

Appendix C

Technical Review Committee Conditions

**City Technical Review Committee Conditions and Recommendation
for
Innovation Hub (Petition DB-16-61 SPA) May 3, 2016 Submittal**

Current Planning (Approvable with conditions):

1. The development application and development plan shall be revised so that they are consistent in identifying the legal boundaries of the development site. Proposed development activity is shown on all of what City records show as Parcel 13036-001-001 and a portion of what City records show as Parcel 13036-000-000. **The development application and development plan shall be revised to show all boundaries of parcels, on which proposed development activity is shown and is to occur. The General Notes on Sheet C0.00 shall be revised to address all parcels, on which proposed development activity is shown and is to occur. These are the parcels shown to be impacted: 13036-001-001; 13036-000-000; 13036-001-000; and 13036-002-000 on the revised development plan submitted on 5/3/16.**
2. A recent boundary survey, prepared in accordance with Sec. 30-157 of the City Land Development Code, shall be provided that is consistent with the development data on Sheet C0.00. Please also label the boundaries of the development site and public right-of-ways on the Detailed Horizontal Control and Site Plan. **See Item 1.**
3. Please be reminded that use of the proposed office building is subject to the requirements of the applicable zoning and land use designations on the subject property.
4. The development plan includes a Master Plan, for which all of the applicable data required in Sec. 30-163 of the City Land Development Code shall be provided. **The boundaries of Phase 2 on the Master Plan and those on remaining sheets of the revised development plan shall be consistent.**
5. ~~Separate sheets showing construction staging areas shall be added to the development plan, or the applicant may add this information to sheets already included as part of the development plan (e.g., Demolition and Tree Protection Plan).~~
6. ~~Data identified as *gross floor area*, as defined in the City Land Development Code, shall be provided for each floor of the proposed building on the development plan.~~
7. All sheets of the development plan shall be consistent with each other. As one example, the proposed door swings on the civil sheets are inconsistent with those shown on the architectural sheets. **On the civil sheets, there is a rectangular shape outside and west of the conference room area on the south side of the proposed building that is not shown on Sheet A1.11. The building overhang on civil sheets must be consistent with the architectural sheets.**
8. ~~If abutting property is to be dedicated as City right-of-way, the approval of this petition and issuance of a final development order shall be subject to the dedication occurring in accordance with all applicable City requirements.~~

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9. If the location of the existing Innovation Hub building and the location of the proposed office building are proposed as one development site, the two buildings must comply with applicable minimum building separation requirements. The development plan should also illustrate the as-built conditions on Tax Parcel 13036-001-000 and Tax Parcel 13036-002-000. Also, a minimum 9-foot wide landscape buffer is not required along the eastern boundary of the proposed surface parking area, if the proposed surface parking area is screened from the adjacent streets by an intervening building, structure or plant material. **If the existing iHub Phase I building and proposed iHub Phase II building will operate and be physically joined as one building, the development plan shall be amended as discussed in Item 1.**
10. Please specify on the development plan whether abutting right-of-way (existing and newly dedicated) is classified as a storefront, principal or local street. Please also provide cross-sections for each abutting street showing how the applicant must comply with the UMU-2 public realm requirements. **In addition to the board-approved waivers requested for the build-to-line requirements along SW 2nd Avenue and SW 9th Street, and the functional entrance requirement on the street, the applicant must provide dimensions on Sheet C1.10 showing how the required landscape zones and sidewalks zones will be met by existing or proposed improvements. Otherwise, board-approved waivers must be obtained for proposed improvements that do not meet the UMU-2 zoning requirements. Details and labels must be provided for proposed benches and trash receptacles mentioned in comments to the Public Works Department. The distance between the closest point on the building and west property line must be shown on Sheet C1.10. Please delineate required build-to-lines on Sheet C1.10.**
11. All sheets of the development plan shall be signed and/or sealed, where required, prior to the plan receiving staff's signature.
12. Please label the 4 bike racks Sheet C0.00 indicates will be located near the rear entrance to the proposed office building. Details of the bike racks shall be shown on the development plan in accordance with the City's requirement to label bike parking facilities and have them covered from inclement weather. Please also label the square footage representing *gross floor area* in the calculation. **Of the minimum 25 bike spaces required, a minimum of 10% (3) is required between the building and street in the UMU-2 zoning district. The remainder must be w/n 100 feet of building entrances and covered from inclement weather. Please correct the bike parking data on Sheet C0.00. Please specify on the development plan how bike signage will be provided for racks that are not adjacent to the building.**
13. Please be reminded that signage is permitted separately.

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14. The width of the sidewalk at the rear entrance to the proposed office building, and those adjacent to the two (2) HC parking spaces, shall be provided on the development plan. **Please illustrate how the sidewalk will connect rear entrances to the sidewalk in the SW 3rd Avenue right-of-way, as required in the UMU-2 zoning district.**
15. Please label all proposed loading/unloading areas on the development site, as well as all service areas, if any. Details that show compliance with the UMU-2 screening requirements shall be provided on the development plan. **Please show and label the existing loading/unloading area to be used on the proposed development plan.**
16. ~~The location of outdoor dumpster/recycling pick-up areas shall be labeled on the development plan. A detail that shows compliance with code requirements applicable to dumpster/recycling areas shall be provided on the development plan.~~
17. The development data on Sheet C0.00 shall be revised to include percentages of the development site devoted to each of the following: open space, building(s), paving and impervious area. **See Item 1.**
18. The development plan shall include a photometric plan prepared in accordance with the City's lighting requirements. **The narrative shall specify whether or not there is residential zoning or structures w/n 75 feet of the proposed parking lot. Please specify in the statistics table that "building" entry areas are being addressed. The average vertical illuminance of building exterior lighting, measured five feet above the height of the luminaire, must be shown to comply with the City's 0.2 maximum. Waivers from the City's light trespass requirements will require board approval, or the applicant must comply. Please see Item 1 above regarding light trespass onto the iHub1 Phase 1 parcel.**
19. The development plan shall include all requests for waivers, exceptions, modifications, etc., in writing and in accordance with the City Land Development Code. The request(s) must be submitted on the resubmittal date that precedes and corresponds with the applicant's intended public hearing date to allow staff review and consideration.
20. Existing and/or proposed easements for sidewalks, cross-access, bus stops, or other improvements shall be illustrated on the development plan. Copies of all fully executed easement agreements shall be provided to the City's Current Planning Section, prior to the issuance of a final development order for the proposed development. **Please address if a bus stop/shelter is required.**
21. The building elevations shall be revised to include information showing compliance with UMU-2 requirements, such as those affecting mechanical equipment, glazing, and the first story floor-to-floor height. Please also provide calculations showing compliance with the UMU-2 *building articulation and design* standard on the building elevations, and label the elevation that is the "front" of the proposed office building. **The screen wall must be extended on the south side of the building in order to screen rooftop**

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mechanical equipment from SW 3rd Avenue. A board-approved waiver is not permitted for this standard. Please provide a site line study of the proposed rooftop mechanical equipment for inclusion in the development plan. The development plan must provide dimensions showing compliance with the minimum 20 ft. active area required on the ground floor. Please provide a call-out indicating which building elevation represents the “front” of the building. Calculations must be provided on the development plan showing the minimum 50% glazing requirement is also met on the south building elevation. Please provide calculations showing how the proposed percentages were derived. All requirements must be met, or board-approved waivers must be obtained, if allowed in the UMU-2 zoning district.

22. The lot dimensions and descriptions of the tax parcels being reviewed under this petition number shall be the same as those shown on the associated minor subdivision petition (AD-12-33 SUB), as approved by the City. **The zoning regulations on the survey are inconsistent with the applicable UMU-2 zoning regulations currently in effect. Please correct or remove.**
23. Please provide the dimensions of the proposed building footprint on the Detailed Horizontal Control and Site Plan.
24. Surface parking between the sidewalk and proposed office building is not permitted in the UMU- 2 zoning district unless a board modification to the standard dictating the *building relationship to the street* is granted.
25. Please provide the parking standard indicating the maximum number of vehicle spaces allowed for nonresidential uses in UMU-2 within the vehicle parking data on Sheet C0.00. The total gross floor area (see Article II definition) of the proposed office building must be used and specified in this calculation. **The calculations must be corrected.**
26. ~~An additional landscape island, meeting City requirements, shall be provided in the row of vehicle parking spaces facing the south wall of the proposed office building.~~
27. A minimum 10 ft. wide landscape strip is required along the perimeter of the proposed surface parking on local streets. **The applicant must comply, or the applicant must obtain a board-approved waiver.**
28. The proposed office building shall be located to comply with the required 20 ft. build-to-line along SW 2nd Avenue, measured from the back of curb. Eighteen (18) feet is required along local streets, where located. Please label the required and proposed build-to-lines on the Detailed Horizontal Control and Site Plan sheet. **The applicant must comply, or the applicant must obtain a board-approved waiver. See Items above.**

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29. Please label attached or freestanding walls and fences on the development site, where proposed, and provide details indicating compliance with UMU-2 and other applicable design standards. **Hardscape plans were not included in the revised development plan, as stated in the response to comments letter.**
30. ~~Please provide the floor plan for all floors of the proposed office building.~~

Concurrency (Approvable with conditions):

1. Please place the trip generation table that is in the iHUB II trip generation memorandum onto the cover sheet in note 19
2. What is planned for the area south of the existing Innovation Hub? Please leave open the possibility of cross-access connection with this area from the proposed parking lot.

Public Works (Approvable with conditions):

Roadway and Site Design:

1. One access to SW 3rd Ave. is permitted for the proposed parking lot and the remaining undeveloped lot to the east. How will the remaining undeveloped lot access the proposed driveway?

Stormwater Management:

1. Silt fencing or other erosion and sedimentation measures are to be installed in the building portion of the site until the concrete work is completed. 2 - All of the runoff from the parking lot is to run down the proposed driving aisle and across the sidewalk within SW 3rd Avenue. A majority of this water can be collected and piped to storm structure S-3.

Transportation Planning:

1. Please provide a clear path for pedestrians to access the south side of building from SW 3rd Ave. It will also benefit those parking in the southern row of parking lot to have a clear pathway to the building.

Solid Waste:

1. The plans seem to indicate that trash & recycling from Hub 2 will have to be taken through the main reception area of Hub 1 to reach the staging & collection area. Is that correct?

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Inspections:

1. Verify the notes, described in the City of Gainesville Engineering Design and Construction Manual, Chapter 8 Submittal Requirements, Section 8.1 Site Plans, for work within the City, County or State ROW are included in the plans as applicable. Also include; All work within or on City owned or maintained facilities, ROW or easement will require as-built plans. As-built plans should show the constructed conditions of the City owned or maintained area and be performed by a Florida Licensed Professional Surveyor and Mapper. The Contractor shall provide the City with an as-built survey of the retention / detention basin (including underground systems) and associated structures, prepared by a registered land surveyor. The survey shall be submitted on paper copy and electronically (.pdf autodesk CAD) Any construction in the City of Gainesville Public ROW will require permits from the Public Works Department prior to beginning work. A MOT permit is required for any activity in the ROW the either directly or indirectly affects vehicular or pedestrian traffic.
2. Open cut restoration shall be performed in accordance with FDOT Index 307, and using the flowable fill option.
3. Verify a certified topographic and boundary survey meeting the requirements of the Florida Administrative Code chapter 5J-17 and Chapter 8 "Submittal Requirements" of the City of Gainesville Engineering and Design Manual was provided.

Building Inspections (No comments received):

Fire Services (Approvable with conditions):

1. Please add a note to the cover sheet: The owner or the owner's authorized agent shall develop a fire safety program to address all essential fire and life safety requirements for the duration of demolition, alteration and construction. As specified in the Florida Fire Prevention Code, including NFPA 241, the fire safety program shall include an emergency response plan, as well as identifying fire prevention precautions, site and building emergency access routes, temporary and permanent water supplies, building egress routes, good housekeeping practices, and fire protection system installation and maintenance.

Urban Forestry Inspector (Approvable with conditions):

1. Please provide a tree survey with trees to preserve or remove from this development. The last submittals there were four high quality heritage trees that were shown to be removed. These trees were a 34", 27", 24" Live oaks and one 21" Southern magnolia trees. The cover sheet states this parcel is 1.23 acres so this site requires a fee for the first three Live oaks and inch-for-inch mitigation for the Southern Magnolia trees.

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2. The tree mitigation fee is due at the time a development order or a site work permit is issued for the development. Please change the existing note to reflect the time of payment.
3. On the eastern side of the parking rows two shade trees need to be proposed in the terminal landscape islands, if utilities are the issues then the code provides methods in order to propose shade trees. Please reference Section 30-251 (1) (b) 1-5
4. 4.Architectural symbols depicting trees to be installed shall not exceed the scale equivalent of five feet in diameter with a solid line; a hatched line around the solid line shall show the expected canopy dimension after 20 years.
5. The plant schedule does not reflect what is shown on the landscape plan. There are ten (10) Live oaks proposed and eleven (11) Winged elm trees. Please make this correction on the landscape sheet.
6. Under the general notes add a note to call the Urban Forestry Inspector at (352)-393-8188 for a pre-site visit before purchasing any plant materials.
7. .Please add the note under general notes that limerock and debris and other foreign materials shall be removed and be replaced with 36" of native soil for all landscaping planting areas.
8. Please show the existing street trees along SW 9th Street and the shade trees along SW 2nd Avenue.
9. The vehicular use areas require shrubs and shade trees so please indicate these plants.
10. Please propose shade trees in the sod areas on private property along SW 2nd Avenue.
11. In the sod areas behind the parking lot (four cut outs) close to the buildings please add upright trees (Tulip-Poplar) in these areas and this will count towards the vehicular use buffer.

Gainesville Regional Utilities (No comments received):

Water/Wastewater:

Real Estate:

Electric:

Gas:

GRUCom:

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Alachua County Environmental Protection Department (No comments received):

Gainesville Police Department (Approvable with recommendation):

Light trespass on adjoining ROW and shared use areas. The petitioner therefore requests a waiver for light trespass for portions abutting rights of way and shared use areas. Recommend that the waiver be granted in the interests of providing more uniform lighting throughout this and abutting site(s). Parking lot lighting is approvable.