



Planning Department

# Comprehensive Plan Evaluation & Appraisal Report

## City Commission

### September 2, 2010

(City Legistar No. 100281B)



## Planning and Development Services

# EAR Assessment: Urban Design Element

# Key Findings for the Urban Design Element

- The City has substantially met the goals, objectives and policies of the Urban Design Element
- Staff recommends sunset of this element
- Key policies to be moved to other elements

# Successes

- Special Area Plans implemented
- Activity Centers update
- Bicycle and pedestrian comfort & safety
- Redevelopment
- Neighborhood Planning
- Rail trails

# Shortcomings

- Hidden element, perceived as optional
- Writing style
- Zoning overlays
- Silent on design outside SAPs

# Major Issues Assessment

- Issue 1: Clarify Activity Center, Mixed-Use, and Urban Design
- Issue 2: Establish Policies for the Reduction of Greenhouse Gases within the City

# Recommended Changes

- Relocate retained policies to other elements
- Strengthen and clarify language
- Consider consolidating Special Area Plans into a unified Urban Design district
- Remove redundant policies

# Recommended Changes

- Objective 1.1 – Urban Design Standards
  - Focuses on overlays for special areas
  - Pedestrian-friendly can be expanded to address energy issues
  - New and converted town centers/activity centers
- Future Land Use Element



# Recommended Changes

- Objective 1.2 – Livability & Aesthetics
  - Street trees, utilities, sidewalks
  - Parking (on-street, off-street, garages)
  - Building entrances
  - CPTED
- Future Land Use Element

# Recommended Changes

- Objective 1.3 – Street networks
  - Gridded streets
  - Block length and perimeter
  - Alleys
  - Walkability
- Future Land Use & Transportation Mobility

# Recommended Changes

- Objective 1.4 - Off-street parking lots
  - Non-residential parking to the rear/side
  - Visual screening
- Future Land Use Element

# Recommended Changes

- Objective 1.5 – Walls, fences, berms
  - Access points at side and rear
  - Vehicular, bicycle, pedestrian cross-access
  - Chain link fences discouraged
- Future Land Use & Transportation Mobility

# Recommended Changes

- Objective 1.8 – Chain sales & service
  - Partially addressed by activity centers update
  - Targeted ‘big box’ ordinance has not been adopted
- Future Land Use Element

# Recommended Changes

- Objective 2.1 – Residential buildings & neighborhoods
  - Housing choice and variety
  - Density Bonus Points Manual
- Objective 2.2 - Neighborhoods
  - Neighborhood stability
  - Heritage, conservation overlay districts
- Future Land Use Element

# Recommended Changes

Objectives 3.2, 3.3, 3.4 University Ave	Consolidate and update 2035 LRTP Update- “Multimodal Emphasis Corridor”
Objective 3.5 Downtown	Continue coordination with CRA
Policy 3.2.2 Mast arms for traffic signals	Move to Transportation Mobility; apply City-wide
Policy 3.3.1 Widened sidewalks, quality street furniture, and street trees	Move to Transportation Mobility; apply throughout CRA areas

# Recommended Changes

Objective 3.6- College Park Objective 3.7- University Hts	Consolidate and update
Objective 3.8- Depot area	Remove, except for:
Policy 3.8.5- Fill sidewalk gaps Policy 3.8.6- Crosswalks	Apply City-wide.
Objective 3.9- NW 5 <sup>th</sup> Ave. Objective 3.10- West 6 <sup>th</sup> St. Objective 3.11- Waldo Road	Continue coordination with CRA
Objective 3.14- Univ of Florida	Move to Intergovernmental Coordination Element
Policy 3.16.7- Gateway Corridors	Move to Transp. Mobility





## Planning and Development Services

# EAR Assessment: Future Land Use Element

# Key Findings for the Future Land Use Element

- The City has substantially met the goals, objectives and policies of the Future Land Use Element

# Successes

- Downtown Gainesville
- Parking
- Annexations
- University Heights and AGH
- 6<sup>th</sup> Street Rail Trail
- Natural, historic, archaeological resources

# Shortcomings

- Needs to be clear, concise, implementable
- Consistent terminology for activity centers

# Overall changes to the FLUE

- Strengthen and clarify language
- Activity centers updates (from Planning Works)
- Activity center terminology
- Remove references to Traditional Neighborhood Development (TND) ordinance

# Major Issues Assessment

- Issue 1: Clarify Activity Center, Mixed-Use, and Urban Design
  - Activity centers map
  - Activity centers clarification (as needed)
  - Mixed-use size thresholds
    - When to change to Commercial
    - When to require an on-site mix
  - New Urban Design Goal
    - Establish desired City-wide UD policies
    - Incorporate policies from UDE as needed

# Major Issues Assessment

- Issue 2: Greenhouse gas reduction
  - Energy conservation (HB 697)
    - Connectivity between land uses
    - Transit-supportive densities
    - Incentives for energy efficiency
    - Renewable energy
  - Support for local food production, community gardens, and food co-ops
  - Cross-ref: policies in the Concurrency Management Element will be used to support the City's infill and redevelopment goals

# Major Issues Assessment

- Issue 3- Livable neighborhoods for all ages
  - Increase housing choice
  - Support multi-generational neighborhoods
  - LDC requirements for block sizes
    - In redevelopment projects, no net loss of connectivity



# Major Issues Assessment

- Issue 5- Amending the FLU
  - Update 4.1.3 to require a needs assessment for map amendments
- Issue 6- East & Central Gainesville
  - Identify areas where development is most desired
  - Goal 4- add downtown

- Issue 7- New economy
  - Support the Innovation Zone with a cross-reference to the Intergovernmental Coordination Element

# Future Land Use Element

- Objective 1.1- Timeless, traditional principles
  - Major Issue 1- mixed use, activity centers, urban design
  - Major Issue 2- GHG reduction
  - Major Issue 3- Livable neighborhoods for all ages
  - 2010 activity centers update

# Future Land Use Element

- Objective 1.2- Transportation choice
  - Move selected policies to suitable objectives
  - Incorporate complete streets in accord with USDOT
  - Relate transportation choice to urban form
  - Consolidate 1.2.5, 1.2.7, 1.2.9- connectivity
  - 1.2.10- entrance of multi-family developments

# Future Land Use Element

- Objective 1.3- Activity centers
  - Major overhaul- Planning Works

# Future Land Use Element

- 2.1.2 Accommodation of UF faculty, staff, and students
  - Identify north and east edges of campus as prime locations for multi-family housing
  - Refer to Innovation Square rather than medical complex east of campus
- 2.1.4 Urban Infill and Redevelopment Area
  - Remove policy
  - Remove map

- 3.1 Conservation
  - Remove all policies replicated in the Conservation, Open Space, and Groundwater Recharge Element
  - Replace with cross-reference
  - Retain policies required by 9J-5

# Major Issues Assessment

- Land use categories
  - 4.1.1 Residential High-Density, Mixed-use Residential, Industrial
    - Does maximum floor area for retail and office uses potentially inhibit redevelopment?
  - 4.1.1 Mixed-use Residential
    - Analyze potential for removing this category



# Future Land Use Element

- 4.1.5- NW 13<sup>th</sup> and SW 13<sup>th</sup> Street
  - SW 13<sup>th</sup> Street SAP is adopted
  - NW 13<sup>th</sup> Street is a proposed activity center
- Goal 5, Objective 5.1 and policies
  - Scale back neighborhood planning