

# Urban Design Standards

*Produced through the collaborative, technical, and professional efforts of...*



**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



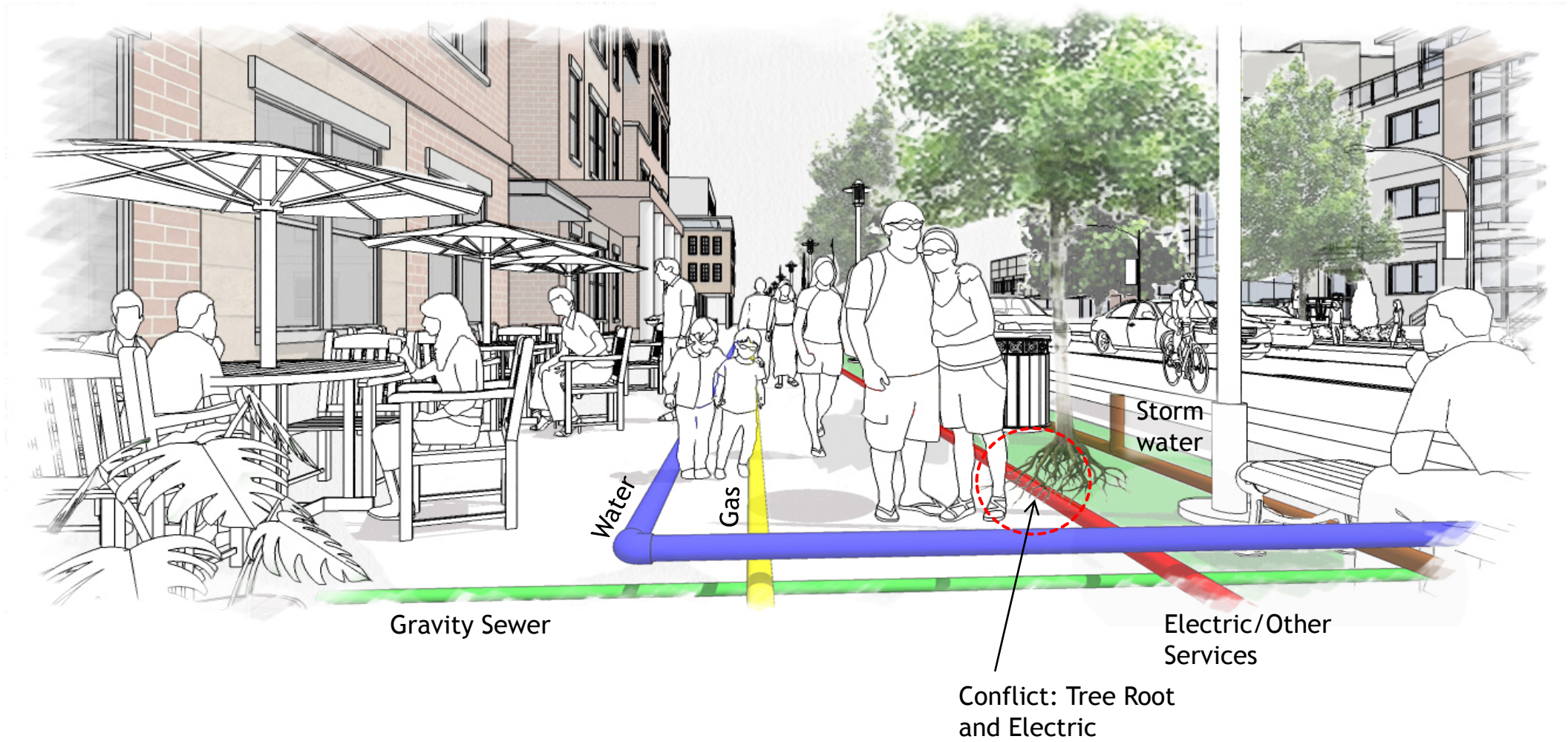
Building Zone

Sidewalk Zone

Landscape Zone



# What We Do Not See



# Result of Conflicting Standards



# **SOLUTIONS WE IMPLEMENTED**



# **ELECTRIC**

*By: Angel Rivera*

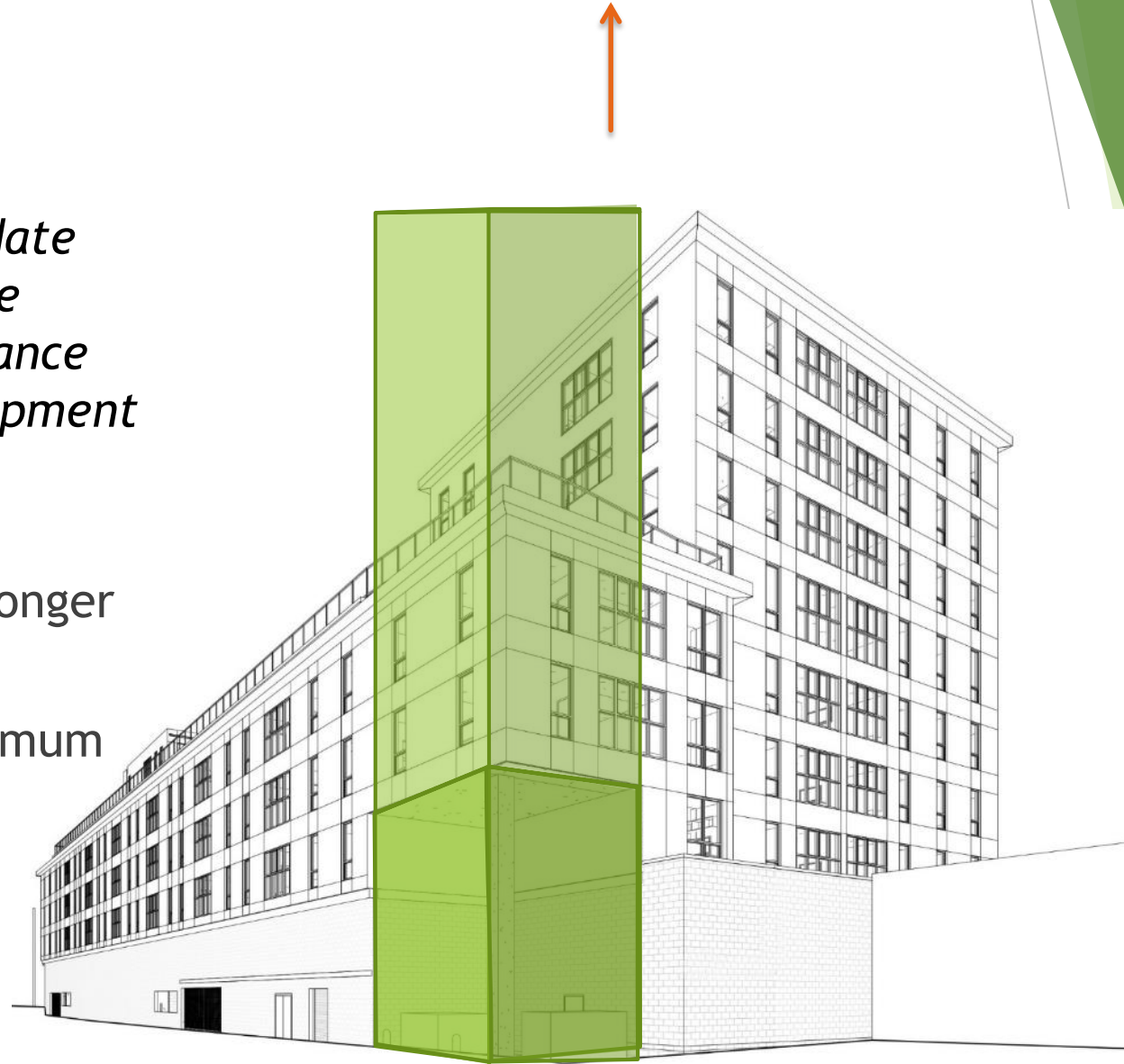
# Electric Accomplishments: Equipment easement sizes

## 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

 Clear Zone



**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



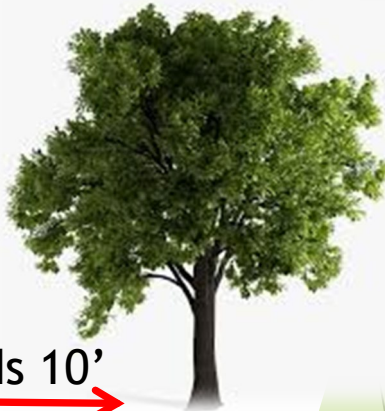
# Electric Accomplishments: Concrete encased duct bank applicability, versus open trenches

## 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*

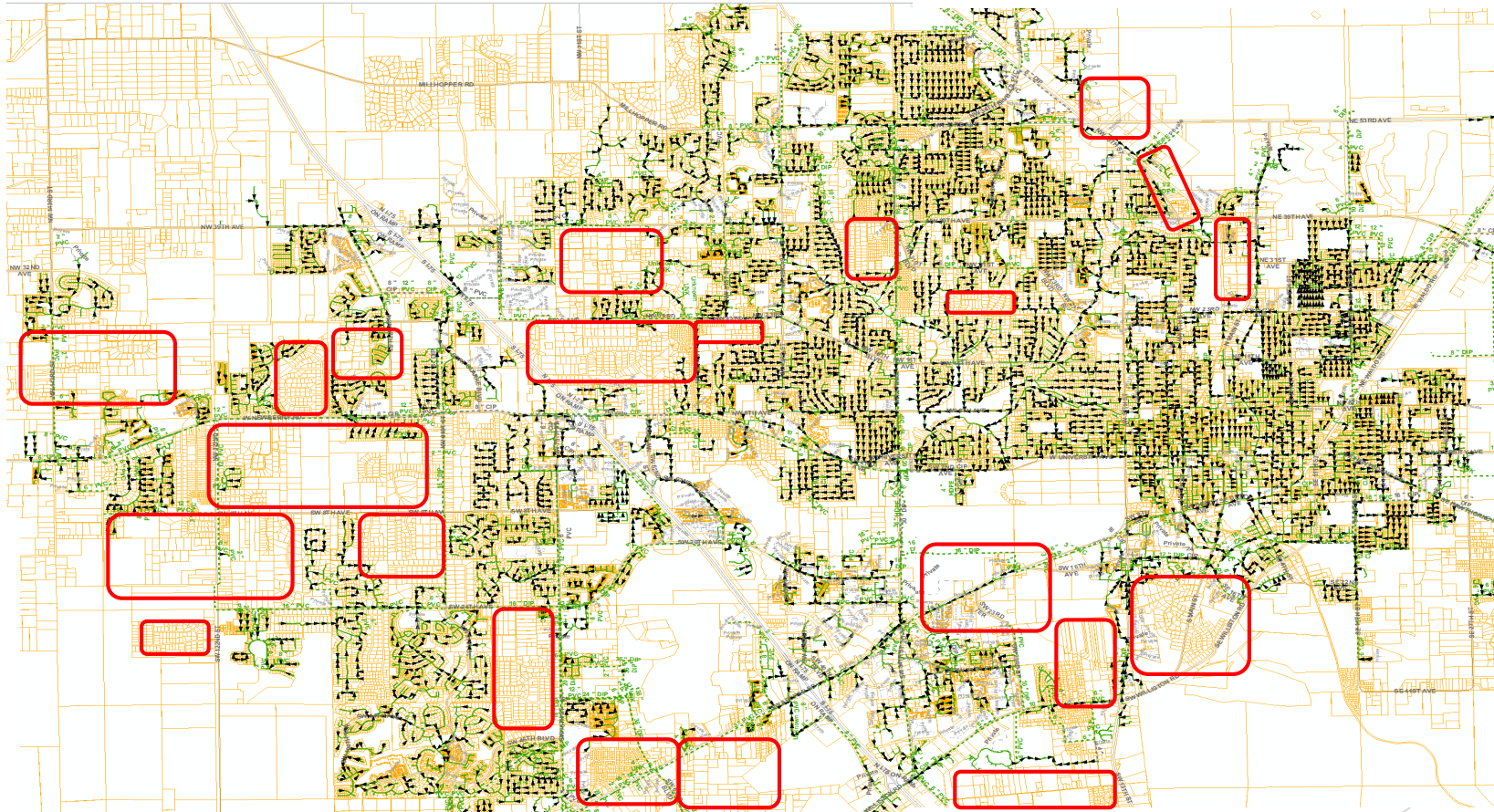
# W/WW Accomplishments: Sewer less than 10'

## Gravity Main Depths in Downtown Gainesville



# 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.

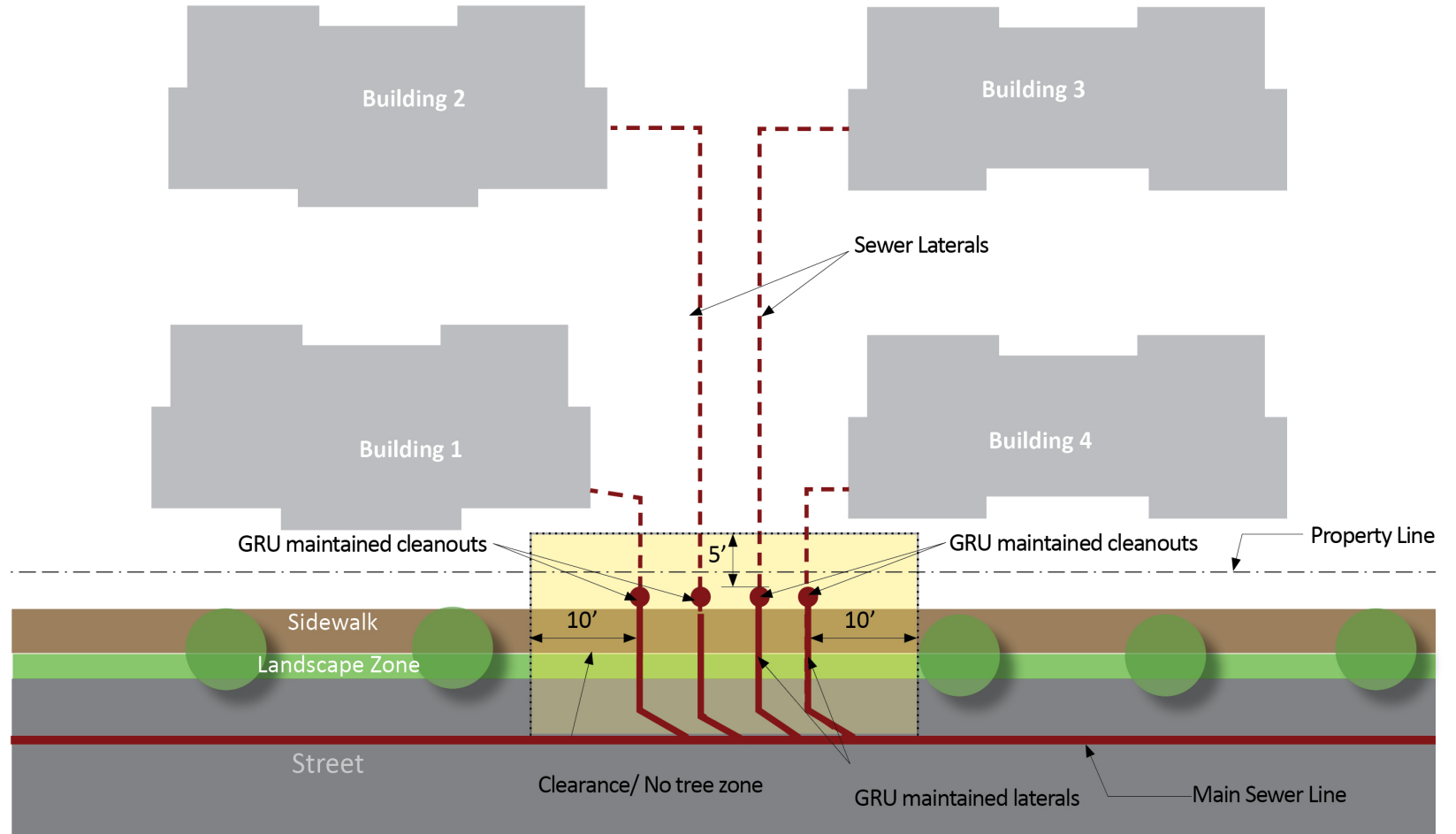


This means residential infill development projects may become feasible.

# 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.

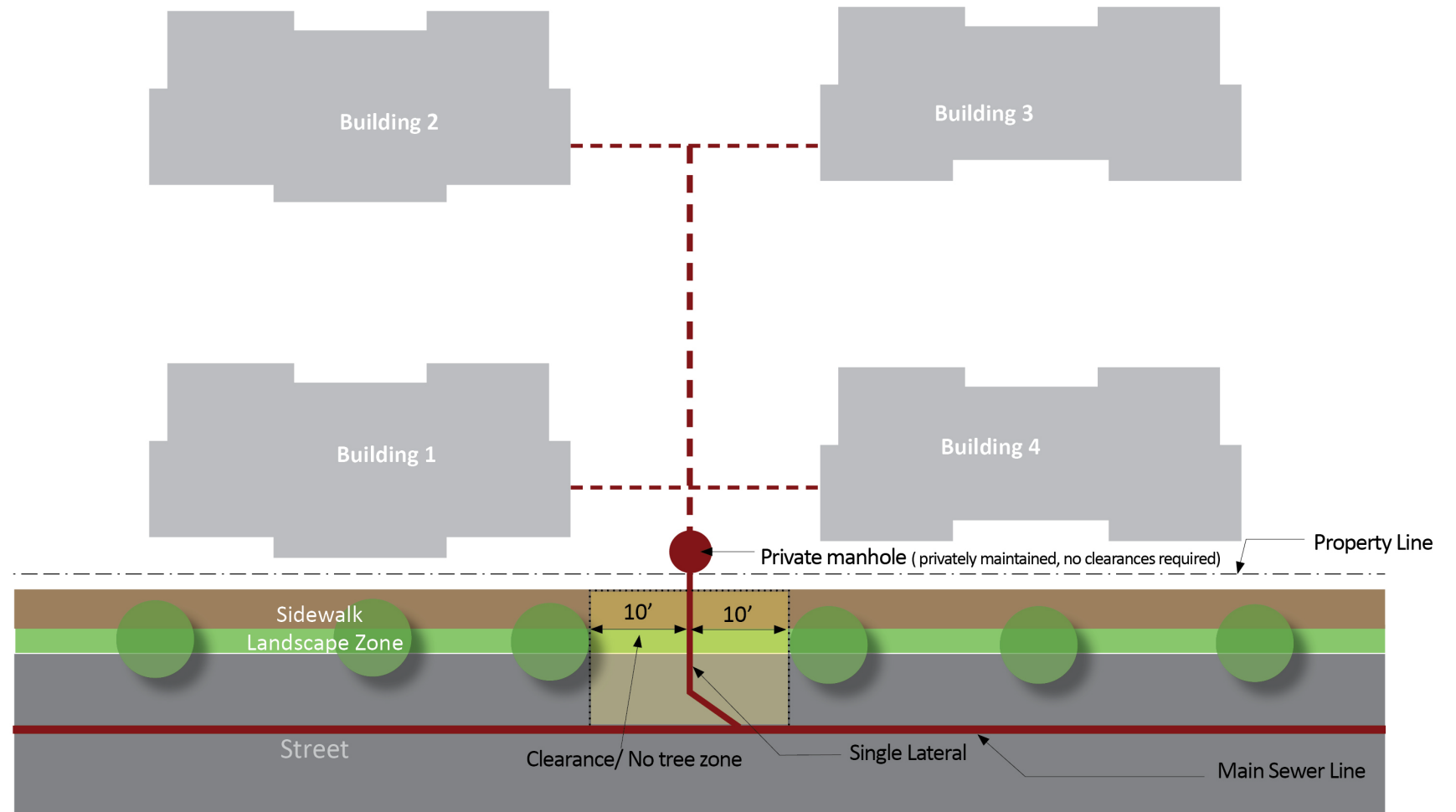


# W/WW - Laterals

*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

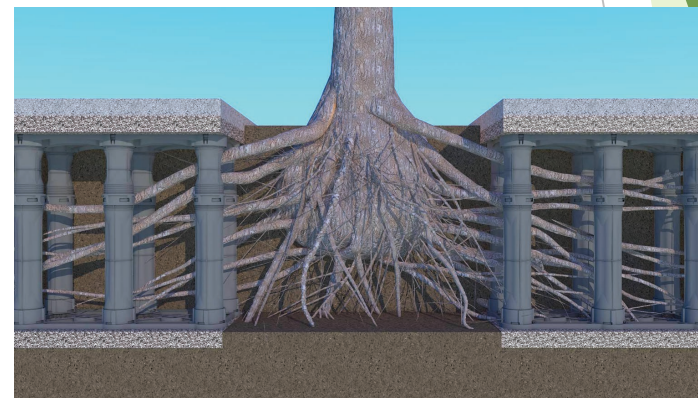
## Constructible Solutions

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

The screenshot shows the GRU website's "Energy Delivery Service Guide" page. At the top, there is a navigation bar with links for "ABOUT GRU", "WORK WITH GRU", "CONTACT US", and "PAY MY BILL". Below this is the GRU logo and navigation links for "FOR MY HOME", "FOR MY BUSINESS", and "ENVIRONMENT & COMMUNITY". The main heading is "Energy Delivery Service Guide". Below the heading are three buttons: "Pay My Bill »", "Report An Outage »", and "Start, Stop, Move »". The breadcrumb trail reads "Work With GRU » Construction & Development » Energy Delivery Service Guide". A "Menu" sidebar on the left lists: "Partnering Contractor Programs", "Purchasing", "Construction & Development", "Real Estate", "New Services", and "Careers with GRU". The main content area is titled "Electric, gas service and metering equipment requirements". It includes a paragraph about requirements, a goal statement, and a list of customer types. At the bottom, there are two links: "Energy Delivery Service Guide (pdf)" and "Energy Delivery Service Guide Appendices (pdf)". A small image of an elderly couple is visible in the bottom left corner of the page content.

ABOUT GRU WORK WITH GRU CONTACT US PAY MY BILL

**GRU**  
More than Energy

FOR MY HOME FOR MY BUSINESS ENVIRONMENT & COMMUNITY

## Energy Delivery Service Guide

Pay My Bill » Report An Outage » Start, Stop, Move »

Work With GRU » Construction & Development » Energy Delivery Service Guide

**Menu**

- Partnering Contractor Programs
- Purchasing
- Construction & Development
- Real Estate
- New Services
- Careers with GRU

### Electric, gas service and metering equipment requirements

Learn more about the requirements for installing, maintaining and replacing electric and gas service and metering equipment.

Our goal is to provide every customer with safe, reliable and competitively priced electric and gas service. Achieving this goal means working closely with each customer to build efficient electrical and gas facilities.

The Energy Delivery Service Guide for our customers who are:

- Planning, designing and building facilities requiring electric or gas service
- Planning changes to their existing electric or gas service

[Energy Delivery Service Guide \(pdf\)](#)

[Energy Delivery Service Guide Appendices \(pdf\)](#)



# 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 4<sup>th</sup> Avenue and  
SW 6<sup>th</sup> Street

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



# Actions

- Acknowledge team as proposed
- Move item off GPC list



**THANK YOU**

The background features abstract, overlapping green geometric shapes in various shades of green, ranging from light to dark, creating a modern and dynamic visual effect.