



PB-13-00085 (MU-13 PD)
Planned Development Amendment
Technical Review Committee Comments:

Planning Comments (Approvable with Conditions)
Scott Wright, Senior Planner, 334-5023

1. The building elevations provided show a 6-story building, while the PD conditions allow for a 7-story building. Please clarify this inconsistency.
2. On the PD Layout Map, increase the required build-to line on NW 13th Street to 15 to 20 feet to account for the presence of major utility lines running along the edge of the street and Florida Department of Transportation road clearance requirements, and to accommodate outdoor cafes, bus stops or other elements that may occur within the streetscape area.
3. Revise the exterior design of the parking structure so that it utilizes materials and architectural elements that will be compatible with the surrounding historic structures. Redesign the western elevation as the exterior of a building wall, rather than an open stack of parking floors. Note the building materials on the elevations. The elevations of the parking structure must receive approval from the Historic Preservation Board prior to final development plan approval.

Concurrency Comments (Approvable subject to below)
Jason Simmons, Concurrency Planning, 334-5022

1. Due to the location of the property within the University of Florida Context Area, any multi-family residential development must comply with the provisions of Transportation Mobility Element Policy 10.1.14, concerning new multi-family residential development funding capital transit costs associated with transit service needs. Payments shall be based on a proportionate share contribution toward the additional transit service enhancements needed to serve the proposed development in the RTS a.m. and p.m. peak hours to maintain existing service levels (frequencies). The payment will be based on the expected mode split of all development trips that will use transit.
2. With the increase in residential units and bedrooms, the University of Florida Context Area fee will be the difference between the proposed residential trip generation impacts and the previous trip generation calculations upon which the original fee was based.

Public Works Recommendation: APPROVABLE (subject to comments)
REVIEW SUMMARY: Approvable subject to Transit comments.

Comments: TRANSIT Approvable (subject to comments) Reviewed By: Matthew Muller

1. At the time of site plan review, RTS will request an easement to provide a bus shelter adjacent to the development along NW 13th Street. The minimum shelter depth and width that can be accommodated is 5 feet by 10 feet. This should be possible based on existing sidewalk dimensions - also potentially through some form of articulation. If this is not feasible, please contact RTS for alternatives. Additionally, in accordance with City of Gainesville Concurrency Management Element 1.1.14, all new multi-family residential development shall provide a proportionate share contribution toward the additional transit service enhancements needed to serve the proposed development in the RTS a.m. and p.m. peak hours to maintain existing service.

Urban Forestry Comments (General comments)
Earline Lührman, Urban Forestry Inspector, 393-8171

1. Please reference the new code requirements for the first three high quality heritage trees to be removed per acre. Mitigation payment for the removal of these trees is to be paid for before the certificate of occupancy.

3.14 x (1/2 Diameter Breast Height)² = trunk area
(trunk area) x \$40 = square inch value
(square inch value) x (55% diminution rating) = Tree Appraised Value

2. All other high quality heritage trees to be removed are to be replaced on an inch-for-inch replacement, and may be counted towards the landscaping requirements.

3. Regulated trees are to be replaced on a two for one replacement, and may be counted towards the landscaping requirements for the development.

4. Trees are required in 30-gallon containers.

5. During the development plan review process additional comments will be provided for this proposal.