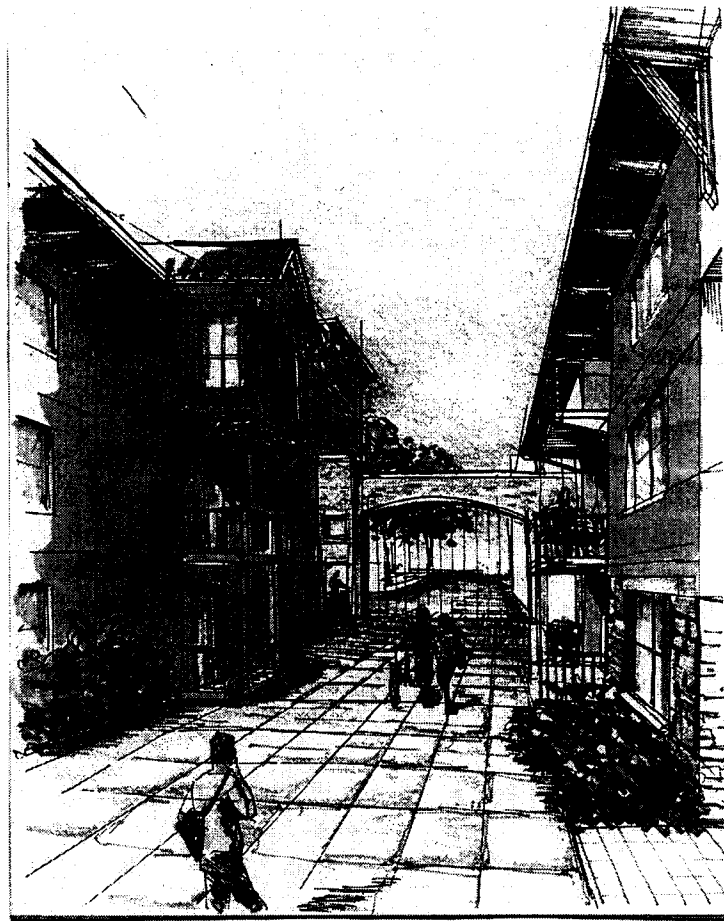


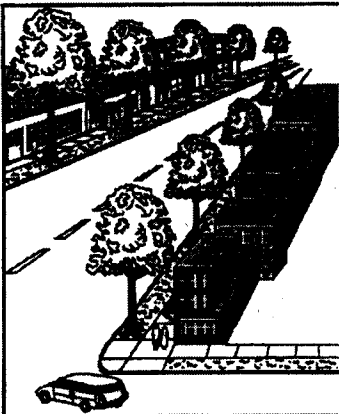
*(1) Permit outstanding and innovative residential and nonresidential developments with a building orientation generally toward streets and sidewalks; provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design which encourages internal 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 unit types that 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.



Architectural Sketch of Outdoor Interior Courtyard



As can be seen in the sketch on the left 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. 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 were approved utilizing the RMF-5 zoning district. Although the PD proposes up to 225 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 30 du/ac 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 environment while preserving and enhancing the existing neighborhoods by stimulating secondary market revitalization. As shown in the accompanying architectural sketches, the character reflects the consumer preference of new urbanism.

*(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 storm water 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.

In addition, a commitment to preserve, in a mostly undisturbed manner, the entire area under the canopy of the three designated Heritage Live Oaks located in the center of the site will be made. Therefore, limited to no excavation in the critical rootzone limits, for any reason, including the installation of utilities or sidewalk will be conducted. In addition, landscaping and hardscape located within the protection zone, as defined by 2/3 of the canopy, 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 tools and not large machinery.

*(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, the PD will lower development and building costs 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. However, there will be two internal drives for emergency and controlled vehicle access. The promotion of high-quality in-fill development increases economic development.

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

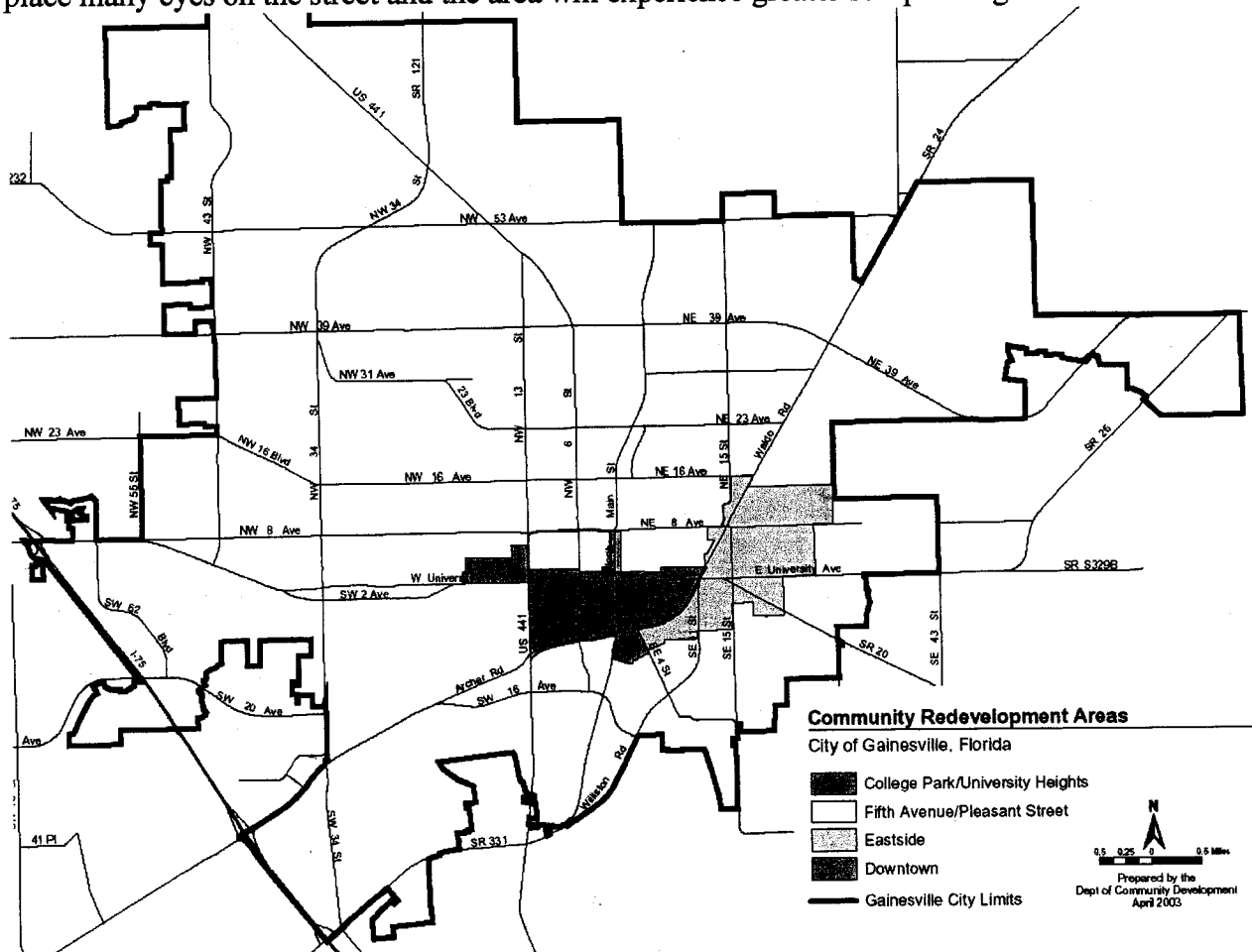
The PD is located in a strategic location of town, seven blocks to the north of the University of Florida, on two existing transit lines, further encouraging non-auto modes of transportation.

*(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.

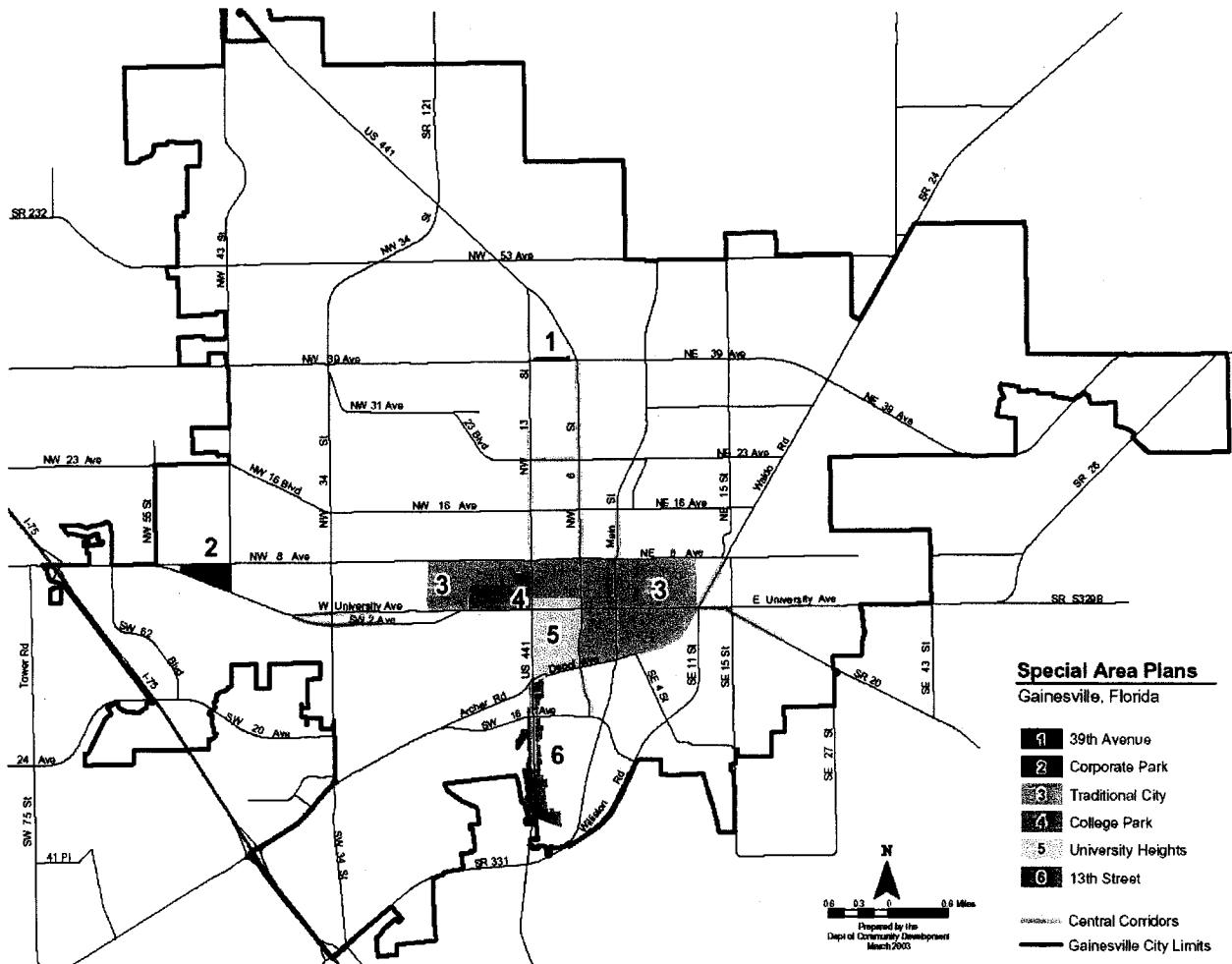
*(7) Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping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



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

Utilizing 3 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 fountains, gathering spaces and recreational features. The buildings themselves will express contextual forms through articulated facades of brick, stone and stucco punctuated with balconies and porches addressing the street fronts along the perimeter of the site.



In addition, as 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. 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 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 10,000 square feet and west of the parking garage. However, those uses are not contained in this application. 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. The associated Kimley-Horn traffic study documents these characteristics. 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 some internal capture. Abundant common areas are provided (43% of the site), which will be landscaped, enhanced or retained in their natural condition in varying degrees adds 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 work, live, 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.

## **DEVELOPMENT SCHEDULE**

It is anticipated that the development will be constructed as a single phase. The applicant shall submit for Development Order approval within 18 months of receiving approval of the PD ordinance. A one-time extension of 12 months may be requested of the City Commission without requesting a PD amendment.

## **PD ZONING STANDARDS COMPARISON TO EXISTING ZONING STANDARDS**

The PD zoning standards are intended to specifically allow for the development of unique, innovative and or narrowly construed proposals. Residential uses are allowed in all developable areas. Commercial activity is limited to the NW 13<sup>th</sup> Street corridor frontage. Commercial activity shall be in accordance with the MU-1 zoning district. Accordingly, the PD standards differ from the MU-1 standards in the following defined ways:

1. Permitted uses:

Although MU-1 allows a maximum residential density up to 30 du/ac, all of the Density Bonus Points must be achieved to reach this density. Achieving all of the Density Bonus Points criteria is not possible on this site.

2. Dimensional requirements:

The MU-1 zoning category references the RMF-8 standards for residential dimensional requirements. Therefore, it is discussed below.

3. Sidewalks:

Sidewalks will be required along the street edge of all adjacent streets on the side contiguous to the property. Sidewalks will have a minimum width of 5'.

The PD proposed standards differ from RMF-8 zoning standards in the following defined ways:

1. Permitted uses:

Although the RMF-8 zoning category allows a maximum residential density of 30 du/ac, all of the Density Bonus Points must be achieved to reach this density. Achieving all of the Density Bonus Points criteria is not possible on this site.

2. Dimensional requirements:

The building setback shall be a minimum of ten feet (10') as measured from the right-of-way to the closest point of building facades. The maximum building height will not exceed three stories or 58' as measured at the eaves.

3. Sidewalks:

Sidewalks will be required along the street edge of all adjacent streets on the side contiguous to the property. Sidewalks will have a minimum width of 5'.

The PD proposed standards differ from OF zoning standards in the following defined ways:

1. Permitted uses:

The OF zoning category does not allow residential development by right. Therefore, the PUD and PD seek to establish a unified residential density of 30 du/ac over the entire site.

2. Dimensional requirements:

The building setback shall be a minimum of ten feet (10') as measured from the right-of-way to the closest point of building facades. With a maximum setback of 25' to the closest point of a building facade. The maximum building height will not exceed three stories or 58' as measured at the top plate. Internal vehicular access areas will achieve 20' unobstructed width, with 16' of stabilized surface, as requested by the City of Gainesville Fire Marshall.

3. Sidewalks:

Sidewalks will be required along the street edge of all adjacent streets on the side contiguous to the property. Sidewalks will have a minimum width of 5'.

<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	10,000 sq. ft. (west of parking garage only)
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 Density	30 du/ac
Maximum floor area ratio (F.A.R.)	.688