



Planning Department – Legistar 100281D

**EAR Discussion
Concurrency
Management Element
City Commission
9/2/10**

Plan Element Presentation

- **Major Issues**
- **Key Findings**
- **Recommended Changes**

Major Issues Assessment

- **Issue 2: Reduction of Greenhouse Gases**
- **New policies needed to:**
 - Strengthen connectivity requirements











Major Issues Assessment

- **Issue 4: Fund Transportation Choice**

- **New policies needed to:**

Update the standards in each TCEA zone as projects are completed or added

Major Issues Assessment

- **Issue 6: Encourage Infill & Redevelopment in Central & East Gainesville**
- **Policy recommended to:**
Create a special transportation concurrency redevelopment trip credit area for the NW 6th Street corridor

$\frac{1}{4}$ mile radius
around NW 6th St.

NW 13th Street

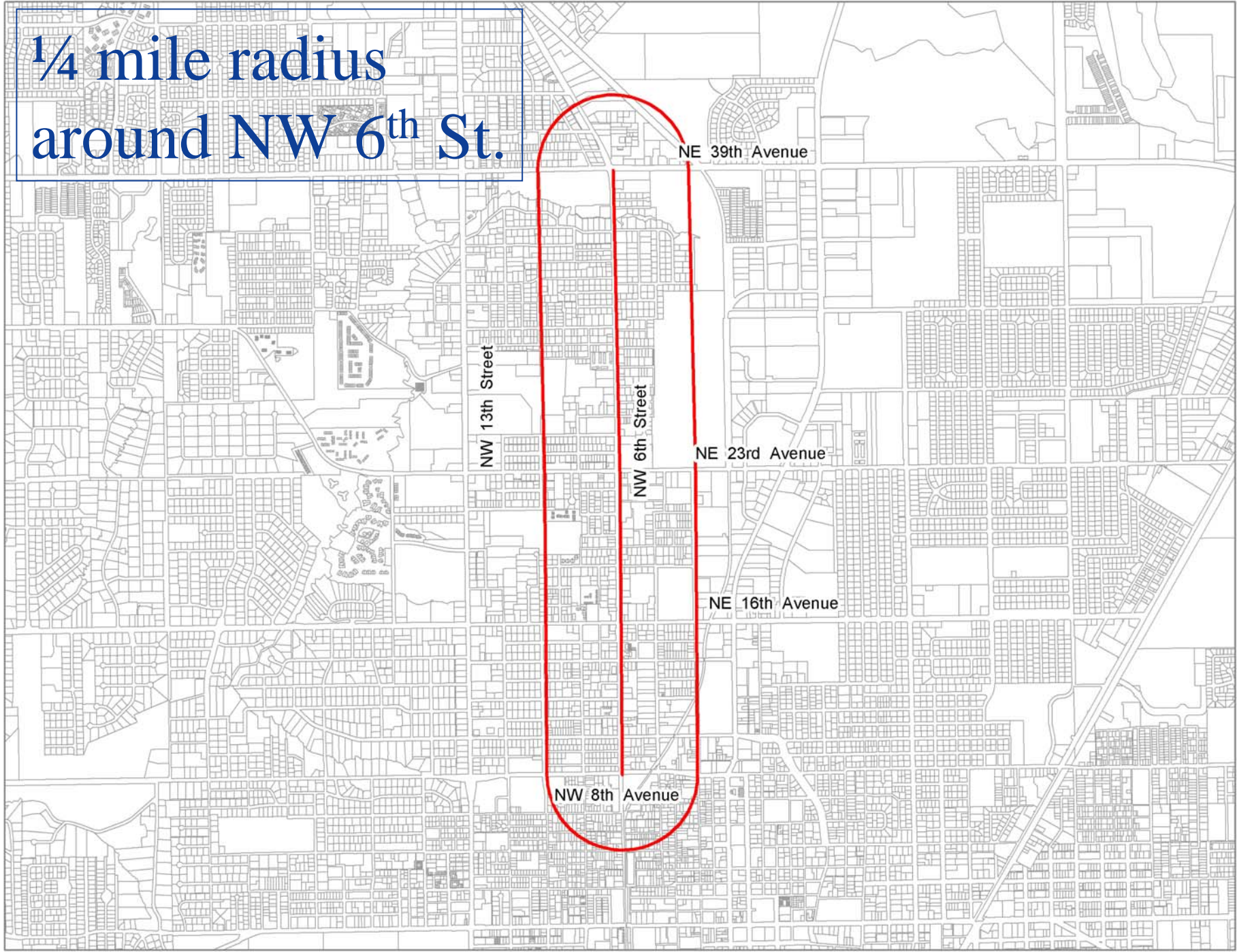
NW 6th Street

NE 39th Avenue

NE 23rd Avenue

NE 16th Avenue

NW 8th Avenue



Key Findings for Concurrency Management Element

- City has substantially met the goals, objectives & policies
- The element substantially updated in 2009
- Several changes recommended to increase clarity and guidance

Recommended Changes – Concurrency Management Element

- Addition of a NW 6th Street special transportation concurrency redevelopment trip credit area
- Add stronger connectivity and stub-out language with guarantees for future connectivity
- Add to and delete from the TCEA zone standards as necessary

Recommended Changes cont. – Concurrency Management Element

- Add new TCEA Zone D standards as annexations west of I-75 occur (Newberry Rd. area)
- Special requirements for car washes
- Minor changes to add clarifying language





OASIS
CARWASH



SELF SERVE

DOG
WASH

Conclusion

- **Discussion & Questions**