

**Gainesville Mixed Use on NW 13<sup>th</sup> Street**  
*Small-scale Comprehensive Plan Amendment*  
*Justification Report*

*Prepared for Submittal to:*  
City of Gainesville, Florida

*Prepared on Behalf of:*  
RB Gainesville NW 3<sup>rd</sup> Avenue LLC

*Prepared by:*



October 2, 2013

PN 13-0305

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**Executive Summary****Causseaux, Hewett, & Walpole, Inc.**

Engineering • Surveying • Planning

**To:** Mr. Erik Bredfeldt, AICP, Ph.D., Planning and Development Director PN 13-0305**From:** Craig Brashier, AICP, Planning Project Manager**Date:** September 3, 2013**Re:** Gainesville Mixed Use on NW 13<sup>th</sup> Street – SsCPA Application

<b><u>Jurisdiction:</u></b> City of Gainesville	<b><u>Intent of Development:</u></b> Mixed-Use Redevelopment
<b><u>Description of Location:</u></b> Located at 1226 NW 3 <sup>rd</sup> Ave.	
<b><u>Parcel Number:</u></b> 14021-000-000	<b><u>Acres:</u></b> ± 0.14 acre <i>(Source: The Alachua County Property Appraiser)</i>
<b><u>Current Future Land Use Classifications:</u></b> <i>Residential Low Density (RL) (± 0.14 Acre)</i> The Residential Low Density land use category shall allow dwellings at densities up to 12 units per acre.	
<b><u>Proposed Future Land Use Classification:</u></b> <i>Planned Use District (PUD) (0.14 Acre)</i> The Planned Use District category is an overlay land use district which may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of the comprehensive plan.	
<b><u>Current Allowable Density</u></b> <i>Residential Low Density (RL):</i> 0.14 acres x 12 dwelling units = 1.68 dwelling units  <i>Gainesville Mixed Use on NW 13<sup>th</sup> Street PUD:</i> Multi-Family Residential Units: 191 units* Multi-Family Residential Bedrooms: 262 bedrooms* Retail / Commercial: 26,000 sq. ft. Office: 20,000 sq. ft. maximum 5,000 sq. ft. minimum  *Up to 15,000 sq. ft. of the office can be exchanged for residential units / bedrooms to achieve the maximum number shown	
<b><u>Proposed Density/Intensity</u></b> <i>Gainesville Mixed Use on NW 13<sup>th</sup> Street PUD:</i> Multi-Family Residential – 202 units / 288 bedrooms Non-Residential Uses* – 26,000 ft <sup>2</sup> * The Leasing Office will not count against the permitted non-residential square footage	
<b><u>Net Change</u></b> Through this SsCPA application, Tax Parcel 14021-000-000 will become part of the Gainesville Mixed Use on NW 13 <sup>th</sup> Street PUD. The proposed entitlements represent an increase of only <b>11 multi-family residential units</b> and <b>26 bedrooms</b> . The requirement for office uses will be removed and the remaining amount of non-residential square footage will remain unchanged at 26,000 sq. ft.	

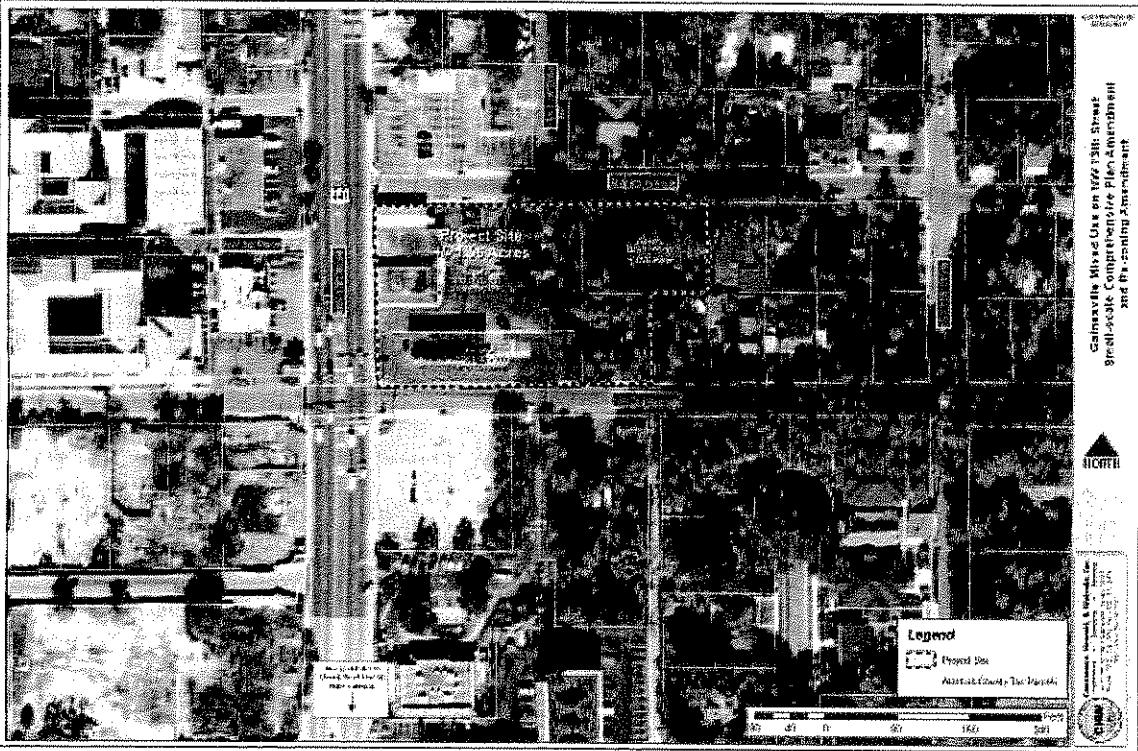
**STATEMENT OF PROPOSED CHANGE**

The Gainesville Mixed Use on NW 13<sup>th</sup> Street Planned Use District (PUD) was approved on January 19, 2012. Together with the Planned Development (PD) zoning designation that was approved for the ±1.5 acre site, the project is entitled for the following development:

Multi-Family Residential Units:	191 units*
Multi-Family Residential Bedrooms:	262 bedrooms*
Retail / Commercial:	26,000 sq. ft.
Office:	20,000 sq. ft. maximum 5,000 sq. ft. minimum

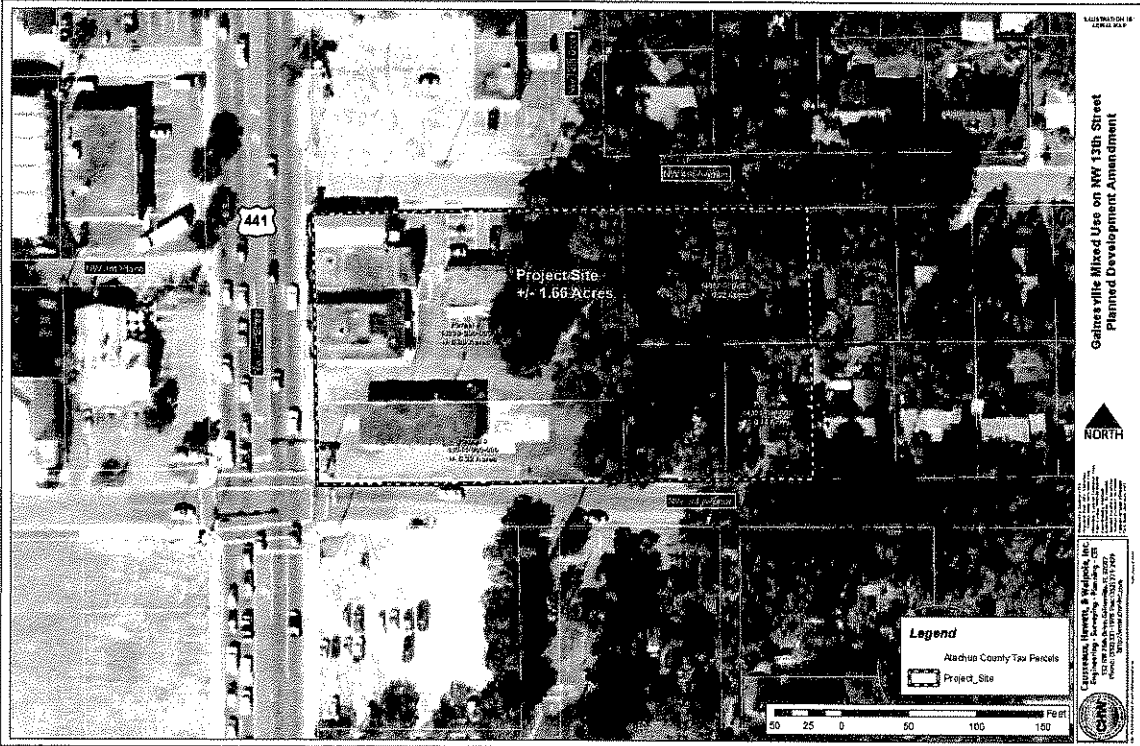
\*Up to 15,000 sq. ft. of the office can be exchanged for residential units / bedrooms to achieve the maximum number shown

As shown in Map 1, the approved PUD consists of three tax parcels: 14012-000-000, 14038-000-000, and 14044-000-000.



**Map 1: Approved PUD Boundary**

The proposed SsCPA will change the Future Land Use designation on tax parcel 14021-000-000 from Low Density Residential to PUD. This application will also add the subject parcel to the Gainesville Mixed Use on NW 13<sup>th</sup> Street PUD. The proposed PUD boundary is shown on Map 2.



Map 2. Proposed PD Boundary

The addition of this parcel will square-off the site and maximize use of the property. The building footprint will be expanded to create a more functional use of the space and make the project financial feasible. The building expansion allows the building height to be reduced from eight (8) stories ( $\pm 104$  feet) to seven (7) stories ( $\pm 84$  feet). To compensate for the building height reduction, the seven (7) story portion of the building will be expanded slightly to the east. This expansion is necessary to achieve a financially feasible number of residential units. The building will step down to a five (5) story parking garage approximately 100 feet from the eastern property line.

A 15-foot wide Type C landscape buffer will be planted along the eastern boundary of the site to reduce the impacts of this change on adjacent residential properties. The landscape buffer will include a minimum of three (3) shade trees, three (3) understory trees, and 25 shrubs per 100 linear feet.

The proposed SsCPA application and accompanying PD amendment will slightly change the entitlements for the project. The proposed entitlements are as follows:

- Multi-Family Residential Units: 202 units
- Multi-Family Residential Bedrooms: 288 bedrooms
- Non-Residential Development: 26,000 sq. ft.

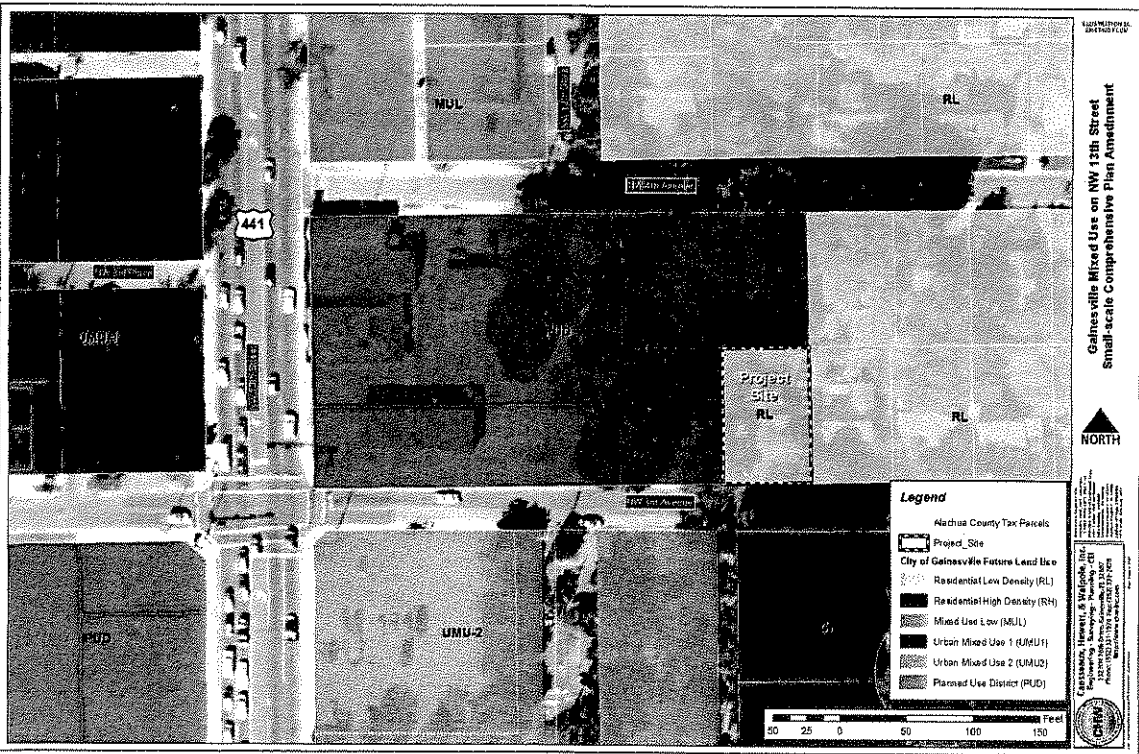
The proposed entitlements represent an increase of only 11 multi-family residential units and 26 bedrooms. The requirement for office uses will be removed and the remaining

amount of non-residential square footage will remain unchanged at 26,000 sq. ft. Office uses are still permitted within the PUD and will be included in the total non-residential square footage. A leasing office will be included with the residential units but will not count against the non-residential square footage permitted within the PUD.

A single-family residential structure is currently located on tax parcel 14021-000-000. Like the other single-family residential structure currently located on the approved PUD site, this home will be relocated within the University Heights Historic District or another historic district within the City of Gainesville.

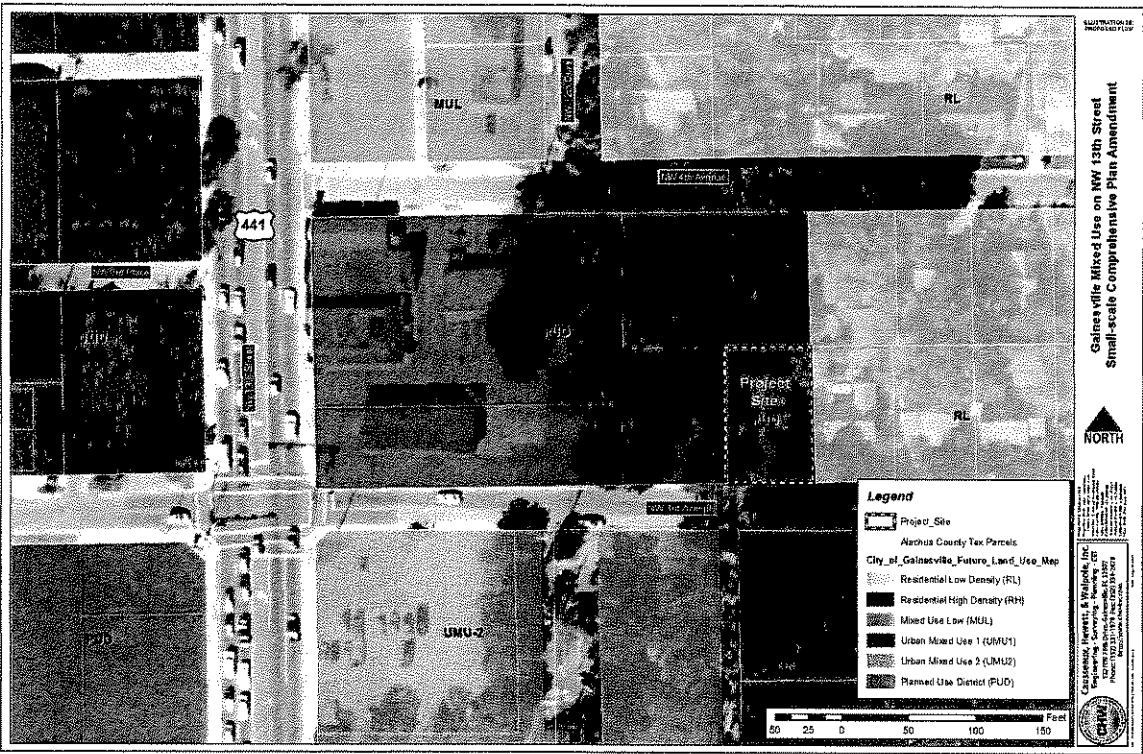
As a result of the proposed SsCPA application, the building footprint will expand farther into the site's eastern portion. The surface parking lot that was planned in the northeastern corner of the site will be eliminated and all parking will be contained within the parking garage. Additionally, the line capping building height at 60-feet will be shifted slightly to the east to accommodate the new building footprint and parking garage placement. The maximum building height for the remainder of the building will remain at 8 stories. All of these changes are shown on the revised PD Layout Plan submitted with the PD Amendment application.

Through this application, the FLU for Tax Parcel 14021-000-000 will be changed from Residential Low Density to PUD. An accompanying PD Amendment / Rezoning will change the zoning district from RMF-5 to PD. The existing and proposed FLU designations are shown in Maps 3 and 4. Table 1 also identifies the FLU and zoning designations for properties surrounding the subject site.



Map 3. Existing Future Land Use Map

As shown on Map 4, the proposed SsCPA will create a more definitive and distinctive boundary between the PUD FLU and the adjacent Low Density Residential FLU to the east. The remainder of the subject site is adjacent to the currently approved PUD. Residential High Density FLU is located south of the subject site across NW 3<sup>rd</sup> Avenue.



Map 4: Proposed Zoning Map

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Planned Use District	PD
East	Residential Low Density	RMF-5
South	Residential High Density	RH-1
West	Planned Use District	PD

The proposed SsCPA supports sustainable urban and regional planning principles by expanding currently approved multi-story, mixed-use development along the US 441 corridor and promotes a visually appealing and engaging streetscape. The approved PUD and the proposed SsCPA are consistent with the goals, objectives, and policies within the City’s Comprehensive Plan because it encourages mixed-use development along major corridors that are supported by transit and proximate to major employment centers. The PUD is located along NW 13<sup>th</sup> Street/US 441, on the third (3<sup>rd</sup>) block north of the UF main campus and Shands/VA, and six (6) blocks from Santa Fe College’s (SFC) downtown campus. Additionally, the site’s redevelopment will dramatically increase the City’s tax base and should serve as a catalyst for infill and redevelopment along the 13<sup>th</sup> Street and University Avenue corridors.

## JUSTIFICATION OF NEED

A market study was submitted with the original PUD and PD applications. The proposed SsCPA application is consistent with that report's findings and will allow an improved design for the currently approved PUD. The report's conclusions on multi-family housing are still relevant. A complete copy of the report can be provided upon request. The following is a direct excerpt from the report's summary.

... The increase in multi-family housing has not kept pace with household growth. While additional apartment units may increase the overall vacancy rate in Gainesville, older buildings will likely experience increased pressure for maintenance and renovation to keep up with the new competition rather than simply lease out because there is nothing left to choose from at the beginning of Fall semester. This competition is good for students (with regard to price and selection) and it is good for Gainesville as it helps to keep up the quality of the multi-family housing stock. This project would provide quality 1 and 4-bedroom units.

The advantages of high-density housing development are clear. It allows faculty, staff, and students to live in more central locations near the university and discourages the dilution of historic single-family neighborhoods. It also significantly reduces traffic and parking problems, overall dependence on cars, and crime. An excellent example of a similar mixed use environment was shown in 360 State in New Haven, CT near Yale University, which has been hailed as a national model. Both sites are roughly the same size (1½ acres) although the site in Gainesville would have only about one-third the density (174 units or 112 units per acre).

Successful development in the area immediately north and east of the University of Florida should promote higher density, mixed-use buildings of greater quality and longer life. Such development should ultimately be designed to promote a comfortable pedestrian environment, and to create a framework for a walk-able urban fabric, within which a variety of architectural expression can exist without conflict. High density mixed-use development such as this proposed project offers a better built environment, and should be encouraged in our growing and emerging redevelopment areas.



**PLANNED USE DISTRICT CRITERIA**

Comprehensive Plan *Policy 4.1.1* outlines specific criteria PUD FLU designation requests must address. Although these criteria are addressed throughout the Justification Report, this section will outline critical points and, where necessary, refer to sections within the report that address items in greater detail.

*DENSITY AND INTENSITY*

The Gainesville Mixed Use on NW 13<sup>th</sup> Street Planned Use District (PUD) was approved on January 19, 2012. Together with the Planned Development (PD) zoning designation that was approved for the ±1.5 acre site, the project is entitled for the following development:

Multi-Family Residential Units:	191 units*
Multi-Family Residential Bedrooms:	262 bedrooms*
Retail / Commercial:	26,000 sq. ft.
Office:	20,000 sq. ft. maximum 5,000 sq. ft. minimum

\*Up to 15,000 sq. ft. of the office can be exchanged for residential units / bedrooms to achieve the maximum number shown

The addition of the parcel added through the SsCPA will square-off the site and maximize use of the property. The building footprint will be expanded to create a more functional use of the space and enhance the financial feasibility of the project. The proposed SsCPA application and accompanying PD amendment will slightly change the entitlements for the project. The proposed entitlements are as follows:

Multi-Family Residential Units:	202 units
Multi-Family Residential Bedrooms:	288 bedrooms
Non-Residential Development:	26,000 sq. ft.

The proposed entitlements represent an increase of only 11 multi-family residential units and 26 bedrooms. The requirement for office uses will be removed and the remaining amount of non-residential square footage will remain unchanged at 26,000 sq. ft. Office uses are still permitted within the PUD and will be included in the total non-residential square footage. A leasing office will be included with the residential units but will not count against the non-residential square footage permitted within the PUD.

*PERMITTED USES*

The following table, taken from Ordinance 100897, lists the currently approved uses for Gainesville Mixed Use on NW 13<sup>th</sup> Street. Further detail on the anticipated development scenario is located in *Statement of Proposed Change*.

**Table 3: Proposed Permitted Uses**

SIC	Uses	Conditions
	Row Houses	
	Multi-Family dwellings (up to 100 units per acre).	An additional 25 units per acre may be added by special use permit
	Incidental residential accessory uses, including storage rooms, management	

SIC	Uses	Conditions
	offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the developments and their guests.	
	Consolidated apartment management offices	
	Bed and breakfast establishment	In accordance with article VI
	Day care center	In accordance with article VI
	Places of religious assembly	In accordance with article VI
	Outdoor cafes	In accordance with article VI
	Eating places	
	Research and Development in the Physical, Engineering and Life Sciences	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
MG-43	U.S. Postal Service	
GN-471	Arrangement of passenger transportation	Offices only, with no operation of passenger tours on site.
MG-53	General merchandise stores	
MG-54	Food stores	Excluding gasoline pumps
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishing, and equipment stores	
MG-59	Miscellaneous retail	Excluding GN598 Fuel Dealers
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developer (IN-6553)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding industrial laundries (IN-7218)
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-525	Hardware stores	
GN-701	Hotels and motels	
GN-752	Automobile parking	
MG-78	Motion picture	
MG-80	Health services	
MG-81	Legal services	
MG-84	Museums, art galleries, and botanical and zoological gardens	
MG-86	Membership organization	
MG-87	Engineering, accounting, research, management, and related services	

### *ACCESS BY CAR, FOOT, BICYCLE, AND TRANSIT*

Primary access points along NW 3<sup>rd</sup> and NW 4<sup>th</sup> Avenues will serve the site. An access tunnel connecting NW 3<sup>rd</sup> and NW 4<sup>th</sup> Avenues will allow and promote efficient internal circulation and avoid vehicular stacking on public streets.

While proximate roadways have adequate capacity to serve proposed developments, operational improvements to the roadway network may be required to maintain safe and efficient operation. Improvements may include removing all existing driveway connections along NW 13<sup>th</sup> Street /US 441 and aligning the access tunnel with NW 12<sup>th</sup> Drive. Coordination with the State of Florida Department of Transportation (FDOT) with regard to driveway cuts will not be necessary, as no access will come from NW 13<sup>th</sup> Street (US 441).

The site is located in a dense urban area, along a major corridor. Direct access to major employment centers such as UF, SFC, Shands and the VA hospital, retail, and transit stops are all within a short walking distance. The site's location and development scenario, a vertical mixed-use building is ideal for walking and bicycling. Site improvement such as a pedestrian-scaled building, short setbacks, wide sidewalks, and appropriate street furniture and lighting enhance the pedestrian experience. Finally, vehicles utilize an internal parking garage that has direct access to each floor to accommodate patrons, tenants, and residents.

The access tunnel will allow delivery vehicles to access the retail store(s) and also allow patrons and residents to access an internal parking garage. The tunnel will place major parking areas away from the NW 13<sup>th</sup> Street/US 441 frontage. Parking will be designed to safely accommodate the site's vehicular and pedestrian users of the site concurrently.

An existing PD condition requires that the owner / developer install an FDOT approved traffic separator on NW 13<sup>th</sup> Street from NW 3<sup>rd</sup> Avenue to NW 5<sup>th</sup> Avenue along the existing center turn lane. Another condition requires the owner / developer to improve NW 12<sup>th</sup> Drive from NW 4<sup>th</sup> Avenue to NW 5<sup>th</sup> Avenue to handle the projected traffic. The owner / developer is also required to construct a sidewalk along one side of NW 12<sup>th</sup> Drive. The applicant is not proposing to change or remove these conditions.

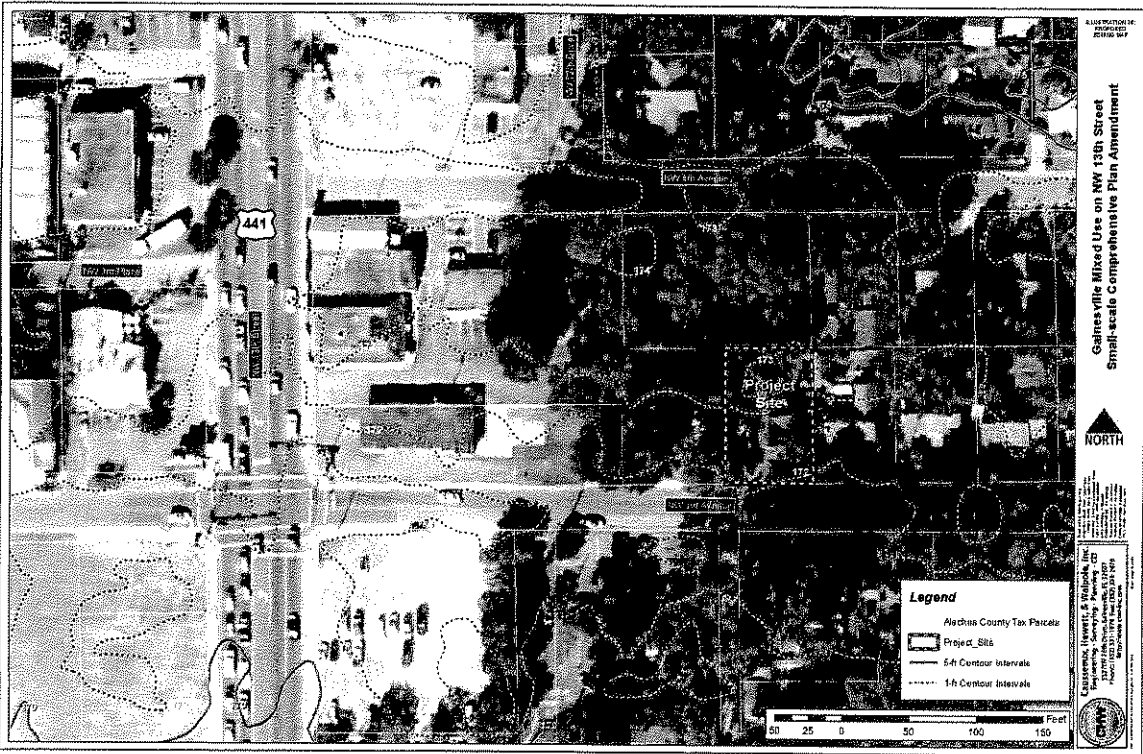
### *TRIP GENERATION AND TRIP CAPTURE*

Revised traffic calculations are submitted as part of the accompanying PD amendment application package. The calculations were revised to reflect the minimal increase in multi-family residential units and the added flexibility to the non-residential uses. Based on these factors, the estimated number of trips has been decreased. The new estimated trips total for the Gainesville Mixed Use on NW 13<sup>th</sup> Street PUD / PD are as follows:

Net Daily Impacts:	2,090 trips
Net PM Peak Hour Impacts:	238 trips
Net AM Peak Hour Impacts:	88 trips

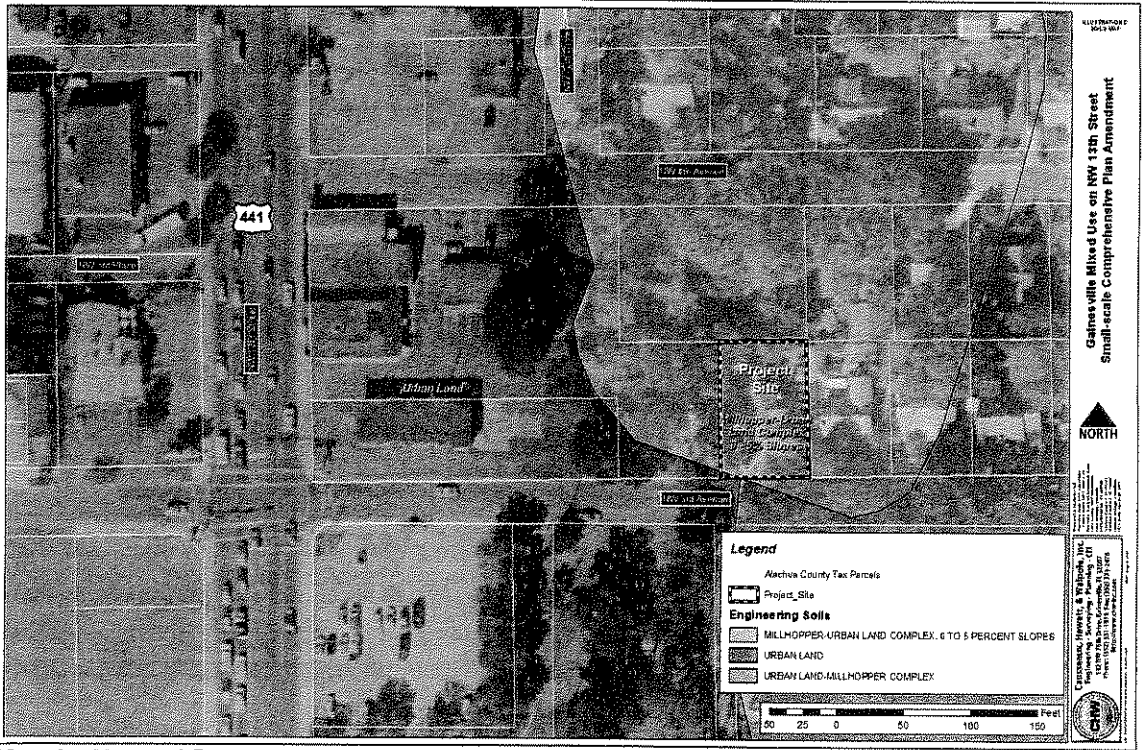
### *ENVIRONMENTAL FEATURES*

The project is located in the City of Gainesville's urban core. No wetland or floodplain areas were found on the project site. As shown on Map 5 the site is relatively level with no topographical features that will inhibit the proposed development.



Map 5: Topography, Wetlands, & FEMA Floodplain Map

According to the National Resources Conservation Service (NRCS), the soil type on-site is Millhopper-Urban Land Complex, 0- 5 % Slopes (See Map 6). These soils are suitable for both urban-type residential and non-residential development.



Map 6: Natural Resources Conservation Service (NRCS) Soils Map

*BUFFERING OF ADJACENT USES*

The site's proximity to the adjacent residential historic district makes this project unique. To support a mixed-use development on this site, particular densities and intensities are required to promote an economically successful project. The approved PUD / PD includes conditions to protect the adjacent neighborhood, i.e limits building height for the garage on the eastern portion of the site, restricts non-residential uses beyond the western right-of-way line for NW 12<sup>th</sup> Drive, etc. Additional design considerations include articulated façades to break-up the building's massing, architectural elements to mask the parking garage's exterior, and landscaping along the eastern boundary to buffer the adjacent houses.

The PUD/PD FLU and zoning designations are the appropriate tools to insure that the site's redevelopment incorporates the reasonable design features that protect the adjacent historic neighborhood's character. The developer welcomes these design elements and believes the PUD/PD land use and zoning is a sufficient means to guarantee the protective elements will be included in the project. As expected, the developer's interest is to insure the long-term protection of both the subject property's and the area's continued quality of life.

## **IMPACT ANALYSIS**

### *IMPACT ON RESIDENTIAL STREETS*

The proposed SsCPA will not increase the approved PUD's impacts or create any new impacts on residential streets. The PUD site fronts NW 13<sup>th</sup> Street with main access to the internal parking garage on both NW 4<sup>th</sup> Avenue to the north and NW 3<sup>rd</sup> Avenue to the south. As NW 4<sup>th</sup> Avenue and NW 3<sup>rd</sup> Avenue continue into the residential neighborhood to the east, roadway modifications may be necessary and/or appropriate. If warranted, improvements will be conducted in accordance with City of Gainesville access standards. Since the site consists of a vertical mixed-use building adjacent to transit and major employment centers, it is anticipated that a high percentage of residents, office tenants, and store patrons will utilize non-vehicular modes of transportation and mass transit, thereby reducing impacts to residential and other roadways.

### *IMPACT ON NOISE AND LIGHTING*

As previously mentioned, careful design considerations insure that light and noise do not impact the adjacent neighborhood. The internal parking garage will utilize vernacular architectural elements to block vehicle noise and light. Additional standard design features include applicable landscaping and carefully placed security lighting features to insure that the development complies with City of Gainesville ordinances.

### *ENVIRONMENTAL FEATURES*

The project is located in the City of Gainesville's urban core. There are no wetland or floodplain areas on the project site. This is illustrated in *Map 5* in the previous section.

According to the National Resources Conservation Service (NRCS), the soil type on the SsCPA site is Millhopper-Urban Land Complex, 0- 5 % Slopes (See *Map 6* in the previous section). These soils are suitable for both urban-type residential and commercial development.

### *HISTORIC AND ARCHEOLOGICAL RESOURCES*

According to the Alachua County and the Florida Division of Historical Resources (DHR), no archeological resources are located on the property. The SsCPA site does include a contributing structure within the University Heights Historic District. The single-family residential structure will be relocated within the University Heights Historic District or another historic district in the City of Gainesville. Additional measures to promote historic compatibility include modest urban setbacks, and limiting the building's height along the eastern property line to 60' (approximately 5 stories).

### *COMMUNITY CONTRIBUTIONS*

The site's proposed land use change will be consistent with the City of Gainesville Comprehensive Plan and Future Land Use Map (FLUM) and will enhance the design of the currently approved PUD / PD. The PUD / PD will bring non-residential uses and residential units within close proximity to UF's main campus and Santa Fe College's downtown campus. Potential tenants for the ground floor non-residential uses include specialty retail goods and services aimed at the area's residents. Other potential tenants include technology-related businesses or other professionals affiliated with the innovative industry promoted by UF and SFC. Furthermore, the residential component,

aimed at UF and SFC faculty, staff, and student body will afford tenants the convenience to live a virtually automobile-independent lifestyle.

#### *POTENTIAL LONG-TERM ECONOMIC BENEFITS*

The proposed SsCPA will allow for an expansion and an enhanced design for the currently approved PUD / PD. Although it is difficult to calculate specific tax-base increases, the PUD / PD's additional non-residential uses and 202 multi-family dwelling units will certainly make a stronger contribution to utility transfers, property taxes, and utility taxes. The property's redevelopment will create more desirable leasable space and employment opportunities for nearby residents. Additionally, the project will serve as a catalyst for much needed redevelopment along the West 13<sup>th</sup> Street and University Avenue corridors.

#### *LEVEL OF SERVICE STANDARDS*

As stated earlier in this report, the proposed SsCPA amendment will result in an increase of multi-family residential units in the PUD by 11. While the 5,000 sq. ft. minimum requirement for Office has been removed, a leasing office will be included in the residential portion of the project but will not be counted against the permitted non-residential square footage. Therefore, there is really no change in the office space entitlements. The non-residential uses will remain the same at 26,000 sq. ft. The impacts of the overall PUD / PD were analyzed at the time of the original approval. The minimal increase of 11 residential units resulting from this proposed SsCPA will be used in the public facility impact calculations provided in this section.

#### Transportation

Transportation concurrency ensures that transportation facilities are available concurrent with a development's impact. The Transportation Concurrency Exception Area (TCEA) is a mechanism, granted to municipalities through *Chapter 163.3180* Florida Statutes (F.S.), to encourage growth and promote community goals in areas where transportation facilities are deficient. The proposed amendment site is located within the City's adopted TCEA Zone A, which was established to encourage redevelopment and infill near the University of Florida and throughout a large portion of the University Context Area.

An existing PD condition requires that the owner / developer install an FDOT approved traffic separator on NW 13<sup>th</sup> Street from NW 3<sup>rd</sup> Avenue to NW 5<sup>th</sup> Avenue along the existing center turn lane. Another condition requires the owner / developer to improve NW 12<sup>th</sup> Drive from NW 4<sup>th</sup> Avenue to NW 5<sup>th</sup> Avenue to handle the projected traffic. The owner / developer is also required to construct a sidewalk along one side of NW 12<sup>th</sup> Drive. The applicant is not proposing to change or remove these conditions.

Additionally, revised traffic calculations are submitted as part of the accompanying PD amendment application package. The calculations were revised to reflect the minimal increase in multi-family residential units and the added flexibility to the non-residential uses. The revised trip estimates are as follows:

Net Daily Impacts:	2,090 trips
Net PM Peak Hour Impacts:	238 trips
Net AM Peak Hour Impacts:	88 trips

Potable Water**Table 4: Projected Potable Water Impact**

<b>System Category</b>	<b>Gallons Per Day</b>
Current Capacity	54,500,000
Current Use	26,600,000
Available Capacity	27,900,000
Projected Demand From PD Amendment [11 units x 2.46 persons / dwelling units x 200 gal per day]	5,412
<b>Residual Capacity After Proposed Amendment</b>	<b>27,894,588</b>

*Conclusion:* The proposed SsCPA will not cause the City's potable water system to operate below the adopted LOS.

Sanitary Sewer**Table 5: Projected Sanitary Sewer Impact**

<b>System Category</b>	<b>Gallons Day</b>
Current Capacity	7,500,000
Current Average Demand	6,500,000
Available Capacity	1,000,000
Projected Demand From Amendment [11 units x 2.46 persons / dwelling units x 113 gal per day]	3,058
<b>Residual Capacity After Proposed Amendment</b>	<b>999,942</b>

*Conclusion:* The proposed SsCPA will not cause the City's sanitary sewer system to operate below the adopted LOS.

Solid Waste**Table 6: Projected Solid Waste Impact**

<b>System Category</b>	<b>Tons Per Year</b>
Projected Impact From Amendment [11 units x 2.46 persons / dwelling units x 0.655 tons per capita / year]	18
<b>Alachua County Solid Waste Facility Capacity</b>	<b>&gt;10 years</b>

*Conclusion:* The proposed SsCPA will not cause the City's solid waste system to operate below the adopted LOS.

Public Schools**Table 7: Projected Public School Impact**

	<b>Units</b>	<b>Elementary</b>	<b>Middle</b>	<b>High</b>
<b>Generation Rates</b>				
Single Family Units	-	0.159	0.08	0.112
Multi-family Units	-	0.042	0.016	0.019
<b>Calculations</b>				
Single Family Units	0	0	0	0
Multi-family Units	11	8	3	4
<b>Total</b>	<b>11</b>	<b>8</b>	<b>3</b>	<b>4</b>



*Conclusion:* It is not anticipated that the proposed SsCPA will cause student levels to exceed the adopted LOS in the Alachua County Public School Interlocal Agreement. However, an official Public School Student Generation Calculation Form was submitted as part of the accompanying PD amendment application package. The School Board of Alachua County will provide comments on the student generation rates and school capacities.

## CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

### *Future Land Use Element*

The Gainesville Mixed Use on NW 13<sup>th</sup> Street PUD / PD promotes numerous City of Gainesville Comprehensive Plan Future Land Use Element (FLUE) Goals, Objectives, and Policies. By locating vertical, mixed-use development in areas appropriate for urban-type development and by respecting historic, residential neighborhoods that are adjacent to the property, the proposed development will both encourage additional redevelopment and provide needed amenities to both area residents and UF and SFC students, faculty, and staff.

In accordance with FLUE, *Objective 2.1*, Gainesville Mixed Use on NW 13<sup>th</sup> Street PUD / PD will both foster compact development within the City of Gainesville's urban core and promote transportation choices. The PUD / PD promotes redevelopment where residents, faculty, staff, and students have the opportunity to walk to transit stops located immediately adjacent to the property or a few blocks to the libraries, classrooms, offices, and medical facilities associated with UF and SFC. Gainesville Mixed Use on NW 13<sup>th</sup> Street will also encourage additional redevelopment that incorporates a mixture of uses, which will further reduce automobile dependency.

With respect to FLUE, *Policy 3.2.1*, Gainesville Mixed Use on NW 13<sup>th</sup> Street will relocate the two (2) single-family residential structures to other lots within the University Heights historic district or another historic district in the City of Gainesville. This resolution is optimal because the proposed project is able to optimize the highest and best use for the land and the structures are preserved and relocated within historic neighborhoods. Additionally, the adjacent detached residential structures will be sheltered from ground floor noise and light pollution via proper setbacks, landscaping, and appropriate security lighting.

In accordance with FLUE, *Policy 4.2.1*, the building's massing will be limited on the eastern portion of the site and non-residential uses will be located in the western half of the building. The Holiday Inn hotel, Jackson Square, University House, and Beaty Towers are all similar mid-rise buildings located along this corridor.

The approved PUD / PD and the proposed SsCPA and PD amendment implement the vision shared by the City and the community by developing a multi-story, mixed-use building that allows residents to live an automobile-independent lifestyle. The approved PUD / PD allows a transition from a singular-use, commercial-focused development to one that is focused on residential, but includes a mix of non-residential uses to support the residential use. Overall, the redevelopment project will provide a mix of reasonably-scaled residential and non-residential uses along the NW 13<sup>th</sup> Street (US 441) corridor.

### *Transportation Mobility Element*

Gainesville Mixed Use on NW 13<sup>th</sup> Street PUD / PD meets the overall Goals of the Comprehensive Plan Transportation Mobility Element. This report's *Section 30-216(2)*, *CONCURRENCY* provides an analysis of potential impacts on transportation segments identified in the City of Gainesville Comprehensive Plan. Primary access points along NW 3<sup>rd</sup> and NW 4<sup>th</sup> Avenues will serve the site. Finally, an access tunnel connecting NW 3<sup>rd</sup> and NW 4<sup>th</sup> Avenues will allow and promote efficient internal circulation and avoid vehicular stacking on public streets.

While proximate roadways have adequate capacity to serve proposed developments, operational improvements to the roadway network may be required to maintain safe and efficient operation. Improvements may include removing all existing driveway connections along NW 13<sup>th</sup> Street /US 441 and aligning the access tunnel with NW 12<sup>th</sup> Drive. Coordination with the State of Florida Department of Transportation (FDOT) with regard to driveway cuts will not be necessary, as no access will come from NW 13<sup>th</sup> Street (US 441).

The access tunnel will allow delivery vehicles to access the retail store(s) and also allow patrons and residents to access an internal parking garage. The tunnel will place major parking areas away from the NW 13<sup>th</sup> Street/US 441 frontage. Parking will be designed to safely accommodate the site's vehicular and pedestrian users of the site concurrently.

An existing PD condition requires that the owner / developer install an FDOT approved traffic separator on NW 13<sup>th</sup> Street from NW 3<sup>rd</sup> Avenue to NW 5<sup>th</sup> Avenue along the existing center turn lane. Another condition requires the owner / developer to improve NW 12<sup>th</sup> Drive from NW 4<sup>th</sup> Avenue to NW 5<sup>th</sup> Avenue to handle the projected traffic. The owner / developer is also required to construct a sidewalk along one side of NW 12<sup>th</sup> Drive. The applicant is not proposing to change or remove these conditions.

#### *Housing Element*

The Gainesville Mixed Use on NW 13<sup>th</sup> Street PUD / PD will incorporate market-rate housing aimed at UF and SFC faculty, staff, and students, as well as Shands and VA Hospital employees. Furthermore, the proposed development is an infill mixed-use development that encourages density and intensity within the City's urban core, thereby promoting the conservation of greenfields, environmentally sensitive lands, and reducing sprawl into the County.

#### *Potable Water/Wastewater Management Element*

The Gainesville Mixed Use on NW 13<sup>th</sup> Street PUD and PD was approved in January 2012. During the approval process, City staff determined that the project would not cause the City's potable water and wastewater systems to operate below the adopted LOS. As shown in this report's *Section 30-216(2), CONCURRENCY*, the proposed PD amendment will only increase residential units by a total of 11 units. This minimal change will not negatively impact the City's potable water and wastewater systems. The applicant will coordinate with Gainesville Regional Utilities (GRU) during the development plan approval process to construct the necessary improvements required to connect to the City's systems.

#### *Solid Waste Element*

As shown in this report's *Section 30-216(2), CONCURRENCY*, the proposed SscPA and PD amendment will only increase residential units by a total of 11 units. This minimal change will not negatively impact the City's solid waste system. The PUD / PD will utilize appropriate mechanisms for solid waste disposal. New River Regional Landfill, the area's main landfill, will not be adversely impacted by site development. Consistent with *Objective 1.1*, this will include reuse or recycling of waste materials for on-site or off-site uses.

### *Stormwater Management Element*

Stormwater Management Facilities (SMFs) will be constructed to mitigate the potential impacts of 100-year critical duration rainfall depth. SMF basins, located beneath the proposed structure and parking garage, will be designed to contain the site's stormwater and to allow percolation into the soil rather than run directly into the receiving surface waters downstream.

### *Public Schools Facilities Element*

Since the residential market targeted by Gainesville Mixed Use on NW 13<sup>th</sup> Street is faculty, staff, and students, as well as Shands and VA Hospital employees, minor public school facility impacts are anticipated. This assumption is supported by the student generation calculations provided in this report's *Section 30-216(2), CONCURRENCY*. Only an additional eight (8) elementary students, three (3) middle school students, and four (4) high school students are projected as a result of the proposed PD amendment.

### *Urban Design Element*

Consistent with *Objective 1.2*, enhancements to the sidewalk and public realm will encourage greater interaction with pedestrians, and an outdoor seating area may be provided in conjunction with anticipated non-residential uses. In accordance with *Objective 1.4*, Gainesville Mixed Use on NW 13<sup>th</sup> Street incorporates an internal parking garage that is accessible from both NW 3<sup>rd</sup> and 4<sup>th</sup> Avenues. The garage will allow for delivery vehicles', patrons', and residents' convenient access.

The approved PUD / PD includes conditions to protect the adjacent neighborhood, i.e. limits building height for the garage on the eastern portion of the site, restricts non-residential uses beyond the western right-of-way line for NW 12th Drive, etc. Additional design considerations include articulated façades to break-up the building's massing, architectural elements to mask the parking garage's exterior, and landscaping along the eastern boundary to buffer the adjacent houses.

### *Conservation Element*

The proposed site is in the City of Gainesville's urban core, located on NW 13<sup>th</sup> Street, three blocks north of University Avenue. There are no environmental characteristics that prohibit site development. And, any stormwater runoff that results from the development will be mitigated in accordance with the City of Gainesville Land Development Code and Water Management District requirements.

On-site soils are generally suitable for urban-type development, including commercial and residential sites, based on the Natural Resources Conservation Service (NRCS) soils data. Additional site-specific evaluations will be conducted prior to implementation of specific development plans to determine suitability of specific locations for buildings and support structures. Soils that are found to be deficient will require the use of best management practices for creating a safe and appropriate foundation. Existing on-site vegetation will be retained to the maximum extent practicable to help maintain soil stability.

No Federal Emergency Management Agency (FEMA) 100-year floodplain areas were identified on the site. The site was also analyzed using the National Wetlands Inventory (NWI), the database of Alachua County Regulated Wetlands. No floodplain and wetland areas have been identified.

## URBAN SPRAWL ANALYSIS

There are thirteen (13) primary indicators of urban sprawl as identified in Ch. 163.3177(6)(a)9.a, F.S. As shown in the analysis below, the proposed amendment does not trigger any of these indicators and adoption of this amendment will discourage the proliferation of urban sprawl.

1. Promotes, allows or designates for development in substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

**Response:** The proposed SsCPA site and Gainesville Mixed Use on NW 13<sup>th</sup> Street PUD / PD are located in the City of Gainesville's urban core. This SsCPA requests to change the site's single-use land use categories to PUD and include the site within the boundaries of a mixed use project that permits supportive and appropriate density for the area's future redevelopment. The proposed project modestly increases density, where it is appropriate, which will promote urban residential dwelling in close proximity to the UF, SFC, and Shands/VA, the region's primary employers and school to many residents. Further, the vertical mixed-use development provides non-residential uses that will provide jobs for area residents.

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

**Response:** The SsCPA site and the approved Gainesville Mixed Use on NW 13<sup>th</sup> Street PUD / PD are a redevelopment project that incorporates residential and non-residential uses in the City's core. The development's objective and the site's location discourage sprawling development trends in rural areas. Approval of this amendment encourages other redevelopment within this area, further decreasing historical urban fringe-type development patterns.

3. Promotes, allows, or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.

**Response:** The proposed SsCPA site and currently approved PUD / PD are located on a portion of an urban block in the City of Gainesville.

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

**Response:** Due to the proposed development site's urban setting, no wetlands, floodplains or other significant natural systems are present nor will any be impacted.

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

**Response:** Due to the proposed development site's urban setting, there are no adjacent agricultural activities.

6. Fails to maximize use of existing public facilities and services.

**Response:** The proposed SsCPA and approved Gainesville Mixed Use on NW 13<sup>th</sup> Street PUD / PD will utilize existing public facilities and services supplied by Gainesville Regional Utilities (GRU), the City of Gainesville Public Works, and the Florida Department of Transportation (FDOT). Also, improvements will be made as necessary to connect to the existing public facilities infrastructure.

7. Fails to maximize use of future public facilities and services.

**Response:** The proposed SsCPA and approved Gainesville Mixed Use on NW 13<sup>th</sup> Street PUD / PD will utilize future public facilities and services as they become available in the City.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

**Response:** The proposed SsCPA and approved Gainesville Mixed Use on NW 13<sup>th</sup> Street PUD / PD site is located in an urban area that is already supported by all available facilities and services. Therefore, the proposed development will not disproportionately increase the cost in time, money, and energy to provide and maintain facilities and services.

9. Fails to provide a clear separation between rural and urban uses.

**Response:** Located in the City of Gainesville's urban core, this development proposal furthers the definition of urban space, as well as relieves development pressure at the urban fringe and in rural areas.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

**Response:** The proposed SsCPA and approved Gainesville Mixed Use on NW 13<sup>th</sup> Street PUD / PD encourage infill development or the redevelopment of existing neighborhoods or communities. In fact, the development will set a new standard for redevelopment in the City of Gainesville and will hopefully encourage additional vertical, mixed use redevelopment projects along NW 13<sup>th</sup> Street and University Avenue.

11. Fails to encourage an attractive and functional mix of uses.

**Response:** The proposed SsCPA and approved Gainesville Mixed Use on NW 13<sup>th</sup> Street PUD / PD will provide a vertical mix of residential and non-residential uses within one building on a ±1.7 acres site. PUD and PD conditions will ensure an attractive design and building materials consistent with the adjacent residential neighborhood.

12. Results in poor accessibility among linked or related land uses.

**Response:** The land use unification, proposed by this SsCPA, increases and improves accessibility among linked and related land uses. Furthermore, the introduction of vertical mixed use, consistent with surrounding properties promotes a harmonious blend of opportunities for residential and non-residential tenants.

13. Results in the loss of significant amounts of functional open space.

**Response:** No functional open space currently exists within the SsCPA or Gainesville Mixed Use on NW 13<sup>th</sup> Street sites. Therefore, no loss of significant amounts of functional open space occurs.

In addition to the primary indicators of Urban Sprawl provided above, Ch. 163.3177(6)(a)9.b., F.S., states that a plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves at least four (4) of the identified standards. The proposed SsCPA and Gainesville Mixed Use on NW 13<sup>th</sup> Street PUD / PD meet the following four standards:

1. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

**Response:** The proposed SsCPA and approved Gainesville Mixed Use on NW 13<sup>th</sup> Street PUD / PD will utilize existing public facilities and services supplied by Gainesville Regional Utilities (GRU), the City of Gainesville Public Works, and the Florida Department of Transportation (FDOT). Also, improvements will be made as necessary to connect to the existing public facilities infrastructure.

2. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

**Response:** The site is located in a dense urban area, along a major corridor. Direct access to major employment centers such as UF, SFC, Shands and the VA hospital, retail, and transit stops are all within a short walking distance. The site's location and development scenario, a vertical mixed-use building is ideal for walking and bicycling. Site improvement such as a pedestrian-scaled building, short setbacks, wide sidewalks, and appropriate street furniture and lighting enhance the pedestrian experience. Finally, vehicles utilize an internal parking garage that has direct access to each floor to accommodate patrons, tenants, and residents.

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

**Response:** The SsCPA site and the approved Gainesville Mixed Use on NW 13<sup>th</sup> Street PUD / PD are a redevelopment project that incorporates residential and non-residential uses in the City's core. The development's objective and the site's location discourage sprawling development trends in rural areas. Approval of this amendment encourages other redevelopment within this area, further decreasing historical urban fringe-type development patterns.

4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

**Response:** The proposed SsCPA supports sustainable urban and regional planning principles by expanding currently approved multi-story, mixed-use development along the US 441 corridor and promotes a visually appealing and engaging streetscape. The approved PUD and the proposed SsCPA are consistent with the goals, objectives, and policies within the City's Comprehensive Plan because it encourages mixed-use development along major corridors that are supported by transit and proximate to major employment centers. The PUD is located along NW 13<sup>th</sup> Street/US 441, on the third (3<sup>rd</sup>) block north of the UF main campus and Shands/VA, and six (6) blocks from Santa Fe College's (SFC) downtown campus. Additionally, the site's redevelopment will dramatically increase the City's tax base and should serve as a catalyst for infill and redevelopment along the 13<sup>th</sup> Street and University Avenue corridors.



## Proposed Revisions to Approved PUD Conditions

**Section 3.** The following conditions, restrictions and regulations shall apply to the development and use of the property:

1. The maximum density/intensity of development shall be 26,000 square feet of permitted non-residential uses commercial, public and private schools, places of religious assembly or community facilities; 20,000 square feet of office; and ~~168~~ 202 multiple-family residential units with a maximum of ~~230~~ 288 bedrooms. However, the office development may be reduced by 15,000 square feet in order to develop up to 23 additional multiple-family residential units with a maximum of 32 additional bedrooms. The leasing office associated with the on-site residential units shall not count against the permitted non-residential square footage.
2. The permitted uses shall be specified in the Planned Development zoning ordinance. No drive-through facilities shall be permitted.
3. The owner/developer shall construct a bus shelter on NW 13<sup>th</sup> Street that is architecturally consistent with the development. The specific location of the bus shelter shall be determined by the Regional Transit System and the Public Works Department during development plan review.
4. Vehicular access to the development shall be limited to ingress and egress from NW 3<sup>rd</sup> Avenue and NW 4<sup>th</sup> Avenue. The owner/developer shall construct sidewalks around the street edges of the property to provide pedestrian and bicycle access to the development.
5. The historic contributing structures on the property shall not be removed prior to final development plan approval. The owner/developer shall relocate the structures within the University Heights North Historic District or to a site in another historic district within the City as approved by the Historic Preservation Planner during development plan review.
6. The maximum building height shall be ~~8~~ seven (7) stories (not to exceed ~~406~~ 85 feet) along NW 13<sup>th</sup> Street and extending no further east than within 100 feet of the eastern property boundary the eastern NW 12<sup>th</sup> Drive right-of-way line, if the same were extended due south to NW 3<sup>rd</sup> Avenue. The maximum building height of the parking garage located adjacent to property with Residential Low land use designation shall be 5 stories (not to exceed 60 feet).
7. The Planned Use District land use category does not vest the development for concurrency. The owner/developer is require to apply for and meet concurrency management standards, including all relevant Transportation Concurrency Exception Area standards or other program in effect at the time of application for development plan review. An application for a Certificate of Final Concurrency shall be submitted with the application for final development plan review.
8. Transportation modifications require due to operational or safety issues are the owner/developer's responsibility and shall not count towards required Transportation Concurrency Exception Area standards or other transportation mitigation program then in effect.