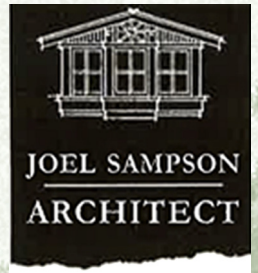




# ATKINS



Final Report - Executive Summary  
**Downtown Master Plan**  
Quincy, Florida

December 2014

## Executive Summary

The preparation of the master plan for Downtown Quincy represents a pivotal turning point for growth management in Downtown Quincy. The purpose of the plan is to create for the downtown a specifically developed reference document that will guide growth and urban redevelopment in downtown Quincy for the short term and for the long term. No such effort has been undertaken for the downtown in the past and will set the pace for a new era of planning for the economic revitalization of Downtown Quincy. With the historic Courthouse Square located at its center, Downtown Quincy had been the focal point for culture and social events and the hub of economic activities in Gadsden County.

However, in recent years some of the economic activities have moved to the outskirts of the City thereby depriving the downtown of the thriving economic dominance it once enjoyed in the City and County at large. This downtown master plan establishes a clearly defined and identifiable footprint for the downtown that will provide for an economically viable downtown; creates a distinctive boundary and look for the downtown; creates a pedestrian plan that links Downtown Quincy with the historic residential districts on the north in a manner that will be aesthetically pleasing and attractive to tourists; and creates a pedestrian plan that makes Downtown Quincy pedestrian friendly. This master plan clearly links Downtown Quincy with some of the important special places that surrounds it including Tanyard Creek Park on the south and the eastern cemetery in a recognizably distinctive fashion. Furthermore, it creates a bicycle path plan that links Downtown Quincy to the Quincy Havana Bike Trail on State Road 12 and with Tanyard Creek Park. Parking is an issue of concern in the downtown; this master plan addresses this issue as well and provides recommendations and implementation approaches to address short and long range strategies for public-private partnerships to address revitalization opportunities for the Downtown Quincy.

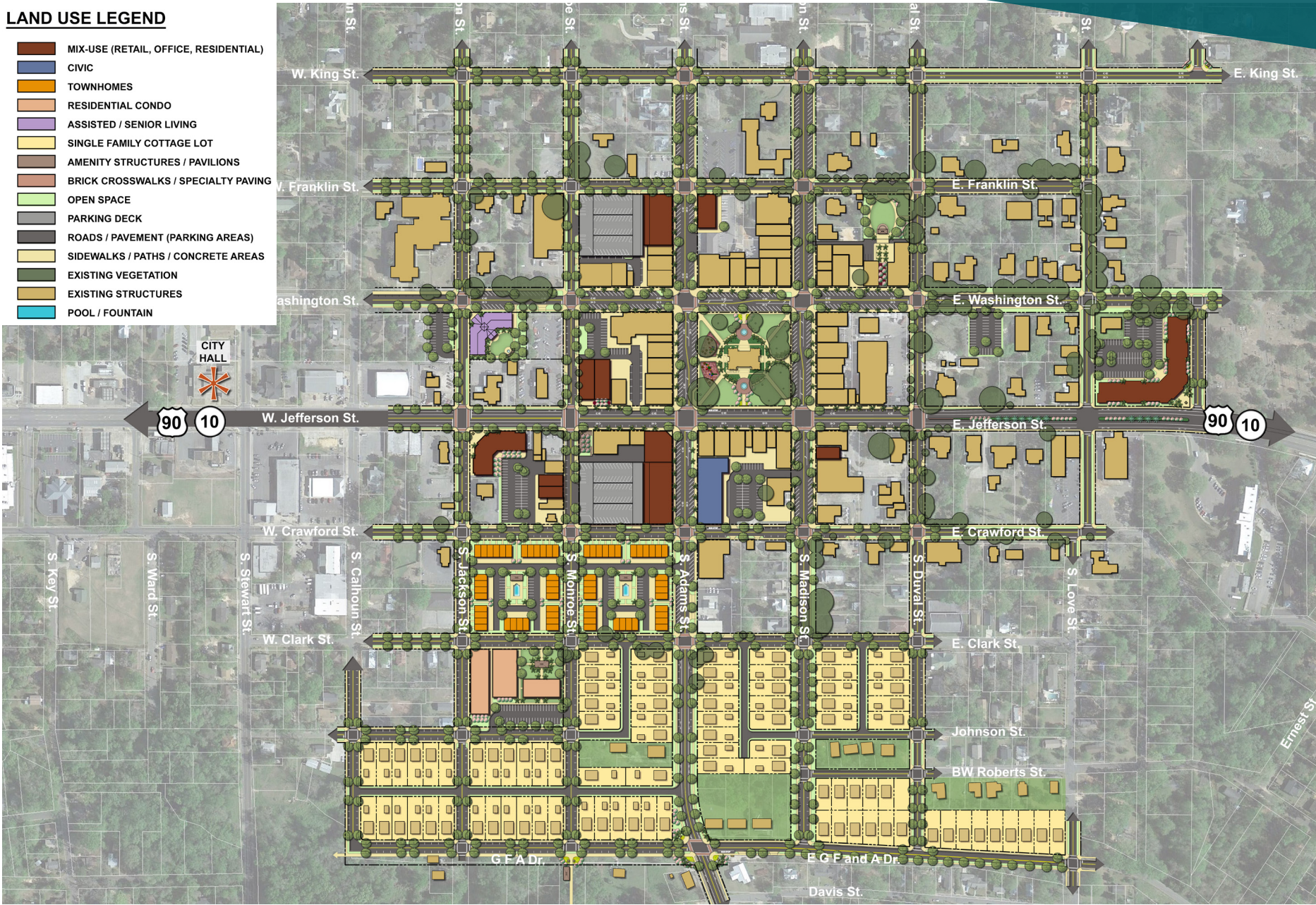
## Plan Goals

- ✓ Improve the quality of life for the residents in Quincy.
- ✓ Create job and economic development in downtown.
- ✓ Promote a mixture of land uses that supports a walkable environment, provides a source of entertainment, strengthens the downtown business and offers needed services.
- ✓ Identify the center core of downtown.
- ✓ Create important gathering places for visitors, residents, and workers in downtown.
- ✓ Cultivate a walkable and vibrant downtown with several areas of interest and activity from morning to evening.
- ✓ Improve access and circulation into and through the downtown for pedestrians, bicyclist and vehicles.
- ✓ Develop a consistent, solid building line along the streetscape so there is ample space for businesses and residential uses and elements of interest.
- ✓ Preserve and enhance the historic resources of downtown.
- ✓ Strengthen access to and from the center core of the downtown to its major recreational amenities.
- ✓ Increase parking opportunities that are convenient for activity areas of downtown.
- ✓ Identify design guidelines to manage future development in the downtown.
- ✓ Identify financial mechanisms for achieving the downtown objectives.



LAND USE LEGEND

- MIX-USE (RETAIL, OFFICE, RESIDENTIAL)
- CIVIC
- TOWNHOMES
- RESIDENTIAL CONDO
- ASSISTED / SENIOR LIVING
- SINGLE FAMILY COTTAGE LOT
- AMENITY STRUCTURES / PAVILIONS
- BRICK CROSSWALKS / SPECIALTY PAVING
- OPEN SPACE
- PARKING DECK
- ROADS / PAVEMENT (PARKING AREAS)
- SIDEWALKS / PATHS / CONCRETE AREAS
- EXISTING VEGETATION
- EXISTING STRUCTURES
- POOL / FOUNTAIN



Conceptual Master Plan



## Public Policy Initiatives

- Establish a Revitalization Task Force Team for Downtown Quincy,
- Reestablish the Main Street Program and a Main Street Director.
- Develop a Historic Review Board for Downtown Quincy.
- Reestablish the Historic Facades Renovation Program in Downtown Quincy.
- Start an Active Marketing Effort: Build on the current strengths of Quincy. "Come Grow with Quincy"
- Appoint a Community Activities Director/Events Planner for the City that will promote year round calendar of activities and events that will bring people back to Downtown Quincy. Activities and Events should be scheduled and posted on City Web Site.
- Improve and update the City Web Site.
- Develop a Enforce Existing Policies and City Codes:
- Promote Arts in Downtown: Including providing sculpture, art, music, theater opportunities.
- Promote residential development in Downtown. Amend the City of Quincy Mixed Use Zoning Ordinance to accommodate residential (loft development and single family residential development:
- Enhance existing Parks and Greenspace in Downtown- Recapture Greenspace to Downtown.
- Adopt a comprehensive maintenance program for the Downtown Quincy.
- Assimilate remnant property for future development opportunity.
- Continue to offer and grow tax benefits and incentives for new Downtown development and business relocation.
- City to work with the Community Redevelopment Agency on securing State and Federal streetscape, bicycle, housing, greenspace and brownfield and other improvement grants for Downtown Quincy.
- Adopt Master Plan design standards for new development and redevelopment in Downtown Quincy. Master Plan Design Standards shall be reviewed by Historic Review Committee to determine compliance and variance approvals.

## Public Project Initiatives

### Develop Gateway and Wayfinding Signage Program:

- Develop City Community Signage Standards.
- Coordinate with the County on design and location of Bicycle signage throughout Downtown.
- Develop signage at the Interstate 10 ramp locations- ID City of Quincy for travelers on Interstate. (2 locations).
- Develop signage at the intersection of 267 and W Jefferson Avenue.
- Develop Historic Downtown Business District signage - at the following locations:
  - ✓ Jackson Street/W. Jefferson Ave
  - ✓ Clark Street/S. Adams Street
  - ✓ King Street/N. Adams
  - ✓ W. Jefferson and Monroe Street and E. Jefferson and Love Street ID Downtown Business area.
- Develop signage at other critical points of interest throughout the Downtown: including; public parking facilities, cemeteries, parks, schools, historic buildings- etc.
- Locate community informational Kiosks in the downtown (4 locations)

### Develop a comprehensive Streetscape and Intersection improvement program:

- Incorporate complete street principals into Downtown Quincy, Improve the following streetscapes:
- Courthouse Square (including transit shelters)
- The intersection of 267 and W. Jefferson St.
- W. Jefferson Street from Intersection of 267 to the intersection Monroe Street.
- The streetscape around Courthouse square including: Madison, Washington, Adams Street.

- Jefferson Street streetscape from the intersection Monroe to Love Street.
- King Street from N Jackson to N. Cory Street.
- Franklin Street from N Jackson to N. Love Street.
- Washington Street from the N. Madison Street to the Cemetery entrance.
- W. Washington from N. Jackson Street to N. Adams Street.
- Crawford Street from S. Jackson to S. Love Street.
- Clark Street from S. Jackson to S. Duval Street.
- GFA Drive from S. Calhoun Street to S. Love Street.
- Jackson Street from W. King to GFA Dr.
- Monroe Street from W. King to GFA Dr.
- N. Adams from W. King Street to W. Washington Street.
- S. Adams Street from Jefferson Street to GFA DR. (Tanyard Park )
- N. Madison Street from King Street to E. Washington Street.
- N. Duval Street from E. King Street to EGF and A Drive.
- N. Love Street from E. King Street to E. Crawford Street.

### **Develop a comprehensive bicycle improvement program**

- Hwy 12 E. / E. King Street from City limits to N. Adams Street -City to provide Sharrow Bicycle signage and markings.
- Hwy 12 E. / W. King Street from City limits to Hwy. 267- City to provide Sharrow Bicycle signage and markings.
- South on 267 to SR 90 to the City limits -City to provide Sharrow Bicycle signage and markings.
- North/South Adams Street from King Street south to Clark Street- City to provide Sharrow Bicycle signage and markings.
- South Adams Street from Clark Street south to Tanyard Park- City to provide Bicycle lanes signage and markings.
- Compete- E. and W. Washington Street bicycle improvements from N. Cleveland Street past the existing community parks to

the proposed multipurpose path up to extension Cory Street. Combination of Multi-Purpose Path and Sharrow facility.

- Jefferson Street- from the intersection of 267 toward the eastern city limits-City to provide Sharrow Bicycle signage and markings. Revised or changed to Sharrow to Bike Lanes with Streetscape along Jefferson Avenue when Quincy bypass is completed.
- Stewart Street from W. King Street to MLK Blvd- City to provide Sharrow Bicycle signage and markings.
- Build bicycle trailhead facilities at the following locations:
  - ✓ Garden Center- minor
  - ✓ In Tanyard Park- major
  - ✓ The corner of Franklin and Adams Street
  - ✓ Vacant lot Adjacent to McFarland Home

### **Develop comprehensive Parking strategy**

- Develop a Parking Plan for Downtown- Regulate Public Parking in Downtown Quincy.
- Improve the public parking lot facility at the Garden Center facility to become a minor Bicycle Trail Head Facility.
- Improve on street parking in Downtown.
- Coordinate with the County and build a Public Parking Lot facility in Downtown Quincy that will service long term parking needs associated with County services.

## **Description of Private/Public Initiatives for Downtown Quincy**

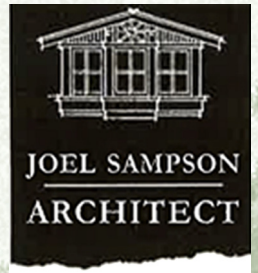
### **Promote Catalyst site development throughout Downtown Quincy**

- North Adams Infill Site
- Theater Site
- North Residential Site
- South Madison Site
- South Adams Street Infill Site
- South Infill Site
- West Jefferson Avenue Infill
- Monroe and Jefferson Street Infill
- Washington and Jackson Street Infill
- East Jefferson Redevelopment Opportunity





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