

# Greater Seminole Heights Vision Plan Concepts

## THE VISION

1. Create a neighborhood with an integration of land uses, serving both the immediate residents and surrounding City, which focuses on pedestrian connectivity and instills 'walkability' throughout design
2. Create attractive, multi-use destinations that attract people and keep them there
3. Protect/Capitalize on existing character of single family residential portions of the area (seen as the area needing the least amount of change, one of their greatest assets)
4. Develop mixed use corridors with centralized structured parking to move away from the approach that all zoning lots have to be self-contained and provide all parking on site...adopt creative parking strategies to serve the area



## GUIDING PRINCIPLES

### Urban Form/Mixed Use Development (i.e. Commercial Redevelopment)

- Focus on the maximization of uses/intensities along the identified commercial/mixed use corridors, including establishment of key intersections as community and/or neighborhood activity centers
- Foster the development of mixed use projects including the integration of neighborhood serving uses.
- Ensure the sensitive transition of uses from the core commercial areas into the surrounding stable neighborhoods
- 'Incentivize' the transition of single use corridors to mixed use/community-neighborhood serving uses



### Community Circulation (i.e. Transportation)

- Strengthen and maintain existing street grid (strong community asset) including use and improvement of alleys
- Pedestrian/Bicycle Environment as high priority, overall protection of pedestrian activity throughout community
  - Safe integration of pedestrian traffic (bicycle and on-foot)
  - Inclusion of ADA Accessibility
  - Improvement to street lighting
  - Establishment of bike lanes
- Integration of on-street parking where feasible
- Establishment of a multi-modal transportation system, consider establishment of trolley service
- Improvement of bus service, including route locations, frequency of service, and adequate shelters
- Implementation of traffic calming mechanisms
- Restoration of brick streets



### Connectivity/Integration and the Public Realm

- Establish a pedestrian friendly environment, including enhanced streetscape, connected greenways and a complete sidewalk system throughout the area

### Environment/Natural Resources

- Protect and enhance the area's tree canopy
- Improve existing stormwater conditions through the installation of drains, curbing, etc.
- Incorporate 'green' design elements

### Historic Preservation

- Maintain inventory of historic structures both residential and commercial
- Develop more structured guidelines for residential and commercial properties with a means of enforcement

