

F4

BUSINESS DEVELOPMENT

F3

SECTION 3

F2

BARRIER ELIMINATION

F1

SELF-SUFFICIENCY

E3

HEALTH SUPPORTS

E2

MEDICAL SERVICES

E1

MENTAL HEALTH

D4

PARENT ENGAGEMENT

D3

OUT-OF-SCHOOL-TIME

D2

AT-RISK YOUTH

D1

EARLY LEARNING

C3

EXISTING HOMES

C2

FOR-SALE HOUSING

C1

RENTAL HOUSING

B4

COMMUNITY FACILITIES

B3

DIGITAL ACCESS

B2

CONNECTIONS WITHIN

B1

CONNECTIONS OUT

A3

HISTORY

A2

PUBLIC SAFETY

A1

BUILD COMMUNITY COHESION AND CAPACITY

F4

F3

F2

F1

E3

E2

E1

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C3

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A1

OBJECTIVES

F

EXPAND ECONOMIC OPPORTUNITIES FOR ALL

E

ENCOURAGE COMMUNITY WELLNESS

D

INVEST IN OUR CHILDREN

C

EXPAND HOUSING OPPORTUNITIES

B

IMPROVE COMMUNITY CONNECTIONS

A

EMPOWER OUR COMMUNITY

F

E

D

C

B

A

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GOALS/PRIORITIES

WE are excited to share this summary of the draft of the Goldsboro Transformation Plan which represents the community's vision for the future. It includes a set of overarching goals, priority objectives, and a detailed array of strategies for achieving the holistic revitalization of Goldsboro.

VISION STATEMENT:

"Revitalized Goldsboro is a thriving and safe community with quality housing options, diverse economic opportunities, and a shared sense of pride in its rich history and promising future."

COMMUNITY ENGAGEMENT

The Goldsboro Transformation Plan DRAFT is the product of an open and transparent planning process involving more than 250 residents and community stakeholders and informed by a lengthy face-to-face survey of 200 community residents and former SHA relocated residents. The community came together to envision its future through seven (7) working groups that each met at least seven (7) times; three community-wide information fairs that attracted over 200 residents; a constantly updated website where all meeting notices, agendas, meeting minutes and presentation materials are posted; and an active Facebook page highlighting community events.

HOW TO REVIEW THE DRAFT PLAN:

The detailed draft Goldsboro Transformation Plan is available at www.choosegoldsboro.com.

Review copies are also available at the CNI office (120 Lexington Green Lane), Goldsboro Front Porch Council, and the Sanford City Manager's office. If you have any questions or comments about the draft, please contact Tamara Johnson at (407) 895-3300, ext. 4010 or Tamara.Johnson@orl-oha.org

NEXT STEPS

During the next six months, the community and its stakeholders will be reviewing the draft strategies to make sure they reflect the priorities and ideas that have emerged from the planning process. We will schedule more Working Group meetings, a final Community Information Fair, and other meetings to ensure that as many people as possible are familiar with the vision for a revitalized Goldsboro and the roadmap for achieving that vision.

Goldsboro
A Choice Neighborhood

UNLOCKING GOLDSBORO'S POTENTIAL:

A TRANSFORMATION PLAN TO GUIDE FUTURE INVESTMENTS AND PARTNERSHIPS



HIGHLIGHTS OF THE GOLDSBORO MASTER PLAN

- 1 New mixed-income rental housing.** Four phases of rental housing are proposed for SHA's north parcel of land. Each phase will accommodate 80 to 100 units of rental housing including replacement units for former SHA relocated tenants, tax credit units, and market-rate units. Separate phases as targeted for families, seniors and permanent supportive housing for the homeless.
- 2 Homeownership opportunities on SHA's south parcel.** Based on the community's priority to increase the number of homeowners in the neighborhood, the plan proposes to reconstruct the street grid pattern on SHA's south parcel to create eight new blocks for for-sale homes – both affordable and market-rate.
- 3 Infill housing.** For the many vacant lots scattered throughout the neighborhood, the City proposes to create the Cottage Homes Program to incent new homebuilding and the productive reuse of vacant land, particularly on nonconforming lots. This City program involves creating pre-approved cottage house plans that will result in an expedited permitting process. Only site review will be required.
- 4 Pomegranate flyover.** Working with the community, FDOT has designed a new flyover bridge over existing Amtrak railroad

tracks. This will eliminate auto stoppages/backups when the AutoTrain passes through the neighborhood. The flyover includes widened sidewalks for pedestrian and bicycle traffic and will provide opportunities for new community art displays.

- 5 Safe pedestrian crossings.** Since many residents do not own cars, they often rely on their bicycles and walking to access key amenities outside of the neighborhood, such as Sanford's downtown, the Riverwalk, the regional hospital, and the new SunRail station. Key crossing points proposed for safer pedestrian crossings include 9th and 17-92 (which connects Coastline Trail to the Riverwalk) and Pomegranate and SR 46 (as part of the Pomegranate flyover improvements).
- 6 Flexible space for future development.** A portion of the former William Clark Court site has been set aside for future development of either rental housing, for-sale homes, or the expansion of recreation space (indoor and/or outdoor facilities), depending what the highest demand is for in later years as well as community priorities at that time.
- 7 Multipurpose playing fields and water feature.** There is a lack of playing fields in the area for soccer, football, baseball and

other sports. Most fields are associated with high schools and are not available for community use. In addition, residents would like to see a water feature for children during the hot summer months, ideally a swimming pool or at a minimum a splash pad. This would also include creating a pedestrian walkway between the Westside Community Center and these new outdoor recreation facilities.

- 8 New Community Resource Center.** One of the community's top priorities is a new Community Resource Center to accommodate the extensive array of of partnerships and programs that have been proposed. The Henderson lot on Historic Goldsboro Blvd is an ideal location – across from the Sanford Public Safety Complex – which can also serve as the gateway to the community. Preliminary plans indicate the site can accommodate up to 20,000 SF with associated parking. A 6,000 SF resource center is proposed, with additional land area available for a health clinic and other specialized uses.
- 9 Goldsboro Farmers Market.** A permanent site for the Goldsboro Farmers Market is proposed for the Allen Chapel AME parking lot adjacent to Historic Goldsboro Blvd. A preliminary site plan and design of a pavilion structure for the vendors is in process.

