



# DOWN TOWN WEST ACTION PLAN



# The Downtown West Study Area



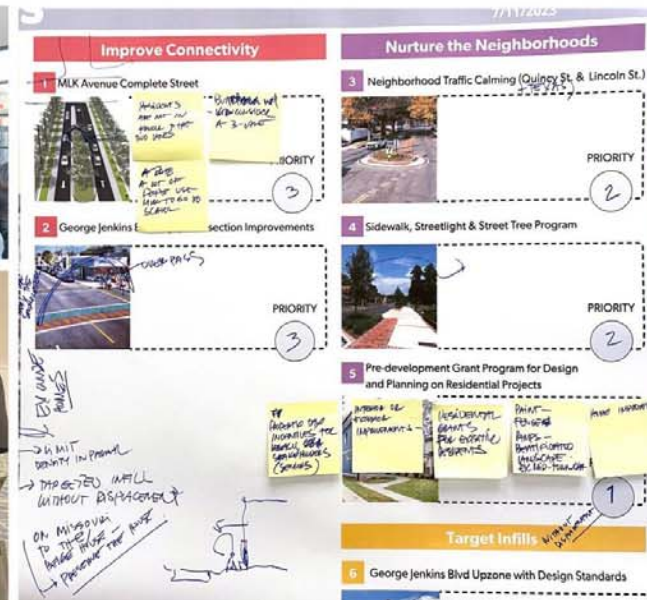


## The Organization of Our Work













**Bonnet Springs Park is a community asset that needs better access from the community.**

Bonnet Springs Park is a world-class community amenity, located mere blocks from Downtown and surrounding neighborhoods. However, accessing this urban oasis is challenging, especially for those who rely on walking or biking. George Jenkins Boulevard, Kathleen Road, and the CSX Railway (both seen here) are major barriers to access.



An aerial photograph of Downtown West, featuring a large central lake (Lake Wire) surrounded by a mix of residential and commercial buildings. A major road and a bridge are visible on the right side of the image. The text is overlaid on the top left portion of the image.

***The emergent development projects on Lake Wire have the potential to change the face of the district.***

New residential developments approved alongside Lake Wire signify a new era for Downtown West, bringing with it new housing options and an evolving skyline. While new residents will add to the dynamism and vibrancy of the area, this next generation will change aspects of the community's identity.





**The land used for parking at the RP Funding Center is an underutilized asset and could be repositioned for development.**

Reimagining underutilized surface parking around the RP Funding Center represents a major opportunity for the city to enhance the vibrancy of downtown. For instance, higher-density, mixed-use development could include much needed housing, retail spaces, and office space, all within walking distance of downtown.





**The district has the potential to provide important linkages between planned trail connections.**

As public support for walkability and bikeability grows, Downtown West is an important area for connecting a blossoming trail network that links Downtown with many surrounding neighborhoods.





***The North Lake Wire  
Neighborhood has made  
improvements but is held back  
by speculation.***

A lack of new housing development is due, in part, to speculation, as investors and developers buy up land in hope of selling it later at a higher price. This practice can drive up the cost of land in the area, making it difficult for families and individuals to afford to buy or build homes.







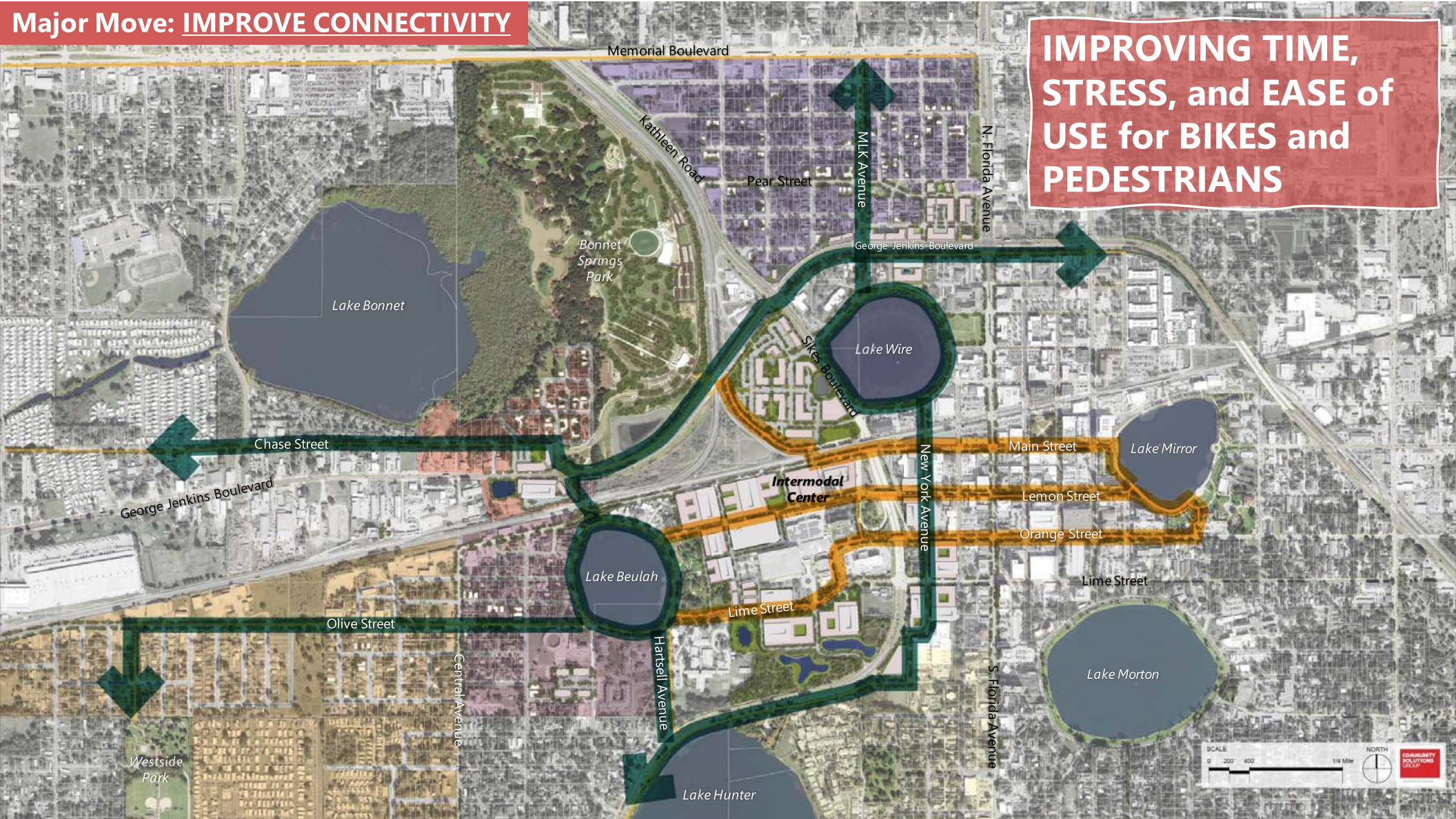
The Strategic Action Plan's Three Major Moves

**[1] IMPROVE CONNECTIVITY** for all  
starting with pedestrians and bikes.



# Major Move: IMPROVE CONNECTIVITY

**IMPROVING TIME, STRESS, and EASE of USE for BIKES and PEDESTRIANS**





The Strategic Action Plan's Three Major Moves

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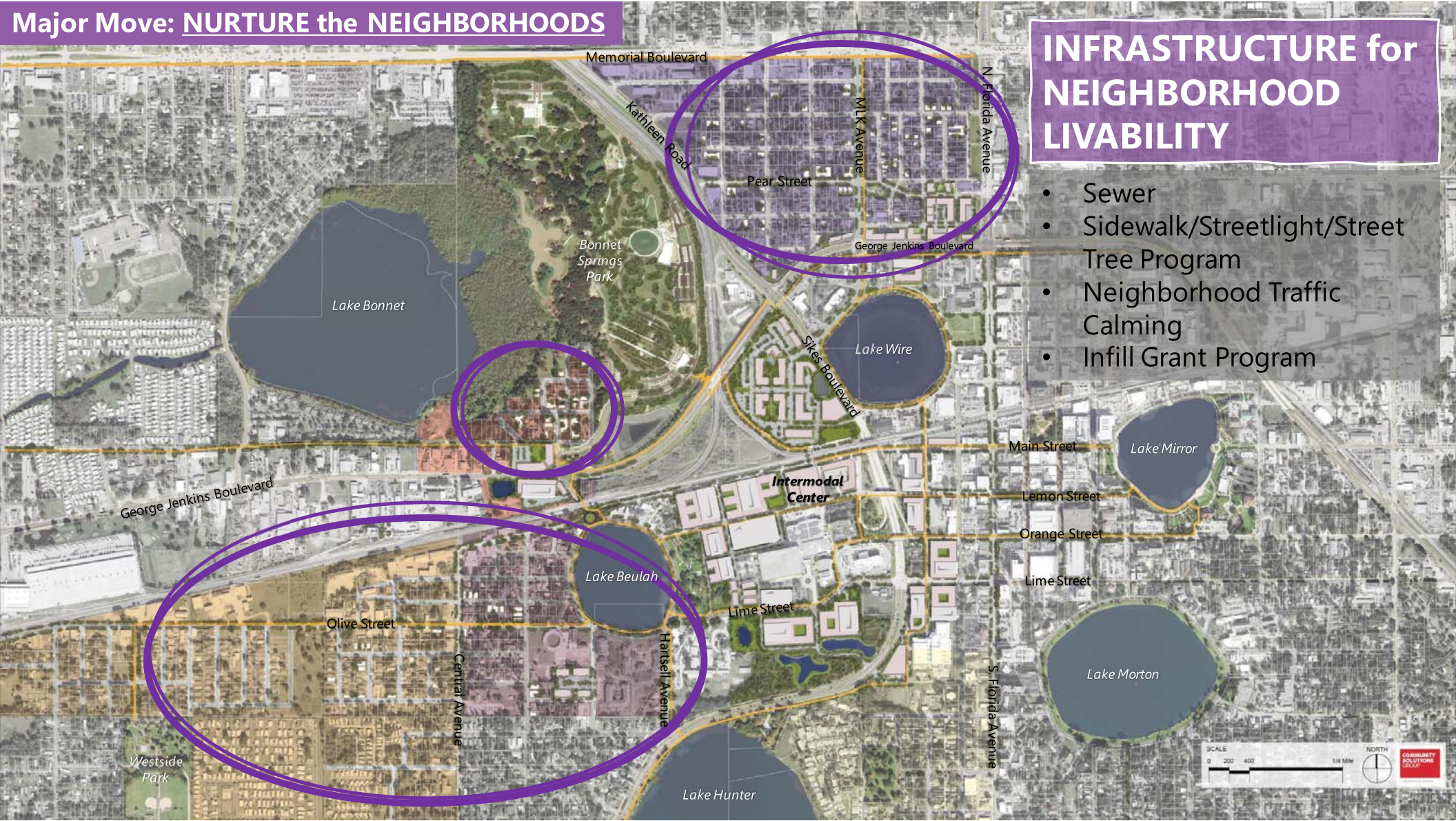
**[2] NURTURE the NEIGHBORHOODS** – North Lake Wire, Westgate Central / Lake Beulah, and Crescent Heights.



## Major Move: NURTURE the NEIGHBORHOODS

## INFRASTRUCTURE for NEIGHBORHOOD LIVABILITY

- Sewer
- Sidewalk/Streetlight/Street Tree Program
- Neighborhood Traffic Calming
- Infill Grant Program





The Strategic Action Plan's Three Major Moves

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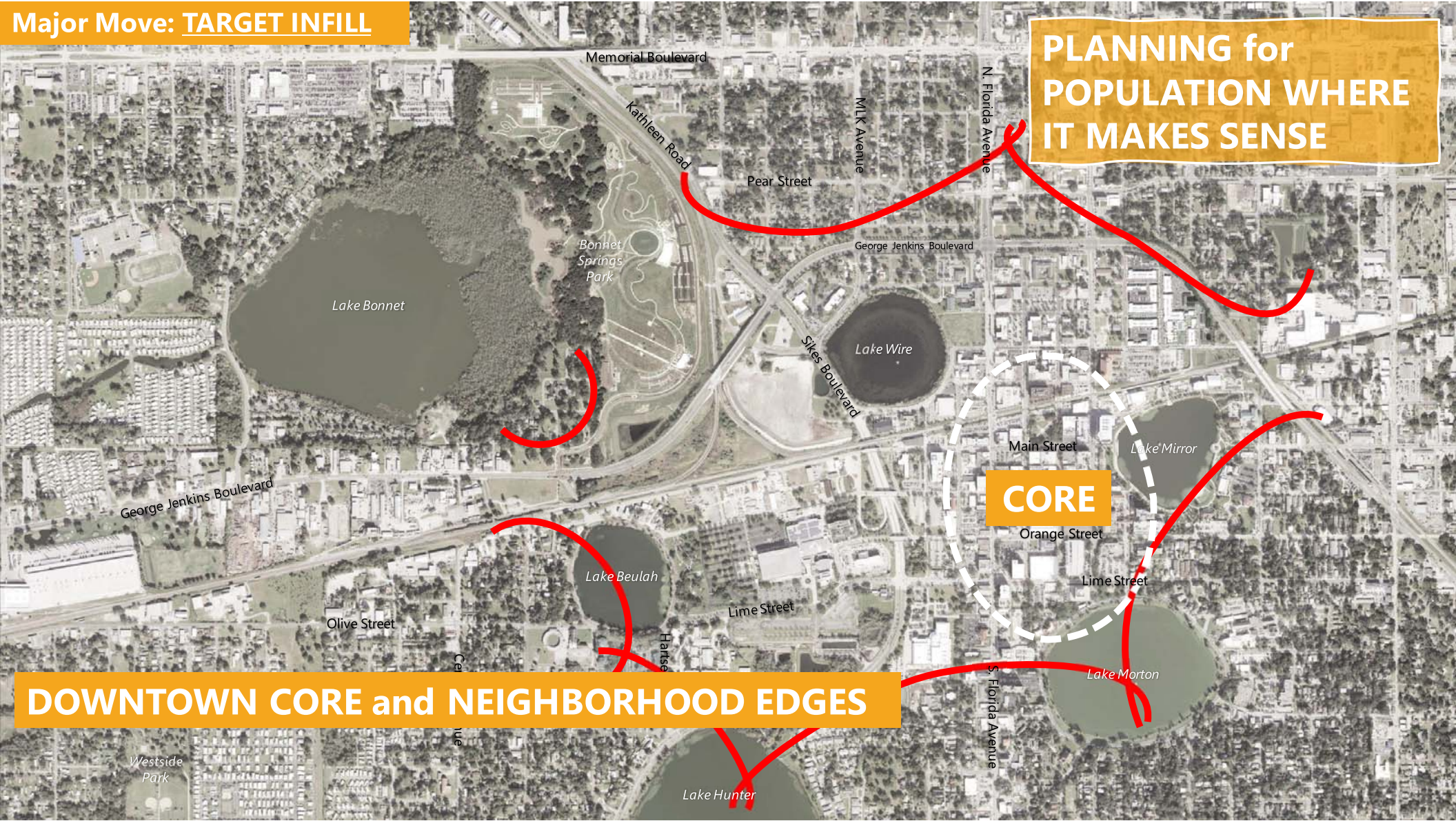
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[3] **TARGET INFILL** to add to the residential base of Downtown through increased density in Downtown West.



**Major Move: TARGET INFILL**

**PLANNING for POPULATION WHERE IT MAKES SENSE**

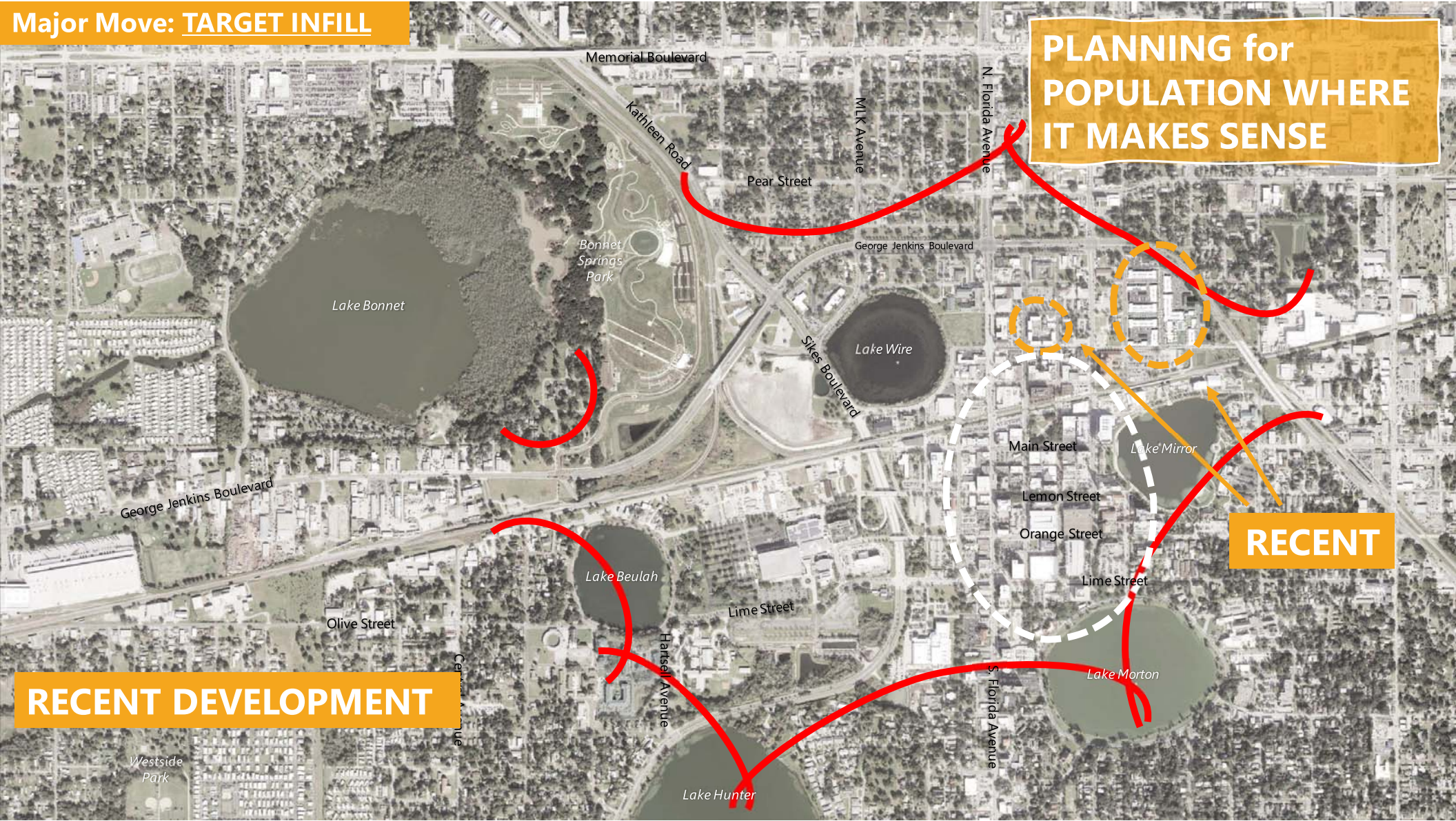


**DOWNTOWN CORE and NEIGHBORHOOD EDGES**



**Major Move: TARGET INFILL**

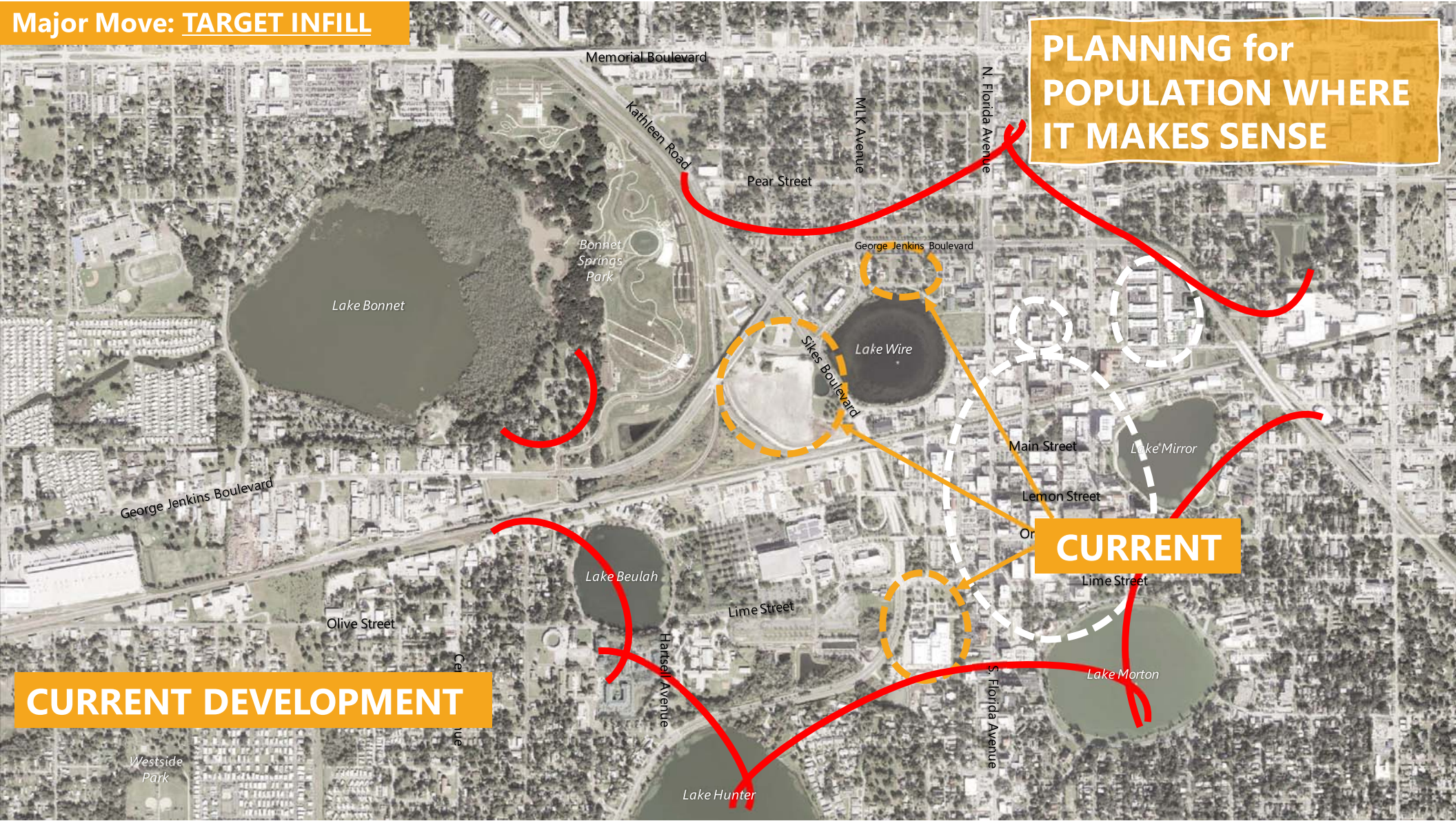
**PLANNING for POPULATION WHERE IT MAKES SENSE**





**Major Move: TARGET INFILL**

**PLANNING for POPULATION WHERE IT MAKES SENSE**



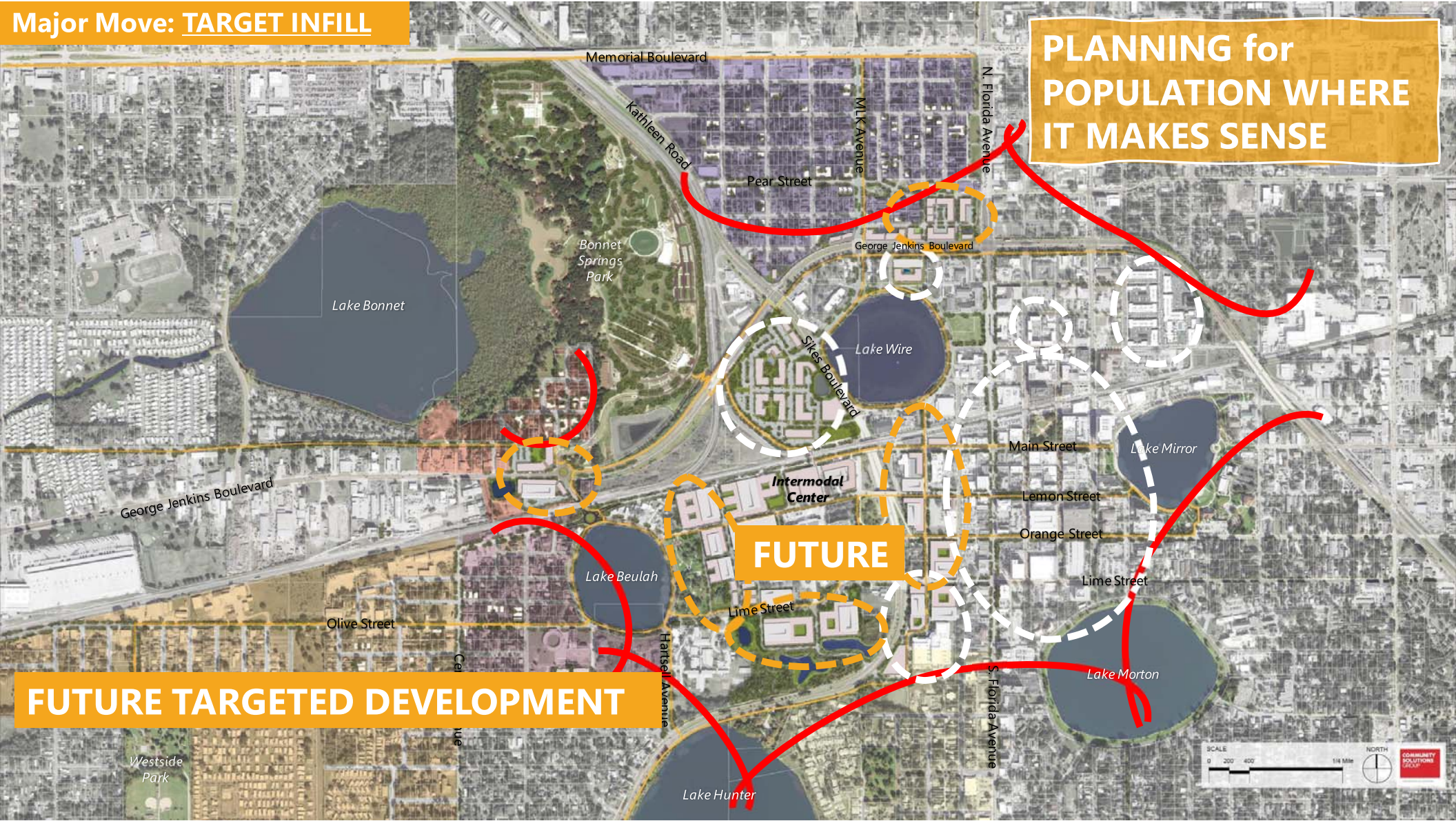
**CURRENT DEVELOPMENT**

**CURRENT**



**Major Move: TARGET INFILL**

**PLANNING for POPULATION WHERE IT MAKES SENSE**



**FUTURE TARGETED DEVELOPMENT**







The Strategic Action Plan's Three Major Moves

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[3] **TARGET INFILL** to add to the residential base of Downtown through increased density in Downtown West.



# DOWNTOWN WEST TODAY











# ACTION FRAMEWORK



## ACTION FRAMEWORK FOR DOWNTOWN WEST

The plan is based on a set of KEY INSIGHTS that describe the situation in Downtown West. The KEY INSIGHTS are addressed by three MAJOR MOVES that are implemented in individual STRATEGIC INITIATIVES. The projects cover each neighborhood across the wide geography of Downtown West and have been loosely grouped into projects that should be considered now, soon (in 5 to 7 years), and later (beyond 7 years).

- [1] Bonnet Springs Park is a community asset that needs better access from the community.
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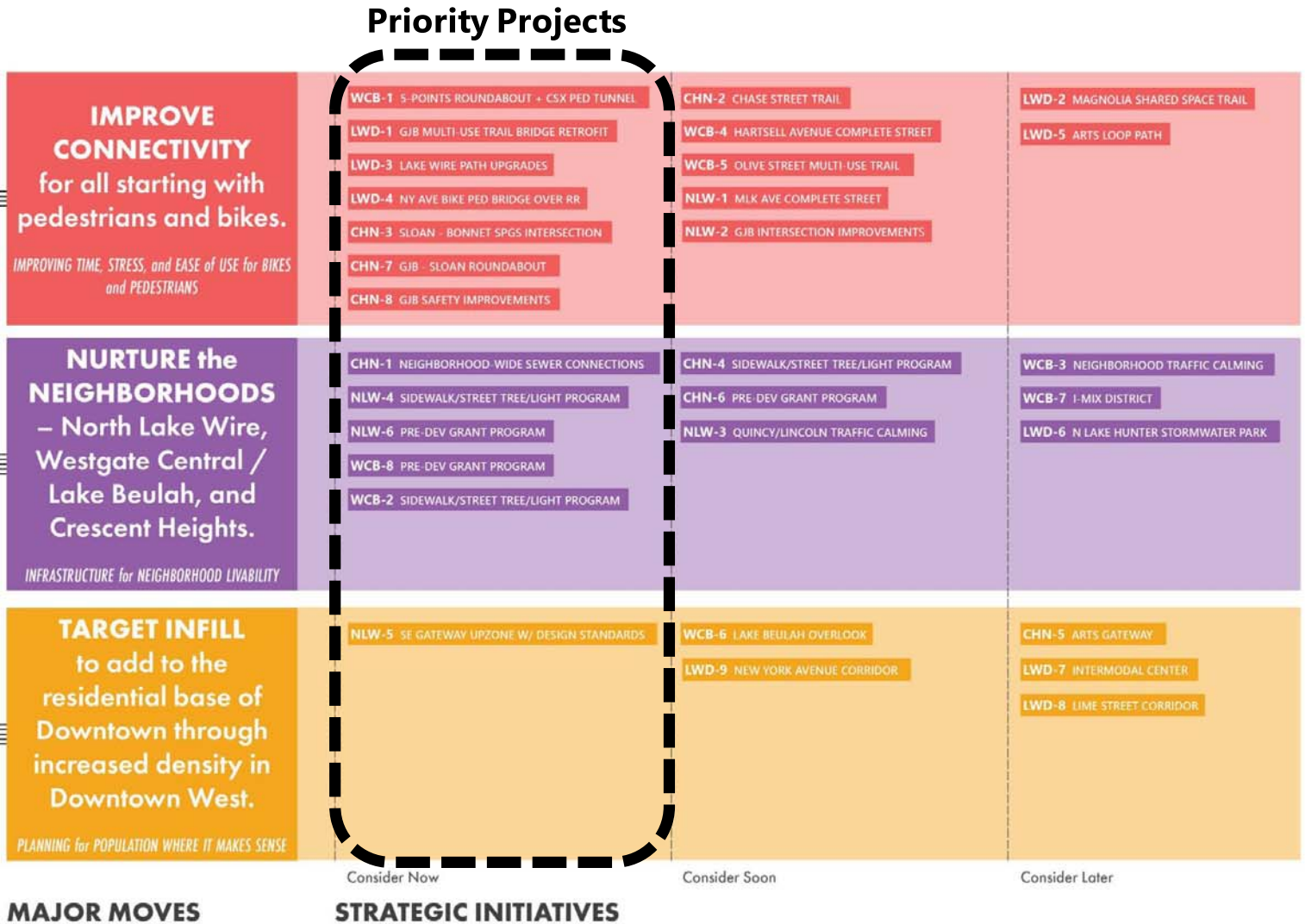




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**KEY INSIGHTS**

**MAJOR MOVES**

**STRATEGIC INITIATIVES**

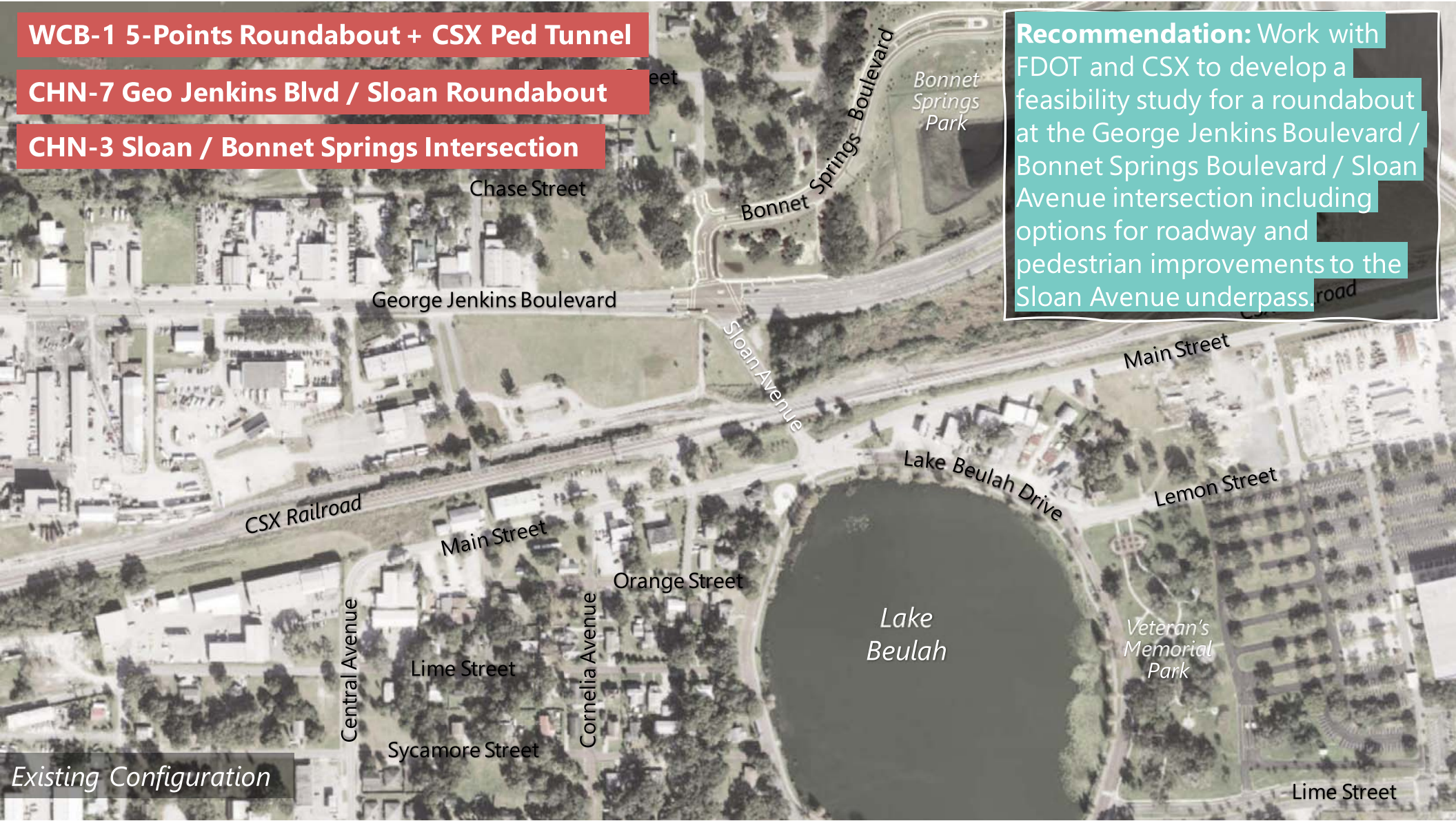


**WCB-1 5-Points Roundabout + CSX Ped Tunnel**

**CHN-7 Geo Jenkins Blvd / Sloan Roundabout**

**CHN-3 Sloan / Bonnet Springs Intersection**

**Recommendation:** Work with FDOT and CSX to develop a feasibility study for a roundabout at the George Jenkins Boulevard / Bonnet Springs Boulevard / Sloan Avenue intersection including options for roadway and pedestrian improvements to the Sloan Avenue underpass.



*Existing Configuration*

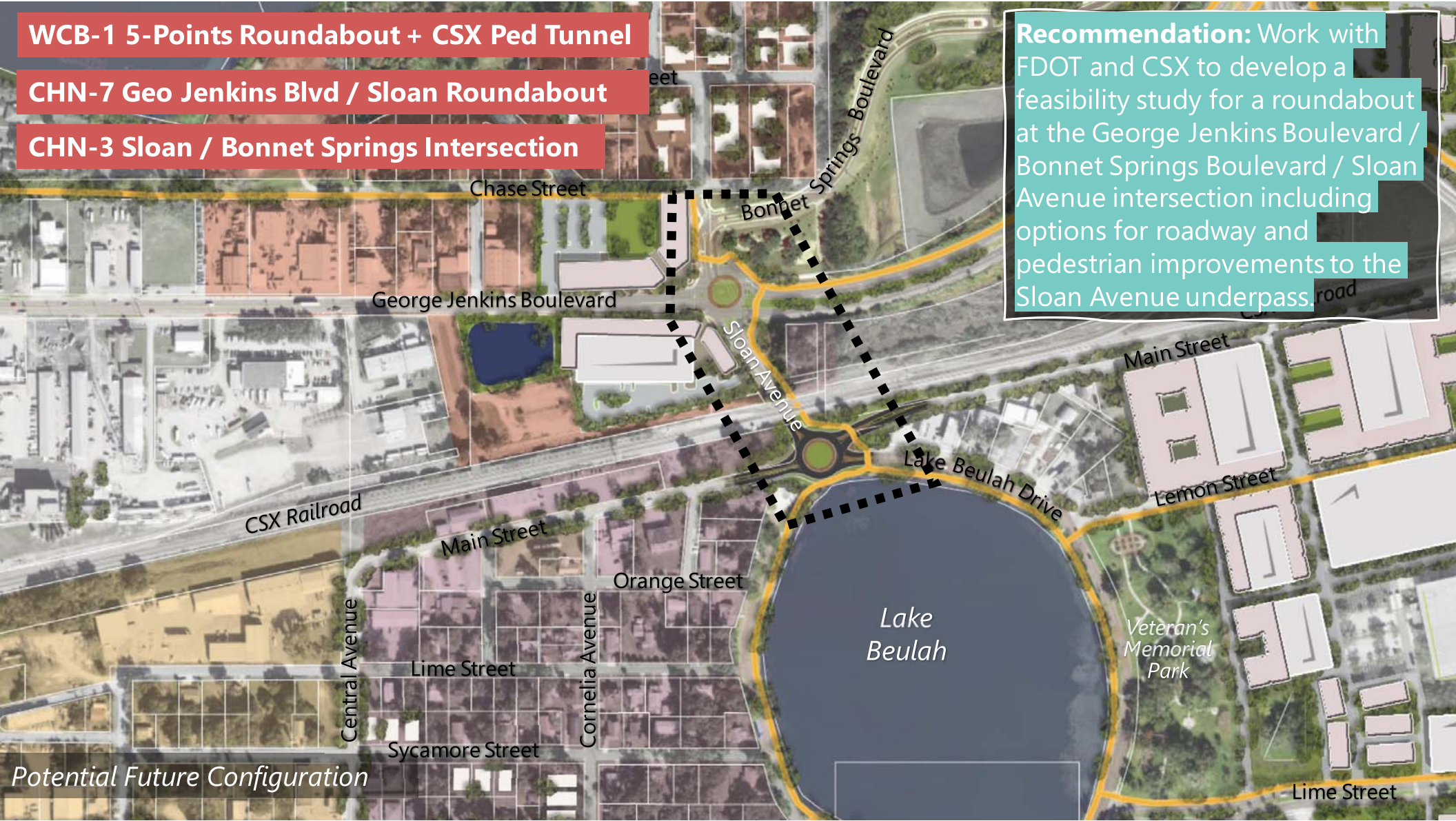


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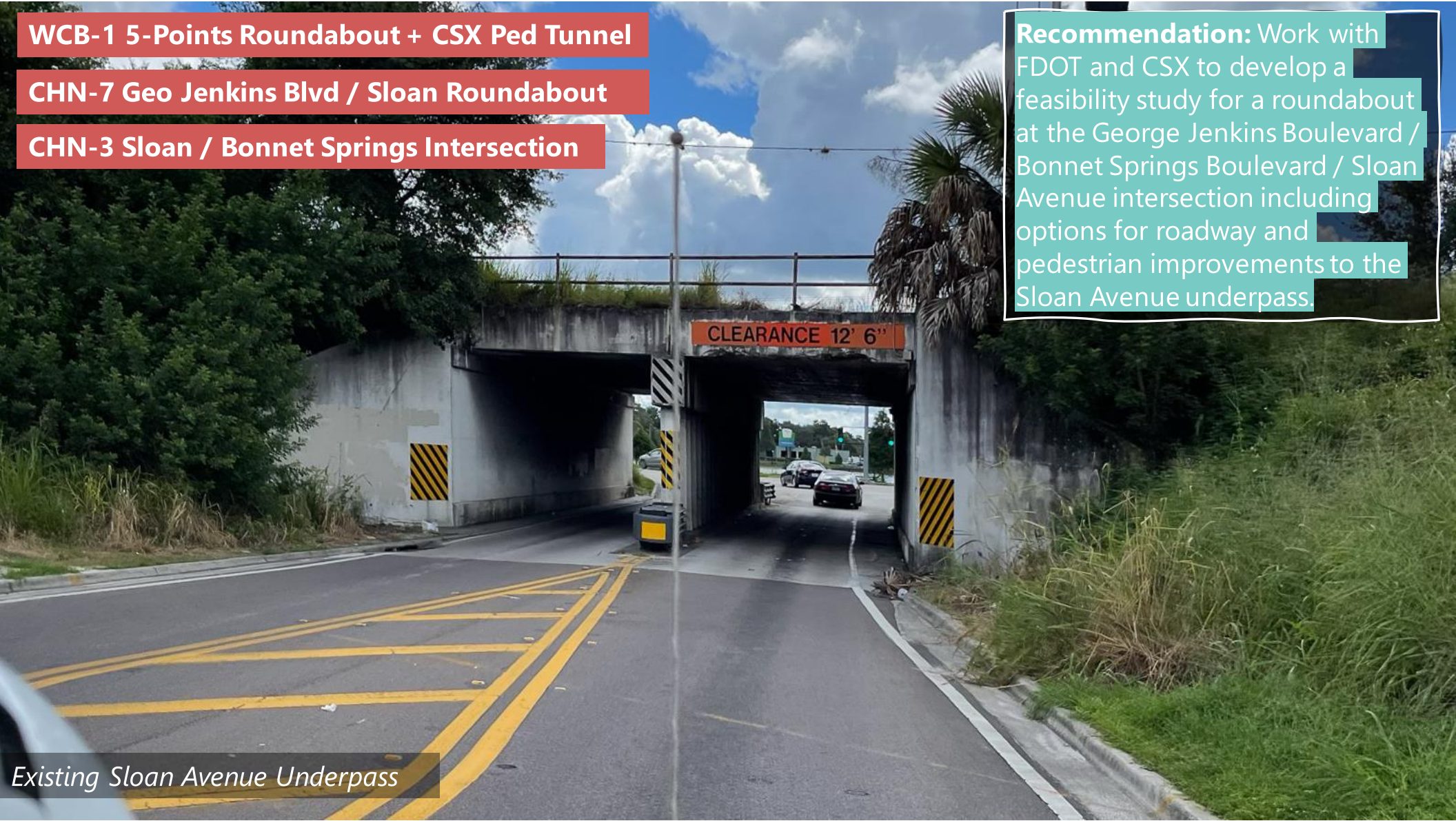


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*Existing Sloan Avenue Underpass*



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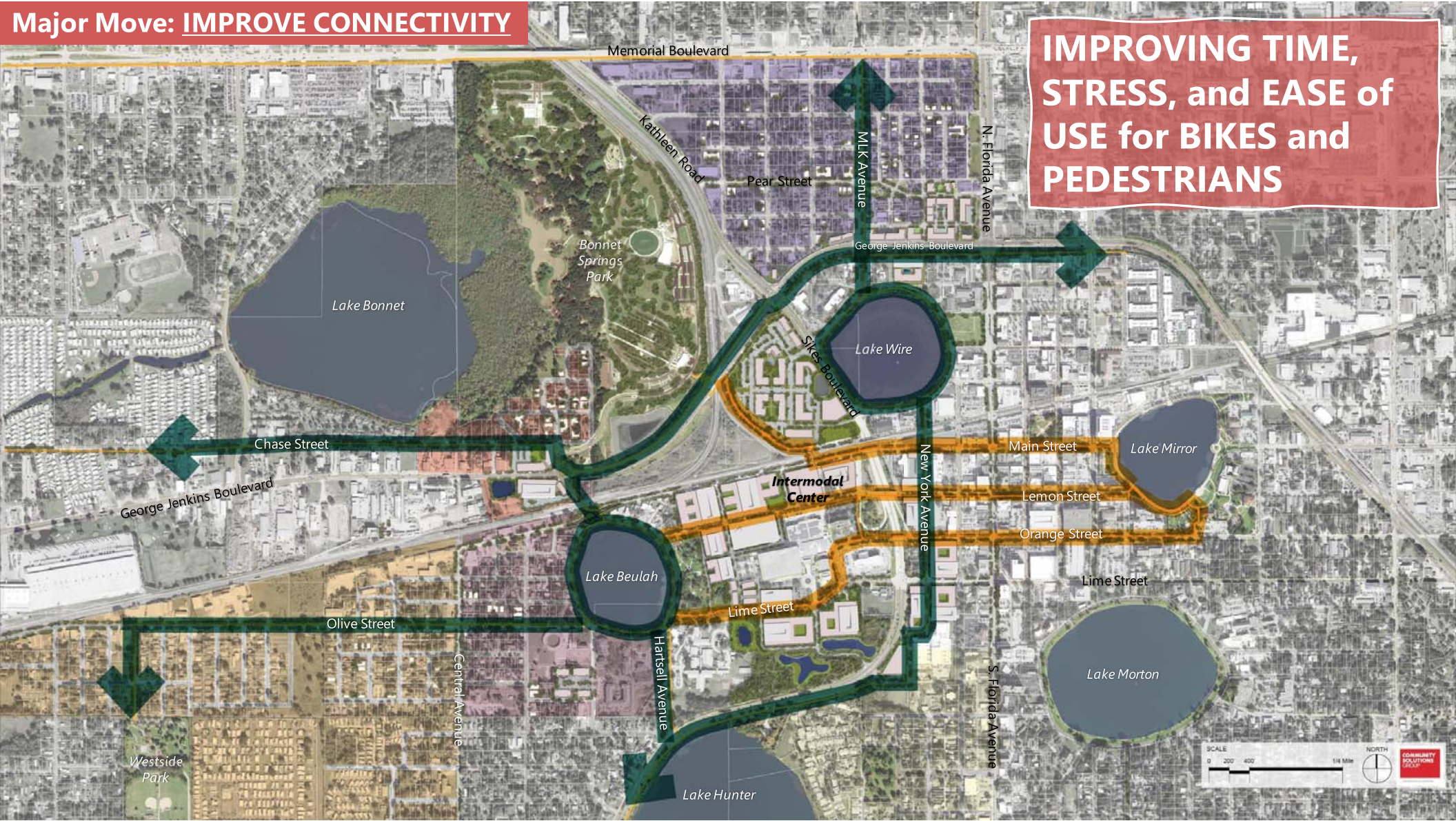


*Example Bike/Pedestrian Tunnel Character*



# Major Move: IMPROVE CONNECTIVITY

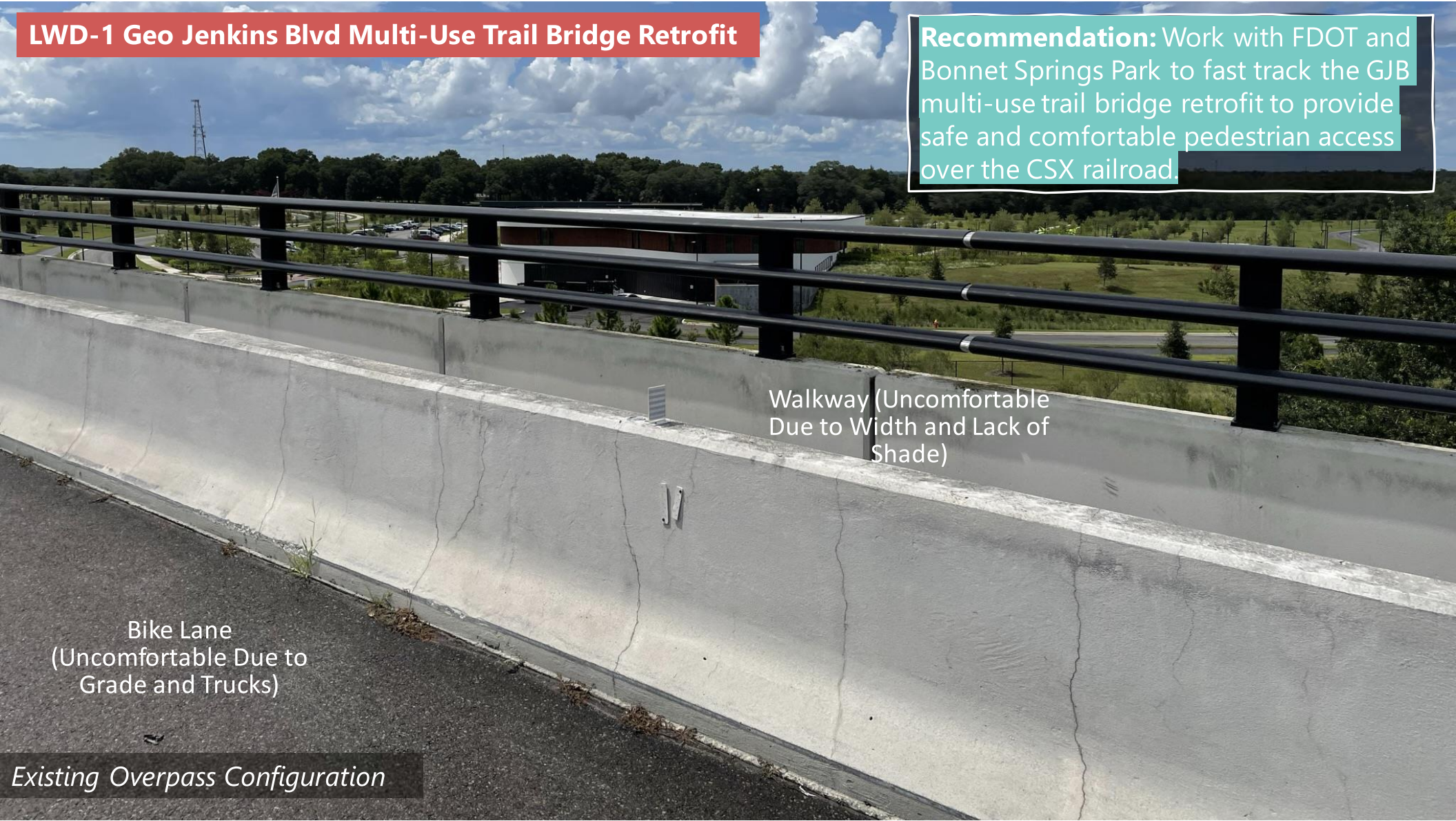
**IMPROVING TIME, STRESS, and EASE of USE for BIKES and PEDESTRIANS**





**LWD-1 Geo Jenkins Blvd Multi-Use Trail Bridge Retrofit**

**Recommendation:** Work with FDOT and Bonnet Springs Park to fast track the GJB multi-use trail bridge retrofit to provide safe and comfortable pedestrian access over the CSX railroad.



Walkway (Uncomfortable Due to Width and Lack of Shade)

Bike Lane (Uncomfortable Due to Grade and Trucks)

*Existing Overpass Configuration*



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1. Utilize existing overpass to cross railroad [major barrier to connectivity]
2. Westbound [north side] lane reconfiguration to create 10'-12' multi-use trail.
3. Add shade for pedestrian comfort during all seasons.
4. Add Special Emphasis Crosswalks

Lake Wire  
(Under  
Development)

Sikes Boulevard

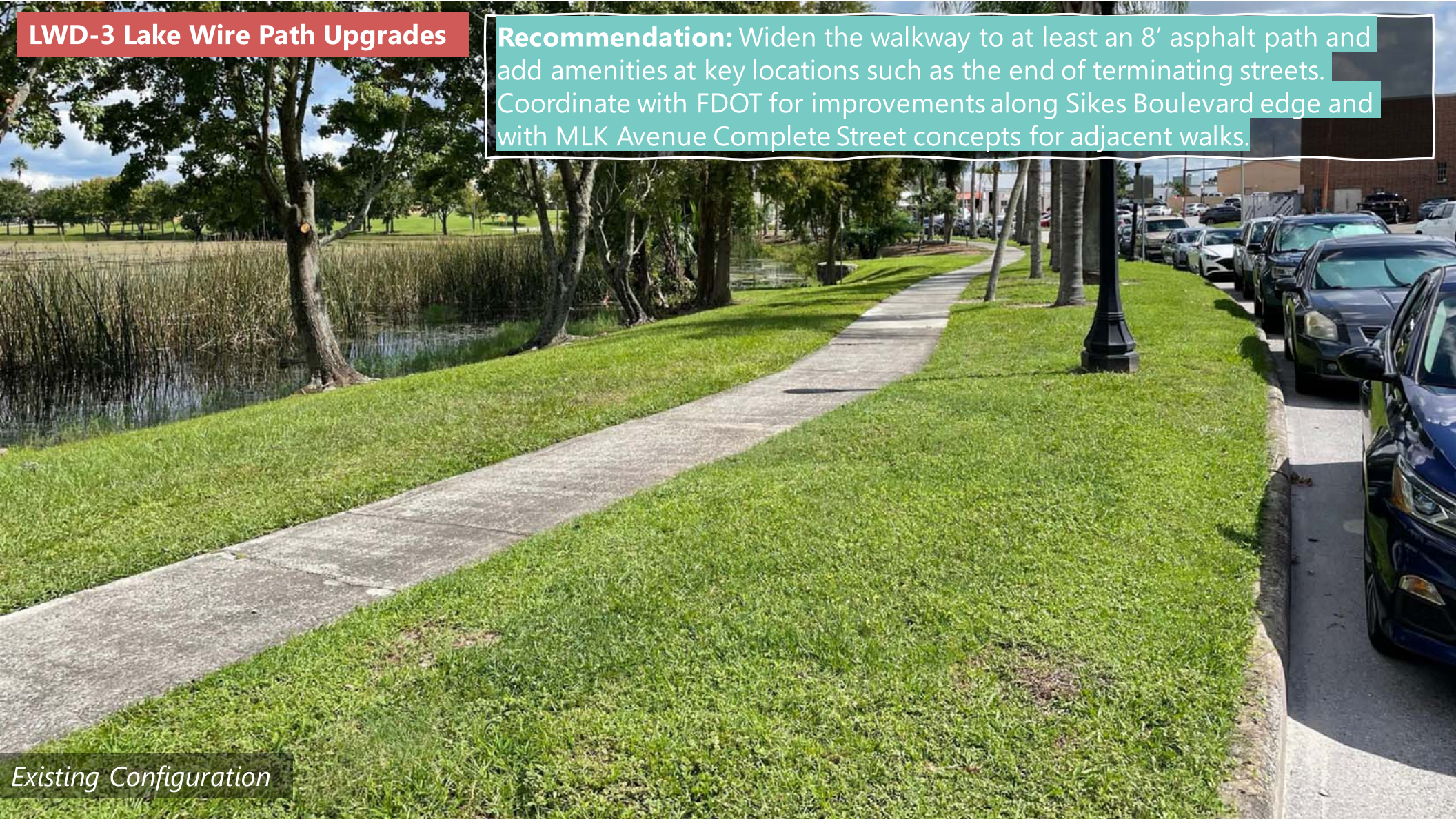
North Lake  
Wire  
Neighborhood

Potential Future Configuration with Multi-Use Trail Retrofit



**LWD-3 Lake Wire Path Upgrades**

**Recommendation:** Widen the walkway to at least an 8' asphalt path and add amenities at key locations such as the end of terminating streets. Coordinate with FDOT for improvements along Sikes Boulevard edge and with MLK Avenue Complete Street concepts for adjacent walks.



*Existing Configuration*



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*Existing Configuration*



*Existing Upgraded Path and Amenities: Lake Beulah*



## CHN-8 George Jenkins Boulevard Safety Improvements



**Recommendation:** Develop safety study with FDOT on George Jenkins Boulevard west of Sloan. This is a four-lane undivided section with no dedicated left turn lanes. Large volumes of truck turning movements create visibility impacts and other safety issues. The study should investigate character of traffic, new mobility impacts created by Bonnet Springs Park, and potential alternate roadway configurations such as a three-lane section.



## CHN-1 Neighborhood Wide Sewer Connections

**Recommendation:** Connect Crescent Heights to sewer. Potential redevelopment efforts in Crescent Heights are limited by the lack of sewer serving the neighborhood. With the Western Trunk line project, scheduled for completion in 2026, the system will have enough capacity to support sewer flows from the neighborhood.





**NLW-6 Predevelopment Grant Program**

**WCB-8 Predevelopment Grant Program**



**Recommendation:** Prototype a pre-development loan to grant program to support infill residential construction. The grant could be used to defray costs of design, survey, and other activities required prior to construction

**Amount:** up to \$15,000; must be repaid if construction does not commence within two years

**Eligibility:** New build single-family, duplex, or townhome projects within Downtown West Midtown CRA locations (renovations/expansions of existing homes not eligible)

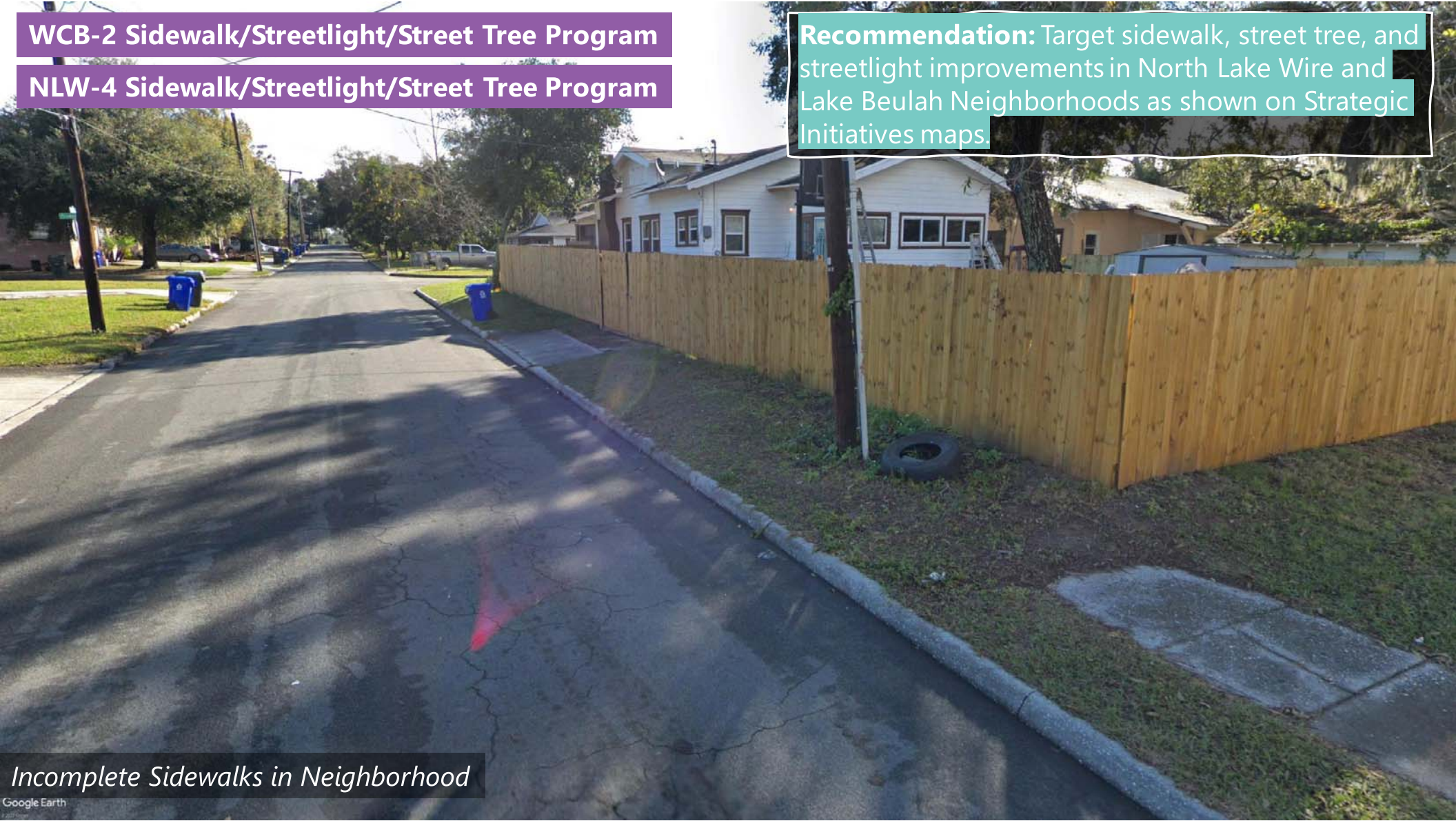
**Uses:** Schematic design, design development (30%, 60%, 90%), construction documents, landscape design, civil site engineering, survey



**WCB-2 Sidewalk/Streetlight/Street Tree Program**

**NLW-4 Sidewalk/Streetlight/Street Tree Program**

**Recommendation:** Target sidewalk, street tree, and streetlight improvements in North Lake Wire and Lake Beulah Neighborhoods as shown on Strategic Initiatives maps.



*Incomplete Sidewalks in Neighborhood*

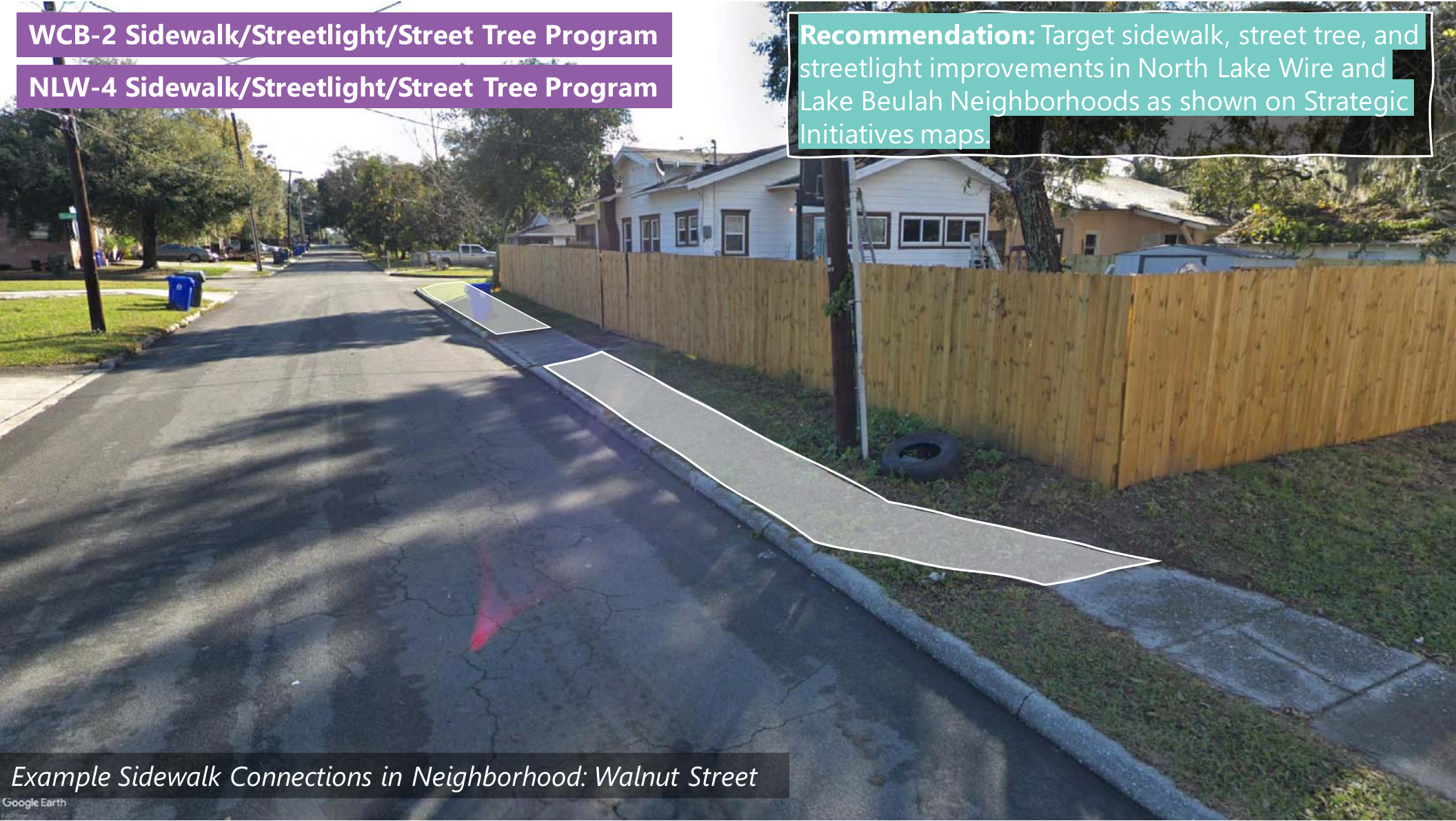
Google Earth



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*Example Sidewalk Connections in Neighborhood: Walnut Street*

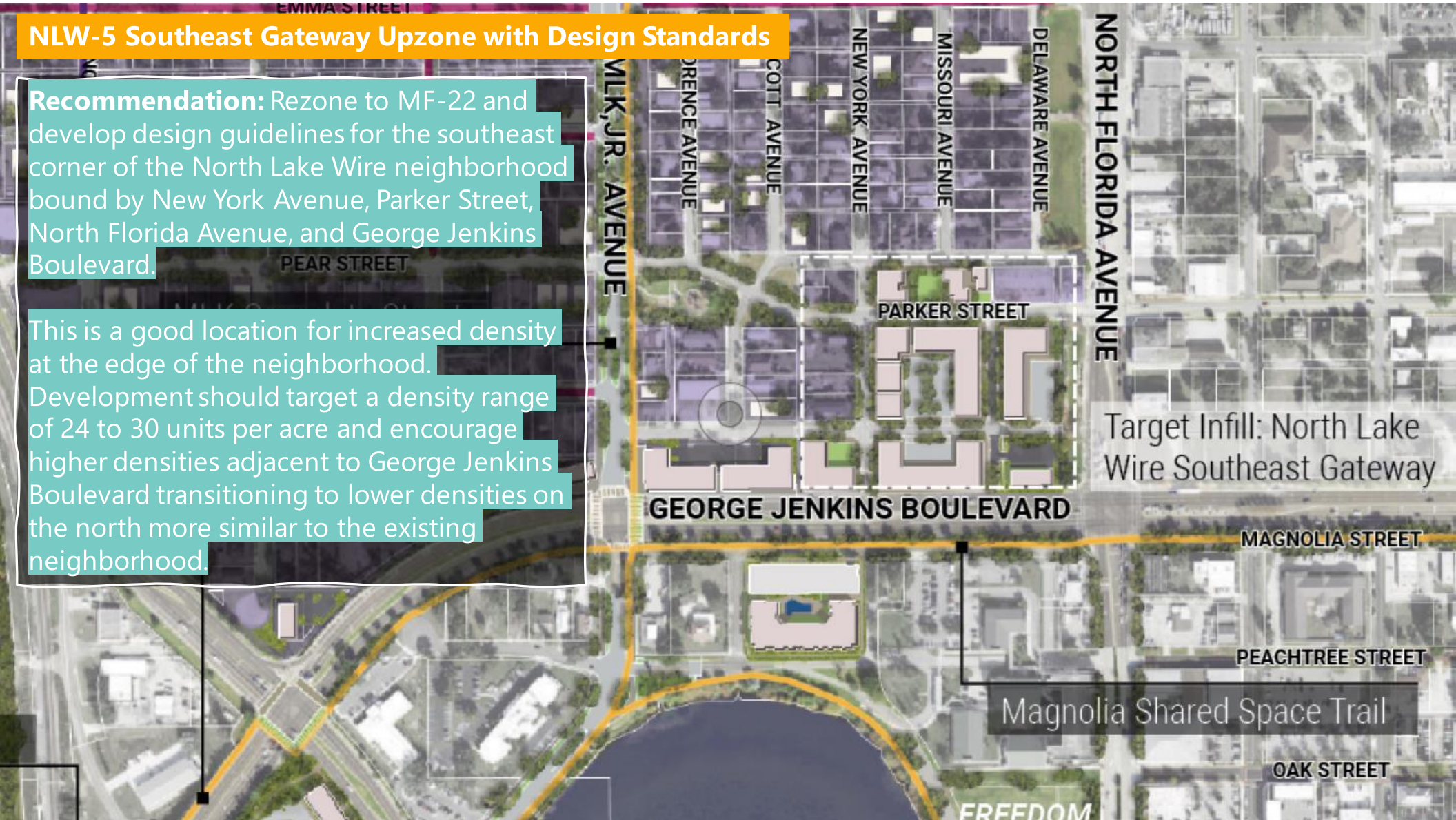
Google Earth



## NLW-5 Southeast Gateway Upzone with Design Standards

**Recommendation:** Rezone to MF-22 and develop design guidelines for the southeast corner of the North Lake Wire neighborhood bound by New York Avenue, Parker Street, North Florida Avenue, and George Jenkins Boulevard.

This is a good location for increased density at the edge of the neighborhood. Development should target a density range of 24 to 30 units per acre and encourage higher densities adjacent to George Jenkins Boulevard transitioning to lower densities on the north more similar to the existing neighborhood.



Target Infill: North Lake Wire Southeast Gateway

Magnolia Shared Space Trail



**NLW-5 Southeast Gateway Upzone with Design Standards**



*Example Scale and Massing of Anticipated Development*

Google Earth



**NLW-5 Southeast Gateway Upzone with Design Standards**

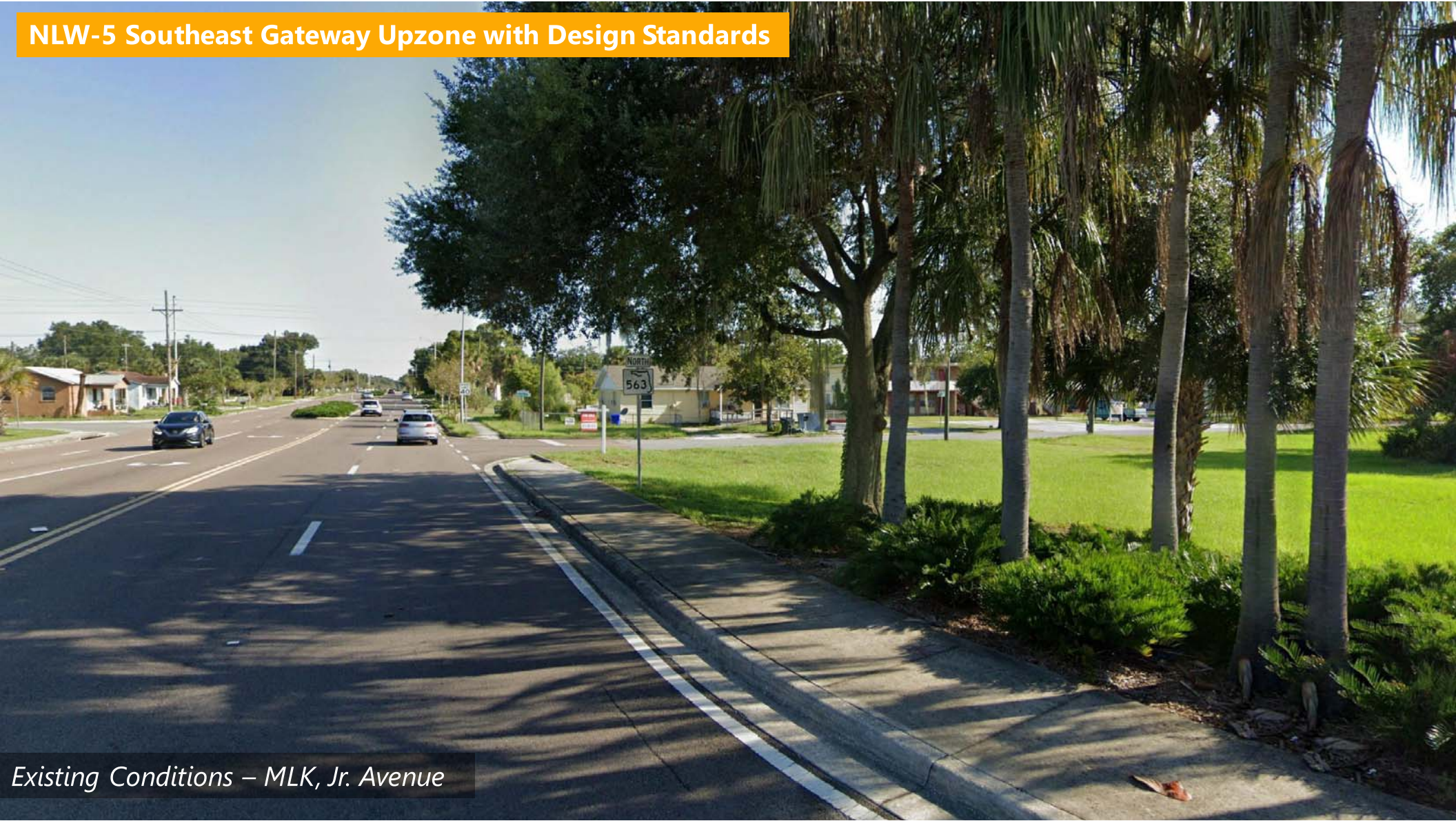


*Example Scale and Massing of Anticipated Development*

Google Earth



NLW-5 Southeast Gateway Upzone with Design Standards



Existing Conditions – MLK, Jr. Avenue



## NLW-5 Southeast Gateway Upzone with Design Standards

### MLK Corridor Placemaking

- Leverage location at MLK and George Jenkins Boulevard for commercial opportunities.
- High focus on ground floor activity and pedestrian-oriented design.
- Incorporate bike or multi-use trail facility on opposite side of street.



*Example Scale and Massing of Anticipated Development*



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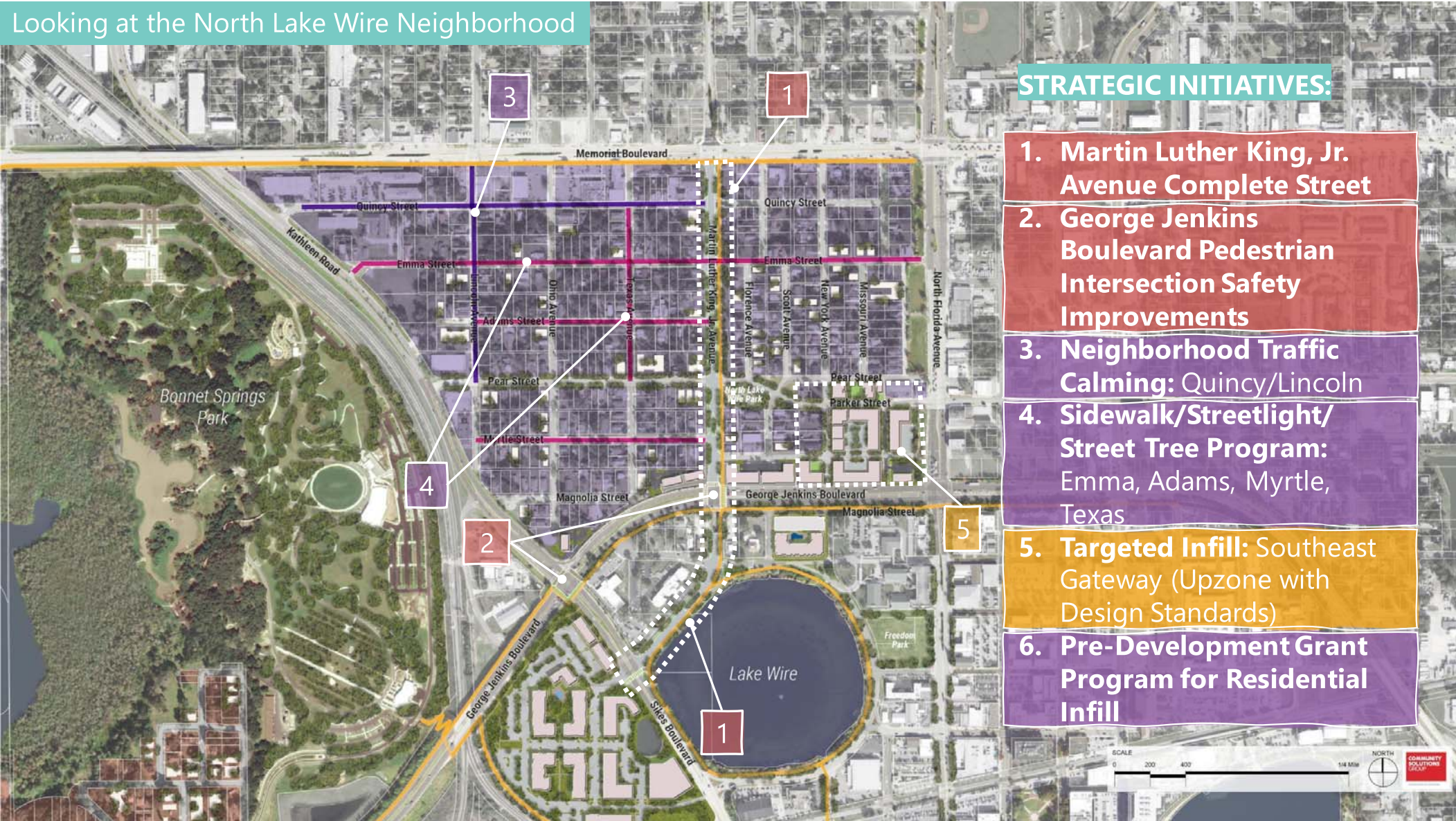




# STRATEGIC INITIATIVES for DOWNTOWN WEST NEIGHBORHOODS

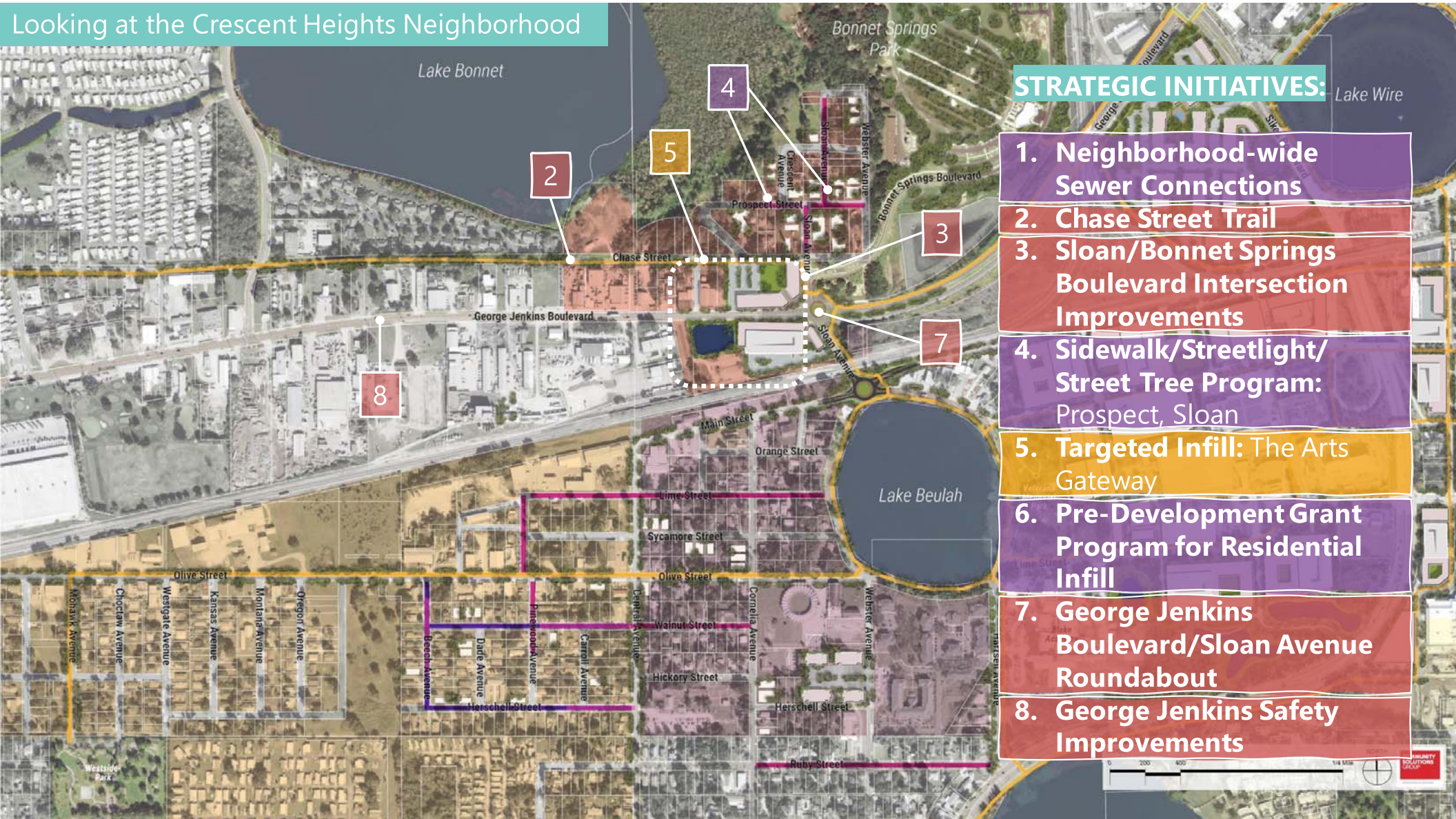


## Looking at the North Lake Wire Neighborhood





# Looking at the Crescent Heights Neighborhood





## Looking at the Westgate-Central Avenue and Lake Beulah Neighborhoods

### STRATEGIC INITIATIVES:

- 1. Main Street/Sloan Avenue Roundabout and CSX Pedestrian Tunnel**
- 2. Sidewalk/Streetlight/Street Tree Program:**  
Lime, Pinewood, Walnut, Herschell, Beech
- 3. Traffic Calming:**  
Beech/Walnut Cut-Thru
- 4. Hartsell Avenue Complete Street**
- 5. Olive Street Multi-Use Trail**
- 6. Targeted Infill: Lake Beulah Overlook**
- 7. I-MIX District**
- 8. Pre-Development Grant Program for Residential Infill**





# Looking at Downtown + Lake Wire Neighborhood

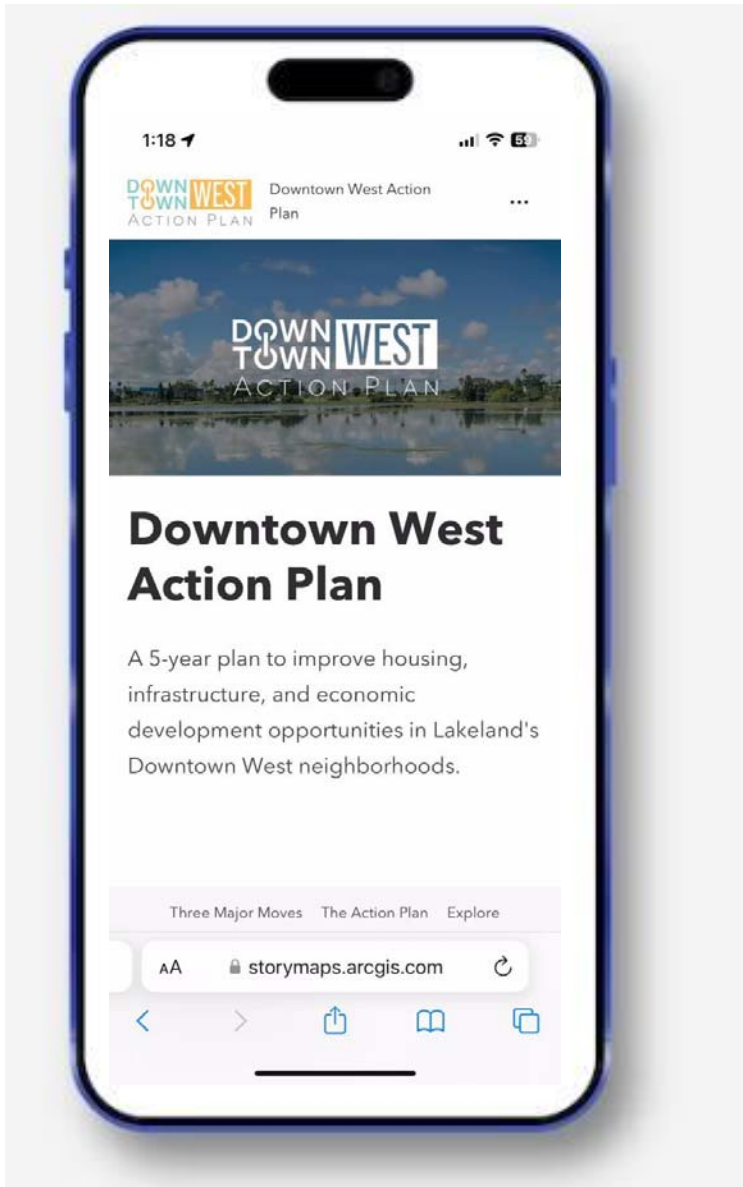






# **DELIVERING the ACTION PLAN**









# DOWN TOWN WEST ACTION PLAN