



CITY OF GAINESVILLE

Clerk of the Commission

January 31, 2000

Mr. Ronald A. Carpenter
Carpenter & Parrish, P.A.
5608 NW 43rd Street
Gainesville, Florida 32653-8334

Dear Mr. Carpenter:

The Gainesville City Commission has scheduled a workshop to discuss the Greenways of Gainesville DRI. This workshop will be held on Monday, February 7th, 2000 from 7:00 PM to 10:00PM in the City Hall Auditorium.

The format will be as follows:

Staff Presentation	15 minutes
Developer Presentation	60 minutes
Citizen and City Commission Comments	105 minutes

Thank you for your attention to this matter.

Sincerely,

Kurt M. Lannon
Clerk of the Commission

KML:nb

Cc: Gainesville City Commission
Wayne Bowers, City Manager
Marion Radson, City Attorney
Tom Saunders, Community Development Director

991010

LAW OFFICE

CARPENTER & PARRISH, P.A.

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CITY OF GAINESVILLE
CITY COMMISSION

2000 JAN 12 PM 2:13

RONALD A. CARPENTER

SHARON D. PARRISH

January 12, 2000

Kurt Lannon
Clerk of the City Commission
City of Gainesville, Florida

VIA HAND DELIVERY.

Re: Greenways of Gainesville Workshop

Dear Kurt,

This letter is to formally request and confirm a workshop with the City Commission on the above referenced project for February 7, 2000, beginning at 6:00 p.m. The issues to be addressed at the workshop will be transportation and stormwater wetlands issues.

Sincerely yours,



Ronald A. Carpenter

RAC/bw

cc: Ralph Hilliard, via fax
Dean Mimms, via fax

SIERRA CLUB



#991010

Submitted by
December McShevry
2/7/2000

Suwannee • St. Johns Group_____

City of Gainesville Workshop

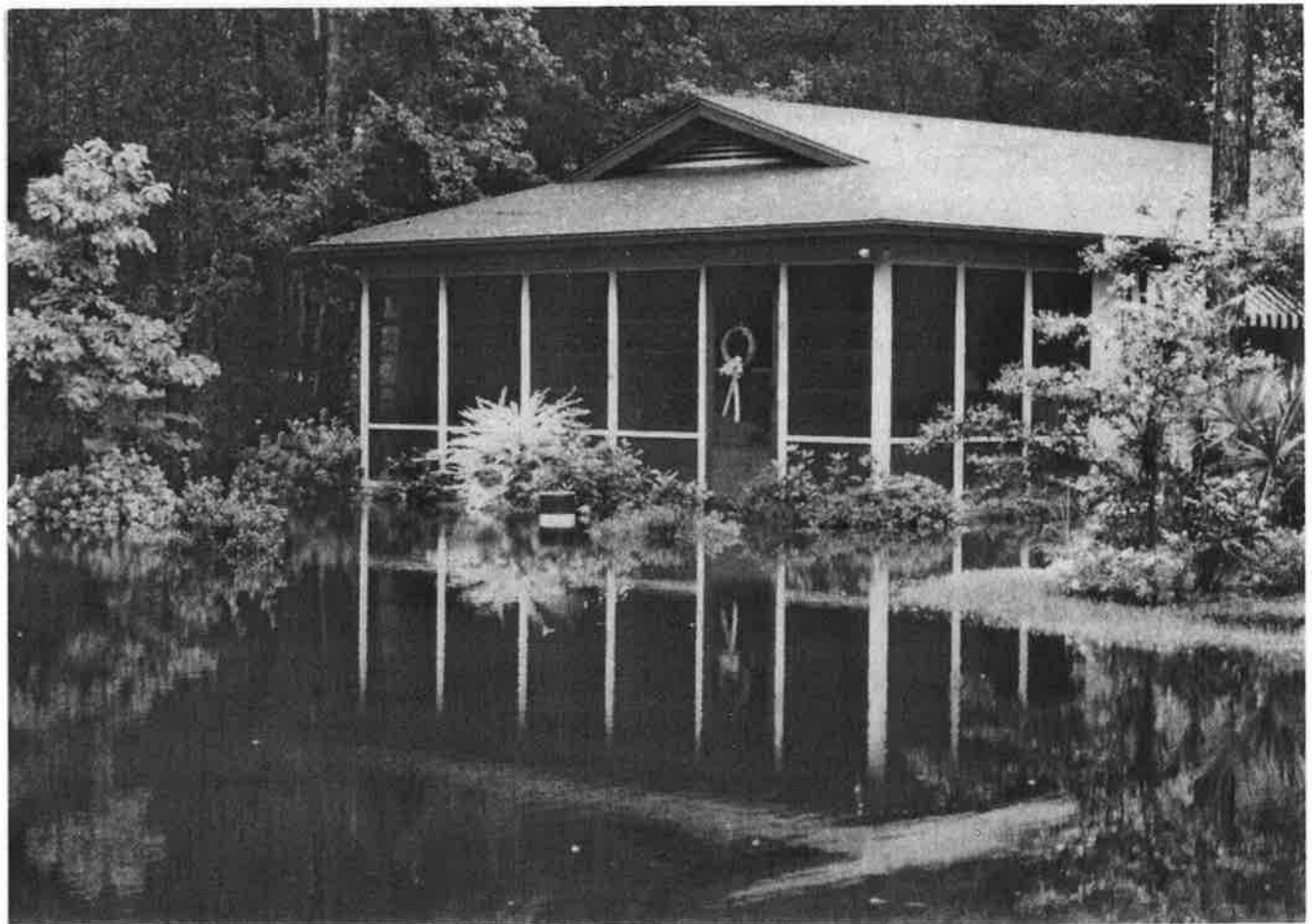
February 7, 2000

Greenways of Gainesville

Sierra Club concerns are:

- The Greenways site is the headwaters of the San Felasco Hammock State Preserve. Streams and creeks leading into it are Outstanding Florida Waters.
- Over half the site of Greenways of Gainesville DRI is in the 100 year flood zone.
- Approximately 40% of the site are jurisdictional wetlands and the majority of the site soils are poorly drained and are severely limited for the proposed use.
- Sierra Club is concerned about post-development discharge into the Blues Creek Drainage Basin. Blues Creek is identified as an Outstanding Florida Water and the applicant will be allowed zero degradation of downstream waters. It should be clearly demonstrated that protected downstream waters can be and will be protected.
- This development needs to be coordinated with the County.
- The City of Gainesville should make sure wetlands are preserved with appropriate buffers that protect their function. No land clearing, pruning, or tree removal should be allowed in the buffer.
- The City of Gainesville should reduce the density of development to lessen the amount of impervious area on site.
- Sierra Club finds it a priority to protect the last remaining wetlands in Gainesville and Alachua County.

991010





**THE GREENWAYS
OF GAINESVILLE
City Commission
Workshop**

February 7, 2000

Consultant Team

A. D. W. Investment Company, Inc.
Applicant

Kenneth A. Gifford, RLA
Landscape Architect, Planner

**Glating Jackson Kercher Anglin Lopez
Rinehart, Inc.**
Planner, Transportation Planner, Environmental Planner

Causseaux & Ellington, Inc.
Civil Engineer

Carpenter & Parrish, P.A.
Legal Counsel

SouthArc, Inc.
Archaeologist

Agenda

- I. Application/Approval Process**
- II. Plan of Development**
- III. Status of Issues**
- IV. Pending Issues**
 - A. Ecological Program/Approach**
 - B. Transportation Program/Approach**
- V. Questions and Answers**
- VI. Commission Workshop**
- VII. Upcoming Steps**

I. Applications/Approval Process

12.4.98 Submitted ADA/DRI

12.11.98 Submitted PD

3.5.99 Submitted First DRI Sufficiency

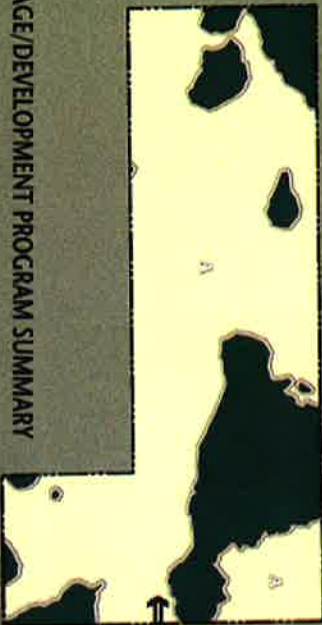
**7.28.99 Submitted Second DRI
Sufficiency Response**

10.4.99 City Commission Workshop

II. Plan of Development Revised Development Program

Use	Previous		Revised	
	Acres	Program	Acres	Program
Retail	65.9	722,000sf	55.5	575,451 sf
Office/Medical Office	16.4	150,000 sf	16.4	150,000 sf
Business Park	23.6	163,350 sf	21.4	153,000 sf
Research Park/Corp. Office	30.9	315,810 sf	26.5	315,810 sf
Theatre	2.9	12 Screens	2.9	12 Screens
Hotel	4.0	216 Rooms	4.0	216 Rooms
Health Club	2.7	20,000 sf	2.7	20,000 sf
Residential				
Single Family	261.4	1,177 du	261.4	1,177 du
Multi-Family	63.2	804 du	65.9	804 du
Total Development Parcels Acres	471.0		456.7	

II. Plan of Development Original Development Plan

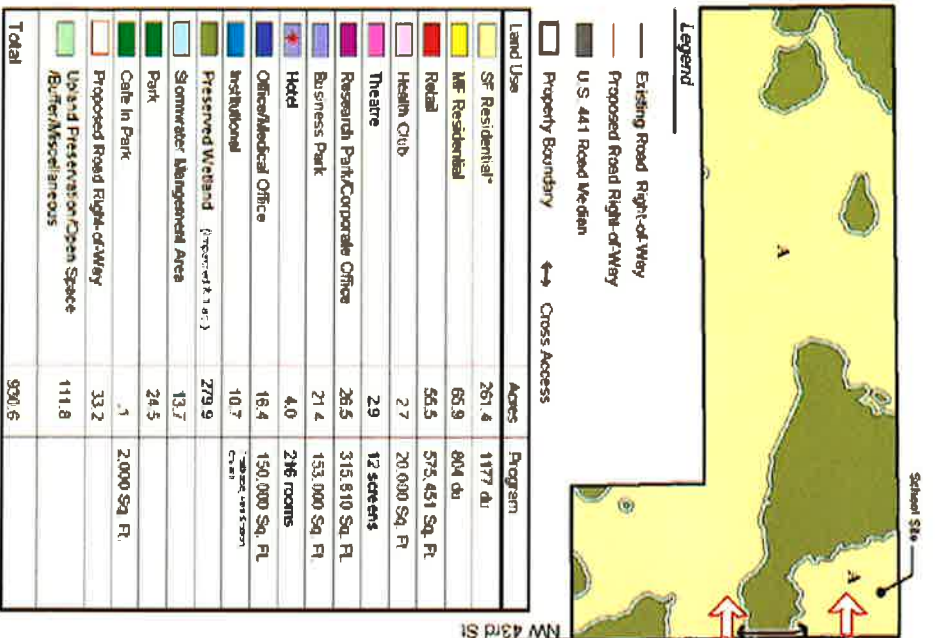


ACREAGE/DEVELOPMENT PROGRAM SUMMARY

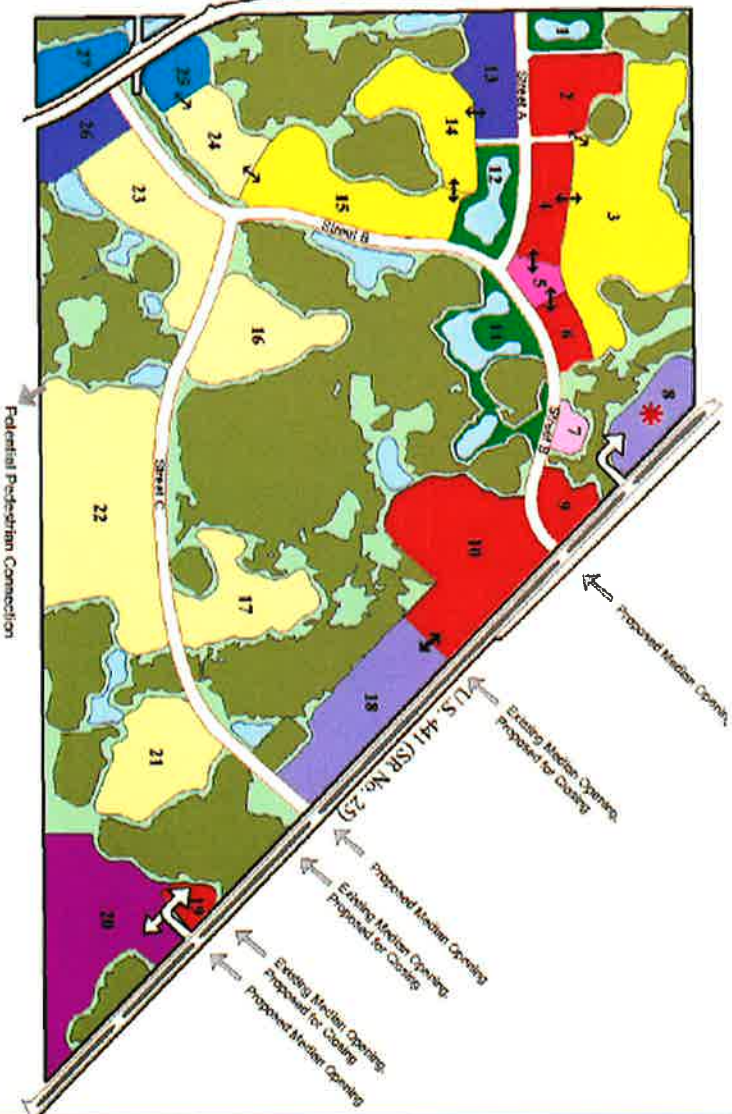
Use	Acres	Program	Intensity
Retail	65.9	722,000 Sq. Ft.	.25 FAR
Office/Medical Office	16.4	150,000 Sq. Ft.	.21 FAR
Business Park	23.6	163,350 Sq. Ft.	.16 FAR
Research Park/Corporate Office	30.9	315,810 Sq. Ft.	.23 FAR
Theatre	2.9	12 screens	
Hotel	4.0	216 rooms	54 rooms/ac
Health Club	2.7	20,000 Sq. Ft.	.17 FAR
Residential			
Single-Family	261.4	1,177 du/4	5 du/ac
Multi-Family	63.2	804 du	12.7 du/ac
	324.6	1,981 du	6.1 du/ac
Parks	18.3		
Institutional	10.7	Gate (2,000 Sq. Ft.)	
Roads	32.0		
Wetland Preservation	271.2		
(Wetland Impacts 17.6 acres)			
Stormwater Management	11.5		
Upland Pres./Misc. Open Space/ Buffers	115.9		
	930.6		

II. Plan of Development

Revised Development Plan



Note: * includes potential school site
 Source: Gattling Jackson Kercher Anglin Lopez Rinehart, Inc.

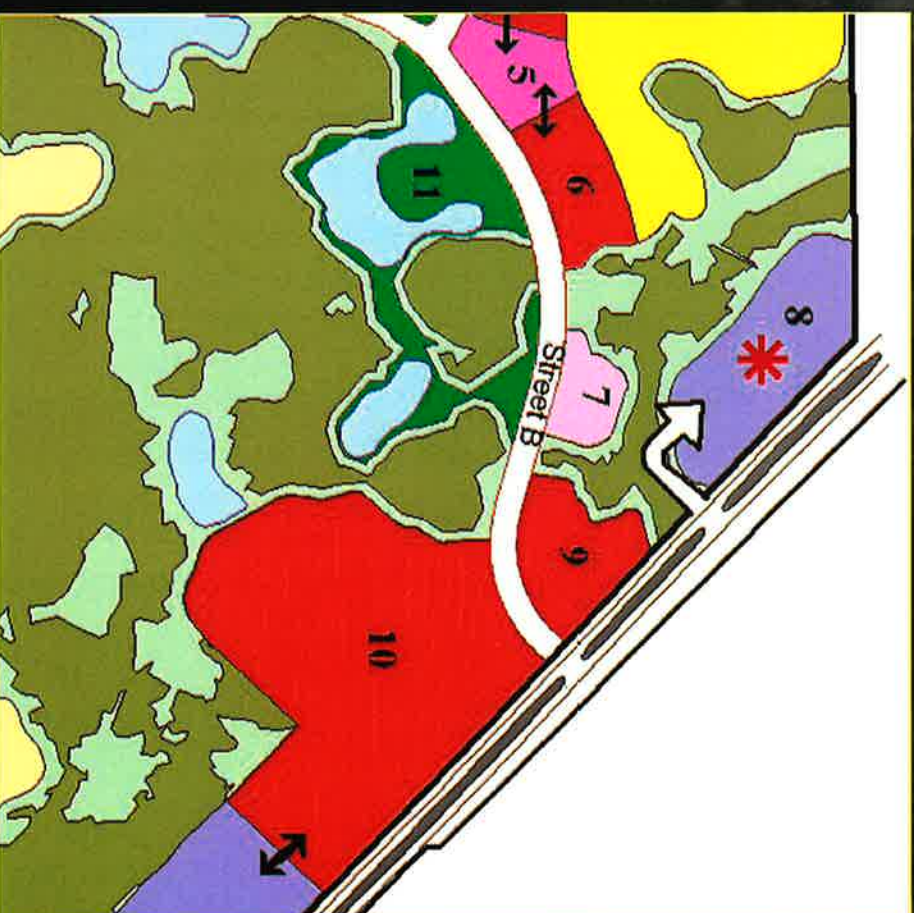


Note: Please refer to Exhibit 10-1 for a breakdown of the development program by parcels.
 Note: Parcels 25 and 27 are designated as potential sites for institutional uses, including religious, fire station, trail head and tennis/park and ride uses. Flexibility within the DRH approval is requested to move these uses to Parcels 8, 18 and 20 along 441 if decided by the City and acceptable to the developer. Specific sites are to be determined during the subsequent PD approvals.

II. Plan of Development Development Plan Comparison



Original Plan

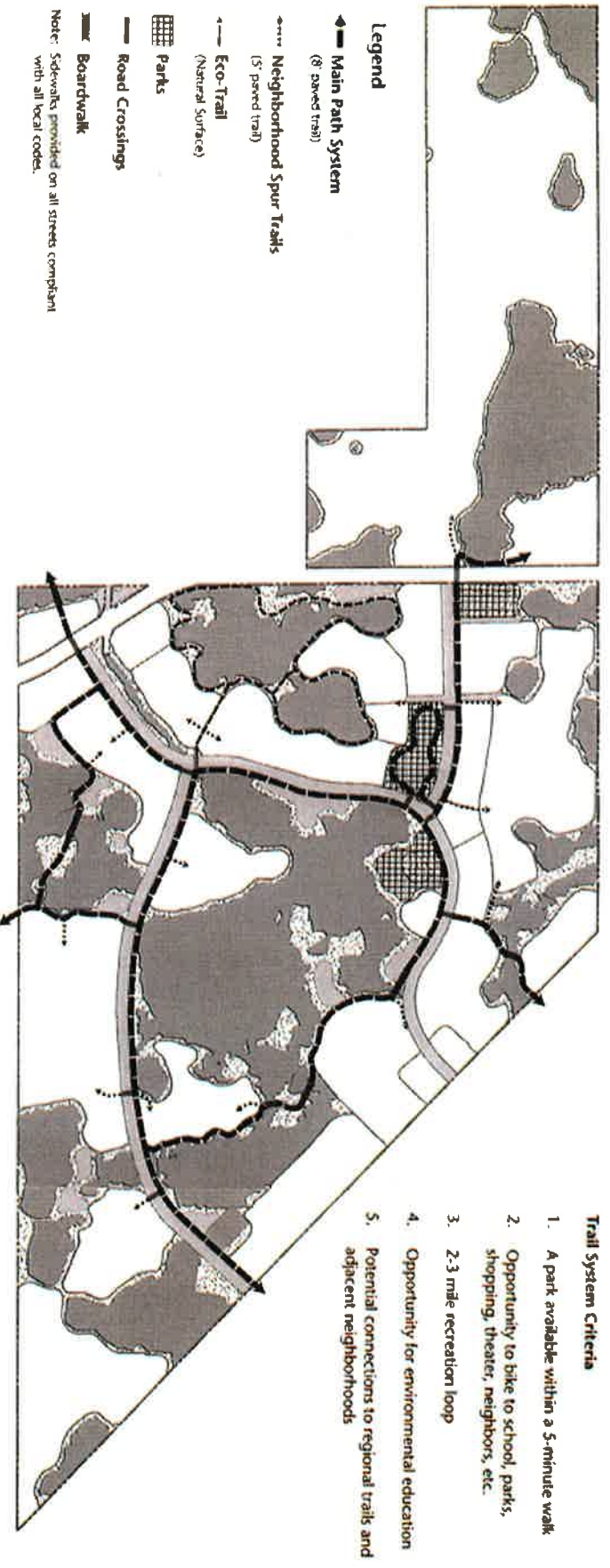


Revised Plan

II. Plan of Development Main Street



II. Plan of Development Pathway System



III. Status of Issues

- Comprehensive Plan Compliance
 - » Revised plan and program are compliant with Comprehensive Plan allocations by land use
- Establishes a mixed-use activity center, not sprawl
- Phasing clarified
- Housing-DRI requirements clarified
 - » Approved study shows sufficient supply for Phase 1 employees
 - » Development Order will require updated studies prior to Phases 2 and 3

III. Status of Issues

- **Open Space**
 - » Providing substantial open space in the form of public passive parks and natural areas with connecting pathway system
 - » Open space and recreation facilities will also be provided within each residential neighborhood as appropriate for residents
 - » No recreation facilities proposed for non-residents
- **DRI questions resolved re: water, sewer, air quality, police and fire, education, health care, energy and historical/archaeological**

IV. Pending Issues

A. Environmental Program/Approach

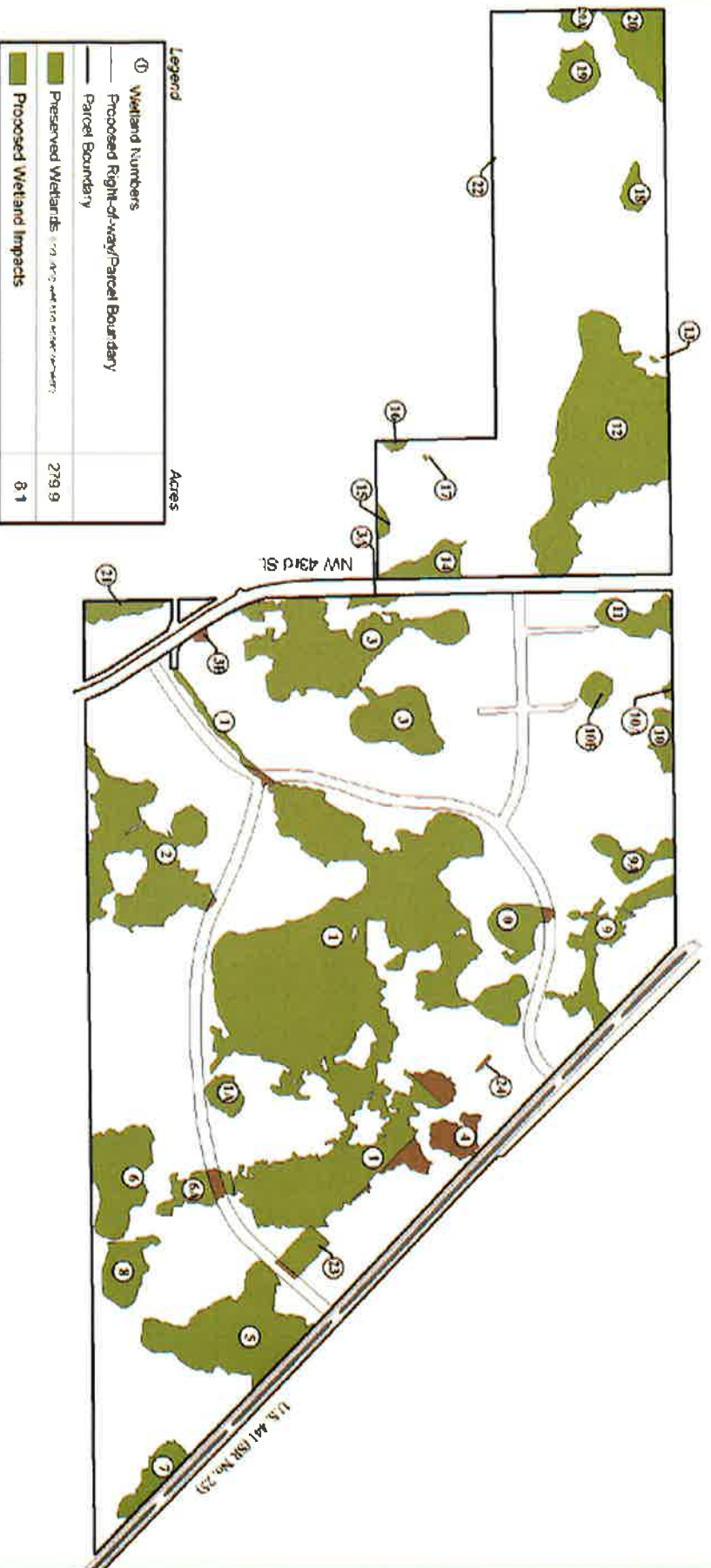
Ecological Issues

- Wetland impacts/mitigation
- Wildlife corridors
- Water quality
- Water quantity

IV. Pending Issues

A. Environmental Program/Approach

Wetland Impacts



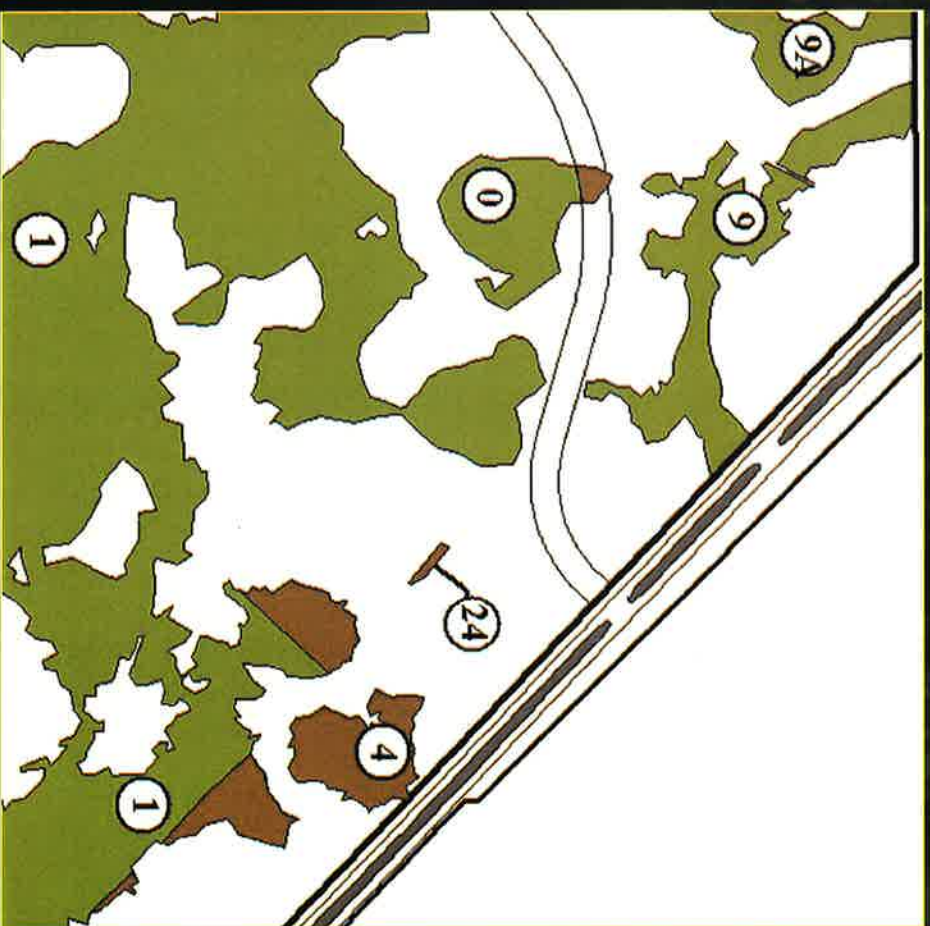
Source: Gailling Jackson Kercher Anglin Lopez Plaster, Inc.

IV. Pending Issues

A. Environmental Program/Approach Wetland Impacts Comparison



Original Plan



Revised Plan

IV. Pending Issues

A. Environmental Program/Approach

Wetland Mitigation



Source: Gletting Jackson Kercher Anglin Lopez Reinhardt, Inc.

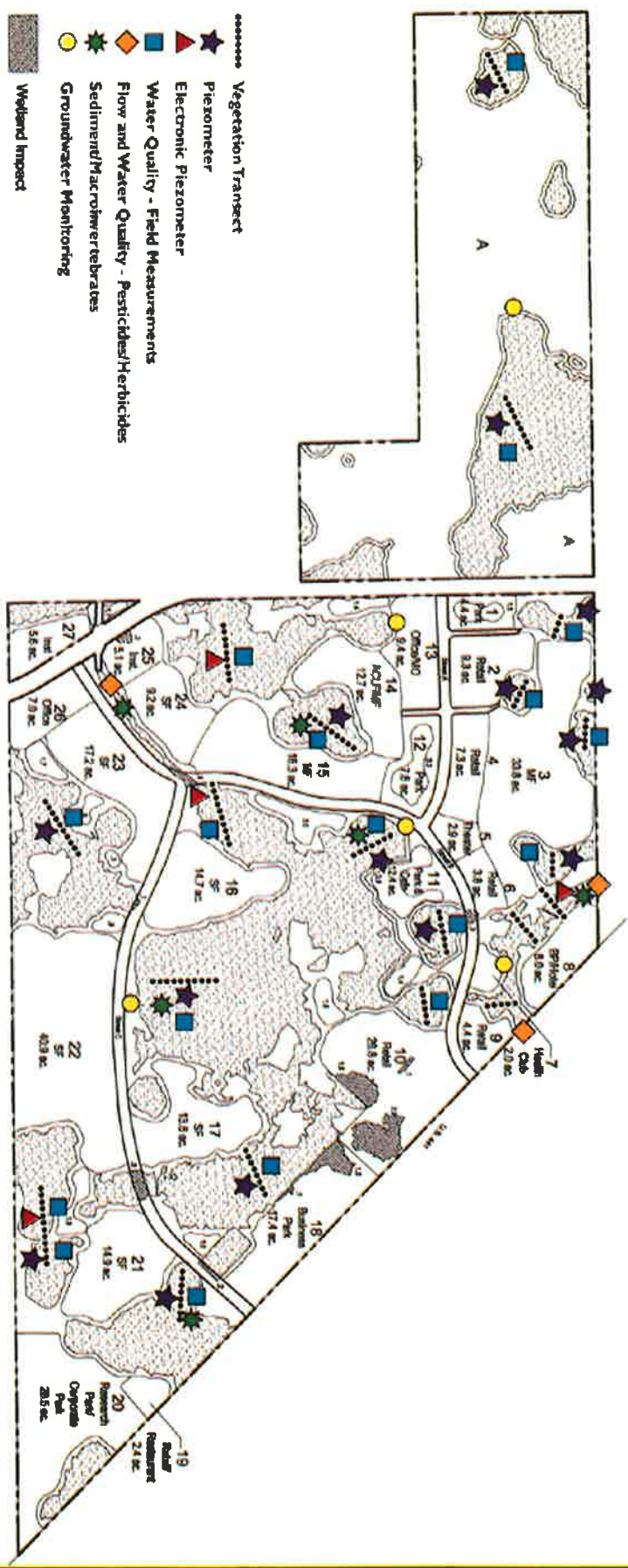
Notes:

- * Acreage for parks includes stormwater areas (10.1 ac.) within the parks.
- ** Includes a minimum of 8.1 acres of wetland creation. Additional stormwater areas will be provided as part of parcel development.

IV. Pending Issues

A. Environmental Program/Approach

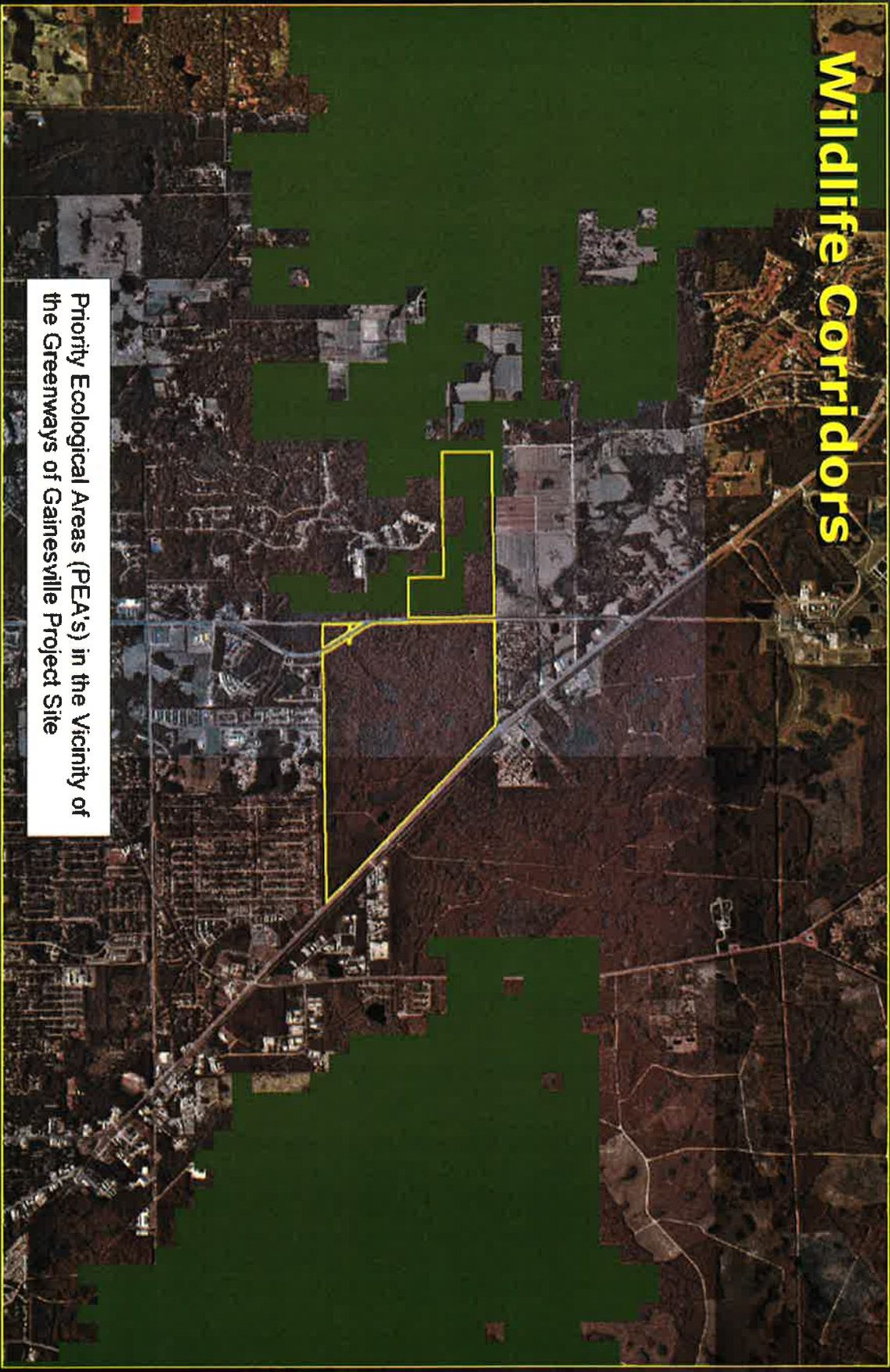
Wetland\Water Quality Monitoring



IV. Pending Issues

A. Environmental Program / Approach

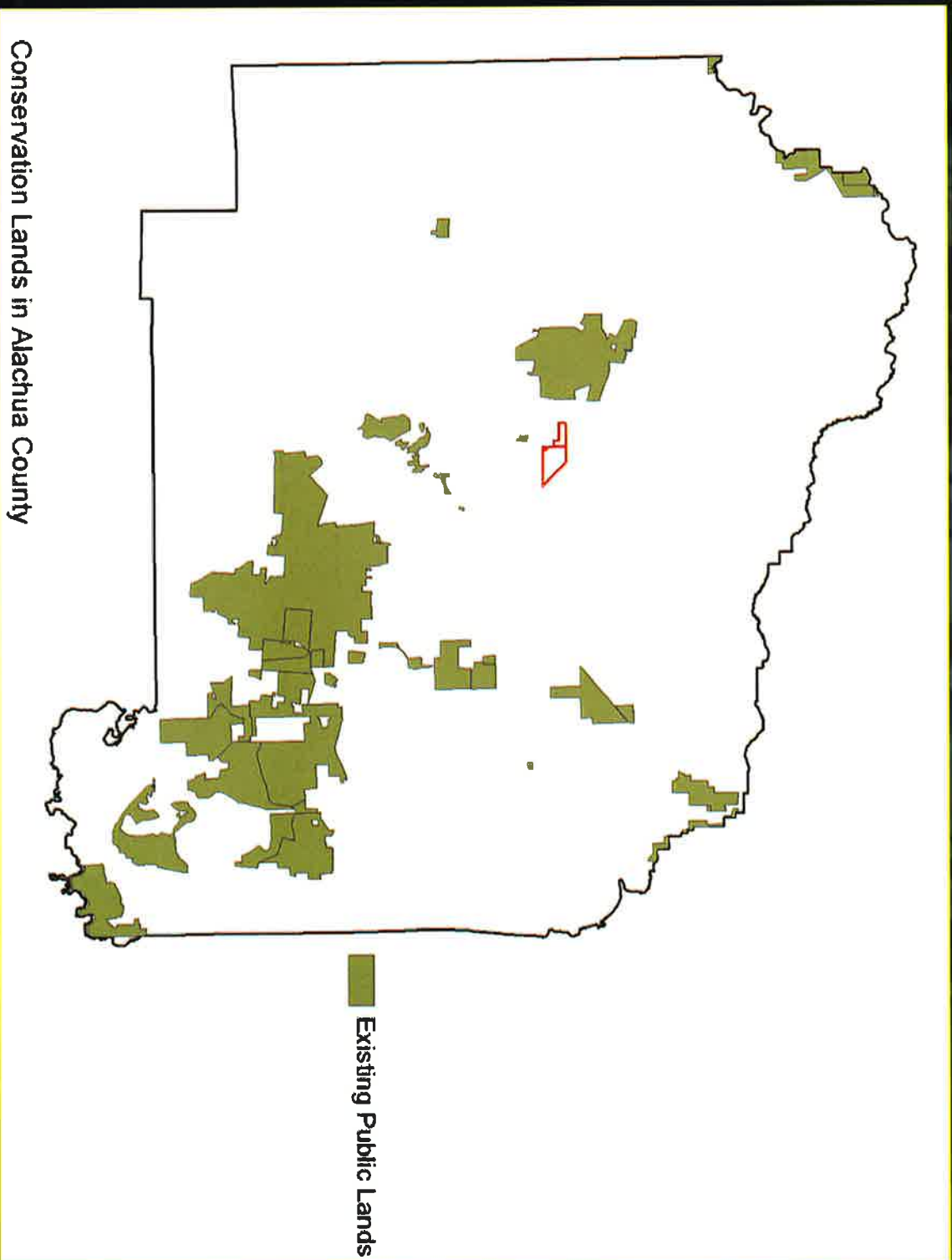
Wildlife Corridors



Priority Ecological Areas (PEA's) in the Vicinity of the Greenways of Gainesville Project Site

IV. Pending Issues

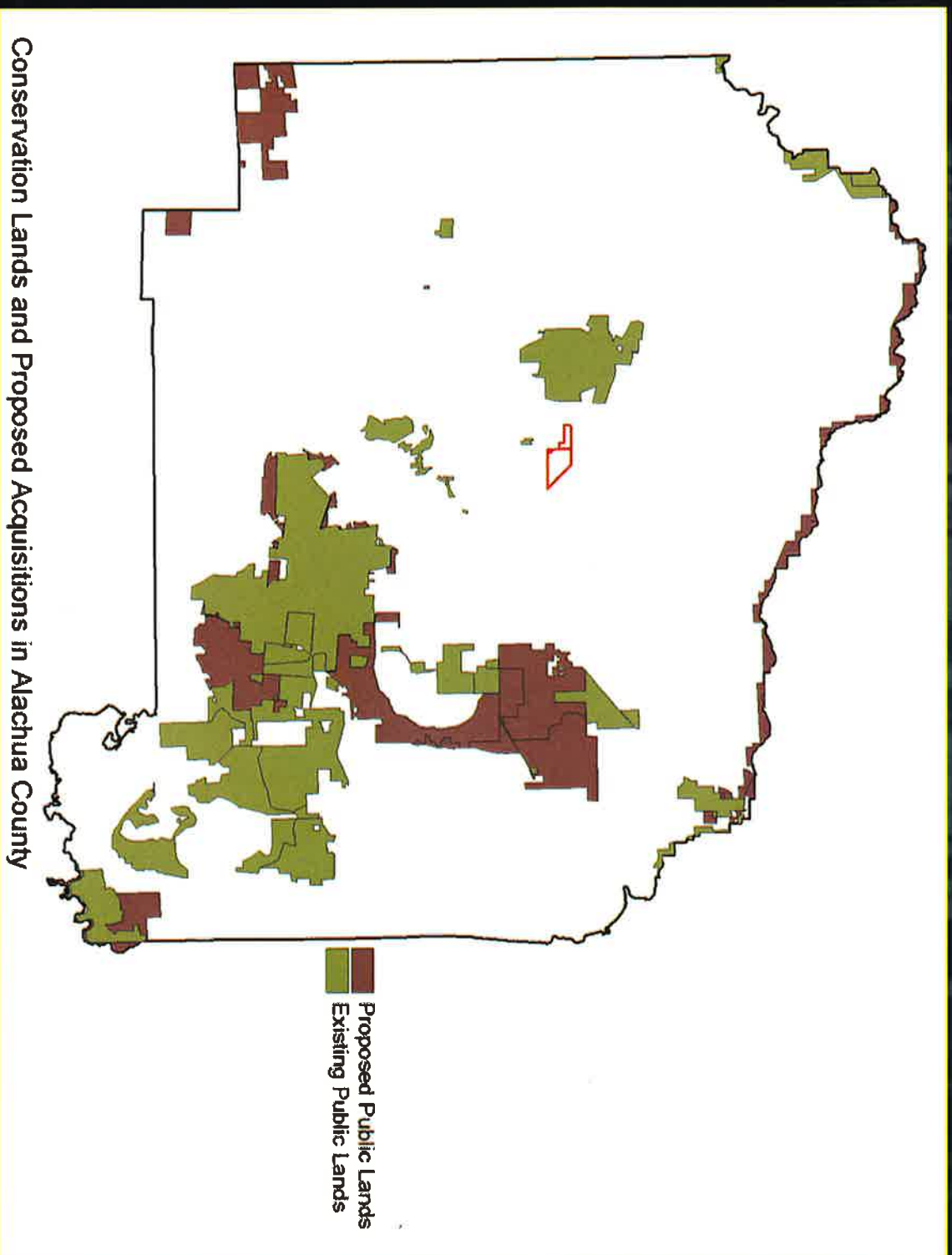
A. Environmental Program/Approach



Conservation Lands in Alachua County

IV. Pending Issues

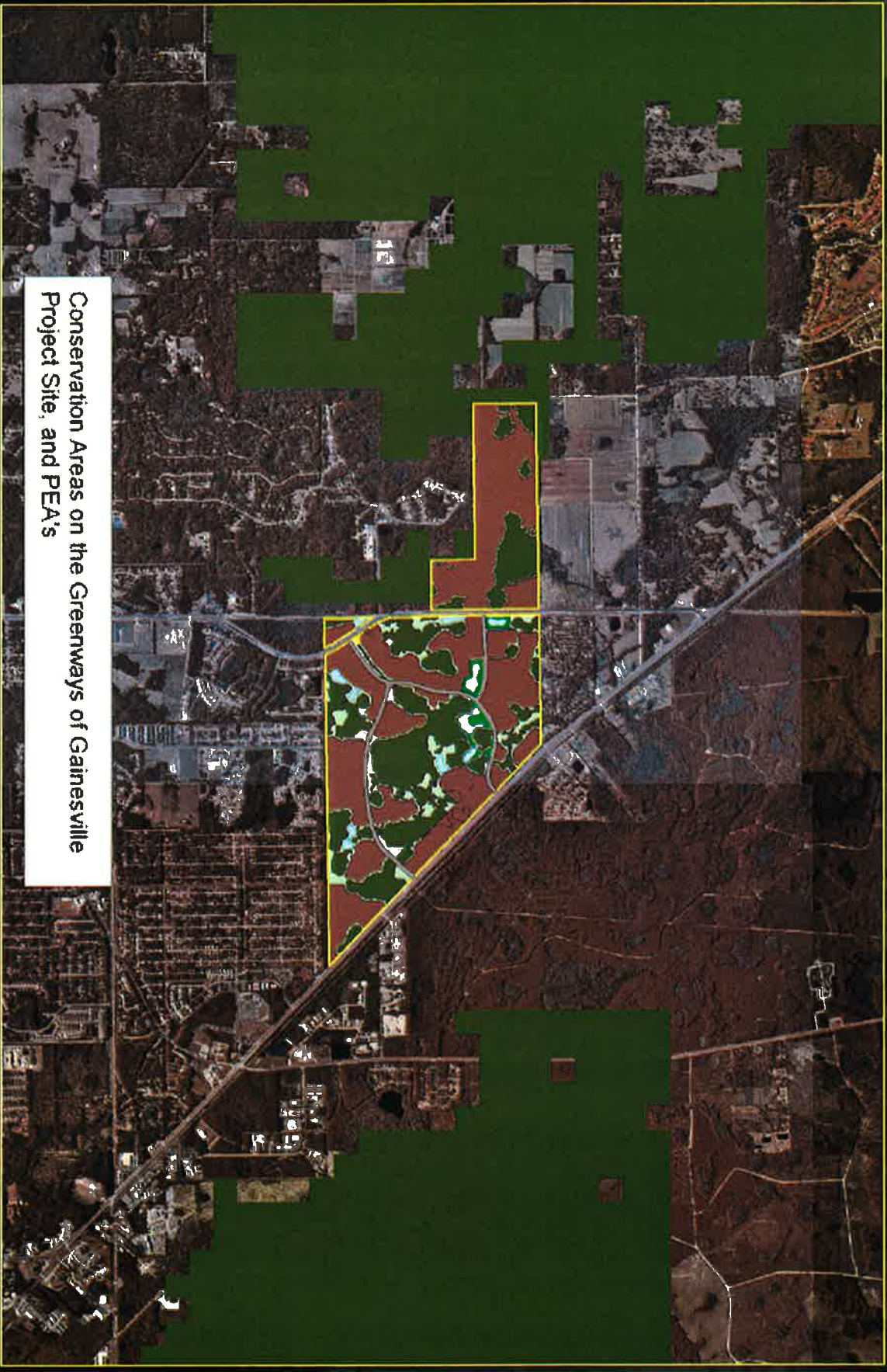
A. Environmental Program / Approach



Conservation Lands and Proposed Acquisitions in Alachua County

IV. Pending Issues

A. Environmental Program/Approach



Conservation Areas on the Greenways of Gainesville
Project Site, and PEA's

THE GREENWAYS OF GAINESVILLE

IV. Pending Issues
A. Environmental Program/Approach
Stormwater Management System



IV. Pending Issues

A. Environmental Program/Approach

Stormwater Management System

- Water quality treatment will be provided within upland areas prior to wetland/downstream system discharge
- Wetland systems located wholly on-site will be utilized as part of the rate attenuation system to reduce post-developed rates to pre-developed conditions for off-site discharge
- There will be no development within designated flood prone areas resulting from the 100-year storm event (exceptions-stormwater management facilities and trail amenities)

IV. Pending Issues

A. Environmental Program / Approach Stormwater Management System

- There is an agreement to provide a hydro-period analysis of the largest on-site wetland system as part of the DRI process
- There is an agreement to provide a water quality monitoring program

IV. Pending Issues

B. Transportation Program / Approach

IV. Pending Issues

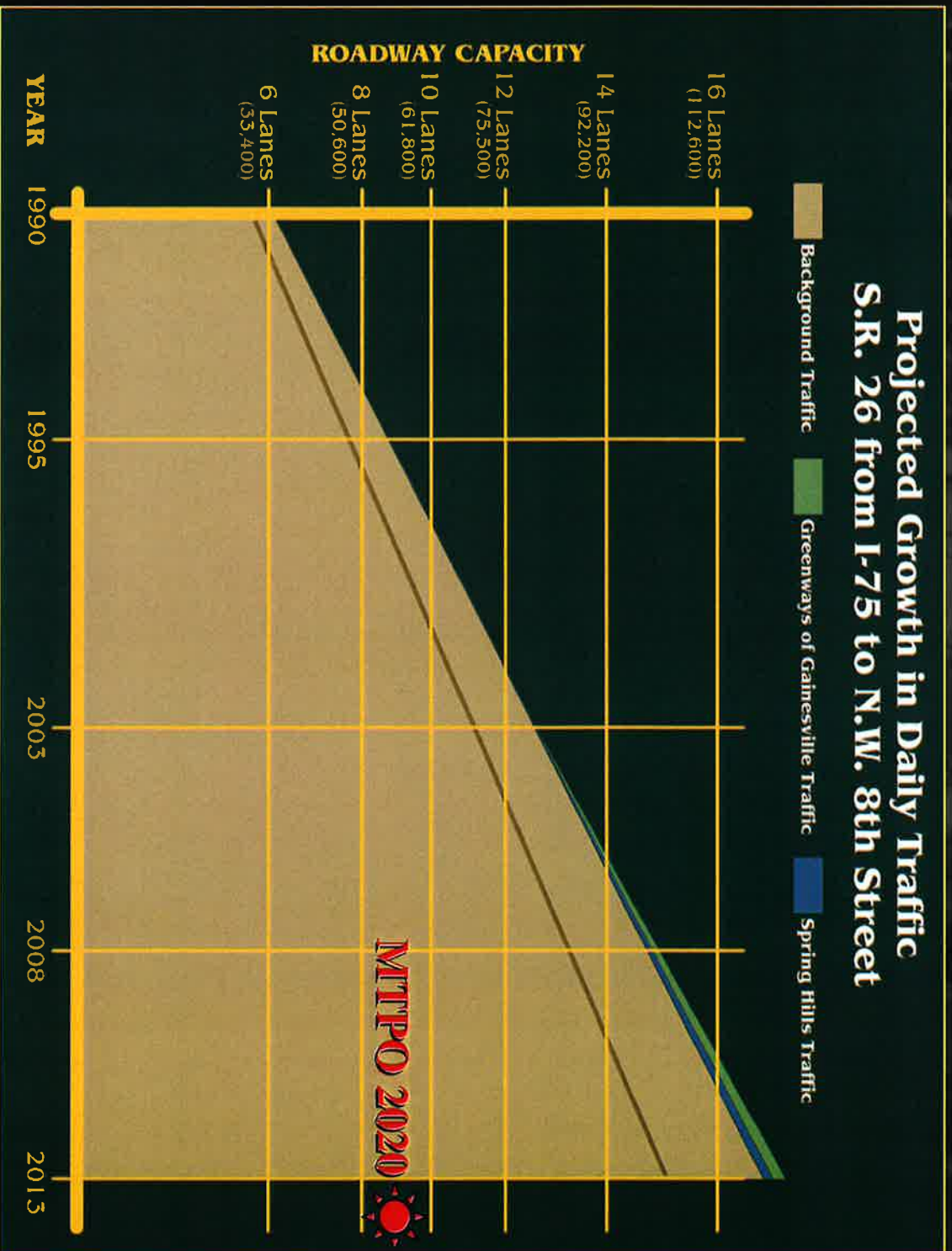
B. Transportation Program/Approach Transportation Approach

- Phases: 2003, 2008, 2013
- Forecast future traffic volumes
- Identify improvement needs
- Development Order conditions

IV. Pending Issues

B. Transportation Program / Approach

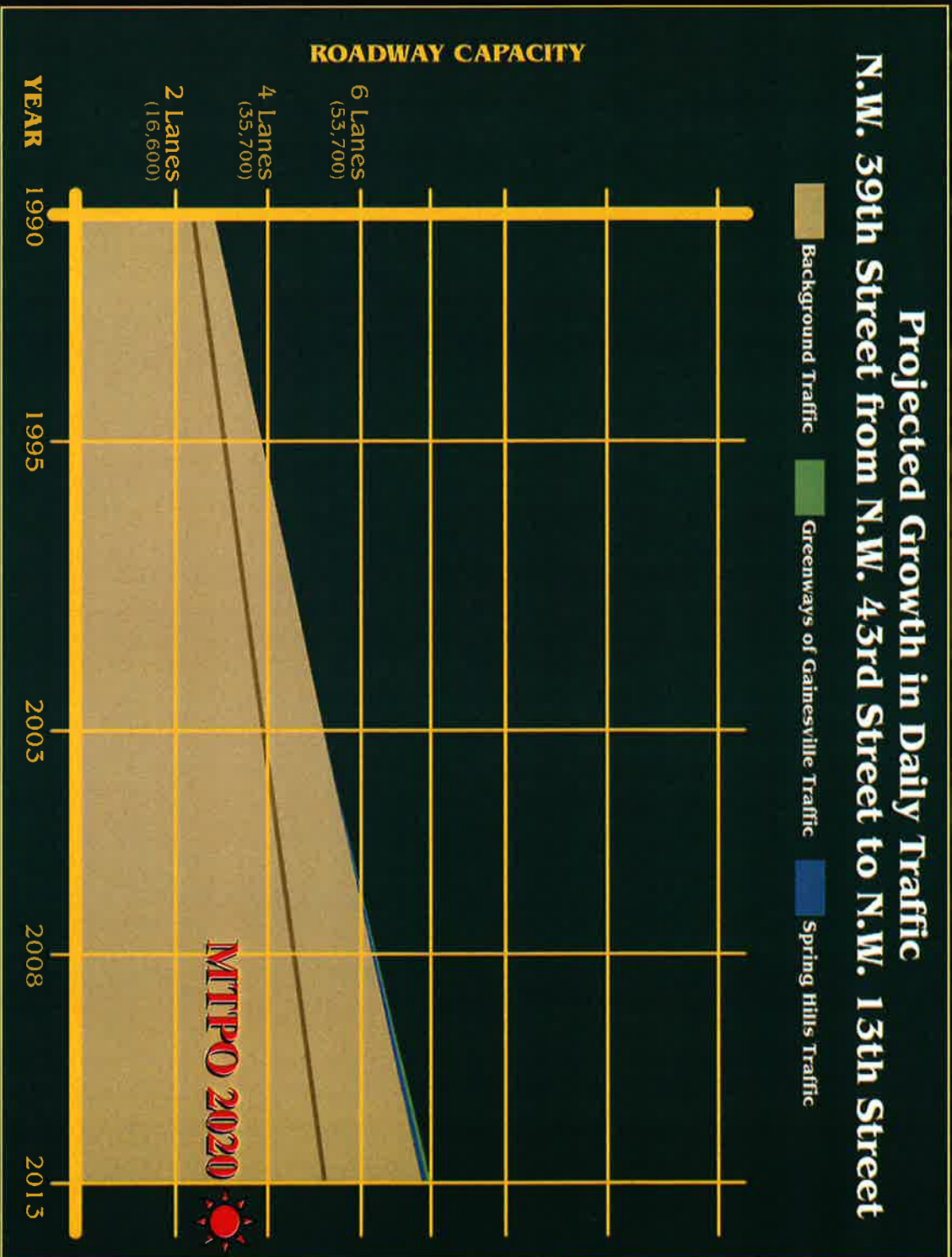
Projected Growth in Daily Traffic
S.R. 26 from I-75 to N.W. 8th Street



IV. Pending Issues

B. Transportation Program / Approach

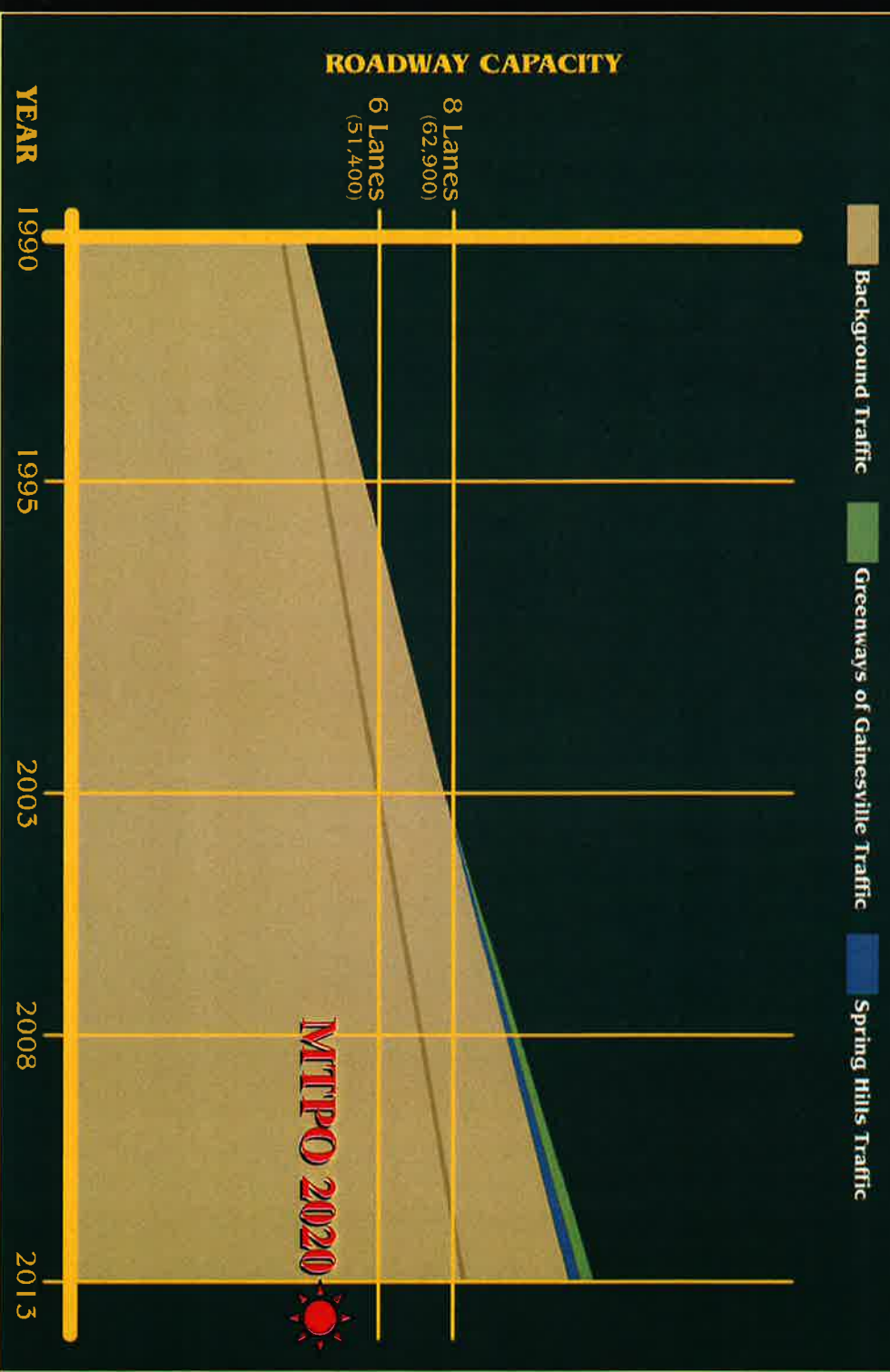
Projected Growth in Daily Traffic N.W. 39th Street from N.W. 43rd Street to N.W. 13th Street



IV. Pending Issues

B. Transportation Program / Approach

Projected Growth in Daily Traffic
N.W. 34th Street from Archer Road to University Avenue

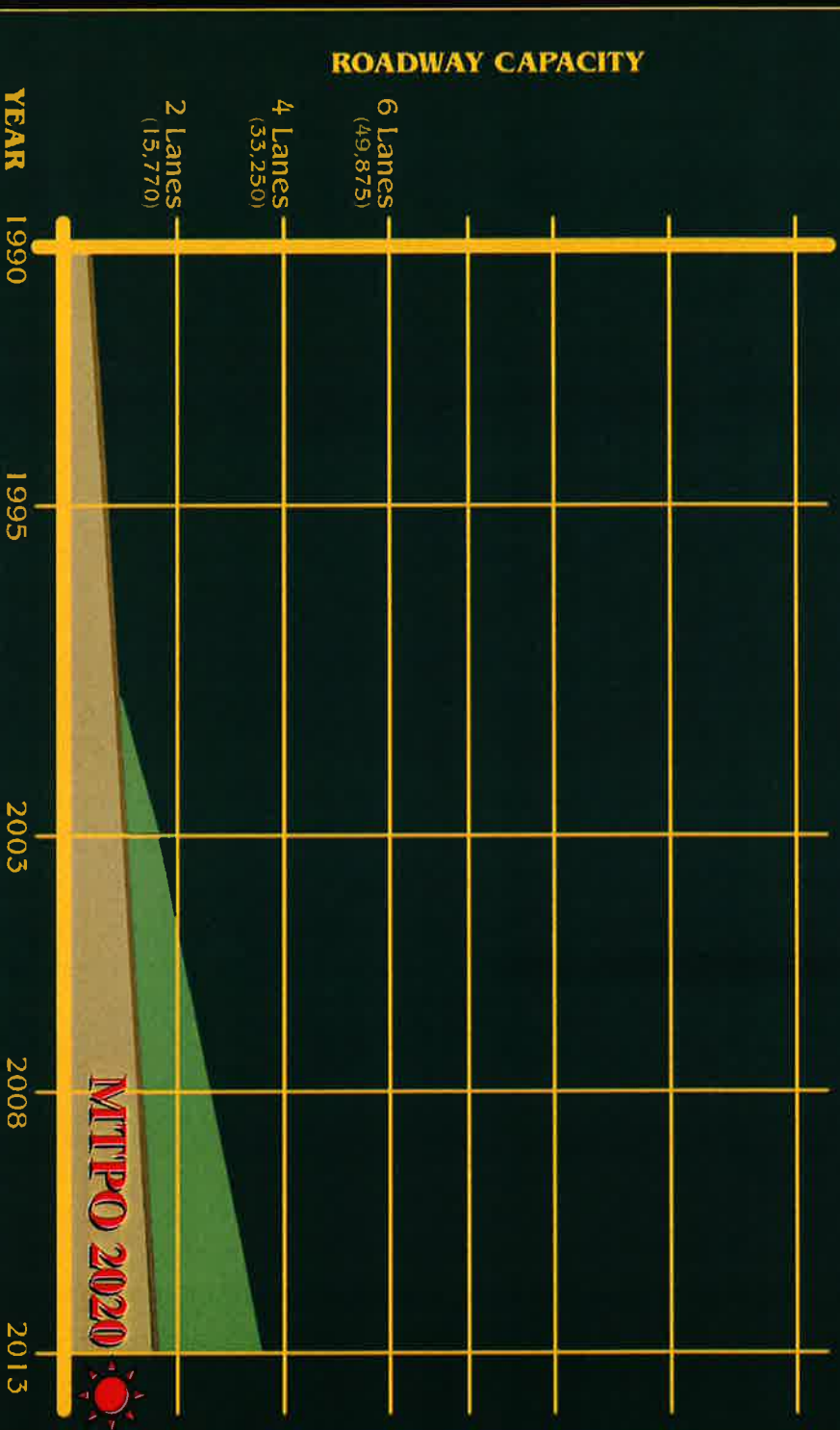


IV. Pending Issues

B. Transportation Program / Approach

Projected Growth in Daily Traffic
N.W. 43rd Street from N.W. 53rd Street to U.S. 441

Background Traffic Greenways of Gainesville Traffic

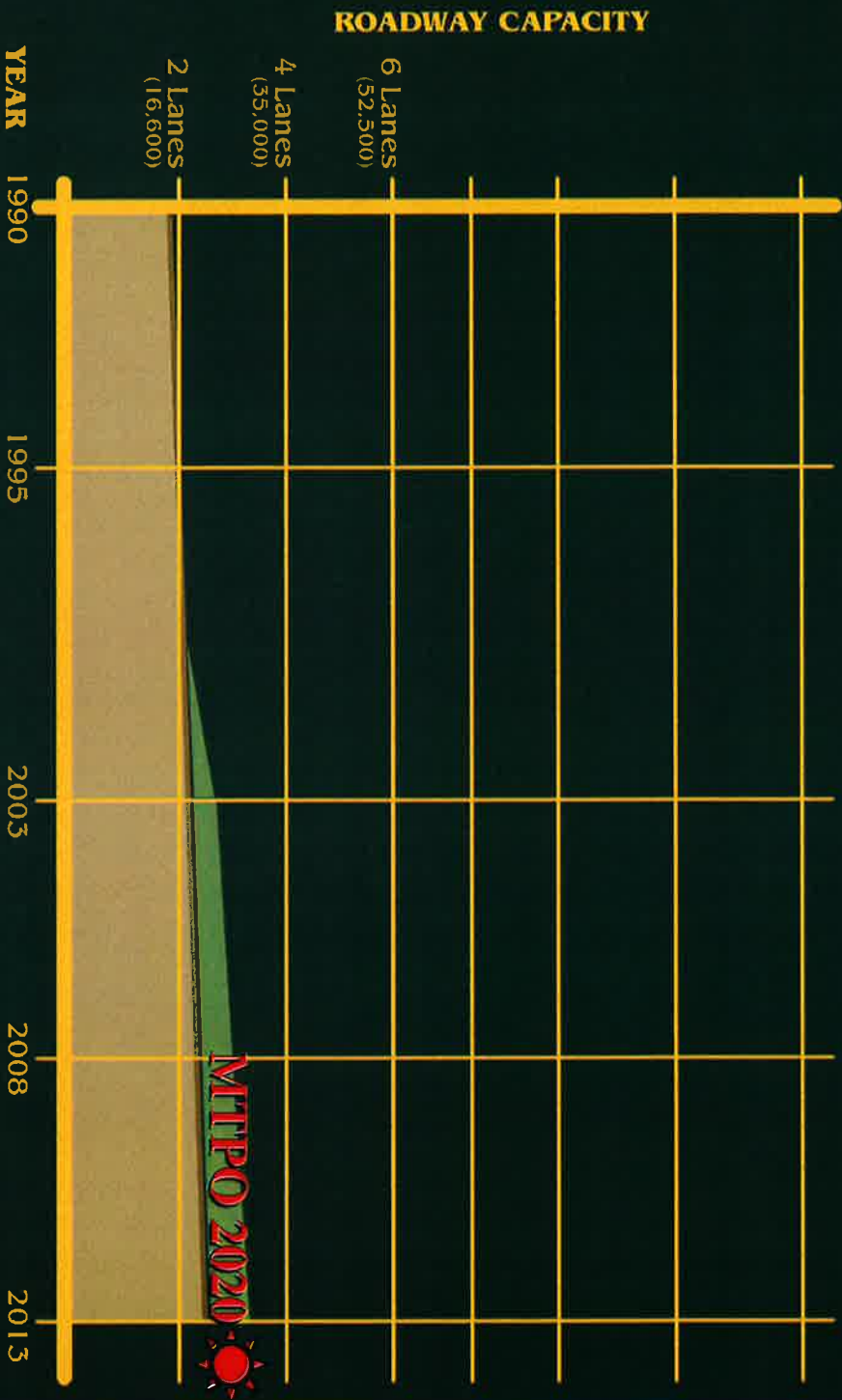


IV. Pending Issues

B. Transportation Program / Approach

Projected Growth in Daily Traffic
U.S. 441 from N.W. 23rd Street to G.M.A. Boundary

Background Traffic Greenways of Gainesville Traffic



IV. Pending Issues

B. Transportation Program/Approach Development Order Conditions

- Manage public risk
- Manage private risk
- Balance public/private risk

IV. Pending Issues

B. Transportation Program/Approach

Net External Daily Trip Ends by Phase

Phase 1 Trips (2003)	12,400
Phase 2 Trips (2008)	16,200
Phase 3 Trips (2013)	21,200
<hr/>	
Total Trips	49,800

IV. Pending Issues

B. Transportation Program/Approach Approach

- **Phase 1**
 - » Program size to be financially feasible
 - » No road widenings; intersection improvements
 - » Pay proportionate share of improvements
- **Phases 2 and 3**
 - » Require monitoring of actual traffic conditions
 - » Require new traffic studies and new Development Order conditions prior to starting Phases 2 and 3
- Not require road improvements that conflict with City's Comprehensive Plan

IV. Pending Issues

B. Transportation Program / Approach Status

- Two workshop meetings with staff
- Agreed on approach to Development Order conditions
- Agreed on forecasted volumes to use in analyses
- Staff has requested more detailed analyses of 18 segments for Phases 1, 2 and 3
- Collect data and provide additional data within one month
- For identified improvements, calculate Greenways' proportionate share contribution
- Prepare Development Order conditions



**THE GREENWAYS
OF GAINESVILLE
City Commission
Workshop**

February 7, 2000