

LEGISLATIVE #

110540B

- Legend**
- ① Walkable Core
 - ② Retail/Service Core
 - ③ Neighborhood Core
 - ④ Industrial/Business Core
 - ⑤ Incubator Catalyst Core
 - ⑥ Gateway Corridors

Legistar 110540 B

- Legend**
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| Central Corridors | Residential Single Family 4 (RSF-4) | (V) Agricultural |
| Central Corridor Extensions | ?? (RC) | (A-RS) Agricultural-Rural Business |
| Form Based Code Areas | Mobile Home (MH) | (AP) Administrative and Professional |
| City of Gainesville | Residential Multi-Family 5 (RMF-5) | (BA) Automotive Oriented Business |
| ACPD | Residential Multi-Family 6 (RMF-6) | (B-A-1) Automotive Oriented Business |
| RIC | Residential Multi-Family 7 (RMF-7) | (BH) Highway Oriented Business |
| ACMP | Residential Multi-Family 8 (RMF-8) | (BP) Business and Professional |
| RSFR | Residential High 1 (RH-1) | (BR) Business, Retail Sales, and Services |
| RIA | Residential High 2 (RH-2) | (BR-1) Business, Retail, and Entertainment |
| ACBA | Residential Mixed Use (RMU) | (BW) Wholesale and Warehousing |
| ACRP | Mixed Use 1 (MU-1) | (C-1) Conservation |
| ACR-3 | Mixed Use 2 (MU-2) | (HM) Hospital and Medical |
| ACR-2 | Urban Mixed Use 1 (UMU1) | (MB) Business, Marine |
| ACBP | Urban Mixed Use 2 (UMU2) | (MI) Light Industrial |
| BI | Central City District (CCD) | (MP) Manufacturing and Processing Industrial |
| ACRM | Office Residential (OR) | (MS) Manufacturing and Services Industrial |
| ACR-1C | Medical (MD) | (PD) Planned Development |
| BH | General Office (OF) | (R-1B) Single Family Residential |
| MULTI | Corporate Park (CP) | (R-1A) Single Family Residential |
| ROW | General Business (BUS) | (R-1C) Single Family Residential |
| ACR-2A | Automotive Oriented Business (BA) | (R-2) Multi-Family Residential |
| AGIA | Tourist Oriented Business (BT) | (R-2A) Multi-Family Residential |
| ABH | Warehouses (WH) | (R-2B) Multi-Family Residential |
| ACAD | Limited Industrial (L-1) | (RE) Single Family Residential-Estate |
| ACMS | General Industrial (G-2) | (RE-1) Single Family Residential-Estate |
| Residential Single Family 1 (RSF-1) | Agriculture (AGR) | (RM) Manufactured/Mobile Home Park |
| Residential Single Family 2 (RSF-2) | Conservation (CON) | (RM-1) Travel Trailer Park and Campground |
| Residential Single Family 3 (RSF-3) | Public Services (PS) | (RP) Residential and Professional |
| | Education (ED) | |
| | Planned Development (PD) | |
| | Alachua County Zoning | |

1,500 750 0 1,500 3,000 4,500 Feet

Gina M. Hill

Executive Vice President

Memorandum

DATE: November 7, 2011
TO: Erik Bredfeldt, TITLE — Please check spelling & title
FROM: Matt Webster, BANCf Government Affairs Committee
SUBJECT: City of Gainesville Form Based Code Scope of Work Comments

The BANCf Government Affairs Committee members would like to thank you for the opportunity to meet with you and your staff to discuss the proposed scope of work for the consultant hired to update the Land Development Code. We have several suggestions regarding the information presented including comments on the map, designating form based code areas and overlays. If you have any questions on our comments, please contact me to discuss.

Form Based Code Areas

Several members of the BANCf Government Affairs Committee met to discuss the proposed form based codes and map provided by City Staff on October 24. We determined through our discussions that the framework of the form based codes should include several designations or areas. These areas would be characterized by their current use, location within the City and vision for the future. We have identified six types of areas, general characteristics and generally mapped them for your review.

1. Walkable Core
 - Location: College Park, University Heights
 - Character: These areas should be walkable, dense, small blocks, and mixed-use. The regulations would include provisions for small block perimeters, a mix of housing types, multi-modal transportation
2. Retail/Service Core
 - Locations: Millhopper area (NW 16th Avenue/NW 43rd Street), Old Gainesville Mall (NW 13th Street/NW 23rd Avenue), Butler Plaza Area (Archer Road), SW 13th Street and Williston Road
 - Character: These areas should include regulations to promote redevelopment, but ensure that redevelopment is not too onerous. A mix of uses should be encouraged, but not required and the maximum block perimeter should match a more suburban type of development with the encouragement of buildings fronting public streets.
3. Neighborhood Core
 - Locations: Five Points and Duval, Westgate and Plaza Royale (Newberry Road from 8th Avenue to 34th Street), North Main Street and Northwest 6th Street between NW 8th Avenue and NW 23rd Avenue
 - Character: These areas should promote redevelopment of neighborhood services within a compact, walkable area with pedestrian and multi-modal access to adjacent residential areas. Smaller maximum block perimeters and a mix of uses should be promoted. Regulations for these areas must include a mix of housing types including traditional single family uses, rowhouses, multi-family, and second story residential over neighborhood commercial uses.
4. Industrial/Business Core
 - North Main Street Commercial Areas, Northeast Industrial Areas
 - Character: The industrial/business area regulations should promote redevelopment while minimizing prescriptive regulations usually associated with urban type form based codes.
5. Incubator Catalyst Core
 - Downtown, Power District, Industrial Areas along South Main Street

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- Character: The Incubator Catalyst Core area should be similar in nature to the UMU2 regulations. This area has minimal residential areas which could be expanded and has the potential to redevelop as an employment center.
6. Gateway Redevelopment
- Linear corridors along North and South 13th Street and University Avenue
 - Character: The Gateway Redevelopment areas along 13th Street should replace the Central Corridors and allow for urban connections between the more urbanized areas such as neighborhood core, walkable core and retail/service core. These corridors should promote a mix of uses which are oriented towards the street with minimal visible off-street parking areas.

Overlays

The City of Gainesville currently has multiple overlay zones or special area plans including 39th Avenue, Corporate Park, Traditional City, College Park, University Heights, 13th Street, Southeast Gainesville Renaissance Initiative Area (SEGRI), Special Environmental Concern, Idylwild-Serenola Special Study, Significant Ecological Communities, Central Corridors, and Residential Parking Overlay District. The majority of these overlay zones should be removed with the creation of Form Based Code Areas specifically Corporate Park, 39th Avenue, Traditional City, College Park, University Heights, 13th Street, SEGRI and Central Corridors. BANCf understands that the Significant Ecological Communities overlay will be removed with the adoption of the proposed natural resources regulations. BANCf supports the removal of these overlays or special area plans to minimize the conflicting regulatory requirements which currently affect many areas. One of the primary goals of the adoption of a Form Based Code in Gainesville should be to provide predictability to land owners and minimize conflicting regulations.