

PB-11-00008 (13th Street Mixed Use PD)

Technical Review Committee Comments:

Planning Comments (Approvable with conditions)
Scott Wright, Senior Planner, 334-5023

1. Draft PD conditions have been provided as a separate document.
2. Please revise the PD Layout Map to show the various height limits (in feet).
3. Please revise the elevations to reflect the recommendations of the Preservation Planner and the Historic Preservation Board.
4. All new documents will need to be received by March 3 in order for staff to evaluate them and provide them to the City Plan Board for the March 24 hearing.

Urban Forestry Comments (Approvable with Conditions)
Earline Lührman, Urban Forestry Inspector, 393-8171

1. The 56" Live oak tree needs to be preserved for this mixed use development. Please remove two parking spaces on each side of the tree so there will be a large landscape island for this high quality heritage Live oak tree. Please include an air and water exchange system to be installed in the paved areas located within 35' of the tree, and utilize pervious pavement within the entire dripline of the tree.
2. Provide street buffers along NW 13th Street, NW 3rd Avenue and NW 4th Avenue. Street trees intended to provide pedestrian shade shall be located in the right-of-way swale or near the sidewalk on private property. The city prefers street trees between the curb and the sidewalk but recognizes that utilities or space constraints may dictate that street trees shall in some cases be required to be located instead on private property behind the sidewalk.
3. If proposing tree grates along NW 13th Street, NW 3rd Avenue and NW 4th Avenue, street trees shall be proposed on 30' centers along the street frontages.

Community Redevelopment Agency Comments (Approvable with Conditions)
Kelly Huard Fisher, CRA Project Coordinator, 334-2205

1. CRA recommends installing a sidewalk along at least one side 12th Drive. Because there is no curb/gutter on this roadway, and the sidewalk will be located at grade with automobile traffic (which will include large truck traffic), staff recommends the inclusion of a small planting strip between the vehicle travel lanes and the sidewalk

2. CRA recommends saving the 60" heritgate Live Oak. It is our understanding from the applicant that approximately 20 parking spaces will need to be relocated to higher levels of the garage in order for this to happen. Thoughtful design of the structure and the landscaping wall of this development should be employed to save the Live Oak. Due to the urban nature of this location, perhaps it is also appropriate to consider flexibility in the size of the protection zone for this tree. A balanced approach may allow the development to move forward, incorporating and saving the Live Oak

3. CRA recommends that all light fixtures adhere to CRA streetscape standards. Information on light fixtures and other street furniture can be coordinated with CRA staff

Hazardous Materials (ACEPD) Comments (Approvable with Conditions)

Agustin Olmos, Water Resources Supervisor, PE, 264-6800

1. Site is currently closed hazmat regulated facility - ACEPD # 0583-10 CLASSIC CAR WASH II, INC. Location has had a number of commercial facilities on property.

2. Parcel Number 14044-000-000-Former H&Y Car Wash is a documented Petroleum Contaminated Site. Underground storage tanks were removed in 1989 and soil contamination was identified 8-10 feet deep around storage tanks. No further assessment has been performed since tanks were removed. If this parcel is developed in the future, ACEPD recommends soil sampling in the location of the former underground tanks to determine if soil excavation will be necessary prior to site development. Contact Tim Ramsey with ACEPD if you have any further questions. 352-264-6800.

Public Works Recommendation: APPROVABLE (subject to comments)

Comments: STORMWATER MGT Approvable (subject to comments)

Reviewed By: Rick Melzer

Comments: ROADWAY & SITE DESIGN Approvable (subject to comments)

Reviewed By: Rick Melzer

1. Vision triangle issues can be discussed at joint meeting on 2/24/11.

Comments: TRANSPORTATION Approvable (subject to comments)

Reviewed By: Debbie Leistner

1. City staff will meet with the applicant on Thursday 02/24/11 to discuss unresolved transportation issues.

Comments: TRANSIT Approvable (subject to comments)

Reviewed By: Doug Robinson

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1. In the 2/9/2011 response letter the applicant acknowledges the need for a bus stop facility including a bus shelter, bench with back, trash receptacle, bike racks, a leaning rail and other potentially use associated amenities.

Comments: SOLID WASTE No Comment

Comments: SURVEY No Comment