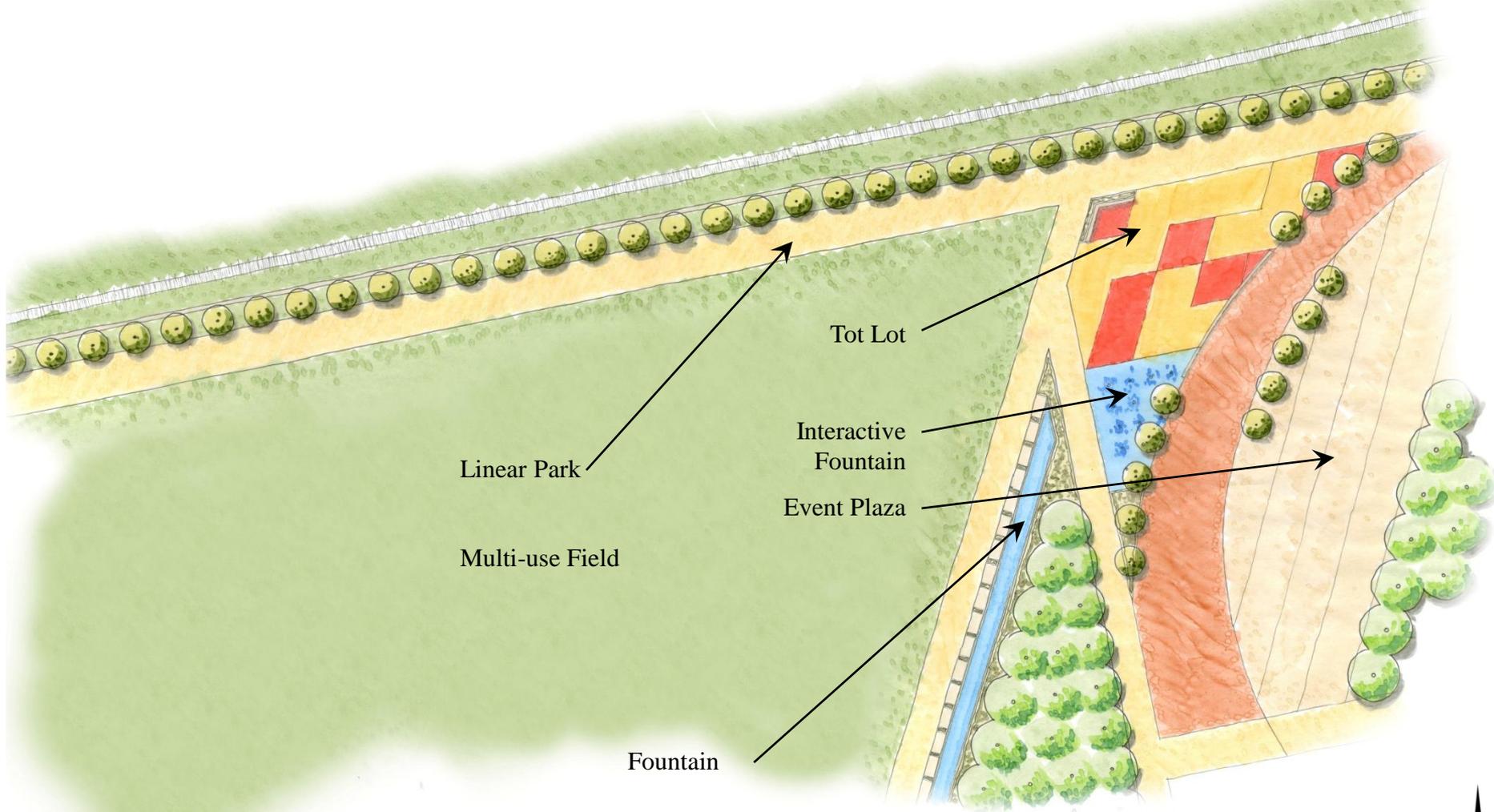
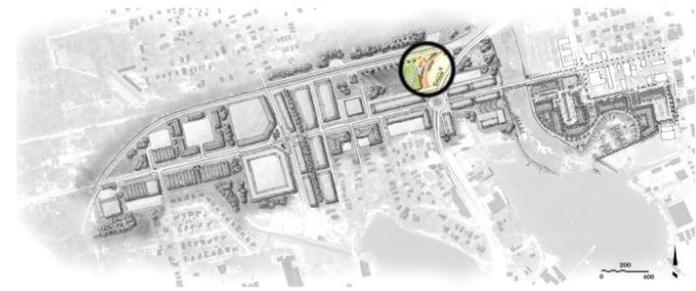
Community Park





Community Park





Linear Park

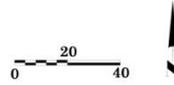
Multi-use Field

Fountain

Event Plaza

Interactive Fountain

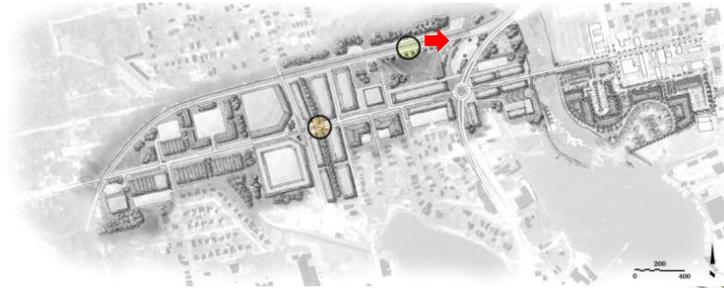
Tot Lot



Section: Community Park



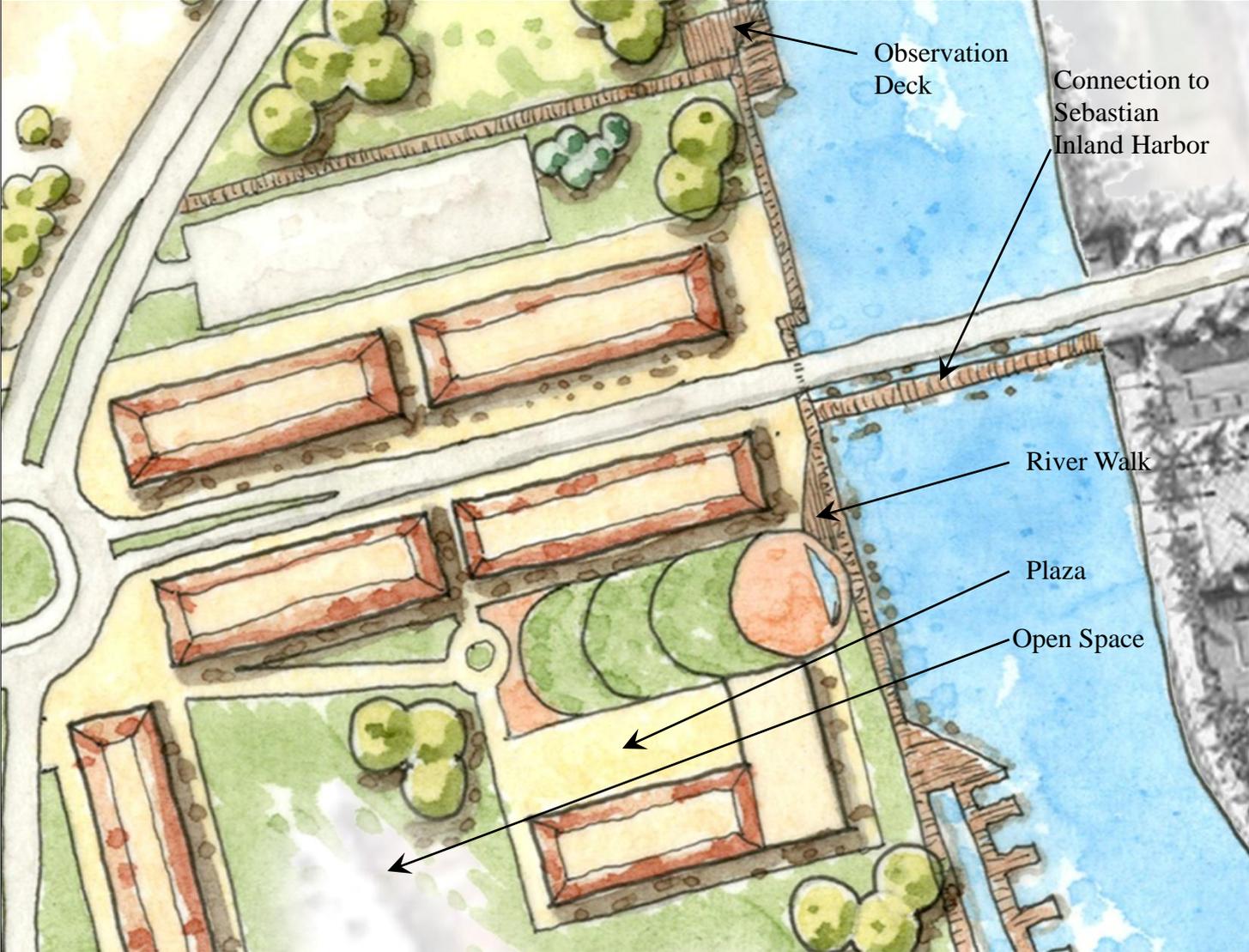
Perspective: Community Park



River Walk



River Walk



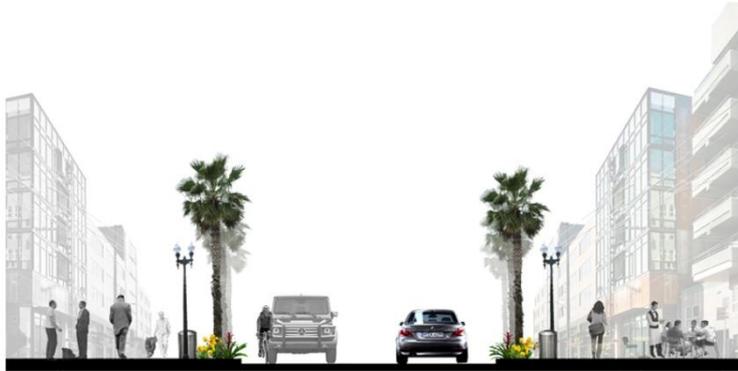
Section: River Walk



West King District Character

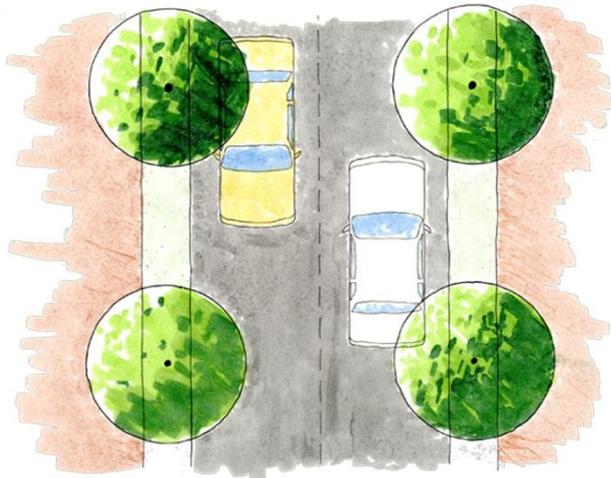


Roadway Design: Travel Lanes & Bus Lane



12'
Shared
Lane

12'
Shared
Lane



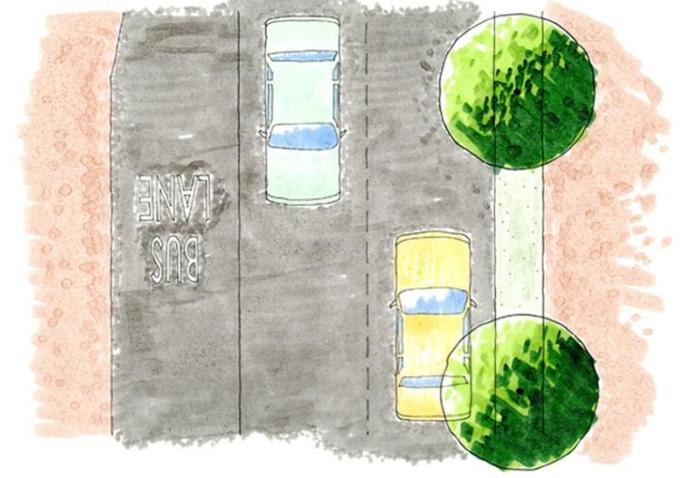
Wide Sidewalk Streetscape



12'
Bus Lane

12'
Shared
Lane

12'
Shared
Lane

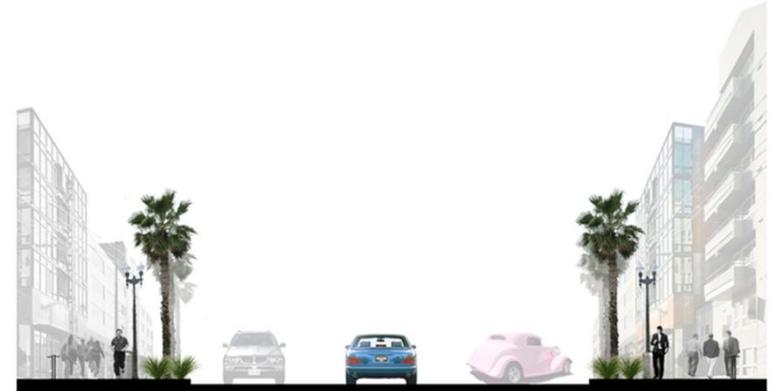


Bus Lane Streetscape

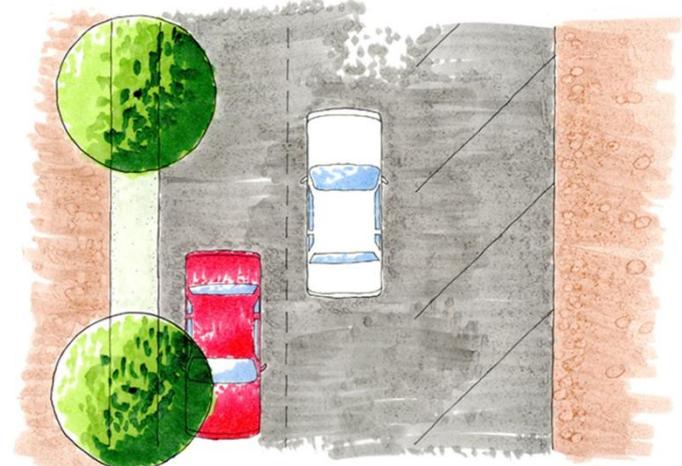
Roadway Design: Parking and Sidewalk



8'	12'	12'	8'
Parallel Parking	Shared Lane	Shared Lane	Parallel Parking



12'	12'	15'
Shared Lane	Shared Lane	Angled Parking



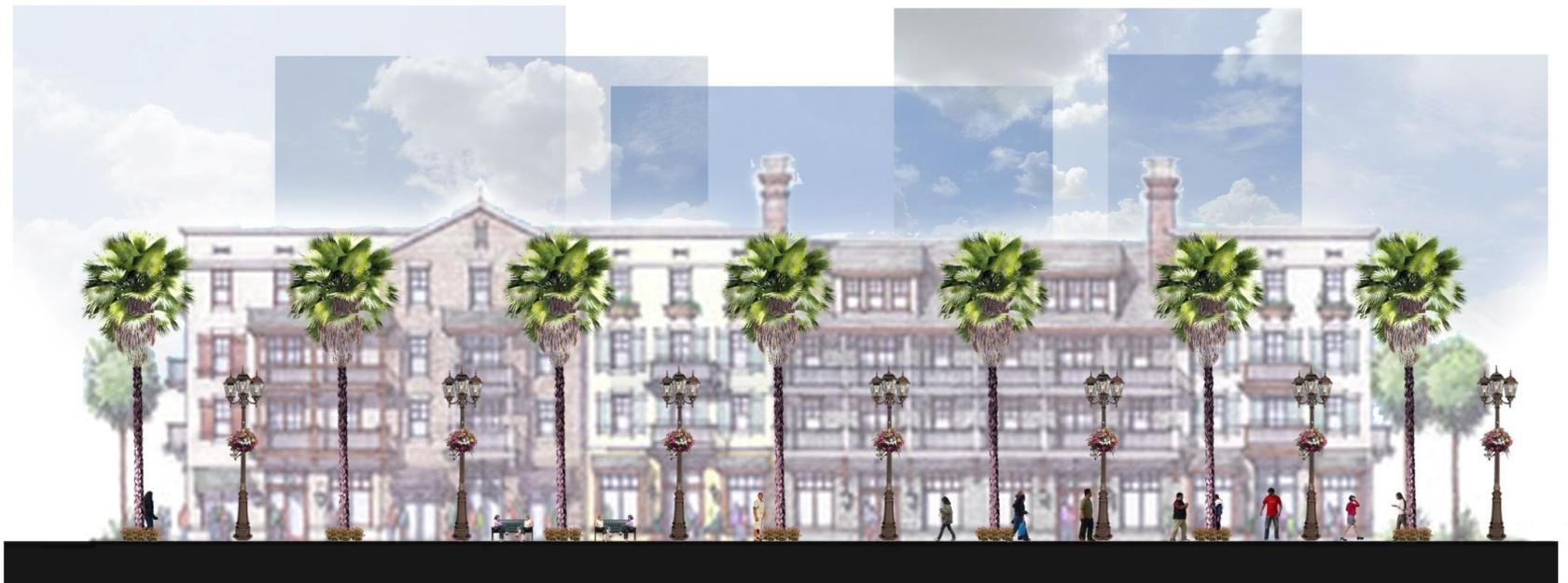
Parallel Parking Streetscape

Angled Parking Streetscape

Typical Streetscape Elevations

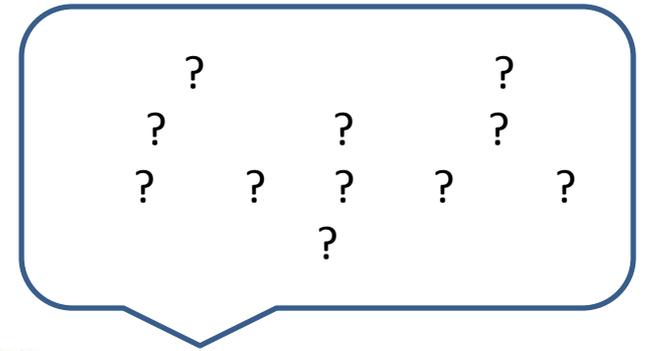


0 8 16



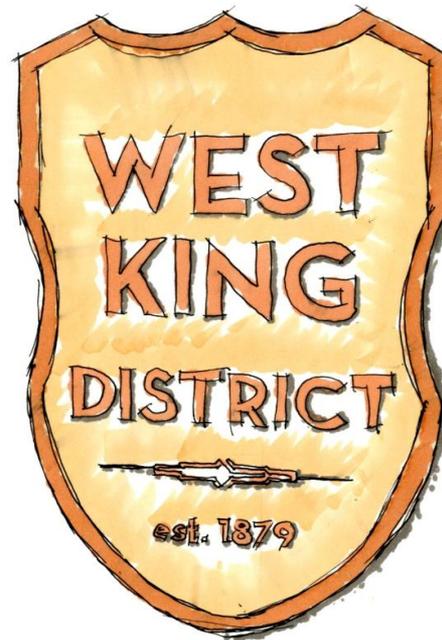
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So what is the next step...



Signage

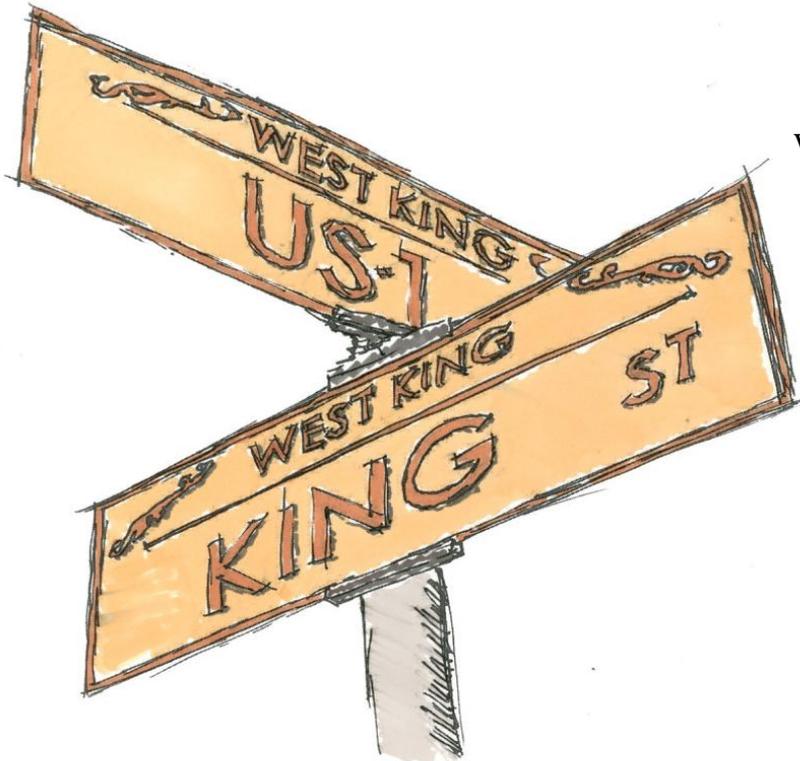
Signage is to be added to help give a personality to the West King District. Local Artists will be encouraged to submit work for signage for the district as well as art show signage and flyers.



West King District Signage



Parking location Sign

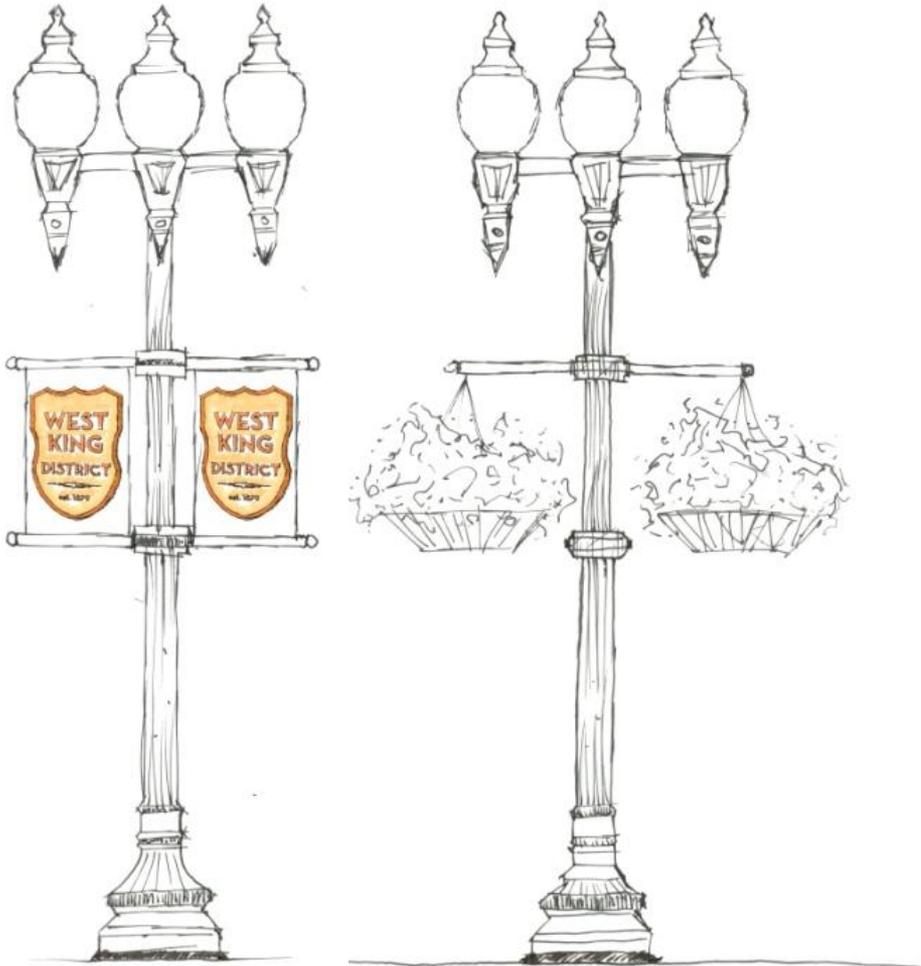


West King Street Signs



Typical Building Signage

Site Elements



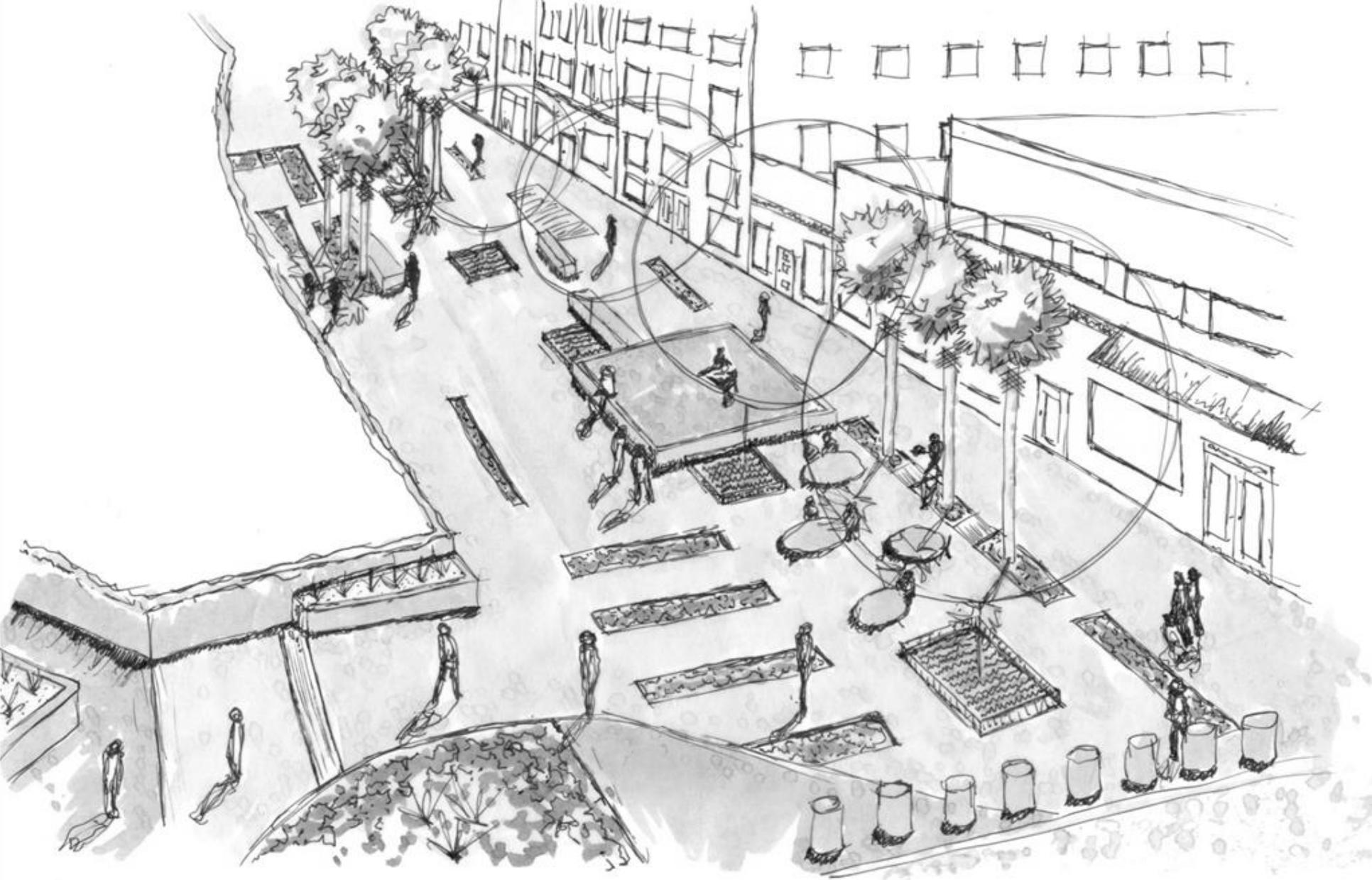
Future Development(2060)

Proposal for an on/off ramp from I95 in the near future is imperative for future growth.



Light Rail Option for the FEC Railway.....





Thank You!