



**Illustration 1- Future Land Use Map**

**INTENSITY & DENSITY OF DEVELOPMENT**

The site's proposed intensity and density of development is consistent with the City of Gainesville's Comprehensive Plan land use of Planned Use district. The intensity of the proposed PD is appropriate for its location (W 13<sup>th</sup> Street Corridor and downtown Gainesville). This central corridor through the urbanized area has a variety of uses, with many commercial, institutional and professional structures varying from single-story converted homes to multi-story building such as fraternity houses, University administration and housing, and commercial sites.

The project's proposed overall gross density of 30 du/ac will not have undue adverse impacts on the site's physical and environmental characteristics or surrounding neighborhoods. The residential architectural character with its articulated façades, streetscaping and walkways, will enhance the urban residential and commercial character. These elements also assist in defining the pedestrian space and the outdoor room, as defined by the corridors surrounding the project.

The project's design preserves Rattlesnake Branch, repairs erosion damage and prevents future degradation to this long ignored area. The designated heritage tree canopy will also be preserved on the site and is discussed later in the report.

## **EXTERNAL COMPATIBILITY**

The 7.57 acre project site occupies the NW unit block of NW 7<sup>th</sup> Avenue and NW 12<sup>th</sup> Street. The site is bordered to the north by NW 8<sup>th</sup> Avenue and to the west by NW 13<sup>th</sup> Street. This area of Gainesville greatly needs infill development and the economic benefits associated with urban redevelopment. The beneficial uses brought by this infill development, in addition to the secondary economic benefits from the project are long overdue. Adjacent businesses and land uses will benefit from the creation of retail, commercial and service demands created by the introduction of the project. The proposed project introduces numerous consistent architectural elements to form an aesthetic, spatial and functional anchor at the intersection of NW 7<sup>th</sup> Avenue and NW 13<sup>th</sup> Street. The PD will incorporate many of the surrounding context area's existing residential and commercial architectural elements and design themes.

The surrounding character of the site is mixed urban uses with the educational character of the A. Quinn Jones buildings to the east. Two single-family homes, vacant land and commercial uses are to the south. Commercial elements are located to the west along NW 13<sup>th</sup> Street. Offices and apartments are located to the north along NW 8<sup>th</sup> Avenue. The PD will revive and revitalize the existing streetscape. Street trees, which will provide shade along the existing and proposed sidewalks, will enhance the pedestrian space surrounding the site and create further buffering and integration of the new structures into the context area. The project will also introduce continuity in the sidewalks surrounding the block, further strengthening the external compatibility.

As illustrated on the PD layout, a decorative fence is proposed at the back of the sidewalk. The fence columns shall be constructed of masonry materials, finished to match the structures. Actual fence material will be constructed of metal. The fence is proposed to be constructed in non-opaque manner, allowing open view into and out of the development promoting security and compatibility with other context uses. No regulated trees will be removed to install the fence.

In addition, a fence is proposed for the project along the northern limits of the northern portions of the site, preventing unauthorized intrusion into Rattlesnake Branch and its associated wetland areas. The project's proposed fence, and the creation of a scenic overlook on the south side of the Creek, will raise appreciation and observance of the sensitive nature of the Rattlesnake Branch. The overlook shall be constructed of materials such as appropriately treated wooded materials approved for direct moisture contact or masonry products. A pedestrian crossing, connecting to the overlook from the north and south will be constructed of similar materials.

## **EXTERNAL & INTERNAL TRANSPORTATION ACCESS AND PARKING**

Transportation to and from the site is accommodated via pedestrian, bicycle, mass transit and personal vehicles. The sidewalks, pedestrian scale lighting and streetscape improvements will comply with, and in many cases exceed, City standards. Sidewalk continuity will be created along the site's perimeter, crosswalks indicating pedestrian movement at the entrance drive on NW 7<sup>th</sup> Avenue and NW 13<sup>th</sup> Street. On-site bicycle parking will be provided to comply with the City requirements. Mass transportation is accommodated by the existing RTS route on NW 13<sup>th</sup> Street. The project will provide bus stop enhancements that may include free-standing improvements, potentially on NW 13<sup>th</sup> Street, or improvements integrated into the site's design. Such improvements may include seating and/or a covered shelter. Vehicle parking will be provided in the garage located within the site. The internal garage will accommodate parking for both residents and guests. However, the site's location is key to promoting multimodal travel.

## **EXTERNAL & INTERNAL VEHICLE IMPACTS**

The proposed development will have direct access to NW 7<sup>th</sup> Avenue and NW 13<sup>th</sup> Street. A separate connection to NW 8<sup>th</sup> Avenue is also proposed to serve isolated development lands on the north side of Rattlesnake Branch Creek. Trip Generations are based upon the latest edition of the ITE Trip Generation manual, 7<sup>th</sup> Edition. The table below is a summary of impacts. The complete traffic study, prepared by Kimley Horn & Associates is included under separate cover.

### **Average Vehicle Trip Generation**

| <u>Land Use</u> | <u>Description</u> | <u>24-Hour<br/>Two Way</u> | <u>AM Peak Hr<br/>Enter/Exit</u> | <u>PM Peak Hr<br/>Enter/Exit</u> |
|-----------------|--------------------|----------------------------|----------------------------------|----------------------------------|
| Apartment (220) | 225 Units          | 928                        | 16/62                            | 71/38                            |

The traffic study reports that 70% of the traffic will utilize the NW 13<sup>th</sup> Street entrance and the remainder will utilize NW 7<sup>th</sup> Avenue. The access from NW 13<sup>th</sup> Street shall be accomplished through right turn in, right turn out only and adhere to Florida Department of Transportation (FDOT) standards. The access points from the garage shall include a stop sign and delineated cross walks at the pedestrian and bike crossing locations.

## **ENVIRONMENTAL IMPACTS AND CONSTRAINTS**

### **USABLE DEVELOPMENT AREA**

Within the site, a total of approximately 5 acres (areas north and areas south) of are comprised of residential and commercial buildings, open green spaces and buffers. The site's common areas are interconnected by the sidewalks and plazas. These connections allow residents and guests the opportunity to use common areas by foot or bicycle. The common area will include amenity units that seamlessly integrate into the architectural context of the site. These amenity units will comprise the clubhouse for resident's gatherings and meetings, a computer center, and other social type function spaces. The common area will also include passive and active pools, and other recreational areas such as exterior courtyards, plazas, and study areas. The internal pedestrian trail system will only allow limited above grade boardwalk type structures to be used within creek setback areas. These numerous passive recreation areas also serve to promote the principals of CPTED and will enhance the quality of the development and the safety of the residents.

On-site open space, although adequate for the residents and their guest, is limited due to the highly urban location of the site. Interior space will provide urban-type landscape amenities and moderate shade tree coverage. The vehicle use area is primarily limited to the garage and in close proximity to the southwest corner of the site, with access directly to NW 7<sup>th</sup> Avenue and NW 13<sup>th</sup> Street. Vehicle access shall be controlled and not promote congestion on public roads.

Temporary seasonal access and emergency access will be provided by the two restricted access points on NW 12<sup>th</sup> Street. Access will be allowed to the interior courtyard prior to the start of the University of Florida semesters to allow residents temporary access for move-in and move-out days. Emergency access will be controlled by a 3M Opticon system or similar.

## **ENVIRONMENTAL CONSTRAINTS**

As previously mentioned, the site is traversed by a portion of Rattlesnake Branch, a regulated creek. The creek also has associated "wetland" areas. The wetland and creek areas will be buffered as a contiguous portion of the regulated creek in a "Creek Setback Area" as denoted on the PD Master Plan and Layout Plan. Minimal development is planned in the Creek Setback Areas. However, the negative effects of manmade erosion and alterations to the natural Rattlesnake Branch regulated creek, including an erosional channel formed from stormwater runoff or created through neglect and improper stormwater management techniques, may be mitigated in an effort to restore the natural creek area or to enhance stormwater management of the creek system. Refer to the Stormwater Management Plan section below.

The regulated creek setback has been established in accordance with the City of Gainesville Land Development Code (LDC), and based upon a site determination with appropriate City staff. The regulated creek setback on the south side of the creek exceeds the 35' top of bank setback in most cases due to the specific topography of the site. The regulated creek setback on the north side of the creek is 35' from the top of bank.

The wetland areas on the project site were originally field delineated by Dr. David Hall. The wetland delineation was more recently evaluated by Jones Edmunds & Associates, Inc. The wetland areas were field surveyed and mapped on the PD plans. A wetland setback is provided adjacent to the wetlands. The wetland setback exceeds an average dimension of 50' and is no less than 35' at any point along the wetland limits. Therefore, the City of Gainesville LDC criteria is satisfied.

The regulated creek setback together with the wetland/wetland setback constitutes the "Creek Setback Area." The Creek Setback Area is approximately 2.26 acres of the 7.57 acre project site. Development will preserve and enhance the Creek Setback Areas. A temporary barricade shall be constructed along the southern creek setback limits and shall remain in place until construction outside the protected areas is complete. The allowed uses within the Creek Setback Areas are restricted to stormwater management systems and passive recreation, such as boardwalk system with seating areas. The boardwalk will allow passive observation of the area without adversely affecting slopes, soils, and vegetation by controlling access to areas.

The site soils are characterized by three stratas of general soil types. The first layer consists of 2 to 13 feet of very loose to medium dense gray brown fine sand with silt to silty fine sand. The second layer consists of stiff to very stiff green-gray, gray and orange-brown sandy clay and fat clay. The third layer consists of very loose to medium dense light green-gray, gray and light brown phosphatic silty-clayey and clayey fine sands.

The on-site groundwater table will fluctuate seasonally depending upon local rainfall. However, the seasonal ground water table will generally lie just above the second soil strata. The stiff clay nature of the second soil strata limits vertical groundwater movement. Therefore, shallow groundwater movement is more lateral from south to north and north to south towards Rattlesnake Branch. It is important that development not preclude the natural groundwater movement and resulting hydrologic water supply of Rattlesnake Branch.

The new building construction will be constructed on either monolithic slab or spread footing foundations. In either case, the bottom of the foundation will be held above the clay layer

described above. Groundwater movement will then not be precluded since groundwater will be allowed to travel beneath the structures and above the clay soils.

The on-site stormwater management facilities likewise will be constructed above the limits of the clay soils strata. A concentration of stormwater management, such as a basin beneath the garage structure, may be constructed with an underdrain system. The underdrain system would recover the retention volumes of the stormwater management facility and would serve to convey the treated, detained post-developed runoff to Rattlesnake Branch. The outfall systems for such a system would be constructed to replace the eroded ditch system located in the vicinity of the garage. The outfall system would include a discharge pipe, structures, and stabilization at the terminus point. Refer to the stormwater management plan for additional stormwater management details.

### **STORMWATER MANAGEMENT PLAN**

The project site lies within the watershed of Rattlesnake Branch and is a tributary to Hogtown Creek. Currently, runoff from the project site, and from offsite sources via public stormwater conveyance systems, is directly discharged into the portion of Rattlesnake Branch located within the project limits. The on-site portion of Rattlesnake Branch has experienced erosion and has been impacted by exotic plant growth, trash disposal, debris pile/sediment disposal, and pedestrian foot traffic activities. There are no existing on-site stormwater management facilities (SMF). The proposed development will respect the sensitive nature of Rattlesnake Branch by providing development setbacks and implementing mitigation for past adverse impacts. Such mitigating activities will include removal of trash, debris, stock piles, and restoration and stabilization of eroded areas. The development and implementation of an exotic plant removal program and control of foot traffic will also be implemented to improve the natural qualities of areas within the Creek Setback and wetland areas.

The project development will include on-site stormwater management facilities to provide water quality treatment and rate/volume attenuation for the 100-year design storm event. SMFs may include: a storage facility beneath the on-site parking garage, exfiltration systems, sediment/trash collection structures, grassed swales, and potentially shallow surface basins. All facilities will be privately owned and maintained and all facilities will employ best management practices. Water quality treatment will meet or exceed the City of Gainesville LDC and Saint Johns River Water Management District criteria. Water quantity treatment will reduce post-developed rates of discharge to pre-development rates and volume of discharge for the 100-year design storm event, as required to meet facilities located within the Hogtown Creek watershed. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared to address erosion control and water quality maintenance provisions during the course of construction consistent with Florida Department of Environmental Protection NPDES program.

A SMF is proposed as an option of development within portions of the property located between Rattlesnake Branch and the NW 8<sup>th</sup> Avenue right of way. The SMF would be a detention basin to attenuate flows currently received by Rattlesnake Branch, both from public and private lands, located outside the project boundaries. This detention facility, together with the SMF constructed within the approved portions of the project, will combine to meet the rate and volume attenuation requirements of the City of Gainesville Land Development Code for the Hogtown Creek Watershed. The SMF may impact and be constructed within the existing impacted and

degraded wetland area located within the northeastern limits of the site. The wetland impacts due to the new SMF construction will be mitigated to conform to the City's Comprehensive Plan and Land Development Code requirements, as well as the SJRWMD Environmental Resource Regulations.

**A CHANGE PROMOTING URBAN INFILL**

Because the site is traversed by Rattlesnake Branch, a regulated creek in the City of Gainesville, it is doubtful that without the flexibility of the PUD land use this site could develop with its existing land use categories. Furthermore, without exemplary site planning and design, severely uncoordinated and disjunct building elements are the likely outcome for the site.

The project is consistent with the goals, objectives and policies of the PUD land use designation to promote infill development. In addition to the proposed land use intensity, the project will establish exemplary urban building setbacks, orientation towards the street, and promote infill development improving the quality of the urban core. The development is also within the City of Gainesville's Urban Redevelopment Area, the Fifth Avenue/Pleasant Street and the Traditional City. The project also lies within the City of Gainesville's Enterprise Zone, Area 3.

