



LITTLEJOHN ENGINEERING ASSOCIATES

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Memorandum

To: Erik Bredfeldt, Planning and Development Services Department Director
CC: Scott Wright; Ralph Hilliard; Carey Hayo
From: Pat Tyjeski, LEA Project Manager
Date: April 25, 2012
Subject: Summary of Workshop #1
Project: City of Gainesville Land Development Code Update
Project No.: 20120010

Public Outreach

On March 28, 2012, LEA and City staff held Public Workshop #1 at the Thomas Center for the Gainesville Land Development Code Update/ Form-Based Code. An invitation to the workshop was created by LEA incorporating the logo and tagline of the project. The invitation highlighted important information for the workshop and invited citizens from the community to attend. The workshop was announced to each of the stakeholders that were previously interviewed, staff sent additional emails to interested participants and the invitation was placed on the City's Land Development Code Update website and was publicized by the Planning Department.

Workshop Objectives

The purpose of the workshop was two-fold: to educate stakeholders about form-based code principles and how such an approach will benefit the Gainesville community; and to engage the attendees in an exercise that was designed to solicit input on community desires for the future form and function of the Study Area.

Summary of Workshop Activities

A total of 32 participants attended the workshop. (See the list attached). An educational PowerPoint was presented outlining form-based code (FBC) principles, the primary elements of a FBC and the benefits of a FBC compared to a traditional land development code. The presentation has been posted on the City's website. The project team noted that, for analysis purposes, the Study Area had been split into six subareas.

Workshop attendees participated in a hands-on exercise. Participants broke into six small groups and worked on base maps where they collectively worked on defining character districts based on the "transect" concept. The transects range from T-1 through T-6 and were described as follows:

- T-1 – Natural Zone
- T-2 – Rural Zone

- T-3 – Suburban Zone
- T-4 – Central Urban Zone
- T-5 – Urban Center Zone
- T-6 – Urban Core Zone

Each group was assisted by a table facilitator. At the beginning of the exercise, the participants were asked to introduce themselves and share information about the areas that are important to them. They were encouraged to draw and write on the base map once the group had come to a consensus, defining and recording the transects they desired for all areas shown on the base map. After completing the exercise, a spokesperson from each group described their map and recommendations to the larger group. (See attached maps.)

The presentation and activities conducted in this workshop were created to build a foundation for Workshop #2 where participants will record their preferences for specific community elements such as building height, building types, streetscapes and block continuity.

Notes for each table were recorded by the facilitators in order to assist LEA in synthesizing the results of the workshop.

Summary of Findings

Subsequent to the workshop, LEA reviewed the information produced by the workshop participants and identified the following themes and preferences that were shared by most of the groups.

- Stable single family residential and historic preservation areas should be protected and should not be included in the new form-based code.
- Minimum building height requirements should not be applied anywhere in the City.
- The build-to-lines throughout the City are too close to the street.
- The principles and requirements of the Special Area Plans should be preserved and incorporated into the FBC.
- There should be no maximum height in areas designated T-6 in College Park.
- Pedestrian and vehicular circulation is poor in the Urban Village area.
- Address transitions from the residential neighborhoods to the north from the NE 8th Avenue corridor.
- Several corridors were identified for expansion to be included in the FBC.
- Expansion of the Study Area was recommended to include a parcel to the east of NW 6th Street corridor and east of the Lowe's/WalMart/Alberstsons node.
- In general, the Central Business District (Downtown), portions of the Archer Triangle and the Innovation Square area were proposed as T-6 zones.
- The Hawthorne corridor, the northern section of SW 13th Street, the Lowe's/WalMart/Alberstsons area (NW 13th Street Commercial Node), central portions of the Urban Village area, the Depot Park area and portions of the Archer Triangle were proposed as T-5.
- T-4 was recommended for the southern section of the SW 13th Street corridor, NW 13th Street, and portions of the Urban Village area. The 8th Avenue neighborhood and small portions of East Gainesville were also recommended for the T-4 designation.

- T-3 was the primary transect recommendation for the majority of East Gainesville.
- T-2 was recommended for the area located generally south of SE 15th Avenue and east of SE 15th Street.

Synthesis Map of Workshop Findings

Subsequent to the workshop, LEA prepared a single map that synthesizes the T-zone preferences of workshop participants. (See attached map). The map is intended as **a generalization** of the workshop participants' opinions and will be considered by the LEA team as we finalize the Study Area boundary and begin preparation of the FBC.

Attachments:

Workshop Sign-in-Sheet

Maps produced by workshop participants

Synthesis map of workshop input