

City of High Springs

High Springs Community Redevelopment Agency (CRA) Continuing Landscape Architectural Services

Market Square Master Plan

Final Master Plan Executive Summary

May 9, 2019 | version 3.1





**City of High Springs
Community Redevelopment Agency**

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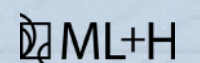


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High Springs Community Redevelopment Agency Mission Statement

The mission of the CRA is to bring about the *economic revitalization* of an established target area, to create a *re-investment environment* that attracts private investors into the area, to *promote improvements within the redevelopment area through renovation and restoration of buildings*, as well as to new construction.

The mission is also to acquire the funding necessary to make the infrastructure improvements necessary to attract investment dollars and improve the assessed taxable value of district properties, and to assist the Chamber of Commerce and downtown merchants in their efforts to market the downtown businesses.

ML+H Introductions + Framework Plan



intro



Understanding the SITE

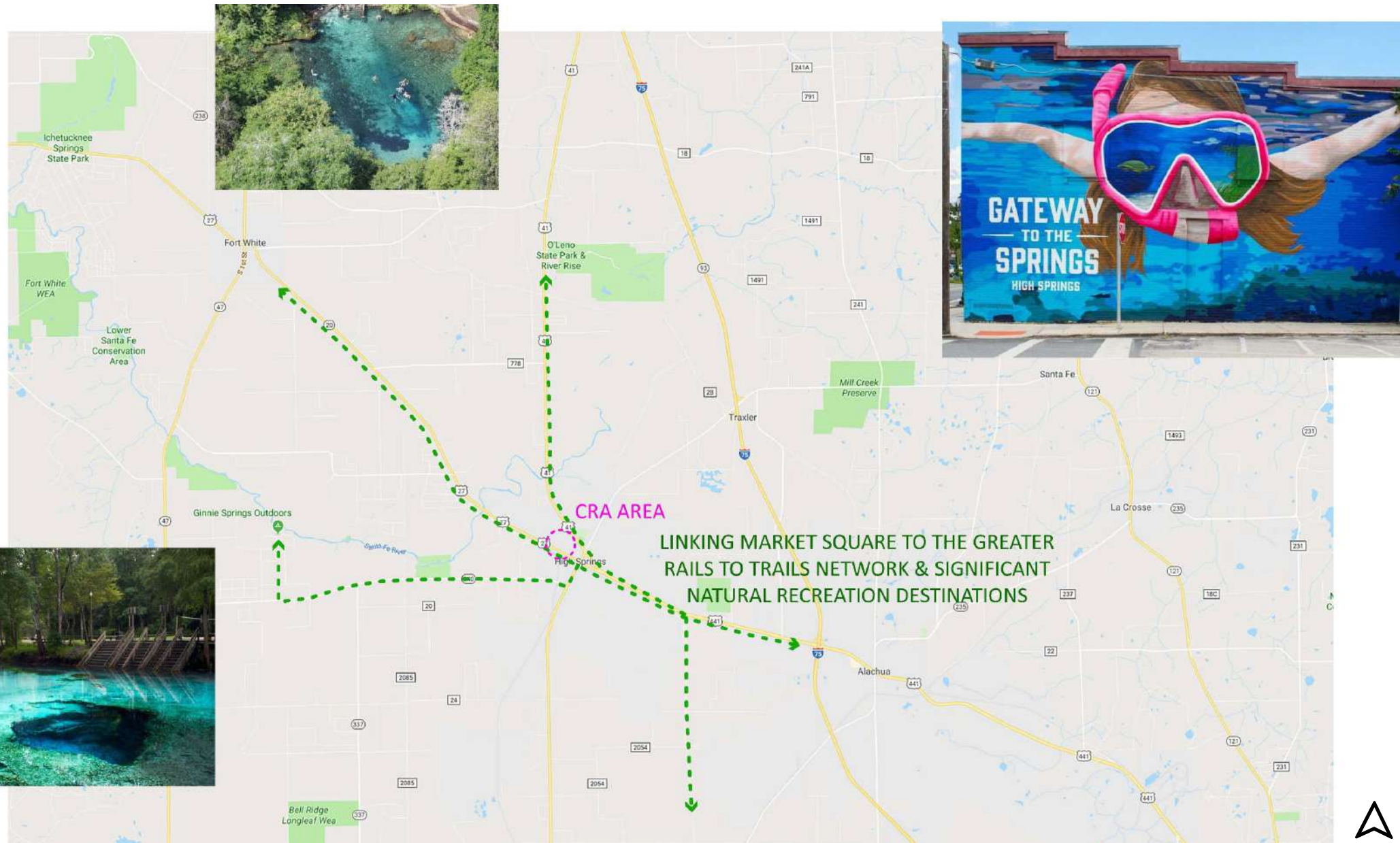
The aim of the *Market Square* master plan is to develop a vision for a central gathering space in the heart of High Springs that interconnects the community, visitors, and businesses.

Currently, the site is an abandoned railroad right-of-way, which is owned by CSX but has had the rails and crossing removed. Alachua County and the City of High Springs have been pursuing purchase of the property, which is still ongoing.

Due to its central location to the Town and the opportunity to be part of the County’s “Rails to Trails” network, there are a number of programming and community events that can happen in the space. As noted in the February 27, 2019 workshop, these opportunities may include:

- **Entry and arrival signage** to help slow traffic entering town from the south and to announce entry into the historic district.
- A new **Market Pavilion**, as designed by others, to support the **Farmer’s Market**.
- Central space for the **Town Christmas Tree** and other holiday events.
- Open space for **children and families to gather and play**, including a playground, multi-use field, and shaded gazebos.

On the next page, the **Framework Plan** indicates a number of factors, including access (circulation for pedestrians, Rails-to-Trails, vehicles, and parking), significant nodes, and susceptibility to change for surrounding properties.

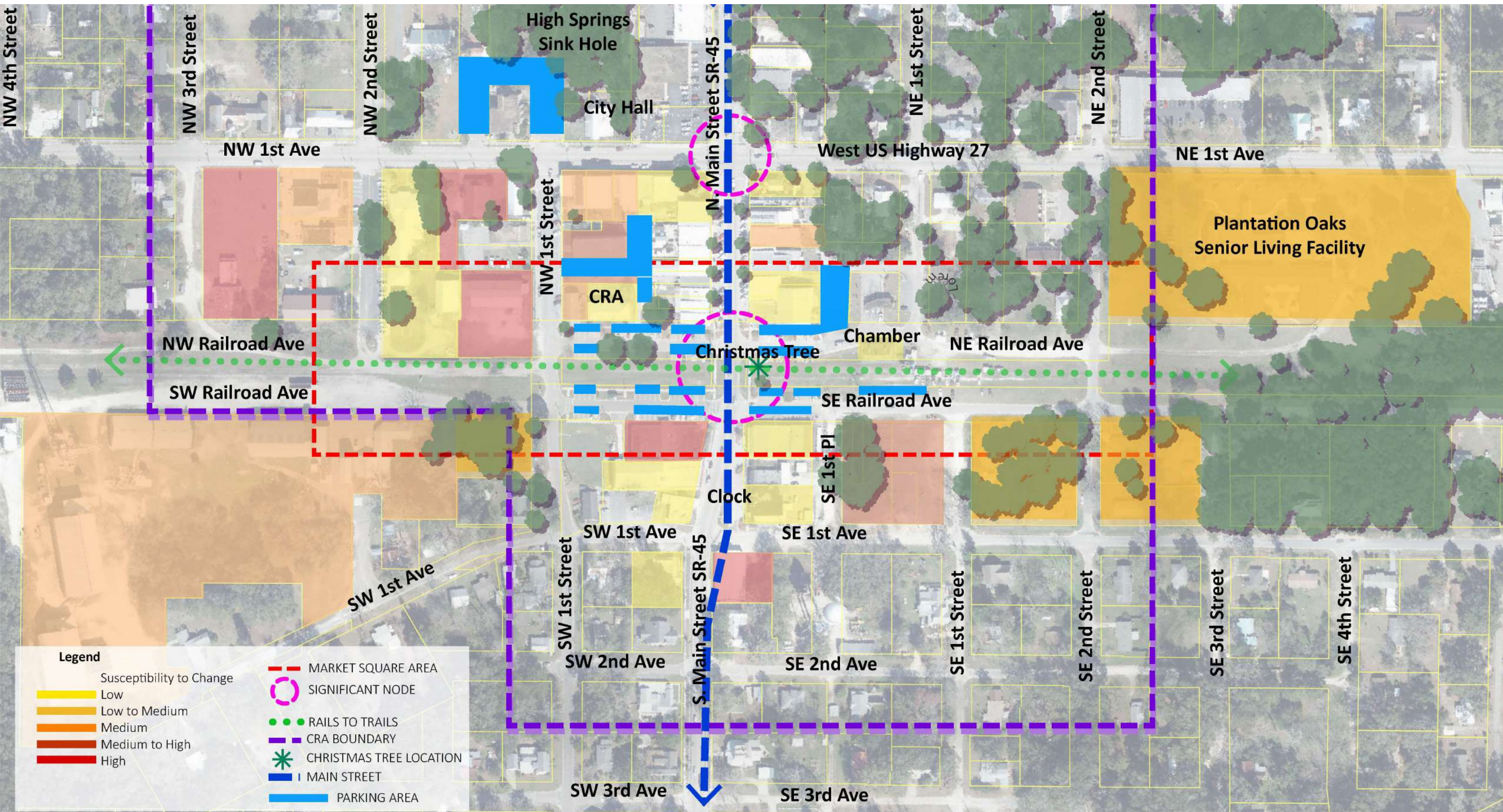


“...High Springs became the “Antique Capital” of North Central Florida. Quaint shops await you, friendly faces welcome you.

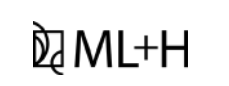
*Today, visitors to the High Springs area prize these waters for their recreational value- for scuba diving, swimming, fishing, canoeing, and tubing- as well as their **natural beauty.**”*

From City Website; “About Us”, accessed 1/15/19





FRAMEWORK PLAN





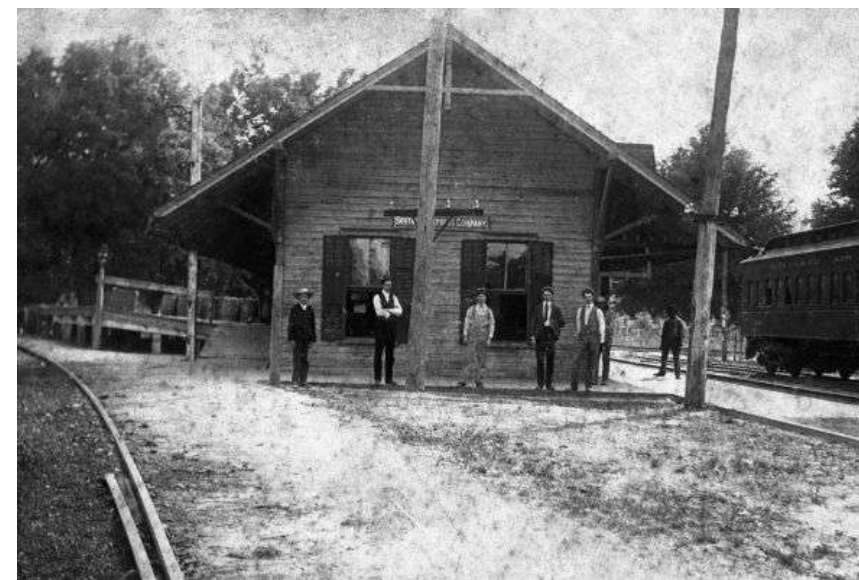
Understanding the

SITE

With each design, the team and City are also looking for compelling ways to **tell High Springs' story**. There are three main stories that have been identified through the framework and research process:

1. *Train 'Roots'*, celebrating the railroad history and role it had in High Springs' development. Connections to the Rails-to-Trails also make this a natural story.
2. *Gateway to the Springs*, as High Springs sits as the eastern entry point to many of Florida's iconic and environmentally sensitive springs. Ecotourism is also an important industry in the City.
3. *Reconnecting in a Small Town*. High Springs is a welcome respite of small town charm in a very dynamic county. Visitors from Gainesville, Alachua, and beyond can still enjoy the slower pace and closer connections of this place.

The designs presented herein have been developed with continual feedback from the City of High Springs through the CRA department. The design team appreciates the wonderful involvement and feedback from the community.



TOP | *Business district - High Springs, Florida*. 1916. Black & white photonegative. State Archives of Florida, Florida Memory. Accessed 7 May.

2019.<<https://www.floridamemory.com/items/show/141099>>.

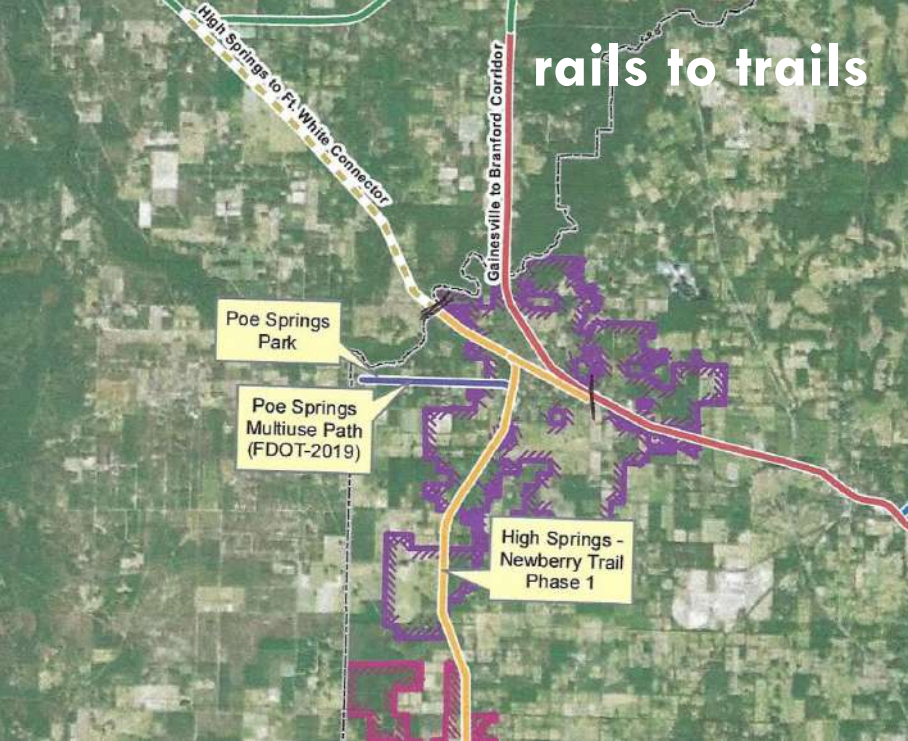
CENTER LEFT (2) | Historic images of the Priest Theatre. Provided by Kristina Wright, City of High Springs.

CENTER RIGHT | City Hall in High Springs. Provided by Kristina Wright, City of High Springs.

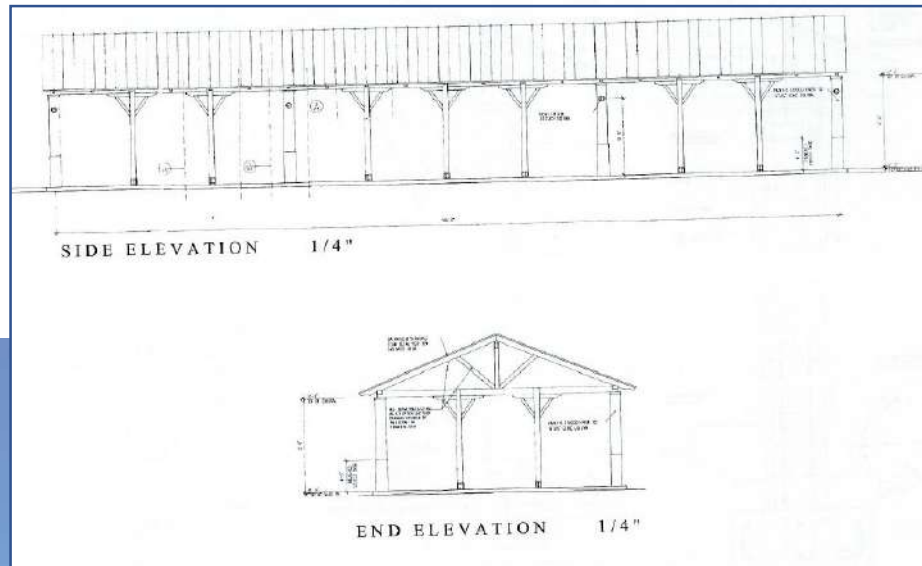
RIGHT | *Railroad depot at High Springs?*. 190-. Black & white photonegative. State Archives of Florida, Florida Memory. Accessed 7 May. 2019.<<https://www.floridamemory.com/items/show/141088>>.

All images in public domain.





Pavilion drawing from Callum Gibb Architect.



market pavilion

Introduction + Framework Plan

Factors to

CONSIDER



relocate?



train soul

CASE STUDY: Nashville, Tennessee



The ML+H team looked at a variety of case studies across the country, but this "Market Square" in Knoxville, Tennessee, represents a compelling example of mixing family-oriented draws, such as the splash pad, with historic architecture, lighting, and shade.



ABOVE | Attendees at the February 2019 workshop walked Market Square with the design team.

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Final Master Plan
Illustrative Master Plan



Final Master Plan

ILLUSTRATIVE



Note that all improvements within the CSX right-of-way, which is under consideration by Alachua County for acquisition, is designed to be built above existing grade with little to no subterranean impact.

Market Square is envisioned as a dynamic central park for the City of High Springs. The design is oriented around a central pathway (the Rails-to-Trails link), organic forms

This community gathering space begins with the **entry monument signage**, a threshold dividing the vehicular movements along Highway 45 / Main Street from the pedestrian and bicycle zone.

The entry signage also evokes the small-town charm of High Springs with a nod to the natural beauty of the springs. Local “Ocala limestone” is used in the design. The sign itself, along with a **recommended speed table and crosswalk**, are within the FDOT (versus CSX) right-of-way. Preliminary discussions with FDOT are ongoing.

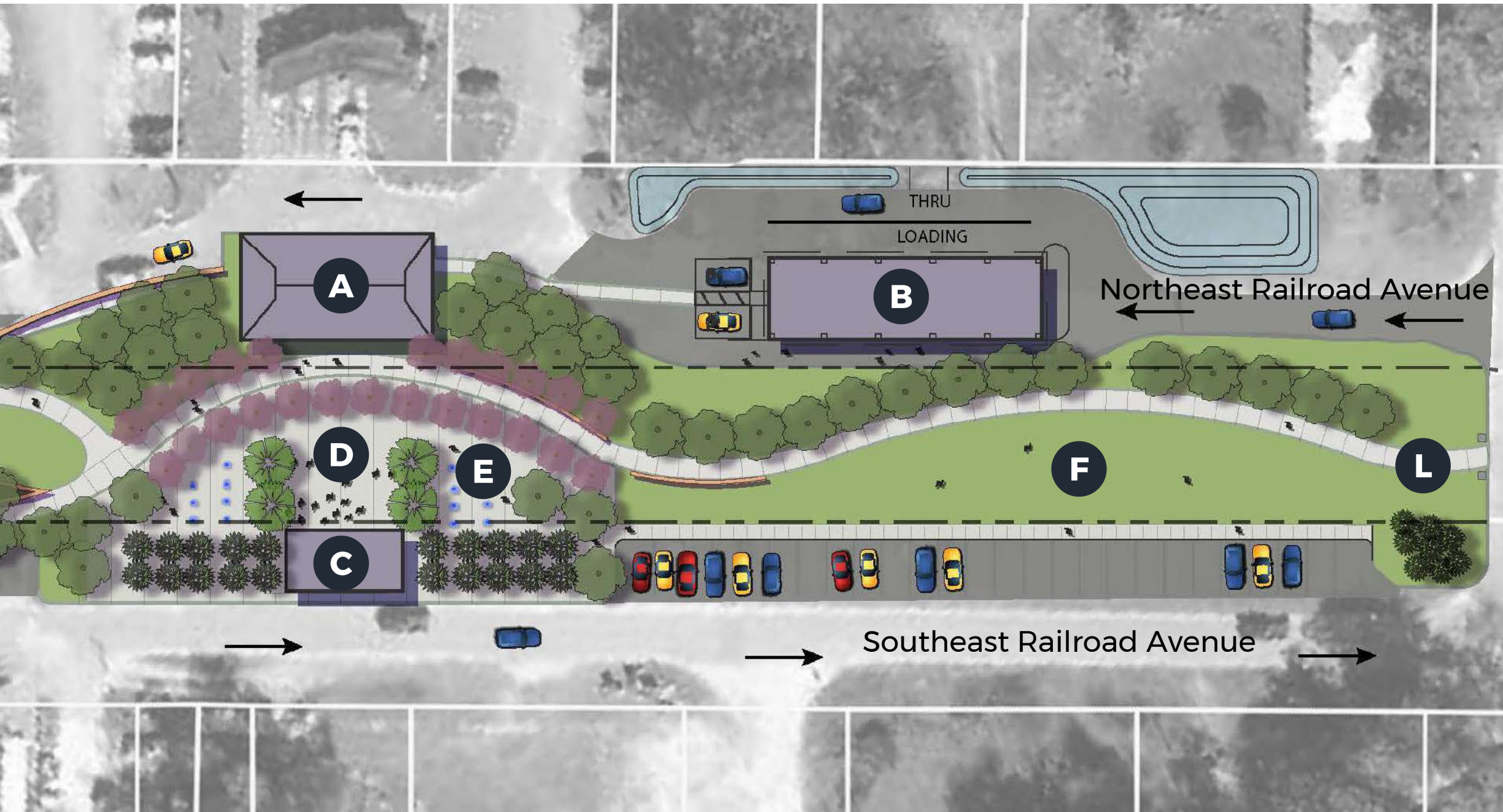
EAST SQUARE

On the east side of the square, a **new central plaza, or “community porch”**, spans from the replica Train Station (current Chamber of Commerce Building) to a **new stage structure** on the south. The existing **caboose** at City Hall is recommended to be relocated in this area as well, helping to reinforce the history of High Springs.

The curving **Rails-to-Trail pathway** continues from the east (alongside the upcoming Market Pavilion and lawn) and heads westward in a sculpted “cypress dome” landform.

WEST SQUARE

The dome continues on the west side, flanking the entry signage and creating more open lawn space for farmer’s markets, Pioneer Days events, and open recreation. Finally, a **fenced play area** on the west terminus helps to create a family-oriented activity node.



LEGEND EAST

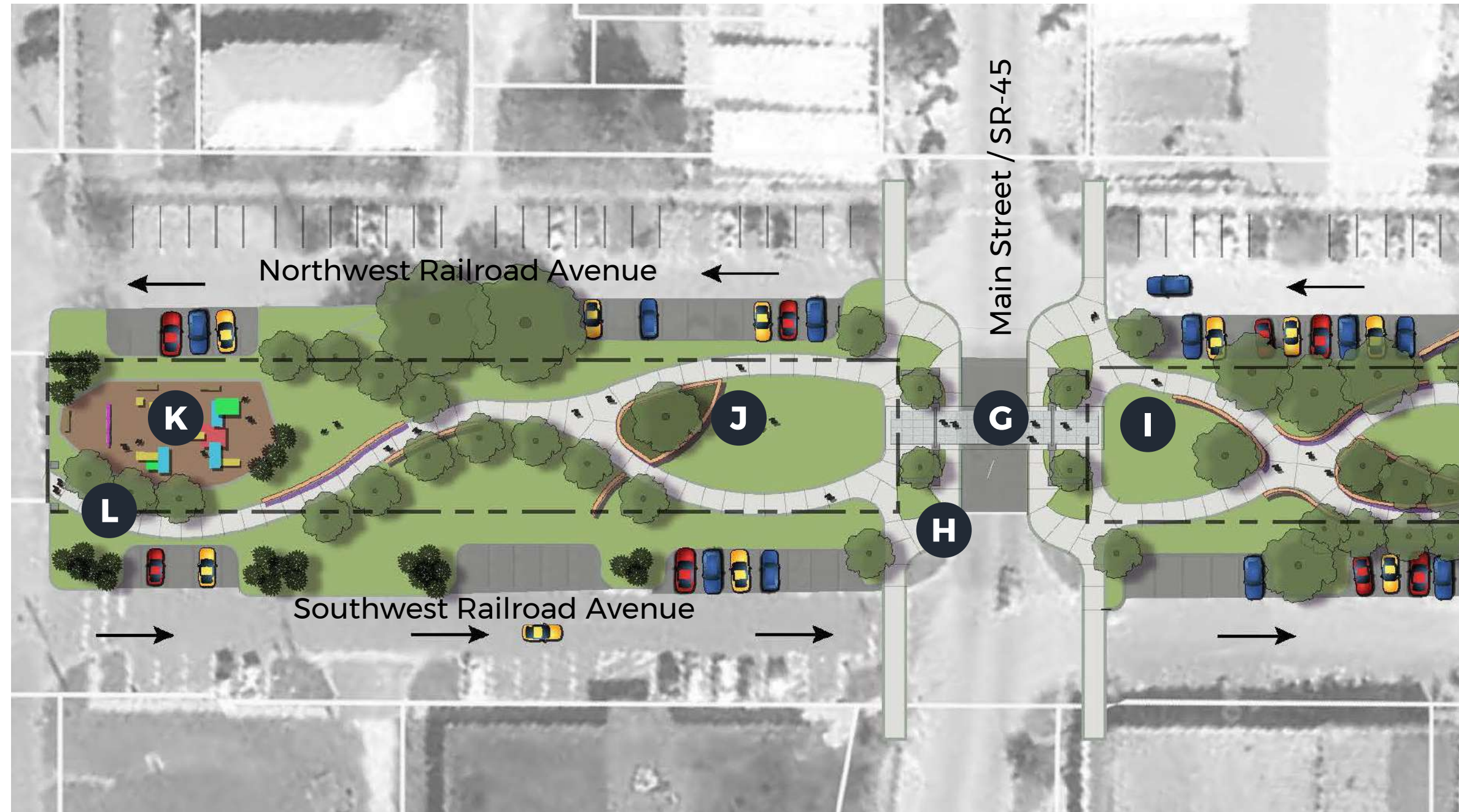
- A** Chamber of Commerce
- B** Market Pavilion
Proposed (by Others)
Note that the pavilion is located within the City right-of-way.
- C** Stage
Opportunity to create a central stage for performances, community events, and bands (during Farmer's Markets, Pioneer Days, etc.). Consider incorporation of caboose from City Hall.

Note that the pavilion is located within the City right-of-way.
- D** "Community Porch"
- E** Splash Jets
Note: will need access to restrooms at Chamber of Commerce building.
- F** Multi-Use Lawn
Open recreation space for the community.



LEGEND WEST

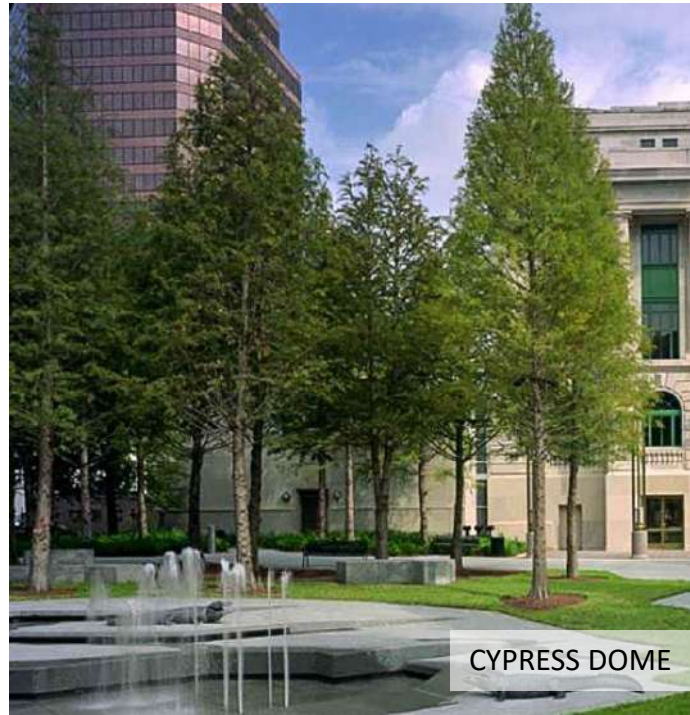
- G** Speed Table and Crosswalk
Within FDOT right-of-way. Helps to slow traffic and provide ADA accessible crossing to both sides of Market Square.
- H** Entry & Arrival Signage
Limestone columns with "HIGH SPRINGS" within a cast limestone sign panel.
- I** Town Christmas Tree location
- J** Seat Walls
Limestone to tie in with the entry signage.
- K** Play Area
Interactive play area.
- L** Rails to Trails
Small gateway elements to mark transition into Market Square.



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Final Master Plan

Theme & Character Details





CYPRESS DOME



CURVILINEAR PATHWAYS



SPLASH PAD



RECREATION LAWN



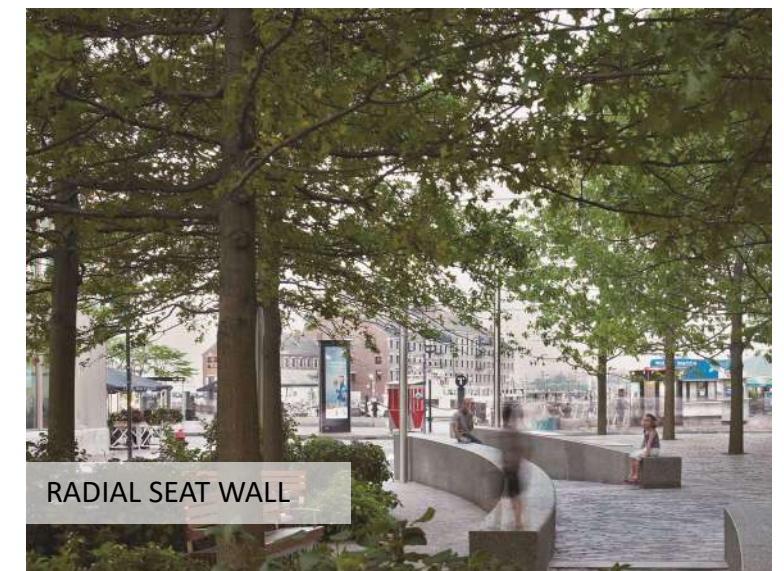
FLEXIBLE PLAZA SPACE



SHADED SEATING



COMMUNITY STAGE



RADIAL SEAT WALL

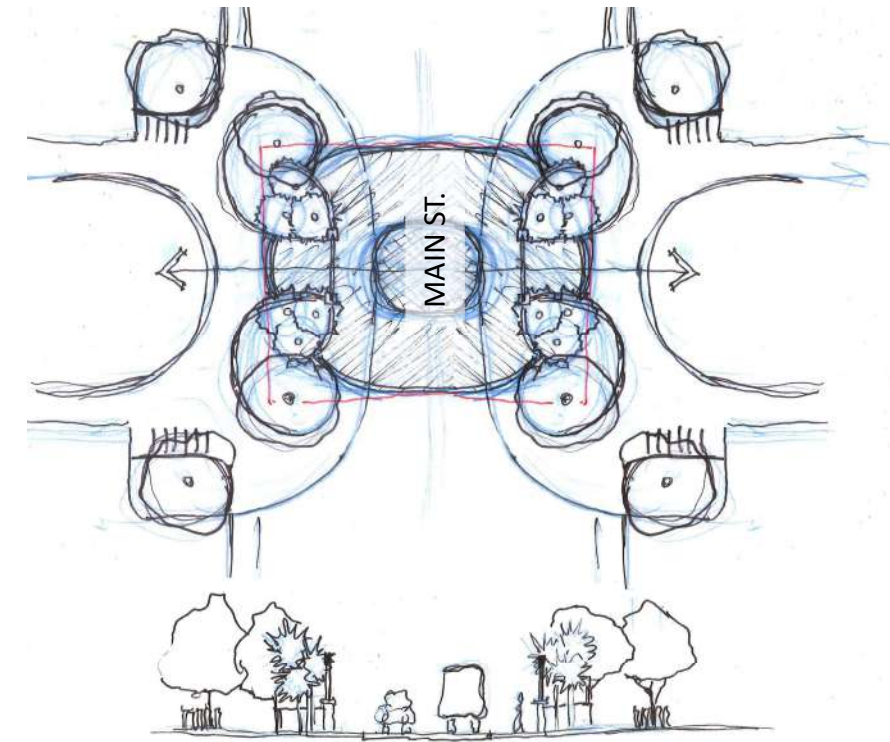
Photographs by others. Accessed in public domain.



PEDESTRIAN GATEWAY

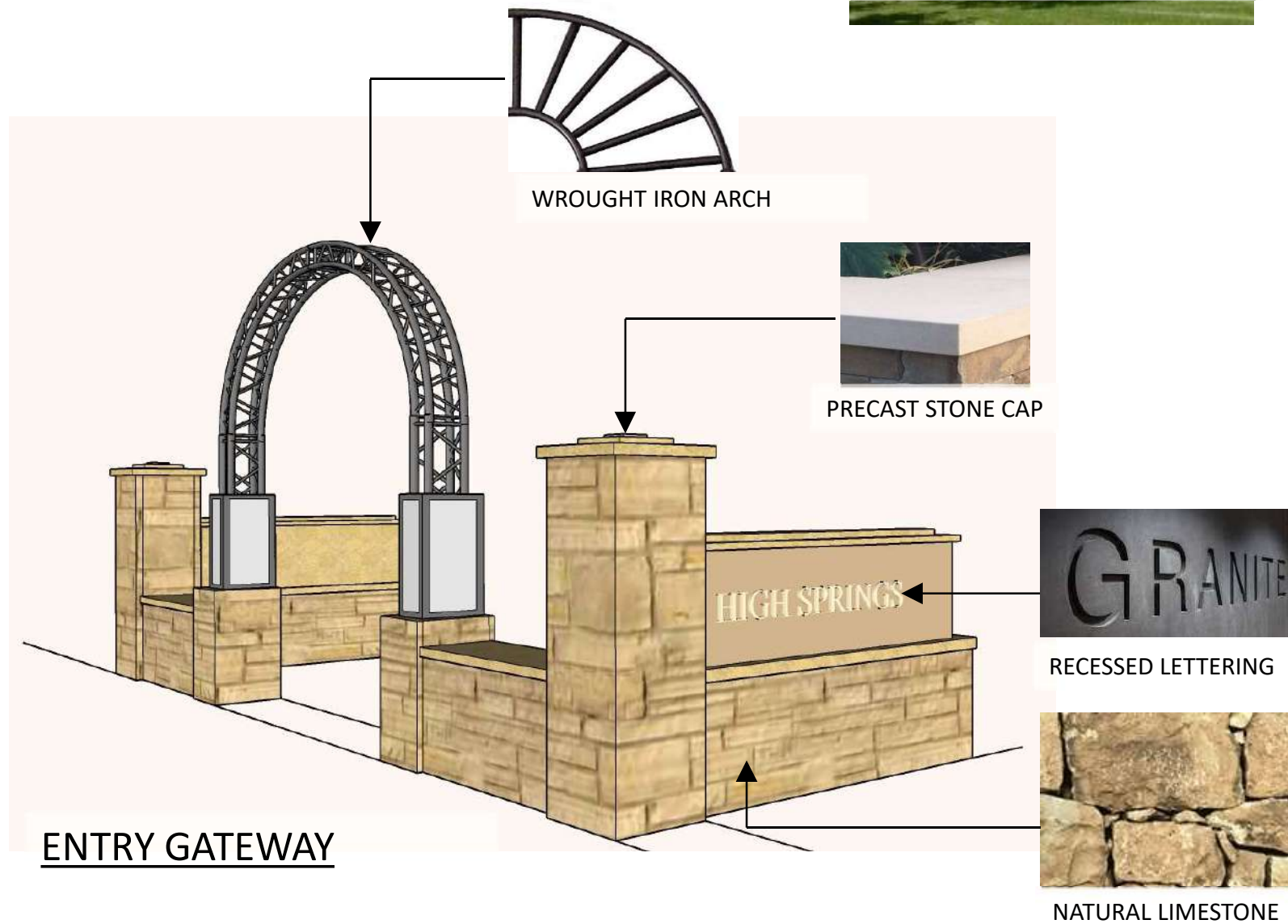


NATIVE RIPARIAN SHADE TREES

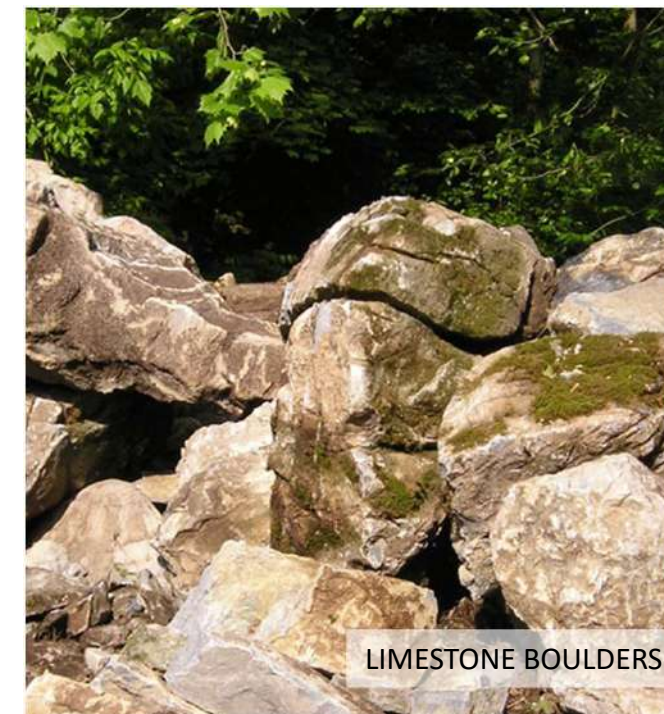


CONCEPTUAL PLAN SKETCH

HIGH SPRINGS GATEWAY ~20 SCALE



ENTRY GATEWAY



LIMESTONE BOULDERS

ML+H
Final Master Plan

Photorealistic Renderings







ML+H Final Master Plan Phasing + Next Steps



Final Master Plan

PHASING

Implementation phasing is suggested as follows:

PHASE 1

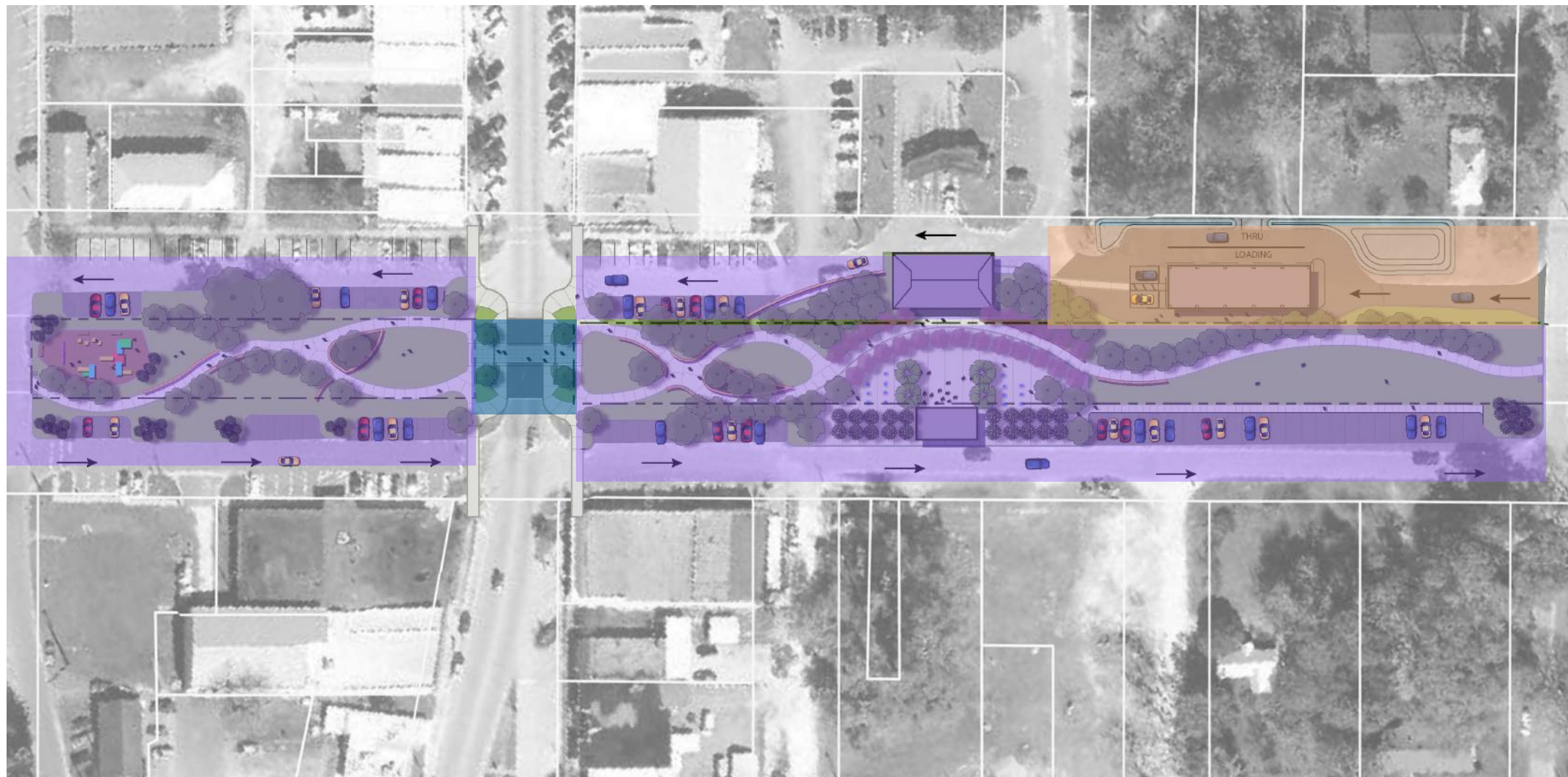
- Generally, phase 1 will include Main Street Entry Gateway
- Vehicular and Pedestrian Gateway and signage
- Speed Table with Flush Cross walk
- Enhanced landscape and tree canopy at crossing

PHASE 2

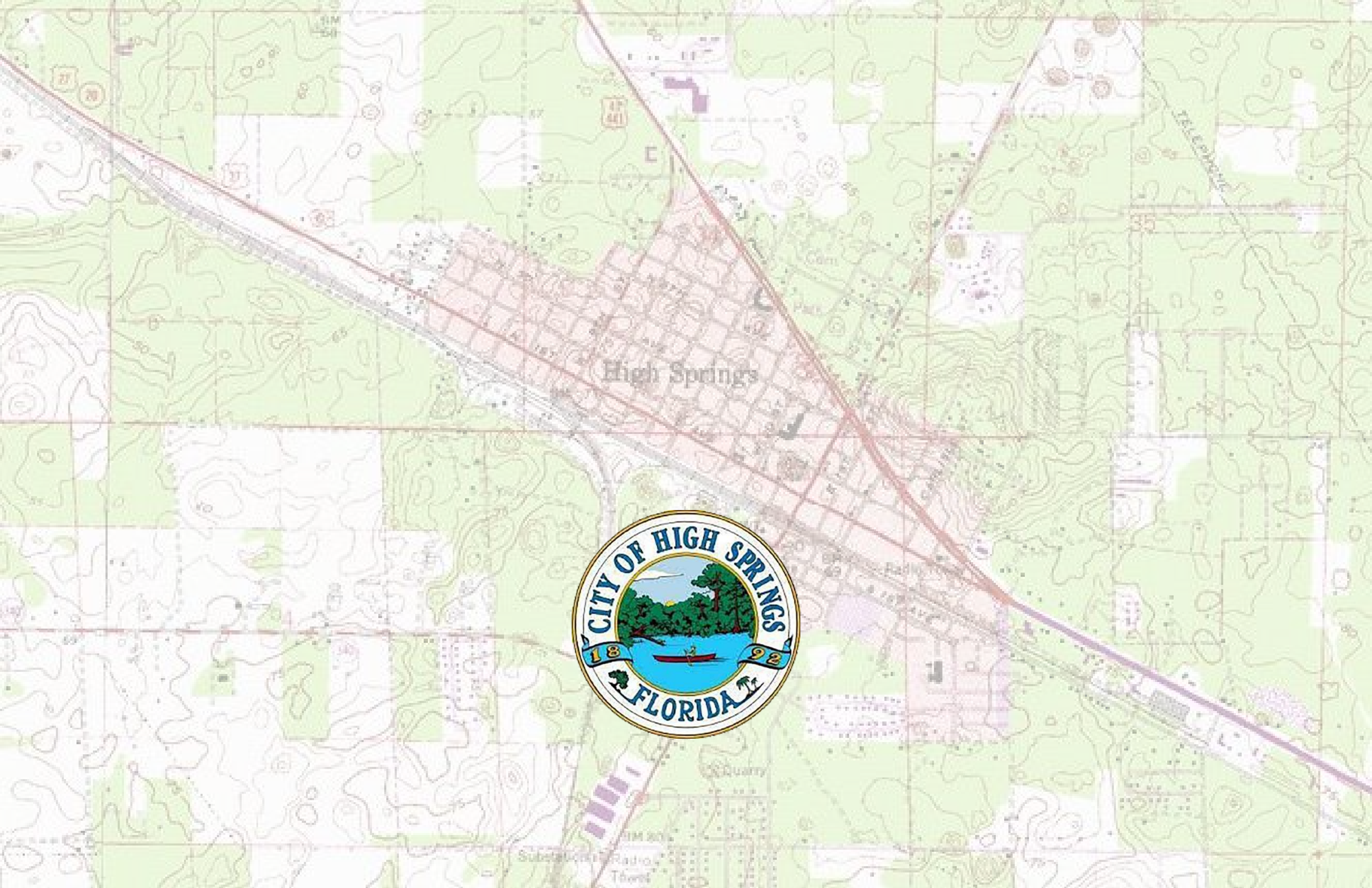
- Farmers Market Pavilion
- Installation of Market Pavilion
- Surrounding hardscape as required to provide 360 degree clearance
- Roadway realignment as required
- Stormwater Management

PHASE 3

- Market Square park pending acquisition of CSX Railway at proposed site.
- Rails to trails path
- Radial Seat walls and Planters
- Play equipment
- Splash Pad
- Multipurpose Lawn
- Additional Parking
- Roadway Re-alignment
- Lighting



ABOVE | PHASING
Suggested phasing is overlaid on the overall master plan.



High Springs

