



College Park/University Heights Advisory Board to the
Gainesville Community Redevelopment Agency

Memo

To: Barbara Lipscomb, Executive Director, Gainesville Community Redevelopment Agency
From: Brad Pollitt, Chair, College Park/University Heights Advisory Board
CC: College Park/University Heights Advisory Board
Date: 6/15/2005
Re: CPUH Recommendation regarding Urban Mixed Use Land Amendment

At the June 1, 2005 meeting, the College Park/University Heights Advisory Board agreed to provide a recommendation to the City Commission via the Community Redevelopment Agency regarding the new urban mixed-use land use and zoning category set for the June 13 Commission agenda. Because the Community Redevelopment Agency will not meet before the City Commission discusses this matter, we request that you forward this information to the Commission for their consideration.

The College Park/University Heights Advisory Board has agreed to provide our enthusiastic support for the creation of the new urban mixed-use land use and zoning category. The creation of this land use and zoning category is a step forward towards creating our vision for the College Park/University Heights district.

However, the Board has agreed that there is one flaw that needs to be fixed prior to adoption: the density cap of 75 dwelling units per acre. That flaw is potentially fatal, as the scale of construction we envision will be dramatically smaller with this density limitation. While 75 dwelling units per acre sounds big, it is not. Many older multi-family buildings in our district already greatly exceed 75 dwelling units per acre, yet the district does not currently match our ultimate urban vision. Our fear is that the density limitation will result in more suburban-oriented three to four story buildings with surface parking lots, not the urban, mixed use form of development that we see as critical to creating a walkable and sustainable community.

In order to help us reach our shared vision for College Park/University Heights, please increase the density substantially, perhaps up to the same density as the adjacent CCD district.