



Legislation Text

File #: 170946., Version: 1

Review of Revised Parking Garage Elevations in Historic District (B)

Petition HP-13-81. eda engineers-surveyors-planners, inc., agent for Richard Birdoff, owner. New construction in the University Heights Historic District - North. Located at 1226 NW 3rd Avenue and 1227 NW 4th Avenue.

The applicants are proposing revisions to the approved parking structure on two lots in the University Heights Historic District - North. The proposal includes:

- Reduced size and scale of the structure to reduce the visual impact of the structure;
- Scale of architectural feature reduced to reflect the residential nature;
- Material pallet has been revised to better reflect the surround materials and character;
- Vines grown up the building and buffering landscaping added to further shield and soften the visual impact of the building.

The applicant is proposing new construction on two lots in the University Heights Historic District - North that is part of a larger project that includes a mixed-use building with a parking garage. The primary frontage of the development will face NW 13th Street, while the parking garage would be constructed largely on the two currently vacant subject parcels. The house at 1226 NW 3rd Avenue was a chert house that was moved to another property within the district. The contributing structure that was located at 1227 NW 4th Avenue was demolished.

Both properties are currently zoned PD (Planned Development), with a PUD (Planned Use District) land use, and are a part of the larger Hub at Gainesville 2 project, that also includes the two parcels that lie to the west.

On October 24, 2013, the NW 13th Street Mixed-Use project (Plan Board Petitions PB-13-86 LUC and PB-13-85 PDA) was heard by the City Plan Board. Concerns were expressed by the board members and impacted property owners about the adjacency to the historic district, scale of the building, design of the parking garage, and the addition of traffic and parking. The City Plan Board's motion included a requirement to revise all three elevations of the parking garage structure and incorporate landscape elements to minimize lighting impacts on adjacent residential properties and create a facade that more closely resembles a building rather than open levels of a parking garage.

Petition HP-13-81 originally came before the Historic Preservation Board on January 7, 2014, with elevations of the parking garage. At that time the contributing structures were still present on their respective lots. The board moved to approve the petition with conditions. The conditions included:

To deter unauthorized access to the 15 foot landscape buffer area along the site's eastern boundary;

Taper down the proposed sidewalks along NW 3rd Avenue and NW 4th Avenue to a residential scale as they

approach the adjacent neighborhood (along the garage portion of the project) & extend into the neighborhood where feasible (6 feet wide) in consultation and accordance with the Community Redevelopment Agency streetscape standards;

Utilize a textured (brushed) finish on the garage floors to reduce tire noise; and

Prohibit further intrusion/expansion into the adjacent University Heights Historic District - North.

Staff to the Historic Preservation Board - Approve Petition HP-13-81 with staff recommendations.

- Staff recommends that the applicants provide the dimensions for the existing and the proposed elevations to ensure that the maximum height shown is no more than 36 feet.
- Staff recommends that the applicant identify the mesh grill detail material.