

LEGISLATIVE #

120284E



Planning and Development Services Department

Transportation Concurrency & Evaluation & Appraisal Comprehensive Plan Amendments

9/6/12

Legistar 120284E

Overview

- **Discussion of Transportation Concurrency & Concurrency Management Element**
- **Brief discussion of Evaluation & Appraisal amendments**
- **Schedule**

Transportation Concurrency

- **Made optional by Chapter Law 2011-139**
- **If transp. conc., must use prop share**
- **Adequate public facilities still required**
- **Still required to provide level of service standards**
- **Still required to show existing and projected deficiencies in transportation facilities**

What is transportation concurrency?

- Local governments required to ensure that adequate transportation facilities (based on roads and roadway LOS) would be in place at the same time (concurrent) as the impacts of development
- In early years, roadway LOS on State roads established by FDOT
- Roadways had to meet minimum LOS standards and could not be degraded by new development
- If a road failed, no development orders

Unintended consequences

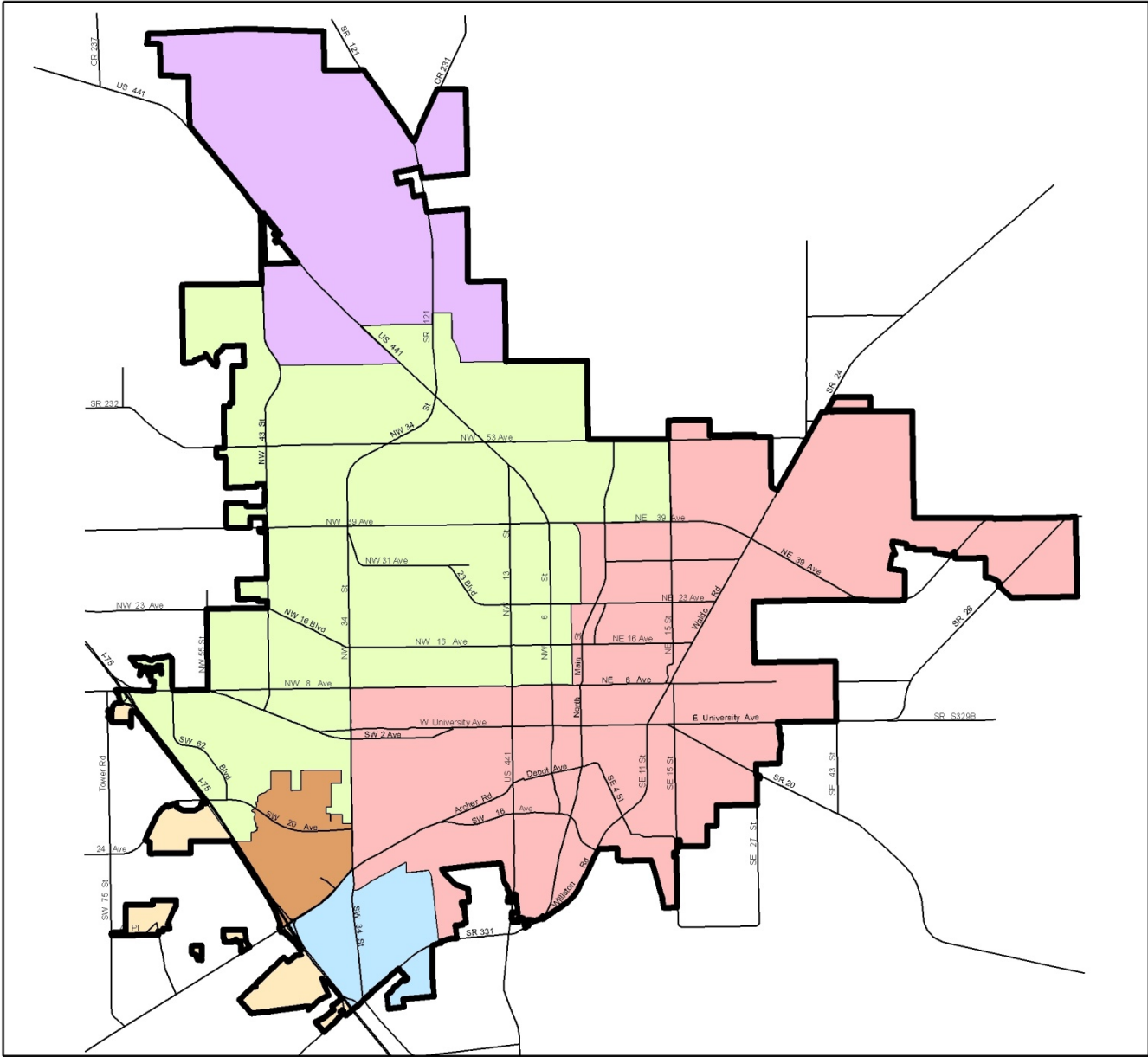
- **Transportation concurrency inadvertently promoted urban sprawl**
- **Reduced redevelopment potential of city sites (old rule: 10% additional credit)**
- **Gainesville hit hard because of commuter traffic for jobs, education, health care, & shopping/services**
- **Last developer in penalized**

Legislative Changes to Concurrency

- **In recognition of unintended consequences, State made various transportation concurrency changes over the years**
- **Transportation Concurrency Management Area (TCMA)**
- **Transportation Concurrency Exception Area (TCEA)**
- **City used both techniques**

Concurrency Management Element

- **City's TCEA first adopted in 1999 as part of the Concurrency Management Element (Zones A & B)**
- **Zone C (SW annexation) added 2005**
- **2009 Dense Urban Land Area (DULA) TCEA citywide (new Zones D, E, & M)**



CONCURRENCY MANAGEMENT ELEMENT MAP SERIES

Transportation Concurrency
Exception Area

Legend

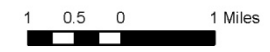
Transportation Concurrency
Exception Area Sub-Zones

- Zone A
- Zone B
- Zone C
- Zone D
- Zone E
- Zone M

Gainesville City Limits

City of Gainesville Gainesville, Florida

Prepared by the Planning and
Development Services Department
April 2011



TCEA Assumptions/Basis

- **Allow development despite road congestion**
- **Require each development to meet standards to mitigate its transportation impacts**
- **Standards based on multi-modal solutions (transit; sidewalks; bicycle facilities; new roads; connectivity)**
- **Concern for design standards**

TCEA Assumptions/Basis

- **Special regulations for auto-oriented uses**
 - Gas stations
 - Drive-throughs
 - Parking structures
- **Redevelopment credits and special credits for locations near transit hubs**
- **Zone A designed to encourage redevelopment**

Transportation Concurrency options for Comp Plan update

- 1. Rescind transportation concurrency & not replace it with any transportation mitigation system**
- 2. Implement transportation concurrency citywide or in certain areas of the city & use prop share**
- 3. Rescind transportation concurrency & replace with a citywide alternative transportation mobility program**

Transportation Concurrency options, cont.

- 4. Rescind transportation concurrency & replace it with a citywide Mobility Fee or Impact fee approach**

Important considerations

- **Maintaining adequate public facilities**
- **Proportionate share formula uses only roadways for calculations of formula**
- **Support for multi-modal transportation system and existing land use changes**
- **Continuity & understanding of the existing TCEA system**
- **Problems associated with traditional transportation concurrency**

- **Needed Element Updates**
 - **Future Land Use**
 - **Transportation Mobility**
 - **Concurrency Management**
 - **Housing**
 - **Capital Improvements**
 - **Public Schools Facilities**
 - **Conservation, Open Space & Groundwater Recharge**

State Coordinated Review

- Updates to elements will be based on requirements to meet Chapter Law 2011-139 (HB 7207) and any other State law requirements
- Will include updates of completed items and inconsistent policies
- Other amendments will be held until a later time (coordinated with Land Development Code consultant work)

Schedule

Date	Element
September 6 City Commission	Discussion of transportation concurrency options; Conservation Element public hearing
September 27 Plan Board	Housing & Intergovernmental Coordination Elements
October 25 Plan Board	Public Schools Facilities , Future Land Use, Capital Improvements & finalization of other elements (as needed)
December 3	Transportation Mobility & Concurrency Management Elements & finalization of any other elements (as needed)
January – April 2013 City Commission	Public hearings on elements; Transmittal hearing April 4 or April 18, 2013

Staff Recommendation

- **Direct staff, as part of the update of the Comprehensive Plan for the Evaluation and Appraisal Process, to pursue alternative number three, which includes rescinding transportation concurrency and replacing the TCEA with a transportation mobility program citywide.**