



Mark T. Llewellyn, P.E.  
Genesis  
Mark@GenesisGroup.com

# Gaines Street

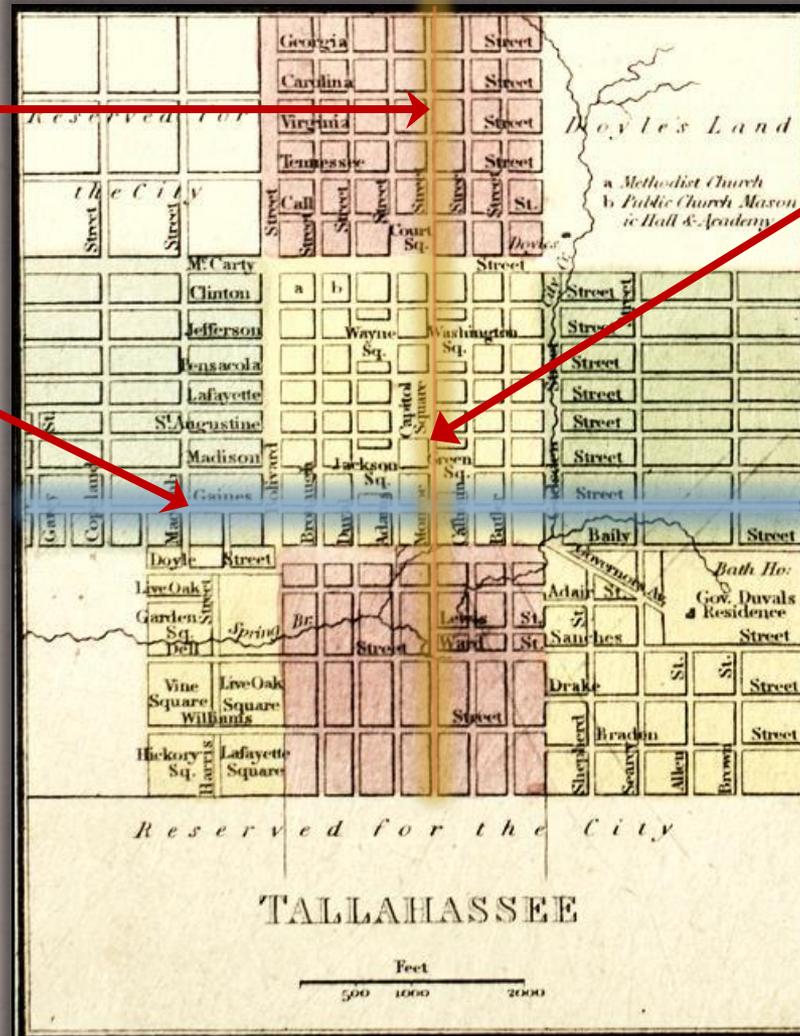
---

# 1850

Monroe Street

Gaines Street

State Capital



## HISTORY

- 1821 – Florida ceded by Spain to the U.S.
- 1823 – Capital site selected
- 1824 - City of Tallahassee established
- 1830 – Tallahassee R/R constructed
- 1845 Capitol opened
- 1861-1865 Civil War

## Tallahassee City Streets

1902



# 1885

State Capital

Monroe Street



Railroad Station

Gaines Street

Source: Henry Wellge, *LC Panoramic maps (2nd ed.)*, 118 (Milwaukee, WI: Norris, Wellge & Co., 1885) 118  
Map Credit: Courtesy of the Library of Congress

1926

Railroad  
Station



Gaines Street

Source: James Wynne, *LC Panoramic maps*  
(2nd ed.), 119 ( : n.p., 1926) 119  
Map Credit: Courtesy of the Library of  
Congress

1950's

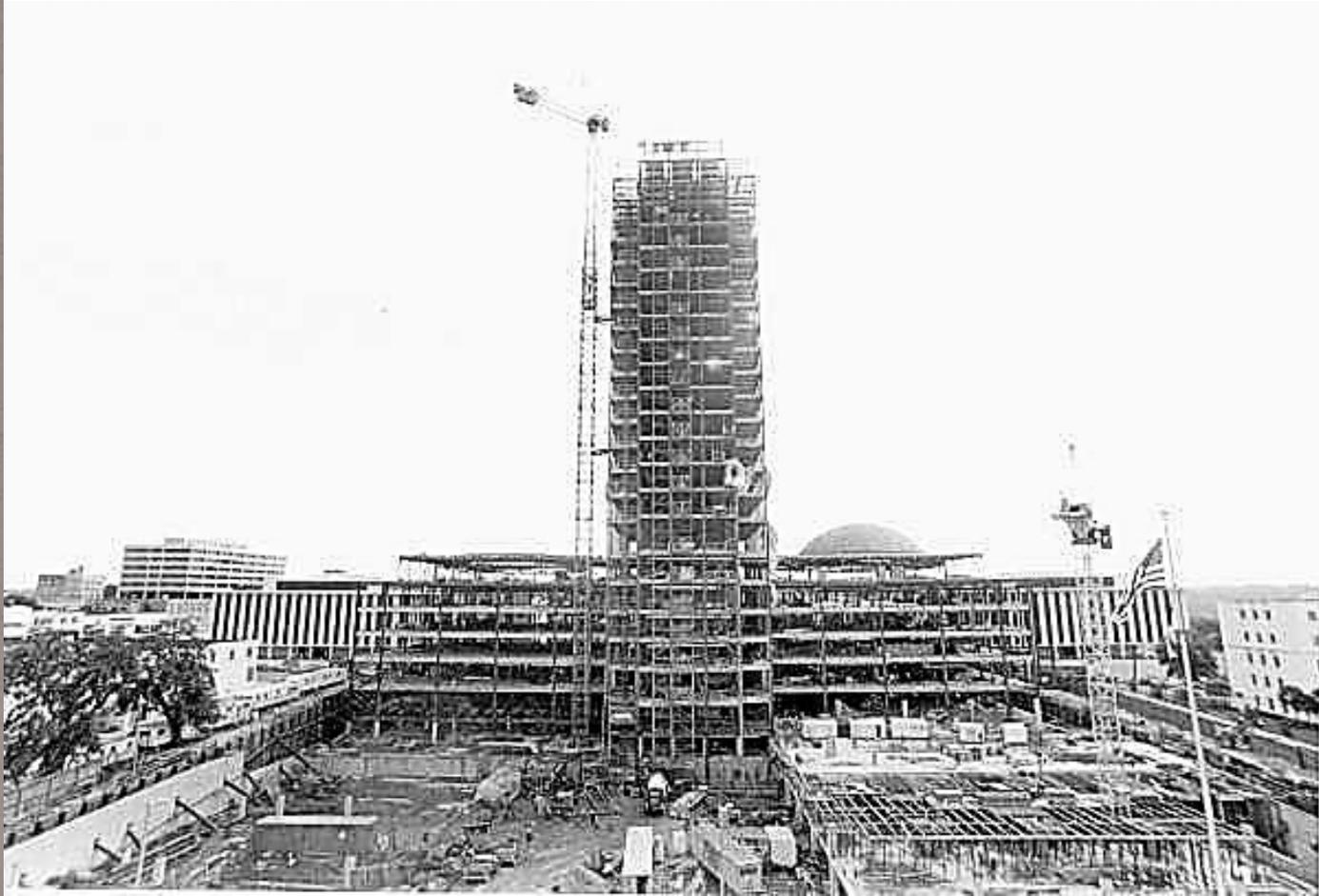


Gaines Street behind the Caldwell Building

---

Gaines Street

1970's



1975 – Capitol Building Under Construction  
Source: Florida Photographic Collection

---

Gaines Street

1990 - 2011



FSU

Capital  
Center

FAMU



Airport

Gaines Street





  
**FERGUSON**  
Plumbing - PVE - Supplies  
WOLFESEY company

  
**FERGUSON**  
Plumbing, & Lighting Gallery



**Doing Good Deeds**  
*In our Community and the World*  
Check With Your Local  
Rotary Club Today!

**Roushays**  
**SHOES**  
design

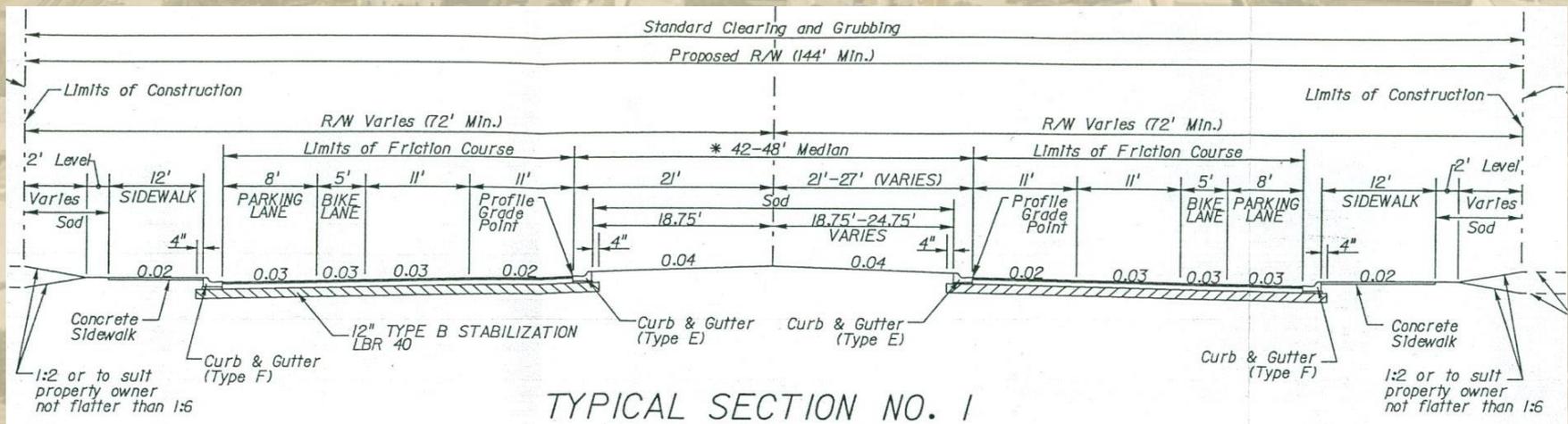
**MARGOS**  
BALLOONS, BASKETS,  
GIFTS & PARTIES  
877-7440

ART FOR ART  
**TATTOOS**

30

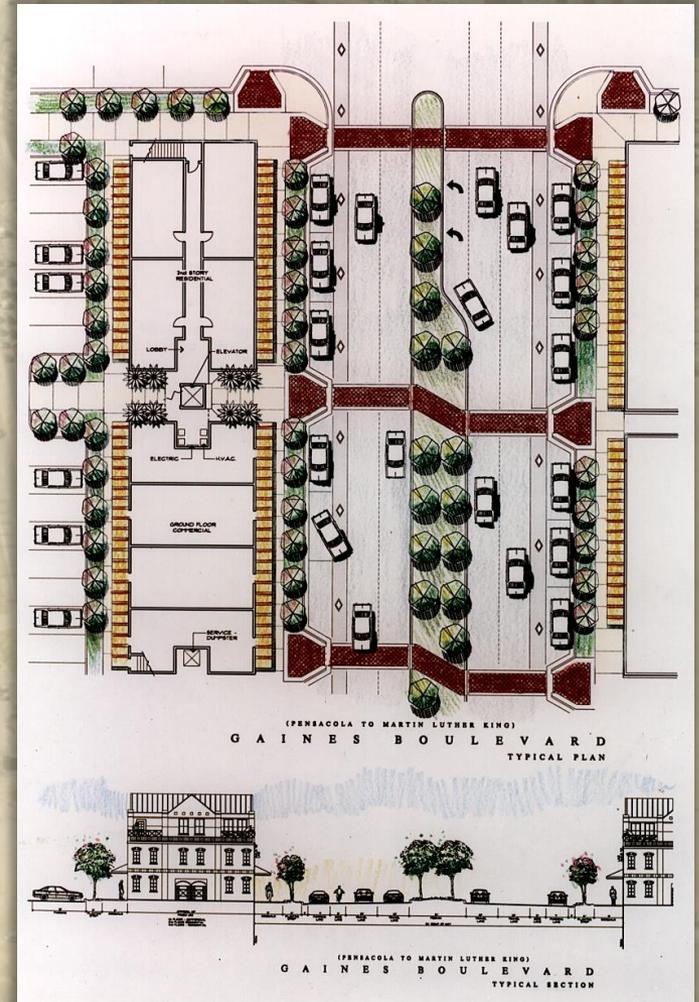
# 1990's

- 1991 – PD&E study started by FDOT then put on hold.



# 1990's

- 1991 – PD&E study started by FDOT then put on hold.
- 1992 – City appoints a Revitalization Committee.
- 1993 – PD&E study is re-initiated by FDOT.
- 1994 – Initial Charrette & Corridor Design Studio

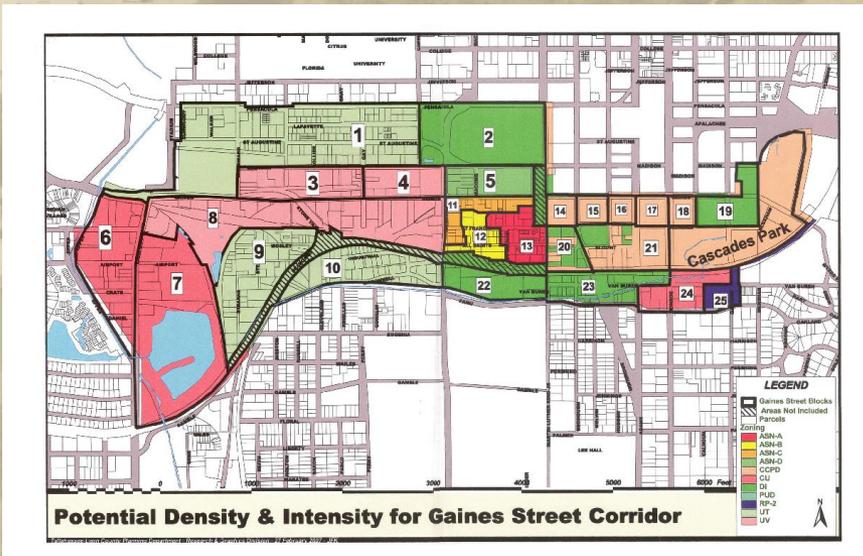


2000's



# 2000's

- Sep 2000 – Designated Urban Infill & Redevelopment Area
- Nov 2000 – City adopts Gaines Street Revitalization Plan



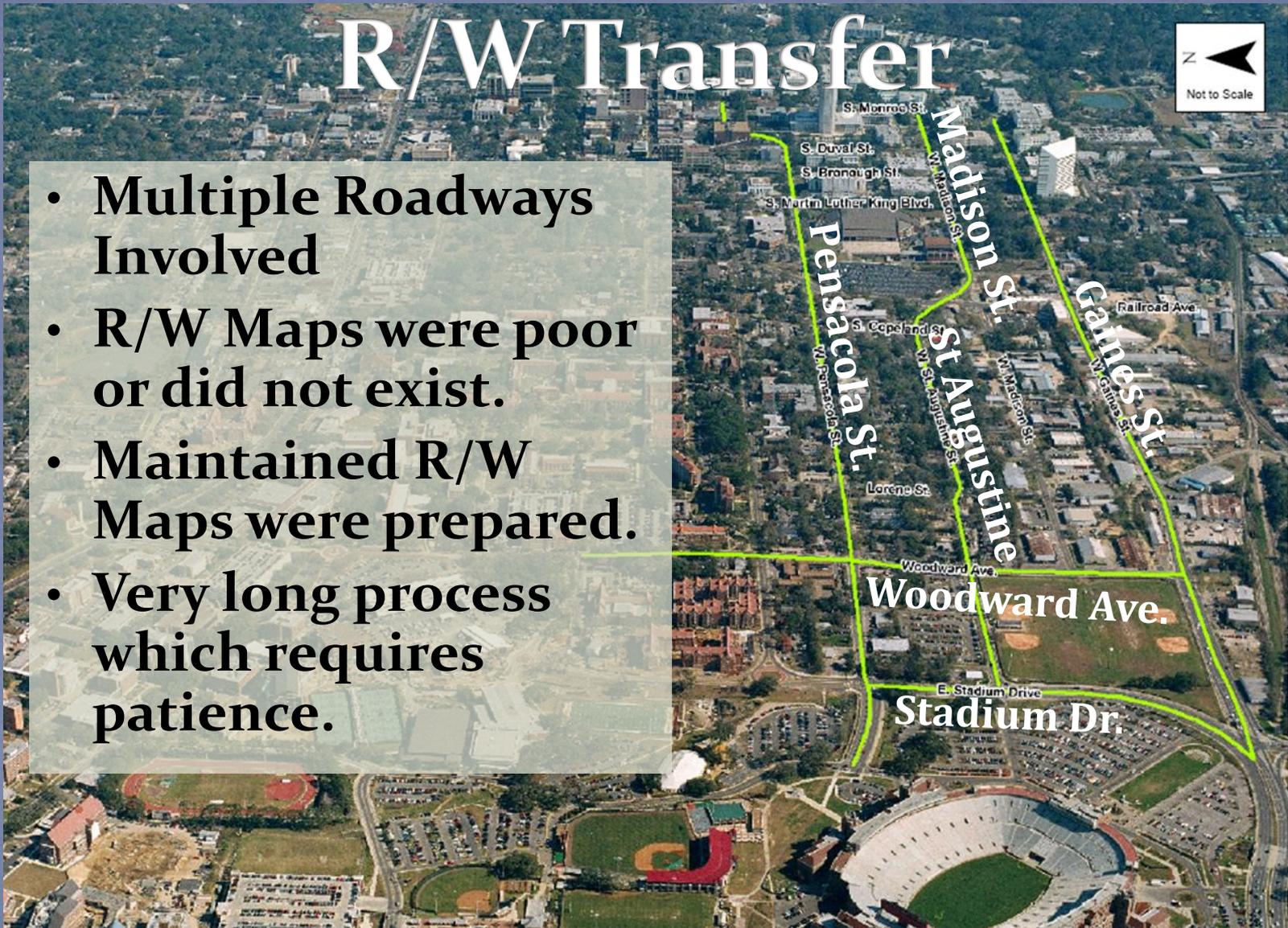
# 2000's

- Sep 2000 – Designated Urban Infill & Redevelopment Area
- Nov 2000 – City adopts Gaines Street Revitalization Plan
- Jun 2003 – MPO asks FDOT to STOP the Design
- Jan 2004 – MPO issues formal request to FDOT to transfer Gaines Street to City
- 2004 – Penny Sales Tax collects it's first \$\$\$
- Mar 2005 – FDOT proposes to transfer several roadways to City

# R/W Transfer



- Multiple Roadways Involved
- R/W Maps were poor or did not exist.
- Maintained R/W Maps were prepared.
- Very long process which requires patience.

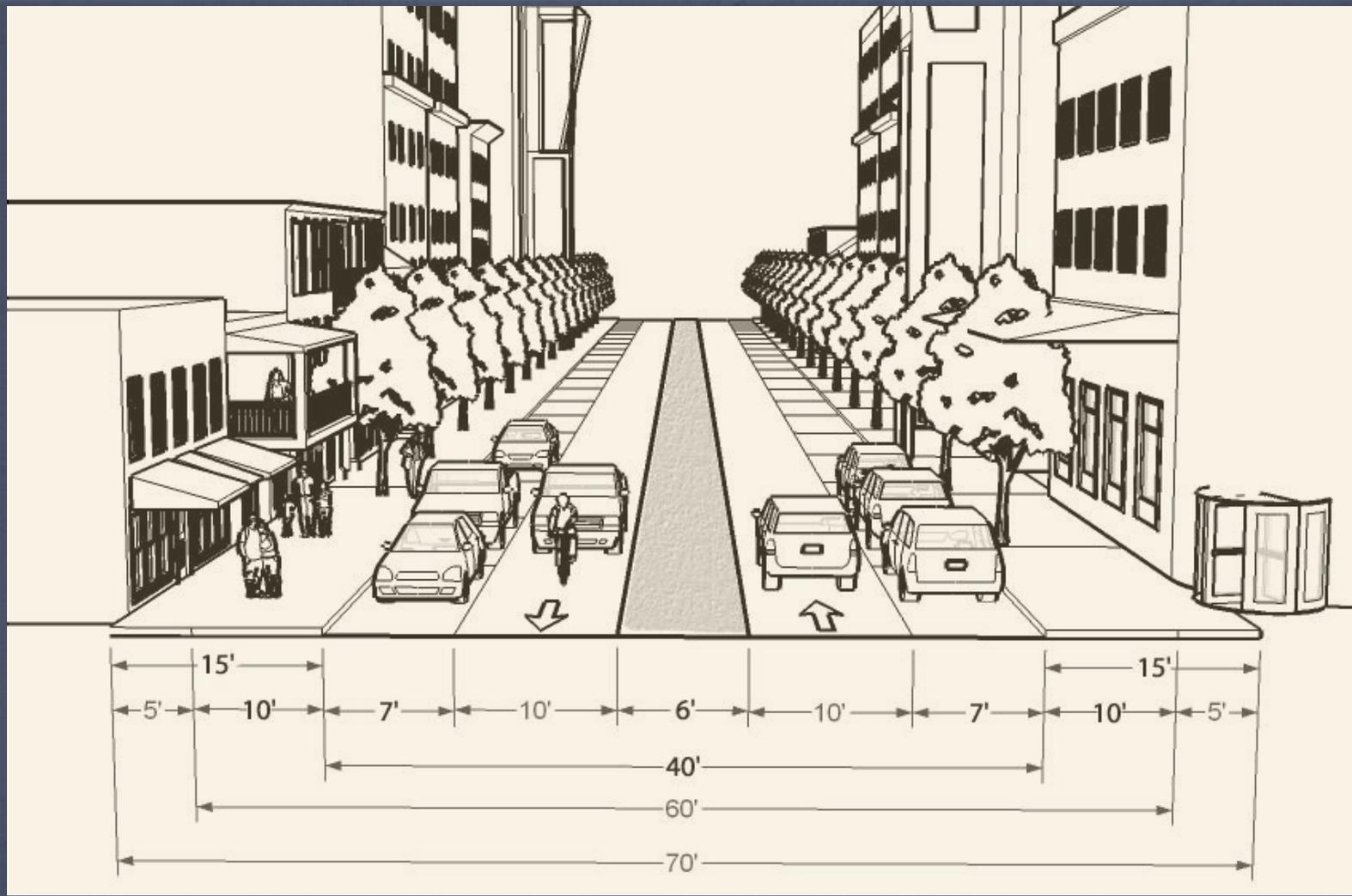


Gaines Street

# 2000's

- **Sep 2000 – Designated Urban Infill & Redevelopment Area**
- **Nov 2000 – City adopts Gaines Street Revitalization Plan**
- **Mar 2005 – FDOT proposes to transfer roadway to City**
- **Mar 2005 – Capital Cascade Trail Master Plan**
- **March 2006 – Independent Workshop Conducted**

# Independent Workshop

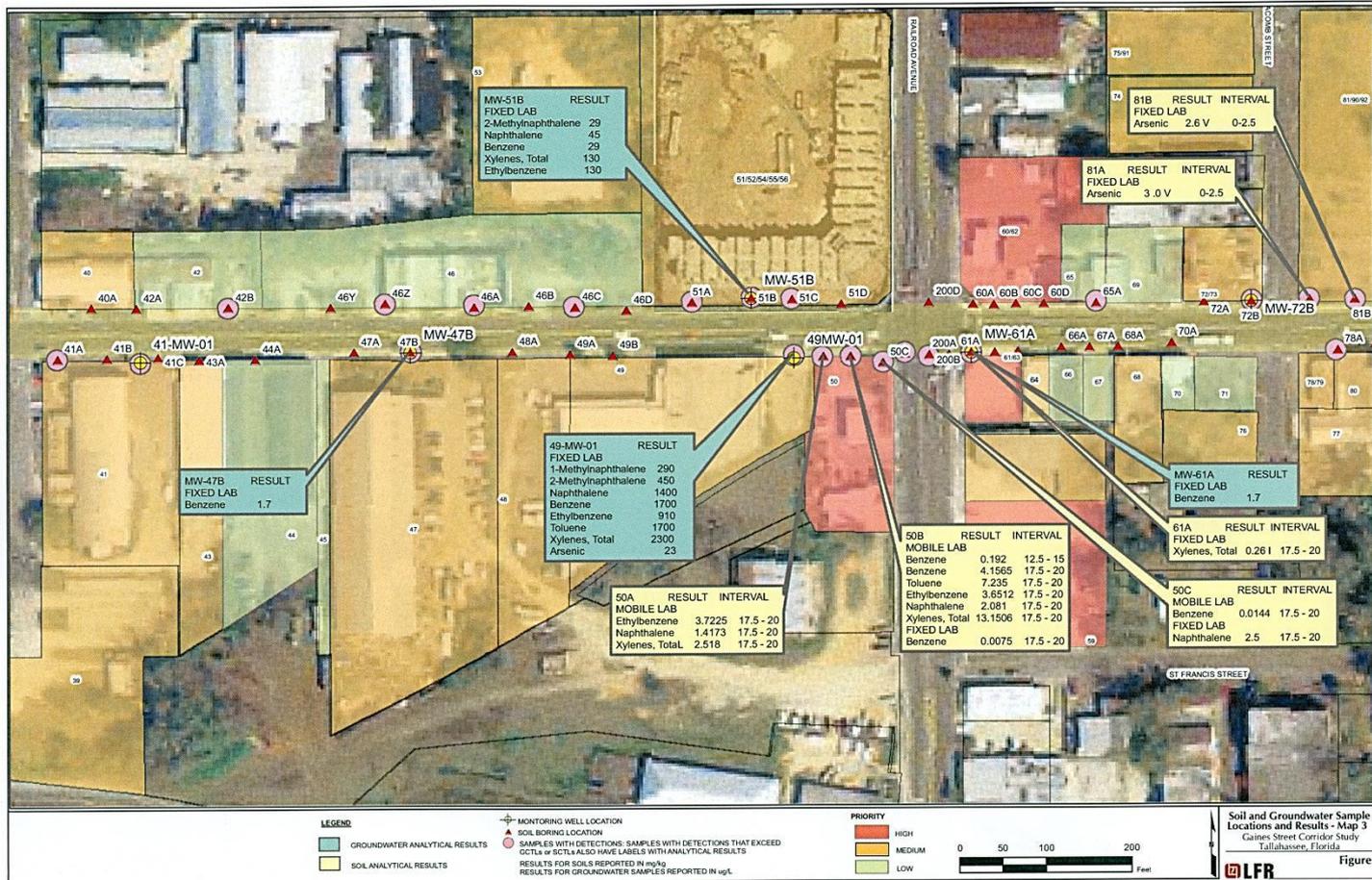


Gaines Street

# 2000's

- **Sep 2000 – Designated Urban Infill & Redevelopment Area**
- **Nov 2000 – City adopts Gaines Street Revitalization Plan**
- **Mar 2005 – FDOT proposes to transfer roadway to City**
- **Mar 2006 – Independent Workshop Conducted**
- **Apr 2006 – Gaines Street Feasibility Study Completed**
- **Feb 2008 – Site Contamination Investigation**
- **Jun 2008 – City adopts 2-lane / 2-way cross section**
- **Jul 2008 – Phase 1 Environmental Site Assessment**

# Contamination Assessment



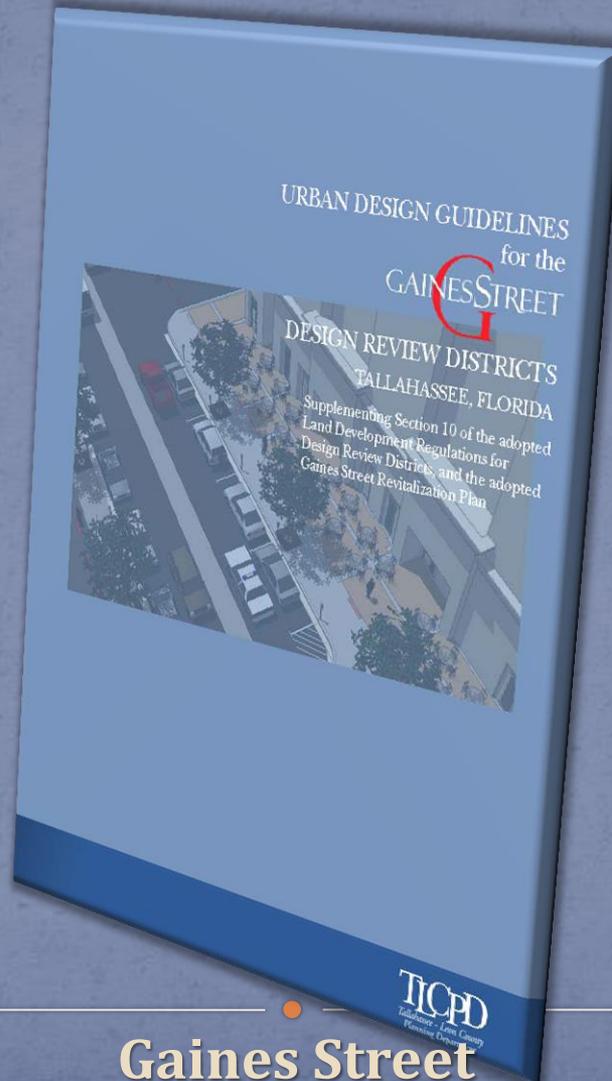
# 2000's

- **Sep 2000 – Designated Urban Infill & Redevelopment Area**
- **Nov 2000 – City adopts Gaines Street Revitalization Plan**
- **Mar 2005 – FDOT proposes to transfer roadway to City**
- **Mar 2005 – Capital Cascade Trail Master Plan**
- **Mar 2006 – Independent Workshop Conducted**
- **Feb 2008 – Site Contamination Investigation**
- **Jul 2008 – Phase 1 Environmental Site Assessment**
- **Oct 2008 – FAMU Way Preliminary Engineering Report**
- **Mar 2009 – Gaines Street Roadway Design kicked off**
- **2009-2010 – Water & Sanitary Sewer Reconstruction**

# 2000'S

- Sep 2000 – Designated Urban Infill & Redevelopment Area
- Nov 2000 – City adopts Gaines Street Revitalization Plan
- Mar 2005 – FDOT proposes to transfer roadway to City
- Mar 2005 – Capital Cascade Trail Master Plan
- Mar 2006 – Independent Workshop Conducted
- Feb 2008 – Site Contamination Investigation
- Jul 2008 – Phase 1 Environmental Site Assessment
- Oct 2008 – FAMU Way Preliminary Engineering Report
- Mar 2009 – Roadway Design kicked off
- 2009-2010 – Water & Sanitary Sewer Reconstruction
- **2009 – Urban Design Guidelines Adopted**

# Gaines Street Urban Design Guidelines



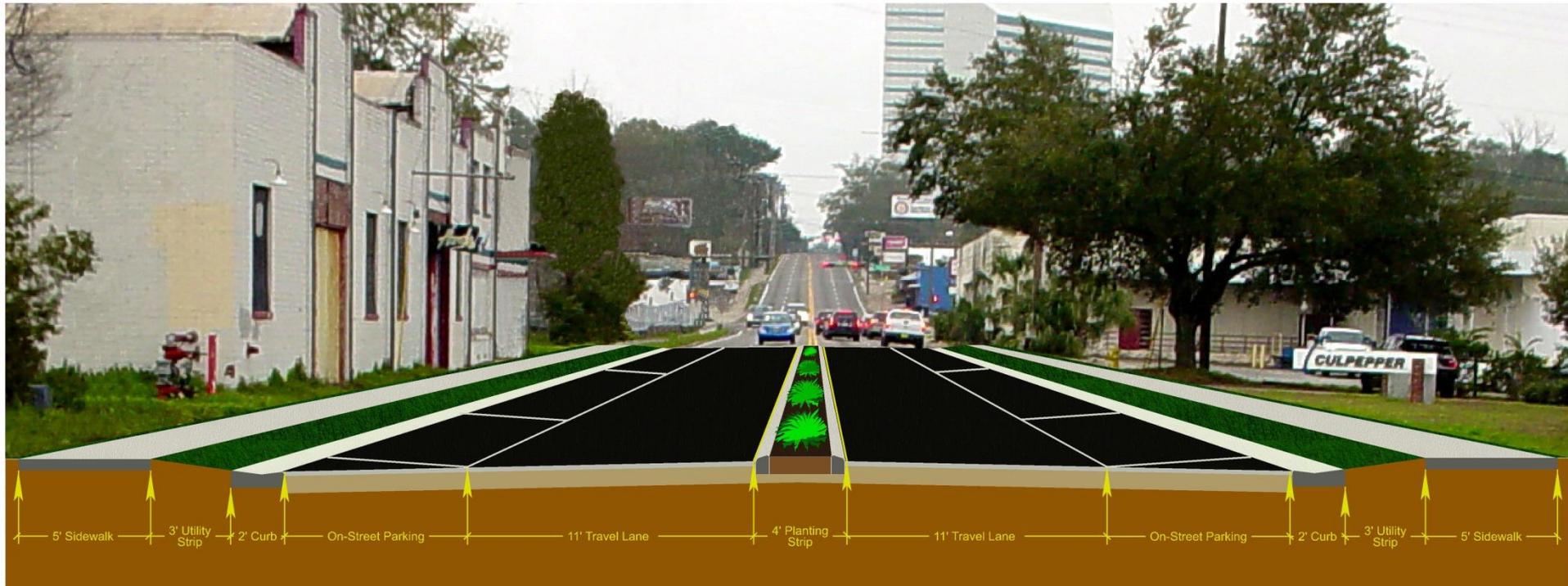
# Urban Design Objectives

- *Evoke a sense of place*
- *Enrich the public realm*
- *Put pedestrians first*
- *Build to human scale*
- *Fit the neighborhood*
- *Frame the street*
- *Add rhythm and pattern*
- *Entertain the eye*



Gaines Street

# The Design Starting Point



# Project Objectives

Accommodate the Past & Anticipate the Future

1. **Create a Sense of Place**
2. **Provide Walkable Corridor**
3. **Beautify the Corridor**
4. **Encourage Economic Development**
5. **Remove/Relocate Overhead Utilities**
6. **Anticipate the Future**
7. **Minimize Construction Costs**
8. **Get it Done Quick!**

# Reality

- Limited Right of Way



Gaines Street

# Reality

- Limited Right of Way
- Major Intersections
- Undersized & Crumbling Storm Sewer



# Reality

- Limited Right of Way
- Major Intersections
- Undersized & Crumbling Storm Sewer
- Concerned Business & Property owners
- Maintain Business Access



# Reality

- **Limited Right of Way**
- **Major Intersections**
- **Undersized & Crumbling Storm Sewer**
- **Concerned Business & Property owners**
- **Maintain Business Access**
- **Multiple Driveways**
- **Communications Duct Banks**
- **Minimize Pavement Impacts**

What does it look like today?



Before

After



Before



After



**GROUP  
FITNESS  
TRAINING**

After







Before



After



**Before**

**After**

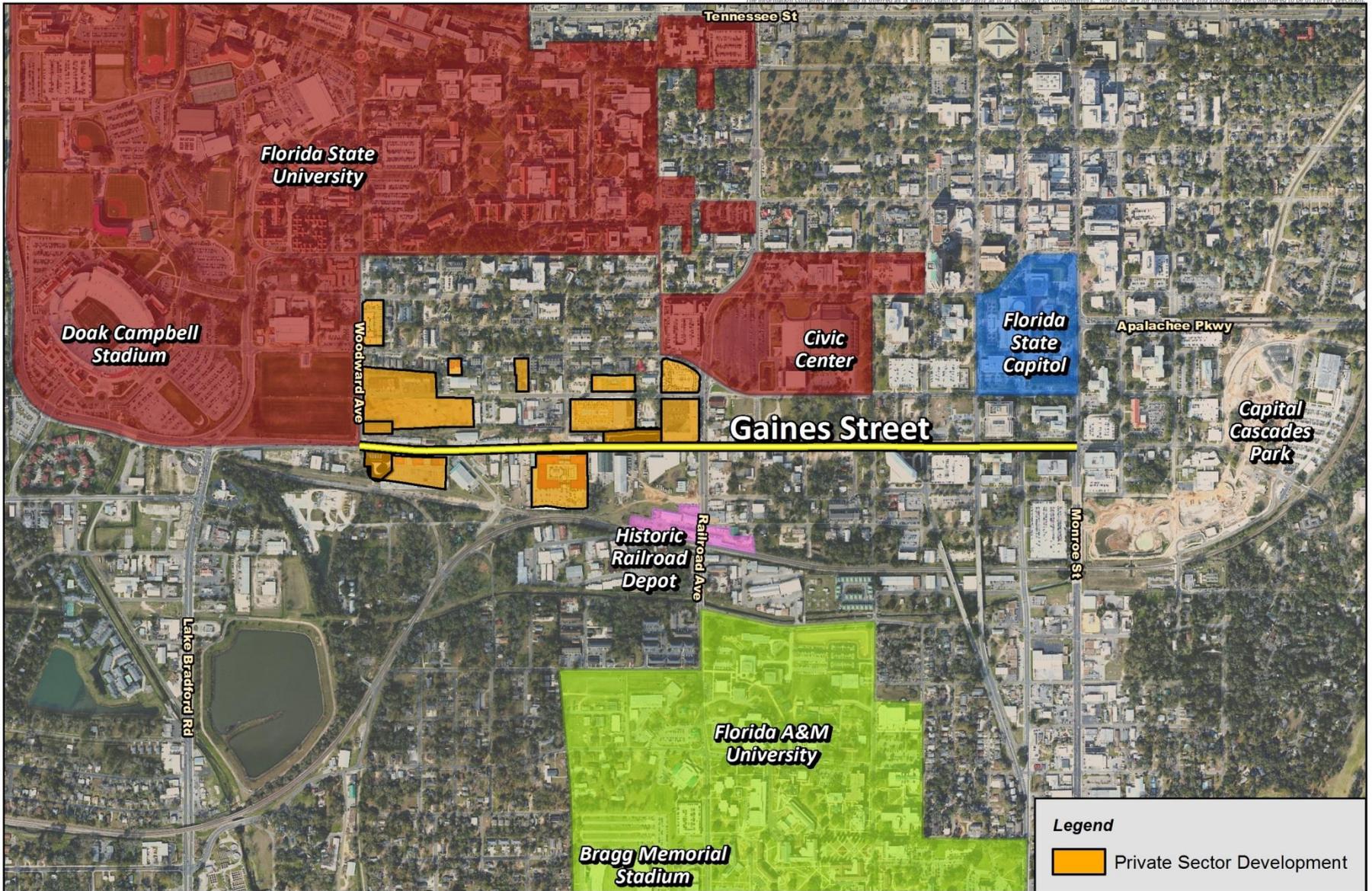


Before

After

Reduced travel lanes, Added/Expanded sidewalks

The information contained in this map is derived solely from the information provided to the company or its consultants. The user assumes all responsibility for the accuracy and reliability of the information.



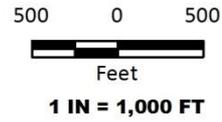
**Legend**

Private Sector Development



**GENESIS**  
FROM VISION TO REALITY

Engineering - Landscape Architecture - Planning - GIS

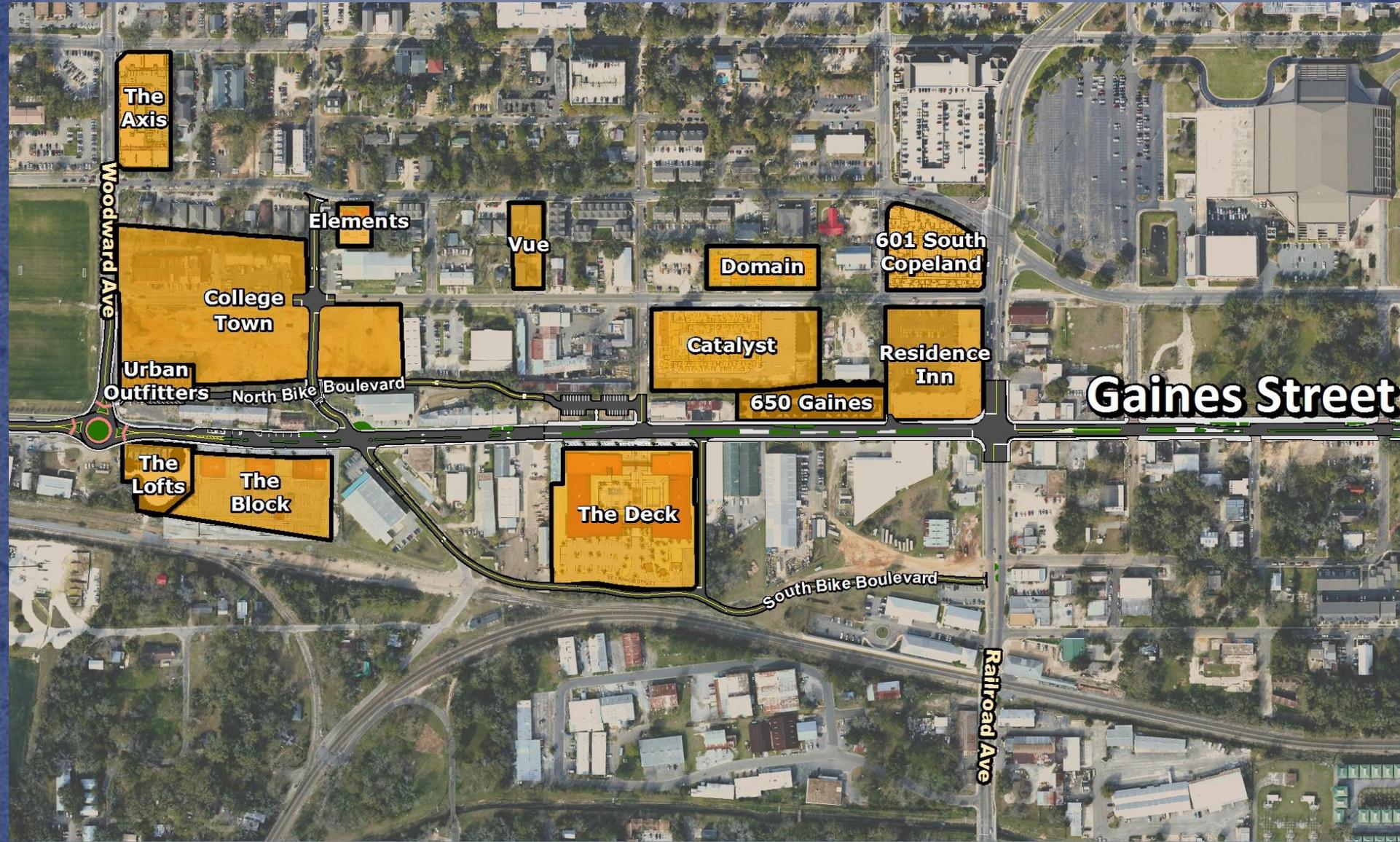


GGI, LLC dba Genesis Group  
2507 Callaway Road, Suite 100  
Tallahassee, FL 32303  
t. 850.224.4400  
f. 850.681.3600  
[www.GenesisGroup.com](http://www.GenesisGroup.com)

FLCA 0000960 FLLB 0006816 FLLC 26000202

**Gaines Street Corridor**

Private Sector Development  
Site Locator Map



# Green Infrastructure

# 2009-2010 Water & Sewer Reconstruction









Bioswale Stormwater Treatment













Custom Bus Stops







Mark T. Llewellyn, P.E.  
Genesis Group  
[Mark@GenesisGroup.com](mailto:Mark@GenesisGroup.com)

# Gaines Street

---