

# Gainesville Mixed Use Activity Center Issues/Questions

Community Development Committee  
September 30, 2009

## Workshop Overview

- Project Team
- Project Scope
- Issues/Questions

## Team

- Michael Lauer, AICP – Planning Works
- Val Hubbard, AICP – Akerman Senterfitt
- Mark White, JD, AICP – White & Smith
- Alex Law, AICP – HHI Design

## Scope

- Evaluation
  - Mixed use challenges
  - Plan/LDC consistency
  - Opportunities for form-based regulation
- Recommend
  - Immediate Plan/LDC amendments
  - Approach to LDC revision

## Mixed Use Challenges

- Distinguishing urban from suburban
- Defining scale of activity centers
- Encouraging desired redevelopment
- Establishing use mixes
- Incorporating TND in MU districts
- Increasing densities to support centers

## Urban v Suburban



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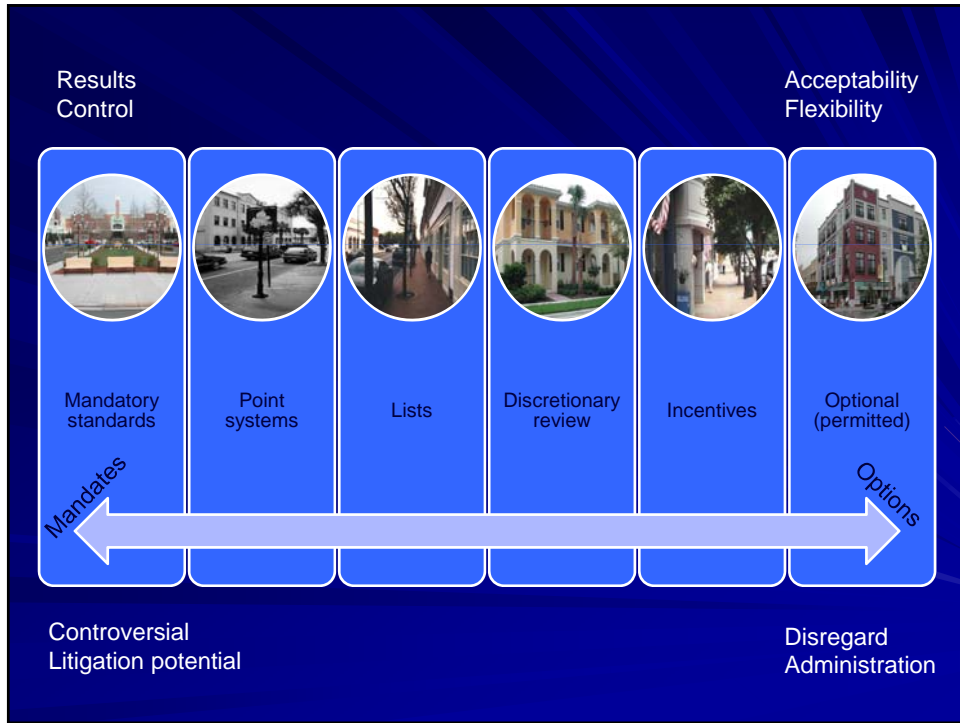
## Scale and Function

- Scale of activity centers
  - Regional
  - Community
  - Neighborhood
- Questions:
  - Where large scale retail should be allowed
  - Suburban v. urban designs
  - Mixed v. single/multiple use



## Encouraging Desired Redevelopment

- What should trigger standards?
- How much flexibility for redevelopment?
- How should non-conformities be addressed?
- What is the best mix of design mandates, incentives and guidelines?



## Incorporating TND in MU-1 and MU-2 Districts

- Should standards differ for large, small and redevelopment projects?
- How should residential component be incorporated?



## Establishing Use Mix in MU Districts

- Distinguishing approach to small, large, redevelopment projects
- Establishing standards for horizontal and vertical mix
- Addressing residential component

## Increasing Densities to Support Centers

- Requiring mix of uses in center
- Requiring residential at edge
- Adding density to abutting neighborhoods

## Next Steps

- Outline then draft short-term code/plan amendments
- Analyze potential use of form-based regulation
- Recommend strategy for comprehensive update to LDC