

support activities such as retail, commercial and service demand. In addition, employment opportunities will be created during construction and in the future management, marketing and maintenance of the site.

DIRECTION	LAND USE	PARCEL
North	Office Residential (OR) / Office (OF)	09533, 09533-1, 09533-2, 09533-3
East	Education (ED) / Residential Single-Family 4 (RSF_4)	13857 / 13862
South	Residential Multi-Family 5 (RMF-5) / Business (BUS) & Bus. Automotive (BA)	14068, 14073, 14074, 14075 / 14054, 14062
West	Mixed Use 1 (MU-1) / Public Services (PS)	15189, 15189-001, 15189-002 / 15189-2



**Illustration 1- Existing Zoning Map**

## **INTENSITY & DENSITY OF DEVELOPMENT**

The project's proposed intensity and density of development is consistent with the City's Land Development Code requirements for Planned Developments. The project's intensity is commensurate with the 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 maximum of 188 units (or lesser) of with a maximum, intensity including 15,000 square feet non- residential areas, will not have undue adverse impacts on the physical and environmental characteristics of the site and surrounding neighborhoods. The architectural character of the residences, with their articulated façades, streetscaping, and walkways, will enhance the urban character. These elements also will assist in defining the pedestrian space and the outdoor room defined by the corridors surrounding the project. The project's overall design will preserve Rattlesnake Branch, repair erosion damage and prevent future degradation to this ignored area. In addition, the project will preserve designated heritage tree canopy.

**The following sections analyze and discuss the compatibility with the City of Gainesville's Land Development Code Chapter 30, Article VII- Division 4 and the Planned Development (PD) zoning category and also describes the design characteristics developed, further meeting the requirements Section 30-213 which states:**

- (1) Unique and promoted by comprehensive plan. The proposed development is unique. Although it does not fit within an existing zoning district, it is consistent with the city comprehensive plan, except it may require a land use change. Other options available under the existing zoning district(s) in the city land development code would not allow the use and associated design elements of the proposed project.*
- (2) Size, scale, complexity and design. The proposed development is of such size, scale, complexity, and/or unique design that it would be inconvenient and inefficient to process such a proposal outside the PD process.*
- (3) Specialized compatibility and design characteristics. The nature of the proposed use at a specific site requires specialized design characteristics to preserve and protect neighborhood character, environmental concerns and other concerns unique to the immediate area, consistent with comprehensive plan policies.*

The PD district provides the necessary site design flexibility and integration of the uses key to this project. These characteristics allow for the preservation of outstanding landscape features, key to creating a desirable urban living environment, such as the specimen oak trees. The retention of the oaks in the center of the project will provide a focal point from the street and strengthen the site's integration to the surround natural context of Gainesville's neighborhoods.

In addition, the internal character of the design will allow the connection of built elements by walkways which will encourage pedestrian movement throughout the site. The increased activity generated by the residents of the PD will reinforce the principals of Crime Prevention

Through Environmental Design (CPTED). The introduction of this urban neighborhood will revitalize and reinforce the existing neighborhood's ongoing commitment to preservation and revitalization of existing structures.

*(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.*

The PD zoning category has been proposed to develop a unique urban neighborhood by utilizing a mix of TND, TOD, and modern neighborhood design features such as the following:

- (a) orientation of buildings toward the streets, sidewalks that define outdoor spaces that Gainesville has traditionally lacked in its urban areas;
- (b) provision of a variety of residential unit types that further establish a variety of size, style, and price ranges within the local rental market; and
- (c) provision of streets, bike paths and sidewalks that provide connectivity to adjacent land uses and to transportation corridors that provide access to employment, shopping, educational, and recreational opportunities through utilization of new and existing multi-modal transportation corridors.

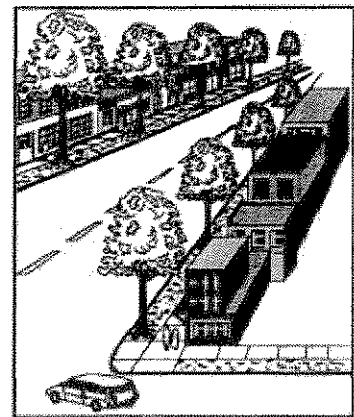


Illustration from City's Traditional City Guidelines

As can be seen in the small sketch, above, from the City's guidelines for the Traditional City Area, the intent to create a unified street edge façade is achieved in the project by its orientation of the site's building groupings placed around the perimeter of the site. This is also achieved internally with pedestrian walkways and courtyards.

Setbacks along articulated facades shall be measured as an average along the façade, and street yard buffer area will be calculated as a total of improvable area from the structure to the back of curb. This orientation creates two outdoor rooms, one at the street level and the other in the interior courtyards and plazas located throughout the site.

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

The two single-family detached homes located to the south of the site currently exist in the RMF-5 zoning district. Although the PD proposes up to 188 attached dwelling units for the site, the unit's facades are articulated in a manner to create a more traditional character, matching the context of the surrounding residential neighborhood. The overall gross density of will merge seamlessly into the context area. In addition, this PD will provide new housing alternatives that

are needed in this community to meet the changing economic needs, technologies, economics and consumer preferences. The PD brings a live, work, play environment to the central city context area while preserving and enhancing the existing neighborhoods by stimulating secondary market revitalization.

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

To the greatest extent possible, the PD's stormwater management facilities, driveways, common space, and utility locations will be designed to utilize and preserve the site's existing and outstanding landscape features. These features are comprised of the regulated creek system, wetland areas and their associated buffer, and the interior tree canopy area. Where possible, the site's landscape features shall be incorporated as aesthetic elements internally and externally from the site for passive recreation and buffer. No development north of the established South Creek Setback Line shall be permitted.

In addition, a commitment to preserve the three designated Heritage Live Oaks located in the center of the site will be made. This area will remain in a mostly undisturbed manner in the entire area under the canopy of the three oaks as indicated on the PD Master Plan. Therefore, work will be limited so there will be no excavation in the critical rootzone limits, for any reason, including the installation of utilities or sidewalks. In addition, landscaping and hardscape located should be minimized in the protection zone, as defined by the area beneath the main branches, and all work done under the canopy should be accomplished by hand operated tools and not large machinery.

To the greatest extent possible, existing trees along Northwest 12<sup>th</sup> Street shall be preserved, except those determined by the City arborist to be invasive species or that have no significant value.

*(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.*

Where possible, development and building costs will be lowered by sharing existing utilities presently serving the adjacent neighborhoods and by proposing joint trenching of new utilities. Furthermore, the development proposes a network of internal pedestrian paths in lieu of internal streets, which would be required under standard development practices for a development of this size. The development will feature an internal pedestrian/bicycle/vehicular colonnade along the NW 7<sup>th</sup> Avenue building groupings. The promotion of high-quality in-fill development also increases economic development.

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

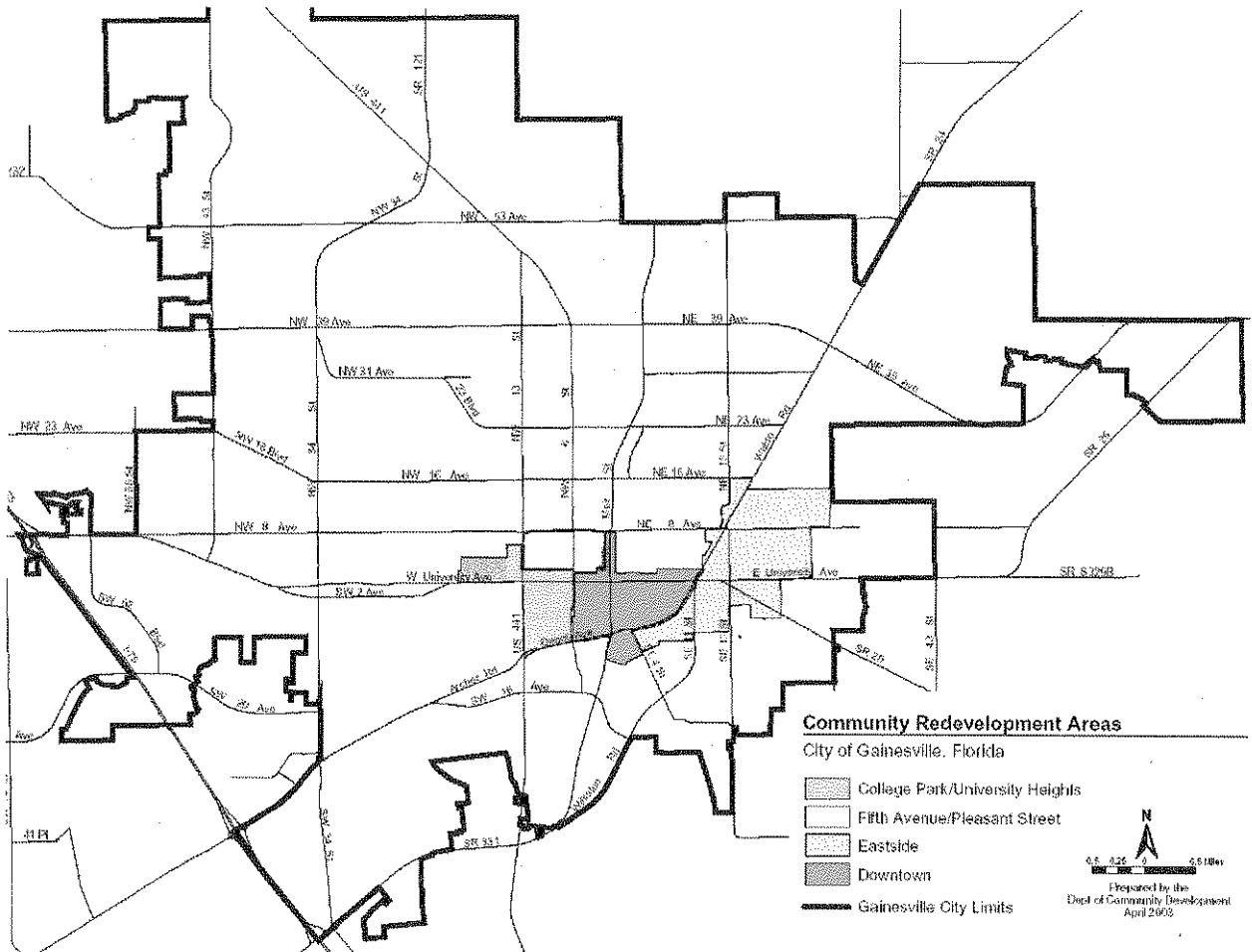
The PD is located in a strategic location of town, seven blocks to the north of the University of Florida, on two existing transit lines, further encouraging non-auto modes of transportation.

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

The development will utilize a combination of stylistic traditional architectural elements, creating a unified theme, while complementing the existing neighborhood style. In addition, landscape architectural elements, such as paving materials, hardscape elements, lighting and vegetation will further define the PD's unified neighborhood style.

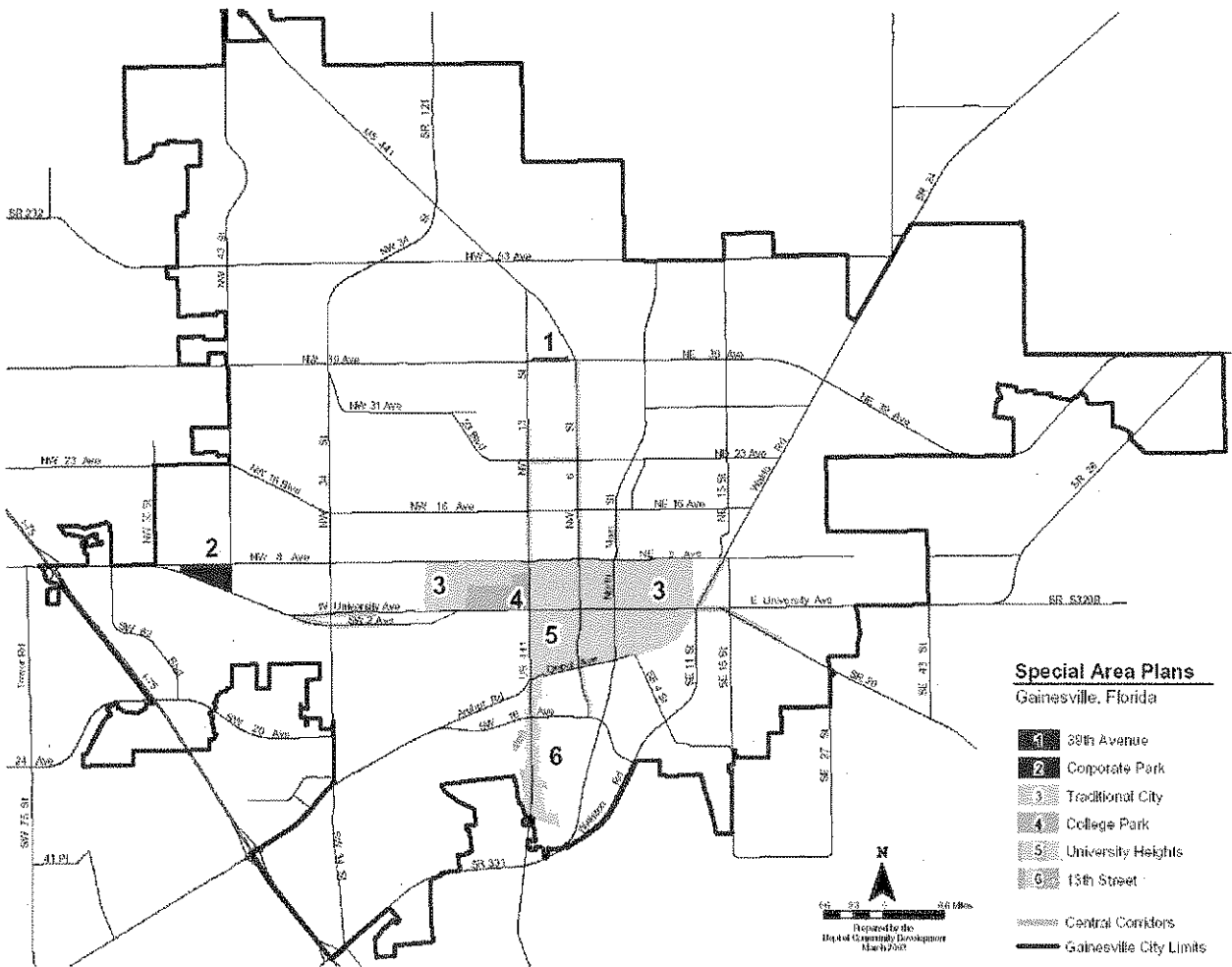
(7) Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping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

The PD incorporates the use of traditional quality-of-life design features with its pedestrian and transit friendly location. Furthermore, the scale of the project defines the street corridor while providing open green spaces for internal neighborhood gatherings. Porches will further enhance the character of the PD by introducing Crime Prevention Through Environmental Design (C.P.T.E.D.) principals. The addition of several hundred residents to the neighborhood will place many eyes on the street and the area should experience greater self policing.



With its location on the east side of NW 13<sup>th</sup> Street, the development is challenged to transition from a relatively urban context to the residential character of the neighborhoods to the east. In doing so, the architecture must also take advantage of the views to Rattlesnake Branch on the north side of the property while internally focusing on the heritage oaks in the middle of the site.

Utilizing 3- to 4-story groupings of residences, the buildings will create distinctly unique recreational areas that will be joined via pedestrian streets employing hardscape and landscape materials to enhance-gathering spaces and recreational features. The buildings themselves will express contextual forms through articulated facades of brick, stone, and stucco with external balconies and porches addressing the street fronts along the perimeter and interior of the site.



In addition, the PD creates a walkable, pedestrian scale streetscape. This streetscape is within and surrounding the site's aligned yet articulated building facades and envelope, internal plazas and pedestrian boulevards. Treatment of streetscape, street and sidewalk design and building orientation shall be consistent with the intent of the Traditional City Special Area Plan. This unique design will stimulate pedestrian travel and sponsor the growth of surround retail, commercial and service offerings, long absent except in strip development along the NW 13<sup>th</sup>

Street Corridor. A liner building, oriented toward the street, fronts NW 13<sup>th</sup> Street and places residential uses and may place commercial uses upon the corridor, while masking the site's internal garage. Common areas, created with both hard and soft scape landscape architectural elements, are well suited for community gatherings and are situated centrally, with focus to vistas over the natural landscape features of Rattlesnake Branch.

**INTERNAL COMPATIBILITY**

The PD is comprised primarily of residential uses that, by nature, do not produce the impacts of larger predominately commercial mixed use developments with accessory residential. There is a provision for commercial use limited to 15,000 square feet, west of the parking garage on tax parcels 14097-001. In other words, the PD does not have the complexity of transportation issues as it is an origin of trips and rather than an origin and destination. In addition, the PD's proximity to the surrounding urban context of the City of Gainesville and the 13<sup>th</sup> Street Corridor will produce far fewer trips than typical development patterns.

Proximity to the urban core, green spaces, creek buffers, common spaces, will be incorporated into the PD within two minute walks to all residences providing essential recreation areas that promote higher quality of life and promoting internal capture. Abundant common areas are provided, which will be landscaped, enhanced or retained in their natural condition in varying degrees adding to the character of the development.

The project's proposed uses are compatible for a downtown urban environment. The residential component produces greater opportunities for changing lifestyles where one can live, work, play, and attend school within the same area. The option to develop a small commercial portion of the project along the 13<sup>th</sup> Street Corridor may encourage reinvestment in this portion of town.

<b>STATISTICAL INFORMATION AND DIMENSIONAL REQUIREMENTS</b>	
<i>Total Acreage of site</i>	<b>±7.57 acres</b>
Maximum residential multi-family attached	2.89 Acres / 57% of south area
Maximum commercial square footage *	15,000 sq. ft. (tax parcels 14097-001)
Maximum common area & usable open space	2.18 Acres / 43.0 % of south area
Creek setback & wetland area/buffer	2.26 Acres / 29.9 % of total
Maximum Allowable Units *	188 units
Building Setback Dimension (Minimum)	10' for perimeter buildings (as described above)
Front	
Side (Interior)	Not applicable
Side (Street)	Not applicable
Rear	Not applicable
Maximum building height for 13 <sup>th</sup> Street and 12 <sup>th</sup> Street	5 stories or 65' measured from Finished Floor Elevation (FFE) to Top Plate (TP)
Maximum building height for 7 <sup>th</sup> Avenue	3 stories or 39' measured from FFE to TP

\*Number of units may be lesser dependent upon commercial area.

## **USABLE DEVELOPMENT AREA**

Within the site, a total of approximately 5 acres south of Rattlesnake Creek 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. 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 prevent congestion on public roads. Temporary seasonal access and emergency access will be provided by the one restricted access point on NW 12<sup>th</sup> Street, subject to development plan review.

Urban spaces often do not contain buffers due to the close proximity of parcels and structures. Since a landscape buffer is not consistent with the urban character of the project, the intensity of buffer type must be increased to be effective. Therefore, the buffer intensity will be increased by a decorative type metal fence along the perimeter of the property lines and adjacent to the parking garage area.

In addition, a fence is proposed for the project along the northern edge of the residential portions of the site, preventing unauthorized intrusion into Rattlesnake Branch Creek. The project's proposed fence on the south side of the creek will raise appreciation and observance of the sensitive nature of the Rattlesnake Branch Creek, and serve to protect the setback area from intrusion. No development north of this fence shall be allowed.

## **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 lighting and streetscape improvements will comply with, and in many cases exceed, City standards for the Traditional City Special Area Plan.

Sidewalk continuity will be created along the site's perimeter, with crosswalks indicating pedestrian movement at the entrance drives on NW 7<sup>th</sup> Avenue and NW 13<sup>th</sup> Street. . New sidewalks will be constructed to allow full, unobstructed access to the general public. Should sidewalks traverse private property, easements and/or dedication of the sidewalks to the public will be executed to ensure public use. On-site bicycle parking will be provided to comply with the City requirements. Mass transportation is accommodated by the existing RTS routes on NW 13<sup>th</sup> Street.

Parking shall be permitted on the internal pedestrian/bicycle/vehicular colonnade.



## 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. The final determination of access points shall be based on a full traffic analysis, such as provided by the applicant with this petition.

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

Land Use	Description	24-Hour Two Way	AM Peak Hr Enter/Exit	PM Peak Hr Enter/Exit
Apartment (220)	188 Units (based on 585 bedrooms)	1,107	18/73	84/45

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 location. The petitioner/developer may be required to make improvements commensurate with the potential impacts of the development on the roadway system of the context area as described in the traffic study as submitted with this petition.

In order to address the impacts of the development on the City's transportation network system, the developer agrees to enter into a Transit Proportionate Fair Share Agreement and contribute \$74,309.48 to enhance bus service to serve the development.

## PARKING

The Goals of the City of Gainesville's Traditional City Area, Transportation Concurrency Exception Area and the Special Area Plan for Central Corridors state:

*"No motor vehicle parking is required." and*

*"...driveway entrances and exits to parking areas shall be allowed on the front side of the building" and*

*"...there shall be no limit on the number of parking spaces in parking structures."*

Although no parking is required as stated above, the site will include a parking structure and internal surface spaces, which will accommodate residents, guests and others. In addition, although the building envelope is not perforated for driveway entrances and exits to parking areas, they shall be allowed on the south and west sides of the site to allow access to the garage and internal surface spaces.