

**Urban Cluster – City of Gainesville Development Comparison**

	<b>Alachua County - Non TND/TOD</b>	<b>Alachua County - TND/TOD</b>	<b>City of Gainesville</b>	<b>Recommendation</b>
<b>Connectivity</b>	Two Functional Access Points over 25 Lots or 250 Trips Intersections every 1,000' min Stub streets required to be provided to surrounding parcels with limited exceptions	Same as general standards	Two Functional Access Points over 20 Lots  Intersections every 1,000' min  Stub streets required to be provided to surrounding parcels with limited exceptions	Review and revise standards in City and County Codes to lead to standardized grid and block sizes between developments.
<b>Infrastructure</b>	Bus Rapid Transit Plan General Street Design Standards include: narrow cross sections, street trees, sidewalks or multiuse paths on all streets and bike lanes on collector and arterial streets	Similar street design standards with narrow lanes and included bicycle and pedestrian facilities.	New streets designed to meet “complete streets” and “context-sensitive design.” Includes street trees, sidewalks on all streets and bike lanes based on (1) proximity to major public parks or cultural facilities, public schools, high-density residential and commercial areas, or any area exhibiting (or potentially exhibiting) a relatively high volume of bicycle traffic; (2) arterial and collector streets; (3) promotion of bicycle route continuity; (4) lack of alternative parallel routes; (5) streets serving important transit stops such as Park and Ride; and (6) areas exhibiting a high incidence of car crashes with bicycles.	Jointly review best strategy for serving currently unincorporated County with transit in light of City and MTPO plans for RTS.  Minor differences in street design standards (sidewalk widths, etc) that can be resolved through mutual Code amendments.
<b>Density / Intensity</b>	1-4 units per acre in Low Density Residential	Requires minimum of 4 units per acre with additional bonus densities available.	Single Family: No minimum Multifamily: 8 du/acre minimum Mixed-use: 8-12 du/acre minimum	City and County could resolve to institute minimum densities in areas within the JPA boundary that develop with a Residential Land Use.
<b>Mix of Uses</b>	Allowed within Activity Centers	Required horizontal and vertical mix of residential and nonresidential uses.	With the exception of single family, most City zoning districts allow but do not require non-residential uses	Reach out to consultant to determine best way to reach the goal of walkable mixed use development.  Issues could be explored such as a mix of uses requirement in larger projects and alternative performance standards (affordable housing requirement, increased minimum densities, etc.)
<b>Fees</b>	Transportation (MMTM), Park Impact Fee and Fire Impact Fee.  Example 2,000 sf home = \$6,732	Reduced fees in TNDs (approx. 25% reduction) and TODs (approx. 40% reduction)	Transportation Mobility Program Area (TMPA) fee Zone D (\$236.50/adt). About \$2,300 per typical single family home.	Recommend joint fee study to determine transportation mitigation within JPA.
<b>Design Standards &amp; Open Space</b>	20% Pervious Open Space Requirement 20% Existing Tree Canopy Retention Requirement Urban Design Guidelines for Non-residential in Activity Centers	Block based urban design standards to promote walkability. Architectural standards, wide sidewalks, block coverage requirements.	Urban transect zone standards: (build-to lines, no minimum parking, public realm design requirements, wide sidewalks, building frontage, block perimeter, entrance, glazing, etc.)  Non-transect: Parking reductions, glazing, building entrance, modest setbacks, building coverage standards, street trees	Review urban design standards with outside party to ensure walkable urban designs within Urban Cluster.
<b>Affordable Housing Support</b>	Expedited Processing of Building Permits Longer Reservation of Concurrency New Cottage Neighborhood Ordinance	Mix of unit types and higher densities meant to reduce cost of new housing,	Expedited Processing of Building Permits Building height and density bonus for affordable housing	Follow recommendations of County Affordable Housing Working Group and City Housing Forum.