

**Gainesville Mixed Use on
NW 13th Street**
*Planned Development Amendment
Justification Report*

Prepared for Submittal to:
City of Gainesville, Florida

Prepared on Behalf of:
RB Gainesville NW 3rd Avenue LLC
RBLWP Parcel D, LLC

Prepared by:



PN 13-0305

Exhibit "D" to Ordinance No. 130515
(20 pages)

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**GAINESVILLE MIXED USE ON NW 13TH STREET
PLANNED DEVELOPMENT (PD) AMENDMENT REPORT**

Submitted in accordance with the requirements of
City of Gainesville, Land Development Code (LDC)
Sections 30-211, 213, 214, 216, 217, 218, 219, and 221

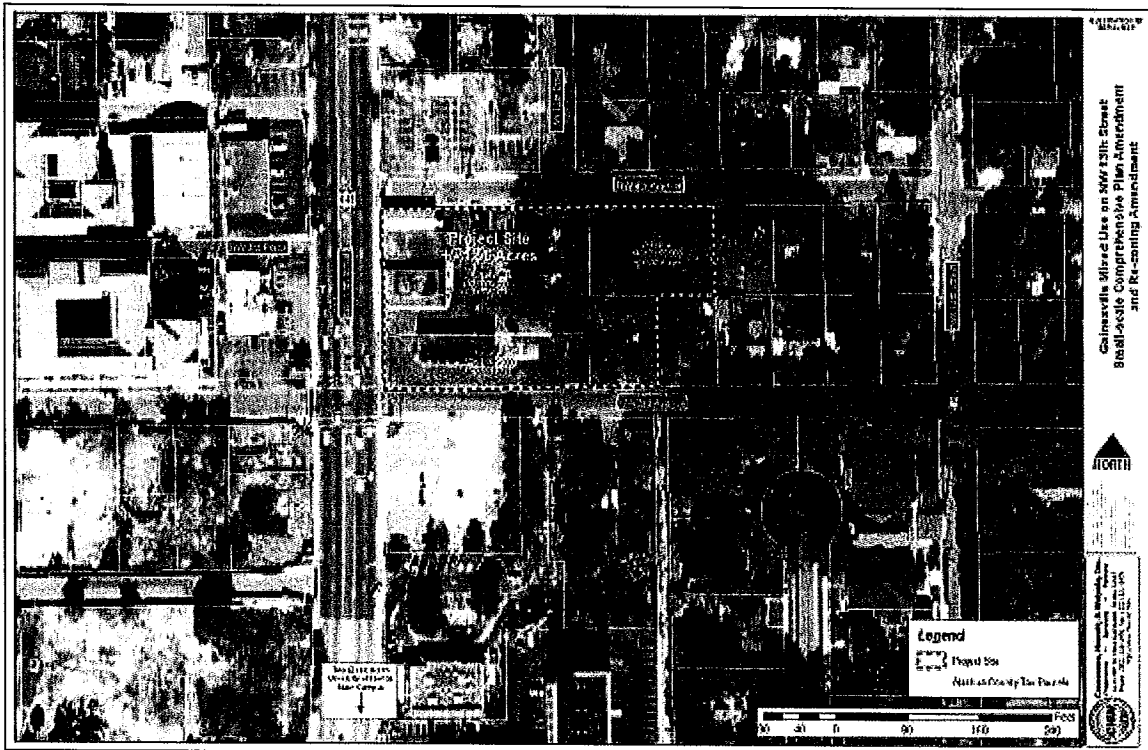
Section 30-214(3)c.2.(i) Purpose and Intent

The Gainesville Mixed Use on NW 13th Street Planned Development (PD) was approved on January 19, 2012. Together with the Planned Use District (PUD) Future Land Use (FLU) designation that was approved for the ±1.5 acre site, the PD 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

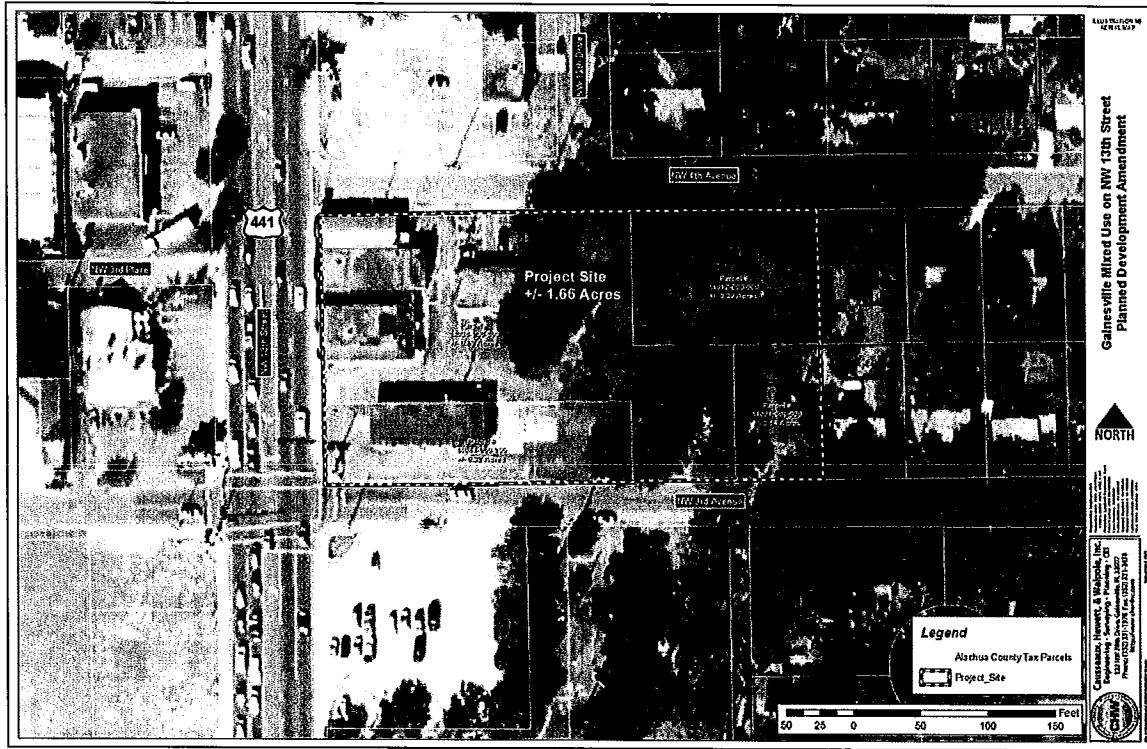
*Up to 15,000 sq. ft. of the office can be exchanged for residential units / bedrooms to achieve the maximum number shown

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



Map 1: Approved PD Boundary

The proposed PD amendment will add tax parcel 14021-000-000 and increase the overall PD size by 0.14 acres. The proposed PD 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/104 feet to 85 feet. To compensate for the building height reduction, the 85 ft. tall 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 60 ft. tall 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 PD amendment and accompanying PUD comprehensive plan amendment will slightly change the entitlements for the project. The proposed entitlements are as follows:

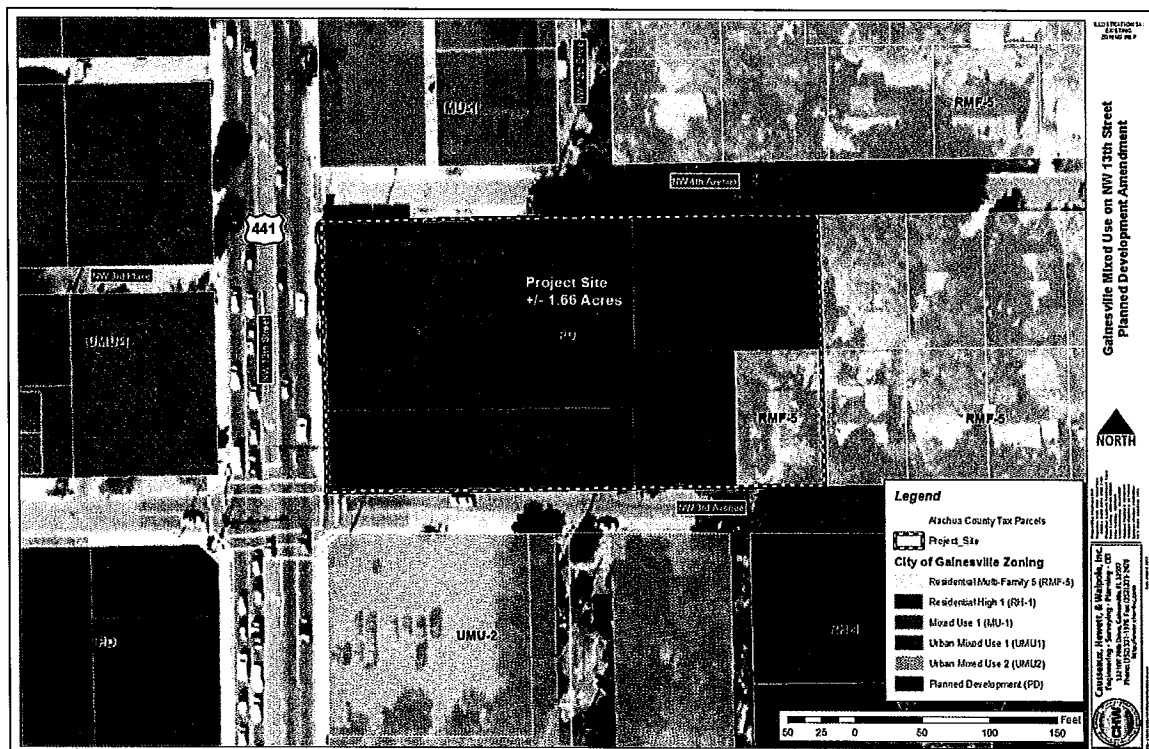
Multi-Family Residential Units:	202 units
Multi-Family Residential Bedrooms:	555 bedrooms
Non-Residential Development:	26,000 sq. ft.

The proposed entitlements represent an increase of only 11 multi-family residential units and 293 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 PD 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 PD.

A single-family residential structure is currently located on the parcel being added to the PD. This structure will be relocated to a location approved by the City's Historic Preservation Board.

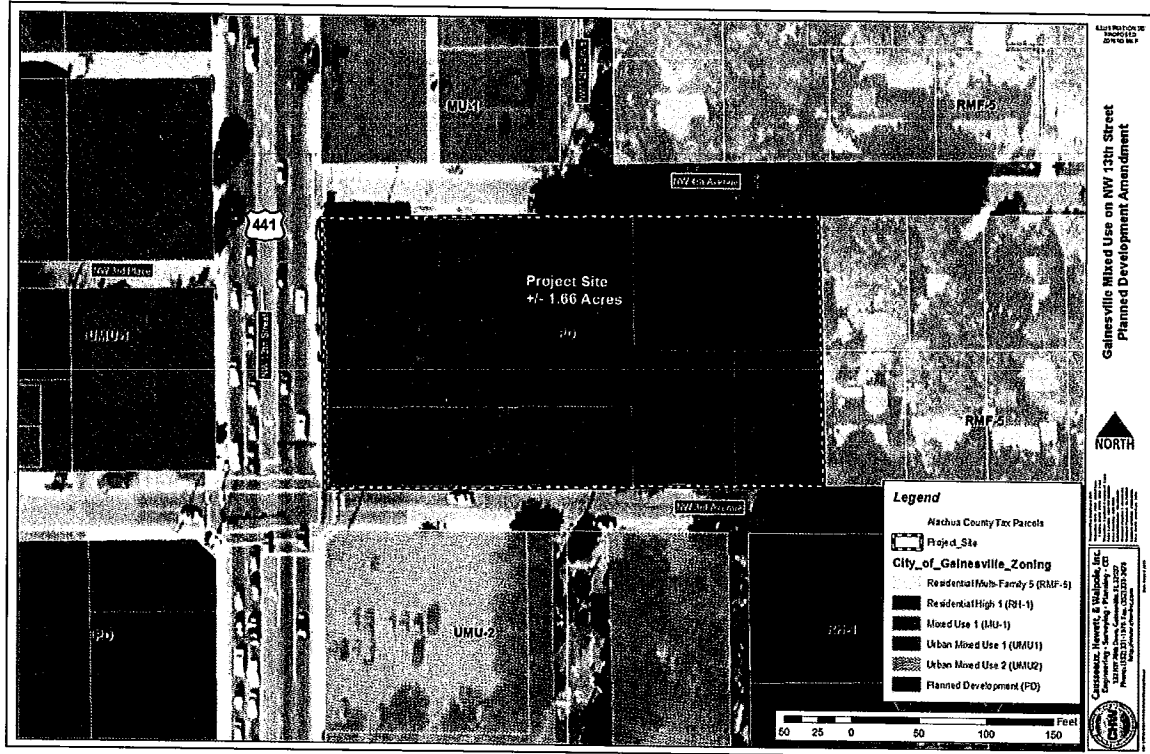
As a result of the proposed PD amendment, the building footprint will expand farther into the site's eastern portion. The surface parking lot that was planned in the northeastern corner of the site will be eliminated and all parking will be contained within the parking garage. Additionally, the line 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 be 85 feet. All of these changes are shown on the revised PD Layout Plan submitted as part of this application.

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



Map 3. Existing Zoning Map

As shown on Map 4, adding this parcel to the PD will create a more definitive and distinctive boundary between the PD district and the adjacent residential zoning district to the east. The other three sides of the PD site are located adjacent to Urban Mixed Use 2 (currently permitted for up to 8 stories), Urban Mixed Use 1 (currently permitted for up to 6 stories), and Mixed Use 1 (currently permitted for up to 5 stories), zoning designations that all allow building heights of five (5) to eight (8) stories and a wide mixture of uses.



Map 4: Proposed Zoning Map

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Mixed Use Low / Residential Low Density	MU-1 / RMF-5
East	Residential Low Density	RMF-5
South	Urban Mixed Use - 2	UMU-2
West	Urban Mixed Use - 1	UMU-1

The proposed PD amendment continues to support sustainable urban and regional planning principles by providing multi-story, mixed-use development along the US 441 corridor and promotes a visually appealing and engaging streetscape. The approved PD and the proposed PD amendment 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 subject parcel is located along NW 13th Street/US 441, on the third (3rd) 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 13th Street and University Avenue corridors.

Section 30-214(3)c.2.(ii) Statistical Information

Table 2: Statistical Information

<i>Description</i>	<i>PD Total Area (maximum, unless otherwise noted)</i>
Total Site Acreage	± 1.67
Maximum building coverage	100%
Maximum impervious ground coverage	100%
Maximum number of dwelling units (du/ac)	202 (121 du/ac)
Proposed number of dwelling units (du/ac)	202 (121 du/ac)
A listing of nonresidential land uses by type and size (gross floor area)	Commercial / Office – 26,000 sq. ft.
<i>The maximum acreage of each use area</i>	
See PD Layout Map	
<i>The areas of land devoted to:</i>	
Publicly owned usable open space	0% (Percentage of total site area)
Publicly owned recreational areas	0% (Percentage of total site area)
Publicly owned plazas	0% (Percentage of total site area)
Common area usable open space	0% (Percentage of total site area)
Common area plazas	0% (Percentage of total site area)

Section 30-214(3)c.2.(iii) Stormwater Management Plan

The project site is located along a densely populated, urbanized section of NW 13th Street/US 441. Stormwater Management Facilities (SMFs) will be located under the proposed structure and its internal parking garage. The SMF will address site runoff and water quality concerns in accordance with City of Gainesville and St. Johns River Water Management District requirements.

Section 30-214(3)c.2.(iv) Design Standards

The building utilizes an internal parking garage that may be accessed from both NW 3rd and NW 4th Avenues via an access tunnel. The parking garage serves non-residential use patrons and employees as well as residents. The access tunnel also contains loading facilities where service vehicles enter the access tunnel by turning left off of NW 3rd Avenue, unload items, and then exit the site by turning onto NW 4th Avenue. The parking garage remains fully operational during loading periods so cars and pedestrians can easily maneuver within the structure while loading vehicles are present, without blocking public streets.

The parking garage's ground floor is intended to be used by non-residential use patrons while the second through fifth floors are intended for residents. Additionally, solid waste receptacles are contained in the access tunnel and will be designed to accommodate waste collection vehicles.

The non-residential uses will be located on the first floor. The non-residential uses will not extend beyond the western right-of-way line for NW 12th Drive. Residential uses will begin on the second floor.

Section 30-214(3)c.2.(v) Development Schedule

The proposed development will not be phased, since the site contains a single structure. The following table lists the proposed uses and their intensities.

Table 3: Development Schedule

<i>Use</i>	<i>Intensity/Density</i>
Multi-Family Residential	202 units / 555 bedrooms
Non-Residential Uses	26,000 sq. ft.

NOTE: The Leasing Office will not count against the permitted non-residential square footage

Section 30-214(3)c.2.(vi) Unified Signage Plan

The project shall conform to the City of Gainesville's sign regulations stipulated in LDC Article IX, Division 1.

Section 30-214(3)c.2.(vii) Enumeration of Differences

The parcel being added to the PD is currently zoned RMF-5 and allows for one (1) residential unit. The proposed PD Amendment will allow the Gainesville Mixed Use on 13th Street PD entitlements to extend to this property. The proposed PD amendment will also slightly increase the approved residential entitlements by 11 units / 293 bedrooms. The 5,000 sq. ft. minimum and 20,000 sq. ft. maximum for Office use is eliminated and the non-residential uses remain the same at 26,000 sq. ft.

Section 30-211(b)(1-7) PD Objectives

- (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.*

Response: The Gainesville Mixed Use on NW 13th Street PD is a vertical mixed-use building. The structure contains ground floor non-residential uses (floors 1 & 2) and residential units above. The ground floor uses will have entrances that face the adjacent sidewalks. Wide sidewalks accommodate street furniture, lighting, and pedestrians. Building setbacks are shallow to create the pedestrian realm and minimize the distance pedestrians must travel between the street and store front. Finally, an internal parking garage is available for residents, tenants, and patrons. A sidewalk will be provided through the parking garage to provide a pedestrian connection between NW 3rd Avenue and NW 4th Street.

- (2) *Provide flexibility to meet changing needs, technologies, economics and consumer preferences.*

Response: The development contains a variety of uses that address the area residents' needs, as well as the building's residents. Targeted tenants for the non-residential space 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.

- (3) *Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features and scenic vistas.*

Response: The existing developed site is largely denuded of features. The intent is to maximize use, i.e. building footprint, on the relatively small site. Trees that are removed will be mitigated for in accordance with the City of Gainesville's Land Development Code.

- (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.*

Response: Vertical mixed use is the highest and best use of land. This proposed development pattern minimizes utility networks while maximizing shared facilities. Therefore, the potential redevelopment promotes economical development patterns.

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

Response: Since the entire site is composed of a single mixed-use structure, the site is planned comprehensively, allowing for a cohesive amalgamation of uses that residents will enjoy without reliance on automobiles. Maximizing the site's redevelopment potential is a prime example of infill development within the City of Gainesville's core area.

- (6) *Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.*

Response: The currently approved PD ensures that vernacular elements are incorporated into the project's design. Some examples include establishing architectural rhythm through the placement, size, and repetition of windows and balconies, and matching setbacks, roof pitches, and other features to replicate similar building massing. The applicant is not proposing to change these elements of the approved PD.

- (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 façades that face the street, and formal landscaping along streets and sidewalks.

Response: Many traditional features that promote quality of life are incorporated into the project's design. The building's ground floor is pedestrian scale, and contains non-residential uses that front NW 13th Street, and NW 3rd and 4th Avenues. Shallow building setbacks, wide sidewalks, and appropriate street furniture and lighting enhance the pedestrian experience. The internal parking garage eliminates the need for surface parking. The parking garage may be accessed along both NW 3rd and NW 4th Avenues through an internal tunnel to prevent congestion along public streets.

Section 30-213 – Minimum Criteria for Planned Development

The City of Gainesville's and community vision includes mixed-use redevelopment along the NW 13th Street and University Avenue corridors. The developer shares this vision and anticipates the subject parcel's redevelopment will be a catalyst inspiring additional redevelopment in the area.

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 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.

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.

Sec. 30-216 – Requirements & Evaluation of Planned Development

(1) CONFORMANCE

A. CONFORMANCE WITH PD OBJECTIVES

This application is consistent with the PD Objectives set forth in the City of Gainesville Land Development Code. Please refer to this report's *Section 30-211(b)(1-7), PD Objectives* for more detailed information on how this application conforms with the PD Objectives.

B. CONFORMANCE WITH THE CITY OF GAINESVILLE COMPREHENSIVE PLAN

i. Future Land Use Element

The Gainesville Mixed Use on NW 13th Street 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 13th Street will both foster compact development within the City of Gainesville's urban core and promote transportation choices. The 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 13th 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 13th 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 PD and the proposed 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 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 13th Street (US 441) corridor.

ii. Transportation Mobility Element

Gainesville Mixed Use on NW 13th Street 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 3rd and NW 4th Avenues will serve the site. Finally, an access tunnel connecting NW 3rd and NW 4th 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 13th Street /US 441 and aligning the access tunnel with NW 12th 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 13th 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 13th 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 13th Street from NW 3rd Avenue to NW 5th Avenue along the existing center turn lane. Another condition requires the owner / developer to improve NW 12th Drive from NW 4th Avenue to NW 5th Avenue to handle the projected traffic. The owner / developer is also required to construct a sidewalk along one side of NW 12th Drive. The applicant is not proposing to change or remove these conditions.

iii. Housing Element

The Gainesville Mixed Use on NW 13th Street development 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.

iv. Potable Water/Wastewater Management Element

The Gainesville Mixed Use on NW 13th Street 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.

v. Solid Waste Element

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 solid waste system. The 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.

vi. 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.

vii. Public Schools Facilities Element

Since the residential market targeted by Gainesville Mixed Use on NW 13th 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.

viii. 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 13th Street incorporates an internal parking garage that is accessible from both NW 3rd and 4th Avenues. The garage will allow for delivery vehicles', patrons', and residents' convenient access.

The approved 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.

ix. Conservation Element

The proposed site is in the City of Gainesville's urban core, located on NW 13th 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.

(2) CONCURRENCY

As stated earlier in this report, the proposed PD amendment will increase multi-family residential units 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 PD were analyzed at the time of the original approval. The minimal increase resulting from this proposed amendment, 11 residential units, will be used in the public facility impact calculations provided in this section.

Transportation

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

Additionally, revised traffic calculations are submitted as part of this 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.

Potable Water

Table 4: Projected Potable Water Impact

System Category	Gallons Per Day
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
Residual Capacity After Proposed Amendment	27,894,588

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

Sanitary Sewer

Table 5: Projected Sanitary Sewer Impact

System Category	Gallons Day
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
Residual Capacity After Proposed Amendment	999,942

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

Solid Waste

Table 6: Projected Solid Waste Impact

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

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

Public Schools

Table 7: Projected Public School Impact

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

Conclusion: It is not anticipated that the proposed PD amendment 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 this application package. The School Board of Alachua County will provide comments on the student generation rates and school capacities.

(3) *INTERNAL COMPATIBILITY*

The Gainesville Mixed-use on NW 13th Street project is designed to optimize cohesion among uses within a single building. The non-residential uses are intended to support the modest quantity of residential units. Residents are anticipated to shop and work within the building or within the immediate vicinity, which reduces the need for an automobile.

Site circulation enhances this idea by creating an internal parking garage for residents, tenants, and patrons alike. Non-residential uses' employees and customers will park on the ground floor while tenants will park on the remaining floors above.

(4) *EXTERNAL COMPATIBILITY*

A. *Compatible Uses*

The Gainesville Mixed Use on NW 13th Street project brings a variety of uses to the NW 13th Street and University Avenue corridors. The non-residential uses are specifically targeted towards area residents, and faculty, staff, and students that frequent UF, SFC, and Shands/VA. The modest residential component will encourage a lifestyle that will reduce vehicle trips traveled and emissions while increasing urban density that is required to support transit. Additionally, the project will serve as a catalyst for redevelopment in the area.

B. *Development Design*

The ±1.7-acre site consists of a vertical mixed-use structure located on NW 13th Street. The ground floor includes non-residential uses and access to an internal parking garage. Residential uses will begin on the second floor and go to the top floor. Careful design considerations insure that light and noise impacts are minimized on 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.

C. *Traffic Circulation*

The site fronts NW 13th Street with main access to the internal parking garage on both NW 4th Avenue to the north and NW 3rd Avenue to the south. The internal parking garage is available to employees, tenants, and patrons. Parking for non-residential uses will be on the first level of the garage. Residential parking will be above on the remaining levels. Loading and waste collection vehicles will access the site through the access tunnel while maintaining access for other vehicles.

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

D. *Density and Intensity*

The Gainesville Mixed Use on NW 13th Street Planned Development (PD) was approved on January 19, 2012. Together with the Planned Use District (PUD) Future Land Use (FLU) designation that was approved for the ±1.5 acre site, the PD 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 parcel added through the proposed PD amendment 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 PD amendment and accompanying PUD comprehensive plan amendment will change the entitlements for the project. The proposed entitlements are as follows:

Multi-Family Residential Units:	202 units
Multi-Family Residential Bedrooms:	555 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 PD 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 PD.

(5) *INTENSITY OF DEVELOPMENT*

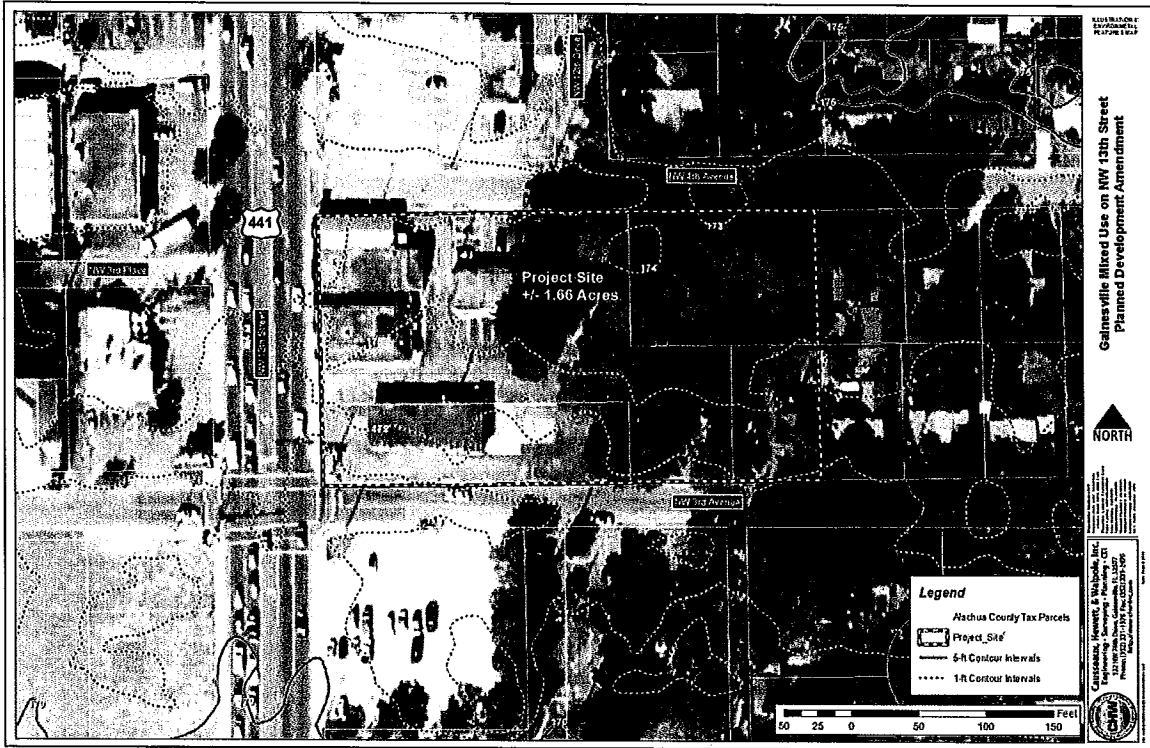
See response to “D. Density and Intensity” above.

(6) *USABLE OPEN SPACES, PLAZAS AND RECREATION AREAS*

The building footprint will occupy the majority of the relatively small site. Pedestrian and urban areas will be provided between the building and adjacent street right-of-ways within the building setbacks. These areas will increase pedestrian accessibility and create a pedestrian scale for the multi-level building.

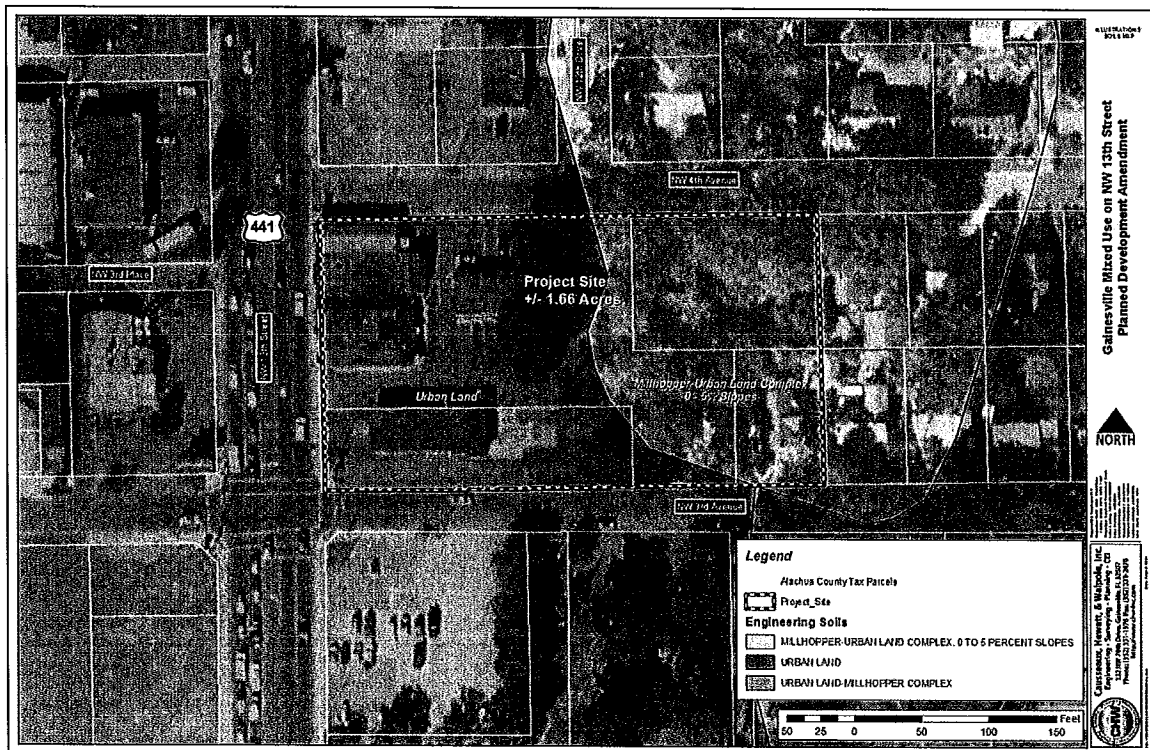
(7) *ENVIRONMENTAL CONSTRAINTS*

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 types on-site are Urban Land and 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

(8) *EXTERNAL TRANSPORTATION ACCESS*

As stated throughout this report, the site fronts NW 13th Street and primary access points are located along NW 3rd and NW 4th Avenues. All site access will meet the standards set forth in the City's LDC Article IX and Chapter 23. An existing PD condition requires that the owner / developer install an FDOT approved traffic separator on NW 13th Street from NW 3rd Avenue to NW 5th Avenue along the existing center turn lane. Another condition requires the owner / developer to improve NW 12th Drive from NW 4th Avenue to NW 5th Avenue to handle the projected traffic. The owner / developer is also required to construct a sidewalk along one side of NW 12th Drive. The applicant is not proposing to change or remove these conditions.

(9) *INTERNAL TRANSPORTATION ACCESS*

The proposed PD amendment will expand the building footprint creating more room for efficient internal traffic circulation patterns within the parking garage. Traffic circulation enhances cohesion among uses through an internal parking garage that is accessed from both NW 3rd and NW 4th Avenues via an access tunnel. The tunnel contains loading facilities for retailer(s), office tenants, and residents where loading vehicles enter the access tunnel via a left-turn off of NW 3rd Avenue, unload items, and then exit the site by turning onto NW 4th Avenue. The parking garage remains fully operational during loading periods as cars and pedestrians can easily maneuver within the structure while loading vehicles are present and not block public streets.

All on-site parking will be accommodated via the parking garage and is available to patrons, tenants, and employees. The parking garage's ground floor is intended to be used by the non-residential uses' patrons and employees, while the remaining levels will be reserved for residential tenants. Additionally, solid waste receptacles are contained in the access tunnel and will be designed to accommodate waste pick-up vehicles.

(10) *PROVISION FOR THE RANGE OF TRANSPORTATION CHOICES*

As stated throughout this report, 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.

Section 30-217 – Unified Control

The applicants are in complete, legal, and unified control of the entire area of the proposed PD. Property deeds have been provided as part of the application materials to demonstrate unified control.

Section 30-218 – Phasing

The proposed development will not be phased, since the site contains a single structure.