

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

DATE: May 8, 2023

RE: **Affordable Housing Feasibility Study and Public Charette Summary**

In the spring of 2022, the City Commission instructed city staff to begin the process of developing 450 N. Holmes Blvd. as affordable/workforce housing. The property at 450 N. Holmes Blvd. is a vacant 82.5acre parcel in St. Johns County that is used by the city Utilities Department as a storage area for road building materials.

On Monday, March 20, 2023, the architecture firm Brooks + Scarpa hosted a charette (design workshop) to solicit public feedback on the design of 450 Holmes Boulevard. The City Commissioners were not permitted to attend the charette based on the complications arising from the "Florida in the Sunshine Law".

In order to provide for feedback from the City Commissioners, the Brooks + Scarpa architecture firm will be providing an overview of the project and a summary of the charette to the City Commission at a special meeting on May 8, 2023.

Finally, on June 12, 2023, the Brooks + Scarpa team will present a final report to the City Commission based on the, the City Commissioner's feedback, the charette and their professional analysis of the property. The City Commission will instruct city staff to advertise for real estate development services based on the results of the process and firms will go through the request for proposals (RFP) process.

If you have any questions, please let me know.



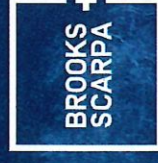
David Birchim, AICP
Assistant City Manager

COMMISSION UPDATE

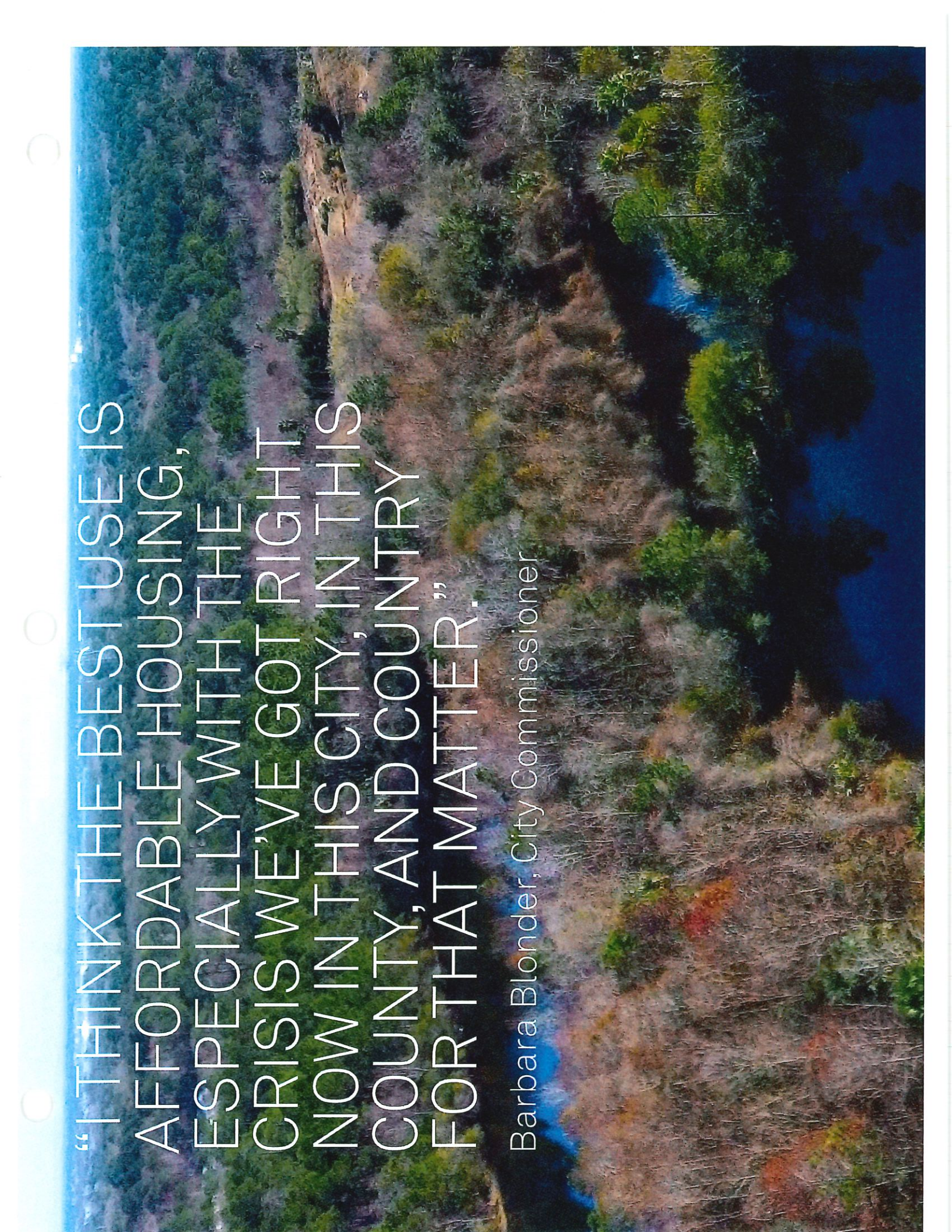
450 N. HOLMES BLVD.
CITY OF ST. AUGUSTINE

AFFORDABLE HOUSING
FEASIBILITY STUDY AND PUBLIC
CHARETTE

8 May 2023



- 01 / PROJECT OVERVIEW
- 02 / SITE ANALYSIS/ZONING
- 03 / DENSITY/TPOLOGY ANALYSES
- 04 / HOUSING PRECEDENTS
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- 06 / CHARRETTE OVERVIEW & OUTCOMES

An aerial photograph of a lush forest landscape. A winding stream flows through the center of the image, surrounded by dense green trees and vegetation. The forest extends to the edges of the frame, with varying shades of green and brown indicating different types of trees and undergrowth. The lighting suggests a bright, sunny day, with the water reflecting the sky.

“I THINK THE BEST USE IS
AFFORDABLY HOUSING,
ESPECIALLY WITH THE
CRISIS WE’VE GOT RIGHT
NOW IN THIS CITY, IN THIS
COUNTY, AND COUNTRY
FOR THAT MATTER.”

Barbara Blonder, City Commissioner

THE AREA MEDIAN INCOME IN ST. JOHNS COUNTY IS \$86,500 WITH 4,096 OUT OF 20,298 TOTAL RENTERS BEING COST-BURDENED.

UF Shimberg Center for Housing Studies,
2022 Rental Market Report



01

PROJECT OVERVIEW

PROJECT OVERVIEW

- Need to address increasingly un-affordable housing gives us the opportunity to envision a “relief valve” by providing 400+ housing units for mixed-income levels
- Proposed schemes include a planned retrofit of North Holmes Boulevard as a multi-modal, transit-focused complete street adjoining the site
- Collier Street will provide secondary access to the site
- Goal is to create an inclusionary housing development with attainable and market-rate units that complement forthcoming developments while serving as a new model for housing types and attendant lifestyles
- The objective of the feasibility study is to establish an urban vision and pro forma development standards
- Through the feasibility study and public charette, we have collectively prepared three housing formats with increasing levels of urban services and distributed densities up to (the maximum) 15 units/acre

02

SITE ANALYSIS/ ZONING



OLD TOWN

5 MILE
(20 MIN)
BIKING
RADIUS

1/4 MILE
WALKING
RADIUS

450 N. HOLMES BLVD.



COLLIER ST.

N. HOLMES BLVD.

82.5 TOTAL ACRES

48.4 ACRES UPLANDS

34.1 ACRES WETLANDS

15 UNITS/ACRE

MINIMUM OF 400 HOUSING
UNITS

35' HEIGHT LIMIT
(BUT CAN GO AS HIGH AS 60')

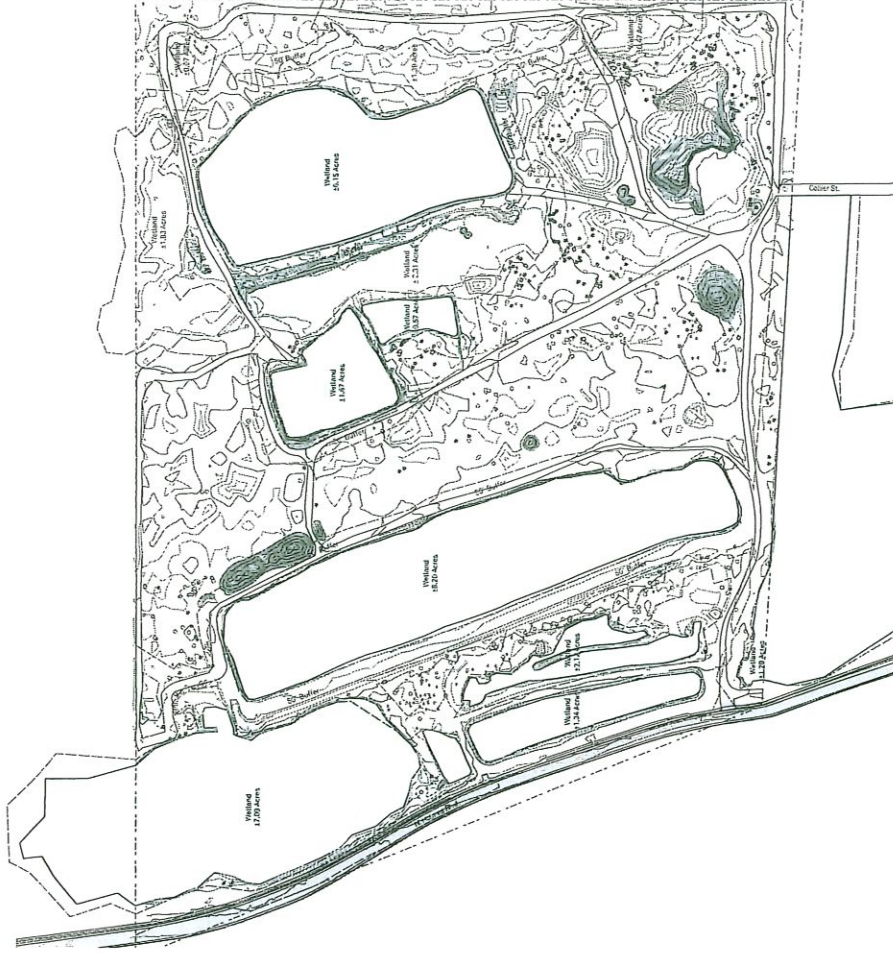
50' BUFFER AROUND
WETLANDS

(POTENTIAL 50' BUFFER PUBLIC
WORKS LAY DOWN AREA)

1:1 TREE MITIGATION

25% OPEN SPACE
(NOT INCLUDING WETLANDS)

27.7 ACRES BUILDABLE AREA





OVERALL DIAGRAM

Total Site: +/- 82.5 acres
 Water: +/- 24.14 acres
 Wetlands: +/- 34.11 acres
 Buildable Area: +/- 27.73 acres
 Vegetation: +/- 48.37 acres

SITE DESCRIPTION & ZONING

- 82.5 acre trapezoid-shaped site
- Public Works currently uses the site for equipment & material storage
- Zoned OR (Open Rural)
- Proposed to be a Planned Unit Development (PUD) for affordable housing, with other uses and amenities
- County future land use is Residential-D, which allows for density of 13.0 units/acre
- Affordable housing incentives increase the allowable density to 15.0/acre
- Active mining operations exist to South and proper buffering should be accounted for

SITE PROGRAMMING

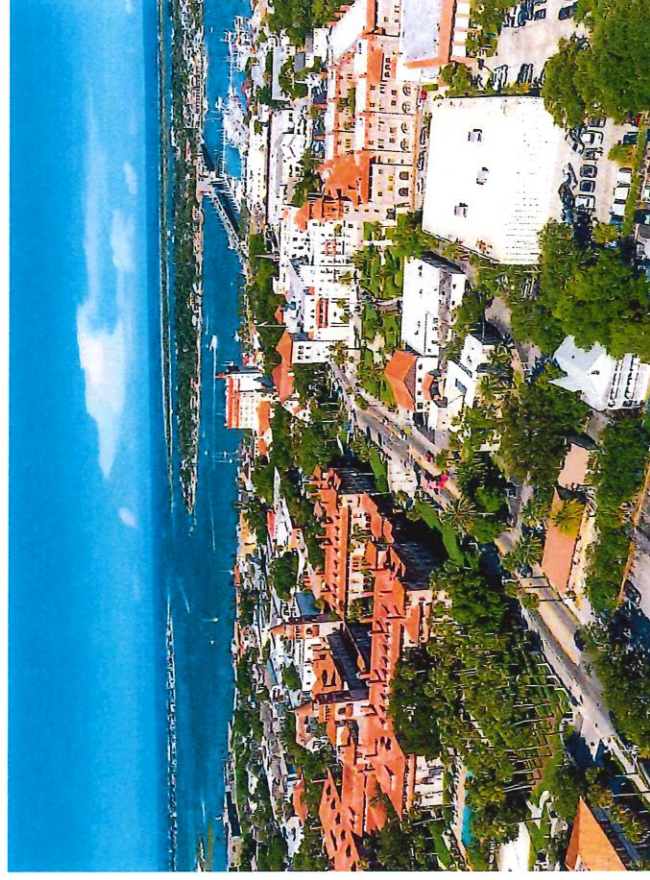
- Minimum 400 Single-Family & Multifamily Housing Units
- Community Center
- Preschool & Childcare
- Surface Parking
- Art Galleries/Studios
- Retail/Commercial
- Bike/Walking Paths
- Transportation Hub
- Recreation/Park Amenities
- Healthcare Services
- Emergency/Resiliency Hub
- Heritage Tree Preservation
- Coquina Shell Quarry
- Public Works Access

03

DENSITY/ TYPOLOGY ANALYSIS



4 units per acre



16-20 units per acre

VISUALIZING DENSITY IN ST. AUGUSTINE - Single-Family Types



8 units per acre



12 units per acre



15 units per acre



15 units per 1 acre



STEWART ST.

Function of having units close to one another is lost.



WATERWAY ST.

Function of having units close to one another is lost.



SARAGOSSA ST.

Units contain roads to access other units behind.



FULLERWOOD DR.

Units are close to each other.

VISUALIZING DENSITY IN ST. AUGUSTINE - Multifamily Types



24 units per acre



36 units per acre



180 units per acre



220 units per 1 acre



VISTA COVE RD.

Fourplex housing units.



N. WHITNEY ST.

Affordable housing units.



BELLA VISTA BLVD.

Luxury condos.



VALENCIA ST.

Residence hall for students.

04

HOUSING PRECEDENTS

MISSING MIDDLE HOUSING TYPOLOGIES

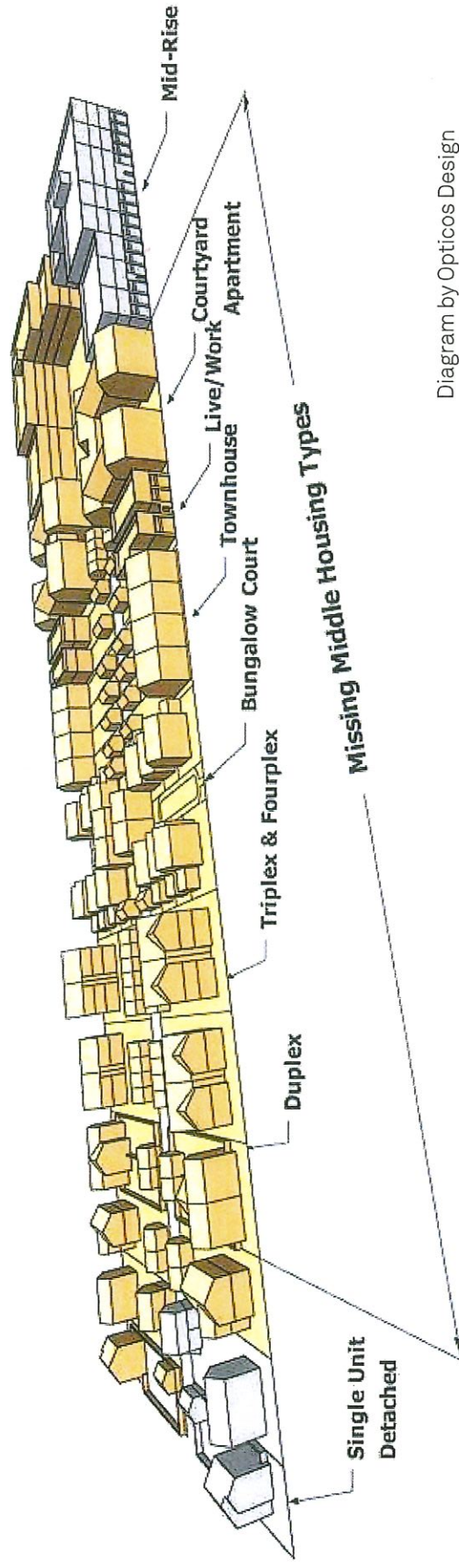


Diagram by Opticos Design

Jackson Meadow

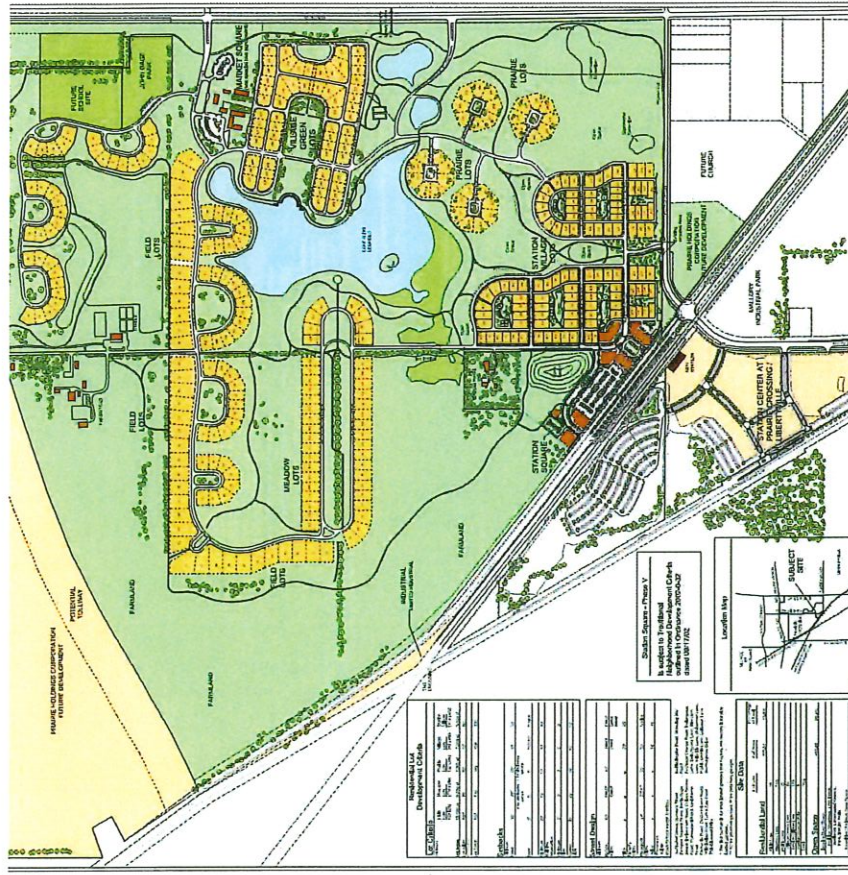
1. Trail Connection to Village of Marine
2. Village of Marine Park
3. Constructed Wetland Treatment Systems
4. Open Space
5. High Point
6. Open Agricultural Land
7. Green Play Spaces
8. Wellhouse
9. Blue Heron Lane
10. Conservation Easement Land
11. The Hollow
12. Trail Connection to William O'Brien State Park.



JACKSON MEADOW

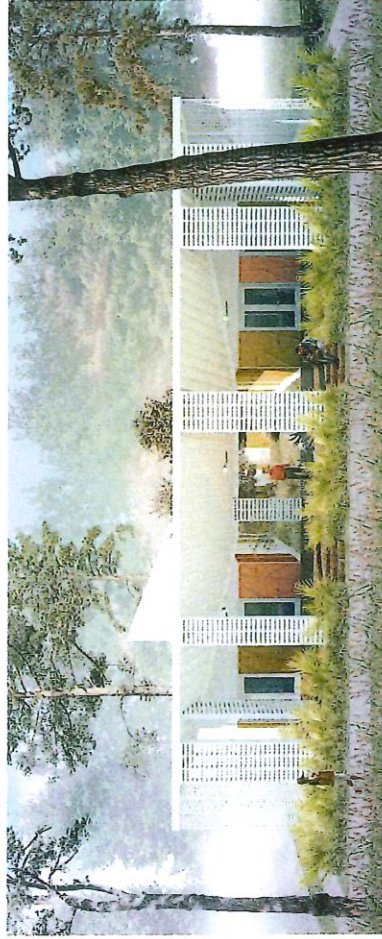
Single-family homes.
12 units per acre.

18 / Brooks+Scarpa Architects Inc.



PRARIE CROSSING

Single-family homes and condominiums.
13 units per acre.

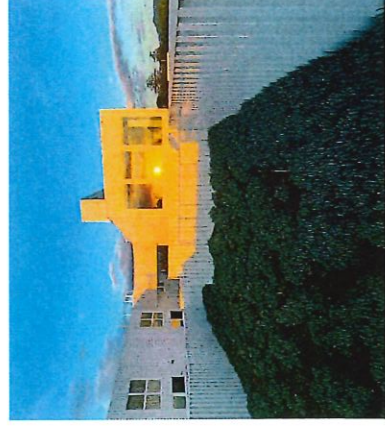
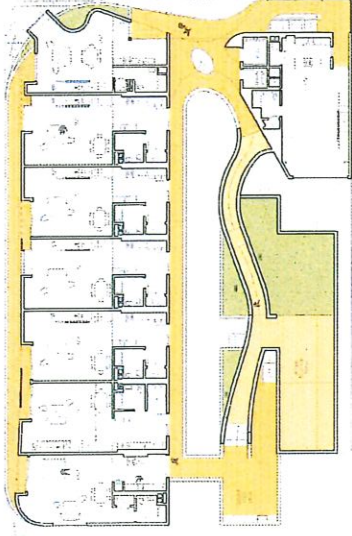


WATERSOUND

Market rate & affordable workforce housing.

18 units per acre.

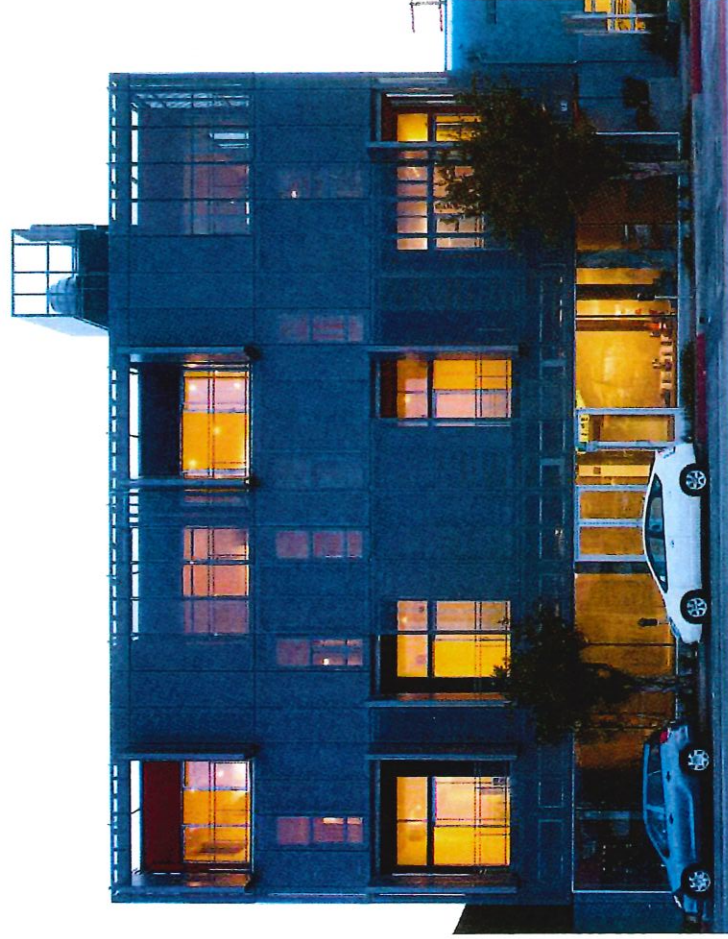
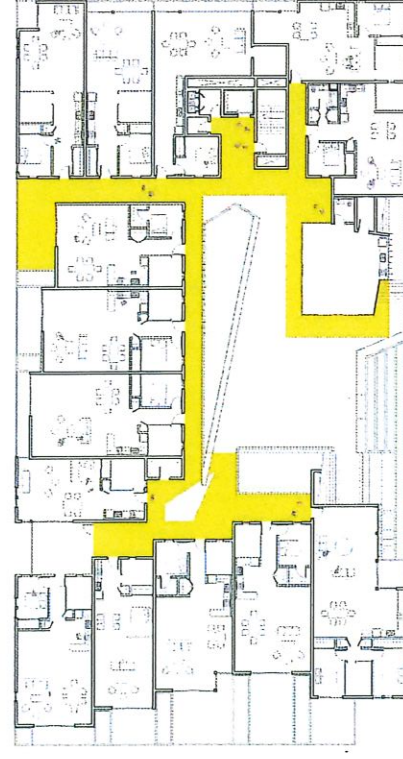
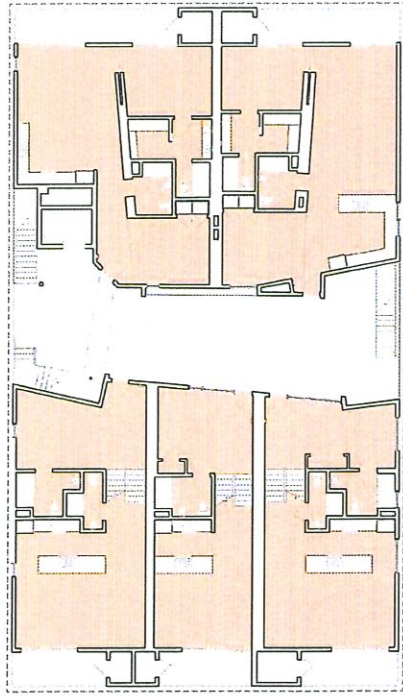
19 / Brooks+Scarpa Architects Inc.



MAGNOLIA APARTMENTS

Mixed use retail, market rate, & affordable housing.

36 units per acre.



CHEROKEE APARTMENTS

Workforce housing.

70 units per acre.

20 / Brooks+Searpa Architects Inc.



11NOHO APARTMENTS

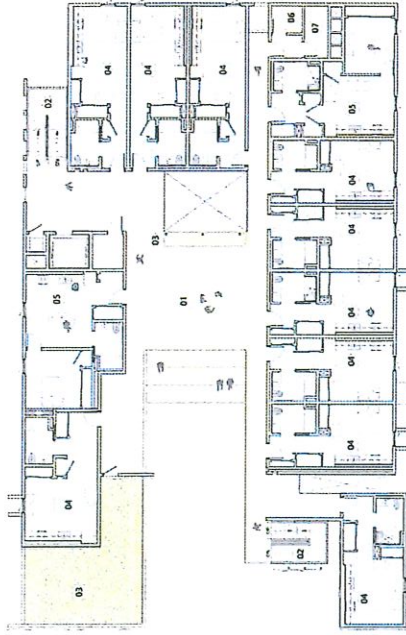
Inclusionary housing.

90 units per acre.



VISTA BREEZE
Affordable senior housing. (micro units).
95 units per acre.

21 / Brooks+Scarpa Architects Inc.

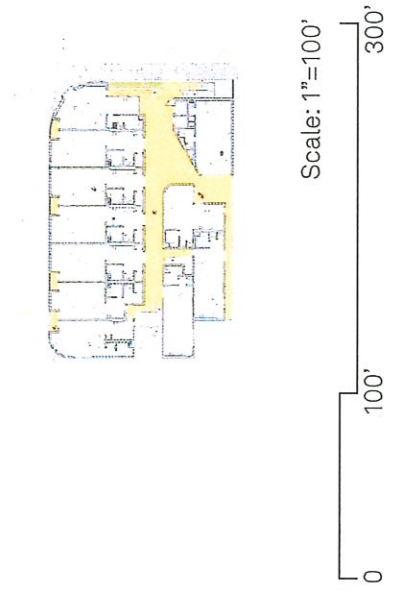
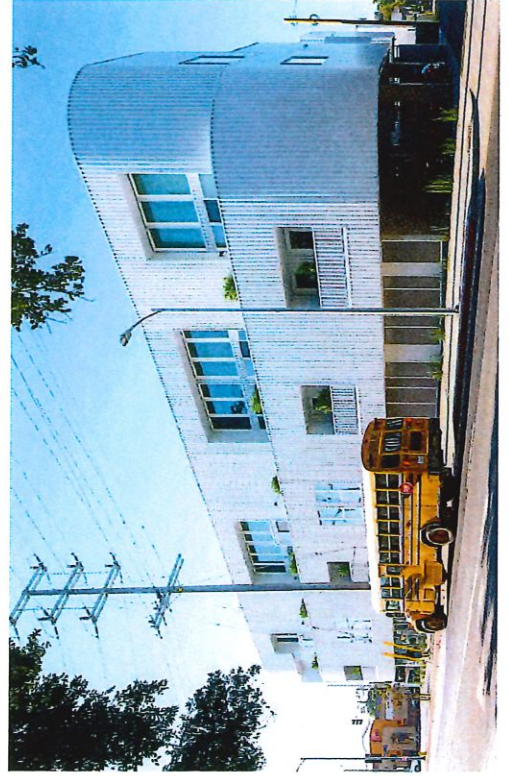
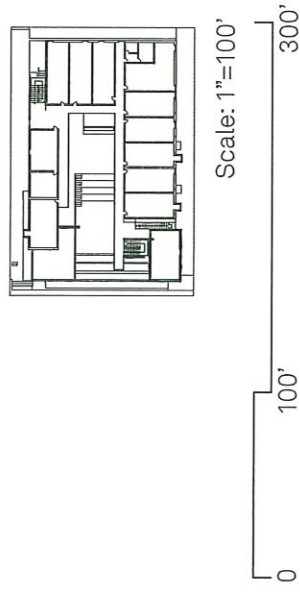
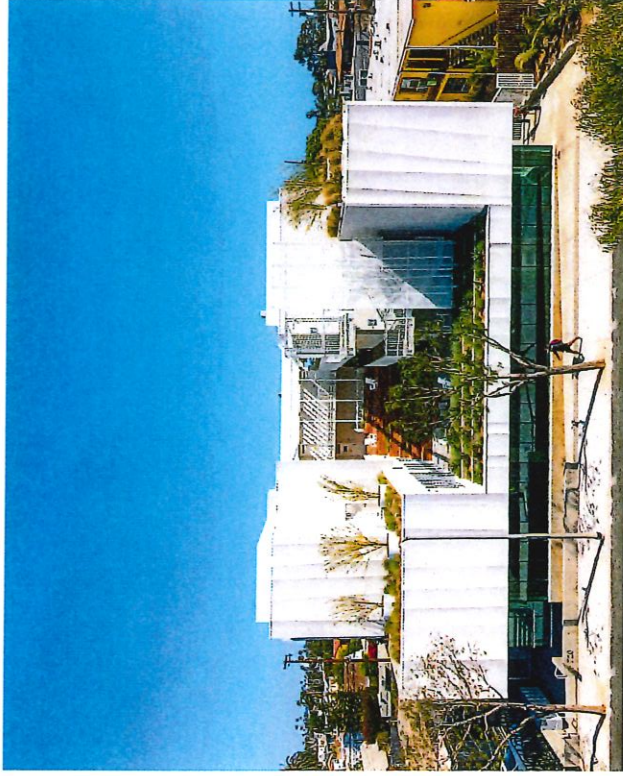


ROSE APARTMENTS
Affordable housing.
106 units per acre.

05

CHARRETTE KIT OF PARTS

THE ROSE TRANSITIONAL AGED YOUTH AFFORDABLE HOUSING MAGNOLIA MIXED-USE RETAIL & HOUSING





CENTRAL LOT



PERIMETER LOT



TUCK UNDER



INTERNAL STRUCTURE
(TEXAS DOUGHNUT)

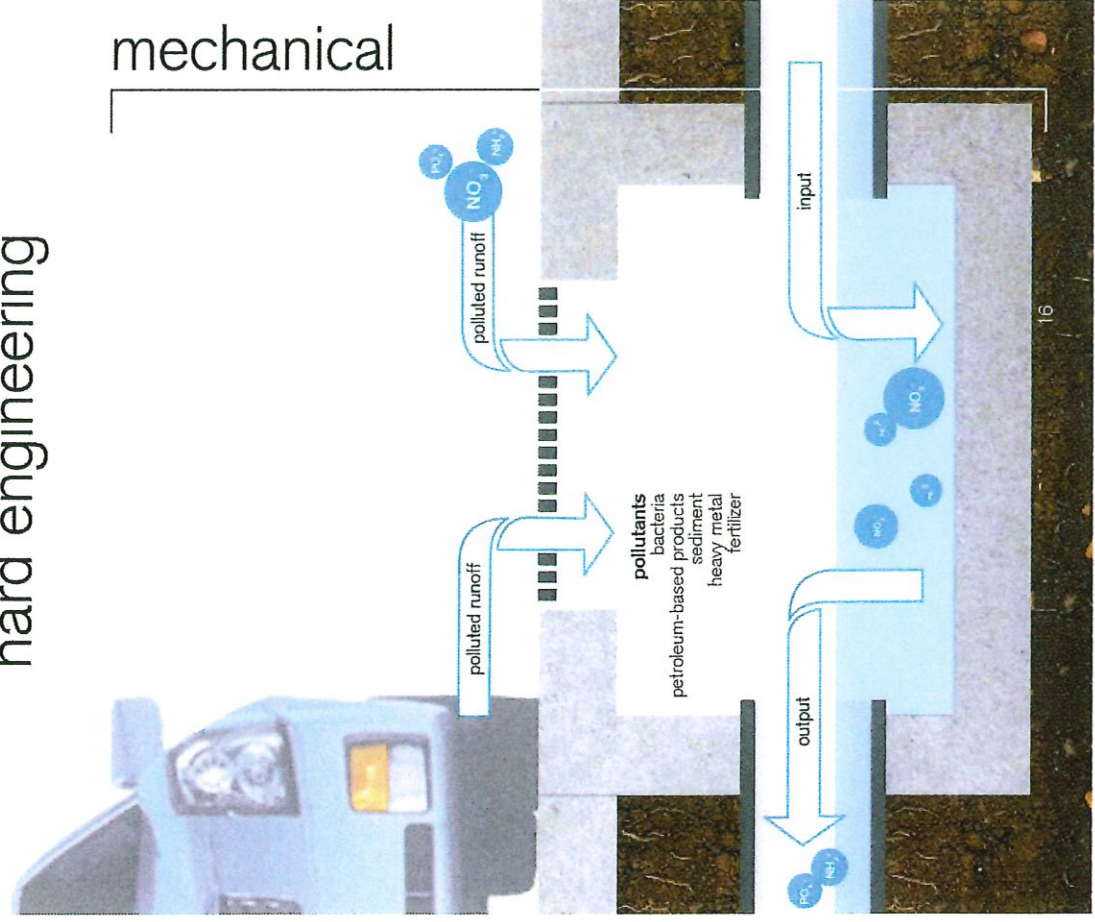


UNDERGROUND



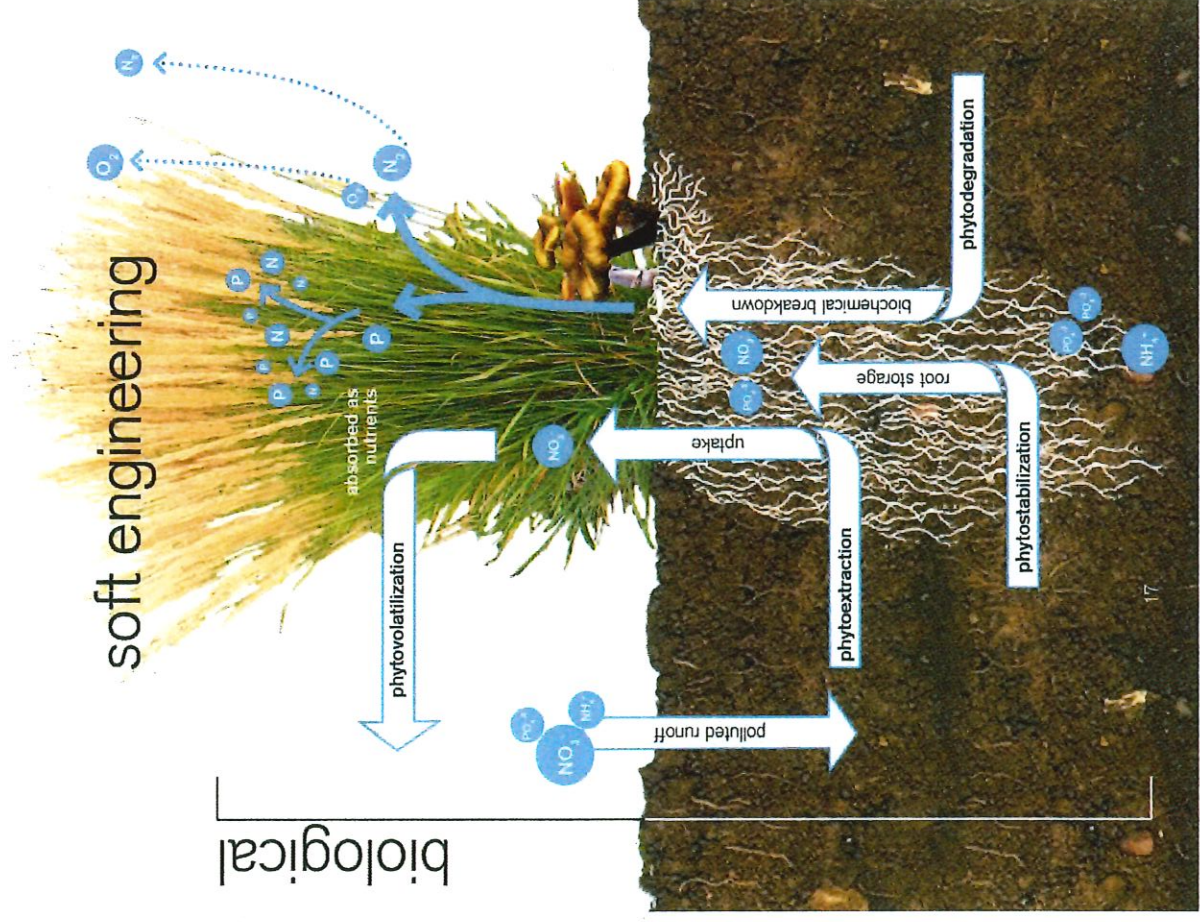
ALLEYWAYS

hard engineering



mechanical

biological



soft engineering

06

CHARRETTE OVERVIEW & OUTCOME

AFFORDABLE HOUSING FEASIBILITY STUDY & PUBLIC CHARRETTE



PUBLIC CHARRETTE SKETCHES



Option A: Bars and Courts Scheme



Option B: Points and Lines Scheme

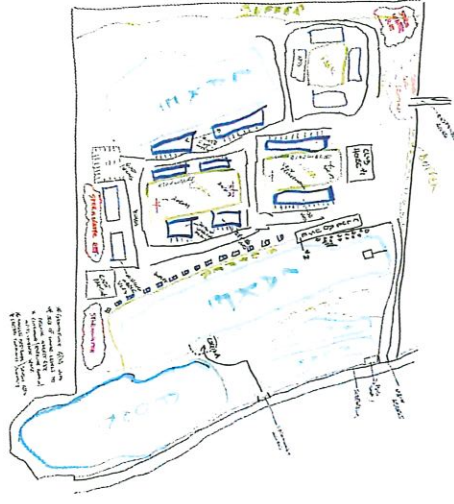
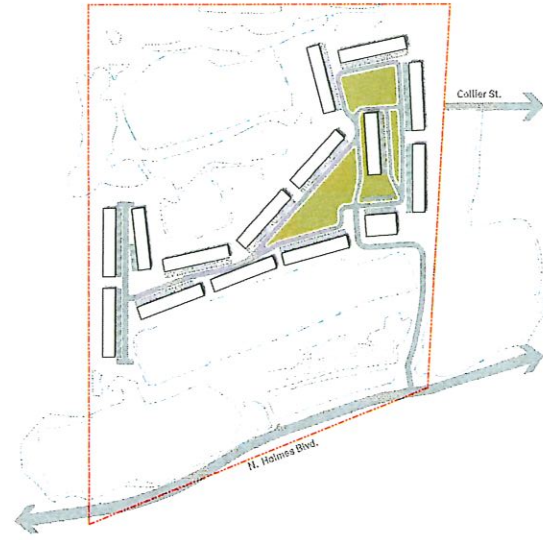


Table C: Greensward Scheme

PUBLIC CHARRETTE DIAGRAMS



Option A: Bars and Courts Scheme



Option B: Points and Lines Scheme

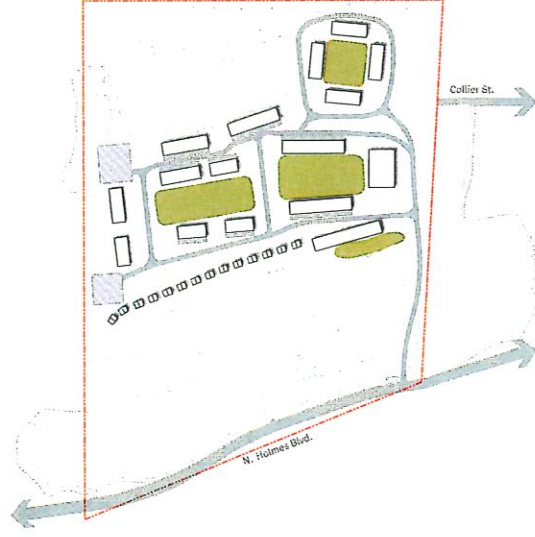
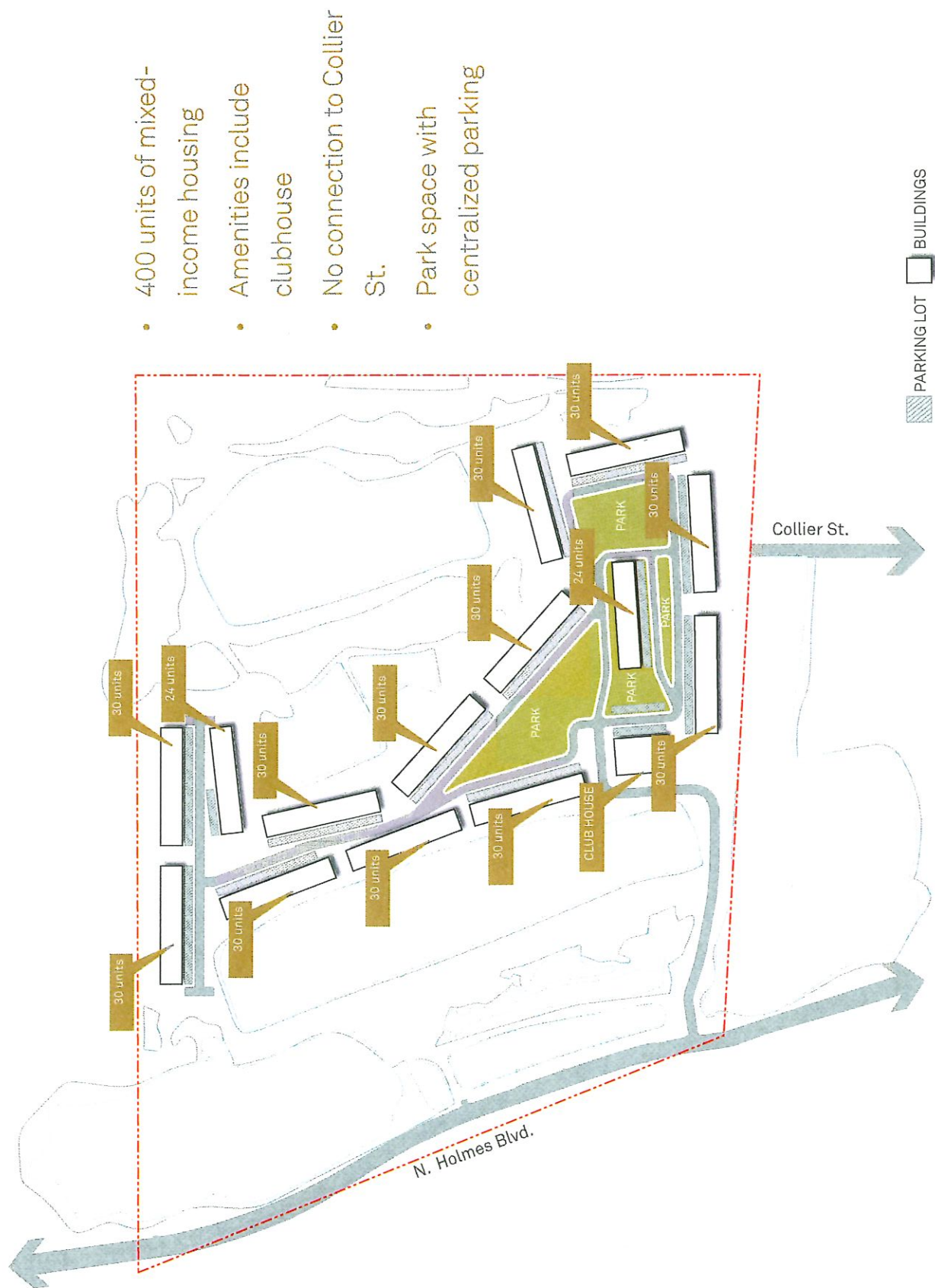
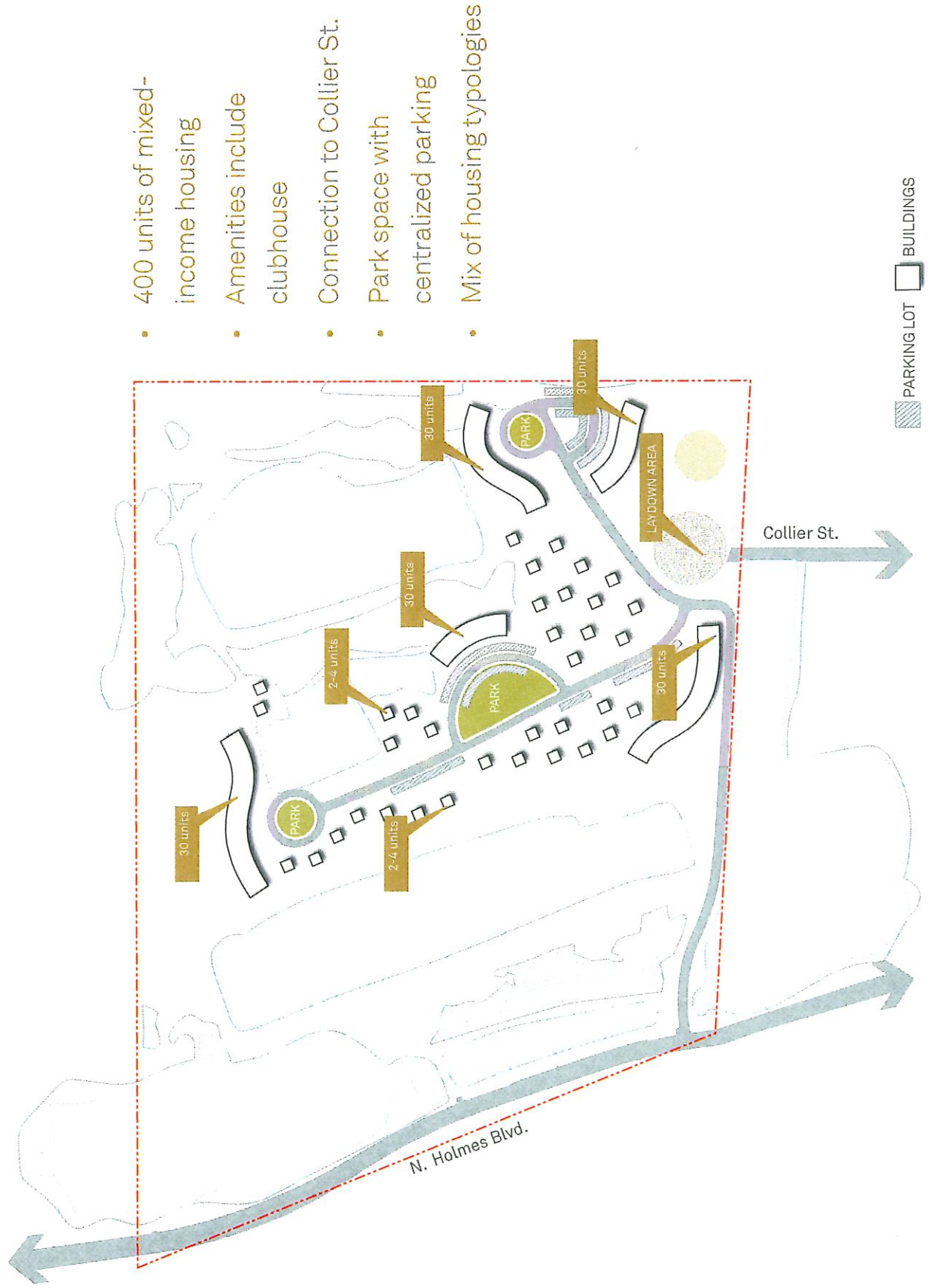


Table C: Greensward Scheme

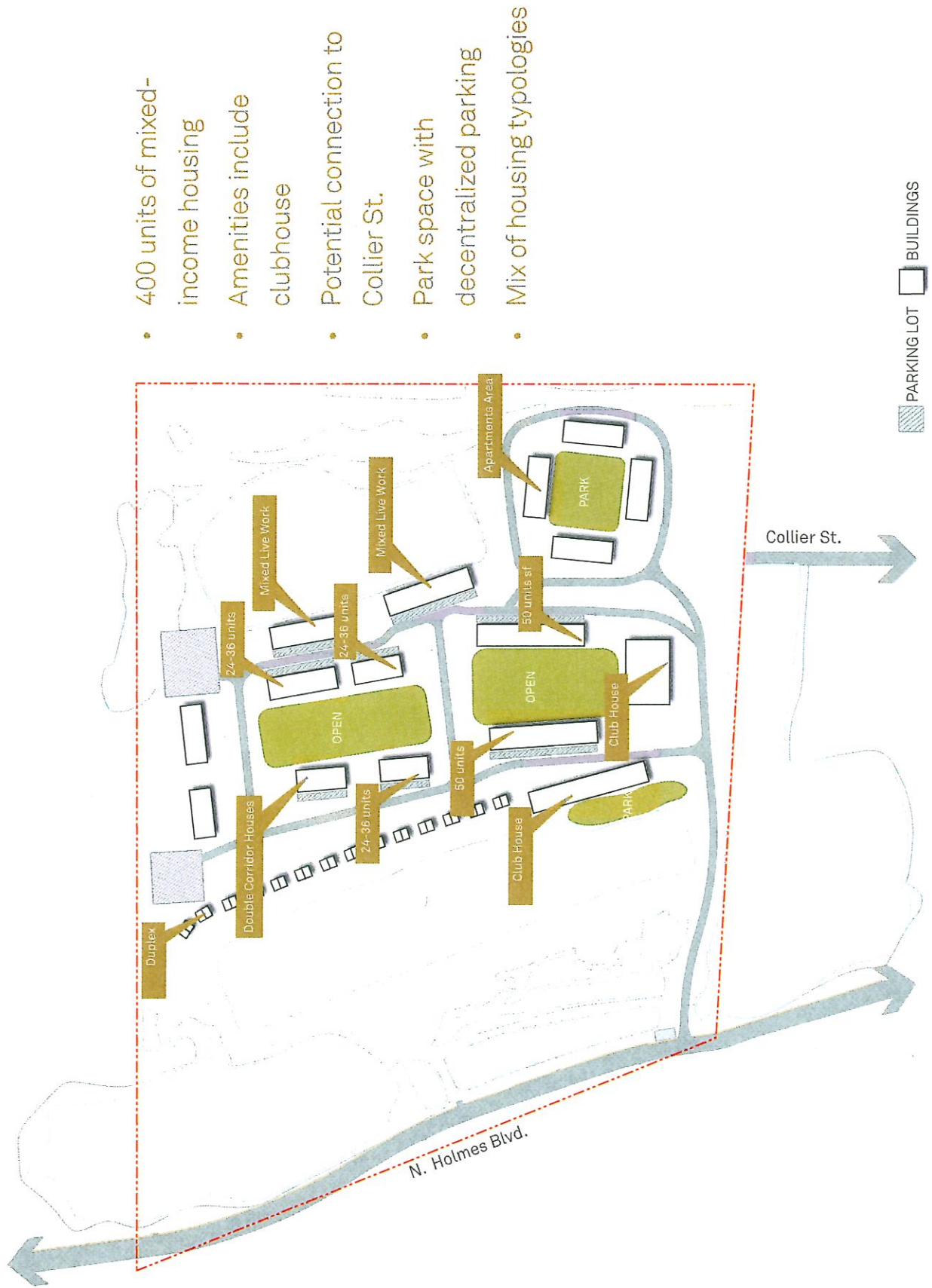
OPTION A BARS AND COURTS SCHEME



OPTION B POINTS AND LINES SCHEME



OPTION C GREENSWARD SCHEME



- * We will continue to gather public feedback
- * Final report will be presented to the City Commission on June 12 with recommendations
- * City will apply for a project review by St. Johns County based on the preferred site design
- * City Commission will initiate the project development at their discretion

COMMISSION FEEDBACK & COMMENTS

07

NEXT STEPS

