



Alachua County Department of Growth Management

Transportation Planning

Jeffrey Hays, AICP Transportation Planning Manager

September 21, 2016

Andrew Persons, Interim Principal Planner
City of Gainesville Planning & Development Services Department
PO Box 490, Station 11
Gainesville, FL 32627-0490

RE: Petitions **PB-16-107 LUC** and **PB-16-108 ZON**

Mr. Persons:

Thank you for the opportunity to review and provide preliminary comments on the proposed Future Land Use Change PB-16-107 LUC and Rezoning Petition PB-16-108 ZON. As we discussed in our meeting on September 21st, County staff have some concerns with the potential impacts on the County's transportation infrastructure as a result of the land use change and rezoning of the subject properties. As you know, the County's Comprehensive Plan has policies that very closely link land use, transportation and capital improvements planning. This link is implemented through the County's Multi-Modal Transportation Mitigation (MMTM) Program which is applicable inside the Urban Cluster that surrounds the City of Gainesville. As a result of the development of these properties within the City, the County is concerned that the transportation impacts will remain but that the mitigation to regionally significant infrastructure is not adequately provided for through the TMPA Zone D policies.

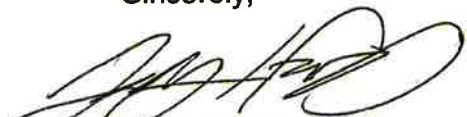
County staff will review the application and provide formal comments once the land use change is transmitted to the State. However, in the interest of intergovernmental coordination are providing these initial comments:

1. Development of the subject property could add 9,271 new daily trips to the transportation system west of I-75 according to the Staff Report. The properties will be accessed from SW 75th St (Tower Road) and SW 20th/24th Ave. Both of these County-maintained minor urban arterials are currently overcapacity, operating at Level of Service E. The County has adopted an areawide level of service for roadways to accommodate some corridor segments operating with volumes seen on these roadways. However, the areawide level of service can only be maintained by providing mobility improvements funded through sufficient mitigation of the impacts of new development to the transportation system.

2. The City's Transportation Mobility Element (TME) policy 10.8.1 states: *"The City shall require large developments that meet the Development of Regional Impact thresholds to address regional impacts on facilities."* As the staff report indicates, development of the subject properties would reach that threshold. When the City's TMPA Zone D was adopted, impacts to regional infrastructure and transit service in this area west of I-75 could not have been contemplated for the subject properties as they were not included in the Zone. It is not clear to County staff exactly how the "fee-in-lieu of" formula for the TMPA Zone D is calculated but as the City continues to annex property west of I-75, it may be necessary to update the basis of the formula to include needs in the vicinity of the subject properties.
3. The County currently funds the majority of RTS Route 75 that services the area. The TMPA Zone D has a transit funding requirements for Zone D projects that produce over 5,000 daily trips. It would appear that an appropriately conditioned Planned Use District (PUD), as detailed in TME Policy 10.2.7(e) would be one potential mechanism to insure that the subject properties do not develop in a piecemeal fashion to avoid this and other TMPA requirements. If the City feels that this is not appropriate in this situation, perhaps City staff or the property owner would have another suggestion as to the appropriate instrument that could be used to insure that regional transportation impacts will be mitigated as the properties develop.
4. The County's long range Capital Improvements Element includes transportation projects in the vicinity of the subject properties. These include roadway, transit and bicycle and pedestrian projects. The widening of the SW 20th Avenue bridge to four lanes is one of these projects. The bridge is functionally obsolete in terms of appropriate bicycle and pedestrian facilities in conjunction with the fact that the two lane facility is a major bottleneck for the gridded roadway network that the County and the City have planned for both sides of I-75. This project may be one that the City could consider working on jointly with the County to provide the necessary mobility into the major employment centers east of the interstate.

Thank you again for the opportunity to provide these preliminary comments and please let know if you have any questions.

Sincerely,



Jeffrey Hays, AICP

Mimms, Dean L.

From: Mimms, Dean L.
Sent: Thursday, September 22, 2016 4:29 PM
To: Adam J. Tecler (adam.tecler@gmail.com); Bob Ackerman (robertpackerman@gmail.com); Bryan S. Williams (bryan@mcgriffwilliams.com); Dave Ferro ; Erin Condon (CondonEP@cityofgainesville.org); Robert P. Hyatt (rob.hyatt@gm.sbac.edu); Stephanie Sutton (Suttonsa@cityofgainesville.org); Terry Andrew Clark (terryandrewclark@gmail.com)
Cc: Persons, Andrew W.
Subject: Citizen Comments re: PB-16-107 LUC/ PB-16-108 ZON; County staff comments
Attachments: COG_PB16_107LUC_PB.pdf

Please see e-mail from nearby residents E . Sachs and B. Scheick. I am placing them in the petition folder. They are now part of the record. (Same for attached letter from County staff.)

I am also attaching the letter we received this afternoon from Alachua County Transportation Planning Manager, Jeff Hayes. Mr. Hayes will be at tonight's meeting and available for any questions.

Dean

Dean L. Mimms, AICP, Lead Planner
 Planning & Development Services Department
 City of Gainesville, FL
 PO Box 490, Station 11
 Gainesville, FL 32627
 (352) 393-8688 direct. Main no. (352) 334-5022
mimmsdl@cityofgainesville.org

From: Simmons, Gigi G
Sent: Thursday, September 22, 2016 4:09 PM
To: Mimms, Dean L.; Persons, Andrew W.
Subject: FW: Comments re: PB-16-107 LUC/ PB-16-108 ZON

Dean,

Please submit this e-mail (for public record) for tonight's Plan Board Meeting.

Thanks,

Gigi Simmons
Planning and Development Services
City of Gainesville
P.O. Box 490, Station 11
Gainesville, FL 32627
 (352) 393-8687
SimmonsGG@CityofGainesville.org

From: Elena Sachs [<mailto:elenabethsachs@gmail.com>]
Sent: Thursday, September 22, 2016 3:28 PM
To: Simmons, Gigi G
Subject: Comments re: PB-16-107 LUC/ PB-16-108 ZON

To whom it may concern,

My name is Elena Sachs and I live at 1814 SW 78th Terrace in the Sunrise subdivision. My husband, Brian Scheick, and I would like to go on record as saying that we are opposed to any zoning/annexing changes regarding PB-16-107 LUC/ PB-16-108 ZON. I have left a few messages with Andrew Persons, to whom I was directed when I first called the Planning department. I have not received a response from Mr. Persons, so I wanted to send this to make sure our comments were considered regarding this issue. We are unable to attend the public meeting about this tonight, but would appreciate any follow up from the meeting.

Many thanks,

Elena Sachs and Brian Scheick

Mimms, Dean L.

From: Matthew <bikeboy1971@gmail.com>
Sent: Friday, September 23, 2016 5:46 PM
To: Mimms, Dean L.
Subject: Re: On-16-107luc and on-16-108zon

Thank you. I appreciate your help and information.
Matt

Sent from my iPhone

On Sep 23, 2016, at 16:54, Mimms, Dean L. <mimmsdl@cityofgainesville.org> wrote:

Good afternoon, Mr. Stubbington,

Your e-mail to staff is now part of the record for the land use and zoning petitions that were heard and approved by a 4-1 vote of the City Plan Board last night.

Your e-mail will be in the packet that will be sent (first to the City Attorney's office, for preparation of draft ordinances) to the City Commission, which will hold public hearings on the requested land use and zoning, and will hold hearings on the draft ordinances. Both petition hearings and ordinance hearings are likely to be held on the same date.

Assuming that you received a mailed notice of the Plan Board hearings that were held yesterday evening, the City will also mail you a notice of the first City Commission hearings, once they are scheduled.

Opportunity for public comments will be provided during the City Commission hearings, as they were provided at last night's City Plan Board hearings.

Thank you for your interest and participation.

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From: Matthew Stubbington [<mailto:bikeboy1971@gmail.com>]
Sent: Friday, September 23, 2016 9:14 AM
To: Mimms, Dean L.
Subject: Re: On-16-107luc and on-16-108zon

Thank you for the information. Unfortunately I was unable to go to the public meeting as I had to work. I understand that giving my opinion now will have no impact but feel that I should express my concerns.

Over the summer it was worrying to see a large forested area on the east side of Tower Road destroyed for the sake of yet another "development" in Gainesville. Taking the time to look up the city growth plans I saw that this area had been designated for middle density housing only. In disbelief I realized that this meant that perhaps as many as 14 homes could be built on an acre. Fast forward to this past week and we are informed that the zoning for this area is going to be changed to include mixed use.

The impact on the local community may have some positive results but very few and likely will be outweighed by the negative. I would hope that the builders will include open space and conservation areas in the plans for the property but I am skeptical as profit will come first and therefore the maximum amount of building will be done. The inclusion of some shops in this development may benefit as it would mean the new residents would not have to travel out of the neighborhood for their shopping. However that is where the positives stop.

Tower Road is very busy and not in good repair, SW 24th and SW 20th that travel east/west to the south of the property are very highly traveled especially during rush hour and frequently traffic is backed up for over a mile as people try to get to work. Adding an average of 10 homes to each acre at this site will mean there will approximately 1500 houses, assuming just one working adult in each home that adds a conservative estimate of 3000 journeys on already overloaded roads that will be difficult to widen to handle the extra traffic from this and the many other developments west of I-75. Adding to the mix, shops within the development and the traffic load increases further. The stress on the roads and the dangers to local residents from the increased traffic will rise dramatically. The addition of traffic signals that will be needed to allow access into the development will further exasperate the congestion issues.

The wider economic impact of this will depend on the type of store that is allowed to be built however existing businesses around the north and south of Tower Road will likely be impacted. We may even see a migration of those businesses into the new development leaving empty buildings elsewhere that will fall into disuse. This migration can be seen elsewhere in Gainesville resulting from the Butler Plaza project.

The question of the type of housing that will be built also comes to mind as a local home owner. One would assume that a builder will not want to build low income housing, so what happens to the low income housing around the area. Will it be improved? If the new project does include low income housing what will happen to the property value in the local area? Will we be compensated? Obviously crime does not have to increase just because there is low income housing but it may.

What will happen to the schools? Who is going to pay to increase the capacity of the nearby elementary and middle schools, is there room for more children, will a new school be built to handle the influx that will come with this project and the others within 5 miles of this development?

I understand that "development" has to take place. Land owners have the right to make money and unfortunately selling their land for construction is probably the most profitable but how that land is developed is of great concern. I would highly recommend that the city and the county implements a restriction on housing projects that require that a third of the property being developed is reserved for green space. This will give residents some open area to enjoy and also conserve a little of the natural resources so creatures have some place to live. I would also recommend that the city and the county require the developers of large projects to improve the roads not just immediately outside the development but also surrounding the project. Eventually Tower Road and SW24th are going to have to be repaired and probably widened to handle the increased flow of traffic and unfortunately the tax payer is going to be left footing the bill because the construction companies have not contributed financially to fix the congestion issues that they have been authorized to create.

I apologize for the rambling nature of this email, I appreciate your time. I implore you to look into the green area restriction I suggest as I believe it will provide a balance between development and nature.

Thanks
Matt

On Thu, Sep 22, 2016 at 2:54 PM, Mimms, Dean L. <mimmsdl@cityofgainesville.org> wrote:
Good afternoon, Mr. Stubbington,

The total acreage is approximately 157 (acres).

Mixed use means that both non-residential and residential uses are allowed on property with mixed-use land use and zoning.

The proposed land use amendment from County to City land uses, and the related rezoning from County to City districts, if approved, will establish various City land use categories (one each for a designated part of the 157-acre property), and will establish corresponding City zoning districts for those areas.

Transportation mitigation (e.g.: roadway modifications/improvements; financial contributions towards transit) is not part of these regular petitions (i.e., that are not for Planned Use District land use and Planned development (PD) zoning). Petitions. Transportation mitigation will be required during future development plan review, which is a separate process.

Tonight's Plan Board meeting agenda is attached, and it includes links to the staff reports and applications. The Plan Board makes recommendations to the City Commission, which is the body that can approve land use and zoning requests.

Thank you for your interest.

Dean L. Mimms, AICP, Lead Planner
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mimmsdl@cityofgainesville.org

-----Original Message-----

From: Persons, Andrew W.
Sent: Thursday, September 22, 2016 2:13 PM
To: Mimms, Dean L.
Subject: FW: On-16-107luc and on-16-108zon

This email had slipped into my inbox unnoticed.

-----Original Message-----

From: Matthew [mailto:bikeboy1971@gmail.com]
Sent: Monday, September 19, 2016 11:46 AM
To: Persons, Andrew W.

Subject: On-16-107luc and on-16-108zon

Mr Persons

What is the total acreage involved in this project? What does mixed use mean? Are there plans for road improvements?

Thanks

Matt Stubbington

Sent from my iPhone