



ROSENWALD SCHOOL SITE REDEVELOPMENT

Board of County Commissioners Presentation – June 14, 2022
Site Redevelopment Recommendations





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CONTEXT

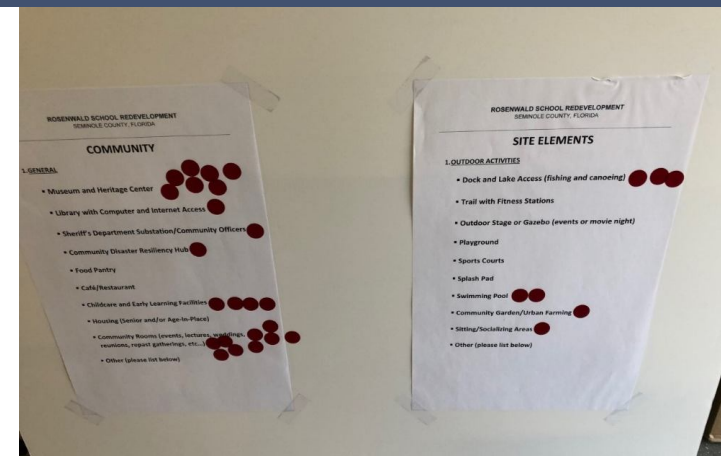
Project Goals

- Consider ways the County can redevelop the Rosenwald site to address needs that can strengthen the community and improve quality of life.
- Develop a list of potential services and facilities appropriate for the site and area.
- Engage the community and stakeholders to understand both issues and opportunities.
- Create a set of strategic recommendations for Seminole County to use as a framework for redevelopment activities.



Stakeholder Input – Workshops

- Workshop #1 was held in May 2021. Participants brainstormed potential services and facilities.
- Workshop #2 was held in December 2021. Participants prioritized potential services and facilities, as well as general site concepts.
- Workshop #3 was held in April 2022. Participants reviewed and commented on the final strategic recommendations.





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ANALYSIS

Evaluation

Items to be considered during concept plan evaluation include the following:

- How many existing buildings should be rehabilitated? Which ones? What are the condition of existing infrastructure and facilities?
- What are the costs for renovation to current building standards vs. costs for new construction?
- What services would benefit most from new construction and technologies?



Assessment

Three general concepts were looked at:

- Historic Concept (keeps all existing buildings)
- Modern Concept (demolishes all existing buildings)
- Hybrid Concept (keeps some existing buildings) – **this was the concept recommended to refine**



Hybrid Concept

The Hybrid Concept keeps some existing buildings and adds a new community center.

- Connects the past to the future by preserving several existing buildings but integrating them with new architecture, both visually and through materials, colors, and styles of the original Rosenwald Schools.
- Provides state-of-the-art facilities that give the community the most efficient use of money and modern technologies.
- Creates opportunity for public/private housing partnership





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RECOMMENDATIONS

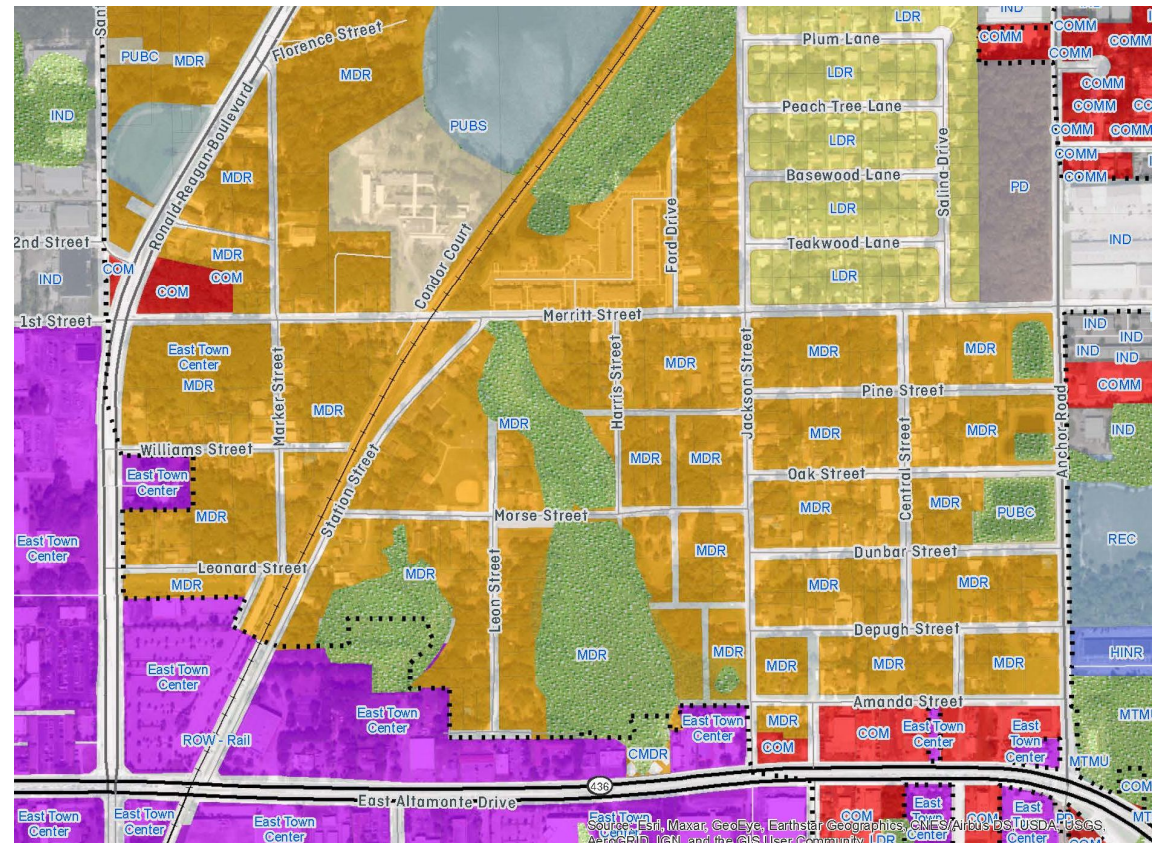
Policy and Community Elements

Policy recommendations:

- Change the zoning and future land use to PD (Planned Development) so that the County can create a master development plan for the entire site.

Community recommendations

- Add pedestrian-scale lighting leading to Rosenwald to provide a safe walking environment, especially at intersections
- Fix sidewalks and maintain vegetation
- Reinforce connections with Lillie H. Green and F.S. #11 as a community core



Facilities - Existing Buildings to Remain

- Building #1 – Culinary school/kitchen; classroom; community room (becomes a wellness/nutrition space after new community center is completed).
- Building #2 – Sherriff's Dept. substation/community resource officers; welcome desk (becomes part of community resources after new community center is completed).
- Building #5 – Heritage center and museum.



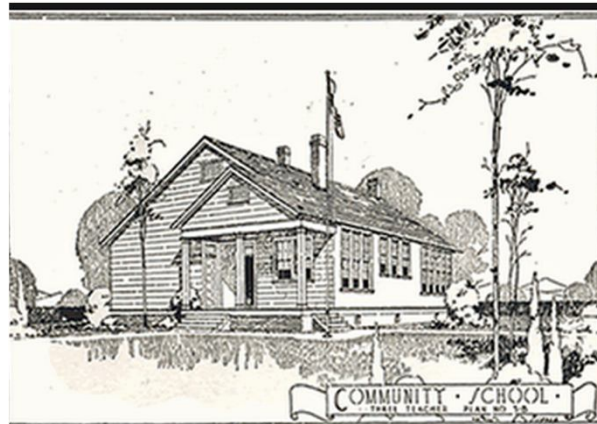
Facilities – New Community Center

- 12,500 sf (+/-) climate controlled
- Covered entrance connected with existing covered walkways in front
- Lobby area with front desk, seating, telephone, and electronic kiosk (information, appointments, jobs)
- Classroom (rotating providers)
- Computer lab
- Meeting rooms and conference room
- Community room with kitchen, storage, and technology – can be divided into smaller areas (seats 250-300)
- Covered deck and patio spaces



Facilities – New Community Center

- Include some of the original Rosenwald architectural elements, such as:
 - Metal roofing
 - Large windows
 - High ceilings
 - Covered porches
 - Light colors



Grounds

- Trail loop
- Fishing dock with kayak launch
- Pavilion/picnic space
- Lawn play and event areas
- Shaded seating areas
- Garden plots/urban farming areas
- Hydroponics and beekeeping
- Plazas/memorial gardens
- Art installations
- Stormwater pond with fountain



Program - Rooms

- Classroom (1)
 - large group instruction
- Computer lab (1)
 - large group instruction and individual learning/use
- Offices (5)
 - individual meetings in confidential setting
- Conference room (1)
 - small/large group meetings



Program - Services

- Classroom (1)
 - Rotating education providers: GED, job training, college level courses – language, business, personal
 - Longer block classes – one in the morning and two in the afternoon
 - Evening classes possible
 - +/-15 time slots per week



Program - Services

- Computer lab (1)
 - Rotating education providers: general computer skills, MS Office and Adobe suites, coding
 - Communication and personal finance
 - Longer block classes – one in the morning and two in the afternoon
 - Evening classes possible
 - +/-15 time slots per week



Program - Services

- Offices (5)
 - Individual/private meetings
 - #1 – medical/dental
 - #2 – mental/behavioral
 - #3 – personal services
 - #4 – workforce/employment
 - #5 – misc. services
 - Shorter time blocks – two in the morning and three in the afternoon
 - Evening classes possible
 - +/-25 time slots per week/room



Potential Concept Plan

- A: Parking for housing complex
- B: Affordable housing complex
- C: Formal lawn with trellis
- D: Garden plots
- E: shaded sitting areas in great lawn (H)
- F: Loading/unloading area for garden (G)
- I: Picnic pavilion
- J: Dock
- K: Trails
- L: Stormwater pond with fountain
- M: Covered entryway to community center
- N: Existing building #1
- O: Existing building #2
- P: Existing building #5
- Q: entry plaza areas around community center
- R: Community center
- S: Covered deck



Concept Plan – Aerial View (before and after)



Phasing/sequencing for Project

- Planning – RFP for developer – community center and public/private partnership for housing
- Design and construction plans
- Site work – demolition and recycling
- Infrastructure
- Existing building renovation
- Site work – outdoor elements
- New construction
 - community center
 - affordable housing



Other Project Considerations

- Program and services - partner development
- Scheduling
- Management and staffing
- Complementary programming at Lillie H. Green CC
- Community infrastructure enhancements
- County budgeting
- Grants and other funding resources
- Volunteerism/mentoring/apprenticeships /champions





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NEXT STEPS

Where Do We Go From Here?

- Provide final document to County staff as a framework for project redevelopment.
- Develop RFP.
- Begin site assessments and develop design work.





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For additional information, contact: Seminole County
Development Services
