



Belmont/DeVilliers

NEIGHBORHOOD LAND USE PLAN

BELMONT DEVILLIERS NEIGHBORHOOD LAND USE PLAN

March 2004

Prepared For

Community Redevelopment Agency (CRA) of the City of Pensacola

Prepared By

Herbert-Halback, Inc. (HHI)

423 South Keller Road, Suite 300

Orlando, FL 32810

407.422.1449

www.hhidesign.com

and

Peggy Fowler & Associates

215 Bayou Woods Drive, NW

Fort Walton Beach, FL 32548

850.863.3590

Acknowledgements

This project was undertaken by the City of Pensacola's Community Redevelopment Agency (CRA) in conjunction with consultants Herbert-Halback, Inc. (HHI) and Peggy Fowler & Associates. HHI provides planning, landscape architecture and graphic design services and Peggy Fowler provides community planning services.

The project team would like to express their gratitude to all the residents, property owners and the other interested parties who participated in the public workshops, surveys and neighborhood walkabout conducted for this project. Their ideas and feedback form the basis of this plan, and the general principles, redevelopment strategies, and proposed future land use recommendations are a direct result of their efforts.

Preface

The Belmont/DeVilliers Neighborhood Land Use Plan is built on three principle areas that form the foundation for the Plan's recommendations. These areas include the historical neighborhood characteristics, the most recent successful community planning efforts in the late 1990's focusing on the four block commercial core area and the efforts of all the many residents and business owners who participated in this neighborhood-wide planning process in the Fall of 2003. Based on communication that occurred during a series of public forums, and the ideas and dreams that were generated by the participants at these public workshops, this land use plan is presented as a guide for redevelopment that will usher in a new era in the ongoing history of the Belmont/DeVilliers neighborhood.

The purpose of this project is to develop a plan for land use in the neighborhood that will help protect, preserve, and enhance the quality of life in the area. The plan is not intended to be comprehensive in addressing all the issues and concerns of the neighborhood, but rather provides a flexible framework for land uses to compliment and promote the revitalization goals expressed by the participants in the planning process

The plan will be presented to the Community Redevelopment Agency (CRA) for approval. Approval of the plan does not alter any current zoning or the City's Comprehensive Plan. It does however lay out a preferred future and a variety of implementation strategies that the CRA will cooperatively incorporate into the Belmont/DeVilliers Redevelopment Work Program. In identifying improvement strategies and actions for implementation, the work program will coordinate with a number of plans covering the Belmont/DeVilliers area previously approved by City Council. These include the Pensacola Comprehensive Plan, the Community Redevelopment Area Plan and the Enterprise Zone Strategic Plan.



TABLE OF CONTENTS



Aerial View of Neighborhood

Part 1: Existing Conditions	3
A. HISTORICAL DEVELOPMENT	3
B. ARCHITECTURAL SIGNIFICANCE	5
C. BELMONT/DEVILLIERS NEIGHBORHOOD TODAY	6
D. EXISTING LAND USE AND ZONING	8
E. TRANSPORTATION ACCESS AND MAJOR ROADS	16
F. ENVIRONMENTAL ASSESSMENT	17
G. OVERVIEW OF EXISTING INFRASTRUCTURE	17
Part 2: Opportunities and Issues	18
Part 3: Neighborhood Land Use Plan	21
A. VISION	21
B. GENERAL PRINCIPLES	21
C. NEIGHBORHOOD LAND USE PLAN REDEVELOPMENT STRATEGIES	23
D. NEIGHBORHOOD LAND USE PLAN CONCEPT(S)	28
E. REGULATORY NEIGHBORHOOD LAND USE PLAN	33
1. Proposed Future Land Use Map	34
2. Proposed Future Land Use Classifications and Key Elements	39
3. Recommended CRA Actions to Implement this Plan	46
F. GLOSSARY OF TERMS	47
Part 4: Appendix (Separate Document)	
A. PUBLIC MEETINGS PARTICIPANTS	
B. NEIGHBORHOOD WALKABOUT & PUBLIC WORKSHOP 1	
C. PUBLIC WORKSHOP 2	
D. PUBLIC MEETING/PRESENTATION 3	
E. PROJECT SCHEDULE, FLYERS AND MAILOUT INVITATIONS	

Part 1: Existing Conditions

A. HISTORICAL DEVELOPMENT*



The Belmont DeVilliers neighborhood is rooted in the history of Pensacola - from its beginnings in the late 1880's to its heyday in the 1930's and 1940's. At that time, the neighborhood was characterized by a strong residential base served by many local and regional businesses. Beginning in the 1950's, the decay and demolition of buildings throughout the neighborhood caused a weakening in its physical framework and diminished its social structure to some extent. The good news is that the neighborhood still includes many of its original structures - residential, commercial, religious and public. It also includes a population of residents and business owners who are dedicated to reinvigorating this area and transforming it into a vibrant and diverse community that is sensitive to its past while providing for a positive future.

The Belmont DeVilliers neighborhood in the City of Pensacola is known traditionally as part of West Hill. The neighborhood developed as part of a wider geographic area that served as an early suburb of the old city section between the 1880's and 1930's. With the beginning of "Jim Crow" legislation in Florida in 1905, and a gradual increase in racial separation in Pensacola, the Belmont and DeVilliers intersection developed as a core for the African-American business community.



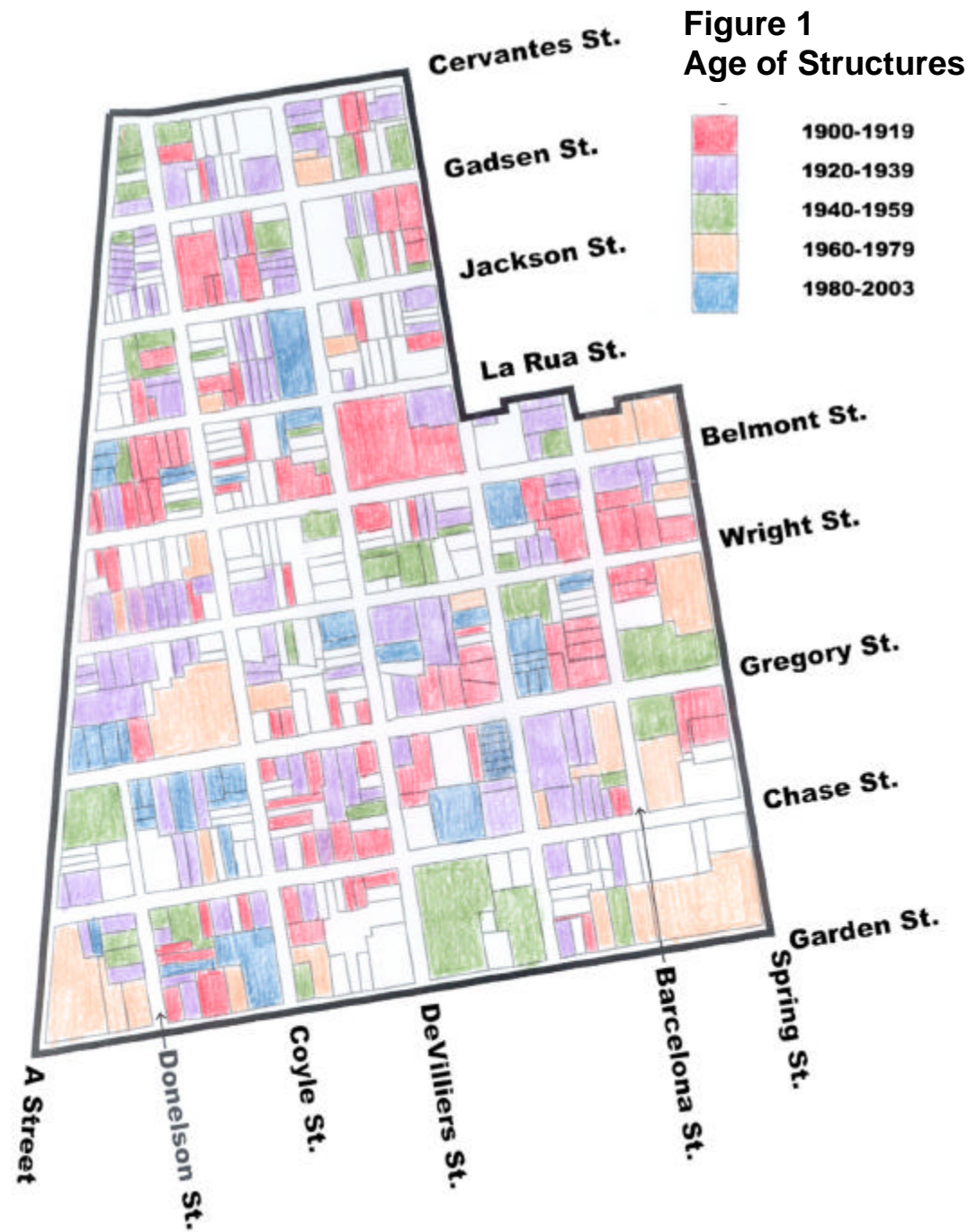
At the turn of the 20th century businesses were traditional neighborhood industries consisting of barbers, meat markets, bakers and grocery stores. In the early 20th century, business interests were concentrated at the intersection of Belmont and DeVilliers Streets. Private homes and businesses that operated out of houses made up the rest of the blocks. Over the next half century change came to the business district. New buildings and larger operations gradually replaced the private houses on Belmont and DeVilliers Streets.

During the 1920's and 1930's there was an expansion of goods and services available in the neighborhood. The corner grocery store and meat market still existed, however furniture stores, doctors, pharmacies and restaurants joined them.

In the late 1940's and into the 1950's, the four-corners of the Belmont/DeVilliers intersection were home to some of the districts' most important companies. The Escambia Furniture Company was located on the southwest corner. Smith's Bakery was on the northeast corner from its beginnings in 1928 and remained in operation on this site into the 1980's. The northwest corner of the intersection, 500 West Belmont, began as a grocery store. By 1933 the building had been heavily modified and became the local pool hall. Though changing names over the years this site has been the premier nightclub in the district and is still in operation as the Bunny Club today.

Figure 1 on the following page depicts the age of structures in the Belmont/DeVilliers neighborhood based on information from the Escambia County Property Appraiser's website.

*Source: Historic Pensacola Preservation Board, Historic Pensacola Inc., 15 June 1998.



B. ARCHITECTURAL SIGNIFICANCE*

The West Hill area of Pensacola, like East Hill, another traditional Pensacola neighborhood was developed by the growing middle class around the turn of the 20th century. As such, the neighborhood shows a lack of variation among architectural styles of houses. West Hill was settled during a period of intensive economic growth for Pensacola stemming from activities at the port. The neighborhood became one of the early suburbs of the Old City of Pensacola. Nearby on North Hill, Pensacola's upper classes built houses on a larger scale.

Most of the houses surrounding the intersection of Belmont and DeVilliers Streets are Framed Vernacular in style. However there are few other styles such as Craftsman, Prairie and Queen Anne throughout the district. Commercial structures are primarily plain Masonry Vernacular buildings. There is one Spanish Eclectic/Mediterranean Revival style building and a Gothic Revival church within the neighborhood.

Despite the fact that there exists a rich and diverse plethora of architectural styles in the neighborhood, certain key urban elements make the Belmont/DeVilliers neighborhood truly unique and give it its sense of place. These elements include:

- Front Porches
- Small Front Setbacks
- Sloped Roofs
- Traditional Exterior Sidings
- Off-grade Elevations
- Vernacular Details

*Source: Historic Pensacola Preservation Board, Historic Pensacola Inc., 15 June 1998



Porches and Small Setbacks



Off-grade Elevation

C. BELMONT/DEVILLIERS NEIGHBORHOOD TODAY

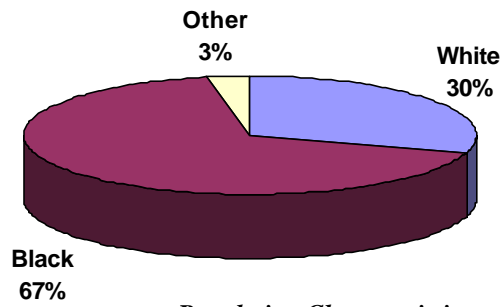
Belmont/DeVilliers encompasses 35 city blocks (approximately 100 acres) in the heart of Pensacola, right on the outskirts of the downtown business core of the city. Located two miles west of Interstate 110, the neighborhood is easily accessible to both local and regional traffic.

The neighborhood still includes many of its original structures, mostly single-family homes and some historic churches and retail structures. According to the Escambia County Property Appraiser's website, of the 341 structures in the neighborhood, 133 structures (39%) were built in the 1920's and 1930's, 94 structures (28%) were built before 1919, 53 structures (15%) were built since 1980, 44 structures (13%) were built between 1940 and 1959, and 17 structures (5%) were built between 1960 and 1979. Recent private building activities include new subsidized housing projects, single-family housing renovation projects, improvements to the Belmont Arts Center and private nonresidential retrofits. Recent public building activities include a major 4-block streetscape project at the Belmont/DeVilliers intersection.

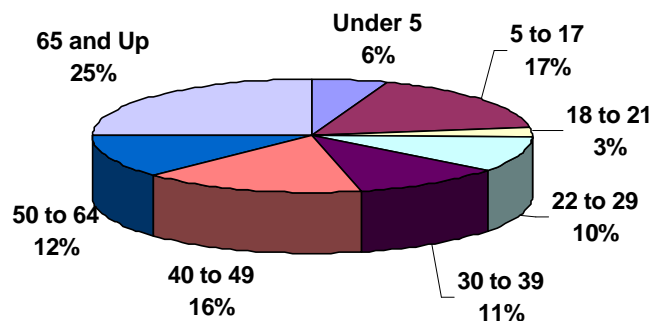
The neighborhood includes approximately 525 developable parcels, the largest percentage of which are developed as single-family homes. Another 168 parcels are either vacant land (154 parcels) or boarded up residential structures (14 parcels). Based on data from the Escambia County Property Appraiser's website, 86% of the parcels are locally owned (Escambia or Santa Rosa County residents). Approximately 67% of the housing units in the neighborhood are rented.

Population Characteristics

The Belmont/DeVilliers neighborhood has a population of approximately 969, or 2% of the entire population of Pensacola. The racial makeup is predominantly Black (67% of the neighborhood), with another 30% of the neighborhood population being White and 3% of other races. This is almost exactly the opposite of the racial makeup for the city, which is 65% White, 31% Black and 4% other races. Over 25% of the population of Belmont/DeVilliers is age 65 or older, a higher percentage than the city, which has only 17.2% of its population over 65. Both the neighborhood and the city have a 17% population between the ages of 5 to 17.



Population Characteristics



Age Distribution

Commercial and Business Activity



The largest concentration of 7 office buildings and 9 retail establishments is along Garden Street. The offices include the “Sun Plaza”, Bank of Pensacola, Pensacola Federal Employees Credit Union, a couple of insurance offices, and a law office. The retail establishments include the Good Neighbor Coffee House, Artesana Gift Shop, The Linen Corner, Pensacola Auto Wash and Bill Haven’s used car dealership and auto repair.

DeVilliers Street has the second largest number of office/retail land uses with 7 retail establishments and 4 office buildings. These include the locally famous Blue Dot Barbecue restaurant, New American Press offices, Elegant Creations Florist & gifts, Bunny Club, offices of the 100 Black Men of Florida and Joe Morris Funeral Home.

Businesses on Gregory Street include an attorney’s office, Advanced Optics, the Florida State Employees Federal Credit Union, Bontrager Builder’s Group, Inc. and the Act II Men’s Shop.

No office land uses are located along Cervantes Street, however, there are 2 retail establishments, namely, T & C Food Mart and Premier Cleaners.

Other offices/retail businesses scattered throughout the neighborhood are Community Equity Investments, Inc., Constance Crosby Interiors, Benton Design, Inc., Child Care Center on Chase Street; Coe & Coe CPA, Epilepsy Services Society of NW Florida, Michael Allen Electrical Contractors on Belmont Street, Benboe Funeral Home on Wright Street and attorney offices on Barcelona Street and Coyle Street.

Two industrial land uses are located in the neighborhood, namely, Polar Ice Cream on Gregory Street and American Building Components on Reus Street.

In summary, out of a total of 55 commercial parcels, 26 (47%) have office uses, 23 (42%) have retail uses, 2 have industrial uses, 2 are day care centers and 2 are funeral homes.

D. EXISTING LAND USE AND ZONING



Of the 525 developable parcels in the Belmont/DeVilliers neighborhood, 233 are developed as single-family residential dwellings (44%). Vacant and boarded up structures account for 166 parcels (32%) in the neighborhood. The table and pie chart below depict the relative use of parcels in the Belmont/DeVilliers neighborhood. *Figure 2* shows the various land uses by parcel.

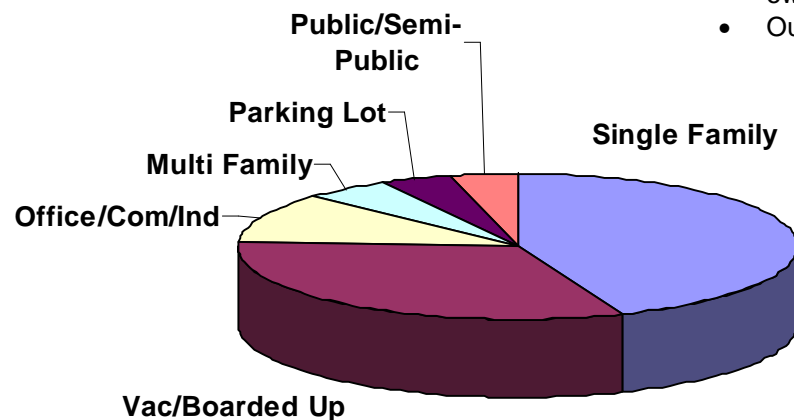
Land Use	# Parcels	% Parcels
Single-Family Residential	233	44%
Vacant Land/Boarded Up	168	32%
Office/Commercial/Industrial	55	11%
Multi-Family Residential	28	5%
Parking Lot	22	4%
Public/Semi-Public	21	4%
Total	527	100%

Owner-occupied versus rental

- Out of a total of 261 residential parcels, 56% are for rental uses
- Out of a total of 359 residential units, 67% are rented
- Out of the 233 single-family residential units, 49% are owner-occupied and 51% are renter-occupied

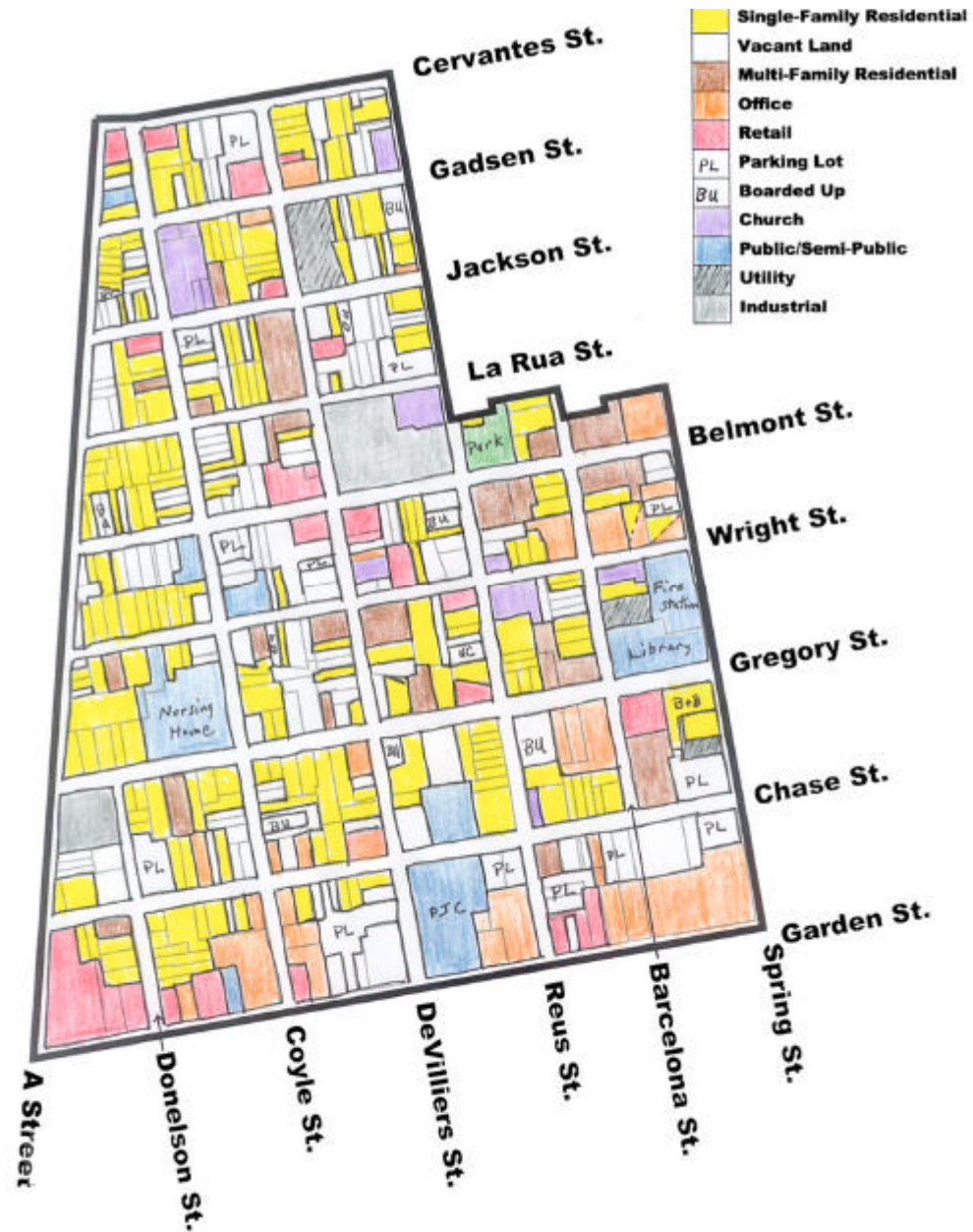
Local versus out-of-town ownership

- Of the renter-occupied residential units, 73% are owned locally and 27% have out-of-town owners
- Out of 154 vacant parcels, 19% have out-of-town owners and 81% are local



Land Use Distribution

**Figure 2
Existing Land Use**



Current Zoning Within the Belmont/DeVilliers Neighborhood

Land use is presently regulated in the Belmont/DeVilliers neighborhood through implementation of four conventional zoning districts as described below and shown in Figure 3 on page 14. (Refer to the City of Pensacola Land Development Code for specific details). The following are existing land uses within the study area:

- Historic activity center at intersection of Belmont and DeVilliers Streets
- Residential throughout the neighborhood
- Only one park/playground to serve the entire neighborhood
- An abundance of institutional and public facilities: eight churches, one nursing home, two day care centers, the main branch of the West Florida Regional Library, a fire station, a junior college branch facility and an arts center
- Vacant parcels and dilapidated properties are scattered throughout the neighborhood
- Generally, lots are platted at a relatively small size, with the average residential lot being 30 feet x 125 feet
- The neighborhood has 23 retail establishments; however, these are not necessarily neighborhood-serving uses
- 26 office buildings are located primarily along the east and south boundaries of the neighborhood, some in formerly residential structures
- Garden Street, the southern boundary of the neighborhood is entirely commercial, institutional or office serving a regional area

Following are descriptions of the land uses permitted within each zoning district:

R-2 Residential and Office

- Single-family detached dwellings; two-family attached dwellings (duplexes)
- Single-family attached (townhouse and quadruplex construction) and detached zero lot line dwellings
- Multiple-family attached dwellings (three or more dwelling units) with a maximum gross density of thirty-five (35) units per acre
- Community residential homes licensed by the Florida Department of Health and Rehabilitative Services
- Cemeteries
- Home occupations
- Municipally owned and operated parks and playgrounds
- Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations
- Childcare facilities
- Private clubs and lodges, except those operated as commercial enterprises
- Boarding and lodging houses
- Bed and breakfasts





Institutional Use – Public Library



Neighborhood Commercial

- Dormitories
- Office buildings
- hospitals, clinics (except animal hospitals and clinics)
- Nursing homes, rest homes, convalescent homes
- Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges
- Libraries and community centers open to the public and buildings used exclusively by the federal, state, county and city government for public purposes
- Churches, Sunday school buildings and parish houses
- Social services homes/centers
- Accessory structures, buildings and uses customarily incidental to any of the above uses

R-NC Residential Neighborhood Commercial

(Predominant zoning in the neighborhood). Everything in R-2 plus the following, with no outside storage or work permitted except as provided herein:

- Residential design manufactured homes
- Manufactured home parks
- Retail food and drug store (including liquor package store)
- Personal service shops
- Clothing and fabric stores
- Home furnishings, hardware and appliance stores
- Specialty shops
- Banks
- Bakeries, whose products are sold at retail and only on the premises
- Pawn shops and secondhand stores
- Floral shops
- Health clubs, spas, and exercise centers
- Martial arts studios
- Laundromats and dry cleaners using combustible or flammable liquids of solvents with a flash point of one hundred ninety (190) degrees Fahrenheit or greater
- Laundry and dry cleaning pick-up stations
- Outdoor sales of trees, shrubs, plants and related landscaping materials as an accessory to indoor retail sales uses permitted by this paragraph, provided that the area is enclosed within a fence attached to the rear or side of the main building, and provided that the outdoor area does not exceed twenty (20) percent of the total area of the main building
- Restaurants
- Studios
- Mortuary and funeral parlors
- Appliance repair shops
- Gasoline and service stations with up to three (3) wreckers. Minor repair work not involving major motor or drive train repairs, straightening of body parts, painting, welding or other major mechanical and body work involving noise, glare, fumes, or smoke is permitted within a building



Institutional Use - PJC



Single Family Residential

C-2A Downtown Retail Commercial District

- Any use permitted in the R-NC and C-1 district with the exception of manufactured home parks
- Retail sales and services
- Motels/hotels
- Vending machine, when as an accessory to a business establishment and located on the same parcel of land as the business
- Car washes
- Movie theaters, except drive-in theaters
- Open-air sales of trees, plants and shrubs. The business shall include a permanent sales or office building (including restrooms) on the site
- Pet shops with all uses inside the principal building
- Pest extermination services
- Animal hospitals and veterinary clinics with fully enclosed kennels and no outside runs or exercise areas
- Bars
- Pool halls
- Newspaper offices and printing firms
- Business schools
- Pounds
- Marinas
- Major public utility buildings and structures including radio and television broadcasting stations
- Amusement machine complex
- Accessory buildings and uses customarily incidental to the above uses
- Parking lots and parking garages
- No requirement for off-street parking for residential development and includes special exceptions for commercial uses in the area bounded by La Rua, Wright, Coyle and Reus Streets

C-3 Commercial Zoning District (wholesale and limited industry)

Any use permitted in the C-2A, C-2 and R-C district except that outside storage and work shall be permitted for those uses and the following uses, but shall be screened by an opaque fence or wall at least eight (8) feet high at installation. Vegetation may be used as a screen where such vegetation provides seventy-five (75) percent opacity within three (3) years of planting. Obvious outside sales (i.e., mobile homes, trailer sales, boat sales, car lots and storage of delivery vehicles) do not require screening.

- New and used automobile sales lots, including trucks which do not exceed five thousand (5,000) pounds
- Cabinet shops and upholstery shops
- Electric motor repair and rebuilding
- Mini-storage warehouses



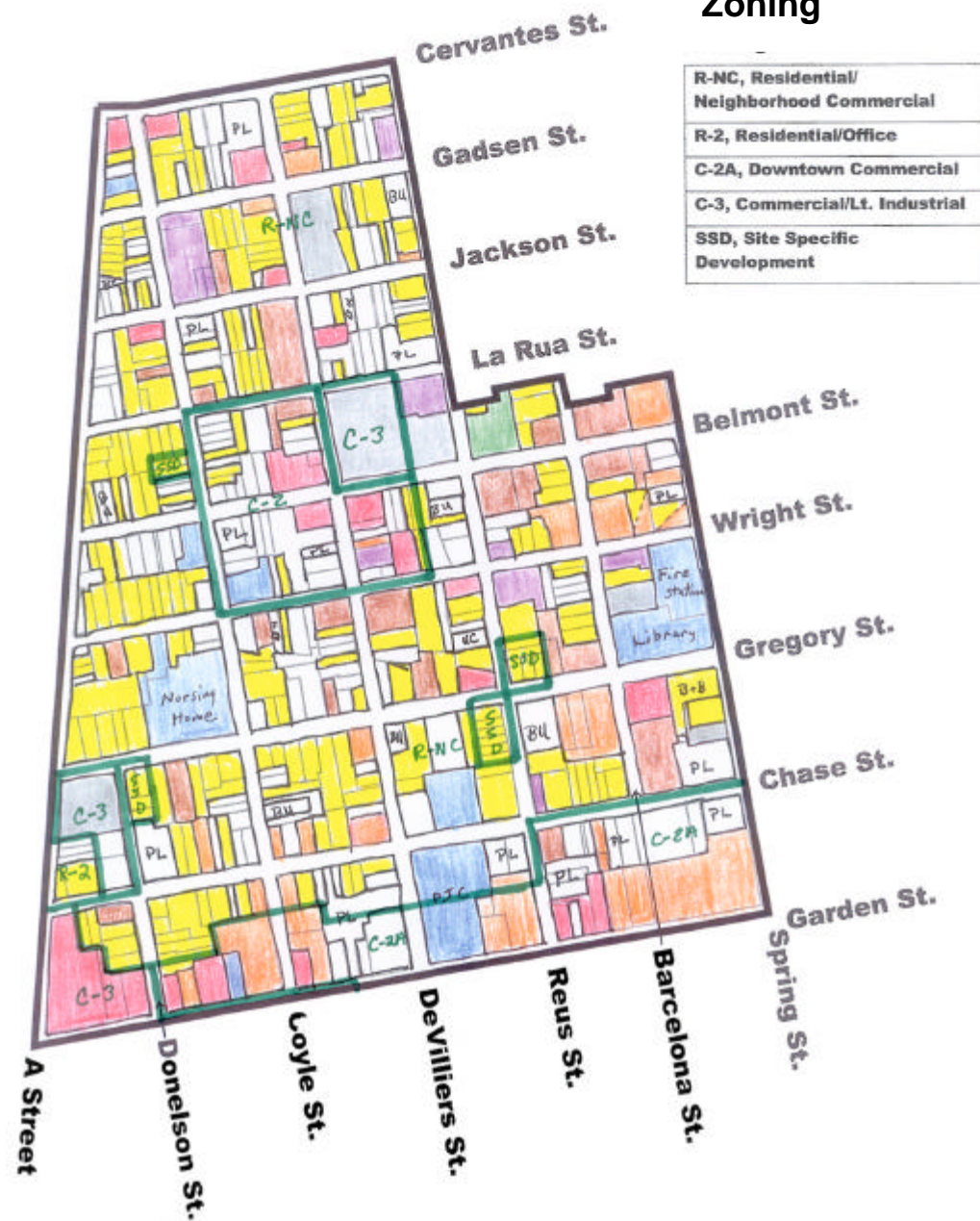
- Trade schools
- The repair and overhauling of automobiles
- Bowling alleys
- Skating rinks
- Other recreation or amusement places operated for profit
- Sign shop
- Industrial laundries and dry cleaners using combustible or flammable liquids or solvents with a flash point of one hundred ninety (190) degrees Fahrenheit or less which provide industrial type cleaning, including linen supply, rug and carpet cleaning and diaper service
- Retail lumber and building materials
- Warehouses
- Plumbing and electrical shops
- Any use permitted in the R-C district. Outside kennels, runs or exercise areas for animals
- Growing and wholesale or retail sales of trees, shrubs and plants
- Bakeries, wholesale
- Ice cream factories and dairies
- Quick-freeze plants and frozen food lockers
- Boat sales and repair
- Outdoor theaters
- Trailer sales
- Mobile home sales
- Truck sales and repair
- Light metal fabrication and assembly
- Contractors shops
- Adult entertainment establishments
- Accessory buildings and uses customarily incidental to the above uses

Figure 3 shows the boundaries of the five zoning districts found within the Belmont/DeVilliers neighborhood.

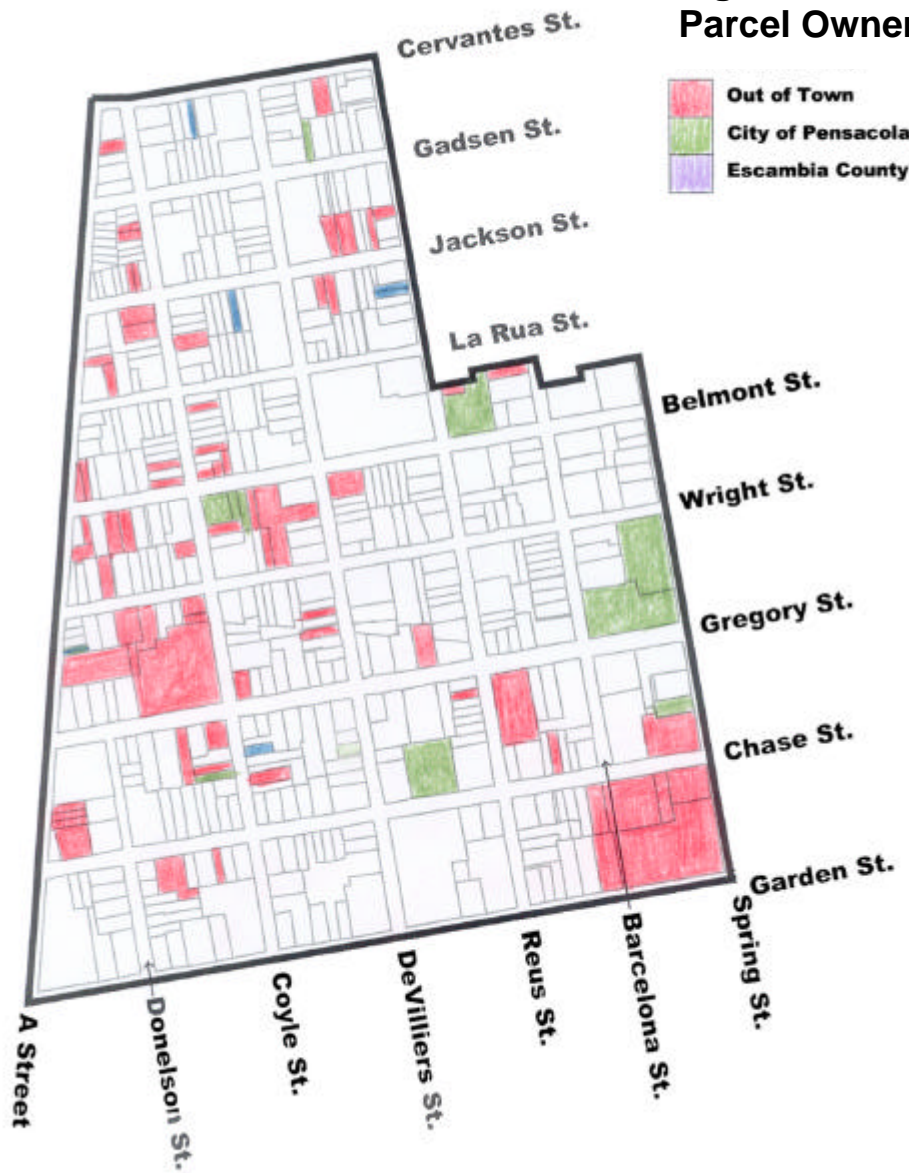
Figure 4 shows selected parcel ownership information – out of town owners (those living outside Escambia or Santa Rosa County) and parcels owned by the City of Pensacola and Escambia County.

Figure 5 shows the location of parcels that contain rental residential units, including single-family residences, duplexes, tri-plexes, quadruplexes and apartment buildings.

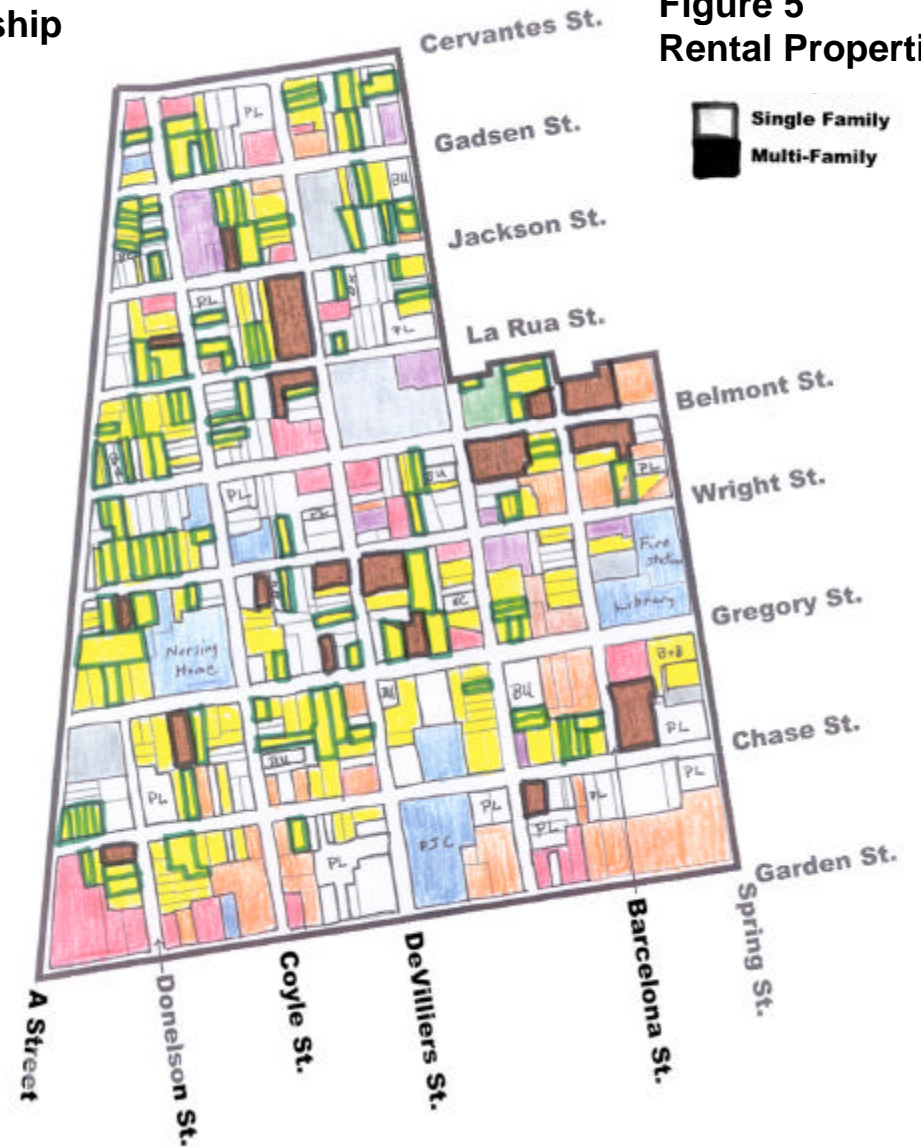
**Figure 3
Zoning**



**Figure 4
Parcel Ownership**



**Figure 5
Rental Properties**



E. TRANSPORTATION ACCESS AND MAJOR ROADS

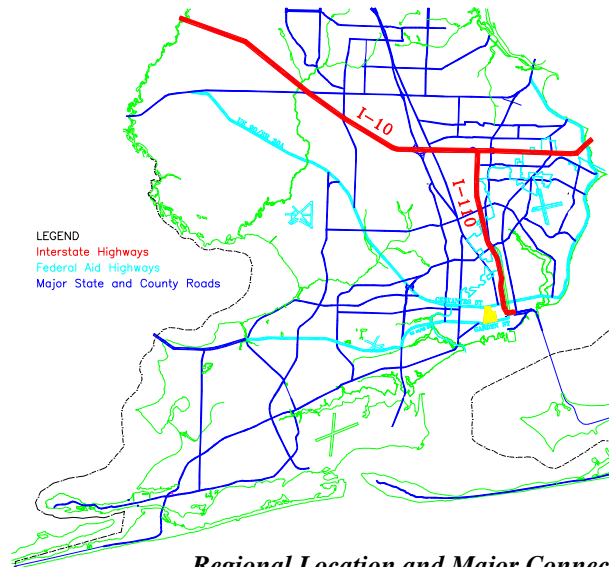


Transportation and Access



ECAT Route in Belmont/DeVilliers

- The Belmont/DeVilliers neighborhood is located between two Federal Aid Highways – US 90/SR30A (Cervantes Street) to the north and US 98/SR30 (Garden Street) to the south.
- Both Garden Street and Cervantes Street are rated Level of Service “D” on the FDOT scale of “A” to “F.” (The CRA area is under a traffic concurrency exemption allowing level of service to drop in order to encourage infill development).
- The Neighborhood is located close to Downtown and the Bay and has easy access to the major freeways, namely I-10 and I-110. Access to Interstate 10 is via I-110 with exit ramps at Gregory Street and Cervantes Street, both within a few blocks of the east border of the neighborhood.
- There are no plans to increase capacity on any of the major roads surrounding Belmont/DeVilliers, and the only project listed on the FDOT 5-year Work Program is the resurfacing of Cervantes Street in fiscal year 2005/2006.
- No major enhancement projects (pedestrian or bicycle facilities) are specified either within the neighborhood or on the surrounding major roadways.
- The City Council has approved various pedestrian improvements including sidewalk repairs and handicap ramps throughout the neighborhood. Construction for these projects is scheduled in fiscal year 2004.
- The Belmont/DeVilliers neighborhood is served by Public Transit Route 4 through service provided by the Escambia County Area Transit (ECAT) system. The bus operates on an hourly schedule from 6:00 am to 5:30 pm. on weekdays and Saturdays, with no service on Sundays.



Regional Location and Major Connectors

F. ENVIRONMENTAL ASSESSMENT

The Escambia County Health Department has determined the following sites contain some degree of petroleum contamination in the Belmont/DeVilliers neighborhood:

- Polar Ice Cream - 693 W. Gregory Street (in the neighborhood)
- City of Pensacola Fire Station - 329 Spring Street (in the neighborhood)
- TC Food Market - 601 W. Cervantes Street (in the neighborhood)
- Pete Moore Chevrolet used cars - 732 W. Garden Street (in the neighborhood)

Additionally, the Escambia County Health Department has determined the following sites near the Belmont/DeVilliers neighborhood contain some degree of petroleum contamination:

- Circle K # 8229 - 800 W. Garden Street (surrounding the neighborhood)
- Macabe and Co. - 801 West Garden Street (outside the neighborhood)
- Pratt Martin - 100 N. Spring Street (outside the neighborhood)
- Esc County School Board - 201 W. Garden Street (outside the neighborhood)

The City of Pensacola coordinates with the Florida Department of Environmental Protection to assist property owners in assessing the environmental quality of their property in the event that there is a possibility of contamination or a documented case of contamination.

G. OVERVIEW OF EXISTING INFRASTRUCTURE

The Belmont/DeVilliers neighborhood is served by public water and sewer systems provided by the Escambia County Utilities Authority (ECUA). Stormwater management is provided by the City of Pensacola. Maintenance and upkeep of roads and bicycle/pedestrian facilities are provided by either the Florida Department of Transportation (on state facilities) or the City of Pensacola on city streets.

The City Council has approved various pedestrian improvements including sidewalk repairs and handicap ramps throughout the neighborhood. Construction for these projects is scheduled in fiscal year 2004.



Part 2: Opportunities and Issues

The opportunities and issues in the Belmont/DeVilliers neighborhood have been primarily identified through research of the existing conditions and the public participation process. The neighborhood Walkabout Exercise and Public Workshop 1: Neighborhood Impressions, helped identify and prioritize opportunities and issues within the neighborhood. The following table presents a summary of opportunities and issues expressed by the participants during the planning process. The items below are not weighted by importance or by frequency of comment. Part 3, C: Neighborhood Land Use Plan Redevelopment Strategies on page 23 categorizes and begins to address issues based on the areas of most concern or opportunity by the planning participants.

	Opportunities	Issues
Residential	<ul style="list-style-type: none"> • Restore and renovate existing single-family residences • Facade improvements and maintenance • Remove chain link fences, especially from front yards; encourage iron or picket fences • Need range of housing types, including affordable housing • Ensure stability of existing residential ownership 	<ul style="list-style-type: none"> • Demolition of historic housing stock • Perception of crime is deterring ownership • Disproportionate number of renters • Inadequate property maintenance by owners and renters • Lack of affordable housing choices
Commercial/Office	<ul style="list-style-type: none"> • Sit-down restaurant • Neighborhood retail – mom & pop shops • Possible locations along Belmont Street and DeVilliers Street • Possible medical offices and clinics near Coyle and Wright Streets • Commercial at street level and residential on upper levels 	<ul style="list-style-type: none"> • Inadequate neighborhood services • Lack of employment opportunities within neighborhood • Inadequate residential base to support neighborhood businesses and services • Competition from the well established businesses outside the neighborhood
Parks/Open Spaces	<ul style="list-style-type: none"> • Provide playground with basketball court • Controlled, monitored and well-lit facilities • Possible location near intersection of Chase and DeVilliers Streets • Belmont and DeVilliers Streets to be designed as linear parks 	<ul style="list-style-type: none"> • Inadequate parks and recreation facilities within neighborhood • Limited available public properties • Perception of crime
Roads	<ul style="list-style-type: none"> • Save existing brick and street car rails • Streets to be cleaned on a regular basis • Primary linkages; Belmont Street, DeVilliers Street and Gregory Street 	<ul style="list-style-type: none"> • Maintenance and improvement of existing roads • Limited right-of-way space

Parking	<ul style="list-style-type: none"> • Maximize off-street residential parking where possible • Adequate parking on all streets • Additional public parking (possibly 2 to 3 stories) within “town square” • Parking on one side of street only 	<ul style="list-style-type: none"> • Long term parking deficiency • Unorganized on-street parking
Infrastructure	<ul style="list-style-type: none"> • Improve stormwater system throughout especially on Spring Street between Wright Street and Garden Street • Encourage on-site retention • Continue streetscape on DeVilliers Street and improve lighting on all streets • Public transportation and independent transportation options • Proactive maintenance of sidewalks and crosswalks • ADA compliant sidewalks and crosswalks throughout • Tree lines street and landscaping throughout • Underground utilities 	<ul style="list-style-type: none"> • Lack of maintenance and improvement of existing roads • Small lots to accommodate on-site retention • Funding for improvements
Design	<ul style="list-style-type: none"> • Should reflect character of neighborhood • Unique, artistic • Sensitive designs for subsidized housing • Incentives or grants for homeowner renovations • New development/construction to be sensitive to historical architecture • Establish design guidelines – encourage above grade elevations, front porches, sloped roofs, eaves 	<ul style="list-style-type: none"> • Incompatible designs of new development taking away the character of the existing neighborhood
Anticrime Initiatives	<ul style="list-style-type: none"> • Establish “Neighborhood Crime Watch” • Achieve “Drug-Free” designation 	<ul style="list-style-type: none"> • Participation by the community at large
Heritage Center	<ul style="list-style-type: none"> • Arts & cultural activities • Evening activities • Possible cultural and community service centers at location near library • Possible education/community center at PJC parking area 	<ul style="list-style-type: none"> • Lack of identity and a definition of “who we are” • Small lots and diverse ownership
Beautification/Clean Up	<ul style="list-style-type: none"> • Gulf Power – Beautify exterior wall • Clean up and landscape Elks, Window Factory and other commercial properties • Dumpsters for large trash • Assistance for elderly in maintaining their yards and properties 	<ul style="list-style-type: none"> • Lack of proper property maintenance • General consensus on overall aesthetic improvements



Neighborhood Walkabout

Additionally, to help identify general redevelopment principles, participants in Public Workshop 1 - Neighborhood Impressions were asked to write 5 words or phrases that describe Belmont/DeVilliers today, and 5 words or phrases that will describe the neighborhood in 20 years. The following are the most recurring themes:

5 Words or phrases that describe Belmont/DeVilliers today

1. Rich in Culture/History
2. Few Opportunities
3. Crime
4. Blighting Conditions
5. Integrated

5 Words or phrases that will describe Belmont/DeVilliers in 20 years

1. Vibrant and safe – “Perfect Picture Book”
2. Restored, renovated, more owner occupied, and affordable properties
3. Thriving neighborhood businesses
4. Heritage tourist center promoting arts and culture
5. Active and accessible



Workshop 1- Neighborhood Impressions



Workshop 2 – Land Use Concepts



Meeting 3 – Draft Land Use Plan

Part 3: Neighborhood Land Use Plan

A. VISION

The vision for Belmont/DeVilliers was developed by the community through a planning process undertaken by the City of Pensacola's Community Redevelopment Agency (CRA) and the community from 1997 to 1999, and reads as follows:

Clean, attractive, well-lighted streetscape, with properly maintained and paved sidewalks and street surfaces, adequate off-street parking, and a flurry of daytime activity generated by a variety of thriving small businesses, in an atmosphere of safety and low crime

The Neighborhood Land Use Plan builds on this statement by formulating strategies and concepts to materialize this vision. The general principles outlined in the next section are developed primarily from the public participation sessions conducted for this project. These principles provide overall guidelines for redevelopment strategies and land use concepts.

B. GENERAL PRINCIPLES

In order for the revitalization and redevelopment efforts of the Belmont/DeVilliers (West Hill) neighborhood to succeed, partnerships must be formed by the community, its various neighborhood organizations, the Community Redevelopment Agency (CRA), the City of Pensacola, Escambia County, Escambia County Area Transportation (ECAT), neighborhood churches, institutions, private property owners and other interested parties. The vision and redevelopment strategies must guide all future redevelopment efforts to establish a flourishing community, reflecting its cultural heritage and thereby improving the 'quality of life' of its residents and property owners. To that effect, the following broad principles have been established based on the public participation process and community interactions conducted for this project. The principles will form the foundation upon which the Belmont/DeVilliers neighborhood will be redeveloped.



Hands-On Public Participation



Discussions at Community Meetings

Principle 1 Driven by a Vision

The vision will be owned, maintained and updated by those living and owning property in the neighborhood. The CRA and other agencies will provide logistical and technical support to facilitate redevelopment. However, the vision and goals will come from within the community.

Principle 2 Economically Viable and Diversified

It has been historically proved in the Belmont/DeVilliers neighborhood that the best measure of the community's success is its ability to attract development and private parties that offer affordable housing, goods and services within the community. Therefore, the Belmont/DeVilliers neighborhood shall present such opportunities in both housing and business.

Principle 3 A Safe Community

Improvement to the physical environment within the Belmont/DeVilliers neighborhood presents opportunities to impact the perception and instances of crime. Besides the anticrime initiatives presently supported by various agencies in the neighborhood, Crime Prevention Through Environmental Design (CPTED) concepts and standards shall be incorporated into all redevelopment efforts.

Principle 4 Protective of its Most Vulnerable Residents

Improved services and a subsequent increase in property values are good as long as they do not drive out the economically disadvantaged. Care shall be taken to protect the needy. Reweaving the neighborhood fabric will include the provision of housing and other economic opportunities for all residents.

Principle 5 True to its History and Cultural Heritage

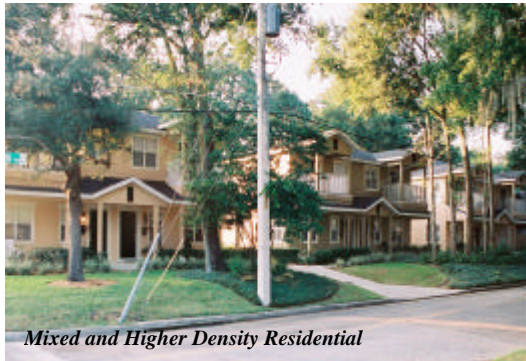
The redevelopment of the Belmont/DeVilliers neighborhood will be true to the community's unique history, cultural heritage and social diversity. The community will improve itself by building on its past to create the future. Restoration and rehabilitation of traditional buildings and structures shall be strongly encouraged as opposed to continuing their demolition.

Principle 6 Committed to the Public Realm

The image of the neighborhood relies on the quality of its public realm; its open spaces and streets. The Belmont/DeVilliers community is committed to defining the public realm and ensuring that private development supports and enhances the public realm.

Principle 7 Sustainable in the Long Term

The Belmont/DeVilliers community shall take a holistic approach of looking at the physical, economic, natural, and social environments to use the best planning, design and fiscal practices to ensure the long-term sustainability of the neighborhood.



Mixed and Higher Density Residential



Restoration and Rehabilitation



Alternate Housing Types

C. NEIGHBORHOOD LAND USE PLAN REDEVELOPMENT STRATEGIES

The General Principles outline the vision for the future. The following redevelopment strategies lay the foundation for the Neighborhood Land Use Plan and define how the vision can be achieved in the physical realm. These strategies are in no particular order.

a. Housing Improvements and Neighborhood Protection

For Belmont/DeVilliers to be successfully redeveloped, the neighborhood must support residents with a variety of income levels. Home-ownership is paramount to redevelopment. The greatest asset in this neighborhood is its existing housing stock. Though some properties within the neighborhood are in a state of decline, the aesthetic value and potential of these historic buildings and structures if renovated such that their preservation should be encouraged through the use of incentives if possible and establishment of guidelines that slow the demolition process. On vacant properties, the use of alternate housing types, including creative attached housing styles such as duplexes, triplexes, quadruplexes and town homes can assist in creating affordable housing that complements the historic character of the neighborhood while appearing no different from market rate housing. Alternate housing types also provide choices for people that seek different housing options within a traditional neighborhood setting close to downtown Pensacola. The following specific approaches help achieve this redevelopment strategy.

- Restore, rehabilitate, or renovate traditional housing stock that is presently in a state of decline. The economic potential and 'quality of life' offered by doing so greatly offset other options such as condemnation and subsequent demolition.
- Develop alternate home ownership opportunities such as tandem single-family developments, accessory housing and attached housing.
- Maintain and increase the density of residential development to support a healthy neighborhood commercial environment.
- Promote mixed-use and mixed residential development concepts to provide an affordable and range of housing choices in the neighborhood.
- Adopt design guidelines or standards to guide residential development, especially subsidized housing in the neighborhood. The guidelines or standards should direct improvements and new development to reflect the character, scale and historic context of Belmont/DeVilliers. Specific elements may include: smaller lot sizes, smaller building setbacks, height regulations and promotion of traditional urban architectural elements such as front porches, sloped roofs, eaves, off grade elevations, fences and other vernacular details that contribute to the neighborhood environment.
- Provide information on grants or incentives for facade improvements or renovations for mixed-use and commercial properties.
- Adopt a residential neighborhood protection policy prohibiting the expansion of commercial, institutional, religious and industrial areas. This policy should be depicted on the Future Land Use Map.
- Ensure consistent enforcement of codes and regulations.

b. New Parks and Recreation Centers



Neighborhood Park



Neighborhood Commercial



Neighborhood Office

A key element in evaluating the “Quality of Life” in a neighborhood is the proximity and access of its residents to parks and open spaces. In general, residents should be served by a neighborhood park within a quarter-mile walking radius (approximately 4 blocks) of their residence. To improve the Belmont/DeVilliers neighborhood, opportunities for new activity centers, parks or open spaces are to be explored in the following general locations.

- In the vicinity of the Chase Street and Donelson Street intersection
- In the vicinity of the Gadsen Street and Coyle Street intersection
- In the vicinity of the Gregory Street and DeVilliers Street intersection

Other considerations to help achieve this redevelopment strategy are:

- Assist the City’s Parks and Recreation Department to identify partners including religious institutions, non-profit agencies and private parties to provide recreation services within the neighborhood.
- Make provisions for playgrounds and basketball courts in the proposed neighborhood parks.
- Ensure the design of parks and recreation facilities caters to the needs of various user groups.
- Monitor and control parks and playground facilities.
- Provide well-lit facilities.
- Design streets in Belmont/DeVilliers as linear parks, lined with street trees that are conducive to walking.

c. Neighborhood Scale (Nonresidential)

Thriving neighborhood scale businesses and services signify a traditional neighborhood’s vitality. Historically, Belmont/DeVilliers has had numerous small businesses and services that supported the neighborhood. There are many mixed-use and neighborhood scale commercial opportunities. The following specific approaches help achieve this redevelopment strategy.

- Develop mixed-use corridors on Belmont Street and DeVilliers Street providing both residential and nonresidential opportunities.
- Promote neighborhood commercial activities along these mixed-use corridors. Ideally, a combination of businesses at street level with residences on upper levels should be encouraged.
- Encourage neighborhood scale retail, sit down cafe’s and other neighborhood oriented services that are likely to thrive in the neighborhood.
- Implement neighborhood sensitive design concepts, especially on corner properties, to project a positive and thriving visual impression.
- Encourage the existing trends of residential and office mixed-use especially along Chase and Spring Streets as a viable employment generator within the neighborhood.
- Promote clinics, medical offices and other medical related facilities in the neighborhood within appropriate land use designations.

d. Urban Design and Infrastructure Improvements

The recently completed streetscape improvements at the intersection of Belmont and DeVilliers Streets demonstrate how redevelopment projects improve the function and appearance of a neighborhood. These types of improvements should be extended throughout the Belmont/DeVilliers neighborhood. In general, all street cross sections should include sidewalks on both sides of the street and be separated from the roadway by curbs and street trees. The following specific approaches help achieve this redevelopment strategy.

- Expand streetscape and traffic calming treatments to reinforce neighborhood character.
- Extend streetscape improvements on Belmont Street and DeVilliers Street.
- Design and construct gateway features at prime entry points into the neighborhood, namely, the intersection of DeVilliers Street and Garden Street, the intersection of A Street and Belmont Street and the intersection of DeVilliers Street and Cervantes Street.
- Improve roadway lighting on all streets and install fixtures that blend with the visual character of the neighborhood.
- Retrofit all existing sidewalks and crosswalks so they comply with ADA (American with Disabilities Act) standards.
- Design and construct ADA compliant sidewalks and crosswalks throughout the neighborhood.
- Plant street trees and carry out other landscape and hardscape improvements where appropriate.
- Improve the stormwater system throughout the neighborhood, especially on Spring Street between Wright Street and Garden Street.
- Encourage on-site stormwater retention for all properties where practical.
- Retrofit to underground utilities where possible.
- Draft and implement urban design guidelines or standards so improvements and all redevelopment activities are sensitive to the neighborhood character and its architecture.
- Prioritize improvements or development of intersections and corner properties to enhance overall visual perception of the neighborhood.



Neighborhood Cultural Center



Street Activity Oriented Uses



Gateways

e. Transportation and Parking

The Belmont/DeVilliers neighborhood is served by a traditional grid of streets that provide good access and mobility. However many major and minor opportunities exist in realizing the full potential of the network. In the long term, parking is an important factor that will determine the prolonged sustainability of the neighborhood. The following specific approaches help achieve this redevelopment strategy.

- Maintain the existing grid street pattern. Cul-de-sacs and dead end streets do not contribute to the overall sense of community.
- Promote on-street parking wherever possible, especially along the major street corridors. In the future, a 2 to 3 story parking garage may be required to support the activities in the central part of the neighborhood.
- Explore alternate public transportation options including mass transit and independent transportation.
- Extend the downtown trolley route to link the neighborhood with other cultural and tourist destinations in Pensacola.
- Create view corridors to the Pensacola Bay along DeVilliers Street to link the neighborhood with the proposed developments along the waterfront.
- Clean and maintain all streets on a regular basis.
- Review location of on-street parking, speed limits and locations of stop signs throughout the neighborhood and take necessary actions to mitigate problem areas.



Pedestrian Friendly and Landscaped Streets



Neighborhood Scale Parking



Downtown Trolley

*Image and Identity**Arts and Cultural Activities**Neighborhood Weed & Seed Program*

f. Sense of Place

Belmont/DeVilliers is unique and full of cultural, civic and public institutions that can become the focal points of the neighborhood if integrated into a design framework. The community has an historical association with African-American arts & cultural activities that it can build upon to enhance the existing framework and develop future facilities. The following specific approaches help achieve this redevelopment strategy.

- Promote the creation of a cultural/arts district or heritage center at the intersection of Belmont Street and DeVilliers Street that supports the neighborhood's rich culture, history and its association with music and other entertainment activities.
- Establish a unique visual theme for the whole neighborhood. This could be accomplished by a distinctive signage system coupled with gateway features defining the entrance to the community. These visual elements may be synchronized with other streetscape elements such as street lighting, sidewalks, crosswalks and other street amenities.
- Promote a community service center at or near the public library.
- Promote an education and civic center at or near the Pensacola Junior College, possibly to host civic functions and other community festivals.
- In the long term, promote walking tours of the neighborhood, showcasing its unique ambience and residential character.
- Promote tourism in the long term and make the neighborhood a destination on the City's tourist maps and promotions.
- Create view corridors to the Pensacola Bay on DeVilliers Street to leverage this natural asset.

g. Anticrime Initiatives

For redevelopment to sustain itself over a long period of time, crime and the perception of crime in the neighborhood has to be diminished. Anticrime initiatives should be continued with the ultimate objective to achieve a "Drug and Crime Free" status. The following specific approaches help achieve this redevelopment strategy.

- Promote grassroots anticrime program initiatives such as the "Weed & Seed Program" and garner community support for such initiatives.
- Establish a "Neighborhood Crime Watch" and other similar neighborhood volunteer efforts.
- Implement Crime Prevention Through Environmental Design (CPTED) techniques in all redevelopment areas. CPTED techniques assist in reducing crime by guiding physical environment design to create an environment adverse to criminals.
- Enhance community policing activities.

D. NEIGHBORHOOD LAND USE PLAN CONCEPT(S)

1. General Theme

“A thriving, traditional and diverse Pensacola neighborhood leveraging its history and cultural heritage to provide a variety of opportunities to its residents and property owners.”

The basis of the Belmont/DeVilliers Neighborhood Land Use Plan concepts are the introduction of three new land use designations, namely: Neighborhood Cultural Center (N-CC), Neighborhood Mixed-Use Corridor (N-MC) and Neighborhood Residential (N-R). The City's Land Development Code allows neighborhood land use zoning districts (N) to suit individual neighborhood districts. The proposed new designations specific to Belmont/DeVilliers will provide the residents, property owners and the City with the tools necessary to revitalize and redevelop the neighborhood as a traditional, established and historic neighborhood in the heart of the city of Pensacola.

2. Land Use Plan Concept Highlights

The proposed Land Use concepts denote key principles for the redevelopment of the Belmont/DeVilliers neighborhood. The following key principles directed the development of these concepts.

- Neighborhoods are considered the basic unit in city and urban planning. In order to create a sustainable neighborhood, a healthy balance of appropriate residential, nonresidential, activity centers and institutional uses is critical.
- Neighborhood Cultural Center (N-CC) is defined as a neighborhood serving a mixed-use district by providing a pedestrian scale environment reflecting the rich culture and heritage of the Belmont/DeVilliers community. This district is located in the historic heart of the community, i.e. at the intersection of Belmont and DeVilliers Streets. Additional or secondary centers may be considered at the Pensacola Junior College and the public library.
- Neighborhood Mixed-Use Corridor (N-MC) is proposed as a district that provides a mixture of residential and neighborhood scale nonresidential land uses along the main roadways. These districts should be located along the major corridors, i.e. Belmont Street, DeVilliers Street, Cervantes Street, A Street, Spring Street and Garden Street. Neighborhood commercial uses located along these corridors service the Belmont/DeVilliers neighborhood as well as adjacent residential areas.
- Neighborhood Residential (N-R) district encompasses the historical residential areas of Belmont/DeVilliers. This district will allow a variety of housing styles at medium to high densities that complement the character of the neighborhood.

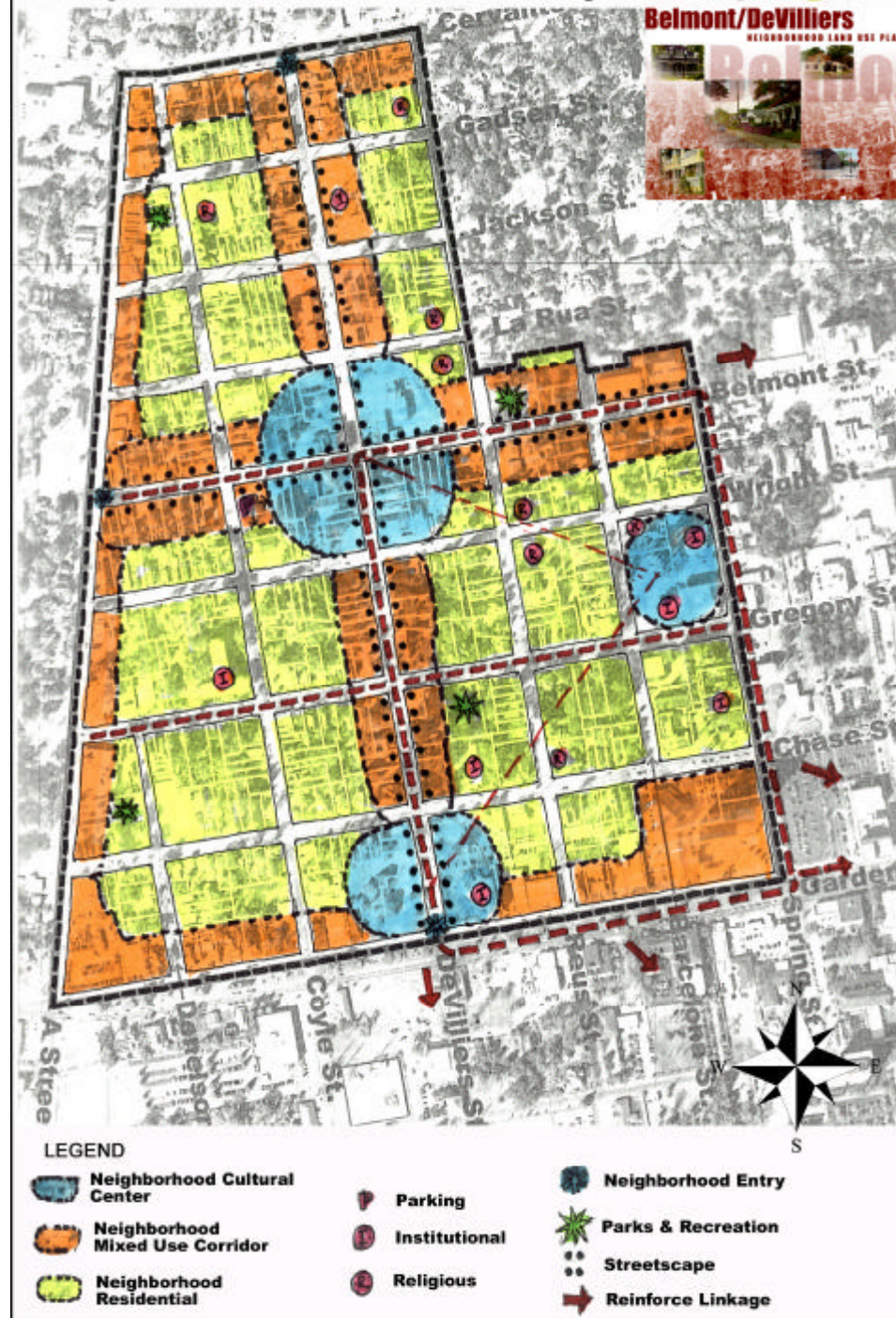
- Existing public, institutional and religious properties shall be retained and allowed throughout the Belmont/DeVilliers neighborhood. These uses co-exist with the proposed Neighborhood Cultural Center, Neighborhood Mixed-Use Corridor and Neighborhood Residential districts and allow for public gathering spaces in the neighborhood and community.
- Diversity of residents in the neighborhood is achieved by providing for a variety of housing types ranging from single-family detached units to multi-family town homes that accommodate people with different incomes.
- The traditional grid of streets provide maximum access and mobility to, from and within the neighborhood. The street network reinforces and integrates the community with the city and region.
- Additional parks and open spaces are considered in the plan in locations for easy community access.

The three concepts described in the following pages conform to the general principles and redevelopment strategies explained previously but each differs in application and overall intensity. The following concepts were presented and discussed at the public workshop held on November 18, 2003.

- Concept A (Single Center-Mixed Residential Priority)
- Concept B (Multiple Centers-Mixed Use Priority)
- Concept C (Pedestrian Center-Mixed Nonresidential Priority)



Concept B
Multiple Centers - Mixed Use Priority





E. REGULATORY NEIGHBORHOOD LAND USE PLAN

1. Proposed Future Land Use Map

Based on the feedback received at the 2nd Public Workshop, Concept B, (Multiple Centers-Mixed Use Priority) was the preferred concept. Modifications were made to Concept B based on the feedback received at the public workshop and are reflected in the Proposed Future Land Use Map, the prime objective of this project.

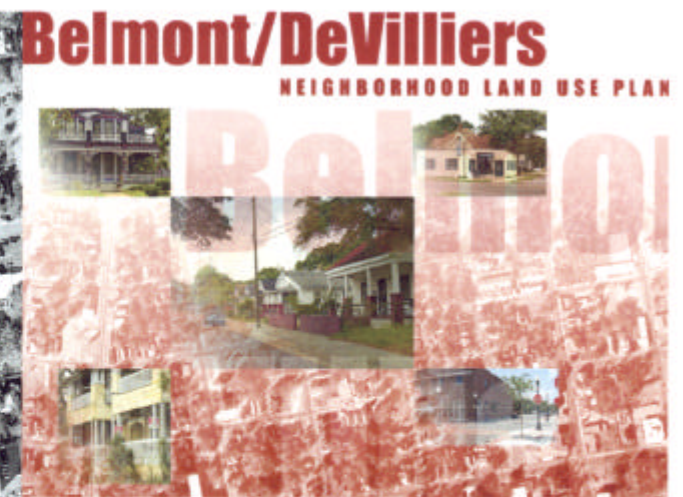
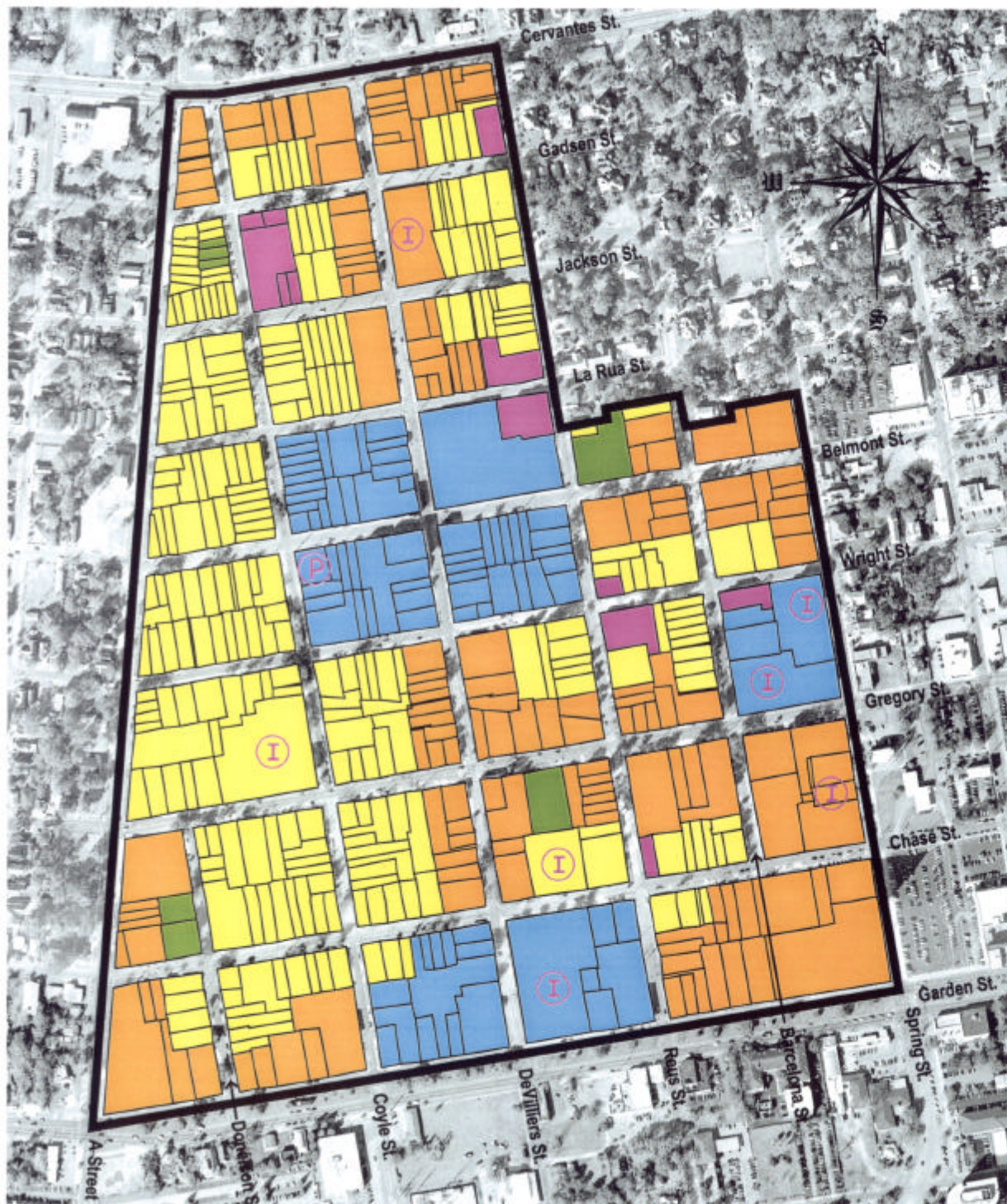
Participants at the 2nd Public Workshop generally agreed with the idea of developing 3 new land use designations unique to the Belmont/DeVilliers neighborhood as a tool to redevelop the neighborhood. Participants believed that the present state of the neighborhood was represented in Concept A (Single Center-Mixed Residential Priority). From the written responses (Concept/Redevelopment Strategies Evaluation Survey Forms) received and the discussions held at the workshop session, approximately 75% of the participants preferred Concept B (Multiple Centers-Mixed Use Priority). However, a good number of the participants expressed that Concept C (Pedestrian Center-Mixed Nonresidential Priority) with the incorporation of multiple centers would be an ideal scenario in the long term. Other comments included:

- Reinforcing the residential character of the neighborhood especially on the west side of DeVilliers Street.
- Retaining the residential nature of A Street, and maybe pursuing the mixed use corridor designation along this street in the long term.
- Strengthening the connection between the proposed 3 neighborhood centers.
- Reinforcing the existing mixed use character of Spring Street to make it a mixed use corridor.

The proposed Future Land Use Map on page 34, shows the anticipated locations of the 3 recommended land use designations: Neighborhood Cultural Center (N-CC), Neighborhood Mixed-Use Corridor (N-MC) and Neighborhood Residential (N-R). A preliminary version of this map was presented at the 3rd Public Meeting on December 9th. Overall, the participants at the 3rd meeting approved the concepts and proposed land use designations explained at the meeting. Minor location changes to future land use designations were proposed. Comments included:

- Expanding the mixed use corridor designation along Gregory Street between Spring Street and DeVilliers Street and on La Rua Street between Reus Street and DeVilliers Street to better reflect the existing conditions.
- Undertaking an assessment of on-street parking, stop sign locations and speed limits throughout the neighborhood.

Each proposed new land use designation and its key elements are further discussed in the next section of this report.



Legend

- Neighborhood Cultural Center (N-CC)
- Neighborhood Mixed Use Corridor (N-MC)
- Neighborhood Residential (N-R)
- Parks and Recreation
- Existing Religious
- I Existing Institutional
- P Public Parking

Proposed Future Land Use Map





Aerial View of Neighborhood

Neighborhood Cultural Center (N-CC)



DeVilliers Street at Wright Street looking north



Neighborhood Mixed Use Corridor (N-MC)



DeVilliers Street at Jackson Street looking south



Neighborhood Residential (N-R)



Belmont Street at A Street looking east



2. Proposed Future Land Use Classifications and Key Elements

a. NEIGHBORHOOD CULTURAL CENTER (N-CC)

The Neighborhood Cultural Center (N-CC) is defined as a neighborhood serving as a mixed-use district providing a pedestrian scale environment reflecting the rich culture and heritage of the Belmont/DeVilliers community. Residents and visitors can comfortably shop and seek entertainment here. The Neighborhood Cultural Center (N-CC) district will be characterized by a mix of uses including retail shops, restaurants, clubs and bars themed around Belmont/DeVilliers' heritage, arts, music and culture. The Neighborhood Cultural Center may also include residential units. The proposed development and buildings will reinforce the pedestrian character by shading sidewalks with trees, awnings, canopies, or porches and encouraging ground floor uses that will provide opportunities for activity.



Typical Street Cross Section



Day-time and Night-time Activities



Pedestrian Activity Oriented Street fronts

Key Elements of Neighborhood Cultural Center

Uses

The Neighborhood Cultural Center will be characterized by a mix of uses including retail shops, restaurants, clubs and bars themed around Belmont/DeVilliers' heritage, arts, music and culture. A variety of neighborhood serving uses including commercial, offices, residential and civic uses will be accommodated.

Density and Intensity

The Neighborhood Cultural Center is envisioned as a compact district, which exemplifies the core of the community. Permitted intensity and densities for the Neighborhood Cultural Center are as follows.

Type	Density/Intensity
Nonresidential Development	Floor Area Ratio (FAR) – ranging between 1.0 and 2.0
Residential Development	Dwelling Units per Acre – ranging between 16 and 24

Transportation and Access

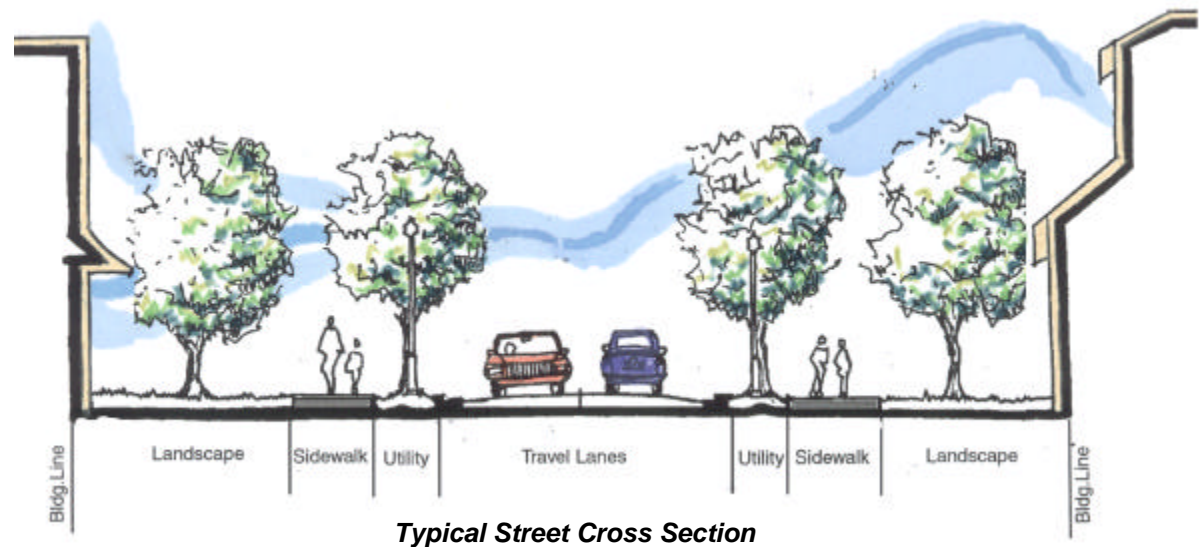
The existing grid of streets will provide vehicular access to the Neighborhood Cultural Center and adjacent Neighborhood Mixed-Use Corridors and Neighborhood Residential districts. On-street parking where feasible shall be emphasized to reinforce the pedestrian nature of the district. All streets will be lined on both sides with sidewalks and trees. Sidewalks and crosswalks will be ADA compliant. Multi-modal access including bike paths will be provided where feasible. The Neighborhood Cultural Center will be served by the City's transit system and be connected to the City's downtown trolley system. Transit shelters will be provided where appropriate.

Urban Design Character

Respecting the existing conditions, all building and development, will be built to the property line in the Neighborhood Cultural Center. Buildings will incorporate active ground level uses including access to upper level uses, retail, commercial or residential. The proposed development and buildings will reinforce the pedestrian character by shading sidewalks with trees, awnings, canopies or porches and activating it with ground floor uses. Buildings and structures shall respect the neighborhood scale of Belmont/DeVilliers and not exceed 60 feet in height.

b. NEIGHBORHOOD MIXED-USE CORRIDOR (N-MC)

The Neighborhood Mixed-Use Corridor (N-MC) is proposed as a linear district providing a mixture of uses along the main roadways. The Neighborhood Mixed-Use Corridor shall provide a transition from the compact Neighborhood Cultural Center to the adjacent Neighborhood Residential district. This district will provide for the development of vital, pedestrian-oriented corridors that can support a variety of residential and neighborhood support uses at an intensity greater than the surrounding neighborhoods but less intense than the Neighborhood Cultural Center districts. The corridors will be characterized by a “Main Street” appeal dominated by a variety of single-family and multi-family residential units, including townhouses, apartments above retail and offices and loft options.





Street Oriented Commercial



Corner Lot Development and Expression

Key Elements of Neighborhood Mixed-Use Corridor

Uses

The Neighborhood Mixed-Use Corridor district will provide street-oriented residential, neighborhood commercial, offices, limited retail and other residential support services. Apartments will be allowed above first floor activities that will face the main streets. Attached housing will range in density and unit type per block. Full-block attached housing projects of similar scale and visual expression are discouraged. Various projects per block introducing architectural variation are strongly encouraged.

Density and Intensity

The Neighborhood Mixed-Use Corridor district is less compact than the Neighborhood Cultural Center district but more intense than the Neighborhood Residential district. This district is characterized by mixed uses along major linkages within the community connecting to the central core. Permitted intensity and densities for the Neighborhood Mixed-Use Corridor are as follows.

Type	Density/Intensity
Nonresidential Development	Floor Area Ratio (FAR) – ranging between 0.4 and 1.0
Residential Development	Dwelling Units per Acre – ranging between 12 and 20

Transportation and Access

The existing grid of streets will provide vehicular access along the Neighborhood Mixed-Use Corridors and to the adjacent Neighborhood Cultural Center and Neighborhood Residential districts. Parking in front of buildings is discouraged. Limited on-street parking shall be available where feasible. The majority of parking is to be sited to the side rear of buildings. All streets will be lined on both sides with sidewalks and street trees. Sidewalks and crosswalks will be ADA compliant. Multi-modal access including bike paths will be provided where feasible. The Neighborhood Mixed-Use Corridor will be served by the City's transit system and transit shelters will be provided where necessary.

Urban Design Character

Buildings and developments are encouraged to have a clear relationship to the street. Buildings sited close to the street strengthen the activity and vitality of the street. On properties that front two or more streets, buildings and structures should address all streets. Buildings and structures shall be lower in height than the Neighborhood Cultural Center and they shall not exceed 45 feet in height. All buildings are encouraged to support the "Street" framework by locating the "main" building facade facing the street. Subsequently, all buildings and entrances shall be oriented to the street to reinforce the pedestrian oriented neighborhood character.

c. NEIGHBORHOOD RESIDENTIAL (N-R)

The Neighborhood Residential (N-R) district encompasses the residential areas surrounding the Neighborhood Cultural Center and Neighborhood Mixed-Use Corridors. The Neighborhood Residential district will provide a diversity of housing types with emphasis on rehabilitating, renovating and restoring the existing traditional and historic housing stock. The district's residential diversity will be accentuated by religious buildings, institutions, public facilities, parks, recreation and civic uses essential to the neighborhood and community. The Neighborhood Residential district will be pedestrian in nature with sidewalk lined, tree shaded streets that are "calmed" by limited on-street parking and an active environment that attracts attention.



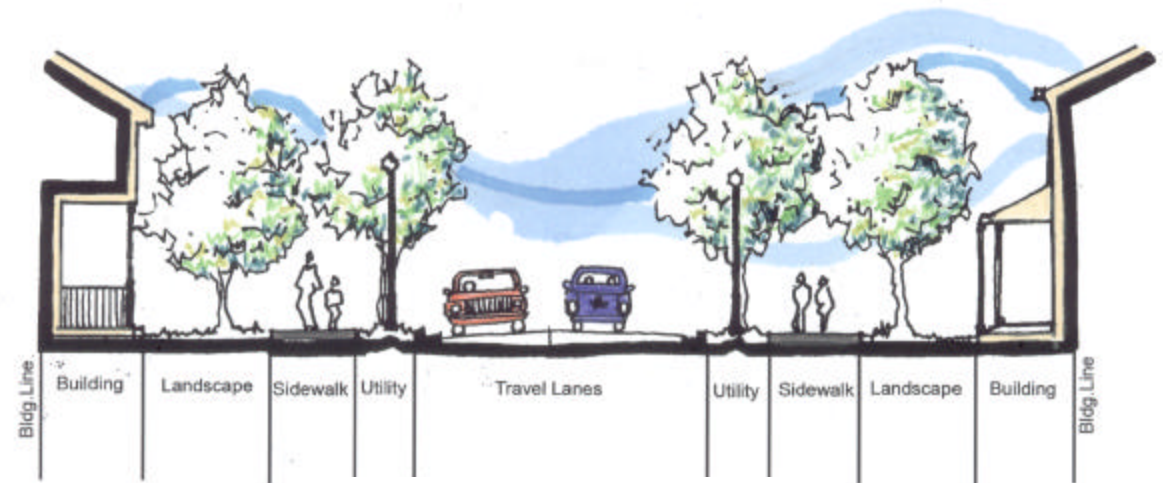
Neighborhood Residential



Vernacular Details



Mixed Residential



Typical Street Cross Section

Key Elements of Neighborhood Residential District

Uses

Neighborhood Residential will have a variety of residential uses including; attached, detached, accessory housing and home offices. Home offices shall be permitted as expanded home occupations with conditions of limited neighborhood services and uses that blend with the adjacent residential character of this district.

Density and Intensity

The Neighborhood Residential districts will be less dense than the Neighborhood Mixed-Use Corridor districts. The Neighborhood Residential districts will provide a diversity of housing types and professional home-offices at densities befitting the historic Belmont/DeVilliers neighborhood. Permitted intensity and densities for the Neighborhood Mixed-Use Corridor are as follows.

Type	Density/Intensity
Non-residential Development	Floor Area Ratio (FAR) – ranging between 0.2 and 0.4
Residential Development	Dwelling Units per Acre – ranging between 6 and 12

Transportation and Access

The existing grid of streets will provide vehicular access to the Neighborhood Residential districts and to the adjacent Neighborhood Cultural Center and Neighborhood Mixed-Use Corridors. Parking in front yards is discouraged. Limited on-street parking shall be available where feasible. The majority of parking is to be sited to the rear and sides of buildings. All streets will be lined with sidewalks and street trees on both sides. Sidewalks and crosswalks will be ADA compliant. The Neighborhood Residential districts will have easy pedestrian access to the City's transit system and transit shelters shall be conveniently located.

Urban Design Character

All buildings and structures will build to a frontage line that complements the existing character of the neighborhood. Belmont/DeVilliers' traditional urban elements such as front porches, sloped roofs, traditional exterior sidings, off-grade elevations and vernacular details are strongly encouraged. The Neighborhood Residential districts will be pedestrian in nature, accentuated by sidewalk lined, tree shaded streets and be naturally calmed by an active environment. Buildings and structures shall complement the prevalent traditional buildings and structures and should not exceed 35 feet in height.



d. EXISTING PUBLIC, INSTITUTIONAL AND RELIGIOUS USES

The existing parks, public uses such as the library, fire station and nursing home, institutional uses such as Pensacola Junior College, infrastructure facilities and religious uses are necessary for the community and enhance the image of this thriving and well functioning neighborhood. It is intended that these areas retain their uses. Properties adjacent to or near to these uses will be protected through the application of non-expansion policies. These uses co-exist with the proposed Neighborhood Cultural Center, Neighborhood Mixed-Use Corridor and Neighborhood Residential districts and accentuate the diversity of the neighborhood and community.



Existing Religious



Existing Institutional



Existing Park



Existing Institutional Parking

3. Recommended CRA Actions to Implement this Plan

The following are recommendations to the Community Redevelopment Agency (CRA) in support of this plan.

- a. Draft a Redevelopment Work Program for the Belmont/DeVilliers neighborhood based on the redevelopment strategies and recommendations outlined in this plan. This Work Program should:
 - Involve residents, property owners and the community in the development of priority issues, perhaps through an organized steering committee;
 - Identify specific projects and priorities, including physical improvements and program initiatives;
 - Recognize potential partners, funding sources and a timeframe to implement these projects;
 - Identify and solicit private entities to partner in the redevelopment of Belmont/DeVilliers.
- b. Consider amendments that may be necessary to support this plan, to City's Comprehensive Plan, Future Land Use Map and Zoning Map. Any recommendations should be coordinated with the City of Pensacola Planning Board and other agencies responsible for regulatory oversight and shall follow standard public notice requirements.
- c. Consider overlay standards or design/development guidelines for public and private properties corresponding with the proposed land use changes, specifically for the Belmont/DeVilliers Neighborhood.
- d. Embark on a real estate program to facilitate redevelopment based on the concepts and redevelopment strategies expressed in this plan.
- e. Identify and master plan sites for new parks and activity centers.
- f. Provide incentives on a case-by-case basis to private entities willing to redevelop in Belmont/DeVilliers in line with the vision, principles and strategies expressed in this plan.

F. GLOSSARY OF TERMS

Affordable Housing	Housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of the median gross annual income for the household
Attached Housing	Two or more dwellings such as duplexes, triplexes, row housing, townhouses, etc., that are attached physically but are owned and/or occupied by different people
Building Height	Distance from the highest point of the crown of the road to the cornice line of the building
Building Setback	The dimensional distance a building or structure is offset from the public right-of-way line
Corridor	A broad geographical band that follows a general directional flow connecting major sources of trips
Cornice Line	Horizontal line on the exterior of a building at which the roof system intersects with the exterior wall
Density	An objective measurement of the number of residential units allowed per gross acre of residential land
Development	Building activity that changes the use or appearance of any structure or land
Facade	The principal face of a building or structure
Floor Area Ratio (FAR)	The ratio of floor area in a building to the land area of the lot on which it sits. FAR is used to regulate building volume
Hardscape	Parts of ground surface made with hard materials, for example pavements and walkways
Holistic	Emphasizing the importance of the whole and the interdependence of its parts
Infrastructure	Manmade structures which serve the common needs of the population, such as: sewage and stormwater systems, utilities and roadways
Intensity	An objective measurement of the extent of which the land may be developed or used, including the space above, on or below ground
Land Use	The development that has occurred, proposed or permitted on the land under an adopted Comprehensive Plan or element thereof
Market Rate	Prevalent buying or selling rate of buildings, structures or properties within the neighborhood
Mass Transit System	An organization (public or private) providing multi-occupancy vehicle passenger service
Mixed Use	Different compatible land uses located within a single structure or in proximity to each other, i.e., residential with offices, retail and civic uses
Neighborhood	A district or area with distinctive characteristics

Neighborhood Scale	Size and characteristics in proportion (comparative magnitude, quantity or degree) to the neighborhood
Nonresidential Uses	Uses include duly licensed uses other than for residential purposes
Off-grade Elevation	Raised architectural elevation of a building or structure generally positioned above adjacent ground level
Park	A neighborhood, community or regional area for passive and active recreational use
Pedestrian	An individual traveling on foot
Physical Environment	The tangible material things in an area that influence the perception, quality and development of the neighborhood
Playground	A recreation area with play apparatus
Public Realm	A field or domain that is maintained for or used by the people or community, i.e., public spaces
Public Transportation	Transportation available for community or the people as a whole
Quality of Life	Measure of the social, physical, cultural and economic conditions under which one lives
Recreation	The pursuit of leisure time activities occurring in an indoor or outdoor setting
Redevelopment	Reconstruction, renovation or demolition of a previously developed parcel of land or building
Residential Uses	Uses that support human dwelling or habitation of various types
Revitalization	The physical and economic renewal of any area, including development and redevelopment
Right-of-way	Land which the state, county or municipality owns or has an easement dedicated or is required for a transportation or utility use
Single Family Housing	A type of residential structure designed to include one dwelling
Stormwater	The flow of water that results from rainfall
Streetscape	The combination of building facades, signage, landscaping, street furnishings, sidewalks and other elements along a street
Sustainable	The degree to which existing characteristics and limitations of land, infrastructure, monetary and other resources are compatible with a proposed use or development
Tandem Housing	Two or more smaller detached dwellings on one lot that provide affordable housing opportunities
Traffic Calming	Designing streets to reduce automobile speed and to enhance walking and bicycling
Urban Design	The design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes which facilitate successful development



planning
landscape architecture
environmental graphics

423 south keller road, suite 300
orlando, fl 32810-6132

phone: 407.422.1449
fax: 407.875.0851

www.hhidesign.com