



# BLACKHAWK ENGINEERING INC.

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STATE CERTIFICATE # 26881

## GADSDEN STREET REDEVELOPMENT PROJECT

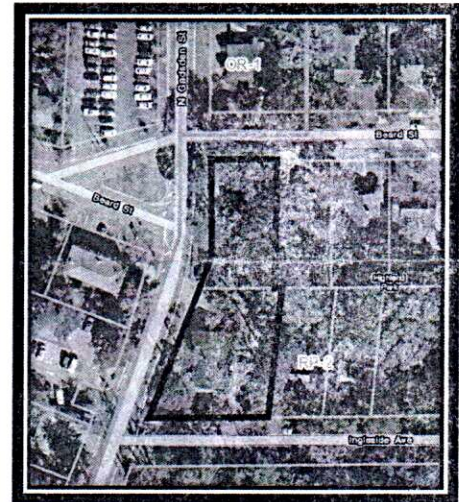
TO: All Residents  
DATE: Tuesday, August 9, 2016  
TIME: 6:00 p.m.-7:00 p.m.  
PLACE: 1225 North Monroe Street  
Banquet Room at Zin Restaurant  
HOST: MRI Construction and Developers

MRI Construction and Development is applying to the City of Tallahassee, Growth Management Division for amendment to the current future land use map designation and requesting a zoning change of 1180 and 1115 North Gadsden Street. The current future land use designation is residential preservation and the zoning designation is currently RP2 or residential preservation two.

The future land use designation is residential preservation which allows the city zoning categories of RP-1 and RP-2, RP-MH, RP-R, RP-UF. MRI will be applying for the future land use designation of Suburban which currently exists to the northern boundary the parcels. The designation of Suburban will allow for the zoning category OR-3 (Office Residential-3) which is the category MRI will use to develop the proposed project.

The zoning category of residential preservation two (RP2) is characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. **Commercial, retail, office and industrial activities are prohibited.** Single-family, duplex residences, mobile home and cluster housing may be permitted within a range of zero (0) to six (6) units per acre. Compatibility with surrounding residential type and density shall be a major factor in the authorization of development approval and in the determination of the permissible density.

The project proposal is to construct ten (10) row homes to be built similar to brownstones found in urban cities like Boston and New York. These brown stones will be facing Gadsden Street maximizing urban accessibility to the surrounding amenities and minimizing the view of driveway and parking pads. There will be one entrance to the property off of Ingleside Avenue and two one-way exits leaving the property onto Beard Street and North Gadsden Street. The proposed units would be approximately 1800 square feet, three (3) bedroom and three (3) bath with parking in a garage. **These units will be residential single family dwellings and will not be used as office condominiums for places of business.** In order to develop this land, the property has to be rezoned to allow more than 6 units per acre to make this project feasible. The developers are seeking to change the zoning to OR-3 (Office residential) to allow the ten (10) units to be constructed.



In order to change zoning, developers must first change the future land use map through Comp Plan Amendments. The future land use map uses districts to dictate the allowed zoning in that area. The current district that the parcels are in is Residential Preservation (RP), with the Suburban district located across Beard Street, north of the parcels. The Suburban district allows for the zoning to be changed to Office Residential three, (OR-3). The proposal would be to change the future map designation for the two parcels to suburban, so that the project can undergo rezoning through the City of Tallahassee.



If successful in changing the zoning to OR-3, which allows density to increase, the developers would place the ten (10) brownstones on the site. The OR-3 district is intended to be located, in close proximity to more intensive non-residential uses, including commercial, retail, office as well as public facilities such as schools, parks, and transit facilities. The OR-3 district is intended to achieve densities consistent with urban development, use of public transit, and efficient use of public infrastructure. Off street parking facilities in the OR-3 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities.

Lafayette Park is uniquely situated to exploit these urban assets. Winthrop Park, Whole Foods shopping center, Tallahassee Memorial Hospital, and multitude of midtown bars, restaurants and shops are all within a one (1) mile radius of Lafayette Park Subdivision.

The ten (10) units will provide each urban dweller with an outstanding opportunity to enjoy not only all the urban assets described herein, but additionally you have the beauty of Lafayette Park which has taken decades to create at the urban dwellers finger tips. Development and preservation are not mutually exclusive and can work to provide a needed transition from commercial to low density residential. These type of redevelopment projects prevent urban sprawl and help support/encourage more upscale urban infill and redevelopment while retaining the charm of Tallahassee and the mid-town area. We believe this will be consistent to the continuing revitalization and update of the mid-town community.

