



# Lincolnville Landscape Master Plan Schematic Design Booklet

City of St. Augustine  
Lincolnville Community Redevelopment Area  
ML+H Project No. 17.29.0

Version 3



CITY OF  
**ST AUGUSTINE**  
EST. 1565



Marquis Latimer + Halback  
LANDSCAPE ARCHITECTURE · PLANNING



**City of St. Augustine**  
**Planning & Building Department**

75 King Street

St. Augustine, Florida 32084

**Honorable Nancy Shaver**

Mayor

**Mr. John Regan, P.E.**

City Manager

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Director, Planning & Building

**Mrs. Amy McClure Skinner**

Deputy Director, Planning & Building



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**Anita Dalton**



34 Cordova Street, Suite A

St. Augustine, FL 32084

904.825.6747

www.halback.com

**Jeremy Marquis, RLA, LEED AP BD+C**

Project Partner

**Carter Gresham, Associate ASLA**

Project Manager

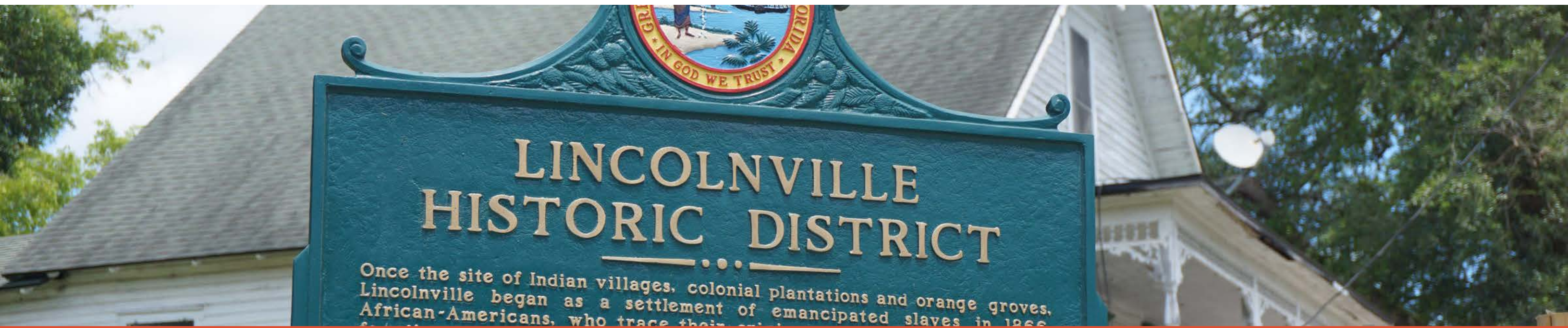
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**Lincolnville Landscape Master Plan**  
**Schematic Design Booklet**

Last updated January 15, 2018.

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# Introduction + Framework

# Scope + Deliverables

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- 2.1.1 The Consultant shall attend **one (1) kickoff meeting** with COSA staff and other primary stakeholders to ascertain the exact project requirements and review site inventory.
- 2.1.2 The Consultant shall **develop framework plans** for each site listed in 1.1 above, to include site opportunities and constraints, program elements, relationships to surrounding properties, theme and character, etc.
- 2.1.3 The Consultant shall develop **two (2) conceptual alternatives for each location** listed in 1.1 above. The documents shall be conceptual, hand-drawn sketches or digital rendered plans, and shall include site plans, perspectives, elevations, materials and photo images necessary to convey the design theme and character. Included are the following:
- A. Elements and Features for Pocket Parks;
  - B. Site/Streetscape Features for Excelsior Streetscape (such as mixed-use pathways, sidewalks, safety features, roadway striping/signage, curbing, lighting, landscaping, etc.);
  - C. Entry Gateway Features (such as signage, hardscape elements, landscaping, lighting, etc.); and
  - D. Review of Eddie Vickers Park and Dr. Robert B. Hayling Freedom Park, focusing primarily on the development of pedestrian connections and community gathering spaces.
- 2.1.4 Based on the alternatives presented to COSA staff, the Consultant shall refine the schematic plans. Specific graphics shall include:
- A. **Illustrative Schematic Plans**, in color, showing all existing and proposed park, streetscape, entry features and pedestrian connection / gathering space features; and
  - B. **Theme and Character Details** to include general material selections;
  - C. **Two (2) photo realistic perspective rendering each**, for each area listed in 1.1 above, in color, showing the character of improvements; *(total of 8 photo realistic)*
  - D. Conceptual **estimate of probable project budget**; and
  - E. Conceptual Landscape Master Plan / Schematic **Design Booklet** in graphics and text, not to exceed twenty-five to thirty (25-30) pages in color.
- 2.1.5 The Consultant shall assist COSA staff in organizing and conducting **one (1) neighborhood design presentation** including PowerPoint with the intent of receiving consensus on the proposed plan. COSA shall be responsible for providing the presentation location and inviting participants.

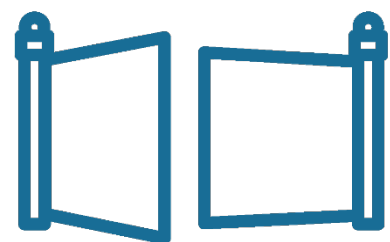


# Landscape Master Plan | Components

The Lincolnville Landscape Master Plan seeks to **reinforce the neighborhood's historic charm and character** to help improve **long term livability** for residents.

This study is an outgrowth of the CRA adopted plans from the St. Augustine City Commission, and there has been significant discussion with the CRA Advisory Board about segments to be reviewed. Multiple meetings, site visits, and reviews with City staff have been held throughout the Fall of 2017.

There are four key parts of the Landscape Master Plan:



## Neighborhood Gateway

*South Street*  
*MLK + Bridge*

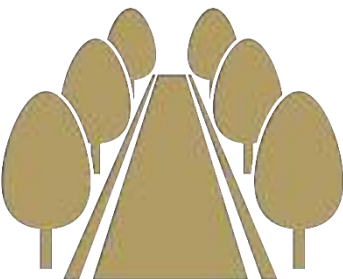
*Overview*  
Serving as the entries into Lincolnville, the new neighborhood gateways establish clear boundaries and access points between the community and surrounding neighborhoods. Lighting, signage, and other monumental elements help welcome visitors and residents into this tightknit neighborhood.



## Pocket Park

*Twine Park*  
*Weeden Park*

*Overview*  
Small, publicly owned parcels can be used as “pocket parks.” These are small greenspaces serving as shared community spaces for local gatherings. When appropriate, the many stories of Lincolnville can be expressed here through interpretive signage and artistic gestures.



## Streetscape

*Excelsior Streetscape*  
*(MLK Ave)*

*Overview*  
At the heart of Lincolnville are a series of institutional users: Excelsior High School (now the Lincolnville Cultural Museum), the historic Echo House, St. Paul AME Church, and St. Benedict the Moor Church. The main street, once called Central Avenue (now Martin Luther King, Jr. Avenue) should help tell the story of Lincolnville as well provide certain vital amenities for the neighborhood: accessible sidewalks, on street parking, shade, and dense tree canopy, among others.



## Pedestrian Connections + Gathering

*Eddie Vickers Park*  
*Dr. Robert B. Hayling Freedom Park*

*Overview*  
The significant greenspace at the southern terminus of Lincolnville, comprised of the Eddie Vickers Park and Dr. Robert B. Hayling Freedom Park, should promote non-vehicular connections between the neighborhood and waterfront parks. Sidewalks and associated green connections should reinforce this community asset.



# Framework: Land Use

Items to note in the land use framework include:

- Clustering of institutional users on Martin Luther King, Jr. Avenue reemphasizes this segment as the core of Lincolnville. The streetscape should reinforce this.
- Need for **better connections** between the Freedom Trail Historic Sites (possibly through MLK Avenue)
- Focus on **increased green spaces** near residences and major institutions
- Clearer system of **greenways/green spaces**

KEY



KEY





# Framework: Circulation + Parking



Items to note in the circulation and parking include:

- Better **pedestrian connections** should be incorporated into the east-west streets
- Clear focus on **pedestrian access** to the **southern parks** *not* through the industrial areas
- Clearer understanding of **where parking** is located and to **not infringe upon residents' property**



# Framework: Tree Canopy

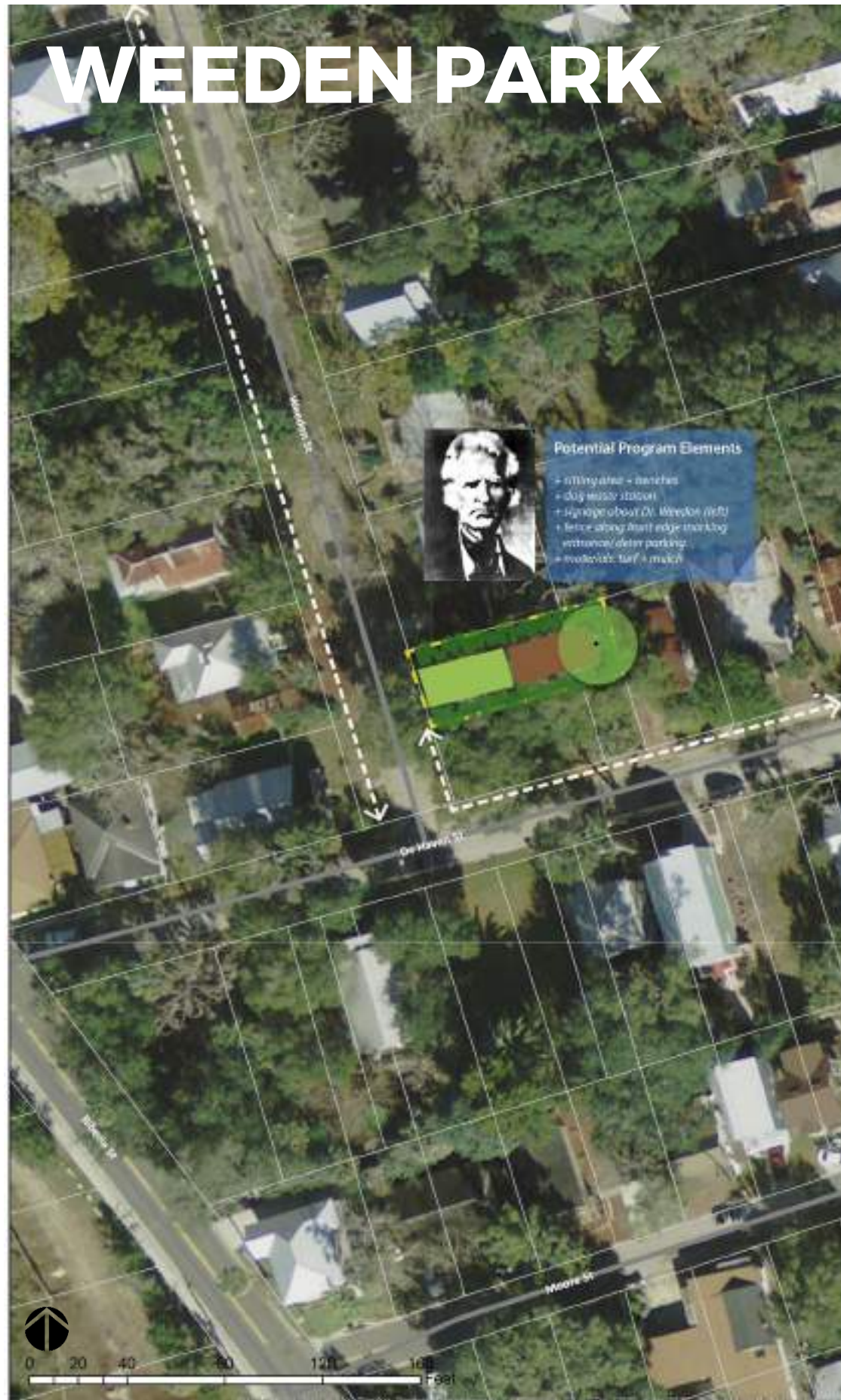
Items to note in the tree canopy framework include:

- Major need for canopy and increased shade along **Riberia Street**
- More **focus on east-west** streets as they connect the extents of the neighborhood and should be as welcoming as the major thoroughfares
- Use **tree canopy as a tool for connecting** and incorporating distant spaces, such as Eddie Vickers Park and Dr. Robert B. Hayling Freedom Park
- **MLK Avenue must be replanted** as it serves as the main avenue through Lincolnville. A symbol of Lincolnville must be inviting and comfortable!





# Framework: Neighborhood Parks



Items to note in the neighborhood parks framework include:

- Major need for **smaller, more convenient park space**
- Need to **buffer** from surrounding residences to allow privacy
- Each park can serve as a unique space within a larger system of green spaces
- Opportunity for parks to help define the areas within the neighborhood
- Need to **preserve** and **protect** existing canopy
- Use the parks to help **tell the story** of Lincolnville



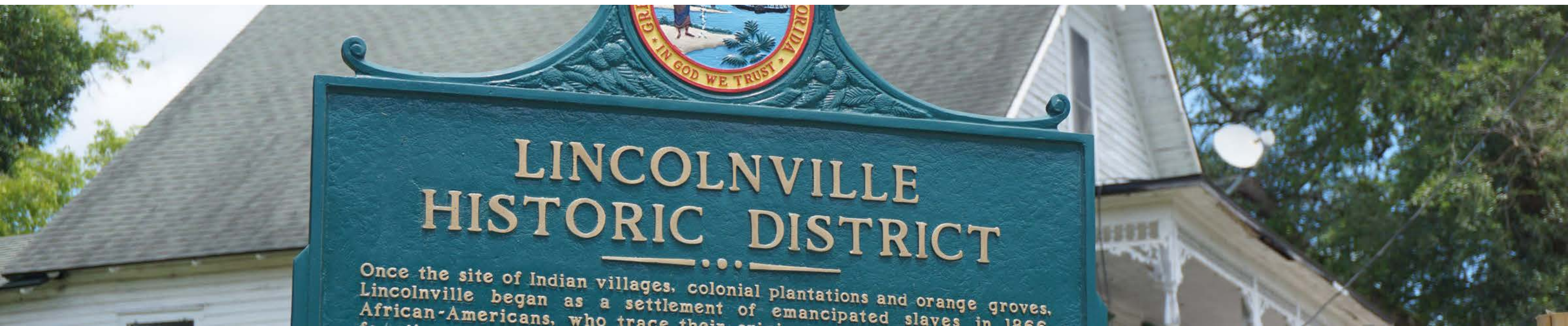
# Framework: Hayling Freedom + Eddie Vickers Park

Items to note in the Hayling Freedom + Eddie Vickers parks framework include:

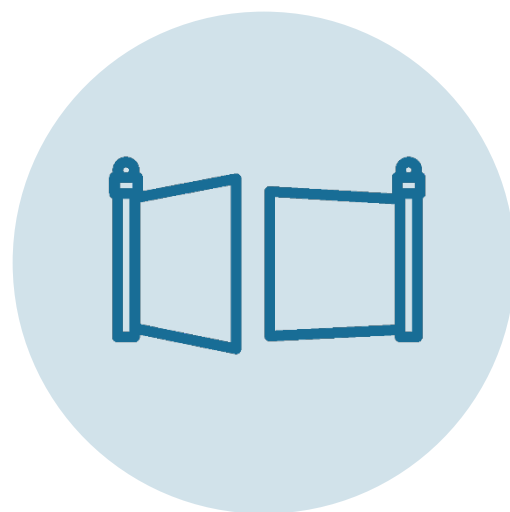
- Need for more **clear connections** between the parks
- **Preserve any and all tree canopy** and focus on added shade to the largely open areas
- Need to **buffer** adjacent residences while still being a welcoming and inviting space
- **Better incorporate marsh** and surrounding natural environment, focusing on views, walking paths, etc.



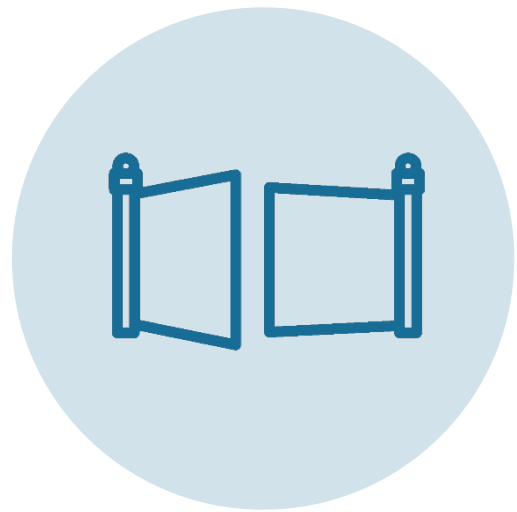




# Concepts + Schematic Neighborhood Gateway







# South Street Gateway Concepts



## Concept A

*Boardwalk along water's edge  
Palm-lined walk*



Developed into Schematic  
(see next page)



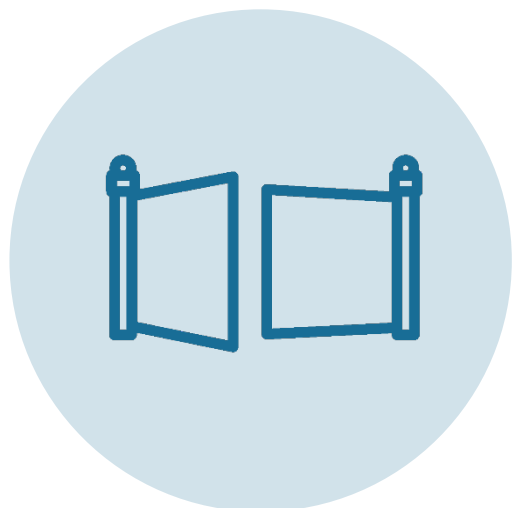
## Concept B

*Entry sign and columns along water  
Lush plantings dotted with palms*



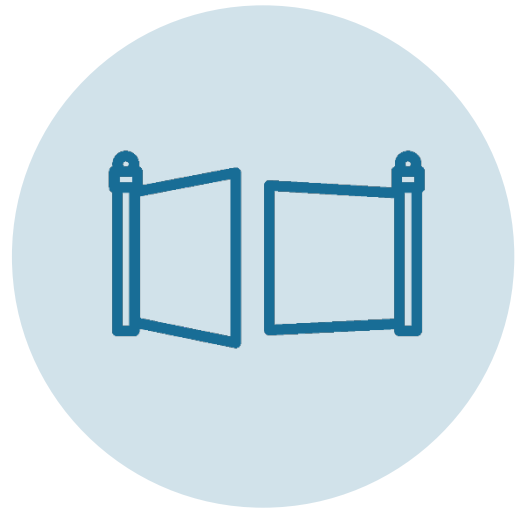
# South Street Gateway Illustrative Master Plan

In the proposed concept, the Maria Sanchez Lake and associated west walk are pulled together by a boardwalk dotted with palms. Entry monuments and lighting help mark the entrance into Lincolnville while creating an inviting public space for all to enjoy.



NEIGHBORHOOD GATEWAY





# South Street Gateway Theme & Character

NEIGHBORHOOD GATEWAY



**Top Left** | Concept A section showing boardwalk, entry wall, sidewalk and plantings

**Bottom Left** | Concept B section showing low waterfront entrance wall with accent lighting and marsh plantings



neighborhood branding (by others)



existing wall type



waterfront boardwalk



freestanding lettering

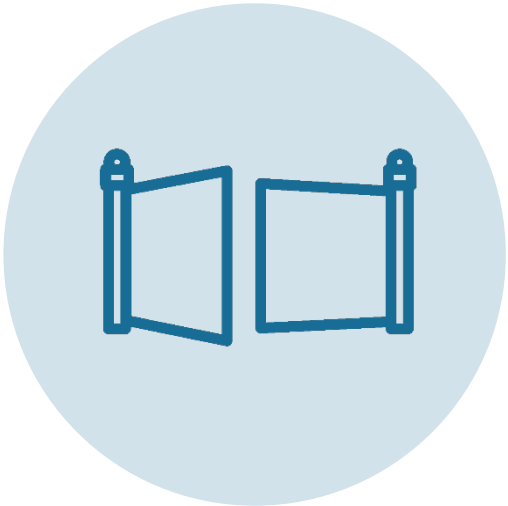


palm plantings

(images above by others)

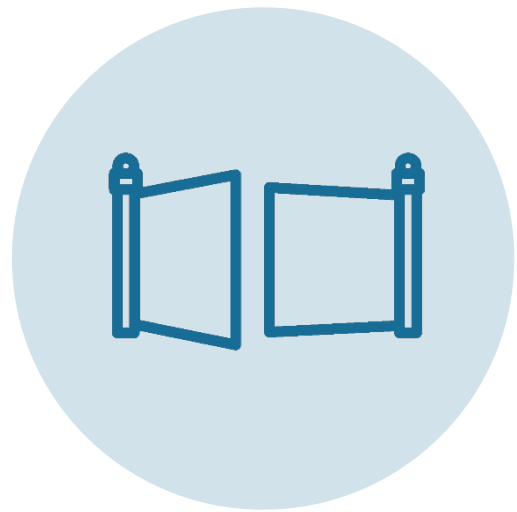


# South Street Gateway Photorealistic



NEIGHBORHOOD GATEWAY





# Martin Luther King, Jr. Avenue + Bridge Gateway Concepts



**Concept A**

*Column (with insignia) and post light surrounded by low brick walls and landscaping*



**Concept B**

*Extended aluminum wall with brick columns surrounded by landscaping*

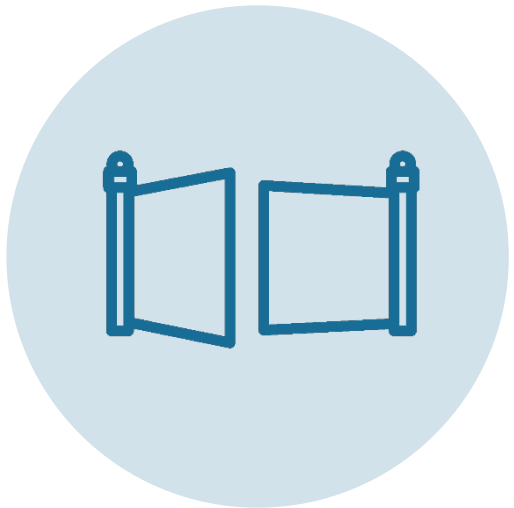


Developed into Schematic  
(see next page)



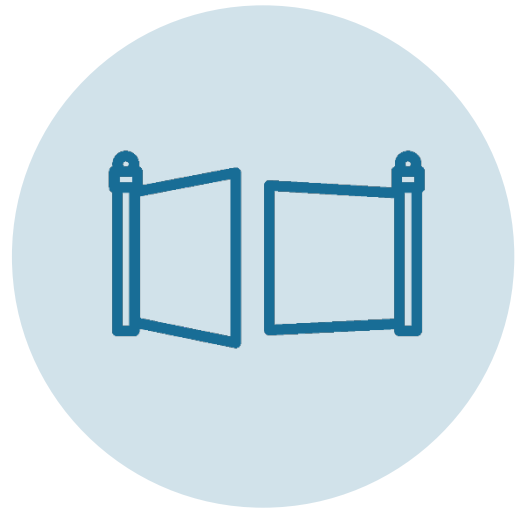
# Martin Luther King, Jr. Avenue + Bridge Gateway Illustrative Master Plan

The proposed design helps celebrate MLK Avenue and Bridge Street as a major gateway into Lincolnville. Lush plantings, signage, and masonry walls help emphasize the threshold visitors pass through into the neighborhood.



NEIGHBORHOOD GATEWAY





# Martin Luther King, Jr. Avenue + Bridge Gateway Theme & Character



Above | pillar signage options  
Below | wall signage options



wayfinding



existing wall type



brick columns

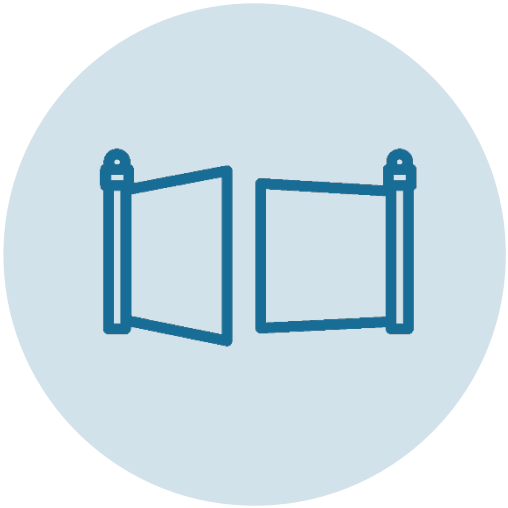


bracket signage

(images above by others)

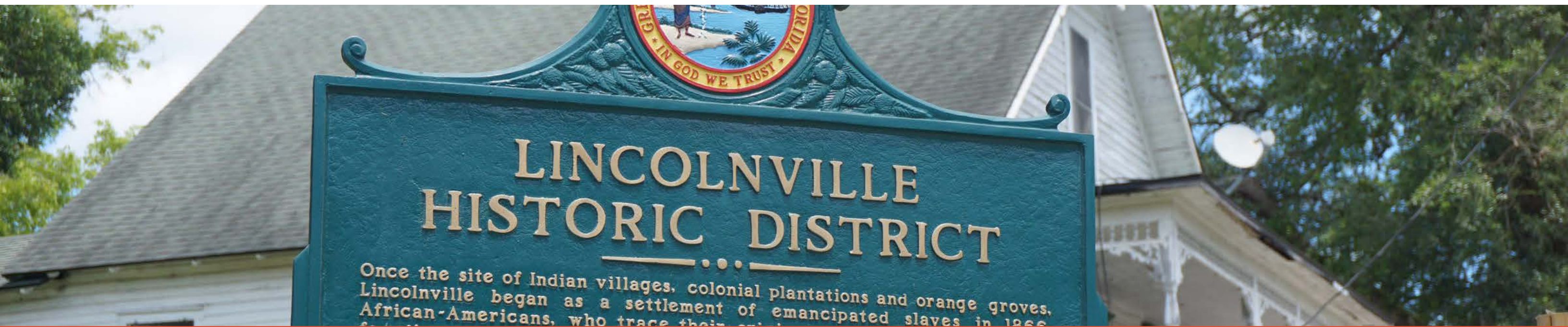


# Martin Luther King, Jr. Avenue + Bridge Gateway Photorealistic



NEIGHBORHOOD GATEWAY





# Concepts + Schematic

## Pocket Parks





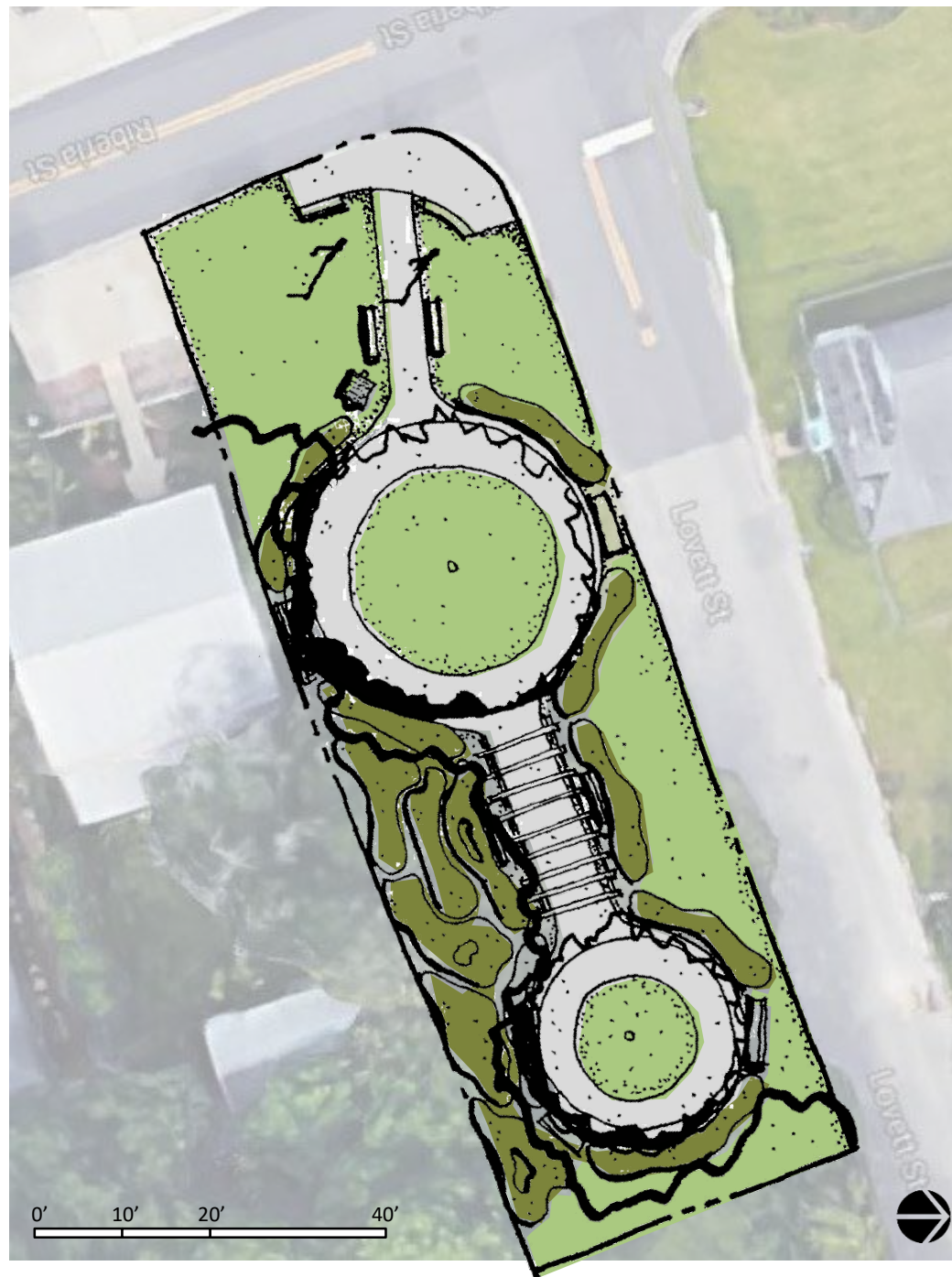
# Twine Park Concepts



## POCKET PARK

### Concept A

Two circular lawns  
Extended pergola with  
vines



### Concept B

Interior courtyard  
'Fort Mose' hedgeline  
Freedom Hat Garden and  
Circular Bench



Developed into Schematic  
(see next page)





# Twine Park Illustrative Master Plan

Twine Park will serve as a gathering space, rooted in the legacy of a local woman, a pillar in the civil rights movement in St. Augustine, Kat Twine. Existing trees help create a shade canopy, while understory hedge plantings define the interior spaces. A large oak on the east side of the park is situated in the center of a new public space, dotted by the forms of Ms. Twine's 'Freedom Hat,' a lasting monument to this trail-blazing woman.







communal bench around tree



chess



Kat Twine's Freedom Hat

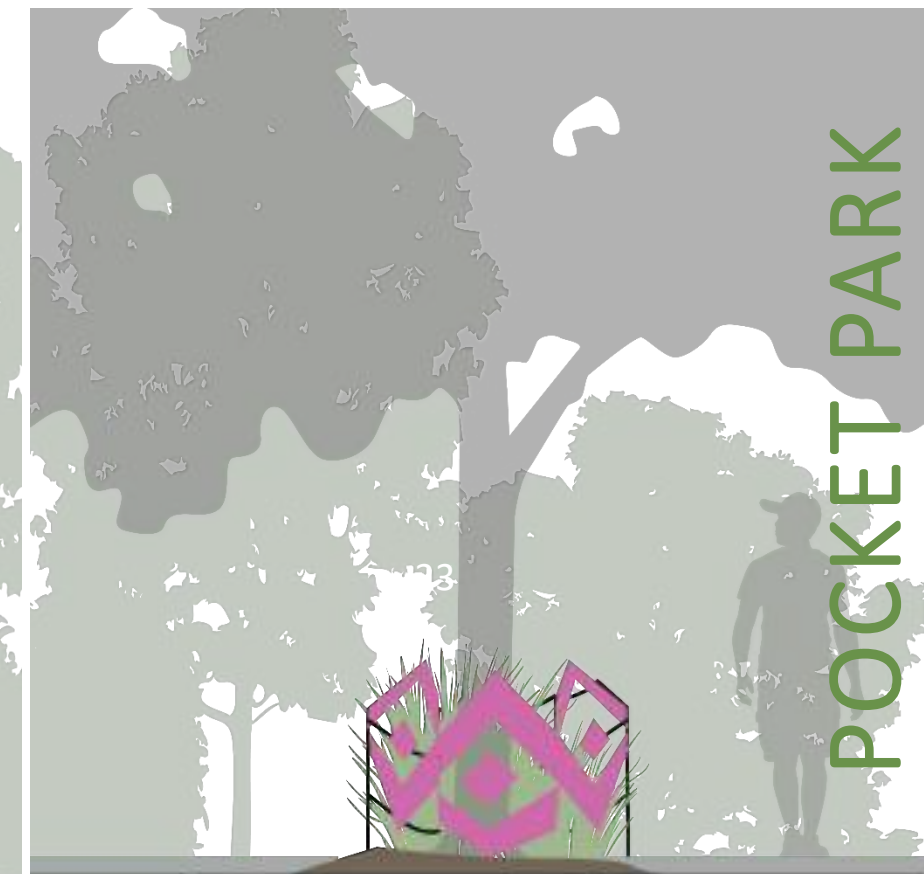
(images above by others)

# Twine Park Theme & Character



## Communal Bench

*In tribute to the spirit of Kat Twine, the concentric benches around the memorial oak tree create a community space that invites dialogue and comradery.*



## Freedom Hat Sculpture

*A kite-like sculpture around the base of the Memorial Oak provides a simple, artistic representation of Kat Twine's famous Freedom Hat. The pink color will provide a pop of color amidst the greens of the surrounding landscape.*





# Twine Park Photorealistic

POCKET PARK





# Weedan Park Concepts + Theme & Character



neighborhood "news"



dog station



loose paths + seating



engraved ribbon curb

(images above by others)



**Concept A**

*Turf dog park  
Mulched seating area*



**Concept B**

*Mulch path  
Open turf area for extended dog run*

POCKET PARK



Developed into Schematic  
(see next page)





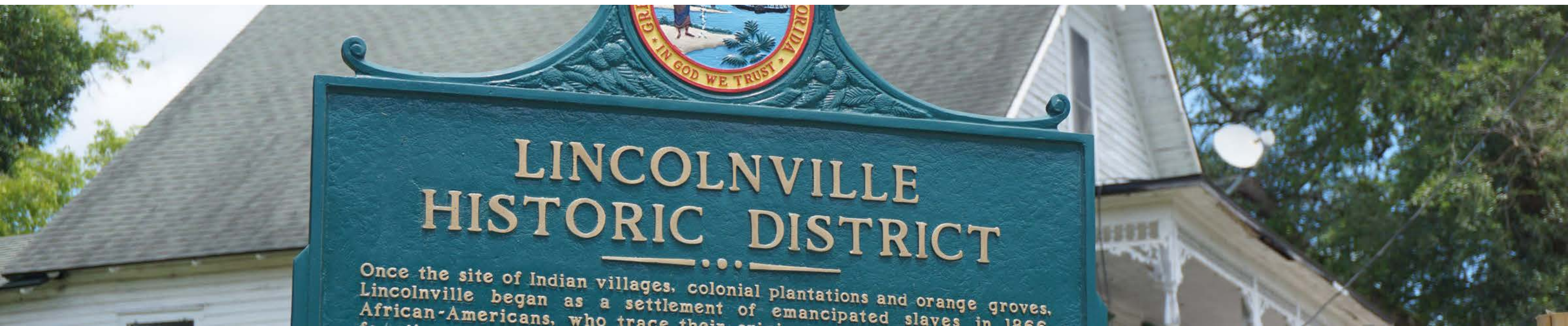
# Weeden Park Photorealistic

## POCKET PARK

Weeden Park will serve as a pocket park nestled between the residences of Lincolnville. This is designed as a quiet spot to enjoy on neighborhood walks.







# Concepts + Schematic

## Martin Luther King, Jr. Avenue / Excelsior

# Streetscape







# Martin Luther King Avenue Concept Plan (St. Francis to Lovett Street)

✓ Developed into Schematic  
(see next page)

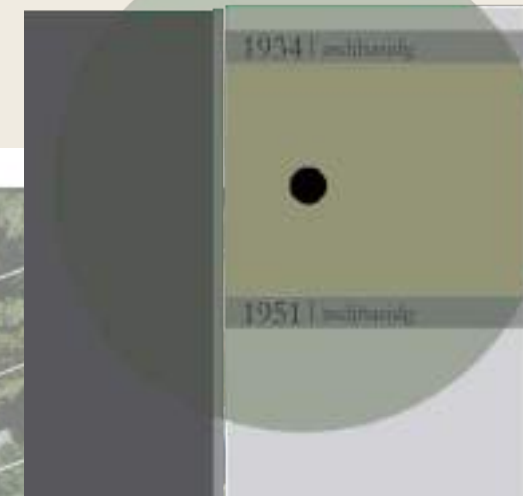
**Telling Lincolnville's Story  
Marker Option A**

Raised markers



**Marker Option B**

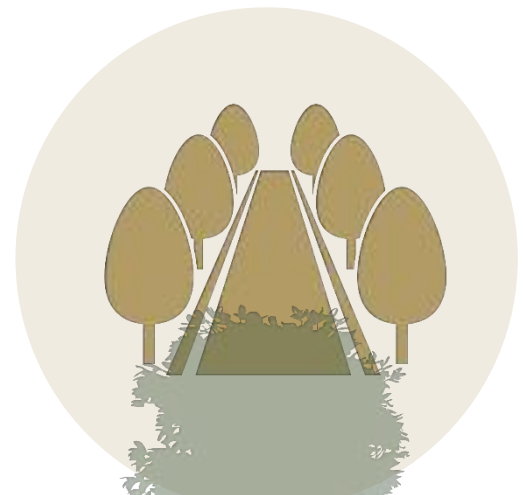
Engraved  
Sidewalk Bands



STREETSCAPE



# Martin Luther King Avenue Concepts + Theme & Character (St. Francis to Lovett Street)



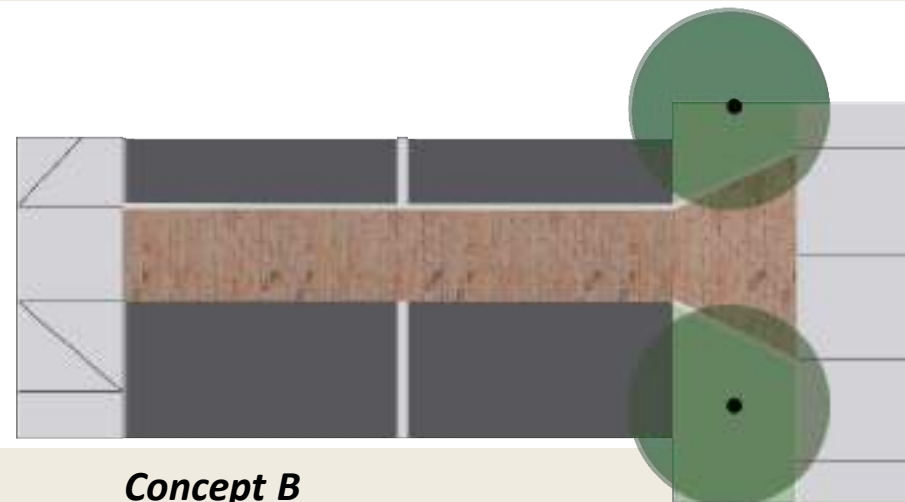
STREETSCAPE



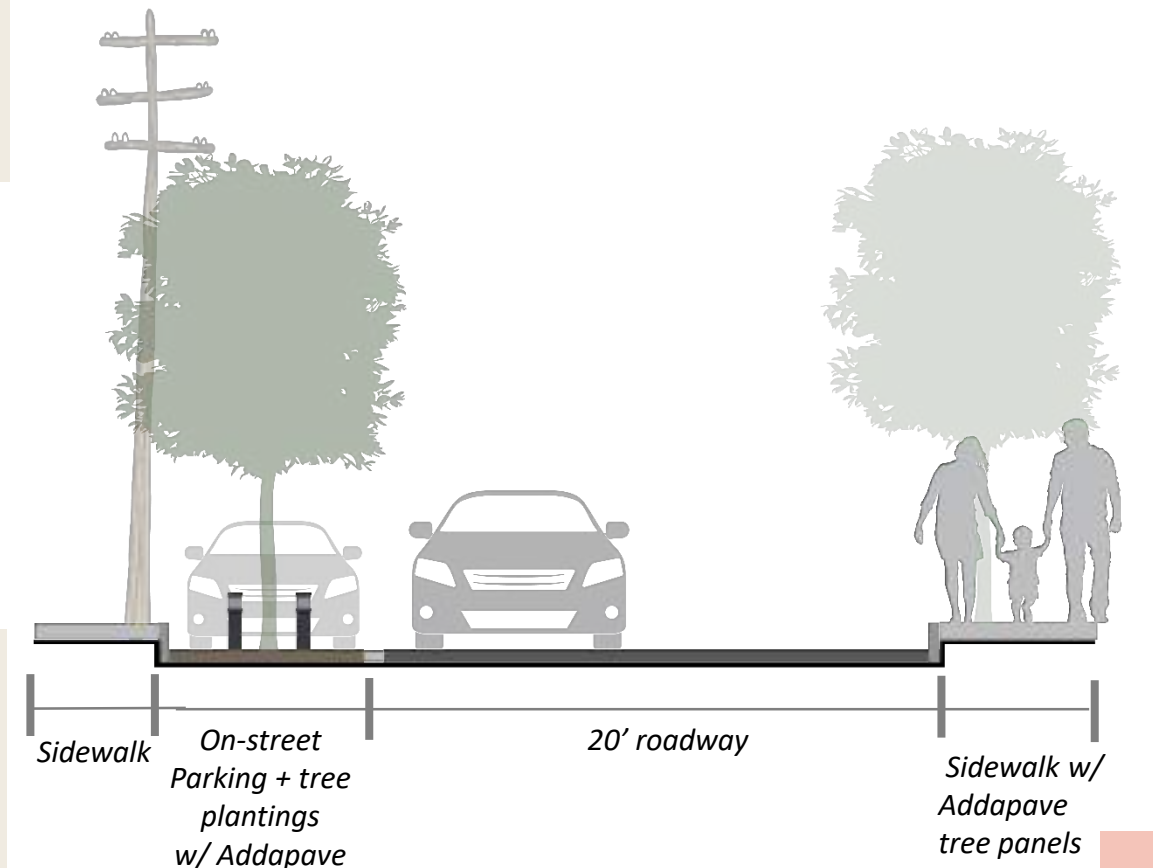
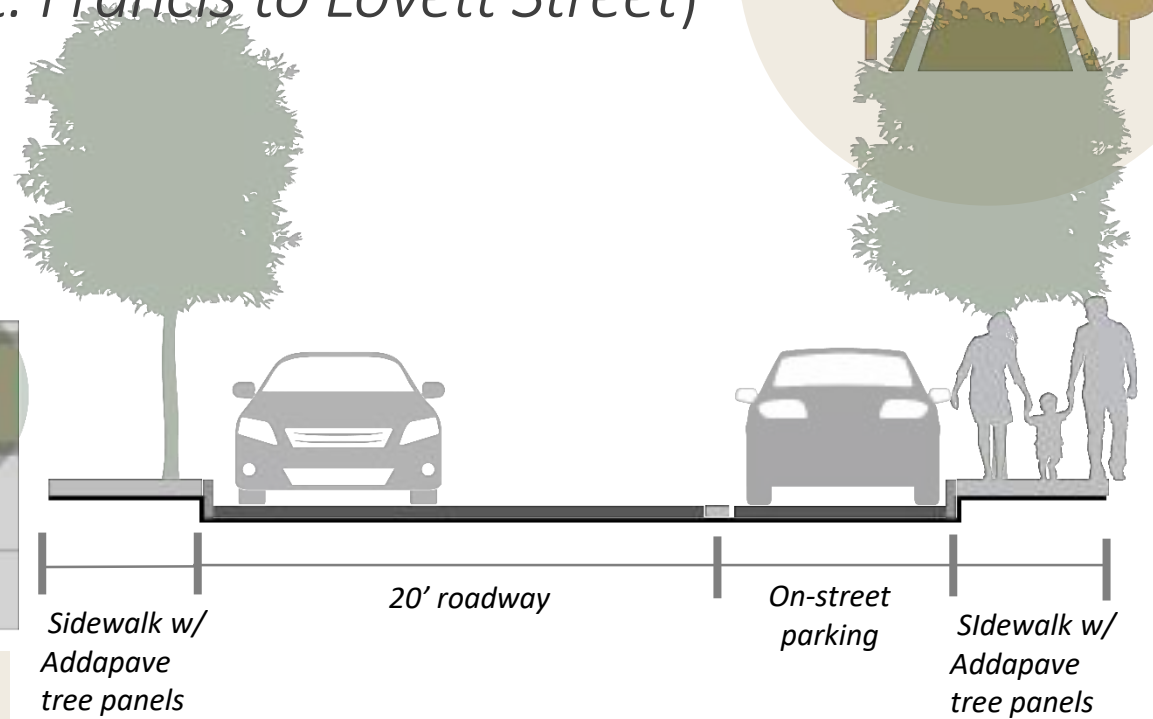
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**Concept A**  
Multi-use sidewalks with Addapave tree panels + 20' two-way road + on street parking



**Concept B**  
Standard sidewalk with on street parking area that doubles as Addapave tree planting in some areas + 20' roadway



Developed into Schematic  
(see next page)





# Martin Luther King Avenue Illustrative Master Plan

(St. Francis to Lovett Street)

At the heart of Lincolnville are a series of institutional users: Excelsior High School (now the Lincolnville Cultural Museum), the historic Echo House, St. Paul AME Church, and St. Benedict the Moor Church. The main street, once called Central Avenue (now Martin Luther King, Jr. Avenue) should help **tell the story of Lincolnville** (through a linear timeline) as well provide certain vital amenities for the neighborhood: accessible sidewalks, on street parking, shade, and dense tree canopy, among others.

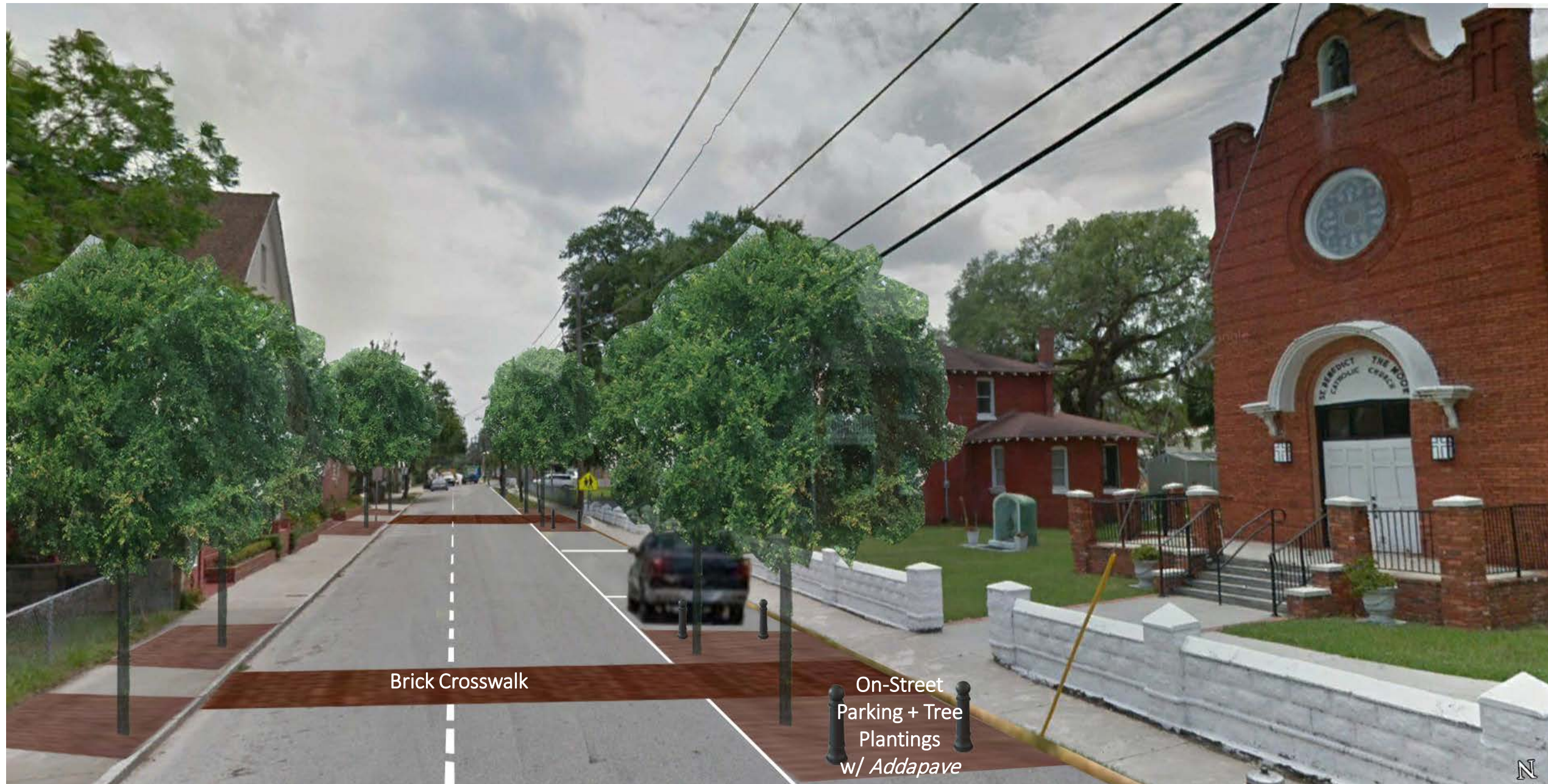




# Martin Luther King Avenue Photorealistic (St. Francis to Lovett Street)



Parking and tree plantings can be placed on either



STREETSCAPE





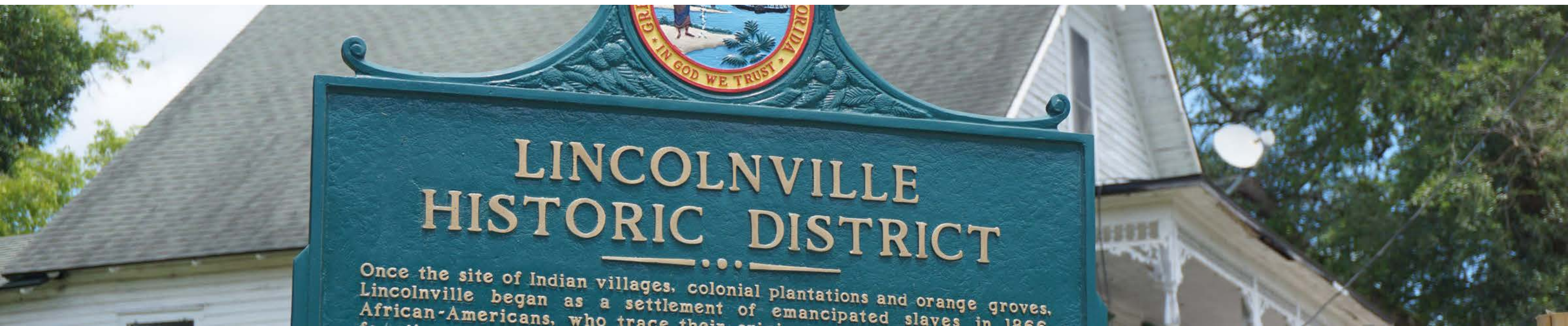
# Martin Luther King Avenue Photorealistic (St. Francis to Lovett Street)

Parking and tree plantings can be placed on either



STREETSCAPE





# Concepts + Schematic

## Hayling + Vickers Parks

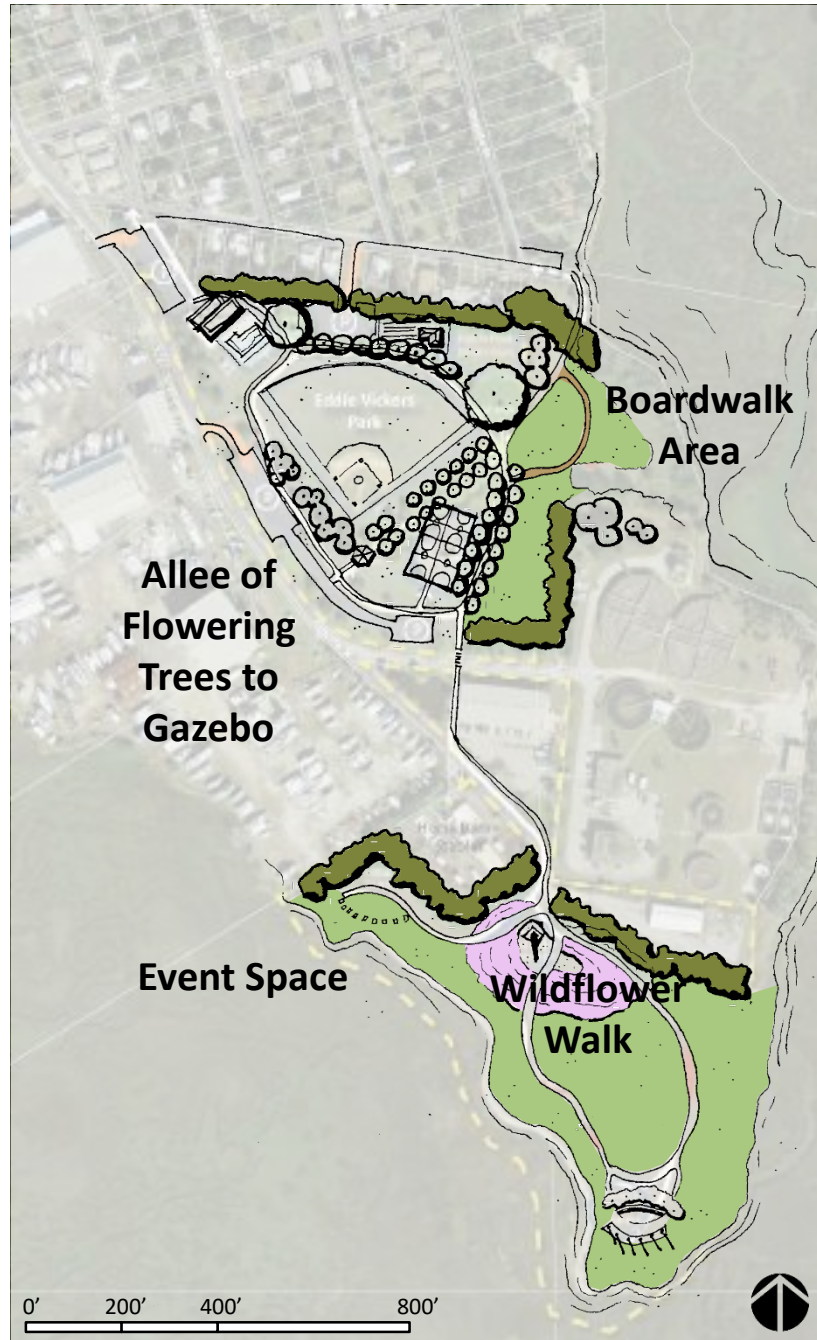
### Pedestrian + Gathering Areas







# Dr. Hayling Freedom Park + Eddie Vickers Park Pedestrian + Gathering Areas Concepts + Theme & Character



Concept A



Concept B



(images above by others)



# Dr. Robert B. Hayling Freedom Park + Eddie Vickers Park Pedestrian + Gathering Areas Illustrative Master Plan



The significant greenspace at the southern terminus of Lincolnville, comprised of the Eddie Vickers Park and Dr. Robert B. Hayling Freedom Park, should promote non-vehicular connections between the neighborhood and waterfront parks. Specifically, there are improved connections from Cerro Street added, including an **improved “community garden” pathway (sidewalk + tree)** and a **new east connection with marshfront boardwalk**.

Sidewalks and associated green connections should reinforce this community asset. **Double rows of flowering trees (“allees”)** are used to improve new and existing sidewalks within Eddie Vickers park, which can be used for running and strolling.

**Improved connections south to Hayling Park** are also recommended, along with a substantial tree-lined buffer. A **new entry sign and wildflower walk** will be a striking transition to this peninsula park while allowing for continued community dialogue and evolution of this passive greenspace.

PEDESTRIAN CONNECTIONS





# Dr. Robert B. Hayling Freedom Park + Eddie Vickers Park

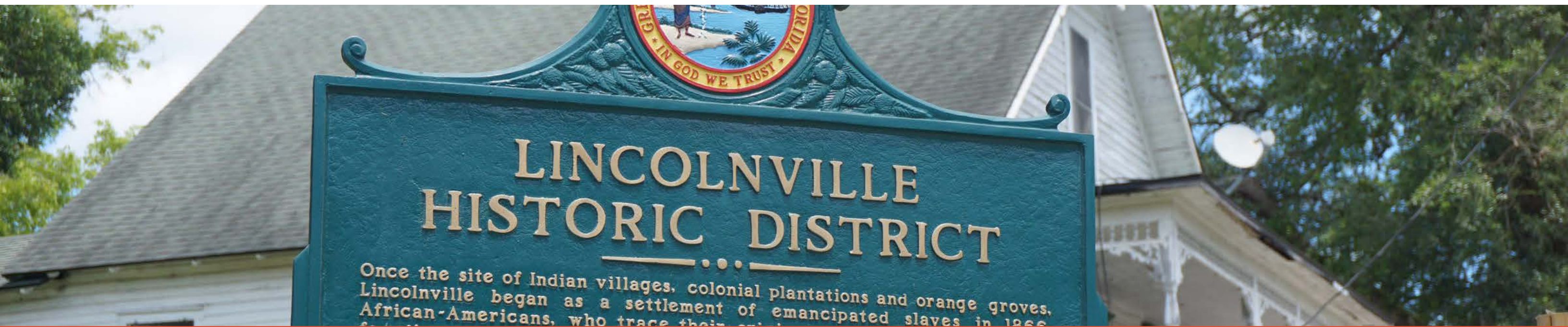
## Pedestrian + Gathering Areas

### Photorealistic

PEDESTRIAN CONNECTIONS







# Overall Landscape Master Plan







# Overall Illustrative Master Plan



0' 200' 400' 800'









# Next Steps

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- 1 Feedback from the Lincolnville CRA Steering Committee  
January 25, 2018
- 2 Develop Action Plan  
Phasing Recommendations + Approve Budgets
- 3 Design Development / Construction Documents
- 4 Bidding + Construction





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