

Urban Design Standards

Produced through the collaborative, technical, and professional efforts of...



MANLEY DESIGN

General Policy Committee: Jan 11, 2018

Intro

By: Michelle Farnsworth

Mission: Provide guidance on policy decisions that support Gainesville's community vision. Codify proposed solutions staff can implement.

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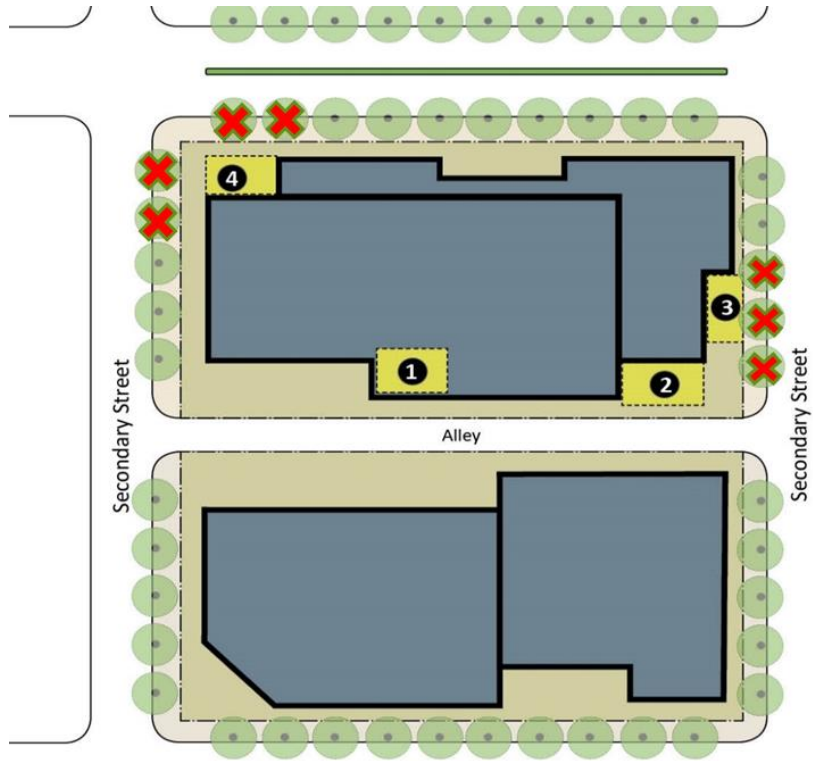
Accomplishments:

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- Increased collaborative efforts between the City of Gainesville, GRU, our Development Community and Tree Advisory Board to provide flexibility and predictability
- Created new solutions already being piloted; *and*
- Provided clarity of existing solutions

Collaborative discussions revealed solutions that existed

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ACCOMPLISHMENTS: ELECTRIC

By: Jim Mathews

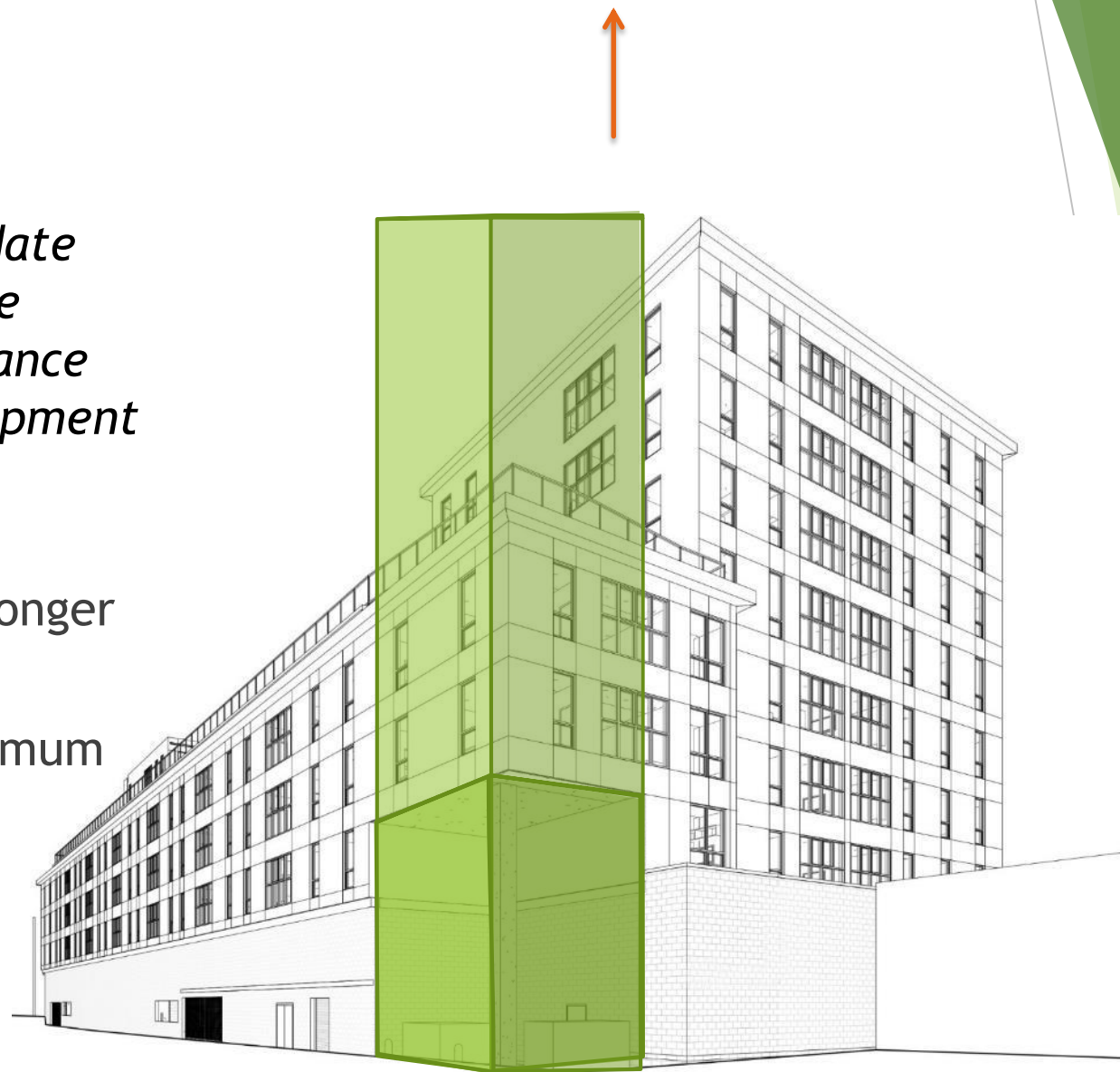
Electric Accomplishments: Equipment easement sizes

Vertical Clearance

- *Clear zones must accommodate Installation and Maintenance*
- *EXAMPLE: 28' vertical clearance above all pad-mounted equipment*

THE WIN:

- ▶ Easements to the “sky” no longer required
- ▶ Notch out building to a minimum height



Electric Accomplishments: Equipment easement size requirement reduced

EQUIPMENT SPACING

 Clear Zone



THE WIN: Increase square footage allowing additional space for trees

SQ FT Savings = 800SF

Electric Accomplishments: Equipment Easement Sizes

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Allowing part of the safe work zone to be right-of-way

THE WIN



Three equipment easement sizes rather than a "standard" 20'x 20' easement

Electric Accomplishments: Concrete encased duct bank applicability, versus open trenches

THE WIN:

Additional space with out damaging infrastructure



Previous requirements often precluded trees or placed trees in roadway, result was no trees in many designs



OLD Standards 10'



NEW Standards 3.5'



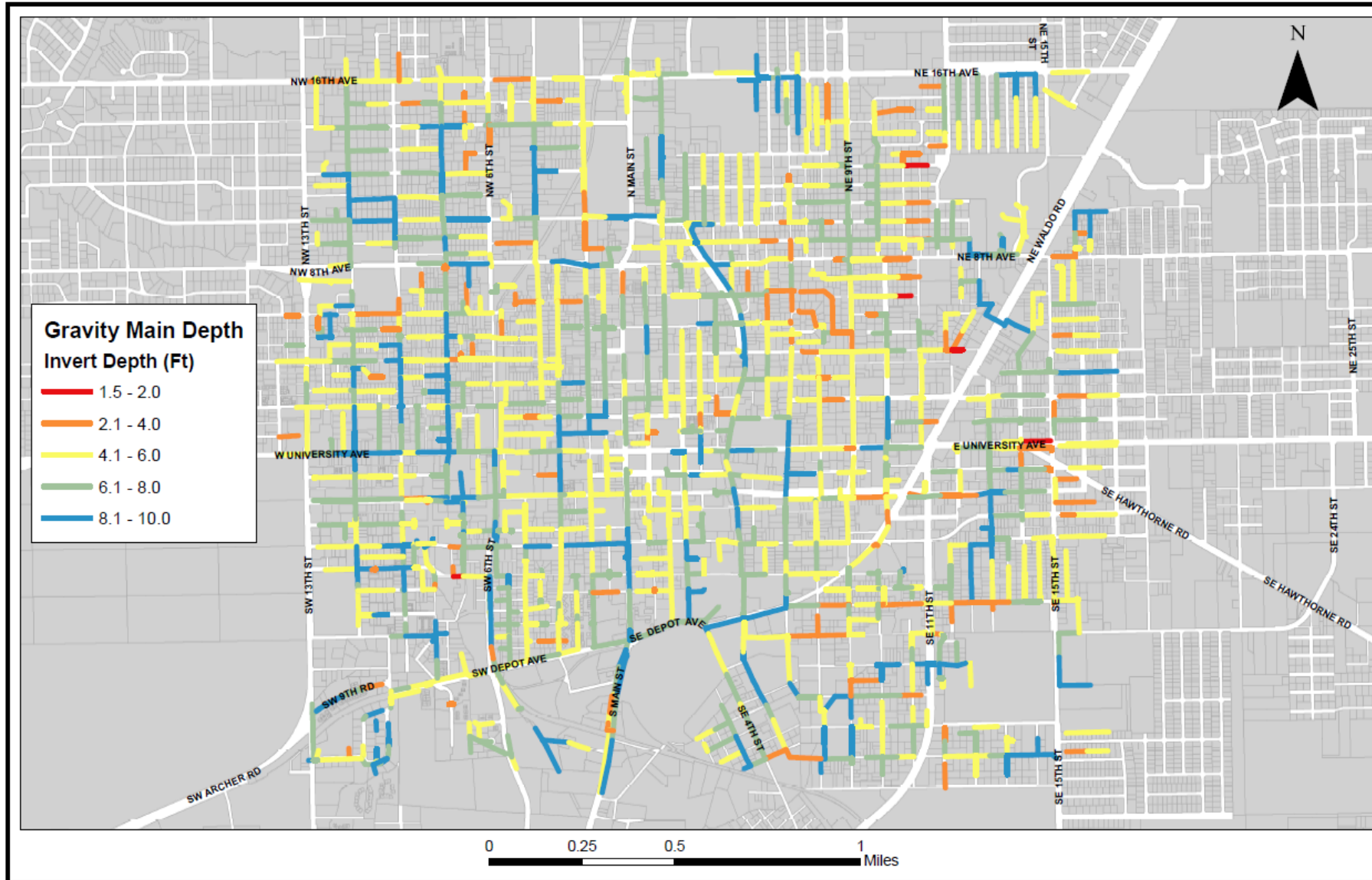
ACCOMPLISHMENTS: W/WW

By: Debbie Daugherty

W/WW Accomplishments: Sewer less than 10'

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Gravity Main Depths in Downtown Gainesville

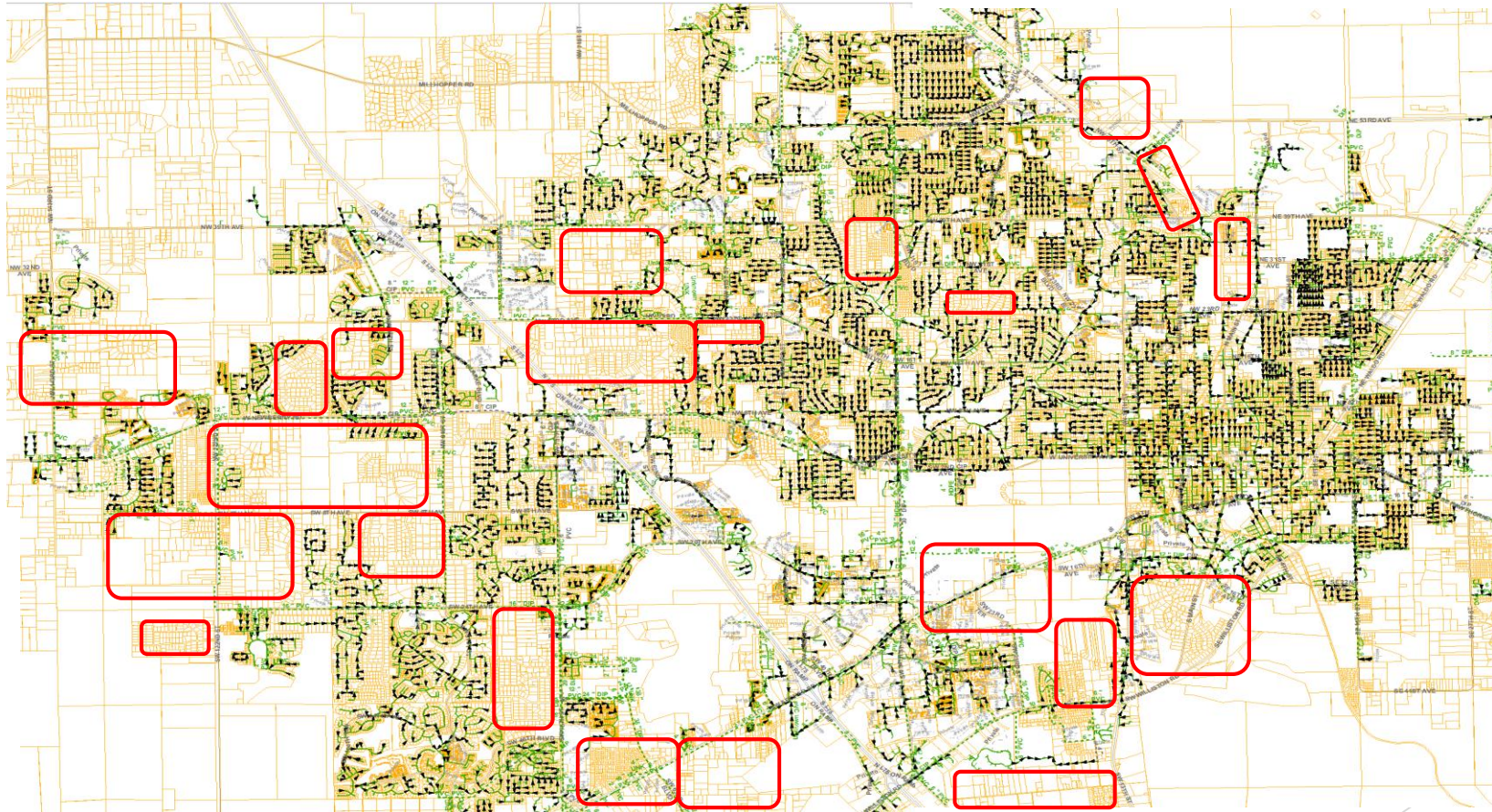


Water/Wastewater: sewer easements

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- Prior to the new solution, WW easements were required to be 15' on either side of the pipe.
- Cascades was originally designed to be 4' larger on the west side, an additional 1664 SF. The WW easement requirement precluded that
- The reduction in space resulted in an estimated loss of \$38,000 per year and loss of property tax revenue to the City.

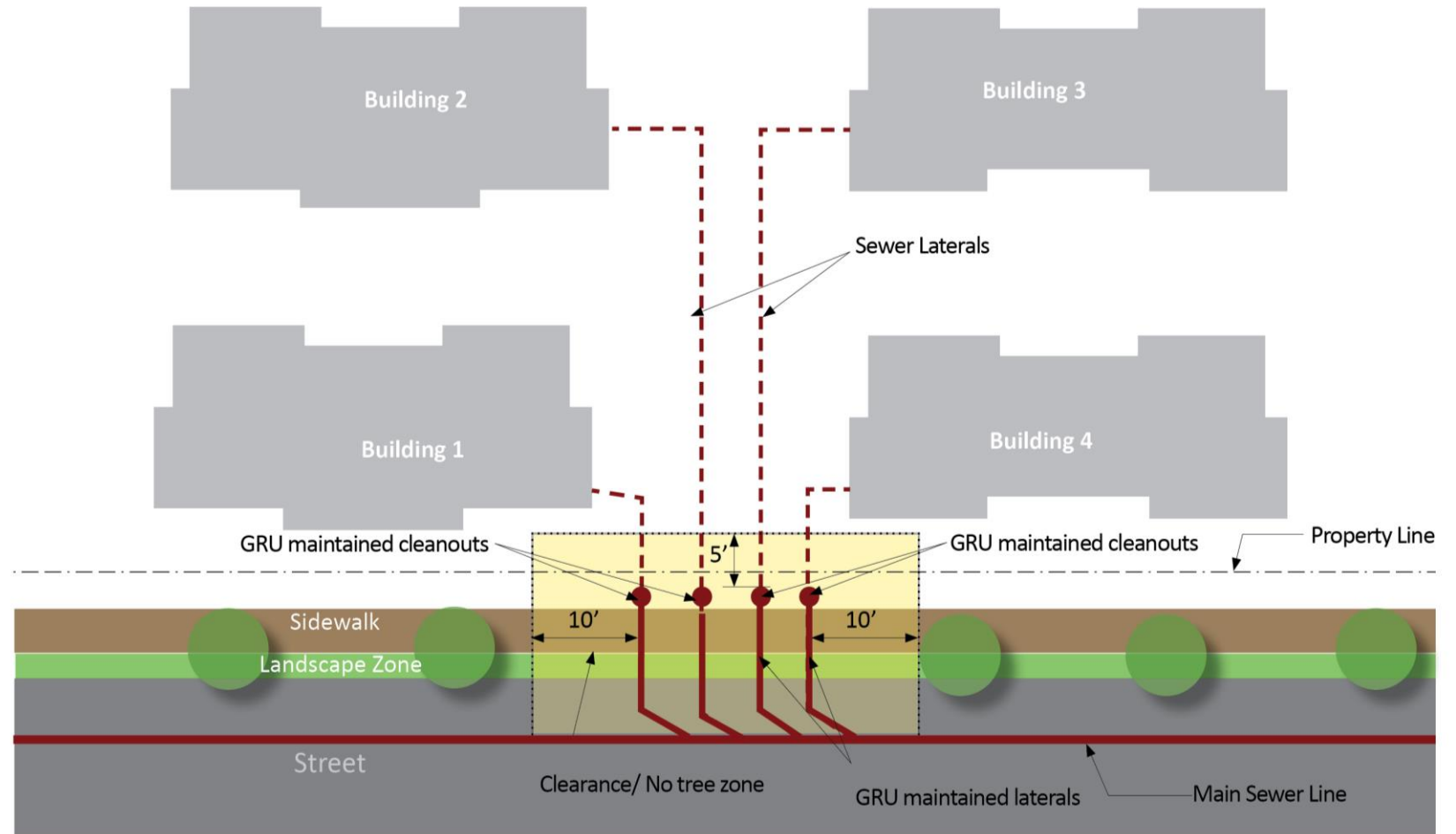
THE WIN: The areas indicated on the map depict parts of Gainesville which are not connected to GRU Wastewater. By revising the Standards to allow less than 4" sewer force mains, more parcel connections are now feasible.



This means residential infill development projects may become feasible.

W/WW - Laterals

Past: Each individual building required individual laterals.



GRU maintained laterals and cleanouts require clearances in which no street trees can be planted.

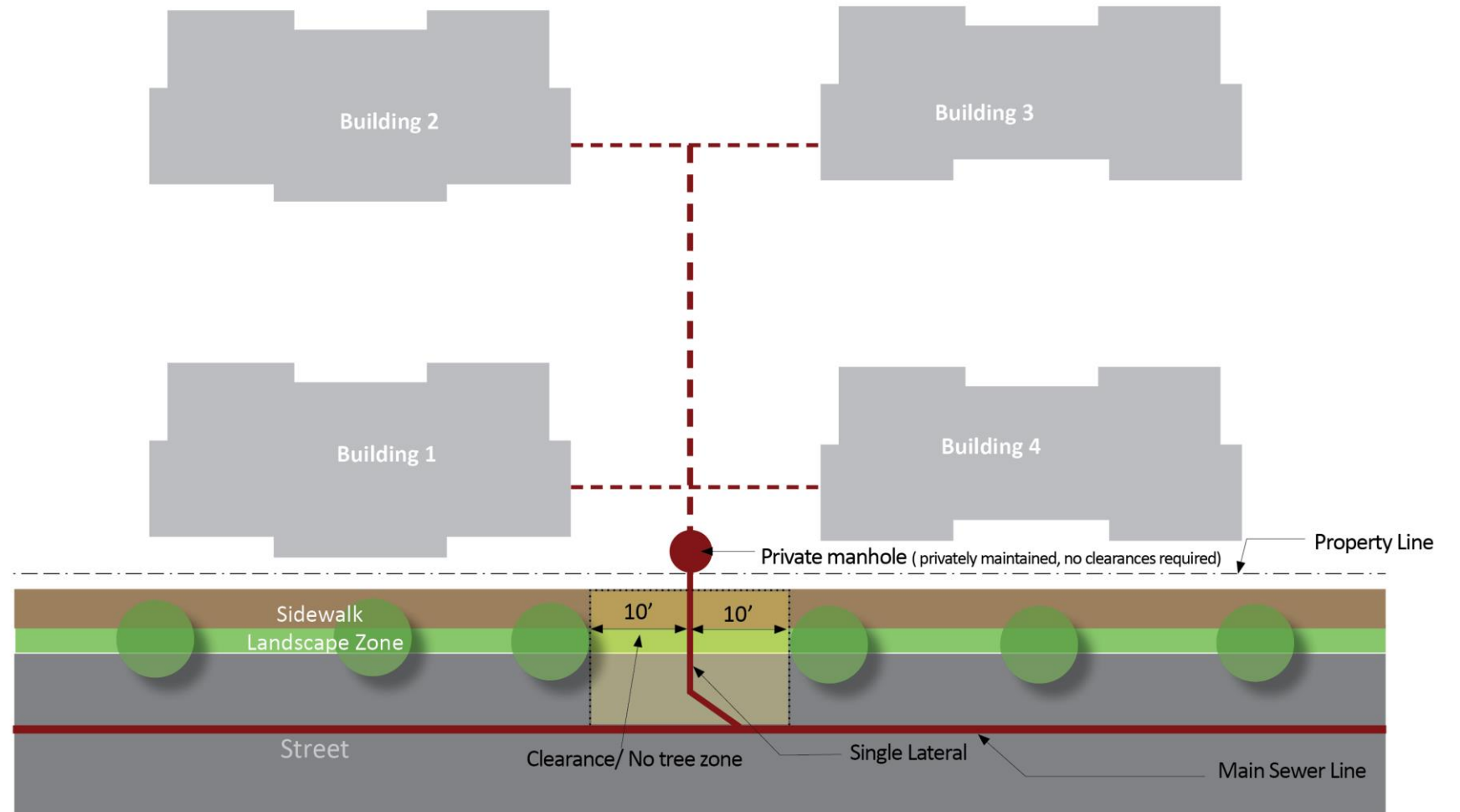
W/WW - Laterals

SINGLE LATERAL - LESS MAINTENANCE, MORE ROOM FOR STREETSCAPING

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Present: Option to connect each building to one lateral discharging to a private manhole.

THE WIN IS - Less laterals leave more room for street trees, other utilities, and allows for a reduction in maintenance and complexity.



A private manhole does not require clearances, allowing additional room for street trees, etc.

ACCOMPLISHMENTS: TREES

By: Elisabeth Manley

Trees: Biggest wins

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- Biggest win is that new solutions allow more room on sites to plant “*the right tree in the right place*”
- Coordinating the City of Gainesville Tree List with the GRU Tree List regarding species that are appropriate near utilities

Trees: Successful preservation of existing trees and new trees along street edge

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Trees: When conflicts still exist, other options have been identified to still fulfill the Vision

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- Expand the use of casings - concrete or cast
- Explore the use and effectiveness of Tree Growth Regulators

Trees: When no other solution exists, consider the benefit of raised Planters

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ACHIEVING THE VISION

By: Bryan Harrington

THE VISION: Every project is unique

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- Cascade; How we could have accomplished...



**CITY'S
VISION**



FINAL OUTCOME

Cascades: Achieving the Vision

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- Relocation of services at a cost to the developer
- Relocation costs are often several hundred thousand dollars, which projects cannot carry, ending projects



Developing Larger Sections

By: Gerry Dedenbach

Solutions In Progress

By: Andrew Persons, Jim Mathews, Wendy Thomas

- *Considering* easement guideline revisions
- *Identifying* alternative techniques & equipment
- *Reviewing* FDOT Green book changes
- *Considering* “Notch-Outs” in sidewalks
- *Reviewing* Tree mitigation regulations LDCV1.1
- *Defining* Urban Development Team
 - *Members;*
 - *Structure; and*
 - *Responsibilities*

Solutions in progress: Easement guideline revisions

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- How do we “go back” to allowing for good street design?



Solutions in progress: Equipment and training

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What kind of equipment and training is needed to maintain utilities in an urban area

	 CB ELECTRIC EXCAVATOR	 MANUAL LABOR 10 MEN
Hourly Production	4 - 19 CU. YDS/HR (depending on electric excavator model & bucket size)	3 - 4 CU. YDS/HR (Average man can dig .33 cu yd/hr)
Hourly Costs	\$18.75/HR - \$125/HR (Depending on electric excavator model & rental duration - daily, weekly, or monthly. Also must consider your operator costs)	\$100/HR - \$600/HR (Local labor rates vary, union or non union, prevailing wage etc.)
Number of Potential Worker Comp Claims, Smoke Breaks, Text Breaks or Alienating Your Client	1	10

Solutions in Progress: FDOT Green Book changes

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- Public Works follows the Green Book
- FDOT Green Book changes create flexibility

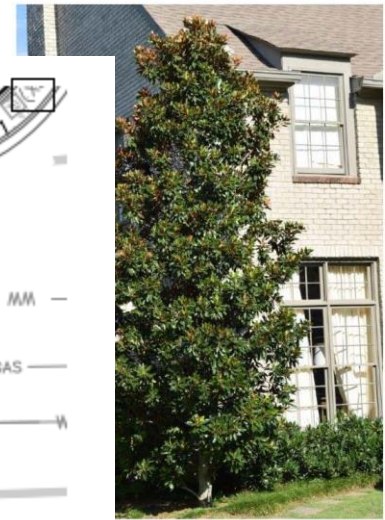


Solutions in progress: Root zone notches

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11111E C.F.M MAGNOLIA*



2'x6' "root notches"

Solutions in progress: Tree mitigation

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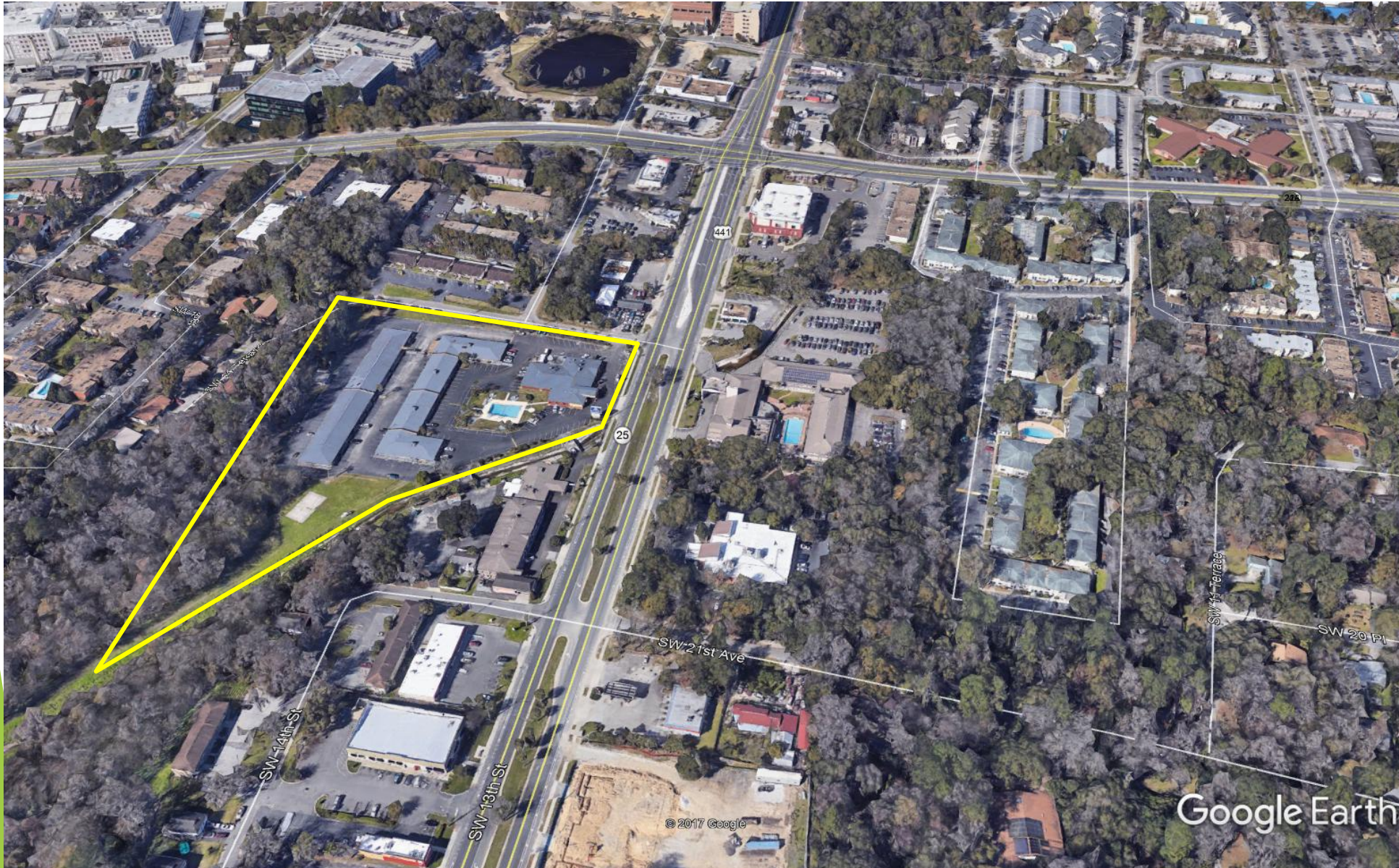
- ▶ Multi-faceted, multi-dimensional
- ▶ Alternatives
 - Planting
 - Paying
 - Spending
- ▶ LDC v 1.1

A Testimony To Collaboration

By: Michelle Farnsworth, Andrew Persons

Solutions in Action: America's Best Value Inn site

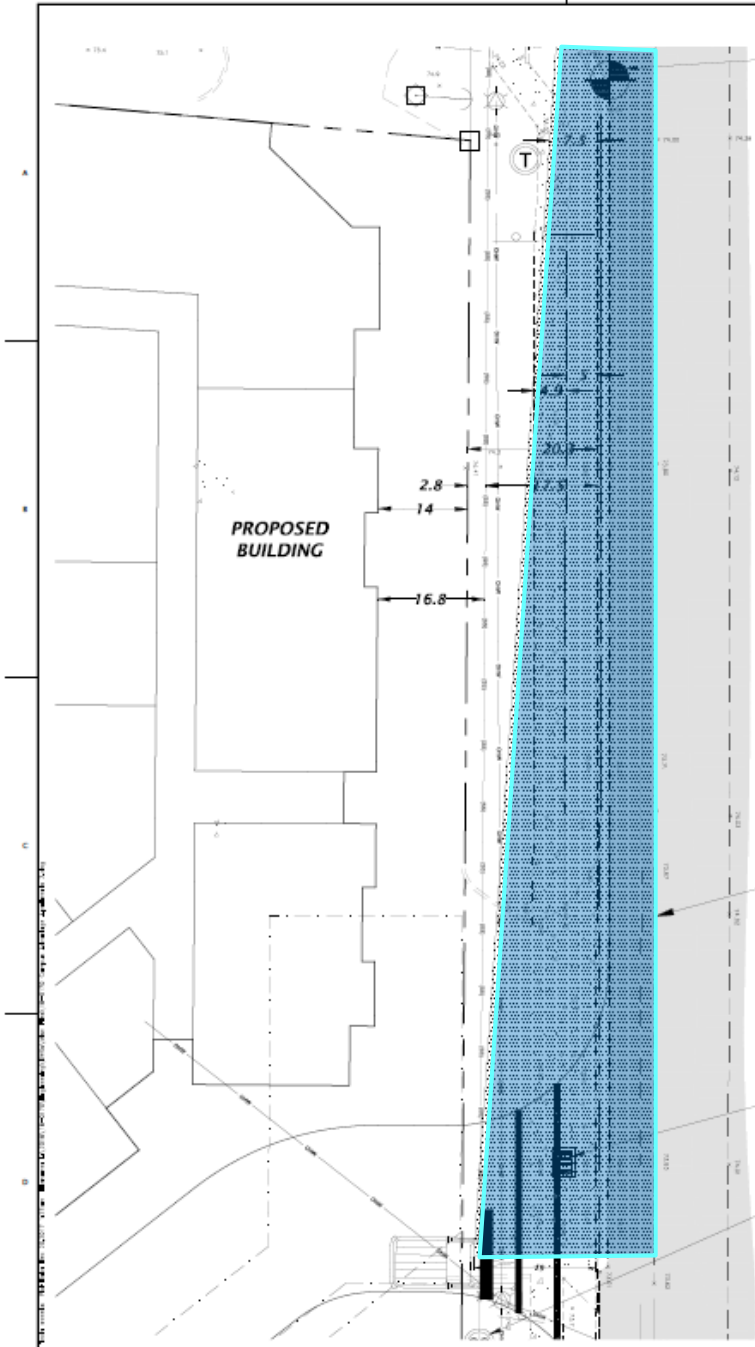
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DRAFT

DATE: 11/14/17
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: AS SHOWN
BY: [illegible]

SITE BENCHMARK
ET - 44.20 (11.1)
BE - 71.20 (18.8)

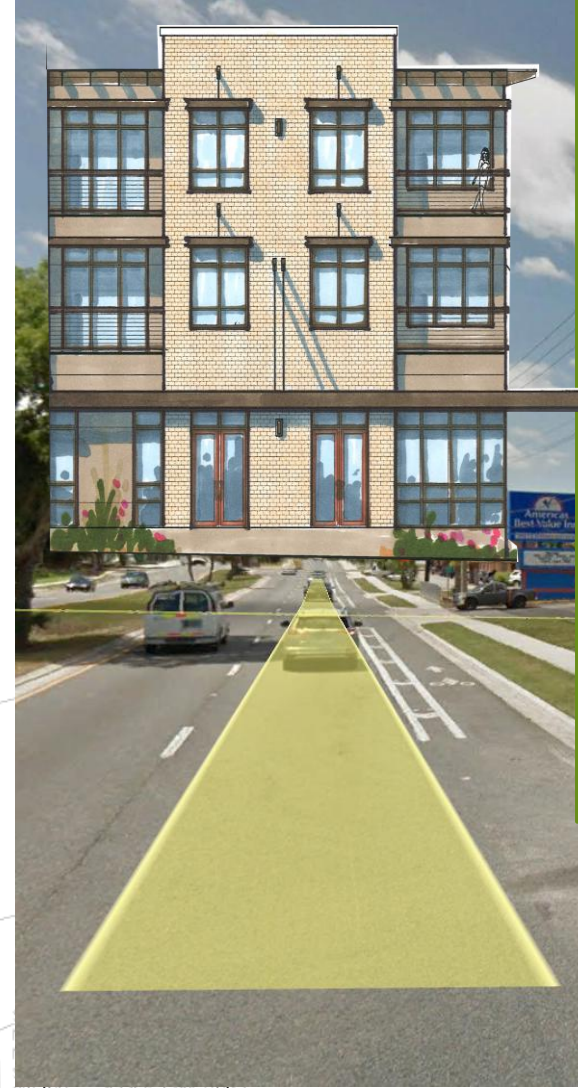


WW
Easement

FDOT Clear Zone

Electric clear zone

Trees
2.2'



SW INV. = 63.27 (30' UNK.)

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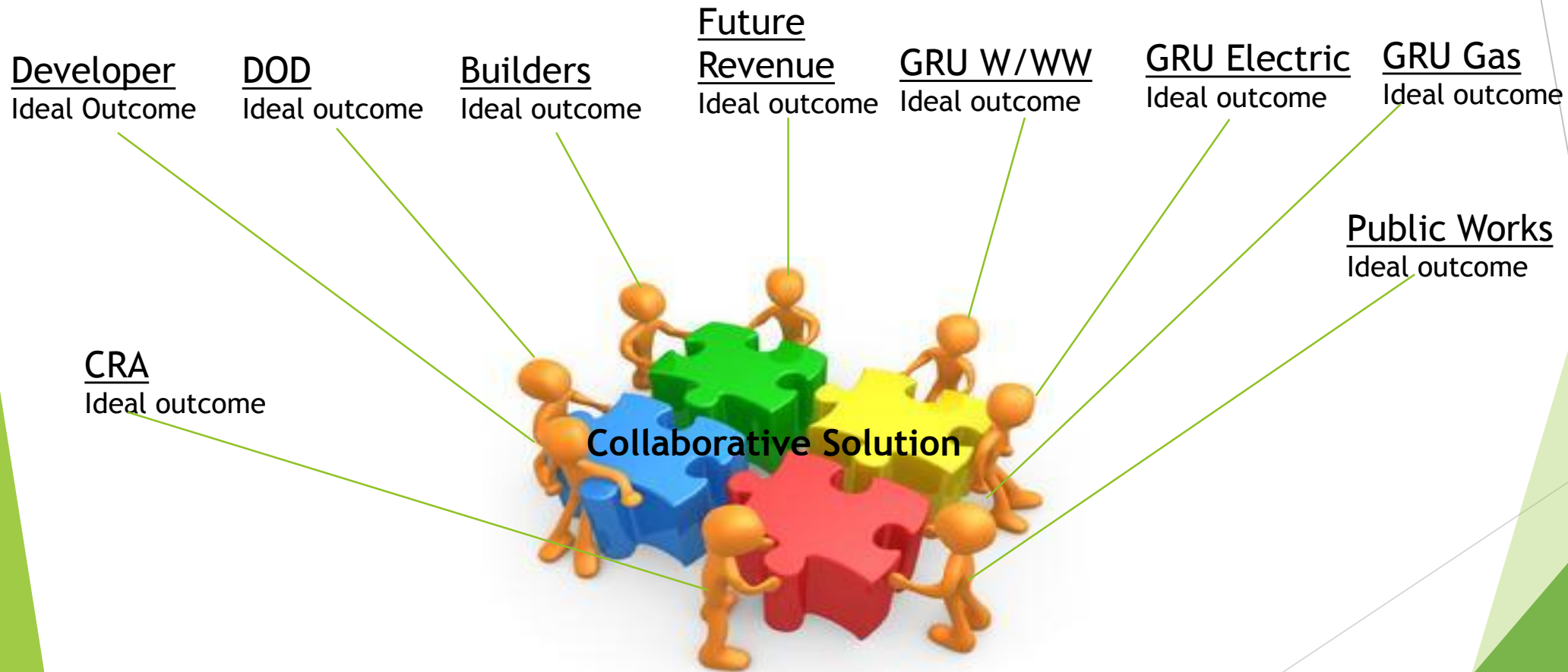
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Google Earth

Conclusion

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The true vision is a continued collaborative process



Summary

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- ▶ *Create an ongoing development team to vet any proposed changes to the Land Development Code, GRU Design Standards, and the Public Works Design Manual to ensure consistency.*
- ▶ *Rename “Urban Design Standards”*
- ▶ *Develop an internal conflict resolution process.*



THANK YOU!

▶ QUESTIONS AND ANSWERS