

**GAINESVILLE MIXED USE ON NW 13TH STREET
PLANNED DEVELOPMENT (PD) REPORT**

Submitted in accordance with the requirements of
City of Gainesville, Land Development Code (LDC)
Sections 30-211, 213, 214, 216, 217, 218, 219, and 221

Section 30-214(3)c.2.(i) Purpose and Intent

The proposed Rezoning was first submitted on July 13, 2010. The original application requested Urban Mixed-Use 2 (UMU-2) land use and zoning on ±1.56 acres, which comprises of the third (3rd) block north of the NW 13th Street (US 441) and West University Avenue intersection. Despite the developer's and architect's extensive and successful efforts with neighborhood residents, City staff determined the requested land use and zoning designations would not allow for appropriate protection or control for the adjacent residential houses to the east within the University Heights Historic District - North. Therefore, the revised application seeks to place the Planned Use District (PUD) Future Land Use (FLU) classification and Planned Development (PD) zoning category upon the property as a means to enact specific conditions and characteristics that will control the built environment.

The PUD/PD requests are contingent on three (3) major factors for the project to have a reasonable opportunity for successful development completion and long-term financial feasibility. First, eight (8) stories are required to obtain the necessary number of residential units due to site constraints. Second, the historic detached residential structure must be relocated to a parcel within the same historic neighborhood, University Heights Historic District – North. Last, the mix of uses must retain flexibility to respond to economic conditions at the time of build-out. The project developer fully intends to construct the development scenario expressed within the Ss-CPA and Rezoning Justification Reports. However, office space may be exchanged for additional residential units based on the P.M. peak trips at a rate provided within the Land Use Exchange Matrix.

Adjacency to a low-density residential historic district places unique requirements upon the property. Neighboring parcels along the corridor are all similarly designated mixed use. However, the three (3) parcels that comprise this site (Alachua County Tax Parcels 14012-000-000, 14038-000-000, and 14044-000-000) have traditional singular-use zoning categories, General Business (BUS); Automotive Oriented Business (BA); Mixed Use 1 (MU-1); and Residential Multi-Family 5 (RMF-5). The zoning categories designated on these parcels are dissimilar to the adjacent parcels along the NW 13th Street corridor. And, they do not support the vibrant, multi-story, mixed-use character encouraged along major corridors in the City of Gainesville's Comprehensive Plan Goals, Objectives, and Policies.

The redevelopment project will provide three (3) much needed uses to the area. Gainesville Mixed Use on NW 13th Street promotes high-quality, specialty retail

opportunity; much needed office space that is ideal for University of Florida (UF) and Santa Fe College (SFC) faculty and staff; and accompanying housing in close proximity to the two (2) colleges.

First and foremost, the development brings additional opportunity for a mid-size retailer, ranging from specialty retail to a food grocer. There are no available site opportunities for a retailer of a significant or modest size without redeveloping, such as this project proposes. Other successful options could include a sit-down restaurant, a computer/electronics retailer, or a home improvement store that specializes in green technology, furthering UF's and the community's innovation goals. To reflect market conditions at the time of development, additional residential units may be substituted with the office portion, which is supported within the accompanying Traffic Impact Analysis (TIA) report.

Second, the development will meet the growing demand for off-campus office space within a close proximity to UF and SFC. For the last few years, desirable and usable office space close to campus has been envisioned to allow professors, staff, and students the opportunity to work within walking distance of their classrooms. Only six blocks away, SFC continues to expand their downtown campus. The Gainesville Mixed Use on NW 13th Street creates an opportunity to meet a portion of this need, because it is only a few blocks from both campuses.

Finally, a majority of the UF and Shands employees live far from campus, many living outside of Alachua County. Likewise, a large portion of Gainesville's housing is located on SW 20th Avenue and Williston Road where students must rely on public transit or compete with thousands of other students, faculty, and staff for limited on-campus parking spaces. Gainesville Mixed Use on NW 13th Street will provide housing in close proximity to UF, SFC, and the Shands and Veterans Administration (VA) medical facilities.

Increasing density within a few blocks of campus will reduce automobile dependency, vehicle miles traveled, road congestion, air pollution, and encourage a healthy, walkable community. Although the Gainesville Mixed Use on NW 13th Street project will only provide a modest number of residential units, the development will serve as a catalyst, encouraging continued redevelopment that is much needed along the entire W 13th Street and University Avenue corridors.

The City and community have envisioned multi-story, mixed-use development along this corridor for several years. In 2006, three (3) city blocks, across NW 13th Street, were deconstructed for what was hoped to be University Corners, an eight (8) story mixed-use project that would provide retail, office space, and both student- and alumni-oriented housing. Unfortunately, the development fell victim to the severe economic downturn and has lain dormant since 2005. The successful completion of Gainesville Mixed Use on NW 13th Street, complimented by Jackson Square directly across NW 13th Street, will encourage

renewed investment and redevelopment interest for the few vacant and many underutilized parcels that dominate the entire W 13th Street corridor.

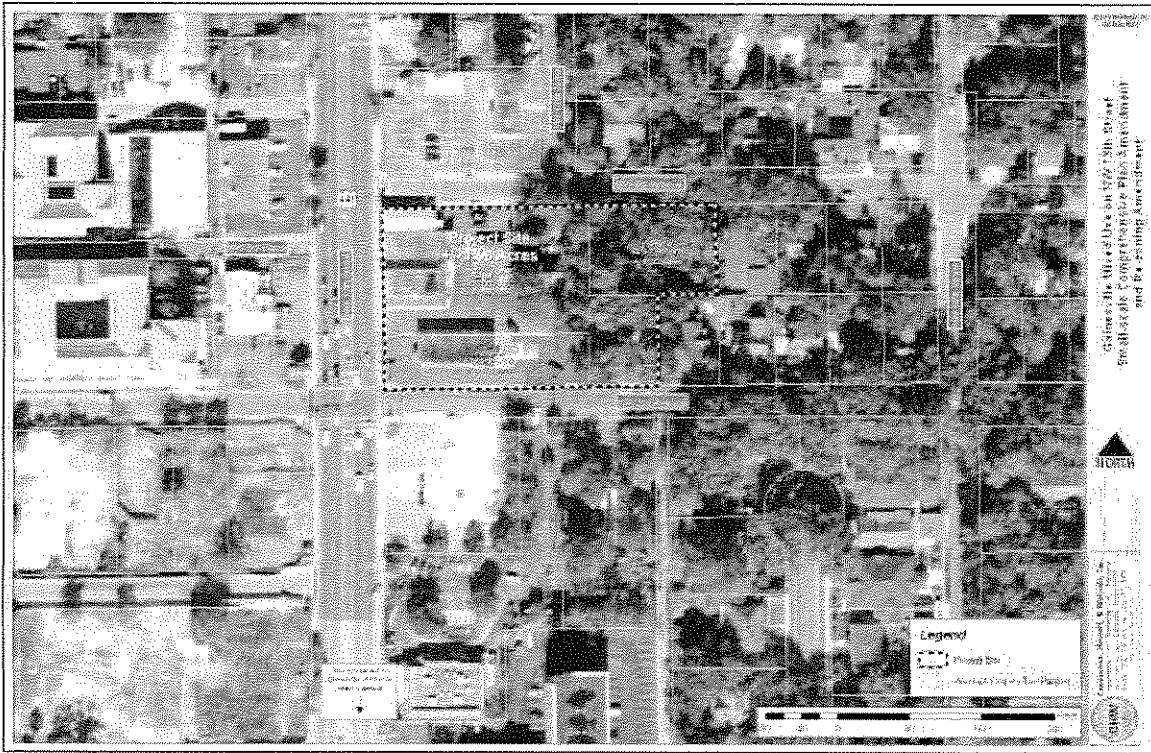


Figure 1: Aerial Map

The site’s northern boundary is adjacent to an independent computer repair store and a single residence. Properties adjacent to the eastern boundary are residential uses within the University Heights historic district. The property to the south is the razed Shell gas station, currently being underutilized as a paid surface parking lot for commuters and McDonalds.

Adjacent properties to the west, across NW 13th Street (US 441), are Krispy Kreme Doughnuts, ABC Liquors, and the four (4) story residential development, Jackson Square. *Table 1* lists the surrounding FLU and zoning designations. *Figures 2 and 3* identify the existing and requested zoning designations, as well as the surrounding zoning designations in greater detail.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Mixed-Use Low-Intensity / Residential Low-Density	Mixed-Use 1 / Residential Multi-Family 5
East	Residential Low-Density	Residential Multi-Family 5
South	Urban Mixed Use 2	Urban Mixed Use 2
West	NW 13 th Street ROW / Urban Mixed Use 1 / Planned Use District	NW 13 th Street ROW / Urban Mixed Use 1 / Planned Development

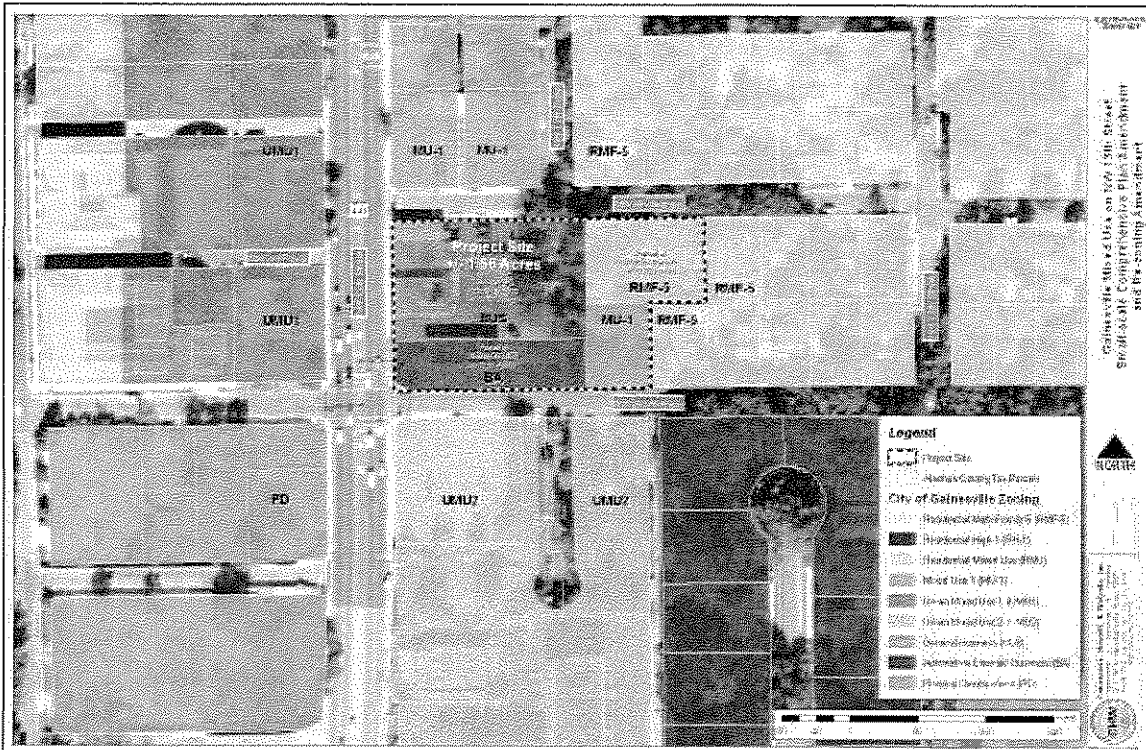


Figure 2: Existing Zoning Map

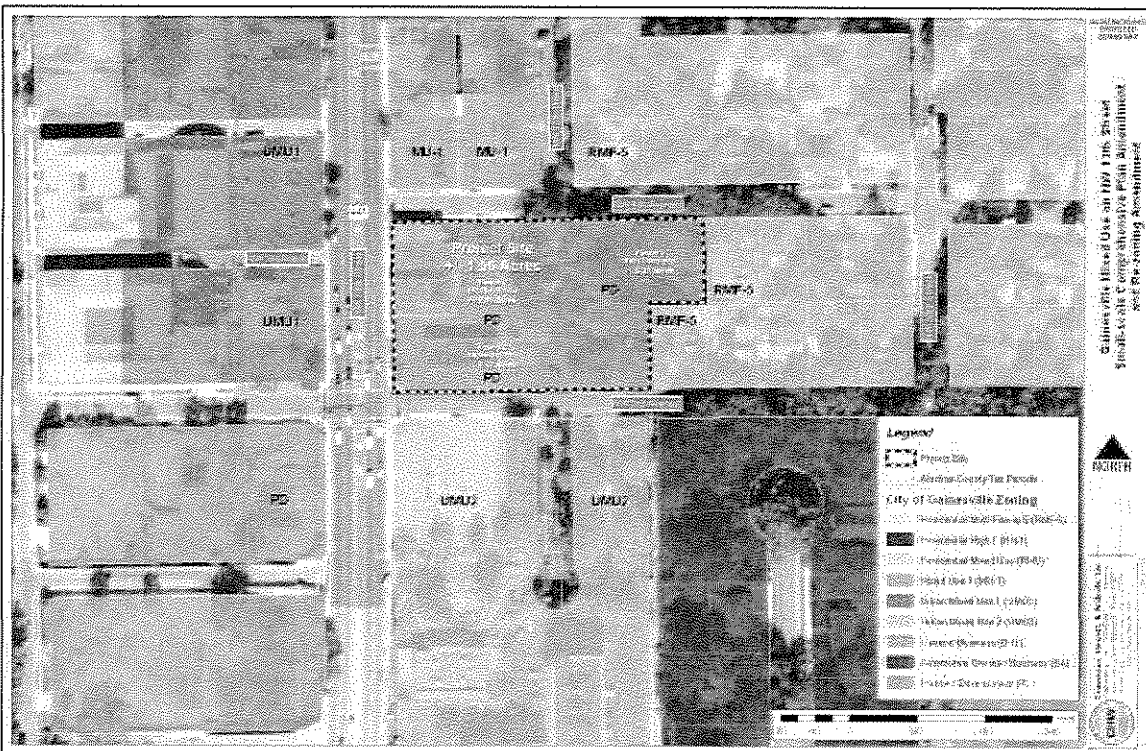


Figure 3: Proposed Zoning Map

The site is located adjacent to Urban Mixed Use 2 (currently permitted for up to 8 stories), Urban Mixed Use 1 (currently permitted for up to 6 stories), Mixed Use 1

(currently permitted for up to 5 stories), and a UMU2-based Planned Development (currently permitted for up to 8 stories) zoning designations that all allow for a minimum of five (5) stories and a wide mixture of uses.

The developer and architect for Gainesville Mixed Use on NW 13th Street have worked extensively with the City of Gainesville's staff to ensure inclusion of appropriate design features that respect the residential historic district located to the east. The proposed zoning change supports sustainable urban and regional planning principles by providing multi-story, mixed-use development along the US 441 corridor and promotes a visually appealing and engaging streetscape. Additionally, Gainesville Mixed Use on NW 13th Street will provide office space, a modest number of residential units and supporting retail within close proximity to the University of Florida's main campus and six (6) blocks from SFC's downtown campus.

Finally, while certain redevelopment may be possible under existing land uses, the current redevelopment opportunity is impractical due to the site's physical size, spatial configuration, adjacency to a historic district, and height limits. The site currently allows for 131,115 square feet (ft²) of commercial space, or up to 186,262 ft² with a Special Use Permit (SUP) for up to 8 stories, and only 3 residential units (*Table 2: Density / Intensity Calculations*). However, the site currently has approximately 10,000 ft² of commercial space and one (1) dwelling unit, which is a gross underutilization of the property.

Table 2: Density / Intensity Calculations

Zoning Designation	Maximum Allowable Density or Intensity ¹	Stories	Acres	Maximum Residential Development (dwelling units)	Maximum Commercial Development (ft ²)
Existing:					
General Business (BUS)	40% max. ²	5	0.75	0	39,204
Automotive Oriented Business (BA)	N/A	5	0.31	0	69,696
Mixed Use Low Intensity (MU-1) ³	60% max.	5	0.17	0	22,215
Residential Multi-Family 5 (RMF-5)	12 dwelling units/ac	-	0.32	3.8	0
<i>Existing Total</i>	-	-	1.56	3	131,115
Proposed:					
Planned Development (PD)	108 dwelling units/ac	8	1.56	168	46,000
Net Change	-	-	0	165	(-85,115)

The request to change the existing zoning designation to PD is consistent with the goals, objectives, and policies within the City's Comprehensive Plan because it encourages mixed-use development along major corridors that are supported by transit and proximate to major employment centers. The subject parcel is located along NW 13th Street/US 441, on the third (3rd) block north of the UF main campus and Shands/VA, and six (6) blocks from SFC's downtown campus. The accompanying proposed Future Land Use change allows 168 residential units and community supportive retail and office space. However, the office portion may be replaced with additional residential units, if the real estate market demands. Another benefit is that the site's redevelopment will dramatically increase the City's tax base and serve as a catalyst for infill and redevelopment along the 13th Street and University Avenue corridors.

¹ Maximum allowable Density/Intensity is calculated based on the by-right density/intensity allowed within the underlying zoning district, and does not account for additional density/intensity allowed by Special Use Permit (SUP).

² *Maximum Building Coverage* (max.) refers to the maximum area a building may cover a particular site.

³ Only the intensity portion of the MUL district was calculated, since both the maximum density and intensity cannot be developed collectively.

Section 30-214(3)c.2.(ii) Statistical Information**Table 3: Statistical Information**

<i>Description</i>	<i>PD Total Area (maximum, unless otherwise noted)</i>
Total Site Acreage	± 1.56
Maximum building coverage	100%
Maximum impervious ground coverage	100%
Maximum number of dwelling units (du/ac)	195 (125 du/ac)
Proposed number of dwelling units (du/ac)	168 (108 du/ac)
A listing of nonresidential land uses by type and size (gross floor area)	Retail/Commercial – 26,000 ft ² Office – 20,000 ft ²
<i>The maximum acreage of each use area</i>	
Zone A (Development Area)	1.56 Acres
Zone B (Stormwater management / Open Space)	0 Acres
Zone C (Upland Area)	0 Acres
Zone D (Buffer / Landscaping)	0 Acres
<i>The areas of land devoted to:</i>	
Publicly owned usable open space	0% (Percentage of total site area)
Publicly owned recreational areas	0% (Percentage of total site area)
Publicly owned plazas	0% (Percentage of total site area)
Common area usable open space	0% (Percentage of total site area)
Common area plazas	0% (Percentage of total site area)

Section 30-214(3)c.2.(iii) Stormwater Management Plan

The project site is located along a densely populated, urbanized section of NW 13th Street/US 441. Stormwater Management Facilities (SMFs) will be located under the proposed structure and its internal parking garage. The SMF will address site runoff and water quality concerns in accordance with City of Gainesville and other jurisdictional requirements.

Section 30-214(3)c.2.(iv) Design Standards

The building utilizes an internal parking garage that is accessed from both NW 3rd and NW 4th Avenues via an access tunnel. The parking garage serves retail patrons and employees, office tenants, and residents. The access tunnel also contains loading facilities where service vehicles enter the access tunnel by turning left off of NW 3rd Avenue, unload items, and then exit the site by turning onto NW 4th Avenue. The parking garage remains fully operational during loading periods so cars and pedestrians can easily maneuver within the structure while loading vehicles are present, without blocking public streets.

The parking garage's ground floor is intended to be used by retailer patrons, the second floor is intended for office tenants and higher floors are designed for

residents. Additionally, solid waste receptacles are contained in the access tunnel and will be designed to accommodate waste collection vehicles.

Section 30-214(3)c.2.(v) Development Schedule

The proposed development will not be phased, since the site contains a single structure. Due to the current market conditions, and various funding mechanisms available at this time, the developer is requesting that the PD Zoning Ordinance be effective for ten (10) years from the effective date. The following table lists the proposed uses and their intensities.

Table 4: Development Schedule

<i>Use</i>	<i>Intensity/Density</i>
Retail/Commercial	26,000 ft ²
Office	20,000 ft ²
Residential	168 dwelling units

NOTE: The office portion may be replaced with additional residential dwelling units, as per the accompanying TIA report.

Section 30-214(3)c.2.(vi) Unified Signage Plan

The project shall conform to the City of Gainesville’s sign regulations stipulated in LDC Division 1, Article IX.

Section 30-214(3)c.2.(vii) Enumeration of Differences

The PD will provide for a mix of residential and nonresidential uses, which are based upon and consistent with the City of Gainesville’s Urban Mixed-Use 2 (UMU-2) zoning category. Specific permitted uses are described in *Table 5*, below.

Table 5: Proposed Omitted Uses

SIC	Uses	Conditions
	Single-family dwellings	
	Dormitory	Must not abut property designated single-family on the future land use map
	Rooming houses and boarding houses	In accordance with article VI
	Community residential homes with 14 or fewer residents	When part of a permitted single-family or multi-family residential component and in accordance with article VI
	Community residential homes with more than 14 residents	In accordance with article VI
	Adult day care homes	In accordance with article VI
	Family day care homes	In accordance with article VI
	Public service vehicles	In accordance with article VI
	Repair services for household needs	As defined in article II

	Specialty T-shirt production	As defined in article II
	Limited automotive services	In accordance with article VI
	Rehabilitation centers	In accordance with article VI
GN-078	Landscape and horticultural services	
GN-523	Paint, glass, and wallpaper stores	
GN-525	Hardware stores	
GN-526	Retail nurseries, lawn and garden supply.	
MG-79	Amusement and recreation service	Only within enclosed structures, and excluding go-cart rental and raceway operations and also excluding commercial sports
MG-83	Social services	

Table 6: Proposed Permitted Uses

SIC	Uses	Conditions
	Row houses	
	Multi-family dwellings (up to 100 units per acre).	An additional 25 units per acre may be added by special use permit
	Incidental residential accessory uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the developments and their guests.	
	Consolidated apartment management offices	In accordance with article II
	Bed and breakfast establishment	In accordance with article VI
	Day care center	In accordance with article VI
	Places of religious assembly	In accordance with article VI
	Outdoor cafes	As defined in article II and in accordance with article VI
	Eating places	
	Research and Development in the Physical, Engineering and Life Sciences	Research and Development in the Physical, Engineering and Life Sciences, defined as establishments primarily engaged in conducting research and experimental development in the physical, engineering, or life sciences, such as agriculture, electronics, environmental, biology, botany, biotechnology, computers, chemistry, food, fisheries, forest,

		geology, health, mathematics, medicine, oceanography, pharmacy, physics, veterinary and other allied subjects (NAICS 1997-541710).
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
MG-43	U.S. Postal Service	
GN-471	Arrangement of passenger transportation	Offices only, with no operation of passenger tours on site.
GN-483	Radio and television broadcasting stations	Accessory transmission, retransmission, and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services.
MG-53	General merchandise stores	
MG-54	Food stores	
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishing, and equipment stores	
MG-59	Miscellaneous retail	Excluding GN598 Fuel Dealers
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developer (IN-6553)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding industrial laundries (IN-7218)
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-701	Hotels and motels	
GN-752	Automobile parking	Structured parking only, and not within 100 feet of property designated for single-family use
MG-78	Motion picture	
MG-80	Health services	
MG-81	Legal services	
MG-82	Educational services	
MG-84	Museums, art galleries, and botanical and zoological gardens	
MG-86	Membership organization	
MG-87	Engineering, accounting, research, management, and related services	

Section 30-211(b)(1-7) PD Objectives

- (1) *Permit outstanding and innovative residential and nonresidential developments with a building orientation generally toward streets and sidewalks; provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design which encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.*

Response: As stated throughout this report, the Gainesville Mixed Use on NW 13th Street is a vertical mixed-use building. The structure contains ground floor retail, second floor office space, and residences above. The ground floor retailer's main entrance appropriately addresses NW 13th Street. Wide sidewalks accommodate street furniture, lighting, and pedestrians. Building setbacks are shallow to create the pedestrian realm and minimize the distance pedestrians must travel between the street and store front. Finally, an internal parking garage is available for residents, tenants, and patrons.

- (2) *Provide flexibility to meet changing needs, technologies, economics and consumer preferences.*

Response: The development contains a variety of uses that address the area residents' needs, as well as the building's residents. Targeted tenants for the retail space include a grocer, specialty retail goods, and services aimed at the area's residents. Potential office space tenants include technology-related or other professionals affiliated with the innovative industry promoted by UF and SFC.

- (3) *Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features and scenic vistas.*

Response: The existing developed site is largely denuded of features. Trees that are removed will be transplanted or replaced in accordance with the City of Gainesville's Land Development Code.

- (4) *Lower development and building costs by permitting smaller networks of utilities, a network of narrower streets, and the use of more economical development patterns and shared facilities.*

Response: Vertical mixed use is the highest and best use of land. This proposed development pattern minimizes utility networks while

maximizing shared facilities. Therefore, the potential redevelopment promotes economical development patterns.

- (5) *Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.*

Response: Since the entire site is composed of a single mixed-use structure, the site is planned comprehensively, allowing for a cohesive amalgamation of uses that residents will enjoy without reliance on automobiles. Maximizing the site's redevelopment potential is a prime example of infill development within the City of Gainesville's core area.

- (6) *Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.*

Response: The project architect has extensive experience working within the City of Gainesville, particularly in the field of historic preservation. Furthermore, the architect has worked with City staff to ensure that vernacular elements are incorporated into the project's design. Some examples include establishing architectural rhythm through the placement, size, and repetition of windows and balconies, and matching setbacks, roof pitches, and other features to replicate similar building massing.

- (7) *Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building façades that face the street, and formal landscaping along streets and sidewalks.*

Response: Many traditional features that promote quality of life are incorporated into the project's design. The building's ground floor is pedestrian scale, and contains retail that addresses NW 13th Street, and NW 3rd and 4th Avenues. Shallow building setbacks, wide sidewalks, and appropriate street furniture and lighting enhance the pedestrian experience. The internal parking garage eliminates the need for surface parking. The parking garage is accessed along both NW 3rd and NW 4th Avenues through an internal tunnel to prevent congestion along public streets.

Section 30-213 – Minimum Criteria for Planned Development

The City of Gainesville's and community vision includes mixed-use redevelopment along the W 13th Street and University Avenue corridors. The developer shares this vision and anticipates the subject parcel's redevelopment will be a catalyst inspiring additional redevelopment in the area. Further, the

developer aims to meet specific demands for specialty retail, office space, and faculty, staff, and student housing.

To support a mixed-use development on this site, particular densities and intensities are required to promote an economically successful project. Urban Mixed Use 2 (UMU-2) allows for the desired uses and densities/intensities within the building. However, City staff feels that UMU-2 zoning alone will not adequately protect the adjacent neighborhood. Therefore, this application seeks to place the Planned Use District (PUD) FLUM classification and Planned Development (PD) zoning category upon the property as a means to enact specific conditions and characteristics that will control the built environment.

Some neighboring parcels in mixed-use zoning districts along NW 13th Street also abut the low-density residential historic district. However, this redevelopment requests a maximum of eight (8) stories for financial feasibility, which is greater than the typical one-story detached structures immediately to the east. Therefore, at the City's request, specific design features will be incorporated to respect the adjacent residential historic district.

The project's planner and architect have already met with City staff and have illustrated how the building will transition from eight (8) stories to two (2) stories across the project site. Additional design considerations include articulated façades to break-up the building's massing, architectural elements to mask the parking garage's exterior, and a garden wall to protect the neighboring properties from light and noise generated from urban development infrastructure, such as air conditioners and dumpsters.

The PUD/PD FLU and zoning designations are the appropriate tools to insure that the site's redevelopment incorporates the reasonable design features that protect the adjacent historic neighborhood's character. The developer welcomes these design elements and believes the PUD/PD land use and zoning is a sufficient means to guarantee the protective elements will be included in the project. As expected, the developer's interest is to insure the long-term protection of both the subject property's and the area's continued quality of life.

Sec. 30-216 – Requirements & Evaluation of Planned Development

(1) CONFORMANCE

A. CONFORMANCE WITH PD OBJECTIVES

This application is consistent with the PD Objectives set forth in the City of Gainesville Land Development Code. Please refer to *Section 30-211(b)(1-7), PD Objectives* for more detailed information on how this application conforms with the PD Objectives.

B. CONFORMANCE WITH THE CITY OF GAINESVILLE
COMPREHENSIVE PLAN

i. Future Land Use Element

The proposed rezoning site currently has General Business (BUS), Automotive Oriented Business (BA), Mixed Use Low Intensity (MU-1), and Residential Multi-Family 5 (RMF-5) zoning district designations. The proposed Official Zoning Atlas amendment makes the site more compatible with the surrounding zoning districts. The rezoning provides sustainable growth in concert with the City's core residential and employment centers' continued growth.

The Gainesville Mixed Use on NW 13th Street promotes numerous City of Gainesville Comprehensive Plan Future Land Use Element (FLUE) Goals, Objectives, and Policies. By locating vertical, mixed-use development in areas appropriate for urban-type development and by respecting historic, residential neighborhoods that are adjacent to the property, the proposed development will both encourage additional redevelopment and provide needed amenities to both area residents and UF and SFC students, faculty, and staff.

In accordance with FLUE, *Policy 2.1.2*, Gainesville Mixed Use on NW 13th Street will both foster compact development within the City of Gainesville's urban core and promote non-automobile transportation choices. The rezoning promotes redevelopment where faculty, staff, and students have the opportunity to walk to transit stops located immediately adjacent to the property or a few blocks to the libraries, classrooms, offices, and medical facilities associated with UF and SFC. Gainesville Mixed Use on NW 13th Street will also encourage additional redevelopment that incorporates a mixture of uses, which will further reduce automobile dependency.

With respect to FLUE, *Policy 3.2.1*, Gainesville Mixed Use on NW 13th Street will relocate the single, contributing structure to another lot within the University Heights historic district. This resolution is optimal because the site is able to optimize the highest and best use for land and the structure is saved and relocated within its neighborhood. Additionally, the adjacent detached residential structures will be sheltered from ground floor noise and light pollution via an eight foot (8') tall garden wall, proper setbacks and landscaping, and appropriate security lighting.

In accordance with FLUE, *Policy 4.2.1*, the building's massing will transition from a two (2) story height adjacent to the residential neighborhood up to eight (8) stories along NW 13th Street where increased building heights can meld with the corridor's articulated heights and building types. The Holiday Inn hotel, Jackson Square, University House, and Beaty Towers are all similar mid-rise buildings located along this corridor. Further, uses within the development are consistent with the context area as requested by area residents and specified within this application.

This FLU change proposal implements the vision shared by the City and the community by developing a multi-story, mixed-use building that allows residents to live an automobile-independent lifestyle. Then, the proposed rezoning allows a transition from a singular-use, commercial-focused development to one that is focused on residential, but includes commercial and office space as supporting uses is necessary. Overall, the redevelopment project will provide a mix of reasonably-scaled commercial and residential uses along the NW 13th Street (US 441) corridor.

ii. Transportation Mobility Element

Gainesville Mixed Use on NW 13th Street meets the overall Goals of the Comprehensive Plan Transportation Mobility Element. *Section 30-216(2), CONCURRENCE* provides an analysis of potential impacts on transportation segments identified in the City of Gainesville Comprehensive Plan. Primary access points along NW 3rd and NW 4th Avenues will serve the site. Finally, an access tunnel connecting NW 3rd and NW 4th Avenues will allow and promote efficient internal circulation and avoid vehicular stacking on public streets.

While proximate roadways have adequate capacity to serve proposed developments, operational improvements to the roadway network may be required to maintain safe and efficient operation. Improvements may include removing all existing driveway connections along NW 13th Street /US 411 and aligning the access tunnel with NW 4th Drive. Coordination with the State of Florida Department of Transportation (FDOT) with regard to driveway cuts will not be necessary, as no access will come from NW 13th Street (US 441).

The access tunnel will allow delivery vehicles to access the retail store(s) and also allow patrons and residents to access an internal parking garage. The tunnel will place major parking areas away from the NW 13th Street/US 441 frontage. Parking will be designed to safely accommodate the site's vehicular and pedestrian users of the site concurrently. Finally, parking area design will meet the City of Gainesville Land Development Code requirements.

iii. Housing Element

The Gainesville Mixed Use on NW 13th Street development will incorporate market-rate housing aimed at UF and SFC faculty, staff, and students, as well as Shands and VA Hospital employees. Furthermore, the proposed development is an infill mixed-use development that encourages density and intensity within the City's urban core, thereby promoting the conservation of greenfields, environmentally sensitive lands, and reducing sprawl into the County.

iv. Potable Water/Wastewater Management Element

Consistent with *Objective 1.4*, development resulting from the proposed rezoning will connect to the City of Gainesville's utilities system. As shown in *Section 30-216(2), CONCURRENCE*, development of the property is not expected to exceed the City of Gainesville Potable Water or Sanitary Sewer systems capacities. This

analysis takes into account planned infrastructure enhancements outlined in the Comprehensive Plan Capital Improvements Element. These improvements include expansions to the potable water plant and wastewater treatment plant capacities.

v. *Solid Waste Element*

Development resulting from the proposed zoning change will utilize appropriate mechanisms for solid waste disposal. New River Regional Landfill, the area's main landfill, will not be adversely impacted by site development. Consistent with *Objective 1.1*, this will include reuse or recycling of waste materials for on-site or off-site uses.

vi. *Stormwater Management Element*

Stormwater Management Facilities (SMFs) will be constructed to mitigate the potential impacts of 100-year critical duration rainfall depth. SMF basins, located beneath the proposed structure and parking garage, will be designed to contain the site's stormwater and to allow percolation into the soil rather than run directly into the downstream receiving surface waters.

vii. *Public Schools Facilities Element*

Since the residential market targeted by Gainesville Mixed Use on NW 13th Street is faculty, staff, and students, as well as Shands and VA Hospital employees, minor public school facility impacts are anticipated. Regardless, *Section 30-216(2), CONCURRENCY* indicates that the proposed development will not adversely impact the Alachua County's public school system.

viii. *Urban Design Element*

Consistent with *Objective 1.2*, enhancements to the sidewalk and public realm will encourage greater interaction with pedestrians, and an outdoor seating area may be provided in conjunction with anticipated retailers. In accordance with *Objective 1.4*, Gainesville Mixed Use on NW 13th Street incorporates an internal parking garage that is accessible from both NW 3rd and 4th Avenues. The garage will allow for delivery vehicles', patrons', and residents' convenient access.

The structure's building height will transition from two (2) stories adjacent to the historic neighborhood and gradually increase to eight (8) stories along NW 13th Street (US 441). Further, the adjacent historic residential neighborhood will be buffered with existing and enhanced landscaping and a garden wall that will be aesthetically pleasing, improve security for residents, and insure specified access points to the development.

ix. *Conservation Element*

The proposed site is in the City of Gainesville's urban core, located on NW 13th Street, three blocks north of University Avenue. There are no environmental characteristics that prohibit site development. And, any stormwater runoff that results from the development will be mitigated in accordance with the City of

Gainesville Land Development Code and Water Management District requirements.

On-site soils are generally suitable for urban-type development, including commercial and residential sites, based on the Natural Resources Conservation Service (NRCS) soils data (*Figure 5: NRCS Soils Map*). Additional site-specific evaluations will be conducted prior to implementation of specific development plans to determine suitability of specific locations for buildings and support structures. Soils that are found to be deficient will require the use of best management practices for creating safe and appropriate foundation. Existing on-site vegetation will be retained to the maximum extent practicable to help maintain soil stability.

No Federal Emergency Management Agency (FEMA) 100-year floodplain areas were identified on the site (*Figure 4: Topography, Wetlands, & FEMA Floodplain Map*). The site was also analyzed using the National Wetlands Inventory (NWI), the database of Alachua County Regulated Wetlands. No floodplain and wetland areas have been located.

(2) CONCURRENCY

Transportation concurrency ensures that transportation facilities are available concurrent with a development's impact. The Transportation Concurrency Exception Area (TCEA) is a mechanism, granted to municipalities through *Chapter 163.3180* Florida Statutes (F.S.), to encourage growth and promote community goals in areas where transportation facilities are deficient. The proposed amendment site is located within the City's adopted TCEA Zone A, which was established to encourage redevelopment and infill near the University of Florida and throughout a large portion of the University Context Area.

A Traffic Impact Analysis (TIA) report was submitted with this application and verifies that the traffic impacts do not degrade roadways to unacceptable Level of Service (LOS). If the development's office portion is replaced with residential, then the LOS is still acceptable. However, since the project is located within TCEA Zone A and proximate to UF, the University Context Area concurrency rules will apply. Please see the complete TIA report for greater details on projected traffic impacts.

With respect to mass transit, specific LOS standards are not established within the City of Gainesville Comprehensive Plan. However, desired densities along major corridors have been expressed. Gainesville Mixed Use on NW 13th Street increases density along the NW 13th Street corridor and within three (3) blocks to the University Avenue. Therefore, the proposed development's residents, employees, and patrons will have walking access to bus routes 8, 10, and 5, as well as numerous routes that serve UF. Additionally, University Avenue is defined as an Express Transit Corridor by the Alachua County Mobility Plan,

which will link the edges of the Alachua County Urban Cluster with UF/Shands and Downtown Gainesville.

The following tables summarize the public facilities impact analysis for this project. The LOS standards were calculated on the specific density and intensity requested within this rezoning application. The proposed zoning change requests 168 dwelling units, which is equivalent to 230 bedrooms. The non-residential component of the mixed-use development proposal is requesting 26,000 ft² of retail and 20,000 ft² of office space. Please see the entire TIA report for additional LOS calculations for the alternative development scenario, which consists of replacing the office space with additional residential units.

Table 7: Projected Potable Water Impact

System Category	Gallons of Effluent Per Day
Current Capacity	54,500,000
Current Use	26,600,000
Available Capacity	27,900,000
Projected Demand From Amendment [230 bedrooms x 2.46 persons / dwelling units x 200 gal per day + 46,000 ft ² Commercial/Office x 0.15 gal per ft ²]	120,060
Residual Capacity After Proposed Amendment	27,779,940

The requested amendment does not degrade potable water capacity to an unacceptable level, based on Table 7 calculations.

Table 8: Projected Sanitary Sewer Impact

System Category	Gallons of Effluent Per Day
Current Capacity	7,500,000
Current Average Demand	6,500,000
Available Capacity	1,000,000
Projected Demand From Amendment [230 bedrooms x 2.46 persons / dwelling units x 113 gal per day + 46,000 ft ² Commercial/Office x 0.15 gal per ft ²]	70,835
Residual Capacity After Proposed Amendment	929,165

The requested amendment does not degrade sanitary sewer treatment plant capacity to an unacceptable level, based on Table 8 calculations.

Table 9: Projected Solid Waste Impact

System Category	Tons of Solid Waster Per Year
Projected Impact From Amendment [230 bedrooms x 2.46 persons / dwelling units x 0.655 tons per capita / year + 46,000 ft ² Commercial/Office x 5.34 lbs/ft ² /year]	379
Alachua County Solid Waste Facility Capacity	>10 years

The requested amendment does not degrade solid waste facility capacity to an unacceptable level, based on Table 9 calculations.

Table 10: Public School Impact

	Units	Elementary	Middle	High
Generation Rates				
Single Family Units	-	0.159	0.08	0.112
Multi-family Units	-	0.042	0.016	0.019
Calculations				
Single Family Units	0	0	0	0
Multi-family Units	230	10	4	4
Total	230	10	4	4

Table 11: Public School Capacities

School	Permanent Adjusted Program Capacity	5/11/10 Enrollment School Year	Estimated Students Created by Amendment at Build-out	Percentage Capacity
Finley Elementary	489	433	10	91%
Westwood Middle	1,142	1,002	4	88%
Gainesville High	1,935	1,719	4	89%

The requested amendment does not degrade public school facilities to an unacceptable level, based on Table 10 and 11 calculations.

(3) INTERNAL COMPATIBILITY

The Gainesville Mixed-use on NW 13th Street project is designed to optimize cohesion among uses within a single building. The retail and office space support the modest quantity of residential units proposed. Residents are anticipated to shop and work within the building or within the immediate vicinity, which reduces the need for an automobile.

Site circulation enhances this idea by creating an internal parking garage for residents, tenants, and patrons alike. Residents are able to park on the floor in which they live, and likewise, office tenants will park on the second floor while patrons park on the ground floor.

(4) EXTERNAL COMPATIBILITY

A. Compatible Uses

The Gainesville Mixed Use on NW 13th Street project brings a variety of uses to the NW 13th Street and University Avenue corridors. The specialty retailer and office space are specifically targeted towards area residents, and faculty, staff,

and students that frequent UF, SFC, and Shands/VA. The modest residential component will encourage a lifestyle that will reduce vehicle trips traveled and emissions while increasing urban density that is required to support transit. Additionally, the project will serve as a catalyst for redevelopment in the area.

B. Development Design

The 1.56-acre site consists of a vertical mixed-use structure located on NW 13th Street. The ground floor includes retail space and access to an internal parking garage. The second floor will be used for office space, or converted to residential, and residential units will be on the floors above. Careful design considerations insure that light and noise do not impact the adjacent neighborhood. The internal parking garage will utilize vernacular architectural elements to block vehicle noise and light. Neighbors adjacent to the site are also protected from noise and light by an eight foot (8') garden wall along the property's east boundary. Additional standard design features include applicable landscaping and carefully placed security lighting features to insure that the development complies with City of Gainesville ordinances.

C. Traffic Circulation

The site fronts NW 13th Street with main access to the internal parking garage on both NW 4th Avenue to the north and NW 3rd Avenue to the south. Both side streets continue into the residential neighborhood to the east and may require roadway modifications. These improvements will be conducted in accordance with City of Gainesville access standards. The internal parking Garage is available to residents, tenants, and patrons where each can park on their respective floors, except where residents live on floors higher than the parking garage. Loading and waste collection vehicles will access the site through the access tunnel while maintaining access for other vehicles.

D. Density and Intensity

The site's density and intensity, how they differ from what is currently allowed under the existing FLU and zoning designations, and how the proposed density and intensity relate to neighboring parcels is described in detail in the next section, *INTENSITY OF DEVELOPMENT*.

(5) INTENSITY OF DEVELOPMENT

As previously stated, a Real Estate Market Analysis report was conducted in coordination with the simultaneous Ss-CPA application. The analysis report concluded that there is a high demand for housing close to campus. Therefore, it is reasonable to suggest that redevelopment in the market area should focus on residential units, not commercial space. The site currently allows for 131,115 ft² of commercial space, or 186,262 ft² with a SUP, and only 3 residential units (*Table 2: Density / Intensity Calculations*). The Gainesville Mixed Use on 13th

Street project proposes 26,000 ft² of specialty retail and 20,000 ft² of office space to support the on-site residents and the City's major employers, UF, SFC, and Shands/VA. The proposed intensity is a net reduction of almost 100,000 ft². To meet the demand for residential units proximate to campus, the project proposes 168 dwelling units. This is 165 dwelling units more than what is currently allowed. However, it is still a modest amount of dwelling units in the market area's context. Further, the developer reserves the right to increase the number of residential dwelling units in replacement of office space.

(6) USABLE OPEN SPACES, PLAZAS AND RECREATION AREAS

The site consists mostly of urban, commercial development and lacks a opportunity to provide significant open space. Furthermore, the site's development scenario dictates that the entire site is developed in order to meet the required densities and intensities. Public space could be located along NW 13th Street where outdoor café-style seating would be desired.

(7) ENVIRONMENTAL CONSTRAINTS

The project is located in the City of Gainesville's urban core. No wetland or floodplain areas were found on the project site.

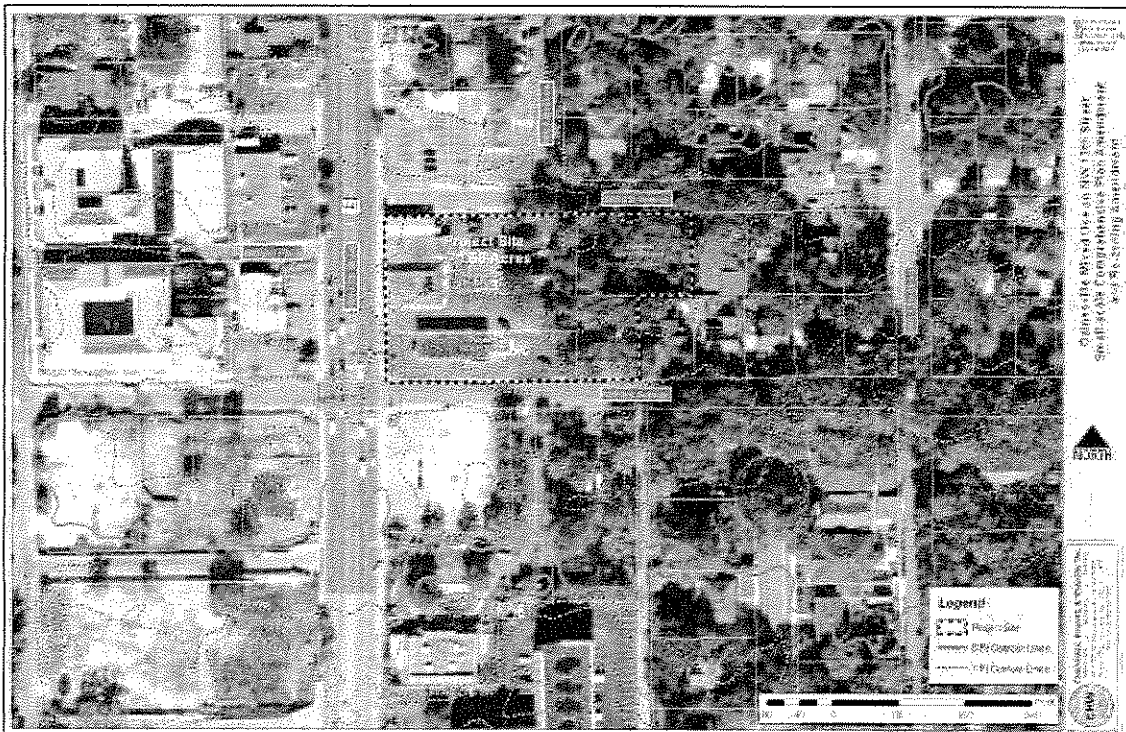


Figure 4: Topography, Wetlands, & FEMA Floodplain Map

According to the National Resources Conservation Service (NRCS), the soil types on-site are Urban Land and Millhopper-Urban Land Complex, 0- 5 % Slopes (*Figure 5: NRCS Soils Map*). These soils are suitable for both urban-type

residential and commercial development.

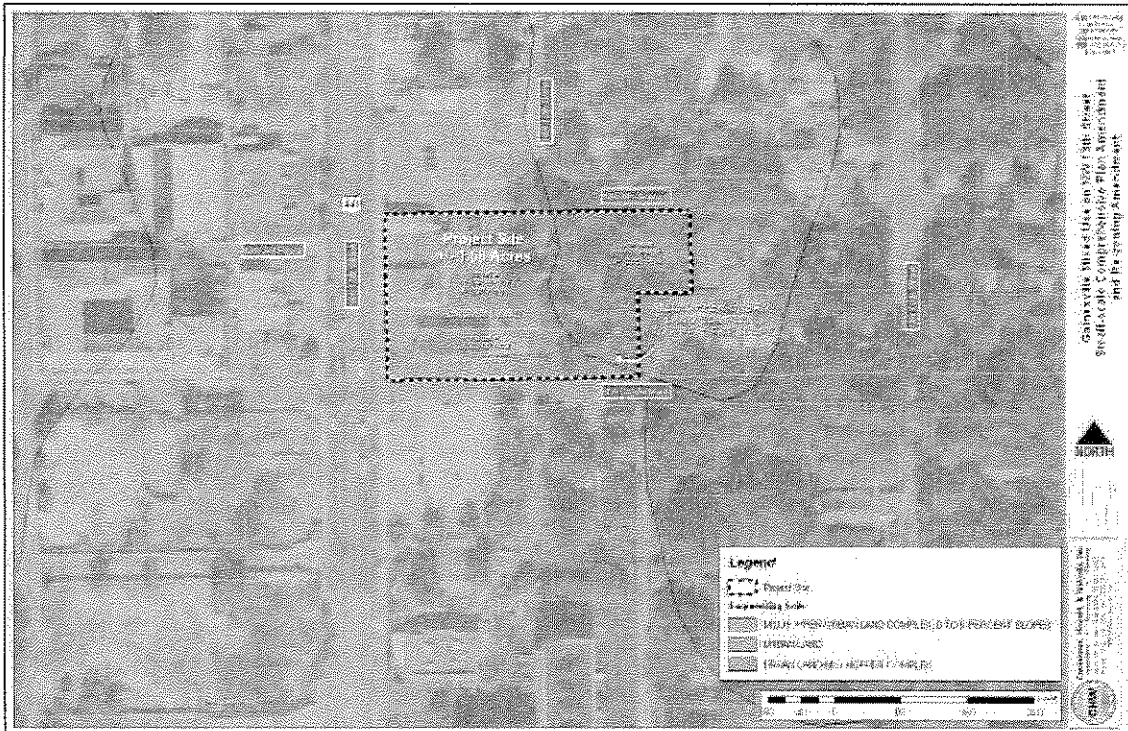


Figure 5: Natural Resources Conservation Service (NRCS) Soils Map

Some large oak trees, located on the site's eastern end will be preserved where practicable. Trees that are not able to be saved will be replaced in accordance with City of Gainesville Land Development Codes.

(8) EXTERNAL TRANSPORTATION ACCESS

As stated throughout this report, the site fronts NW 13th Street and primary access points are located along NW 3rd and NW 4th Avenues. All site access will meet the standards set forth in the City's LDC Article IX and Chapter 23. While proximate roadways have adequate capacity to serve proposed developments, operational improvements to the roadway network may be required to maintain safe and efficient operation. Improvements may include removing all existing driveway connections along NW 13th Street /US 411 and aligning the access tunnel with NW 4th Drive. Coordination with the State of Florida Department of Transportation (FDOT) with regard to driveway cuts will not be necessary, as no direct access will come from NW 13th Street (US 441).

(9) INTERNAL TRANSPORTATION ACCESS

Traffic circulation enhances cohesion among uses through an internal parking garage that is accessed from both NW 3rd and NW 4th Avenues via an access tunnel. The tunnel contains loading facilities for retailer(s), office tenants, and residents where loading vehicles enter the access tunnel via a left-turn off of NW 3rd Avenue, unload items, and then exit the site by turning onto NW 4th Avenue.

The parking garage remains fully operational during loading periods as cars and pedestrians can easily maneuver within the structure while loading vehicles are present and not block public streets.

All on-site parking will be accommodated via the parking garage and is available to patrons, tenants, and residents. The parking garage's ground floor is intended to be used by retailer patrons, the second floor is intended for office tenants and higher floors are reserved for residents. Additionally, solid waste receptacles are contained in the access tunnel and will be designed to accommodate waste pick-up vehicles.

(10) PROVISION FOR THE RANGE OF TRANSPORTATION CHOICES

As stated throughout this report, the site is located in a dense urban area, along a major corridor. Direct access to major employment centers such as UF, SFC, Shands and the VA hospital, retail, and transit stops are all within a short walking distance. The sites location and development scenario, a vertical mixed-use building is ideal for walking and bicycling. Site improvement such as a pedestrian-scaled building, short setbacks, wide sidewalks, and appropriate street furniture and lighting enhance the pedestrian experience. Finally, vehicles utilize an internal parking garage that has direct access to each floor to accommodate patrons, tenants, and residents.

Section 30-217 – Unified Control

The applicant, RD Management, LLC, is in complete, legal, and unified control of the entire area of the proposed PD. Sufficient evidence will be provided to the City Attorney, including all agreements, contracts, guarantees and other necessary documents and information that may be required to produce an Ordinance.

Section 30-218 – Phasing

The proposed development will not be phased, since the site contains a single structure.

Section 30-219 – Development Time Limits

Due to the current market conditions, and various funding mechanisms available at this time, the developer is requesting that the PD Zoning Ordinance be effective for ten (10) years from the effective date.

Section 30-221 – Landlord Permits

The facility will be subject to landlord permits in accordance with applicable portions of City of Gainesville's LDC Section 30-221 and Section 30-57(a)(1-5), following construction for the purpose of renting the residential and non-residential uses.

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Ownership Affidavit
4. Legal Description
5. Tax Records
6. Directions to Site
7. Justification Report
- 8. Attachments**

PD LAYOUT PLAN

DEVELOPMENT DATA

TOTAL SITE AREA = 1.53 ACRES
 ZONE A (MIN. BUILDING AREA) = 1.13 ACRES; 74% OF TOTAL SITE
 ZONE B (MAX. BUILDING SETBACK) = 0.22 ACRES; 14% OF TOTAL SITE
 ZONE C (MAX. URBAN AREA) = 0.19 ACRES; 12% OF TOTAL SITE







APPROVED USE MIX:
 (Square footage may vary 2.5% to accommodate building footprint requirements)
 MULTI-FAMILY RESIDENTIAL = 168 DWELLING UNITS
 RETAIL/COMMERCIAL OFFICE = 26,000 SQUARE FEET
 MAX. = 20,000 SQUARE FEET
 MIN. = 5,000 SQUARE FEET

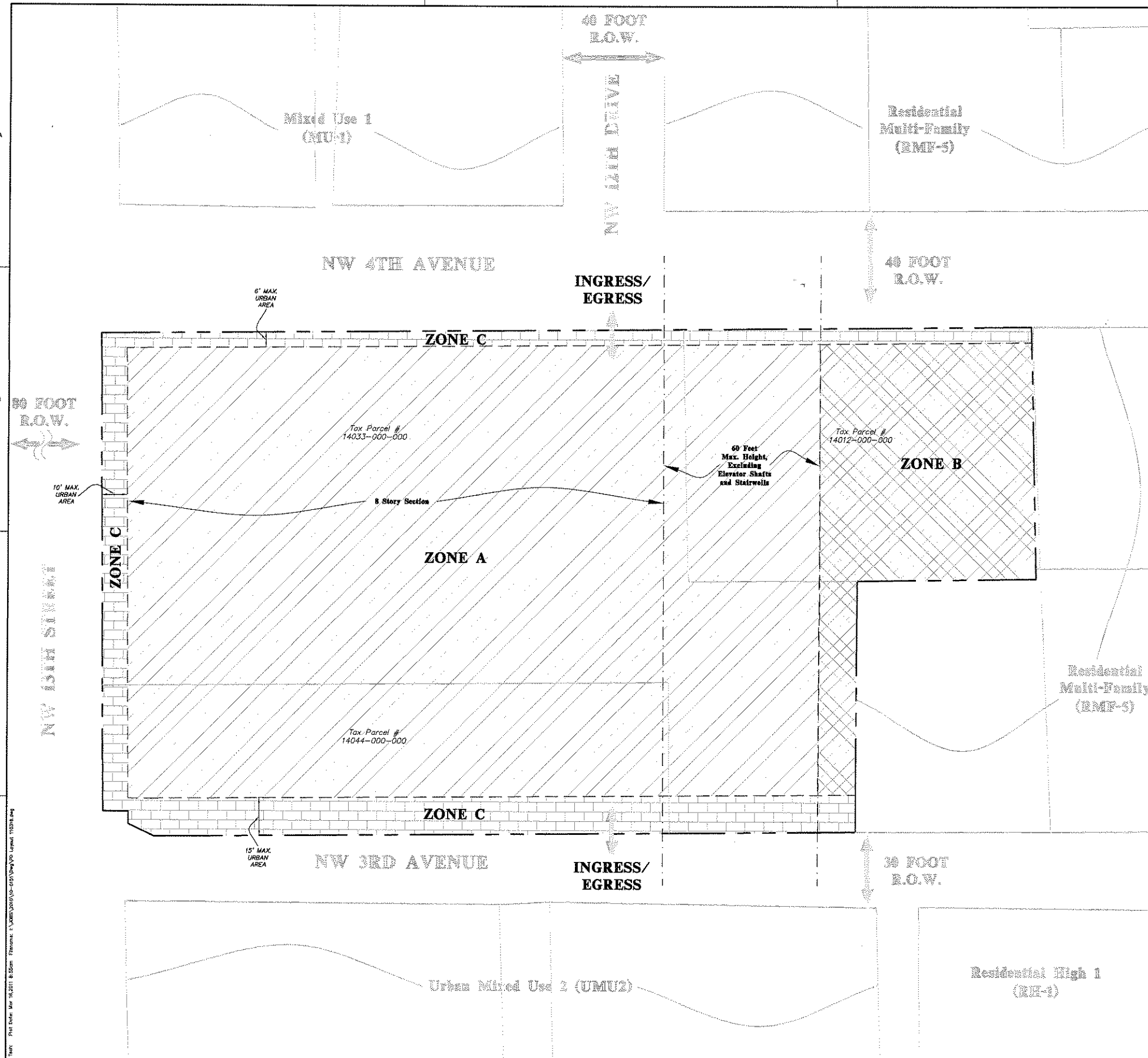
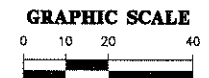
MAX. BUILDING HEIGHT = AS SHOWN ON PLAN
 MAX. IMPERVIOUS AREA = 1.53 ACRES; 100% OF TOTAL SITE

MAXIMUM SITE SETBACKS FROM PROPERTY LINES:
 FRONT = 10 FEET
 SIDE = 6 TO 15 FEET
 REAR = 15 TO 25 FEET

NOTES

- LAND USE AREAS ILLUSTRATED HEREIN ARE CONCEPTUAL IN NATURE AND SHALL NOT BE INTERPRETED AS STRICT REGULATORY BOUNDARIES. THEREFORE, THESE ZONE AREA BOUNDARIES MAY BE MODIFIED UP TO TEN FEET (10') TO FACILITATE ON-SITE PEDESTRIAN / VEHICULAR CIRCULATION PATTERNS AND NATURAL FEATURES PRESERVATION.
- ZONE A PERMITTED USES SHALL BE BUILDING AREA INCLUDING THOSE USES IDENTIFIED IN THE ACCOMPANYING PD REPORT, TABLE 5; PROPOSED PERMITTED USES, AS WELL AS STORMWATER MANAGEMENT, AND PEDESTRIAN AND VEHICULAR CIRCULATION AND PARKING.
- ZONE B CONSIST OF THE BUILDING SETBACK. PERMITTED USES SHALL INCLUDE LANDSCAPING AND SCREENING WALLS, STORMWATER MANAGEMENT, PEDESTRIAN AND VEHICULAR CIRCULATION, AND SURFACE PARKING (AS APPROPRIATELY SCREENED.) OTHER THAN THE SCREENING WALLS, NO STRUCTURES SHALL BE PERMITTED WITHIN ZONE B.
- ZONE C MEASURES FROM THE BUILDING FACADE TO THE PROPERTY LINE. PERMITTED USES SHALL BE OUTDOOR DINING AND COMMERCE THAT ARE ANCILLARY TO ON-SITE USES, PEDESTRIAN AND VEHICULAR CIRCULATION, A BUS SHELTER, LANDSCAPING, AND UTILITIES. PIPES THAT COLLECT AND RELOCATE STORMWATER MAY BE LOCATED IN ZONE C. HOWEVER, STORMWATER MAY NOT BE DISPENSED IN ZONE C. COMMERCE MAY INCLUDE, BUT NOT BE LIMITED TO, SMALL-SCALE SIDEWALK-SALE STREET VENDING.
- SIDEWALKS WILL BE A MINIMUM OF TEN FEET (10') WIDE ALONG NW 13TH STREET AND SEVEN FEET (7') WIDE ALONG NW 3RD AND 4TH AVENUES, CONSISTENT WITH THE UNIVERSITY HEIGHTS OVERLAY.
- THE DEVELOPMENT IS IN TCEA ZONE A AND SHALL MEET THE CITY OF GAINESVILLE COMPREHENSIVE PLAN CONCURRENCY MANAGEMENT ELEMENT REQUIREMENTS.
- PROJECTED TRIP GENERATION IS BASED ON THE FOLLOWING FIGURES:
 A.M. PEAK HOUR = 88 TRIPS
 P.M. PEAK HOUR = 238 TRIPS
 ANNUAL AVERAGE DAILY TRIPS = 2,090 TRIPS
- TO MINIMIZE NOISE AND LIGHT POLLUTION, A LANDSCAPING/GARDEN WALL SHALL BE CONSTRUCTED ALONG THE EASTERN BOUNDARY (ADJACENT TO RESIDENTIAL USES). LANDSCAPING/GARDEN WALL SPECIFICATIONS WILL BE DETERMINED AT DEVELOPMENT PLAN REVIEW.
- SITE DESIGN SHALL BE REVIEWED AND APPROVED BY THE APPROPRIATE REVIEWING BOARD DURING DEVELOPMENT PLAN REVIEW.
- LOADING ZONES WILL BE LOCATED WITHIN THE COLONNADE/INTERNAL PARKING GARAGE. MECHANICAL EQUIPMENT MAY BE LOCATED ON THE BUILDING'S ROOF.
- COMMERCIAL USES SHALL NOT BE PERMITTED EAST OF THE NW 12TH DRIVE RIGHT-OF-WAY.
- THE BUILDING'S HEIGHT WILL TRANSITION FROM EIGHT (8) STORIES TOWARDS NW 13TH STREET TO SURFACE PARKING ADJACENT TO THE HISTORIC DISTRICT. THE DIVISION LINES MAY BE MODIFIED UP TO 5 FEET TO FACILITATE WALL ARTICULATIONS AND ON-SITE CONSTRAINTS.
- A TOTAL OF 23 DWELLING UNITS MAY BE SUBSTITUTED FOR 15,000 SQUARE FEET OF OFFICE SPACE.

-  ZONE A: BUILDING AREA
-  ZONE B: RESIDENTIAL SETBACK
-  ZONE C: URBAN AREA
-  PARCEL LINES
-  PROJECT BOUNDARY
-  BUILDING HEIGHT DIVISION LINES



Causseaux, Hewett, & Walpole, Inc.
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 6011 NW 1st Place, Gainesville, Florida 32607
 Phone: (352) 331-1976 • Fax: (352) 331-2476 • www.chw-inc.com
 CA-5075

CHW
 CONSULTANTS
 ENGINEERS

SCALE: 1" = 30'
 ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED
 THIS SHEET, AND ALL SHEETS, ARE TO BE USED IN CONJUNCTION WITH THE PROJECT'S SUBMITTALS

DATE: 02-13-10	PROJECT: PD LAYOUT PLAN
DATE: 01-12-11	PROJECT: PD LAYOUT PLAN
DATE: 02-09-11	PROJECT: PD LAYOUT PLAN
DATE: 03-16-11	PROJECT: PD LAYOUT PLAN

CLIENT: RD MANAGEMENT, LLC
 PROJECT: GAINESVILLE MIXED-USE ON NW 13TH ST - PLANNED DEVELOPMENT
 SHEET TITLE: PD LAYOUT PLAN
 PROJECT NUMBER: 10-0151
 FL PE NO.:

SHEET NO.: SHEET 1

APPENDIX A-3

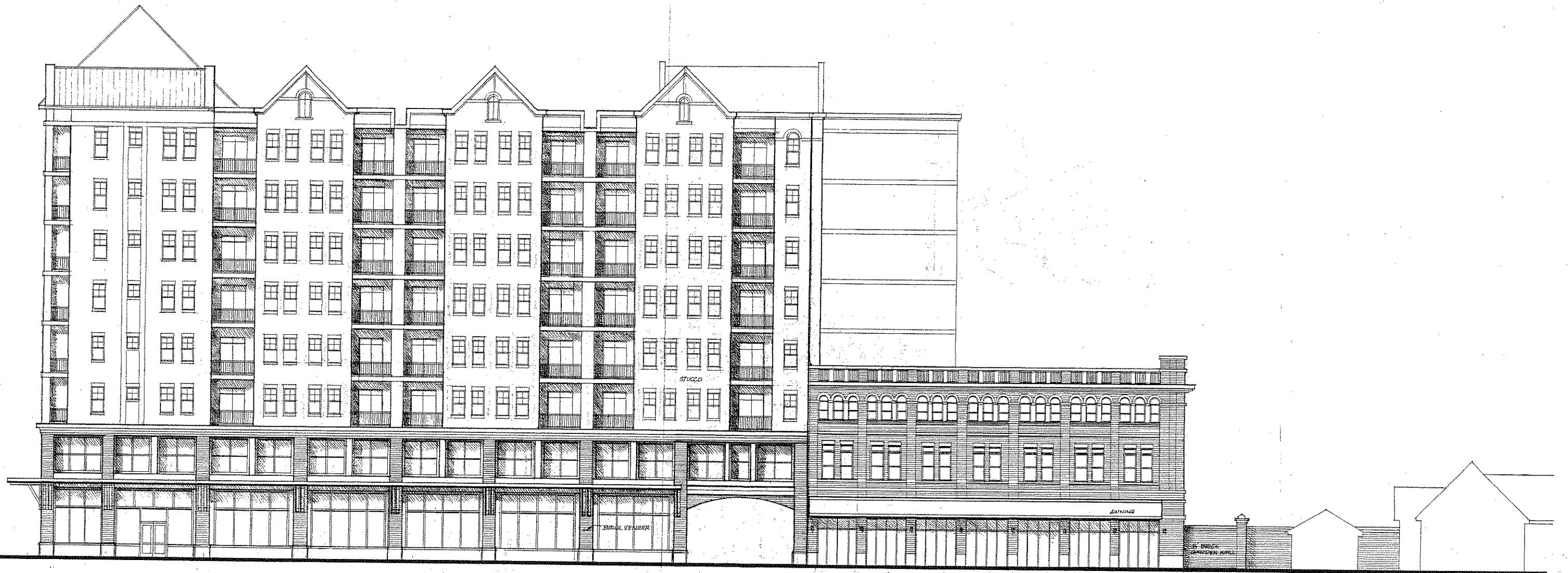




NW 4TH AVE NORTH ELEVATION



EAST ELEVATION



NW 3RD AVE SOUTH ELEVATION

PROP. LINE



REVISIONS

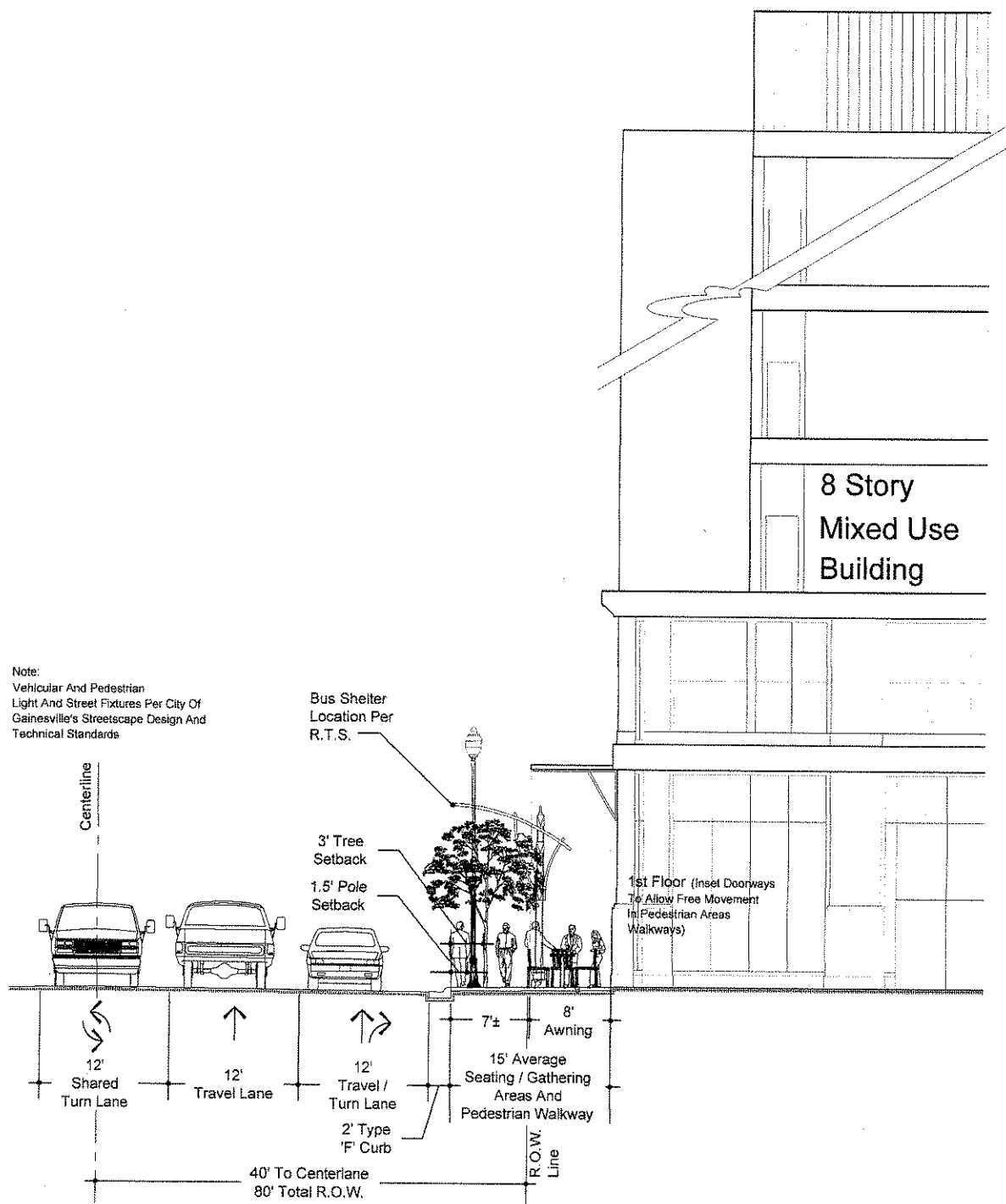
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DATE: 02-03-2011

GAINESVILLE MIXED USE ON NORTH-WEST THIRTEENTH STREET
RD MANAGEMENT, LLC
PROJECT NUMBER: 10-51

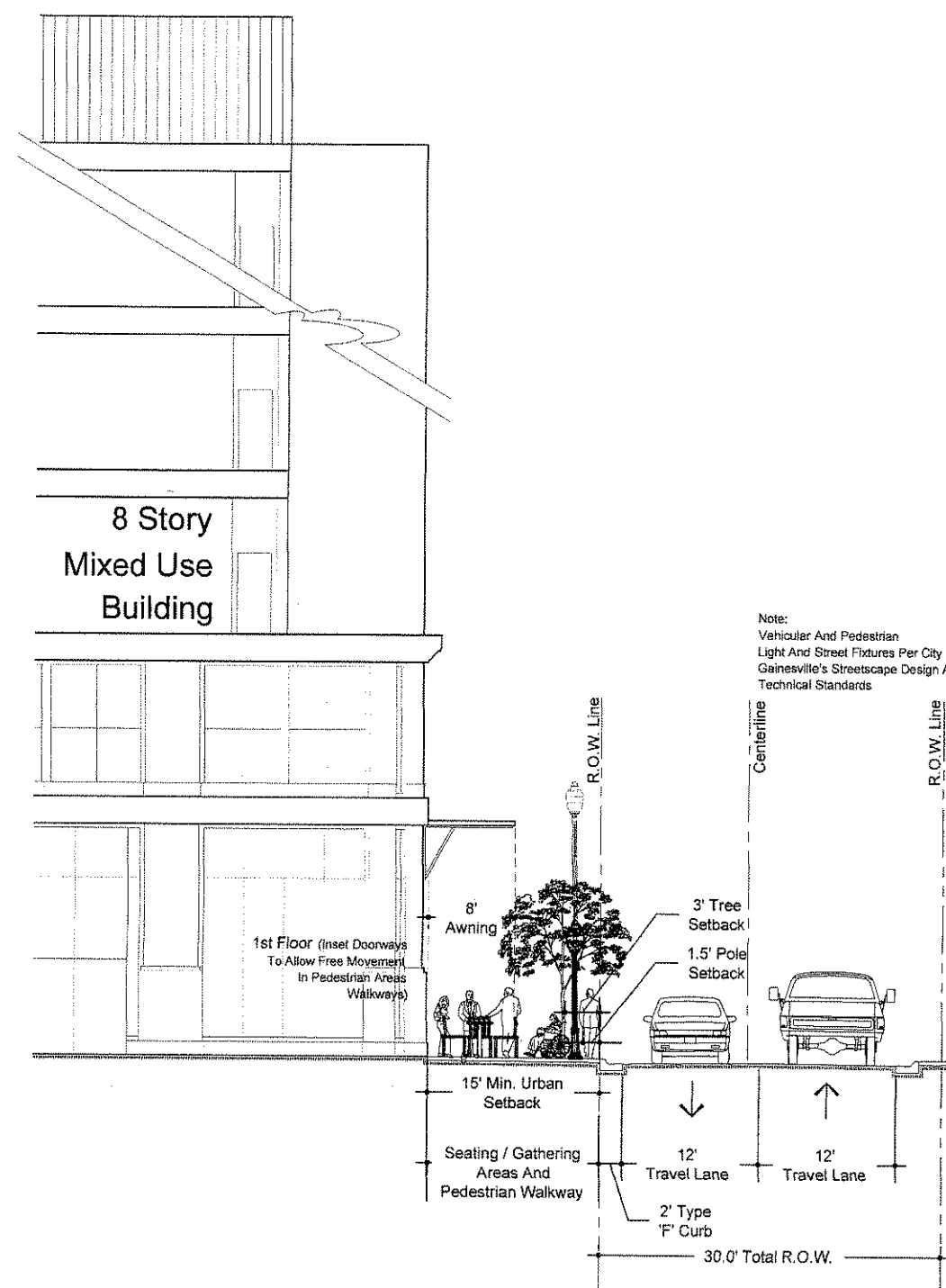
CROSS SECTION ELEVATION
SCALE: N.T.S.

PB-11-8 PDV
Gainesville Mixed Use

SHEET
A-107



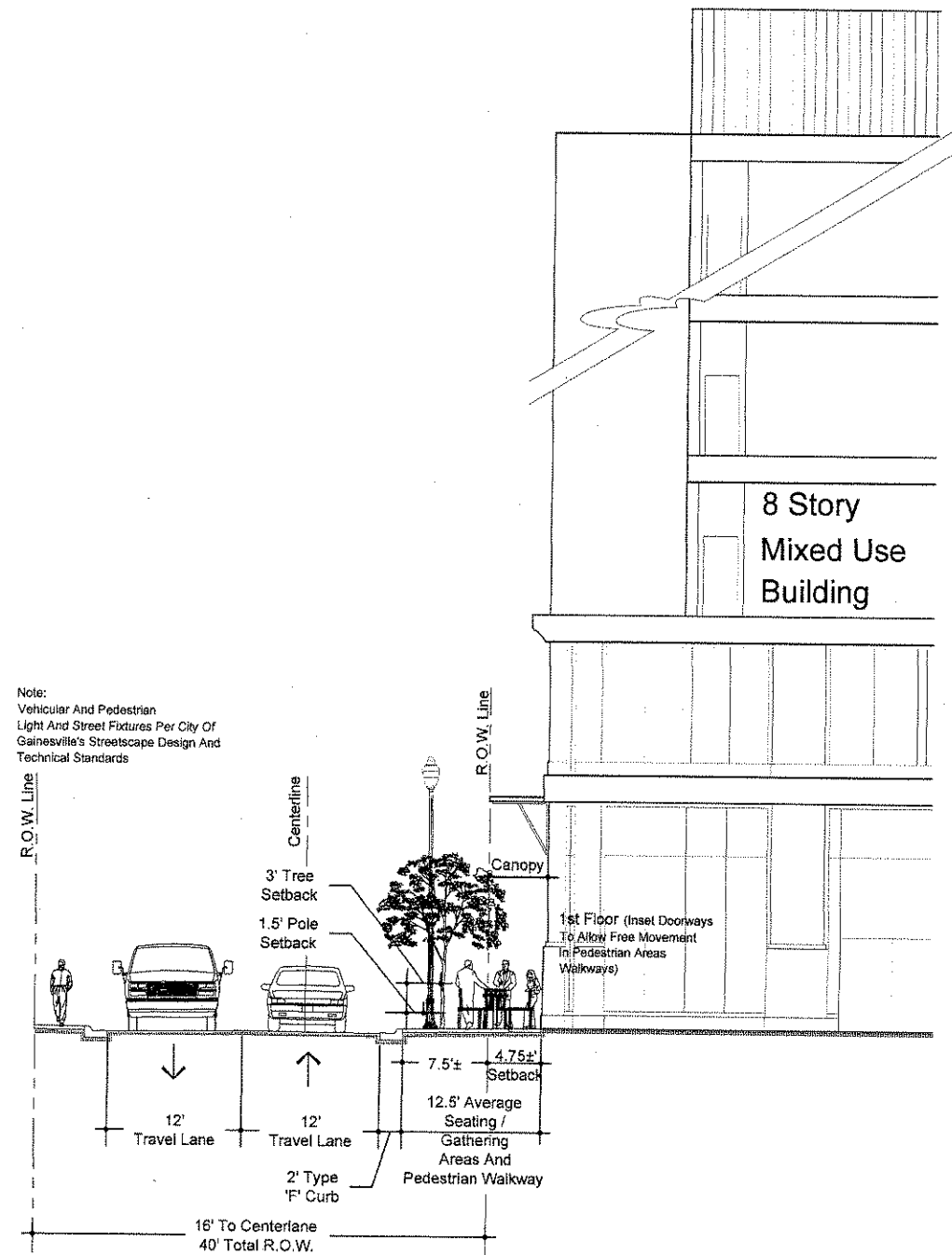
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 80' Build To Lines (R.O.W.)
 Pedestrian Area - Restaurant / Cafe Seating, Public Areas, Bus Shelters And Bike Racks



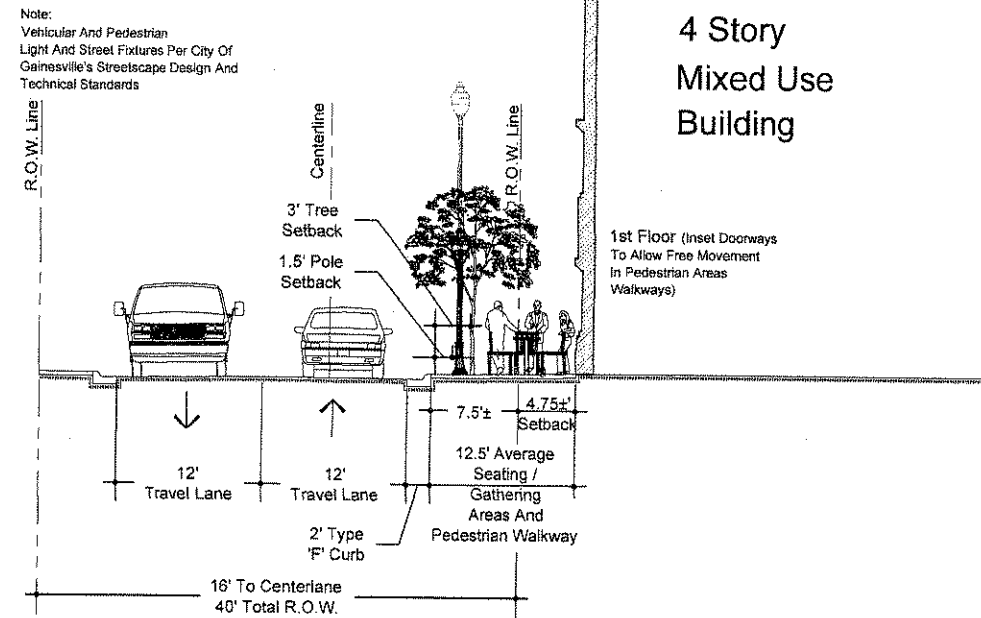
N.W. 3rd Avenue Pedestrian Gallery 8 Story Section:
 30' Build To Lines (R.O.W.)
 Pedestrian Area - Restaurant / Cafe Seating, Public Areas And Bike Racks

REVISIONS
FILE: 07-2010
DATE: 02-03-2011

GAINESVILLE MIXED USE ON NORTH-WEST THIRTEENTH STREET
 RD MANAGEMENT, LLC
 PROJECT NUMBER: 10-51



N.W. 4th Avenue Pedestrian Gallery 8 Story Section:
 40' Build To Lines (R.O.W.)
 Pedestrian Area - Restaurant / Cafe Seating, Public Areas And Bike Racks



N.W. 4th Avenue Pedestrian Gallery 4 Story Section:
 40' Build To Lines (R.O.W.)
 Pedestrian Area - Restaurant / Cafe Seating, Public Areas And Bike Racks

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FILE: 07-2010
DATE: 02-03-2011

GAINESVILLE MIXED USE ON NORTH-WEST THIRTEENTH STREET
 RD MANAGEMENT, LLC
 PROJECT NUMBER: 10-51

SHEET
 A-109