

January 17, 2013 (Via Hand Delivery to City Planning Staff)

Gainesville City Plan Board

RE: Petition PB-12-159 LUC; Brown & Cullen Inc., agent for Hidden Lake SFR LLC. Amend the City of Gainesville Future Land Use Map from Conservation (CON) to Mixed-Use Low-Intensity (8-30 units/per acre) (MUL), and Residential Medium -Density (8-30 units per acre) (RM). Located at 1015 NW 21st Avenue. Related to PB-12-160 ZON.

RE: Petition PB-12-160 ZON; Brown & Cullen Inc., agent for Hidden Lake SFR LLC. Rezone property from Conservation (CON) to Mixed-use low intensity district (MU-1), and RMF-6 (8-15 units/acre multiple-family residential district). Located at 1015 NW 21st Avenue. Related to PB-12-159 LUC.

To all City Plan Board Members-

I am unable to attend the January 24 meeting at 6:30pm due to my work schedule in County Growth Management.

I am opposed to these requests for the following reasons, with the term 'block' used here to describe the area bounded by NW 16th Ave., NW 13th St., NW 23rd Ave. and NW 6th Street, which includes my residential property:

1. No additional residential units are needed in the block now. When I purchased my property (Aug. 2001) located a short distance to the east of Hidden Lake Apt., the new complex was built, and since then additional dwellings were built at the Garland Condominium project. There have also been infill developments in my immediate neighborhood of "Pine Park." There are vacant units in the block. The neighborhood at one time was the outskirts of Gainesville, and many of the single family homes including mine were built in the 1940s. The newer development is different in scale and form, resulting in an eclectic urban neighborhood environment. Although some streets are without sidewalks, many walk.
2. The amount of vacant commercial property in the vicinity of the existing Hidden Lake Apt. makes grocery shopping difficult for persons residing there without access to personal vehicles. I personally know 5 women who live at Hidden Lake who must rely on bicycles, transit or trips provided by friends to travel to Wards Grocery or Save A Lot, the nearest remaining small stores other than Family Dollar. To ensure affordable and nutritious food supply is accessible to all residents is essential. Note when the Walmart on NW 13th closes, the Publix locations will be the major groceries and neither are in easy walking distance if persons must carry groceries without personal transportation. When I have inquired by telephone how there will be planning for the large vacant 'big boxes' north of NW 23rd Ave. I have been told by staff that there will be a Comprehensive Plan Amendment proposed. I support the development of Transit oriented development in this area, not the block including the existing Hidden Lake Apt.
3. While I'm not opposed to a new entrance to the apt. complex from NW 13th Street, I don't agree apt. should be close to street and suggest a landscaped entrance with edible plants would be pleasing. In fact I've heard there was once a gate made of coquina along NW 6th Street and such an entrance design could be attractive and reflect history.
4. The 13th Street edge of Hidden Lake could be best utilized for mixed use with retail, services and community facilities at ground level. Eight units per acre are sufficient to ensure transit viability should market studies warrant housing.
5. The small amount of conservation should be retained, to allow for a community gardening area. (The larger block includes the NW 6th St. office of the Florida Organic Growers who can advise on planning a gardening area.) Also this will

provide some storm water management, a major concern since we do not want increasing rainfall intensities to overflow an older storm water system. Twice in 10 years the City Public Works has deepened a swale on the front ROW of my parcel. This has resulted in a precarious walking area but I know the value of storm water facilities, returning to Gainesville in 2000 after two years working and living at the University of New Orleans. (Due to H. Katrina in 2005 the 2nd floor apt. where I once lived on the UNO campus was flooded and four magnolia trees bordering a basketball rec court were washed away). Our neighborhood has no small sports courts and teenagers set up goals in the streets.

6. There is a general support for bicycle connectivity and the requested land use change from Conservation should not be required to accommodate such a public amenity. (Some paths have been blazed by bicyclists eager to avoid traffic.)

7. My decision to reside in Pine Park was determined in large part by easy access to my Downtown office via the NW 6th Street transit corridor. I have met some neighbors from Hidden Lake since we commute to work via transit. I highly value the Regional Transit System and realize the request for an additional entry point to Hidden Lake is for the trips when personal vehicles are needed. However I think the transportation model should be carefully analyzed to determine how the access point may impact traffic due to turning movements onto NW 13th Street. Peak hour transit usage at the stop southbound is very high, with residents from along NW 23rd Ave. route continuing to UF. My street serves for pedestrian access from Hidden Lake to the NW 6th Street corridor, and the pedestrian gate is open.

I attended the neighborhood workshop for this proposal, although it was held out of doors which made discussion of detailed information difficult. I spoke briefly with Dean Mimms from City Planning staff and mentioned my qualitative observations based on much walking around the area. There recently have been trees removed around Hidden Lake, perhaps since they were planted too close to the structure. The neighborhood still affords occasional glimpses of raccoons, owls, possums, even a fox once. There are too many feral cats, but this does help control vermin that unfortunately are sometimes unwelcome intruders. Small open spaces have both benefits and challenges.

Some persons have commented that Lake Meta is indeed hidden, and the fence I know was intended to buffer the SF neighborhood to the south, but the consequence of no view of the lake is unfortunate. I consider conservation resources more than merely metadata. Natural amenities offer much needed connections to nature, and there is much research on the need to prevent nature deficit disorder by providing small pocket parks with green space.

In my opinion, the Superfund issue and the increasing vacant 13th St. area north of NW 23rd Ave. are very urgent issues for our yet viable neighborhood, but with these issues resulting in increasing blight I have much concern for the livability, value and safety of the area. There are planning studies indicating the benefits of community gardens and small recreational areas, and in my professional and personal opinion this is the best use of the existing conservation. Improvements to larger natural areas are of course desirable, but not at the huge expense of residents who already have great stressors in our immediate environment. Quality amenities and local business to build community are welcome.

Thanks for considering my views. Respectfully submitted as required one week in advance of meeting,



Kathleen Walston Pagan, Resident of Pine Park Neighborhood adjoining Hidden Lake Complex on east side

UF Alumnus (MA URP 1986 and BA Architecture 1980); Member of the American Institute of Certified Planners (since 1990); Secretary of the Planning and Women Division of the American Planning Association (2007-Feb. 2013); Member of the American Society of City and Regional Planning History; Member of Rails to Trails Conservancy; Member of Civilian Conservation Corps Legacy, Gainesville FL Chapter; Member of Holy Trinity Episcopal Church; Member of GrowGainesville and member/contributor of other local community organizations.



22

January 17, 2013 (Via Hand Delivery to City Planning Staff)

Gainesville City Plan Board

RE: Petition PB-12-159 LUC

Brown & Cullen Inc., agent for Hidden Lake SFR LLC. Amend the City of Gainesville Future Land Use Map from Conservation (CON) to Mixed-Use Low-Intensity (8-30 units/per acre) (MUL), and Residential Medium -Density (8-30 units per acre) (RM). Located at 1015 NW 21st Avenue. Related to PB-12-160 ZON.

Petition PB-12-160 ZON

Brown & Cullen Inc., agent for Hidden Lake SFR LLC. Rezone property from Conservation (CON) to Mixed-use low intensity district (MU-1), and RMF-6 (8-15 units/acre multiple-family residential district). Located at 1015 NW 21st Avenue. Related to PB-12-159 LUC.

To all City Plan Board Members-

I am unable to attend the January 24 meeting. I am opposed to these requests ~~for the following reasons-~~

For 3 1/2 years we in Pine Park fought Brown + Cullen and Hidden Lake - to no avail. They mowed down all the woods I used to play in as a child - destroying all the wildlife I used to watch. They built 3-story apartments 20 feet from my kitchen window. I have to keep my kitchen curtains closed - 3rd floor can see right in. Now they want to take the last little bit of Conservation area that helped block out 13th Street noise to nearby apartments. They actually seem to have trouble filling all the present apartments. I have a friend that lives across the street from the swimming pool area. When students are back and they have their wild late night parties at the pool - both she and her dog have troubles sleeping. More apartments will just add to the noise and congestion. Does Hidden Lake want an outlet at that end to 13th street? You've got to be kidding - who knows, with ~~our~~ our current City Plan Board - you will probably approve it.

Name- Mary G. Harris

Address- 2010 N. W. 7th Terrace

Mimms, Dean L.

From: Hilliard, Ralph W.
Sent: Thursday, January 24, 2013 2:31 PM
To: Mimms, Dean L.; Lazzari, Onelia R.
Subject: FW: NW 12th Street bike connectivity

Fyi

Ralph Hilliard
Planning Manager
Planning Department - City of Gainesville
Telephone: (352) 334-5022
FAX: (352) 334-2648

FYI: Under Florida's public records law, most written communications to or from City officers and employees regarding City business are public records and are available to the public upon request. Your e-mail communications may be subject to public disclosure.

Please note that normal hours are now 7:00 a.m. to 6:00 p.m., Monday through Thursday.

From: Kevin Veach [<mailto:kcveach@gmail.com>]
Sent: Thursday, January 24, 2013 2:25 PM
To: COGPlanning
Subject: NW 12th Street bike connectivity

Hello,

I am writing in support of bike connectivity on 12th Street, south of 23rd Avenue. I have seen the plan for bike connectivity near the Hidden Lake area and am aware of the bike connectivity proposals. I do plan to attend the hearing with the City Plan Board tonight, but I want to make some comments first.

I live at 1806 NW 10th Terrace and received a notice of the Petition PB-12-159 LUC that would change land designation from conservation to mixed-use. As a neighbor, cyclist and pedestrian, I would like to see that land be redesigned as a bike/pedestrian path. By allowing neighbors to safely cycle to neighborhood businesses it would take traffic pressure off 13th st and improve north-south bicycle connectivity in the city.

Thank you for your consideration.

--
Kevin Veach
Green Energy Options
www.greenenergyoptions.biz
[352 672-2233](tel:3526722233)

Mimms, Dean L.

From: Whit's Icloud <wsanford1@mac.com>
Sent: Thursday, January 24, 2013 3:43 PM
To: Mimms, Dean L.
Subject: Petition PB-12-159 LUC/Bike Connectivity on NW 12th Street

Dear Mr. Mimms,

I am writing in support of a "bike boulevard" or bike connectivity on 12th Street, south of 23rd Avenue. I have seen the plan for bike connectivity near the Hidden Lake area and am aware of the bike connectivity proposals. I do plan to attend the hearing with the City Plan Board tonight, but I wanted to send in comments first.

I live at 1806 NW 10th Terrace and received a notice of the Petition PB-12-159 LUC that would change land designation from conservation to mixed-use. As a neighbor, cyclist and pedestrian, I would like to see the land that continues 12th Street be redesigned as a bike/pedestrian path. This design, parallel to 13th Street, would fill an existing gap in bike connectivity from 16th Ave up to 23rd Ave and beyond.

My husband and I would certainly benefit from this design, as would other cyclists and students from UF and GHS. I frequently walk or cycle up 12th Street to reach businesses north of my home, and I see many others doing the same, however at 21st Street, we are shunted back toward 13th Street, a clearly unsafe option for cyclists. So, I urge you to designate a portion of the land in question as a bike/pedestrian plan to offer a safe route parallel to 13th Street.

Thank you for your consideration.

Whitney Sanford
1806 NW 10th Terrace

Mimms, Dean L.

From: Ewen Thomson <marinel1928@earthlink.net>
Sent: Thursday, January 24, 2013 10:11 AM
To: Mimms, Dean L.
Cc: Kathleen Pagan
Subject: 12th St bike connector at NW 21st Ave

Dean,
 The City planning department might be interested in the email below concerning PB-12-159 LUC to be presented to the Plan Board tonight. I think the proposed 12th St. bikeway could also be extended north and east as shown in this sketch if the Walmart building is ever redeveloped:



Ewen.

From: [Ewen Thomson](#)
Sent: Tuesday, January 22, 2013 1:34 PM
To: [Arthur Stockwell](#)
Cc: [David Pais](#) ; [James Thompson](#) ; [Jim Funk](#) ; [Kathleen Pagan](#) ; [Dekova T. Batey](#) ; [Randy Wells](#)
Subject: Bike connector at NW 21st Ave

Hi Art,
 I see that the proposed rezoning for the Hidden Lake properties on 13th Street are to be presented to the Plan Board this Thursday. Has any progress been made to turn this parcel into a bikeway as we have discussed? This would form a much-needed connector around a very bad section of NW 13th St, from 21st Ave to NW 12th Tce, from which NW 12th St then parallels NW 13th St all the way to SW 8th Ave.

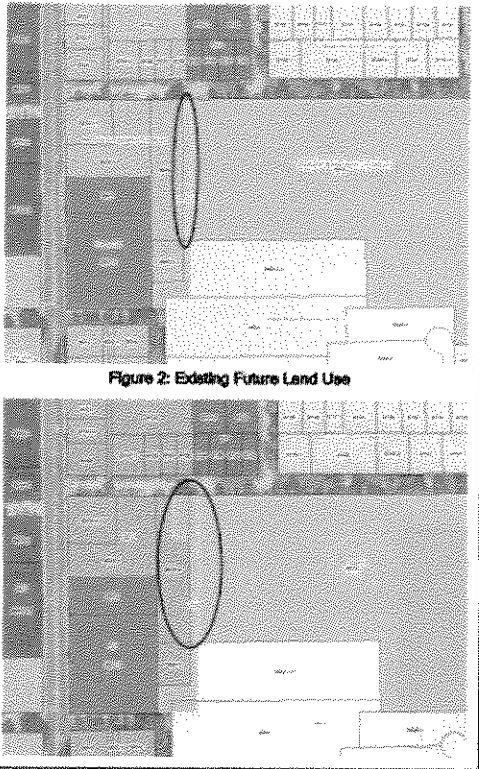


Figure 2: Existing Future Land Use

If not, it would appear to me that the rezoning could have problems, specifically in point 5 in http://www.cityofgainesville.org/portals/0/plan/backup/PB-12-159%20LUC_App%20C.pdf since all three objectives in this are best served by a bikeway rather than more apartments.

1.3 Justification

Future Land Use Element Policy 4.1.3 in the City of Gainesville Comprehensive Plan states that the City reviews proposed amendments to the Future Land Use map by considering the following factors:

1. Overall compatibility of the proposal;
2. Surrounding land uses;
3. Environmental impacts and constraints;
4. Whether the change promotes urban infill; and
5. *Whether the best interests, community values, or neighborhood support is achieved.*

See you on Thursday,
Ewen.