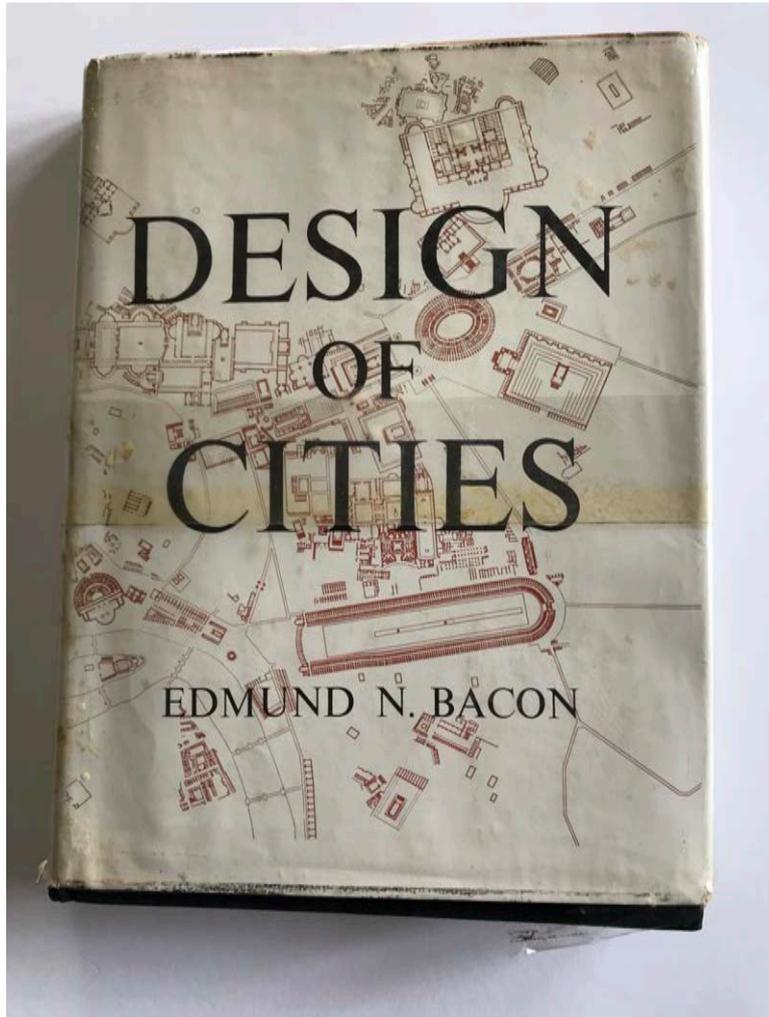


The Design of OUR City



Kim Tanzer FAIA

March 6, 2022

Zoom presentation hosted by the University Park Neighborhood Association

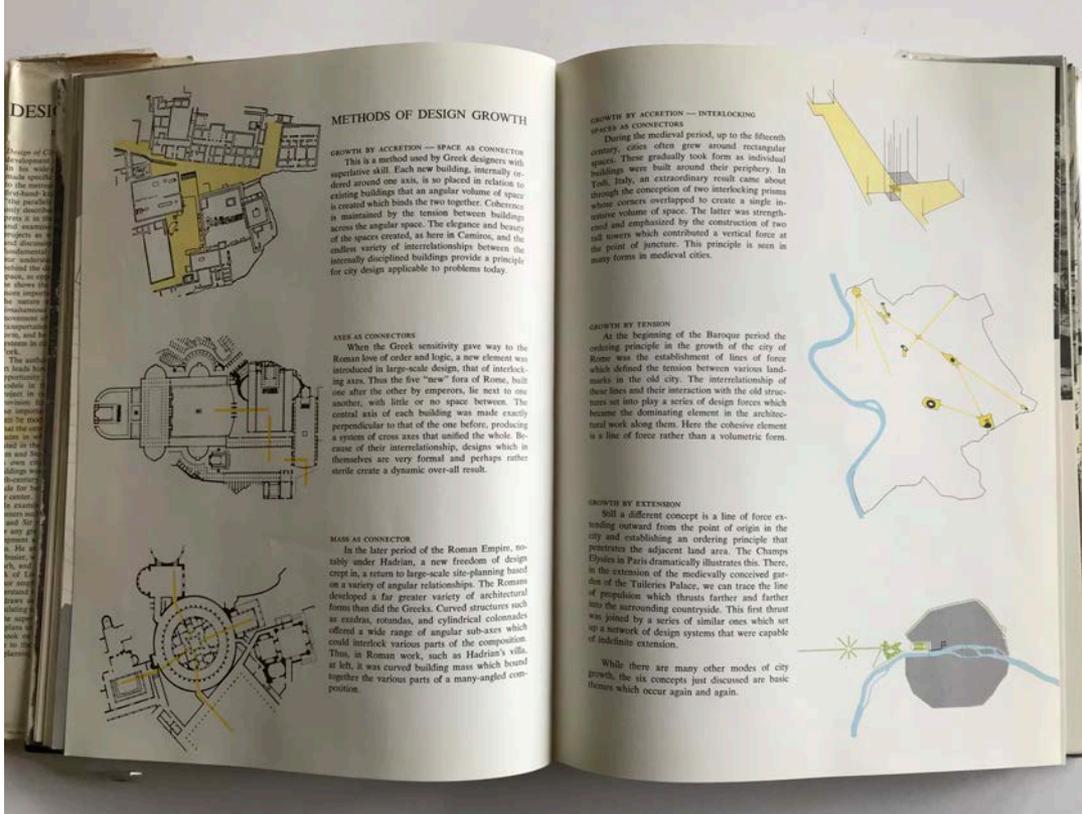
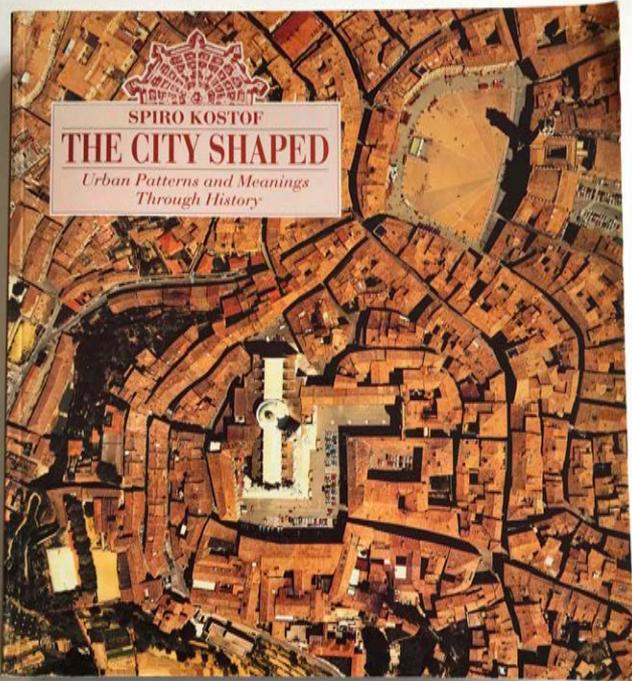
The Design of OUR City

-Building a knowledge base

-Gainesville urban research

-Analyzing Gainesville, the start of design

-Designing OUR preferred future city



The Design of Cities
Edmund Bacon

Every city is unique

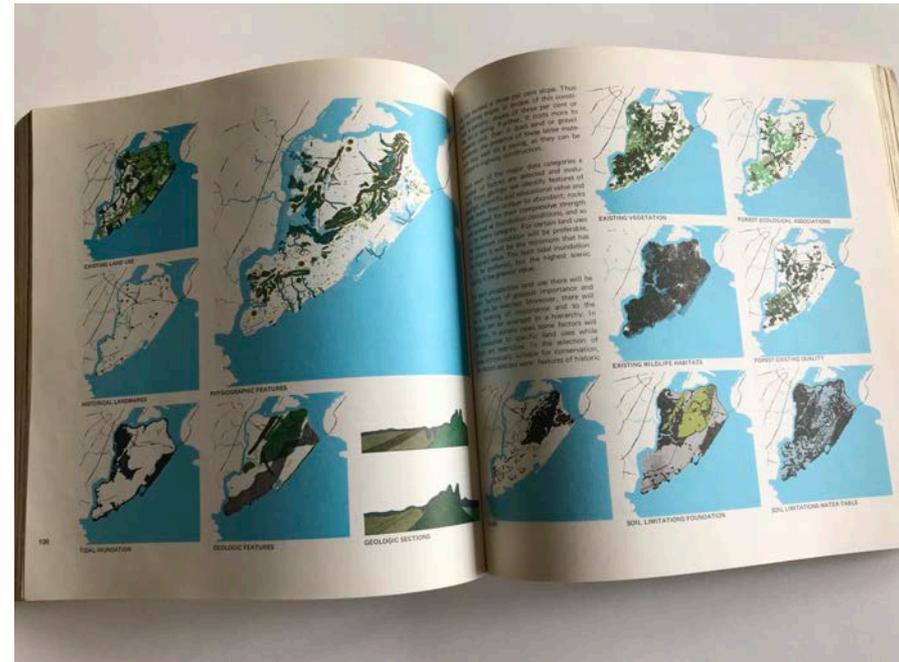
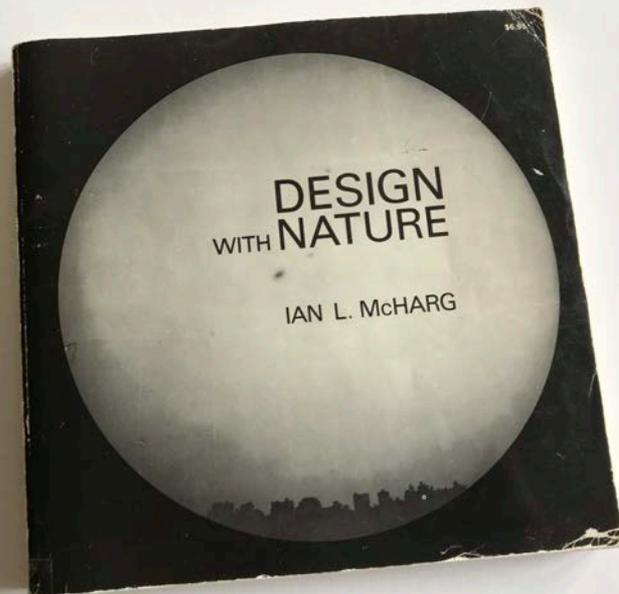
The City Shaped, Urban Patterns and Meanings Through History
Spiro Kostof

Cities have urban form

Building a knowledge base

Design with Nature, Ian McHarg

Analysis and design using systems and layers



Building a knowledge base

The Image of the City, Kevin Lynch

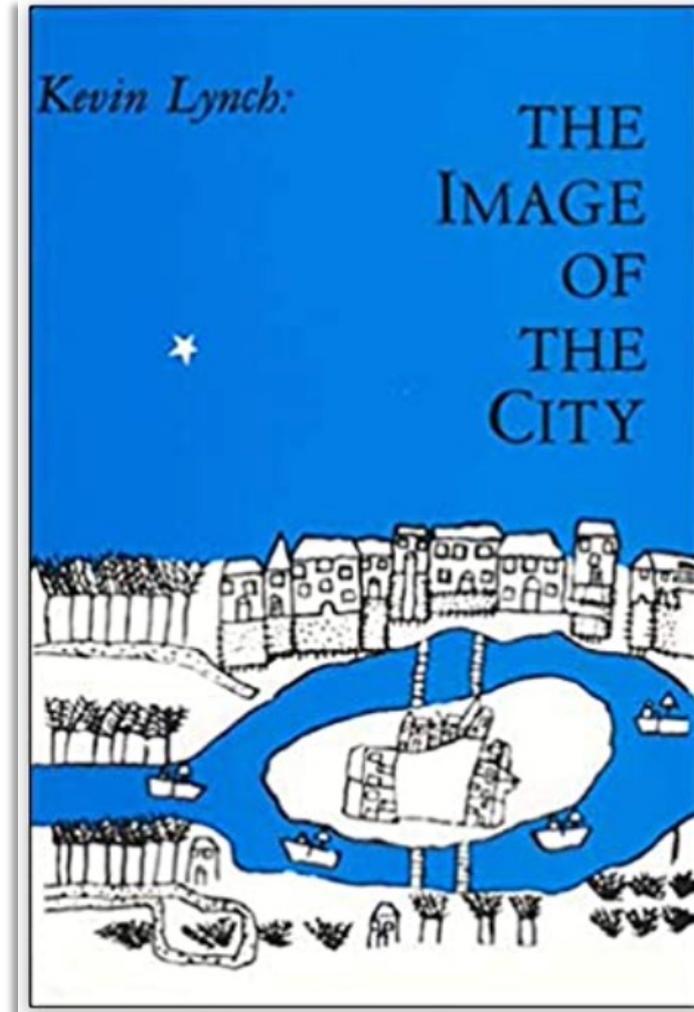
Places

Paths

Edges

Districts

Landmarks



The Death and Life of Great American Cities, Jane Jacob

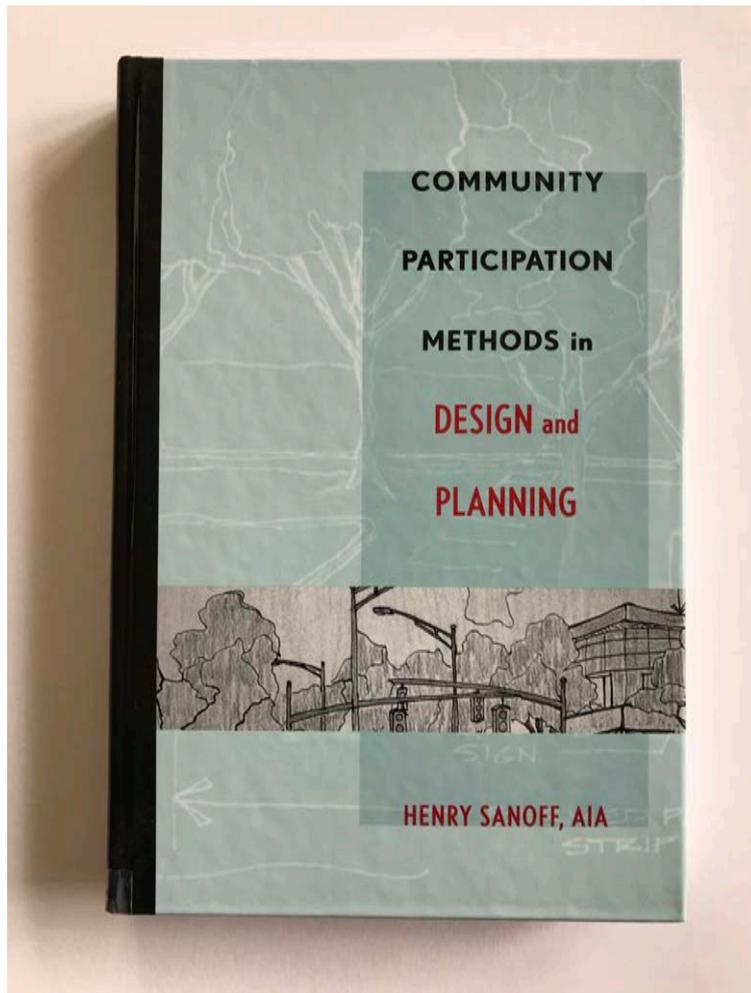
Walkable cities, safe cities

THE DEATH
AND LIFE
OF GREAT
AMERICAN
CITIES
JANE JACOBS

"Perhaps the most influential single work in
the history of town planning...a work of literature."
—*The New York Times Book Review*

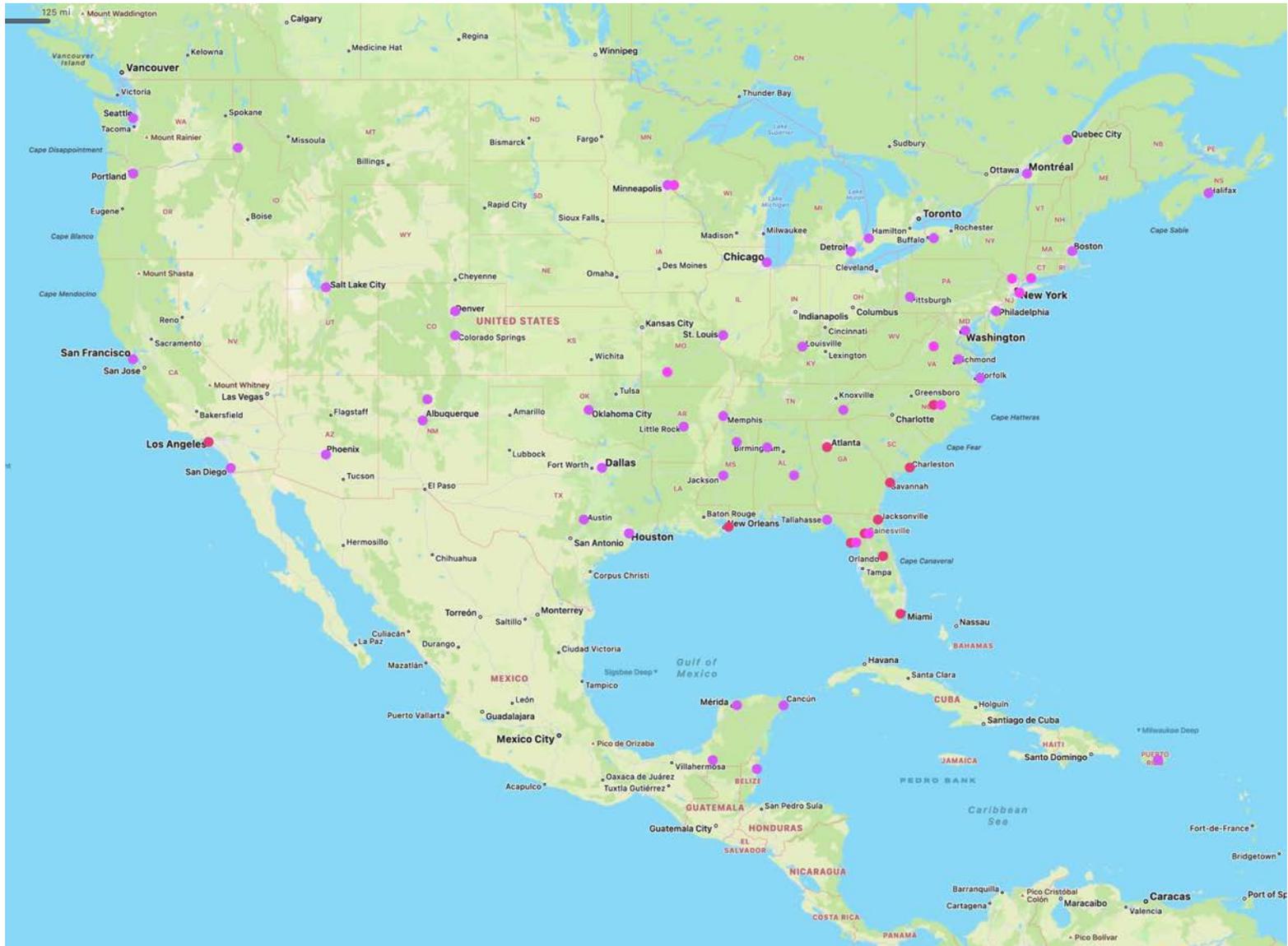
Community Participation Methods in Design and Planning, Henry Sanoff

Listening to, and advocating for, communities



Building a knowledge base

The City as Text



Building a knowledge base



***Projects with UF students
and the community***



Gainesville New Urbanism



GAINESVILLE.COM

SweetBerries gone: The City Plan Board takes a vacation
We would love it if the city and developers would consider housing in our neighborhood tha...

You, John Barrow, Maureen Kaye and 14 others · 16 Comments

Like Comment

All comments

Cherie Fulle-Schneider
I come from Alachua to specifically sit outside and eat at SweetBerries---I guess I will take my business to the surrounding areas since G'ville doesn't want our business. Even if the planning committee had the builders give rent controlled subsidies ... **See more**

Like Reply 3d

Casey Willits
Cherie Fulle-Schneider SweetBerries willing sold their property and made a huge profit by selling. A city can't FORCE a business to stay open just because you like their custard. This isn't some strip mall landlord who "displaced" local businesses. Swe... **See more**

Like Reply 2d

Cherie Fulle-Schneider
Casey Willits you do realize this isn't specific to the restaurant but to the experience right?

Like Reply 2d

Casey Willits
Cherie Fulle-Schneider You made it specific by blaming and shaming and threatening to punish Gainesville for a business's decision to sell their property and move on to greener pastures.

Like Reply 2d

Andrew Mitchell
I wonder if the city has ever considered a trade for vacating a road. For instance, if the vacated street was the length of the property and 25' wide, can they give it up for a 25' wide green space with trees along 441? I think these kind of demands of... **See more**

Like Reply 3d

Izzy McAllister
I like this idea!

Like Reply 3d

Gainesville Word of Mouth.

Tom Work
1h · 🌐

Is anyone into slot car racing in the area ?



1 · 4 Comments

Like Comment

View 2 previous comments

Ben Freeman
There some kind of store in town that lets you race slot cars. I don't know how they stay in business but I think they're still there.

Like Reply 25m

John Fletcher
Look at the place on 23rd and main beside ollies.

Like Reply 17m

1 Reply

Someone is typing a comment... Screenshot

EAT GNV

New activity

Lesley Rinna Stuppy
13h · 🌐

Got [blulineq](#) Superbowl party pack with wings and brisket sliders. HOLY CRAP, I've never really liked brisket but wow it's so good. Couldn't stop picking at it. The wings have a good sauce too. You all need to follow this food truck, I'll definitely be getting food from there whenever they are close.

14 · 5 Comments 2 Shares

Like Comment Share

Top comments

Write a public comment...

Matthew Davis
Most trucks post their schedule on their IG page or FB. We also try to post in the different groups.

Like Reply Share 12h

Gail Basker
I agree. Best brisket.

Like Reply Share 4h

View 3 more comments

Fannie Lin
22m · 🌐

Come to join us on Valentine's @ Arashi Yama sushi & hibachi, chocolates give away to our customers, first come first serve, happy Valentine's 💖🍫🍷



Screenshot

Observing social media

A proposal for Affordable Housing in Gainesville

June 2019

50 + participants

Having maintained the citywide discussion begun July 2018, Gainesville Neighbors is a platform for community engagement in the planning process for affordable housing and hereby proposes this

DRAFT COMPREHENSIVE AFFORDABLE HOUSING PROPOSAL FOR GAINESVILLE, FLORIDA

PRINCIPLES

1. The Gainesville housing market should be more fair, accessible, and affordable, particularly for low to moderate income households.
2. We should maintain and enhance the character and community of Gainesville's diverse neighborhoods. They are the backbone of our city.
3. The public should play a significant role in defining affordability and in making a variety of affordable housing options available for rent and for sale to a broad spectrum of occupants.
4. Gainesville is distinct, in part because of our enormous student population: Programs implemented elsewhere may not work here.
5. Because the consequences of urban housing decisions unfold over many years, during which time irreversible damage may occur, it is wise to review experiences from many other cities, for examples of successes and failures.
6. All government decisions involving tax dollars and modifying government regulations should rely on sound evidence, appropriate planning, and fiscal accountability--not supposition, trends, or ideology.

THE PROPOSAL

A. Acknowledge and operate within broader systems and partnerships.

1. The City, the County, the University of Florida, and Santa Fe College must work together.
2. Public, private, non-profit, religious, and neighborhood association partners must better coordinate joint efforts.
3. Those in need of affordable housing must be included in all discussions, early and often.

B. Address the easier solutions first.

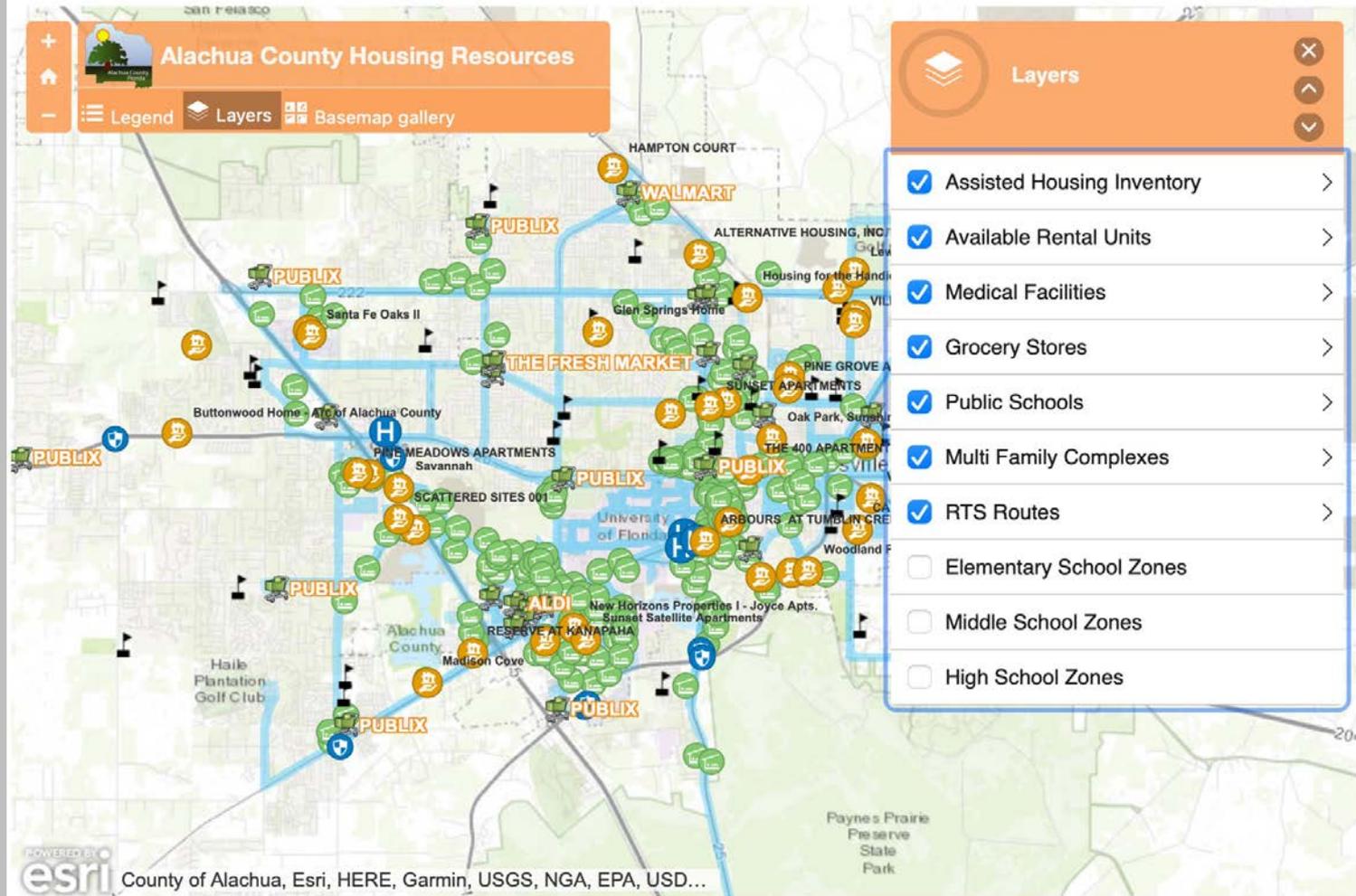
1. Inventory and support successful efforts and build on them.
2. Enforce existing housing codes and laws and expand those pertaining to Accessory Dwelling Units (ADUs), and to home and neighborhood safety.
3. Place a moratorium on demolition and new development in vulnerable, especially historic, neighborhoods and natural areas, until the City and County develop a framework to address gentrification and displacement concerns.
4. Prioritize quality renovation and repurposing, on previously developed sites.
5. Inventory housing options countywide showing access to schools/shopping/services and public transport.
6. Strengthen City/County transport networks and make innovative options better known and more available.
7. Use the heritage neighborhood and historic district nomination processes to help neighborhoods define, preserve, and protect Gainesville's unique character.
8. Improve existing rental housing with weatherization, insulation, etc., to meet or exceed codes.
9. Develop and maintain a countywide housing information and roommate matching service.

C. Design and build an equitable Gainesville.

1. Find mechanisms to provide housing, new or renovated, that meets ADA requirements.
2. Create short term/one-time subsidies and rent-to-own programs for renters and first-time homeowners. *
3. Develop an urban homesteading program perhaps linked to a community land trust. *
4. Research, design, and prototype options such as single-room occupancy dwellings (SROs) and co-housing. *
5. Support the creation of a credit union to invest local money in local solutions. *
6. Make energy and water efficiency, and the protection of environmental health and integrity, central to all existing and new housing.
7. Incentivize landlords, when possible, while benefiting tenants.

**Some efforts are already underway.*

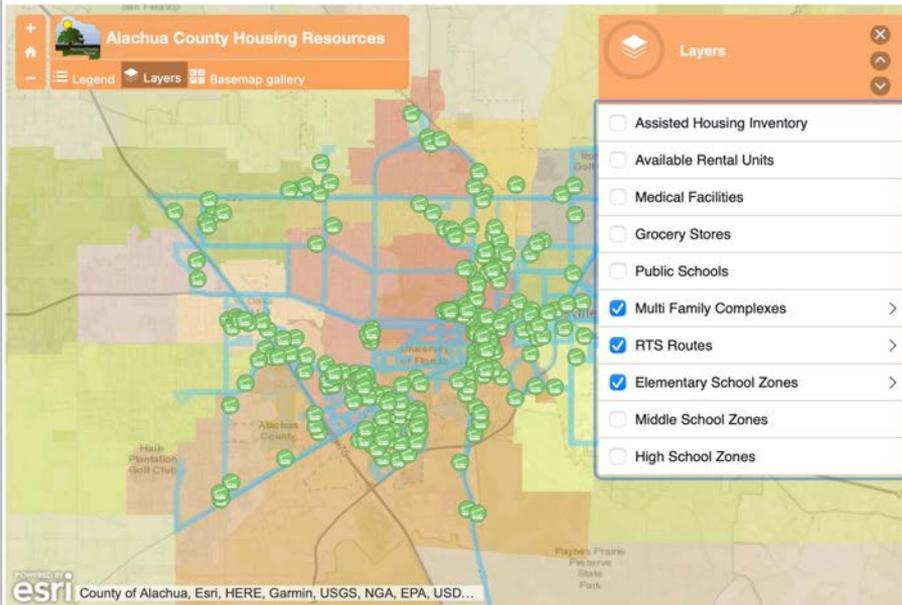
Housing Resources Map



<https://growth-management.alachuacounty.us/housingresources>

**Mapping with Alachua County
2020
County staff + 10 participants**

Housing Resources Map



<https://growth-management.alachuacounty.us/housingresources>

Housing Resources Map



Gainesville Sun guest editorials 1991 - present

OPINION This piece expresses the views of its author(s), separate from those of this publication.

Experiences of Gainesville residents not being considered in urban design decisions

Kim Tanzer Guest columnist

Published 6:00 a.m. ET Feb. 9, 2022

[View Comments](#)



The Depot master plan community charrette was held in the cafeterium at Williams Elementary School in October 1999. A scaled model of the 800-acre site included the Depot Park site and its surrounding neighborhoods. [Submitted Photo]

Everyone using digital devices, websites and apps has had both helpful and frustrating experiences with the digital world. The user's experience is known in Silicon Valley vernacular as UX, and it is intended to foster positive, frictionless experiences with digital technologies.

The term UX evolved and has been amplified over the past 20 years by advocates of "design thinking," as it is taught in business and management programs. Tim Brown, of IDEO, explains that the design firm began hiring anthropologists and sociologists to understand how "real people" engage with products, so that the products' buyers would be more inclined to use them.

Brown and others have presented the concept of learning what "real people" want

GAINESVILLE NEIGHBORHOODS UNITED

Informed neighbors shaping our city's future.

HOME MEDIA ▼ NEIGHBORHOODS ISSUES RESOURCES CONTACT



<https://www.gainesvilleneighborhoodsunitied.org>

***Gainesville Neighborhoods United
2020 - present
50+ contributors***

Gainesville urban research

<https://www.gainesvilleneighborhoodsunitied.org>

AT&T Wi-Fi 10:52 AM 95%
gainesvilleneighborhoodsunitied.org



BLACK ACRES

In 1912, Robert Lucas Black, Sr. purchased a large tract of

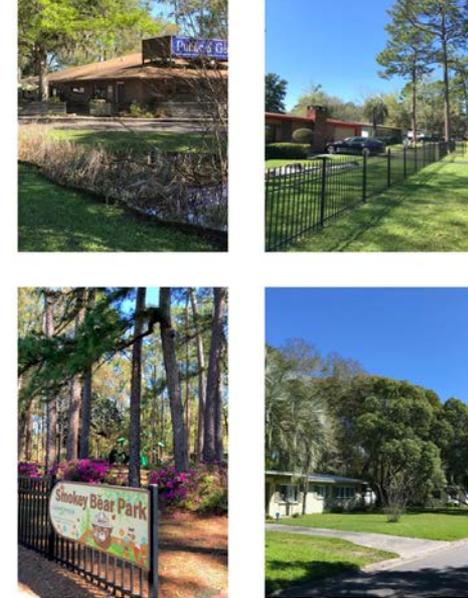
AT&T Wi-Fi 10:50 AM 96%
gainesvilleneighborhoodsunitied.org



SPRINGHILL

Springhill, located between Depot Park and Williston Road, is one of

AT&T Wi-Fi 10:50 AM 96%
gainesvilleneighborhoodsunitied.org



CAROL ESTATES

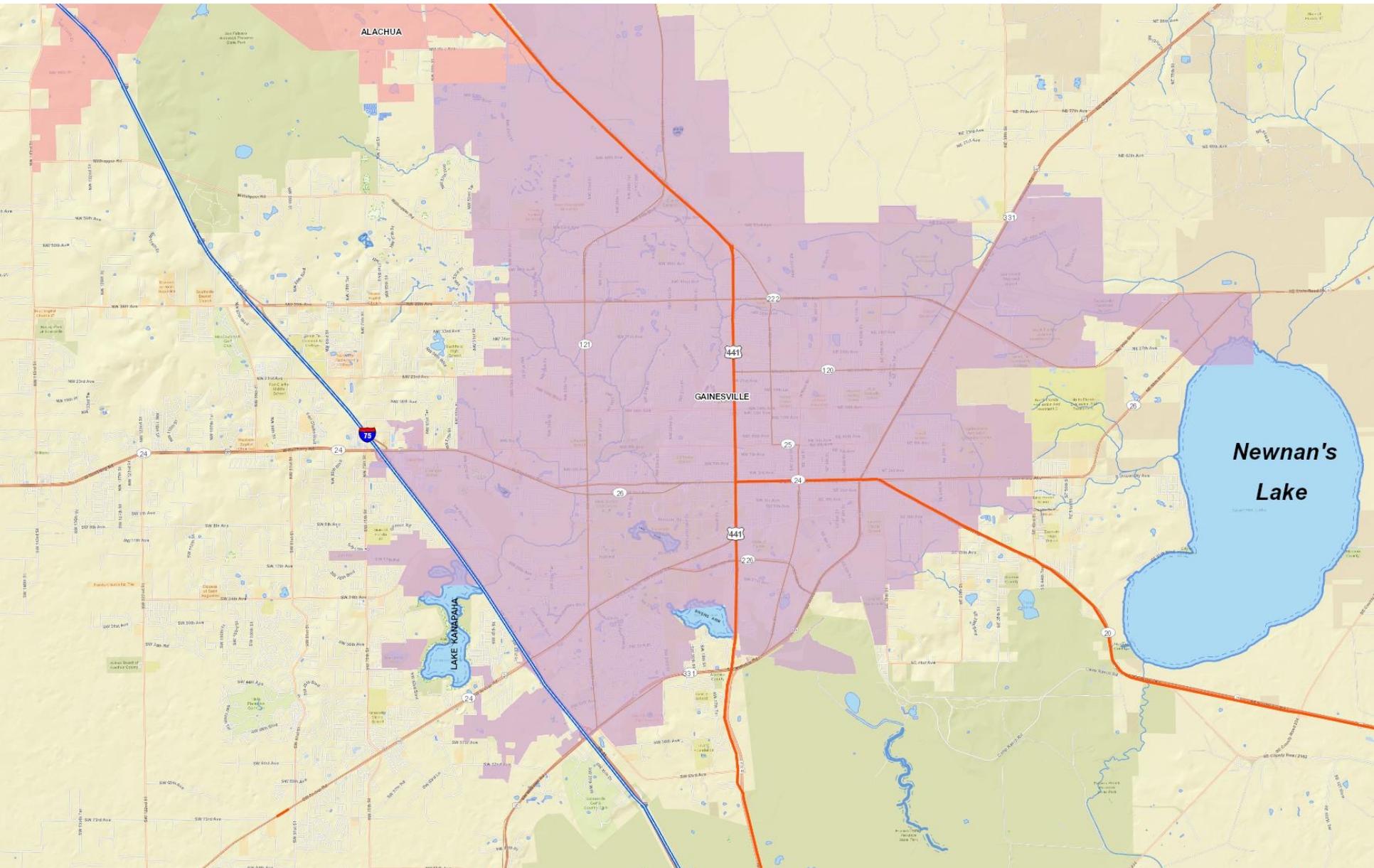
Carol Estates was one of the earliest suburban residential developments



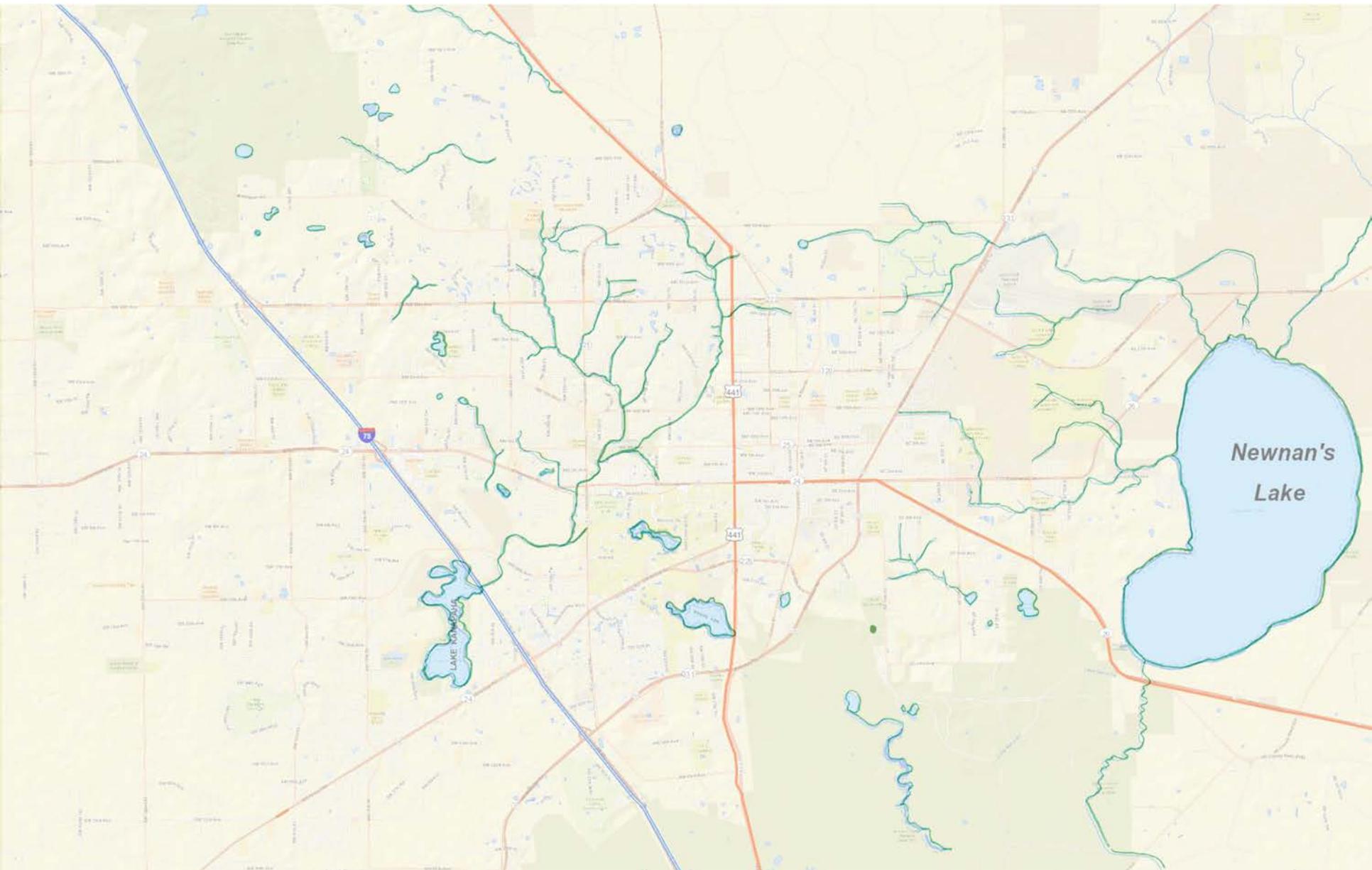
<https://kimtanzer.net>

***Watershed Anecdotes
Form + Flow Lab
2014 - present***

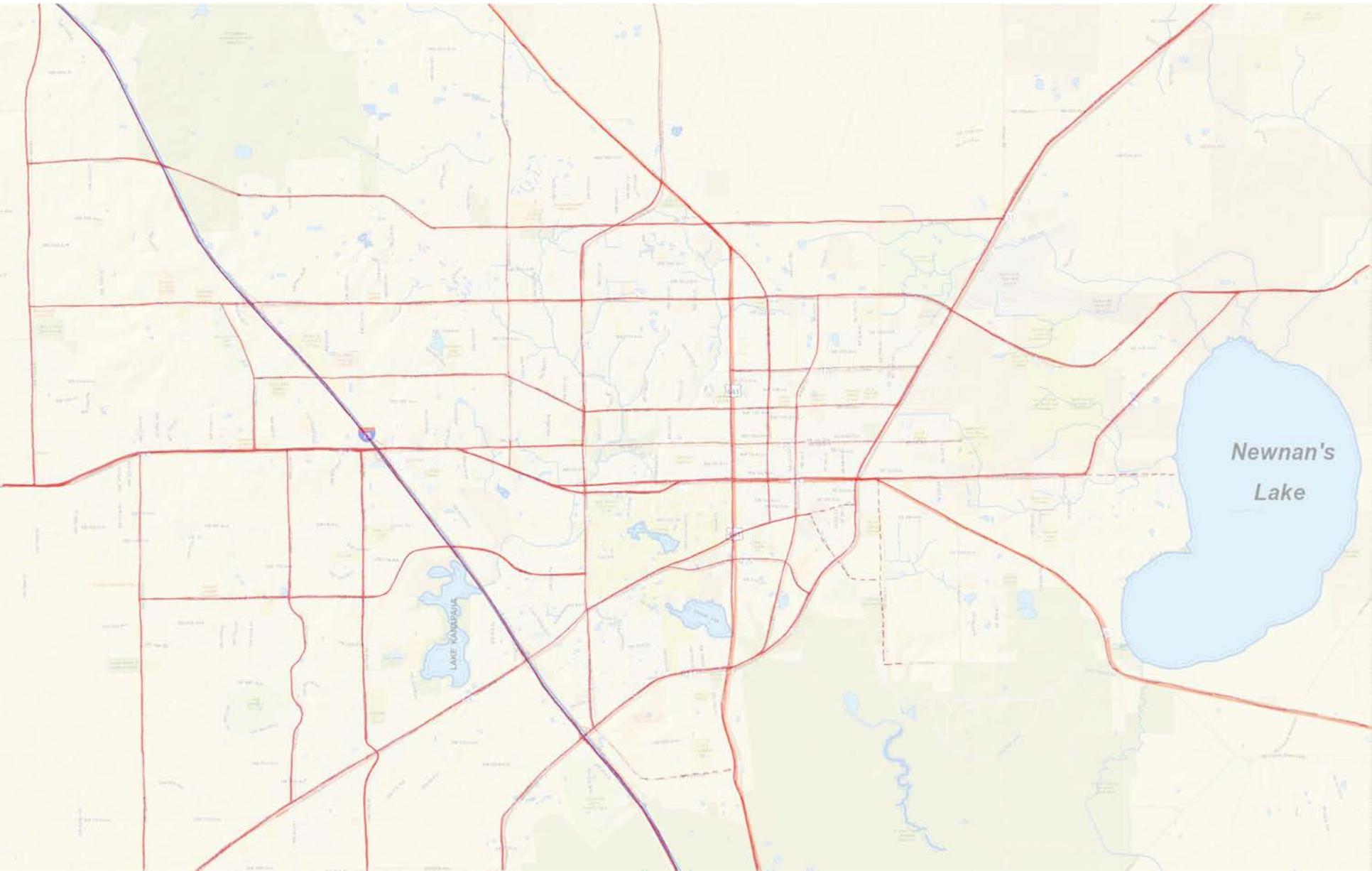
Defining "Gainesville"



Water



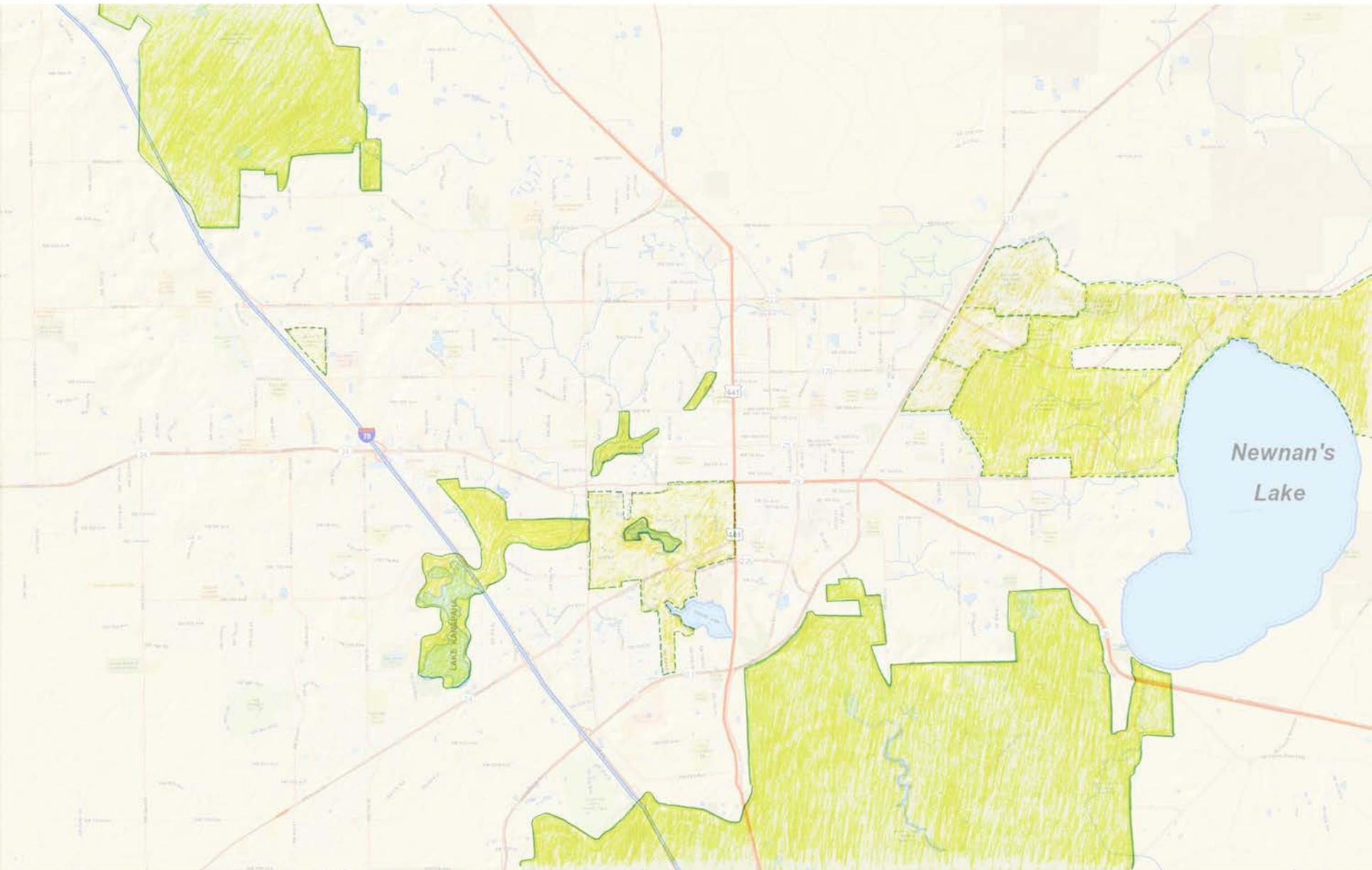
Paths / Streets



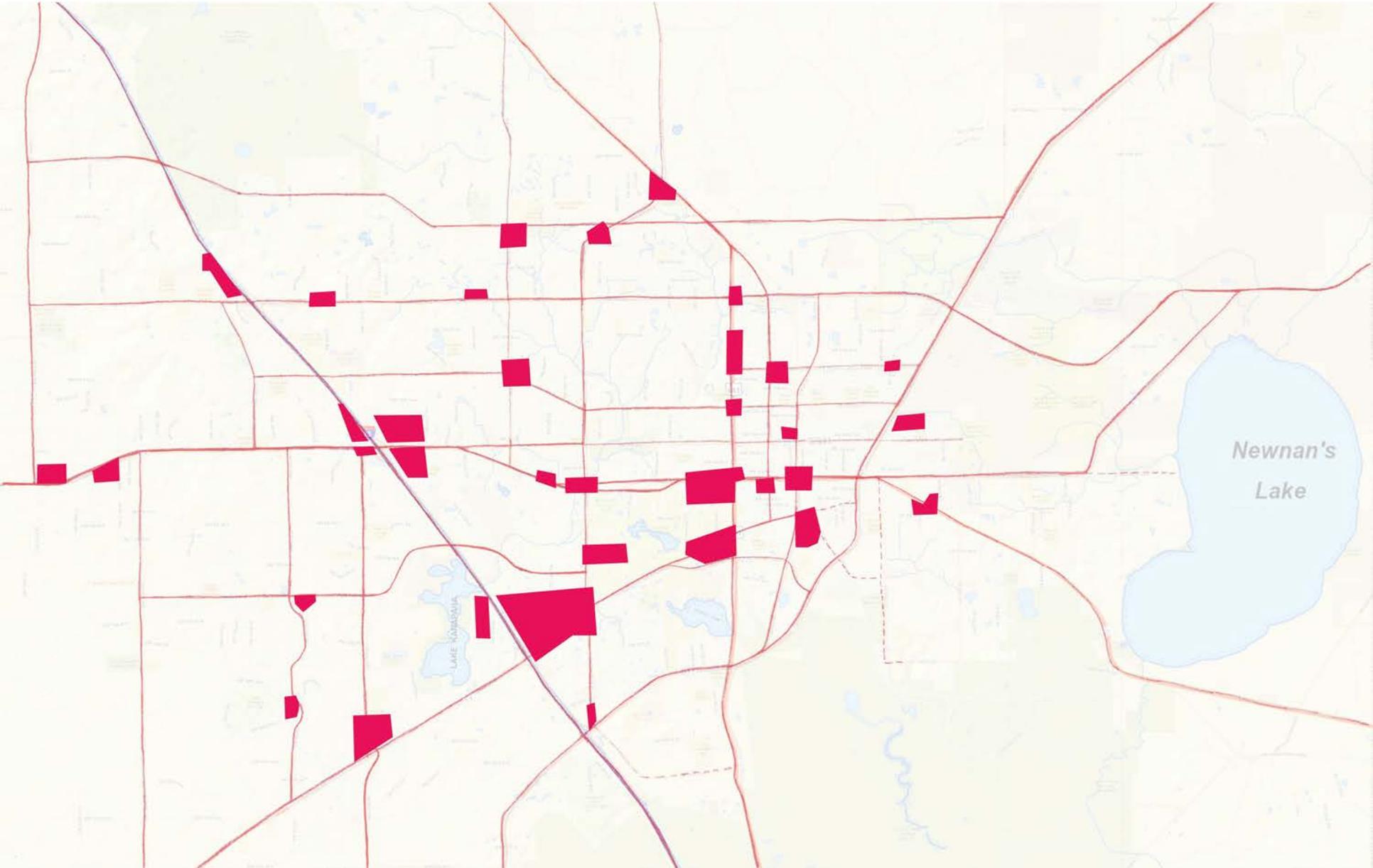
Water and streets; no base map



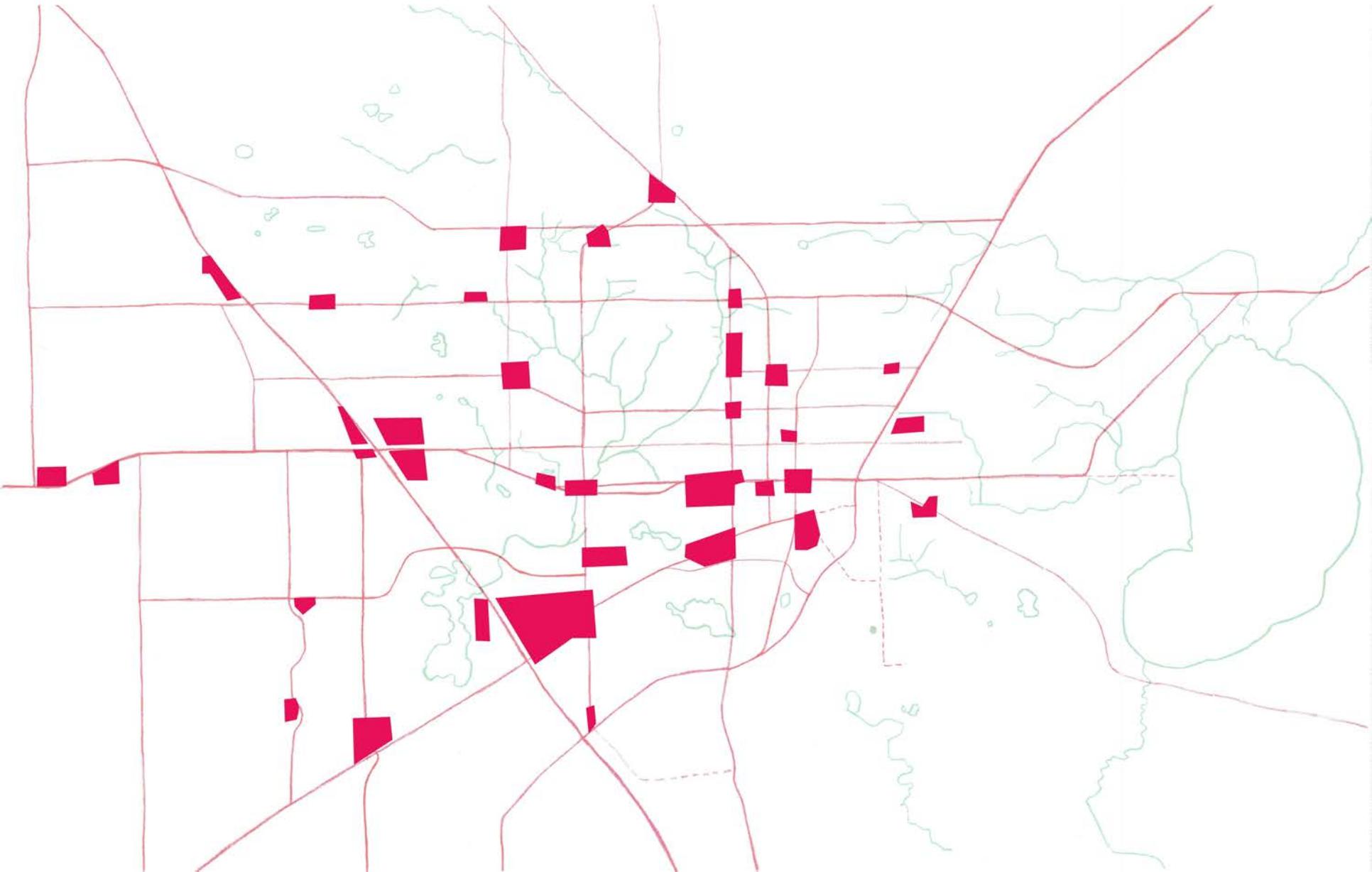
Edges / Boundaries



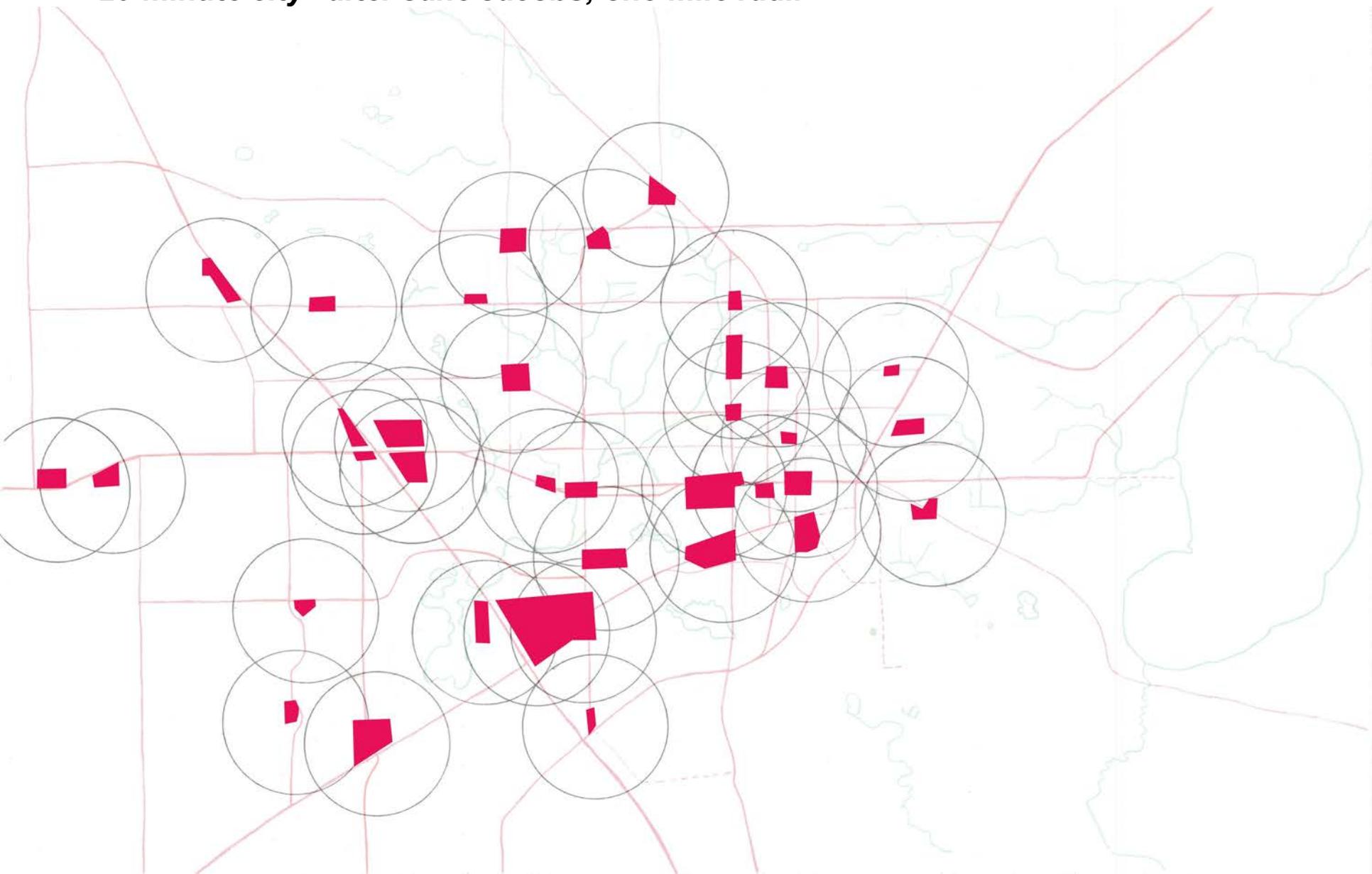
Places



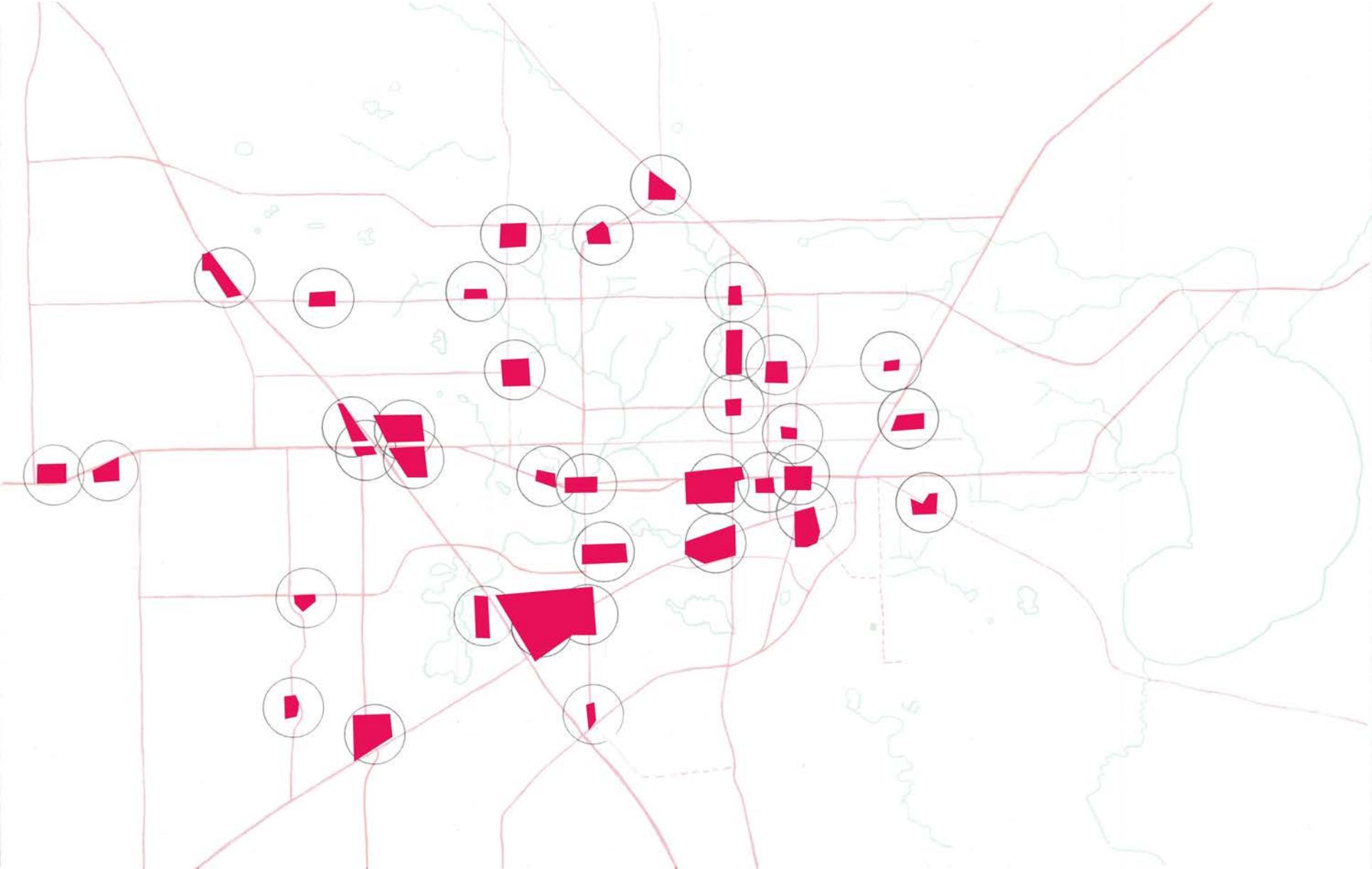
Places, paths, water; no base map



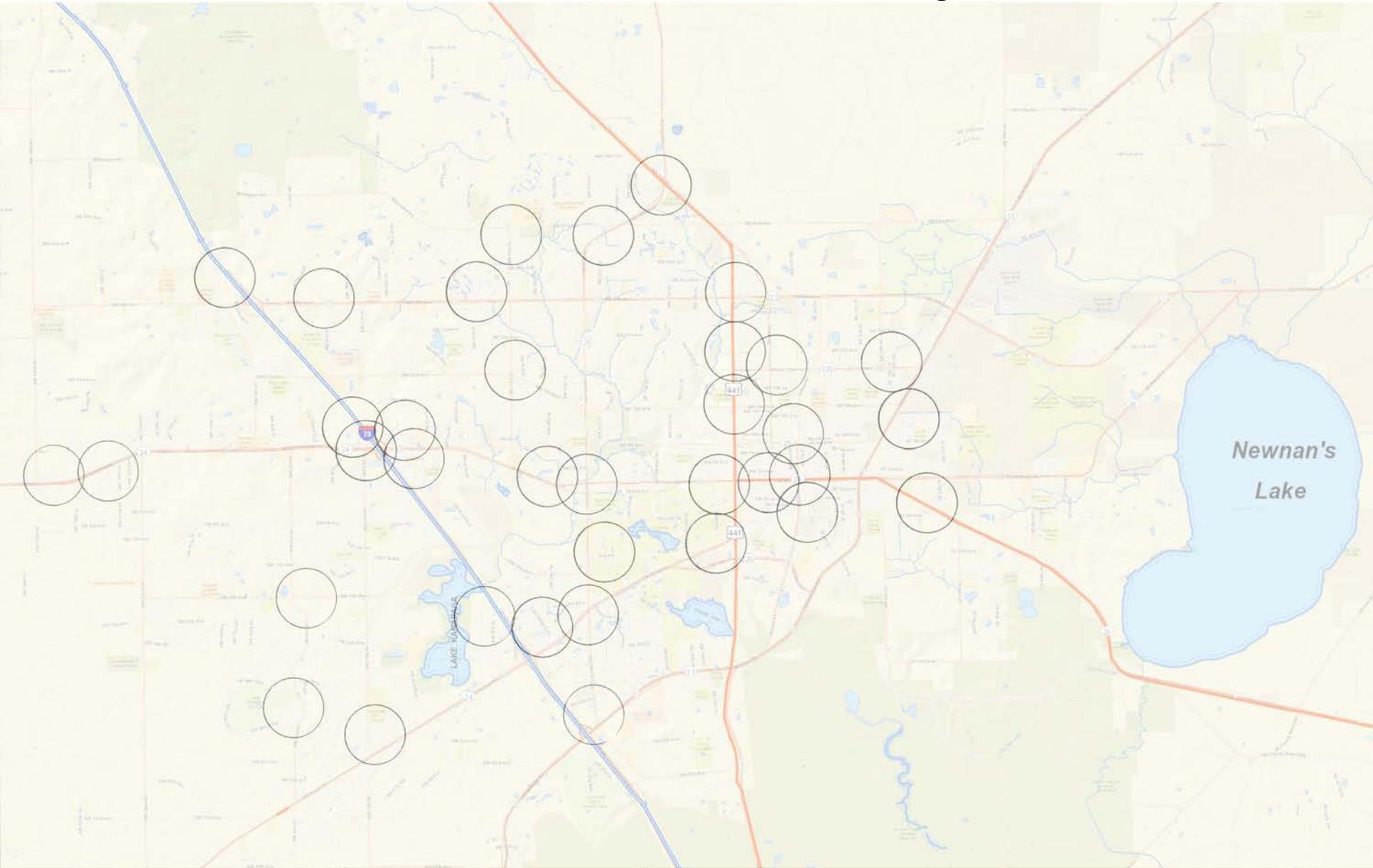
“20-minute city” after Jane Jacobs; one-mile radii



Gainesville's walk-sheds; 8-10 minutes?



Gainesville's realistic walk-sheds = Gainesville's urban villages



Design is the creation of a preferred future. What is OUR preferred future?

Sustainability:

Meeting today's needs without compromising the needs of future generations.

The triple bottom line is

-Ecology

-Economy

-Social Equity

Resilience:

The capacity of an ecosystem to respond to perturbation or disturbance by resisting damage and recovering quickly. (Adapted from Wikipedia)

Threats we will face, due to ecological damage:

Severe storms and infrastructure disruptions

Extreme heat

Loss of energy sources

Reduced access to supply chains

Societal disquiet or unrest

How might we respond:

Reduce energy needs/usage (daylight, cross-ventilation, walking)

Strengthen local capacities (gardens, micro-grids, local sources, low impact development)

Strengthen social bonds (neighborhoods, third places, second degree friendships)

Strengthen our 33+ urban villages

Walkable

Shaded

Local shops when possible

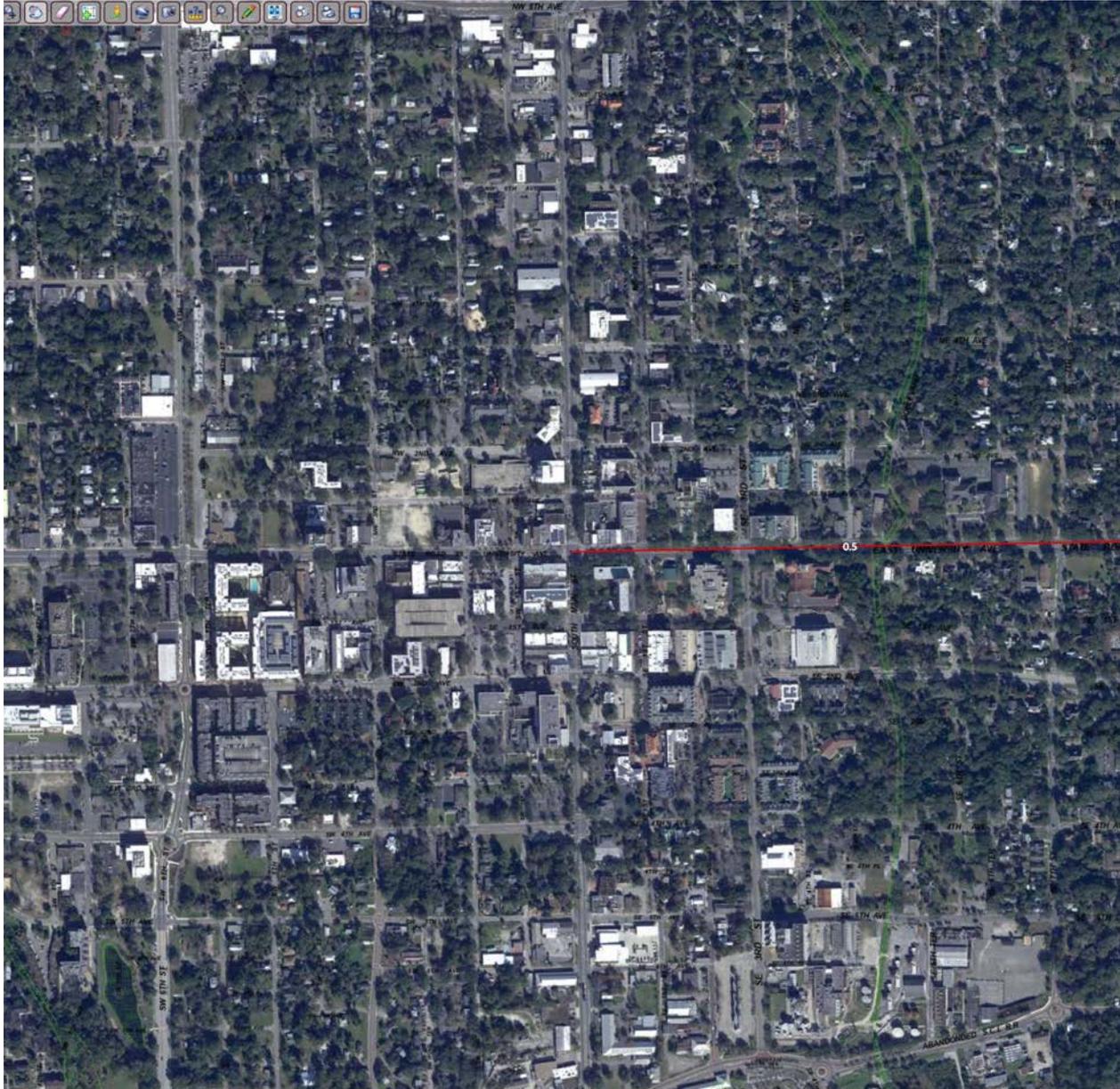
Produce energy

Manage and celebrate water

Accessible housing

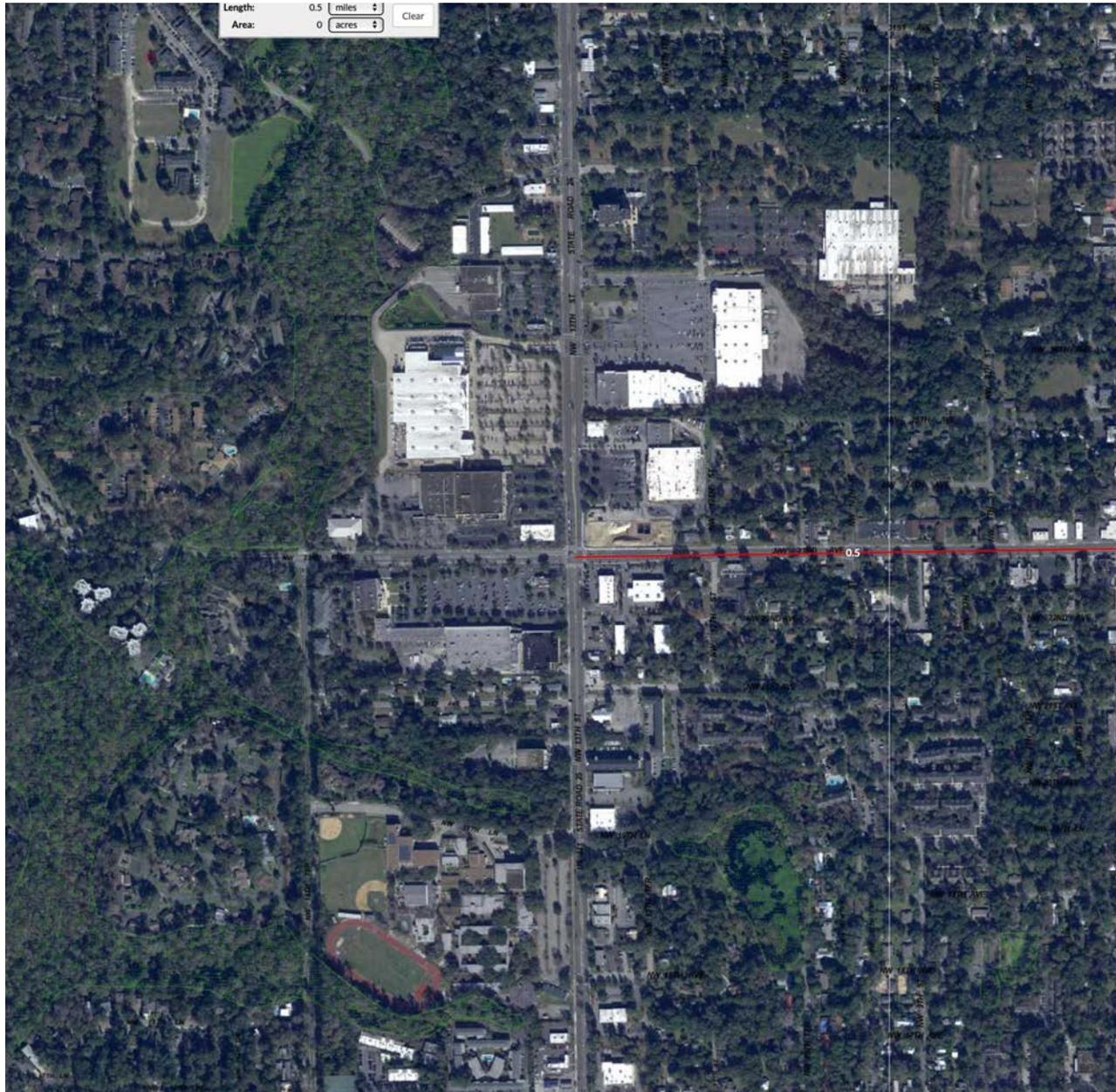
Access to needed services



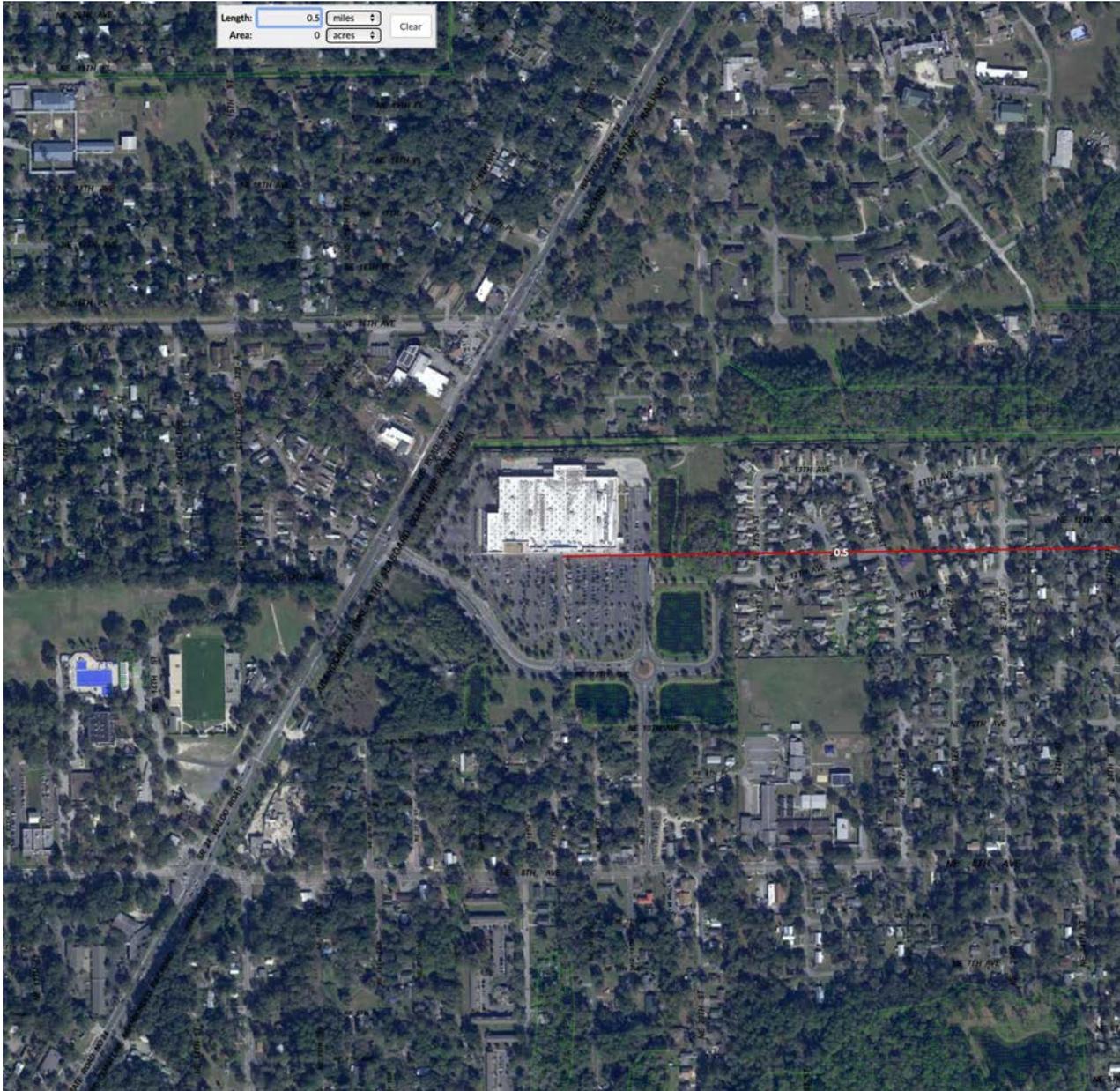


Downtown Gainesville

Designing OUR preferred future city

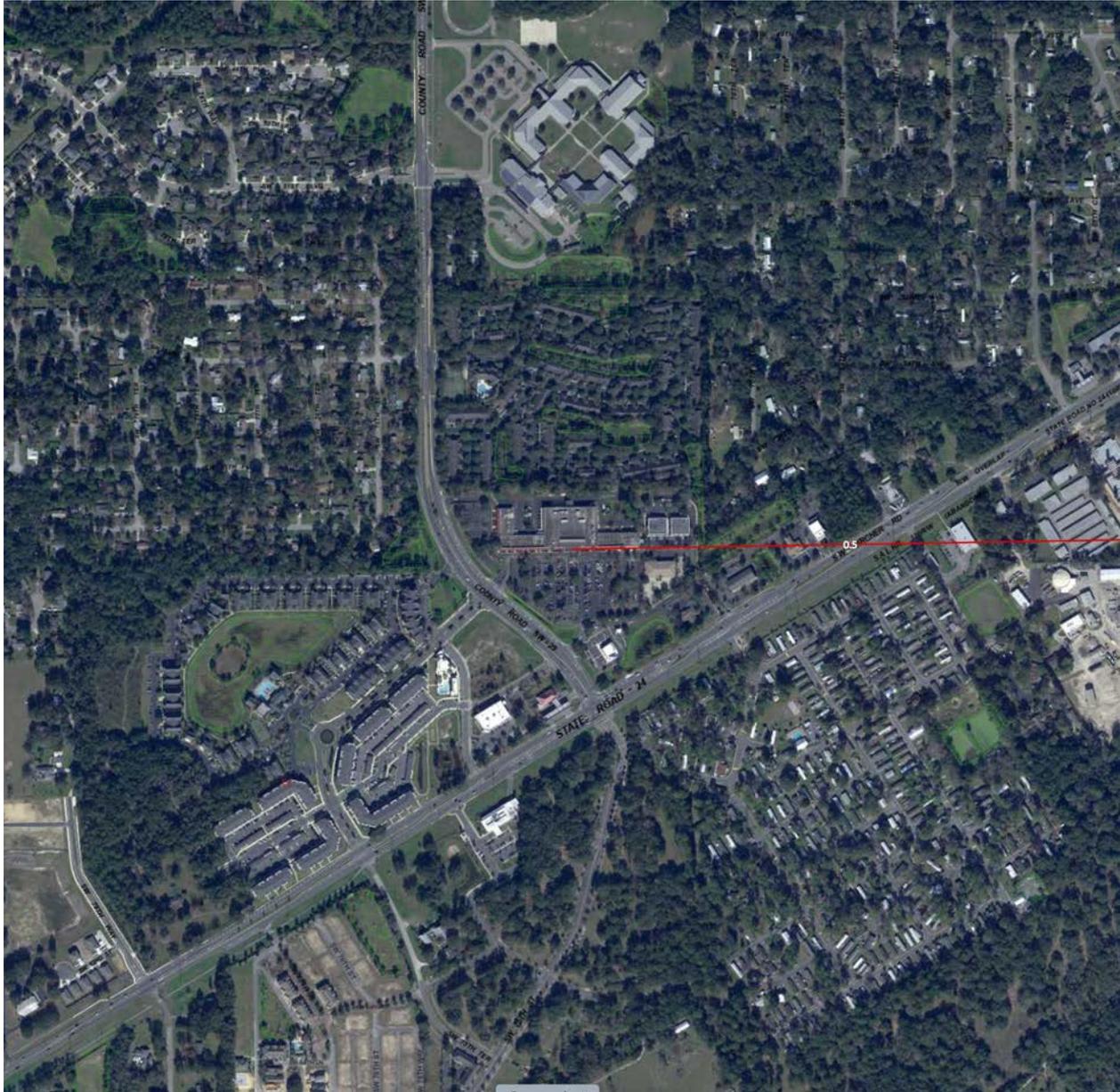


NW 13th Street and NW 16th Avenue

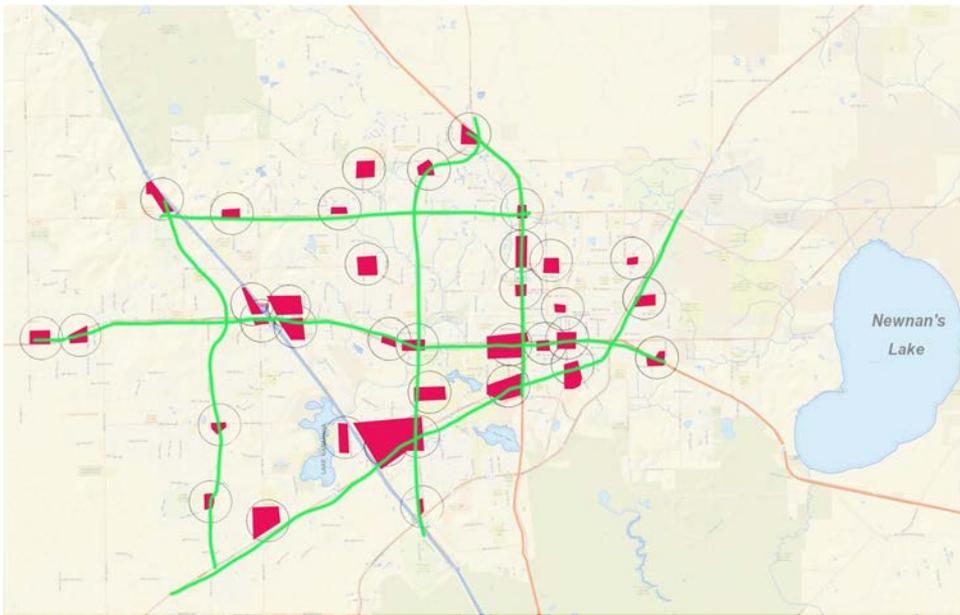


Walmart at Waldo Road and NE 12th Avenue

Designing OUR preferred future city



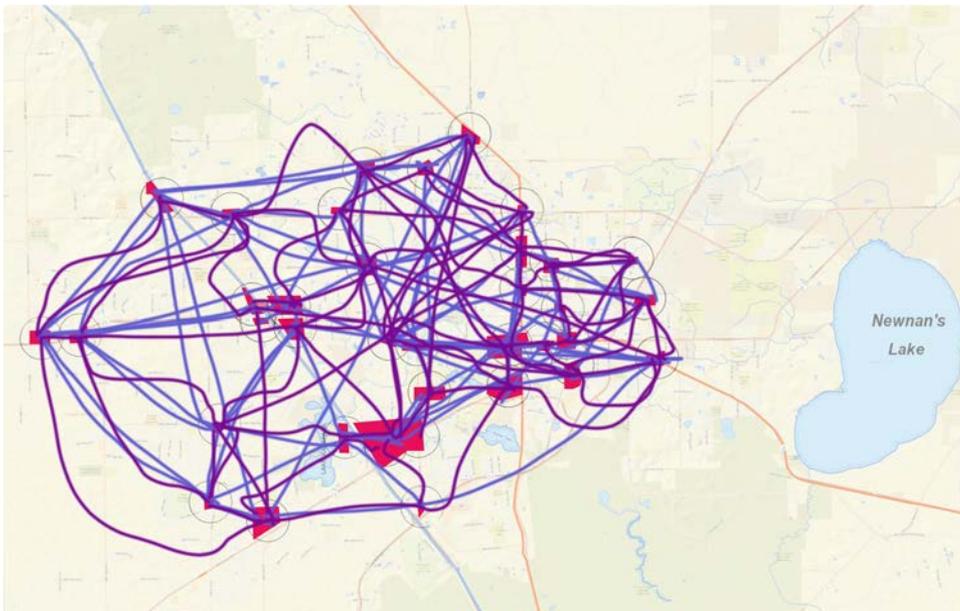
Tower Road and Archer Road



Major transportation corridors

Connect our villages

***Transportation
Social networks
Digital networks
Energy networks***



A thicket of networks

Designing OUR preferred future city

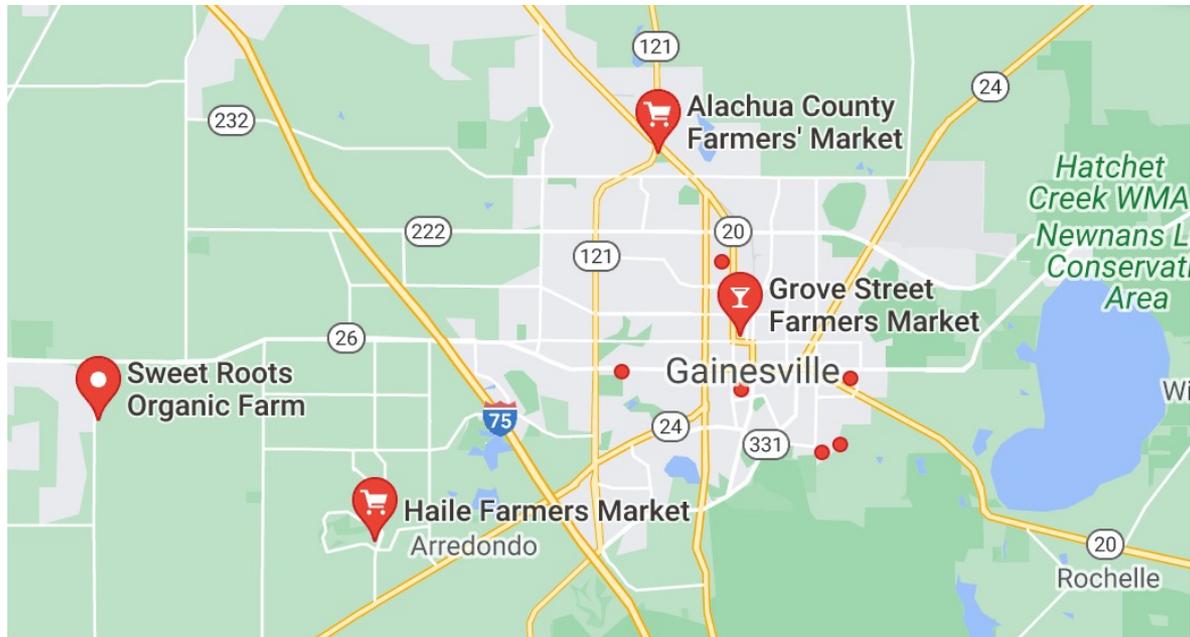
Strengthen all local capacities, city-wide and neighborhood-wide:

Food production

Energy production

Water management, potable water, wastewater, and stormwater

Social resilience, drawing on community strengths





This....

Could be this



Designing OUR preferred future city



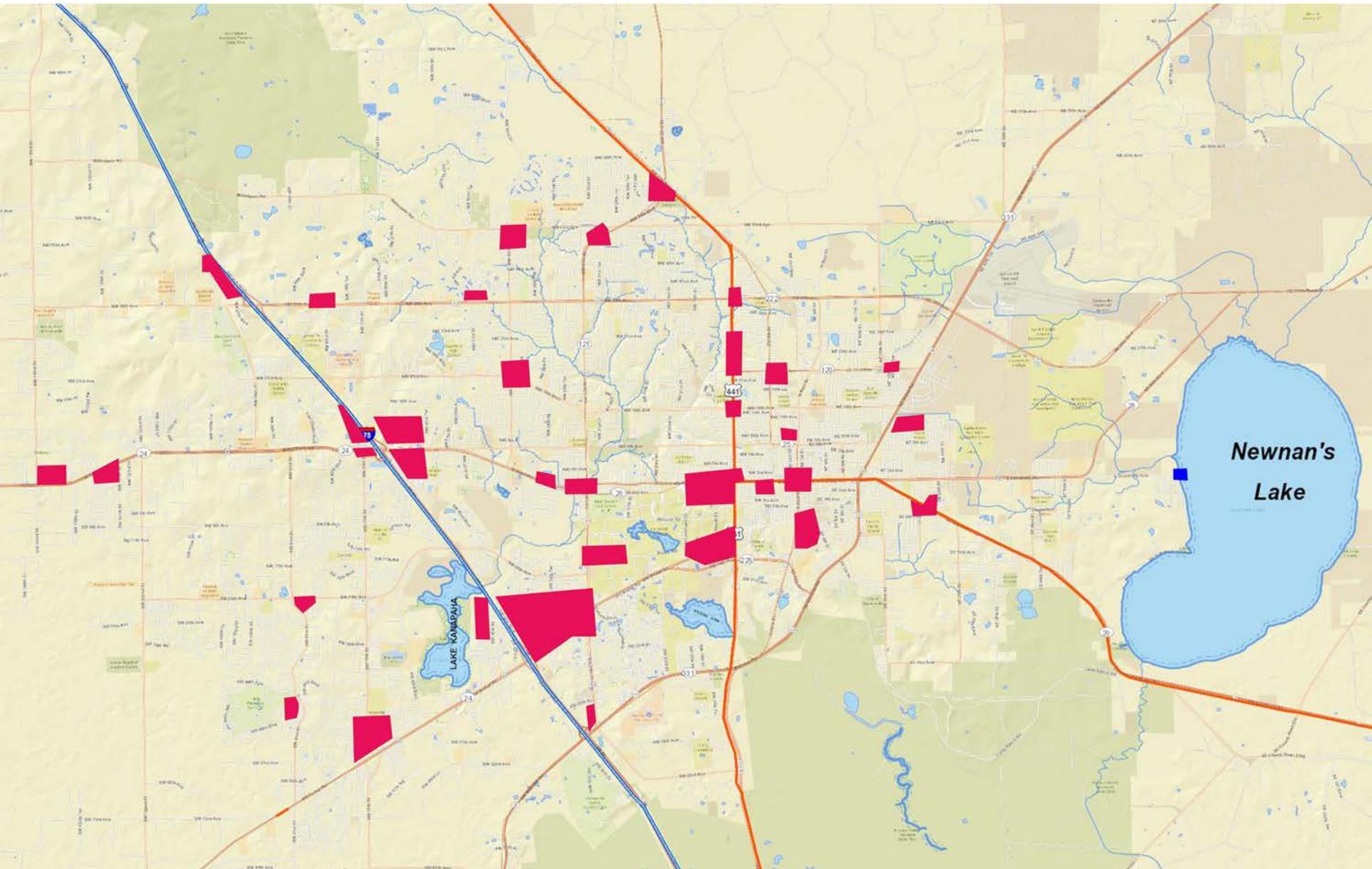
This....

Could be this



Designing OUR preferred future city

And, what about this??



Designing OUR preferred future city