

Exhibit B-1 Special Area Plan District, College Park Special Area Plan, University Heights
Special Area Plan - Intent**Special Area Plan District (LDC Sec. 30-80):**

(a) *Purpose.* The special area plan district (SAP) is established for the purpose of implementing special area plans for particular areas through an overlay zoning district. It is intended to operate in conjunction with the underlying zoning district(s) for the area.

(b) *Objectives.* The provisions of this district are intended to:

- (1) Implement a special area plan where needed to facilitate transitions in land uses, reduce traffic circulation conflicts and hazards, encourage private investment in older developed areas, maintain and strengthen the urban fabric and/or improve the general quality of the urban environment.
- (2) Provide for specific design guidelines in locations identified in the comprehensive plan which should be developed in a coordinated manner in order to achieve the goals and objectives of the plan.
- (3) Maximize achievement of the goals and objectives of the comprehensive plan when special problems of an area are identified which require unique measures over and above the usual provisions of this chapter.

College Park Special Area Plan (Appendix A, Section 3, Exhibit B):

Exhibit B. College Park Special Area Plan

Intent

To provide standards for consistent, quality construction which will protect and enhance the stability, scale and pedestrian character of the neighborhood, and promote lasting redevelopment.

University Heights Special Area Plan (Appendix A, Section 6, Exhibit A):

Exhibit A. Special Area Plan for University Heights

I. *Intent.* The City of Gainesville seeks to promote and control preservation and revitalization in this traditional neighborhood. History shows that a few traditional urban design conventions will generate building types and neighborhood conventions will generate building types and neighborhood forms which allow profitable, positive infill and change which strengthen property values and appearance, and which offer a high quality of life. These conventions are derived from many sources in planning literature including: *Civic Art* by Hegeman and Peets, *Great Streets* by Allan B. Jacobs, *The New Urbanism* by Peter Katz, and *ALA Graphic Standards, 9th Edition*.

This Code establishes standards for land development in order to:

1. Preserve and extend the historic neighborhood character through the design and placement of building types and public spaces.
2. Create high-quality street spaces by using buildings to form a pleasant, convenient and safe environment designed for pedestrians, bicyclists, public transit and motorists.
3. Enhance the viability of local businesses and reduce car travel demand by focusing growth in appropriate locations.
4. Provide a measure of predictability to property owners and occupants about what may be built on their land or their neighbors' property, yet allow for a market-driven mixture of land uses.
5. Encourage a wide range of building types and sizes that will offer a measure of self-sufficiency and sustainability, and adapt gracefully to change over time.
6. Make the neighborhood a pleasant place to live, that will attract a mix of long-term residents reflecting the composition of the university community and adjacent neighborhoods.