Alachua County - Green Past Green Future?

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Scenic Millhopper Road – Fully Canopied Roadway

Right of ways are too narrow for proper utility clearances.

Imagine this road with 30’ on both sides cleared.

Creating canopied roadways is almost impossible with current utility easement standards.
Every tree in this slide could not be planted as shown in a new development in Alachua County 10’ or 20’ wide minimum width island
East University Avenue

Buildings adjacent to narrow oak lined streets
Distances are required to be much greater,
Shade on the roadway will happen over a much longer timeframe
Duckpond Neighborhood

Above ground utilities are prohibited
Sidewalk widths are too narrow
Roadway is too narrow with on street parking
Stormwater retention
20% open space
Lacking required street trees
Duckpond Neighborhood

Tree islands too narrow, trees are too close to the road
Two cars cannot pass with cars parked on the street
Tioga Towne Center

Would now need to be placed internal to the Development – Could not see it from Newberry Rd. Would you even know it was there?
Street trees are too close to the road
Tree islands are too narrow
Downtown Gainesville

A place like this would not be possible without:

1. Municipal stormwater collection
2. Shared off site parking
3. Absolute zero lot line construction
Downtown Gainesville

If this were a raw piece of land in Alachua County, this building and its site plan would never be approved.
Lessons for Green Development Trends

• Aesthetically pleasing and efficient are not the same thing.
• Regulation always has unintended consequences.
• Less is more, narrower streets, easements, sidewalks, required separations distances for utilities, lead to less clearing and larger green spaces also higher densities can be achieved.
• Street trees especially oak trees locally should not be treated like invasive destructive species to be pushed further and further away from pavement, they contribute more than they ever harm over the 100 year plus lifetime to our streets, neighborhoods and developments. There are no true substitutes in Alachua County.
• Cost adding certifications and layers of inspection should be very carefully scrutinized and made optional. Incentives not mandates being the mode of encouragement.
• Retain as much design flexibility as possible.
• Never forget about market acceptability.