Item #160675

Urban Design Standards

Produced through the collaborative, technical, and professional efforts of…

GRU More than Energy

CITY OF GAINESVILLE FLORIDA every path starts with passion

Alachua County, Florida

CHW Professional Consultants

gcra

eda engineers · surveyors · planners

TRIMARK PROPERTIES

MANLEY DESIGN

INTRO

By: Andrew Persons

Team

- Michelle Farnsworth, Utility Services Supervisor, GRU
- Debbie Daugherty, Engineering Director, W/WW, GRU
- Angel Rivera, Engineering Manager, ED GRU
- Ann Mullins, Land Rights Coordinator, Real Estate, GRU
- Philip Lancaster, Gas Engineering, GRU
- Joe Wolf, Utility Forester, GRU
- Andrew Persons, Planner, DOD
- Florence Buaku, DOD
- Chris Dawson, County
- Rick Melzer, Utility Engineer, Public Works
- Gerry Dedenbach, CHW
- Stephanie Sutton, EDA
- Sergio Reyes, EDA
- Bryan Harrington, Trimark Properties
- Elisabeth Manley, Manley Design, LLC

Mission: Review Standards to Identify Ways to Align Code Vision and Utility Standards

- Benchmark other communities' development standards;
- Evaluate alternative standards in urban areas; and
- Present evaluations and recommendations to General Policy Committee

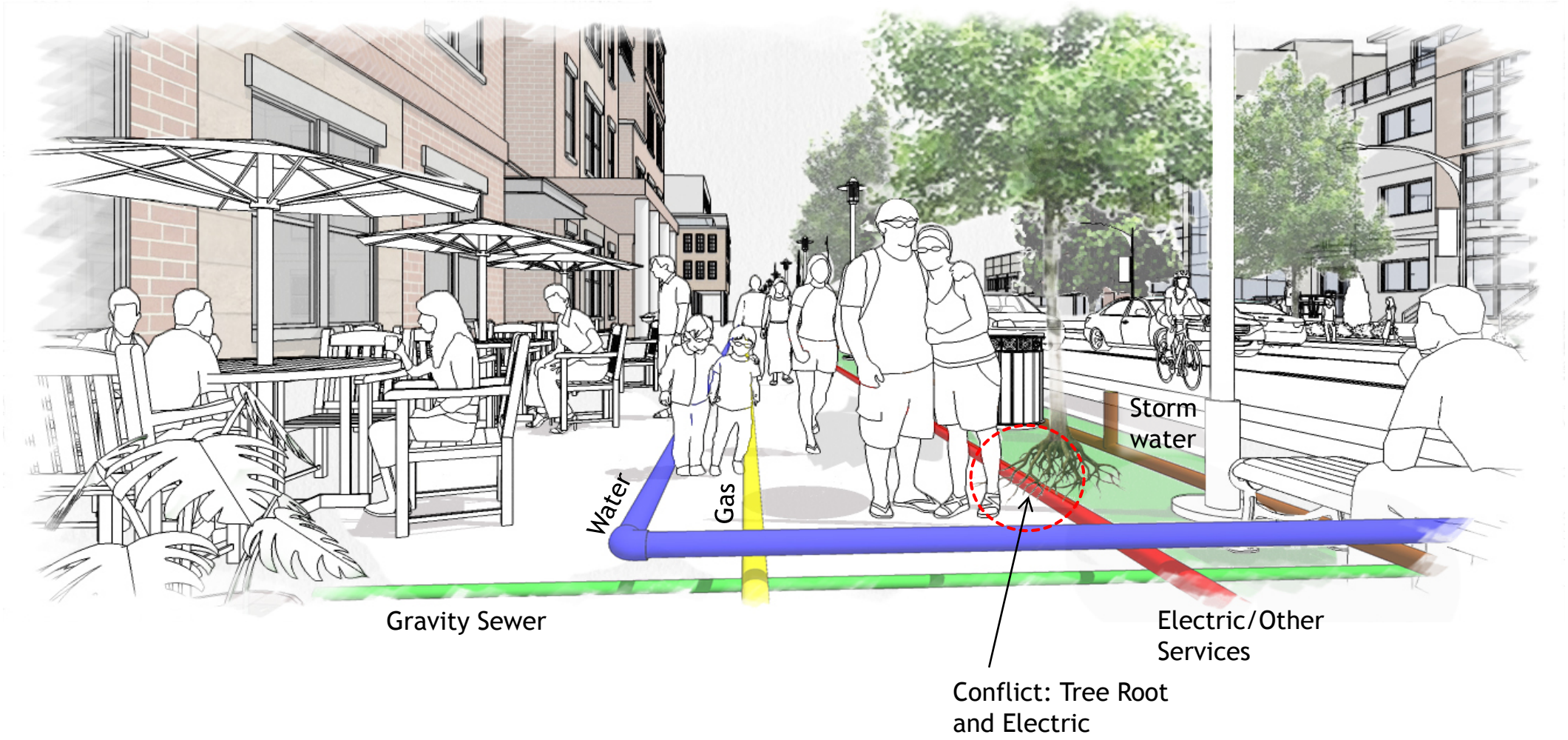
What We See

Building Zone

Sidewalk Zone

Landscape Zone

What We Do Not See



Result of Conflicting Standards

SOLUTIONS WE IMPLEMENTED

ELECTRIC

By: Angel Rivera

Electric Accomplishments: Equipment easement sizes

Vertical Clearance

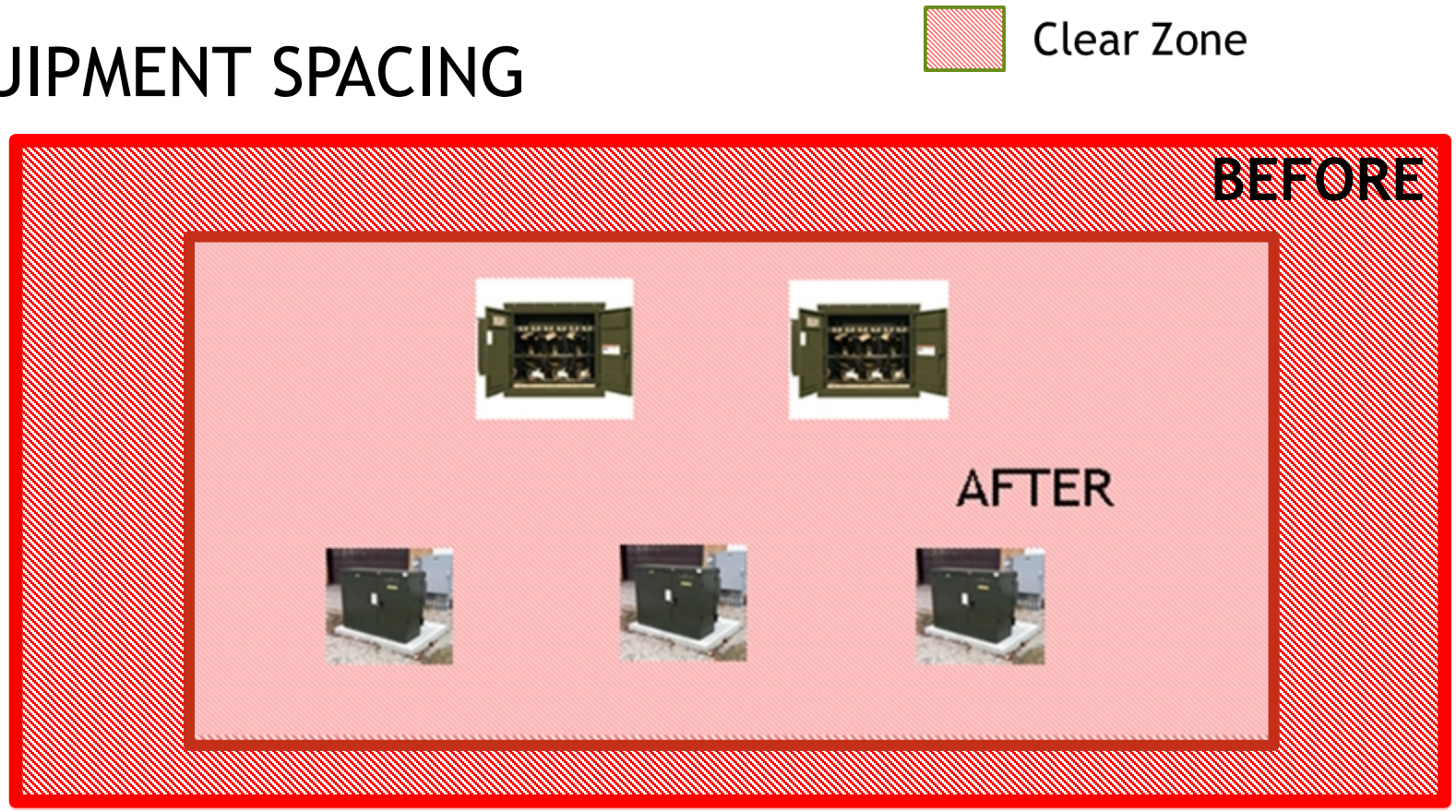
- *Clear zones must accommodate Installation and Maintenance*
- *EXAMPLE: 24’ vertical clearance above all pad-mounted equipment*

THE WIN:

- Easements to the “sky” no longer required
- Notch out building to a minimum height

Electric Accomplishments: Equipment easement size requirement reduced

EQUIPMENT SPACING



THE WIN: Increase square footage allowing additional space for trees

SQ FT Savings = 800SF

Electric Accomplishments: Equipment Easement Sizes

Allowing part of the safe work zone to be right-of-way

THE WIN

Three equipment easement sizes rather than a “standard” 20’x 20’ easement

Electric Accomplishments: Concrete encased duct bank applicability, versus open trenches

THE WIN:

Additional space with out damaging infrastructure

Previous requirements often precluded trees or placed trees in roadway, result was no trees in many designs

OLD Standards 10’

NEW Standards 3.5’

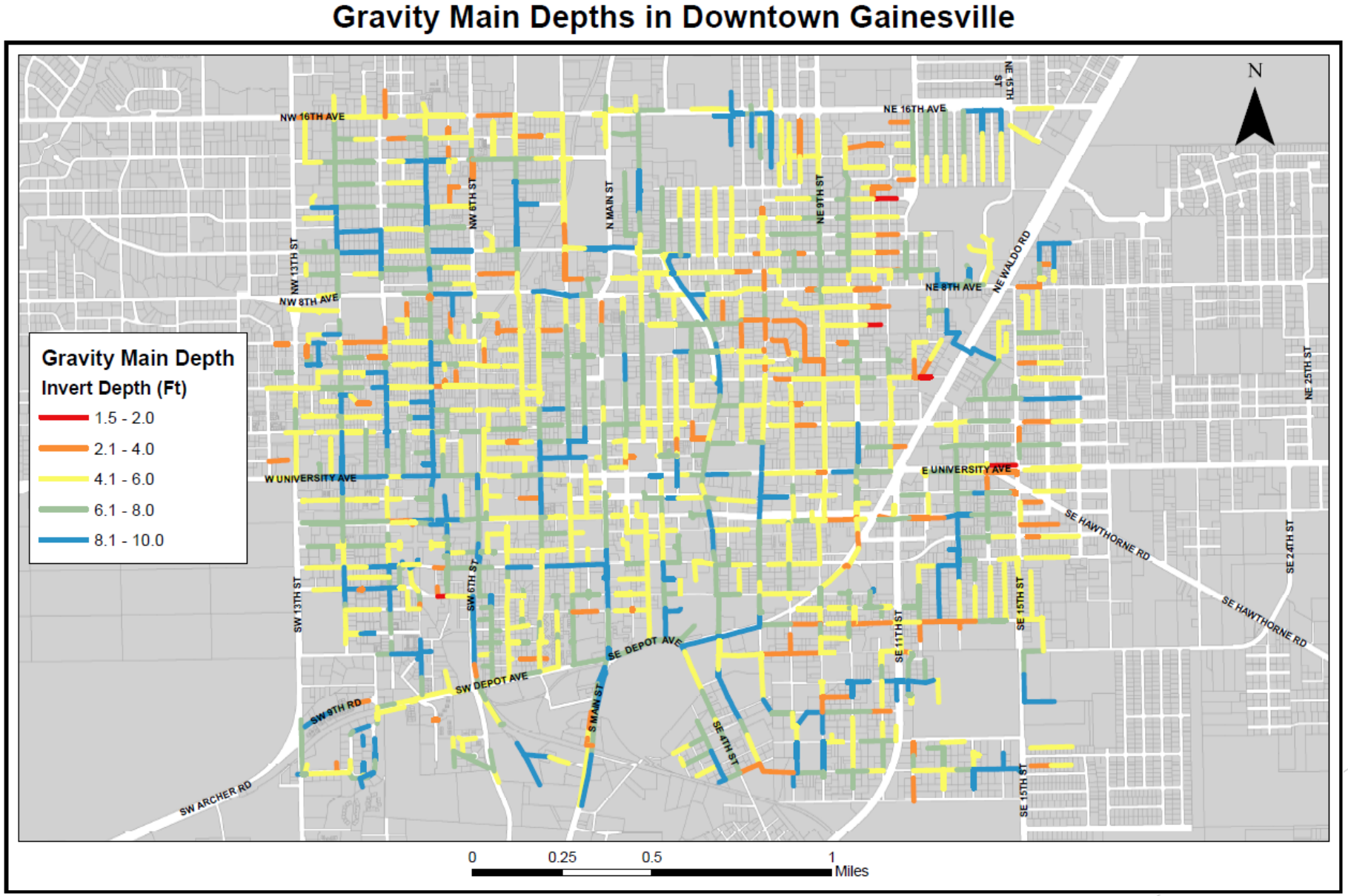
W/WW

By: Debbie Daugherty

W/WW Accomplishments:

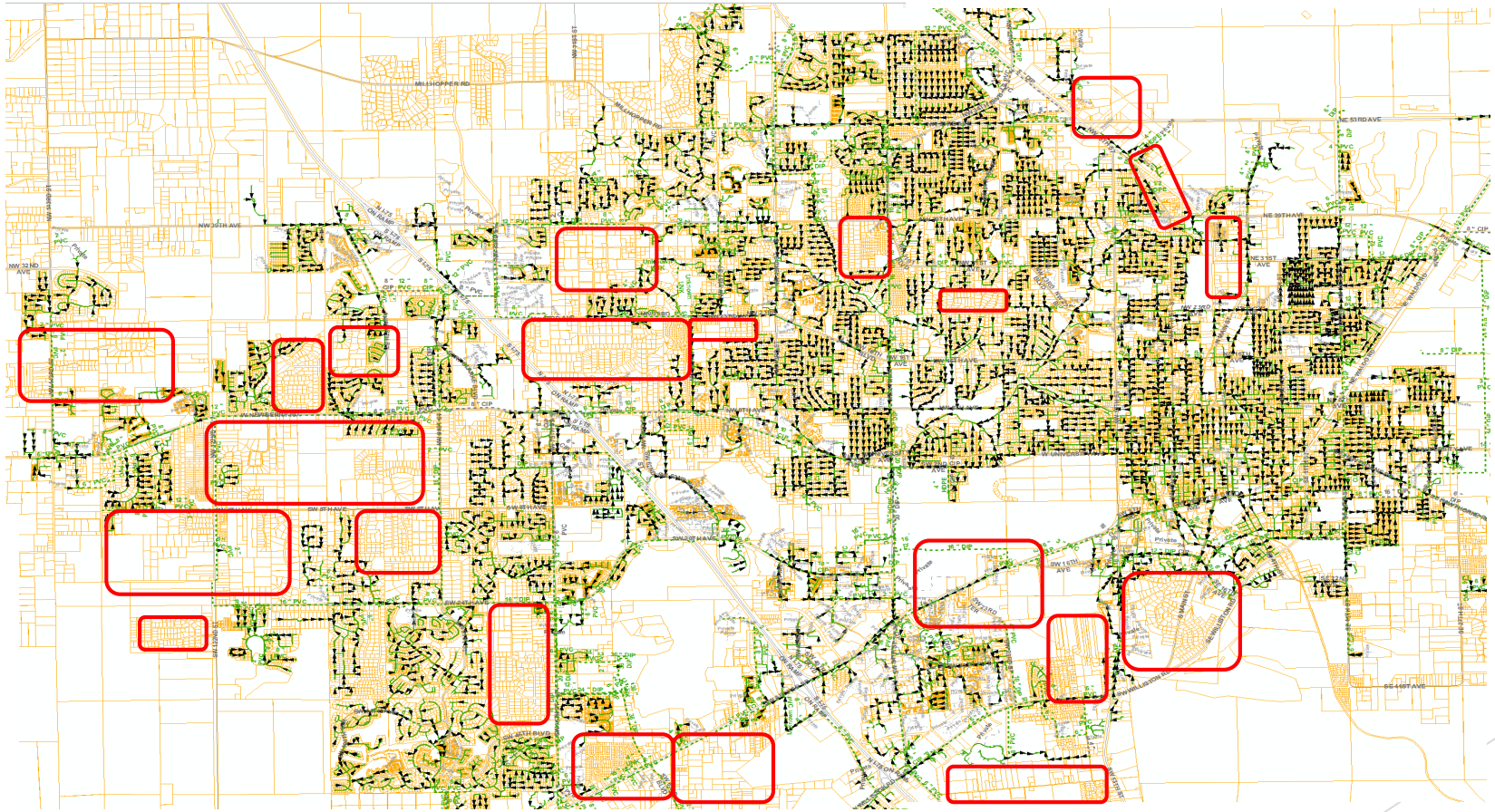
- Improvements to sewer easements.
  - ***WIN:*** *start allowing 20' wide easement(s) if sewer is less than 10' deep*
- Allow and maintain smaller diameter Force Mains
  - ***Win:*** *facilitating more infill development projects*
- Allow private manholes within easement(s)
  - ***Win:*** *solve design issue with multiple laterals*
- Allow Water meters in the sidewalk
  - ***Win:*** *If sidewalk is behind property line, greater flexibility exists*

W/WW Accomplishments: Sewer less than 10’



Water/Wastewater: Allow smaller force mains

THE WIN: The areas indicated on the map depict parts of Gainesville which are not connected to GRU Wastewater. By revising the Standards to allow less than 4" sewer force mains, more parcel connections are now feasible.

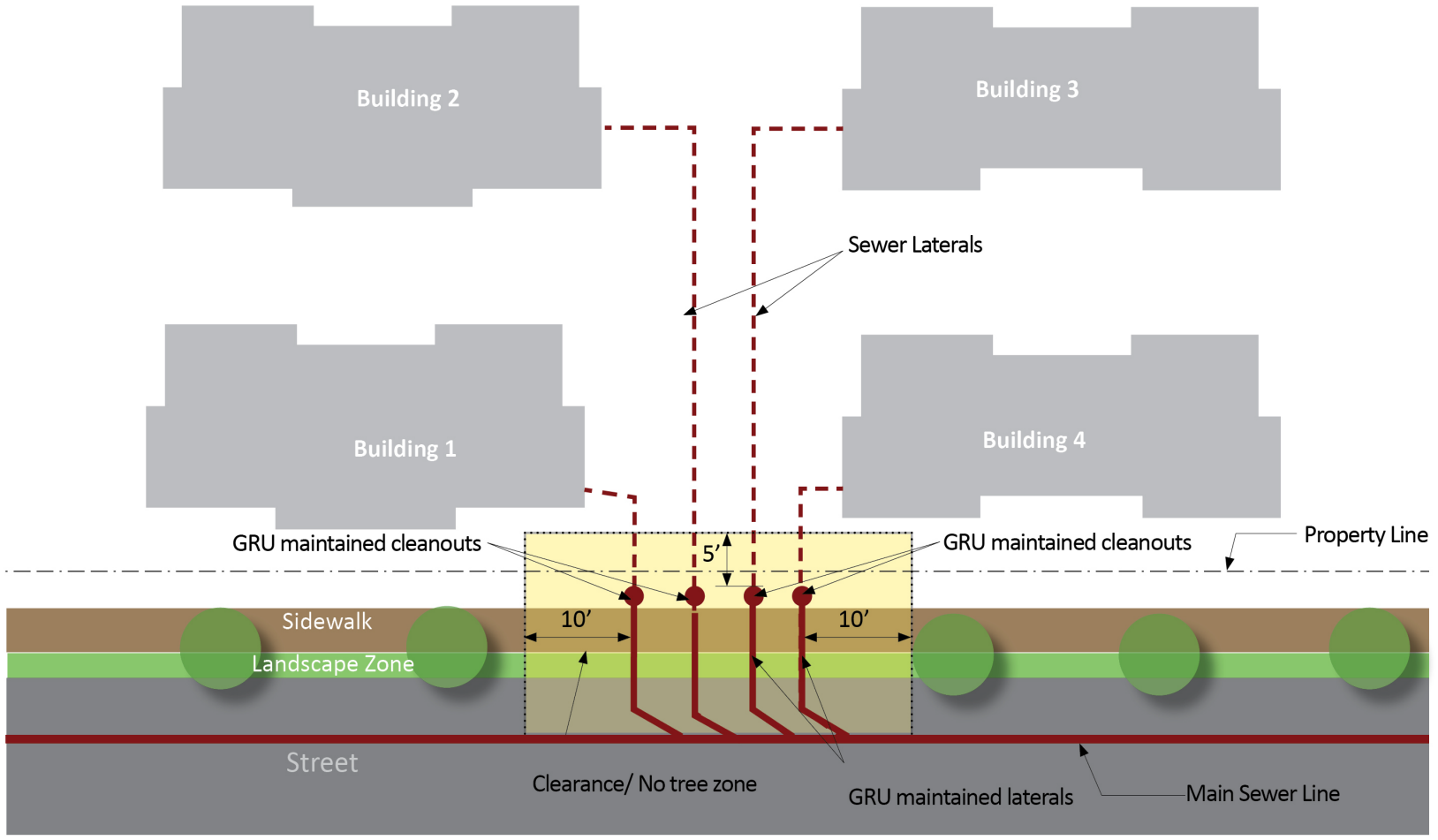


This means residential infill development projects may become feasible.

W/WW - Laterals

Past: Each individual building required individual laterals.

MULTIPLE LATERALS - MORE MAINTENANCE, LESS ROOM FOR STREETSCAPING



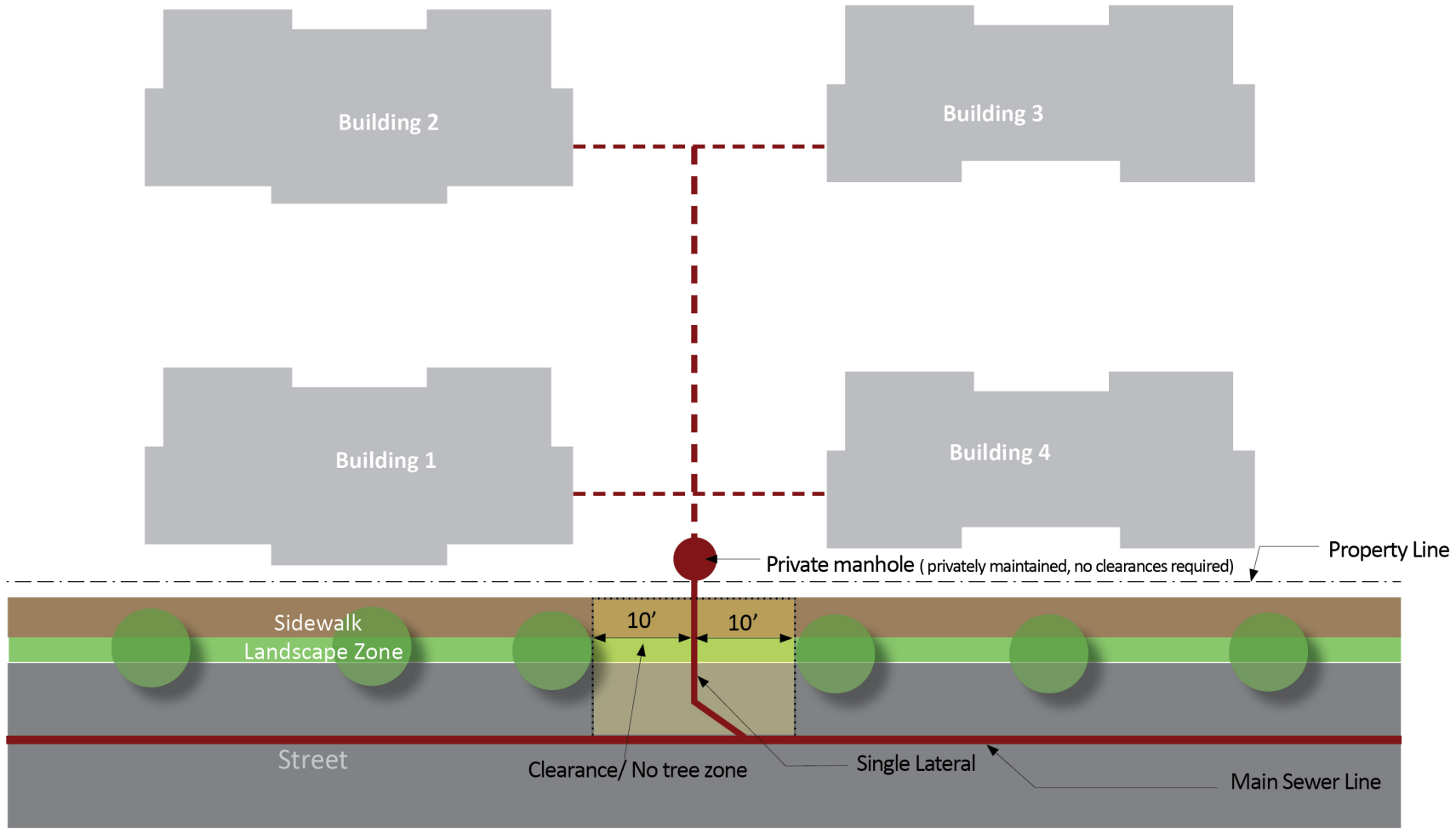
GRU maintained laterals and cleanouts require clearances in which no street trees can be planted.

W/WW - Laterals

Present: Option to connect each building to one lateral discharging to a private manhole.

THE WIN – Less laterals leave more room for street trees, other utilities, and allows for a reduction in maintenance and complexity.

SINGLE LATERAL - LESS MAINTENANCE, MORE ROOM FOR STREETSCAPING



A private manhole does not require clearances, allowing additional room for street trees, etc.

TREES

By: Elisabeth Manley

Teamwork for Trees and Utilities

Making room & avoiding conflicts

Aligning LDR & GRU Standards	=	Consistency and predictability
Reduced easements	=	More space for trees
Updating tree lists	=	Right Tree in the Right Place

Collaborating with others

City of Gainesville	=	Using GRU's GIS data
Alachua County	=	Using GRU's GIS data
GRU	=	Coordinating internally
Tree Advisory Board	=	Providing technical review
Landscape Architects & Arborists	=	Providing essential feedback
Developers	=	Winning with working solutions

Solutions through Common Vision

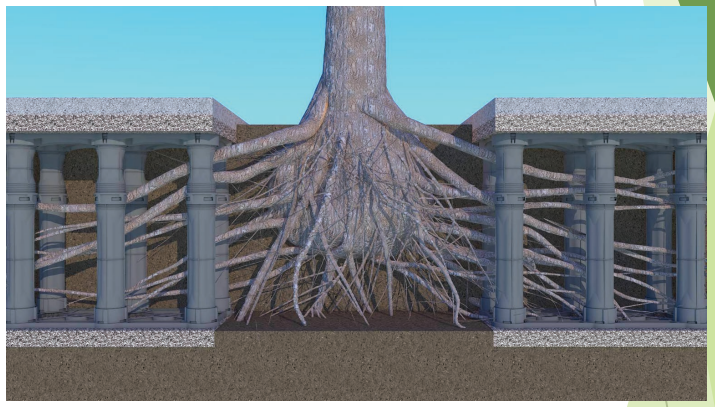
Constructible Solutions

Cascades, SW 4th Avenue - Trimark

- Reducing offsets by enclosing utilities in casings
- Reducing utility easements
- Able to deliver canopy trees

NW 1st Avenue Streetscape - CRA Project

- Improving tree health through Silva Cells
- Delivering long term survival for street trees



Delivering the Vision

- Providing a safe and reliable utility infrastructure
- Delivering a healthy and diverse urban forest
- Planting the ‘Right Tree in the Right Place’
- Continued collaboration, unified voice, one vision

REMAINING ISSUES

By: Andrew Persons

Previous General Policy request for recommendations:

- Establish development collaboration team
- Conflict resolution
- Alignment of Land Development Code and GRU design standards
- Hierarchy approach to Land Development Code and related standards
- Public approval of GRU standards
- Solutions in progress

Development Collaboration Team

- Existing team members to remain for first year with back ups
- Team members can roll off once a year and appoint new members
- Criteria for being on the team
- Team members must be present at all meetings
- Team will meet quarterly

Conflict Resolution- A proactive approach

- First Step Redesign
- Conflicts that arise in plan review are resolved with a collaborative team of decision makers “Meeting of the Minds”
- The Development Collaboration Team will review standards for consistency and autopsy projects where conflicts resulted in a less desirable outcome
- Joint pre-construction meetings

Alignment of LDC and GRU standards

Hierarchy approach to land development code and standards:

- A collaborative approach is more reflective of how we do business
- Avoiding conflicts requires flexible design standards that can respond to a wide variety of existing conditions

Public approval of GRU standards

- Submit the proposed revisions to pre-determined group for review and comment: 30 days to review and comment.
- GRU will review comments and amend the proposed revisions within 60 days
- Changes that have been made throughout the year are publicly noticed once a year during a city commission meeting. Design Collaboration Team will be in attendance

Delivering The Vision

Ingenuity Building:
SW 4th Avenue and
SW 6th Street

- Concrete duct banks
- Tree well notches
- Reduced sewer line easements

Actions

- Acknowledge team as proposed
- Move item off GPC list

THANK YOU