Tybee Island Corridor Charrette

C-2 Zoning District/

Arts, Eats, Eco-Business Corridor

Final Presentation & Wrap-up

March 27-29, 2012

TYBEE ISLAND 2012 CORRIDOR CHARRETTE

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Team

Coastal Regional Commission of Georgia

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FORTUNE GRAPHICS

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How we got here

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Convergence of Multiple Factors

- 2008 Master Plan Character Areas
- Implement vision for the Corridor
- Ensure the City has "Right Rules for the Right Places"
- Be prepared for the next wave of growth
- Accommodate future land development requirements
- Improve investment conditions within Corridor
- Maintain quality of life for residents and visitors (30,000 people on peak weekends)

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What is a Charrette?

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Schedule of Events

	Task Item	Time	Specific Tasks	Meeting Room/Notes
Day 1 - March 27, 2012	Kick-Off Meeting Primary Stakeholders	3:00pm - 3:30pm	Intro, discuss charrette purpose/format, property/ownership, Charrette roles, etc.	Chapel
	Tour or Video of Study Area Primary Stakeholders	3:30pm - 4:30pm	Discuss Study Area, Key Areas, Basis for Study Area	Study Area
	Break	**4:30pm - 4:45pm**	**Snacks (Participants)**	
	Primary Stakeholders Analysis/Overview	4:45pm - 5:00pm	Discuss specific goals of the charrette, pre-design work findings, etc.	Reception
	Primary Stakeholders Meeting Primer	5:00pm - 5:15pm	Discuss specific tasks	Reception
	Primary Stakeholders Meeting	5:15pm - 6:15pm	Break-out Sessions	Reception
	Primary Stakeholders Wrap Up	6:15pm - 6:30pm	Discuss, Categorize & Clarify	Reception
Day 2 - March 28, 2012	Secondary Stakeholders Sign-in	9:00am - 9:15am	Greeting, sign in sheets, etc.	Reception
	Secondary Stakeholders Briefing	9:15am - 10:45am	Study Area Tour, Discuss project, current progress, key pertaining goals, issues/ideas	Reception
	Secondary Stakeholders Meeting/Input/Discussion	10:45am - Noon	Targeted Discussions/Break-out	Reception
	Public Open House	5:30pm - 6:30pm	Current Progress & Informal Discussions	Chapel
Day 3 - March 29, 2012	Final Public Presentation	1:00pm - 2:30pm	Final Presentation, Pin Up, Wrap Up	Chapel

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Comment Form

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What is a Vision Statement?
The vision statement should outline what the community wants the downtown to be. It concentrates on the future. It is a source of inspiration. It provides a clear decision-making framework.

I. Write a statement or provide key words tht reflects your vision for the corridor's vision

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II. List in order of priority - General Issues and /or Concerns within the Corridor

1. _____
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Corridor Charrette Purpose
The purpose of the Charrette is to exmaine issues and obtain consensus related to zoning, land use and other compatibility issues within C-2 Zoning District / Arts, Eats, Eco-Business Corridor. The findings of the Charrette will be used to guide the City in the refinement of land use and zoning policies and regulations within the Corridor.

III. Corridor Concepts/Recommendations - What are your likes and/or dislikes?

1. _____
2. _____
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IV. Additional Comments
(Use the space below to identify issues and concerns not addressed above)

_____
_____
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_____

If you need additional time to respond, please return your comments to ***Prosser Hallock, Inc.*** *at:*
13901 Sutton Park Drive South, Suite 200 Jacksonville, FL 32224 • 904.739.3655 • fax 904.730.3413 • dross@prosserhallock.com

(Comments received after April 6, 2012 will not be accepted.)

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Participants

- Primary Stakeholders (Tues – 26)
- Secondary Stakeholders (Wed – 18)
- General Public Open House (Wed – 40+ and Thurs)

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Charrette Goals

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Goals

- Enhance the Corridor as a Gateway
- Protect the City's commercial tax base
  - Preserve areas for future business growth & community support uses
- Promote transportation options
  - Pedestrian, biking, transit & other
- Improve private investment conditions
- Ensure land use predictability
- Minimize conflict between adjacent uses
- Create a sense and place for residents, visitors and tourists

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Where is the Corridor?

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Tybee Island

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Character Areas

Aspirational

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Study Area

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Existing Conditions

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Citywide Land Use

Commercial – Office	0.1%	3.1%
Commercial – Retail	3.0%	
Right of Way	0.1%	
Tidal Marsh	27.6%	
Greenspace	0.4%	
Public / Institutional	1.9%	
Recreation – Active	3.5%	
Trans / Com / Utilities	0.7%	
Residential – Multi-Family	4.8%	35%
Residential – Single-Family	25.4%	
Undeveloped Land / Other	32.6%	
TOTAL	100.0%	

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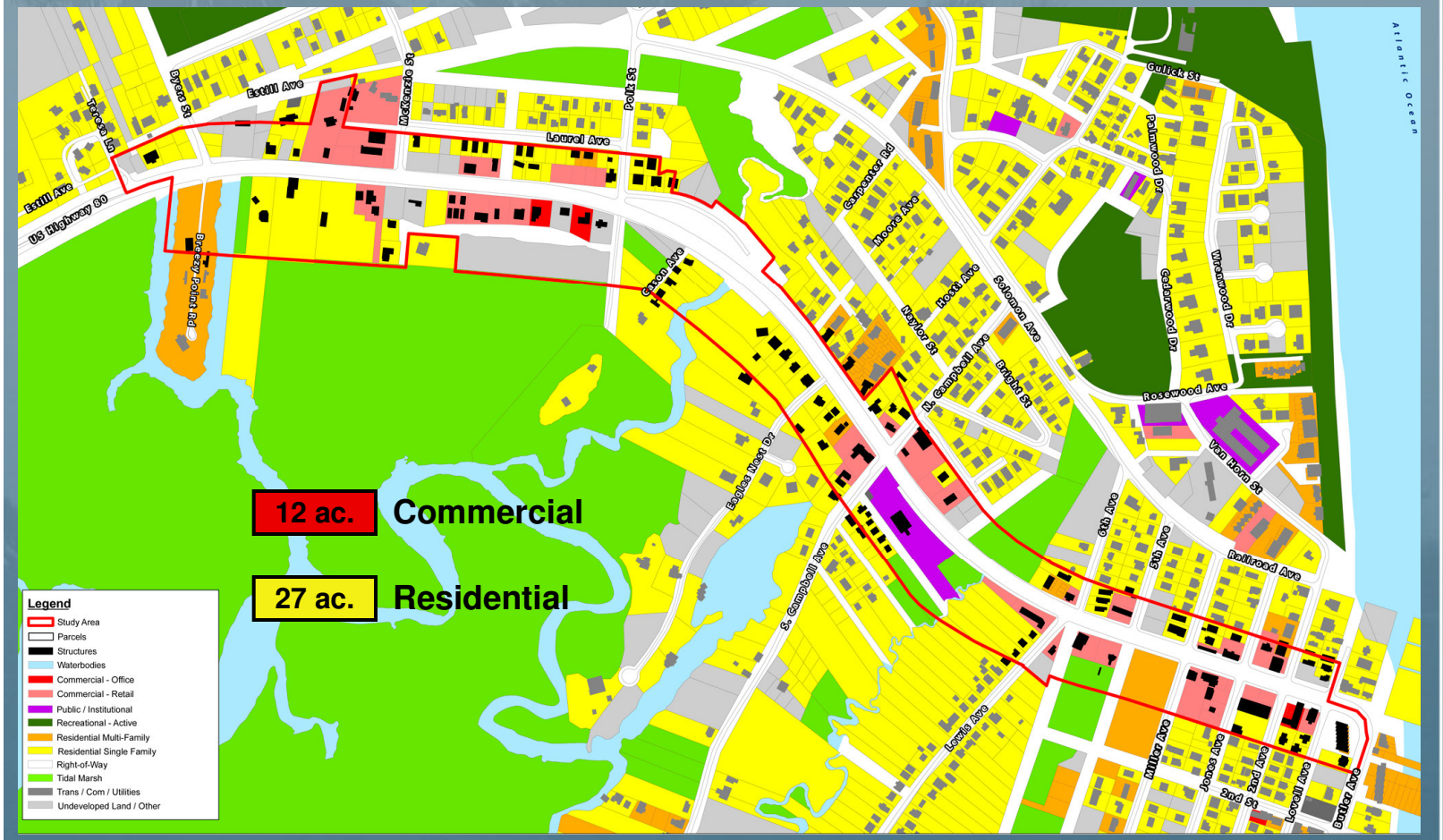
Study Area - Land Use



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Citywide Zoning Districts

Zoning District	Percent
C-1 Beach Business District	3.5%
C-2 Commercial	4.8%
M-D Maritime District	2.0%
N-M Neighborhood Marina	0.0%
E-C Environment Conservatory	28.5%
P-C Public Parks	1.4%
PUD	1.4%
R-B-1 Residential Business	0.0%
R-T Residential Tourist	1.7%
R-2 One and Two Family Residences	37.4%
R-1 and R-1-B Single Family Residential	19.3%
TOTAL	100.0%

9%

60%

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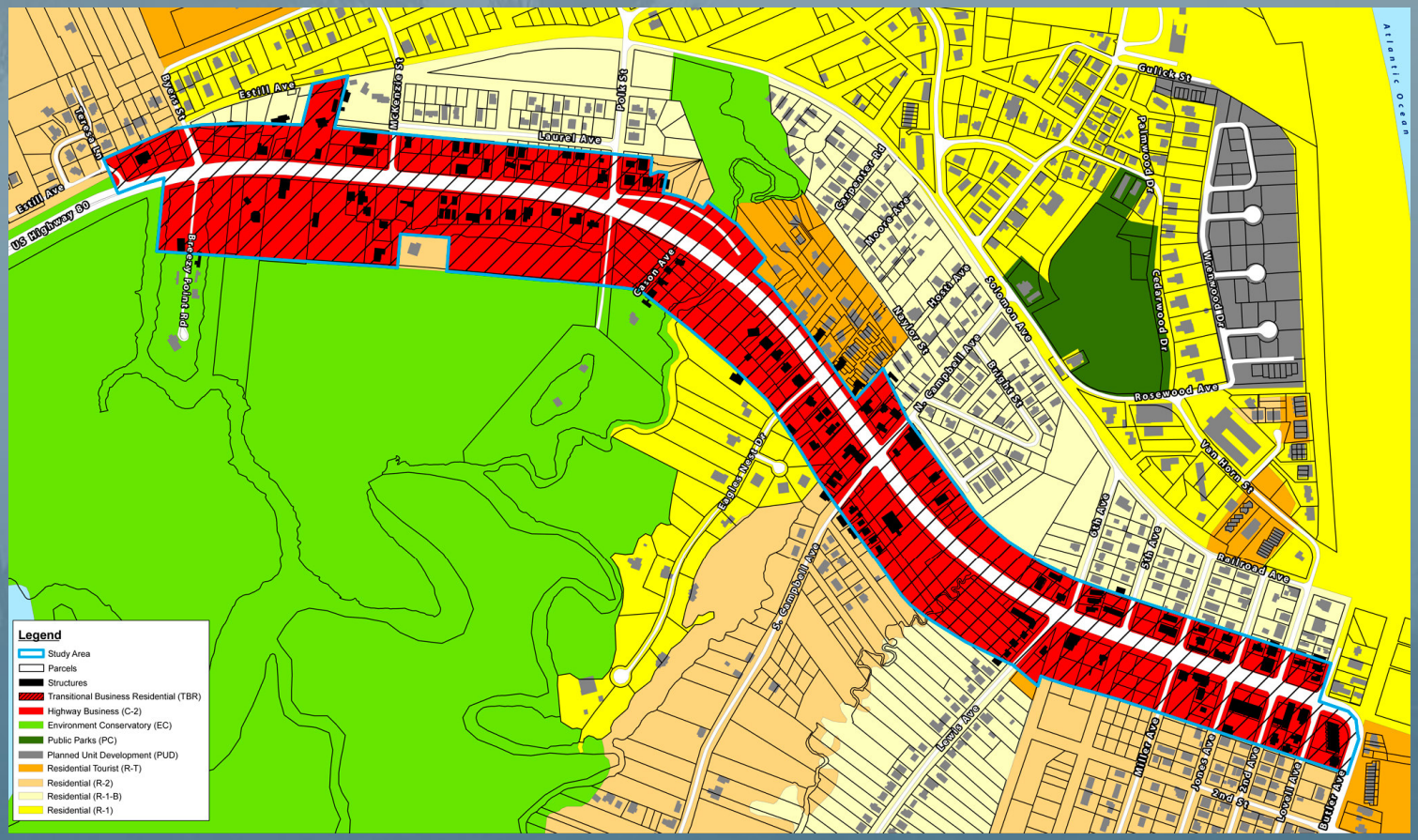
Study Area - Zoning



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Preliminary Findings

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Approach 1

- Maintain boundary of Arts, Eats & Eco-Business Character Area
- C-2 Zoning to remain throughout
- TBR "Overlay" zoning to remain throughout
- Modify parking standards as part of a unified solution

Development entitlements for Corridor remains unchanged

DEVELOPMENT STANDARDS (Improve/Enhance Outcomes)

Noise – City

Speed – City and GDOT

Access Management – City and GDOT

Setbacks – City

Streetscaping – City and GDOT

Height Limit – City

Buffers – City

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Approach 2

- Modify boundary of Arts, Eats & Eco-Business Character Area
- C-2 Zoning to remain throughout
- TBR "Overlay" zoning to remain only in predominantly residential locations throughout
- Modify parking standards as part of a unified solution

Targeted modifications to entitlements: "Right Zoning - Right Place"

DEVELOPMENT STANDARDS (Improve/Enhance Outcomes)

- Noise – City
- Speed – City and GDOT
- Access Management – City and GDOT
- Setbacks – City
- Streetscaping – City and GDOT
- Height Limit – City
- Buffers – City

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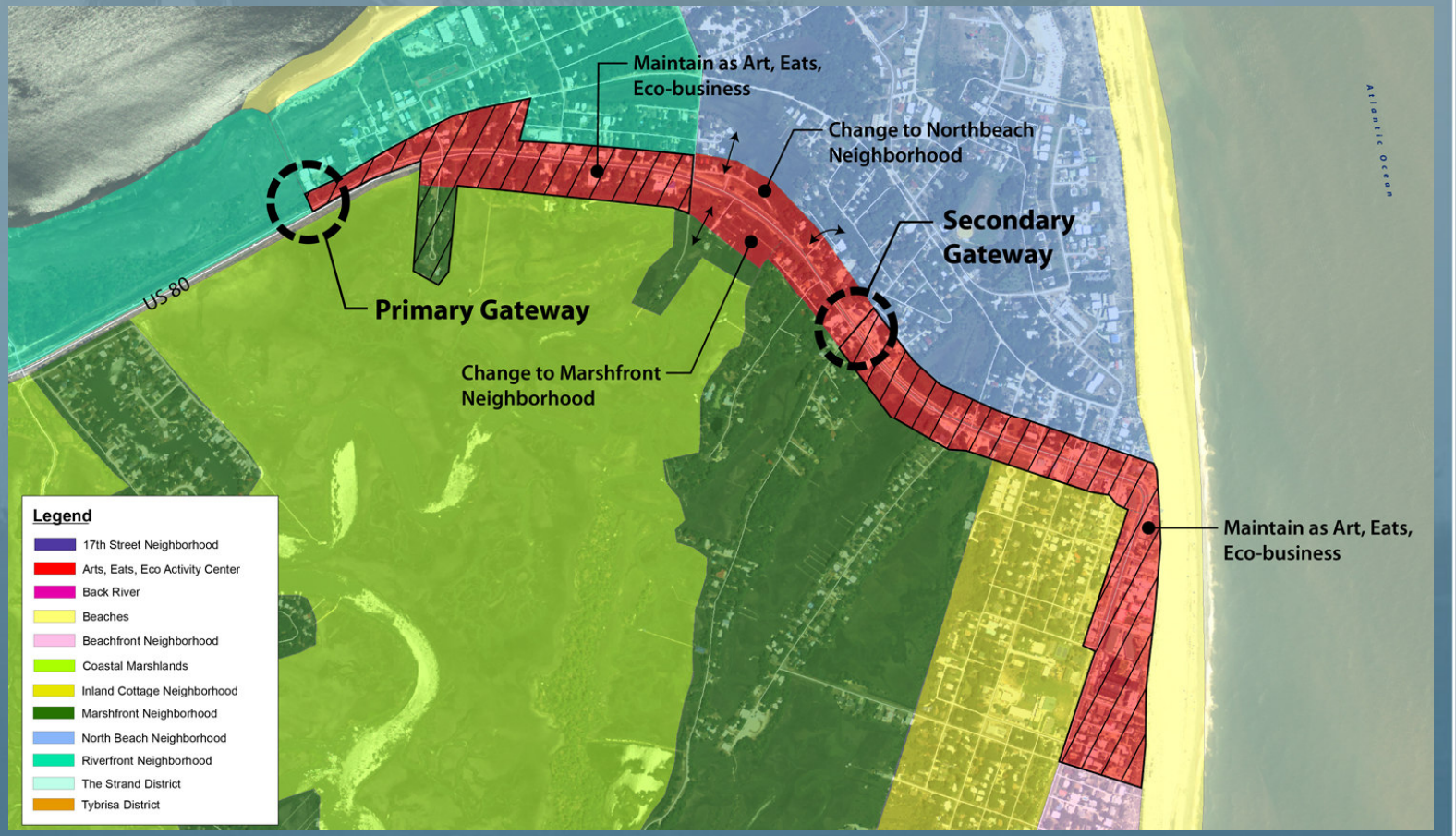
Art, Eats, Eco-Business Character Area Recommendations



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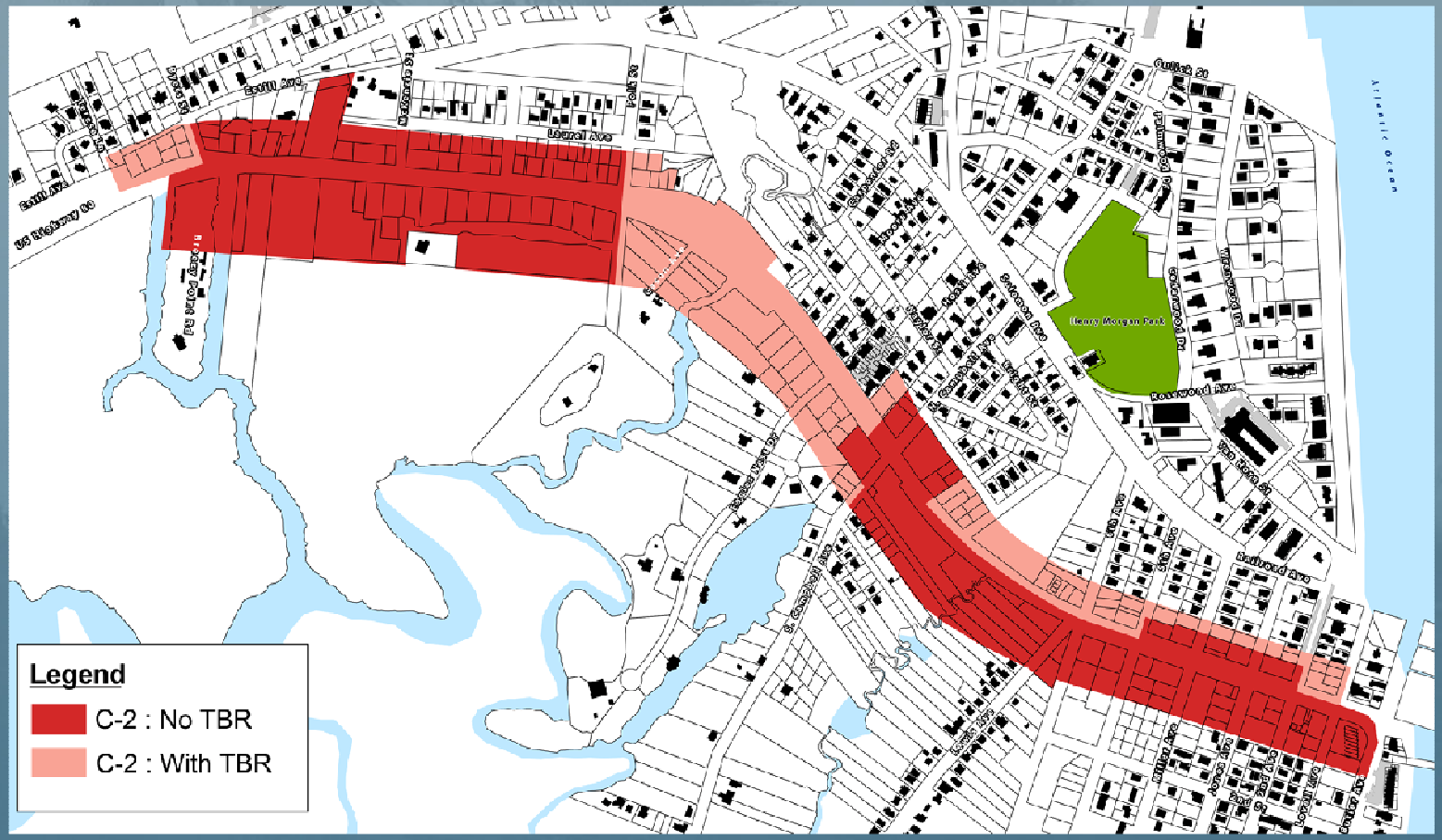
Conceptual Zoning/Overlay Findings



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Approach 3

- Modify boundary of Arts, Eats & Eco-Business Character Area
- C-2 Zoning to remain throughout
- TBR "Overlay" zoning to remain but modified to require "mixed-use" such as ground floor commercial with office or residential uses on upper floor
- Modify parking standards as part of a unified solution

Targeted modifications to entitlements: "Right Zoning - Right Place"

DEVELOPMENT STANDARDS (Improve/Enhance Outcomes)

- Noise – City
- Speed – City and GDOT
- Access Management – City and GDOT
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- Height Limit – City
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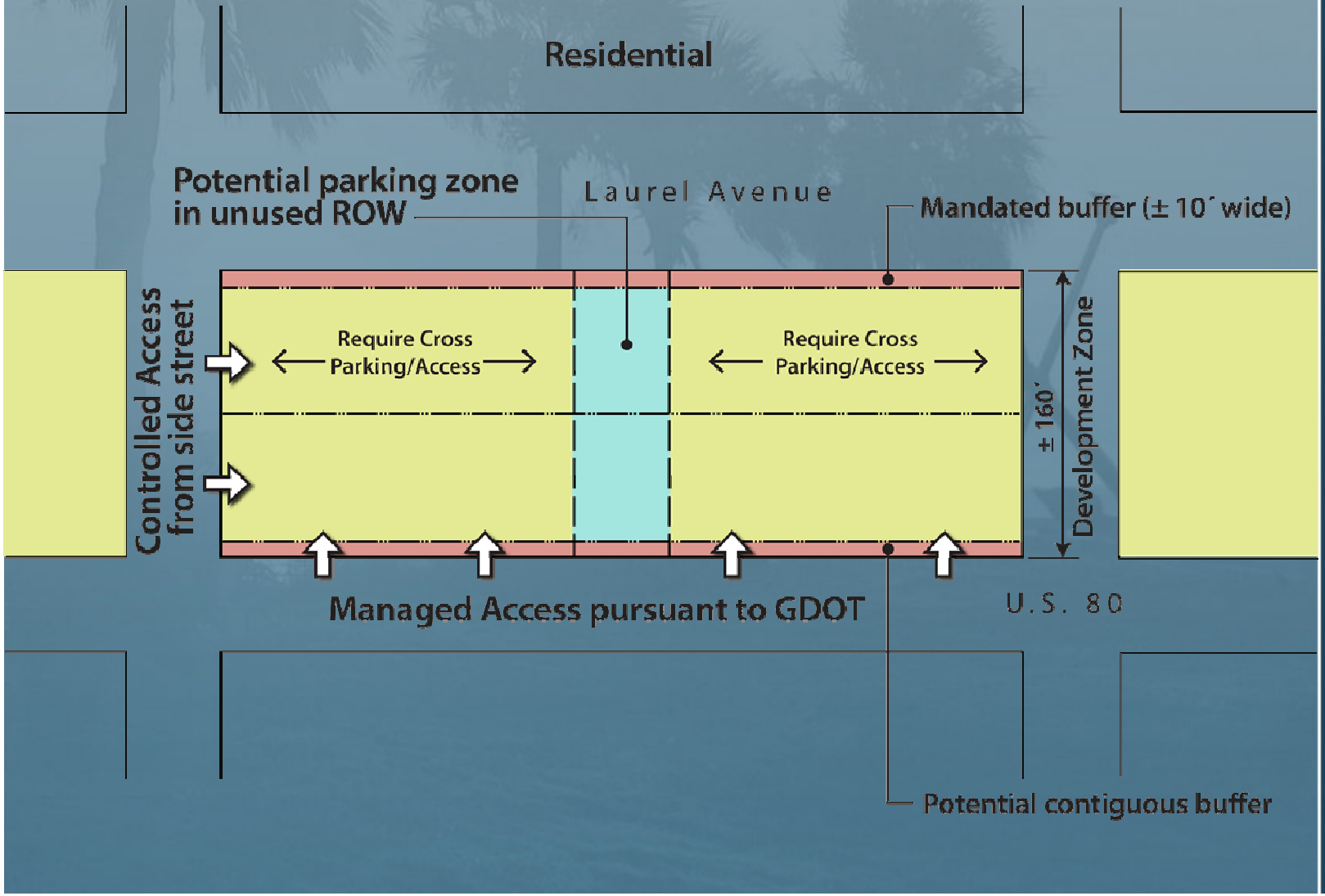
Potential Guideline Scenario



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Potential Guideline Scenario

Existing

Future

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End Products and Outcomes

- Articulated corridor vision
- Consensus-built foundation for implementing policy and regulation changes in the corridor
- Conceptual plan and supporting documents for the study area

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Thank You

We appreciate your time and involvement during the Charrette.

Questions/Comments

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