

SW STUDY AREA ANALYSIS & PLANNING REPORT

DRAFT

Prepared for the Gainesville City
Commission



August 11, 2026

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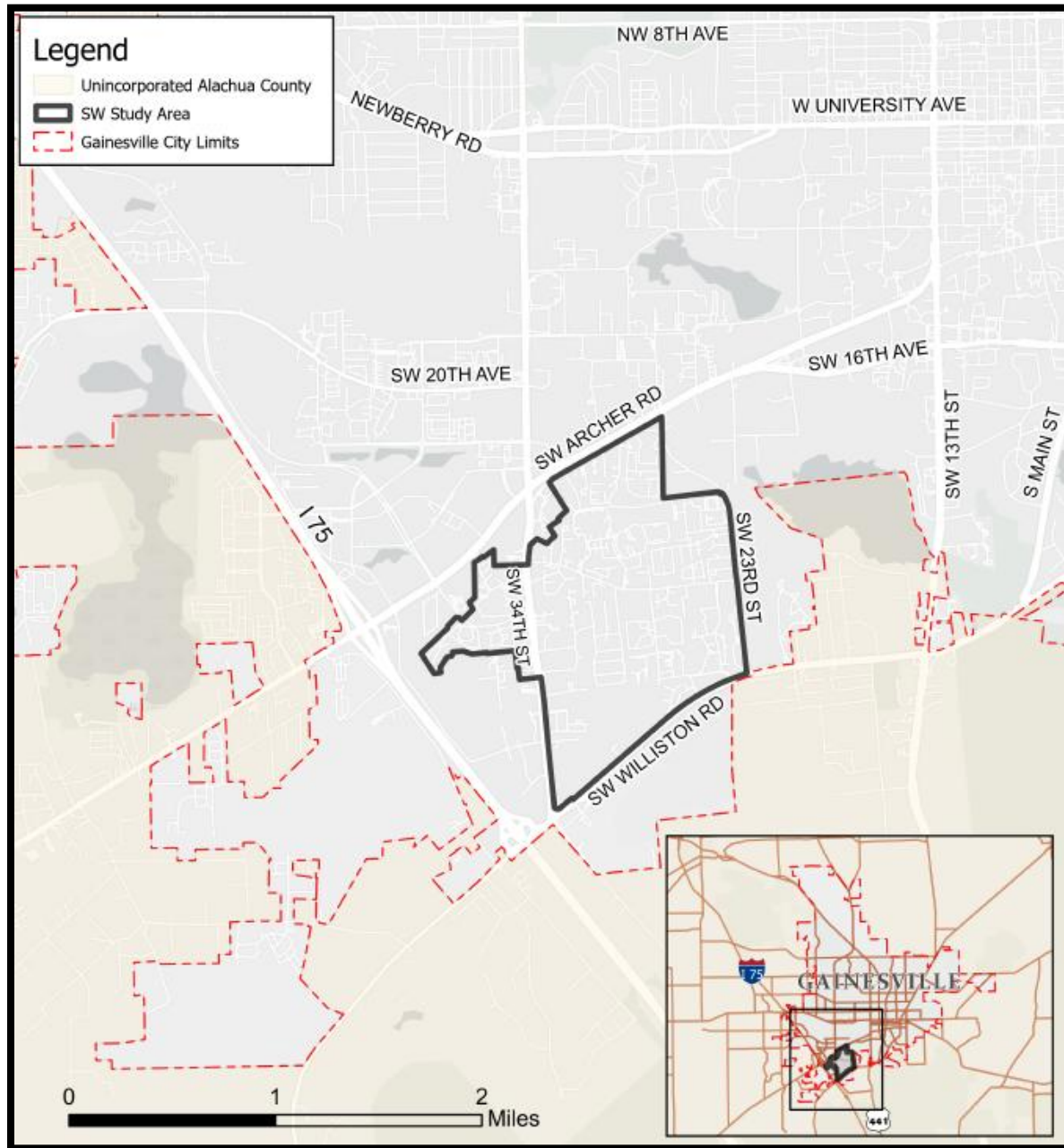
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INTRODUCTION

Overview



On May 8, 2025, the City Commission heard a presentation about economic development at a special City Commission meeting. The presentation included several economic development recommendations for actions that the City could take to enhance economic development opportunities. The Commission unanimously approved a motion concerning the recommendations. Included within the motion was direction to City staff to analyze

two specific sub-areas: South Main Street and the Southwest area in terms of land use and zoning with a focus on walkability and mixed use.

On October 16, 2025, the City Commission approved a task order for eda consultants, inc. to prepare studies for both the South Main Street area and the Southwest area that will assist City staff in the analysis. The task order was for a Study Analysis and Future Land Use Change/Rezoning Applications for the South Main Street Area and Southwest Gainesville Multifamily Area.

The study area boundaries were proposed after the General Policy Committee voted to analyze the southwest area of the City. The exact limits of this area were selected in consultation with City staff and City Commission members to primarily focus on existing residential developments and the zoning and land use categories within this area of the City.

This document comprises the SW Study Area Analysis and Planning Report.

Purpose of the SW Study Area Analysis

The purpose of this report is to analyze the existing conditions within the area to determine whether land use and zoning changes would increase economic development opportunities, reinvestment, and increased housing stock within a specific area located within the southwest quadrant of the City of Gainesville. The South Main Street Area will be analyzed in a separate report.

This area will be referred to as the SW Study Area. The area designated within the SW Study Area (see map on previous page) is one of the only remaining multifamily areas in close proximity to the University of Florida that has not been analyzed for land use and zoning changes in recent years. The land use and zoning designations for this area were adopted in 2003, after annexation into city limits. While there have been piecemeal land use and zoning changes from owner/developer applications, there has not been a comprehensive review of this area since annexation.

The City Commission directed this planning effort to:

- Analyze opportunities for increased residential density and mixed-use development
- Support walkable, vibrant, and transit-supportive urban development patterns
- Encourage efficient use of existing infrastructure and public facilities
- Assess long-term housing, mobility, and redevelopment needs
- Evaluate existing and projected demographic conditions, housing market conditions, current land uses, utility infrastructure, transportation infrastructure including transit facilities, environmental, cultural, and historic resources
- Develop recommendations regarding future land use, zoning, infrastructure, and urban design

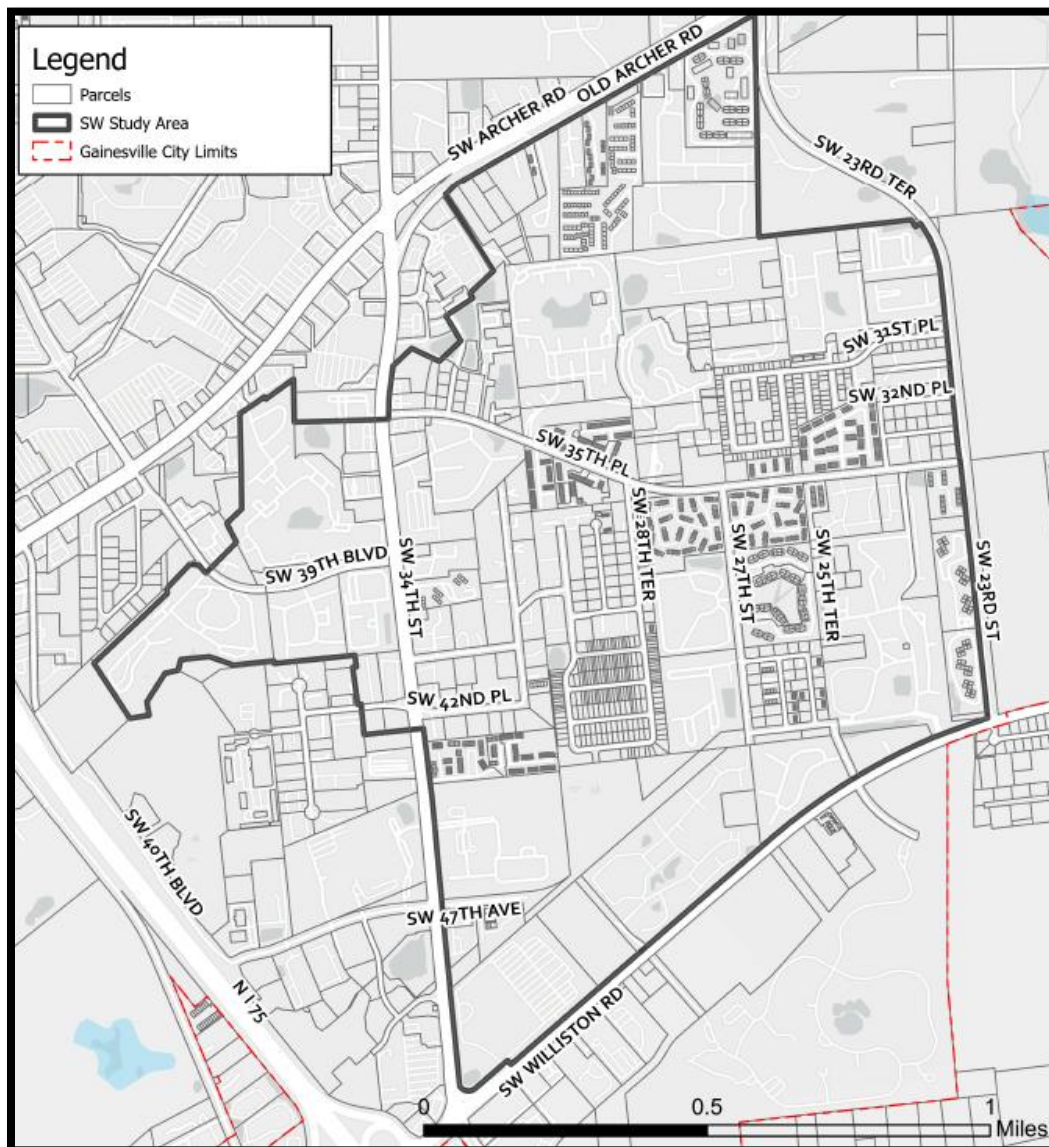
To avoid expanding development outward into undeveloped areas, which intensifies urban sprawl, this planning effort focuses on whether the SW Study Area may help the City accommodate future population growth and housing demand through strategic infill, redevelopment, and private-sector reinvestment.

SW Study Area Location and Characteristics

The SW Study Area is generally bounded by:

- Archer Road to the north
- SW 34th Street to the west
- Williston Road to the south
- SW 23rd Street to the east

Study Area Overview



PLANNING CONTEXT

Annexation History

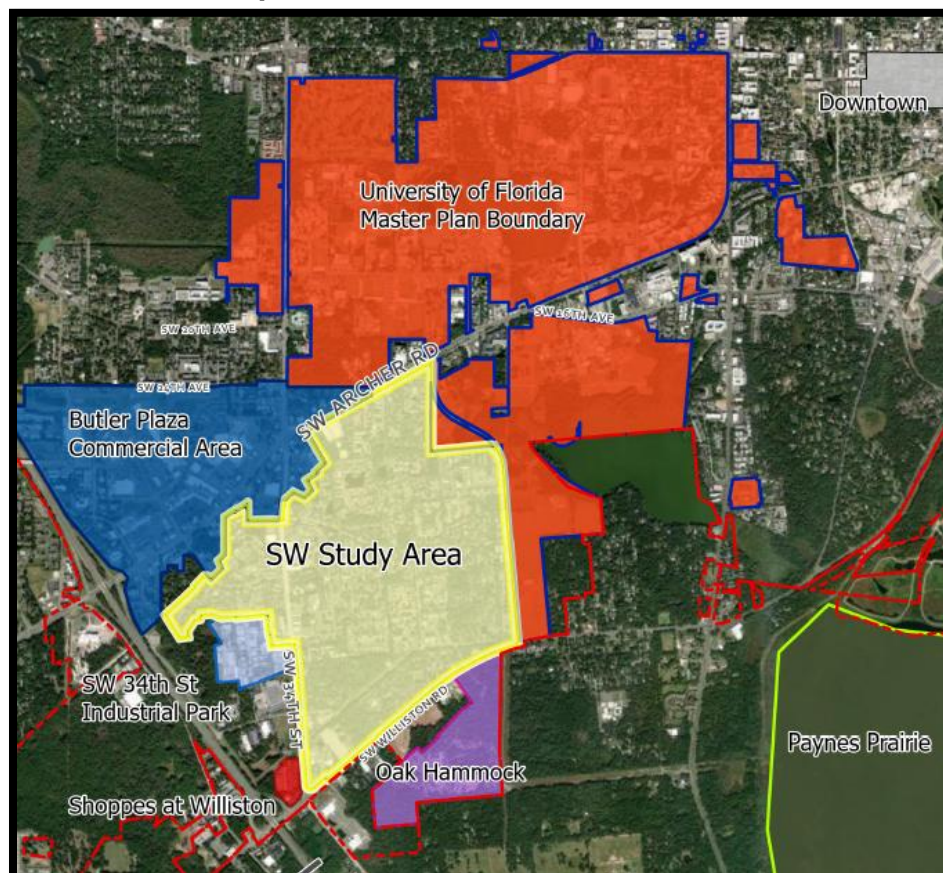
The Study Area was annexed into the City of Gainesville effective September 1, 2002 following voter approval via referendum by 64% of the voters, who were seeking increased transit connectivity and reduced utility taxes. The annexation was the largest in terms of population in the City's history and resulted in the overall population exceeding the 110,000 mark at that time (Lockette, Tim. Gainesville Sun. "SW area will be annexed". February 27, 2002. See Appendix for article excerpt).

Approximately 76 percent of existing housing units within the SW Study Area were constructed prior to annexation.

Location within the Regional Context

The SW Study Area is in the southwest quadrant of the City of Gainesville. It is adjacent to both the University of Florida (UF), a large public land grant university with approximately 54,000 students, and the Butler Plaza shopping district (along with other retail and service uses), which is among the largest retail power centers in the region.

Context Area Map



The area is proximate to and directly influenced by:

- The University of Florida & UF Context Area
- UF Health/Shands
- Butler Plaza/Archer Road/SW 34th Street commercial centers
- Existing Regional Transit Service (RTS) routes
- Interstate 75

The SW Study Area functions as a major residential area serving students, faculty, service workers, healthcare employees, and other Gainesville residents.

UF Health Professional Park within Study Area



Study Area Characteristics

The SW Study Area consists of 912.6 (+/-) gross acres (includes transportation corridors, etc.). This area makes up approximately 2.2% of the City's total land area, but it contains approximately 11.8% of the City's 2025 estimated population.

The area is largely built out, with some buildings dating back to the 1960s. It was annexed into the City in September 2002 as part of a larger annexation area. Since annexation, development/redevelopment in the SW Study Area has occurred under the City's conventional land use categories and zoning districts. More recently, the Planned Use District (PUD) and Planned Development (PD) land use and zoning strategies have been utilized for site redevelopment (Archer Place, 2022). An analysis of each of the PDs is included later in this document.

The photographs on the following page are illustrative of some of the existing, older multifamily developments in the area.



The SW Study Area is characterized primarily by low- to medium-density multifamily residential development constructed between approximately 1970 and 2000. While much of the district remains functional, a significant portion of the existing building stock is aging and may be approaching a point where substantial reinvestment in building improvements or redevelopment may become economically necessary.

UF Context Area

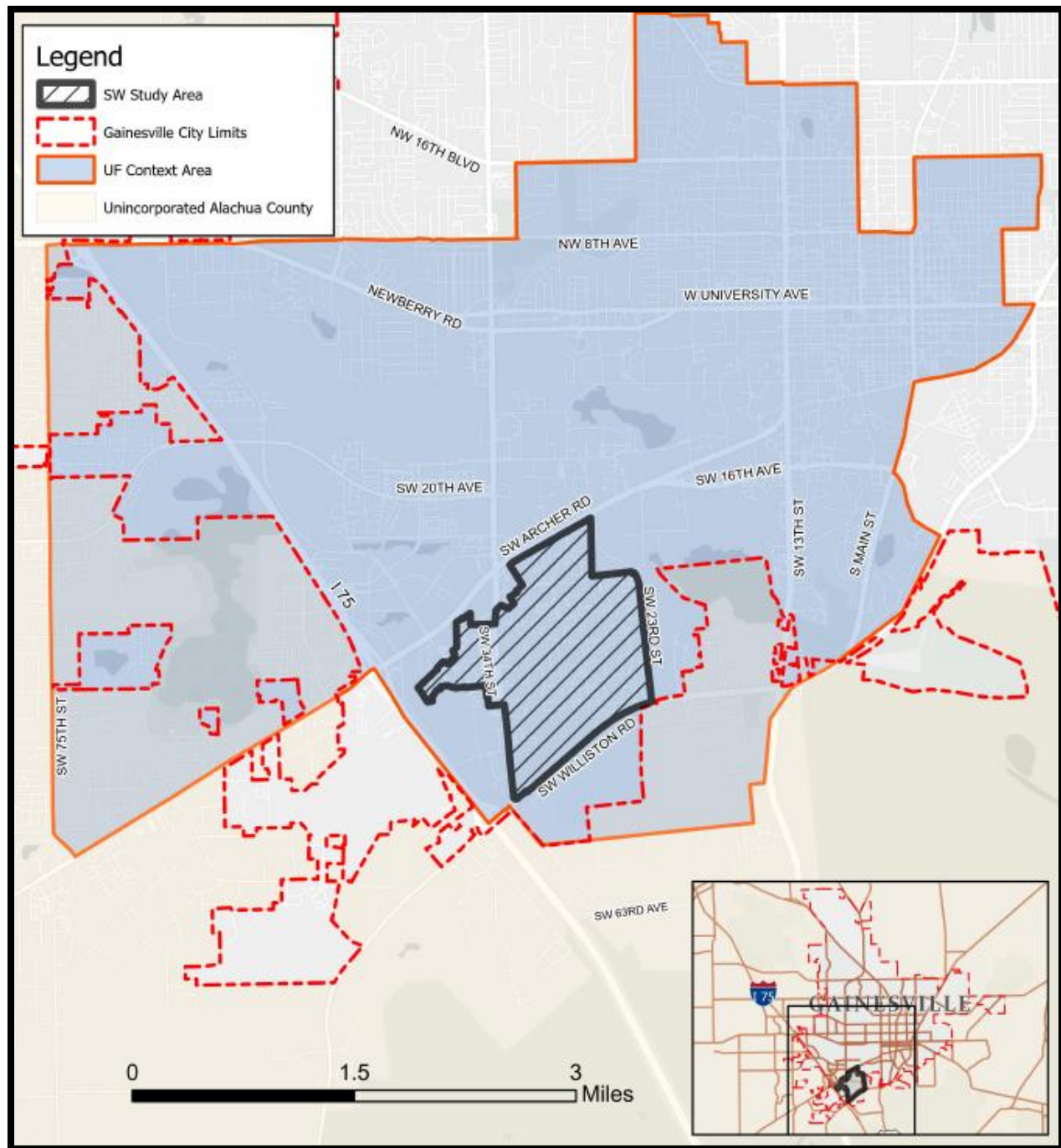
The SW Study Area falls entirely within the UF Context Area. The Context Area is an area where on-campus development may impact local public facilities, services, and natural resources; and it is an area where off-campus development may impact university resources and facilities. This area was identified by UF by using student and employee residence addresses.

Development within the UF Context Area in the City is regulated by a bedroom limit established in the City's Land Development Code (see Section 30-4.8 D.3.). This bedroom limit regulates the maximum number of bedrooms in multifamily developments based on the development's maximum residential density. The maximum residential density allowed by the zoning district in which the multifamily development will be located is multiplied by 2.75 to establish the maximum number of bedrooms allowed in the multifamily development. However, the number of units with a specific number of bedrooms (bedroom mix) is not regulated by the bedroom limit.

Centric Apartments (4 Bedroom / 4 Bath Unit Type)



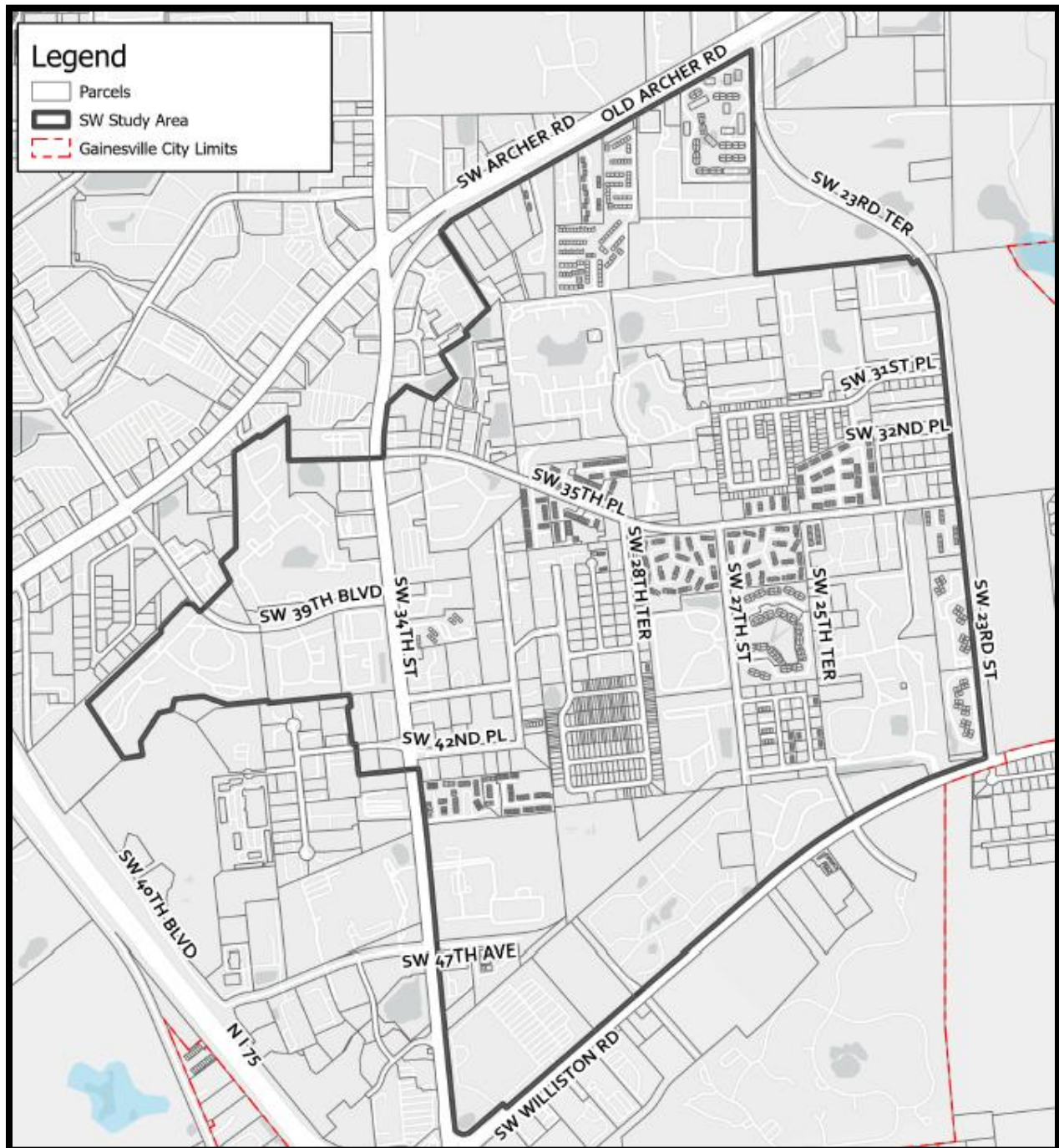
Study Area within UF Context Area



SW STUDY AREA SUMMARY INFORMATION

The SW Study Area contains 912.6 (+/-) gross acres and 895.4 (+/-) acres of parcel acreage. The parcel acreage does not include public right-of-way. The map below illustrates the Study Area boundaries. As indicated earlier, the SW Study Area makes up approximately 2.2% of the City's total land area.

SW Study Area



Existing Development Character

The SW Study Area is predominantly developed with multifamily residential uses (approximately 89% of study area parcel acreage). In general, uses found within the Study Area include:

- Apartment complexes (primarily student-oriented housing) and small scale multifamily - 57.2% of Study Area parcel acreage
- Condominium developments - 16.4% of Study Area parcel acreage
- Single Family- 3.6% of Study Area parcel acreage
- Supporting commercial and office uses - 2.6% of Study Area parcel acreage
- Institutional and Utility uses - 7% of Study Area acreage
- Other (includes unassigned property uses and vacant lands) – 13.3%

Uses	% of total Study Area
Apartment complexes and small scale multifamily	57.2
Condominium developments	16.4
Single Family Residential	3.6
Supporting commercial and office uses	2.6
Institutional and Utility uses	7.0
Other (includes unassigned property uses or vacant lands)	13.3

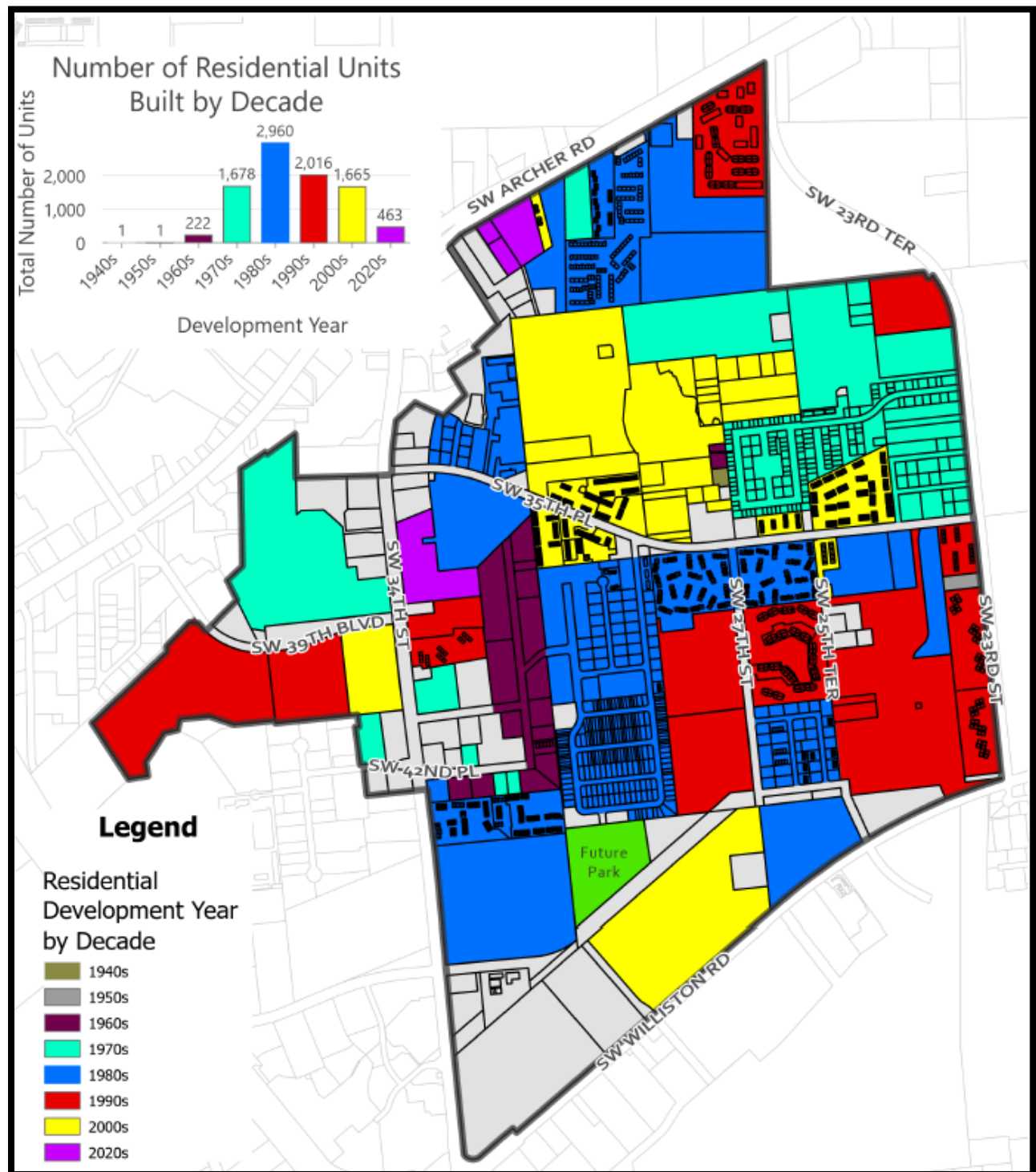
Most development within the SW Study Area was constructed between the 1970s and early 2000s.

Key Characteristics

- Primarily a multifamily residential land use pattern
- Highly renter-occupied housing stock
- Existing transit service and multimodal infrastructure
- Limited vacant land availability
- Aging building stock
- Existing utility service availability
- Strong proximity to major employment, service, and educational centers
- Significant redevelopment and reinvestment potential

Historical Development Pattern

SW Study Area Residential Development by Decade



Historical aerial imagery indicates that the area was primarily woodland and pastureland until the construction of Interstate 75 in the 1960s drew an increase in development west from the existing urban core of downtown Gainesville.

In the mid-1960's development in the SW Study Area began along the SW 34th Street corridor, working its way north to Archer Road and south to Williston Road, where an interchange was constructed around 1964. During the 1970s and 1980s, the area quickly grew east towards the University and downtown Gainesville.

The only substantive redevelopment of existing multifamily units that has occurred in the SW Study Area is Silver Creek Apartments (final approval April 7, 2021; constructed with final Certificate of Occupancy September 2021). That development was approved for an 18 unit building at the site to replace a 12-unit multifamily building that was destroyed by fire.

Rental by Bedroom

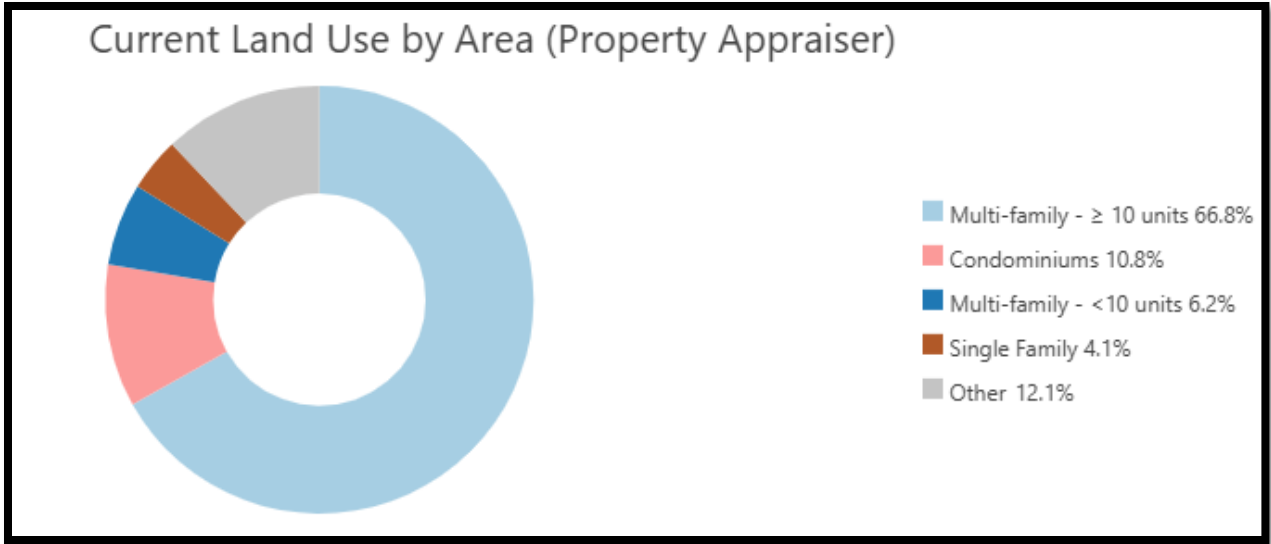
Due to the large student population in the SW Study Area, many of the multifamily units are rented by the bedroom instead of by the unit. This is also true in many other student-oriented rental areas within the city limits. Several of the multifamily complexes within the SW Study Area feature up to 4 bedrooms per unit. An example of this is Gainesville Place Apartments that has units with up to 4 bedrooms that are available for rental by the bedroom.

The result of rental by bedroom is that the density per housing unit is increased. An example of this is the Abbey Exchange multifamily development which is under final review by the City. The development is proposed for 84 units with 252 bedrooms, which averages out to 3 bedrooms per unit.

EXISTING CONDITIONS ANALYSIS

Existing Development Pattern

As illustrated in the following exhibit, by land area, multi-family with ten units or more is the most common use type, followed by condominiums and other multifamily uses.



Only 4.1% of land area in the SW Study Area is classified as single family by the Alachua County Property Appraiser. None of the acreage in the area is designated Single Family on the Future Land Use Map.

Other uses include: small retail stores and commercial uses, institutional uses such as churches or university offices, and office buildings.

Commercial Building Near Phoenix Development



However, despite the predominance of multifamily housing, many developments remain relatively low density (average residential density 12.2 dwelling units per acre) when compared to contemporary urban redevelopment patterns for multifamily areas near the University of Florida (such as College Park, University Heights, and the Urban Village).

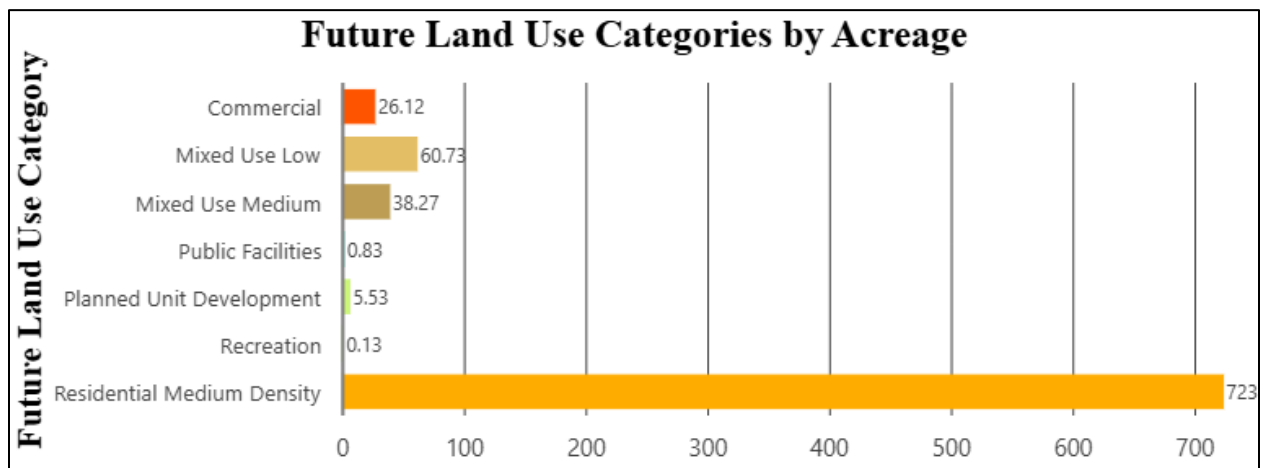
Stoneridge Apartments – SW 34th Street



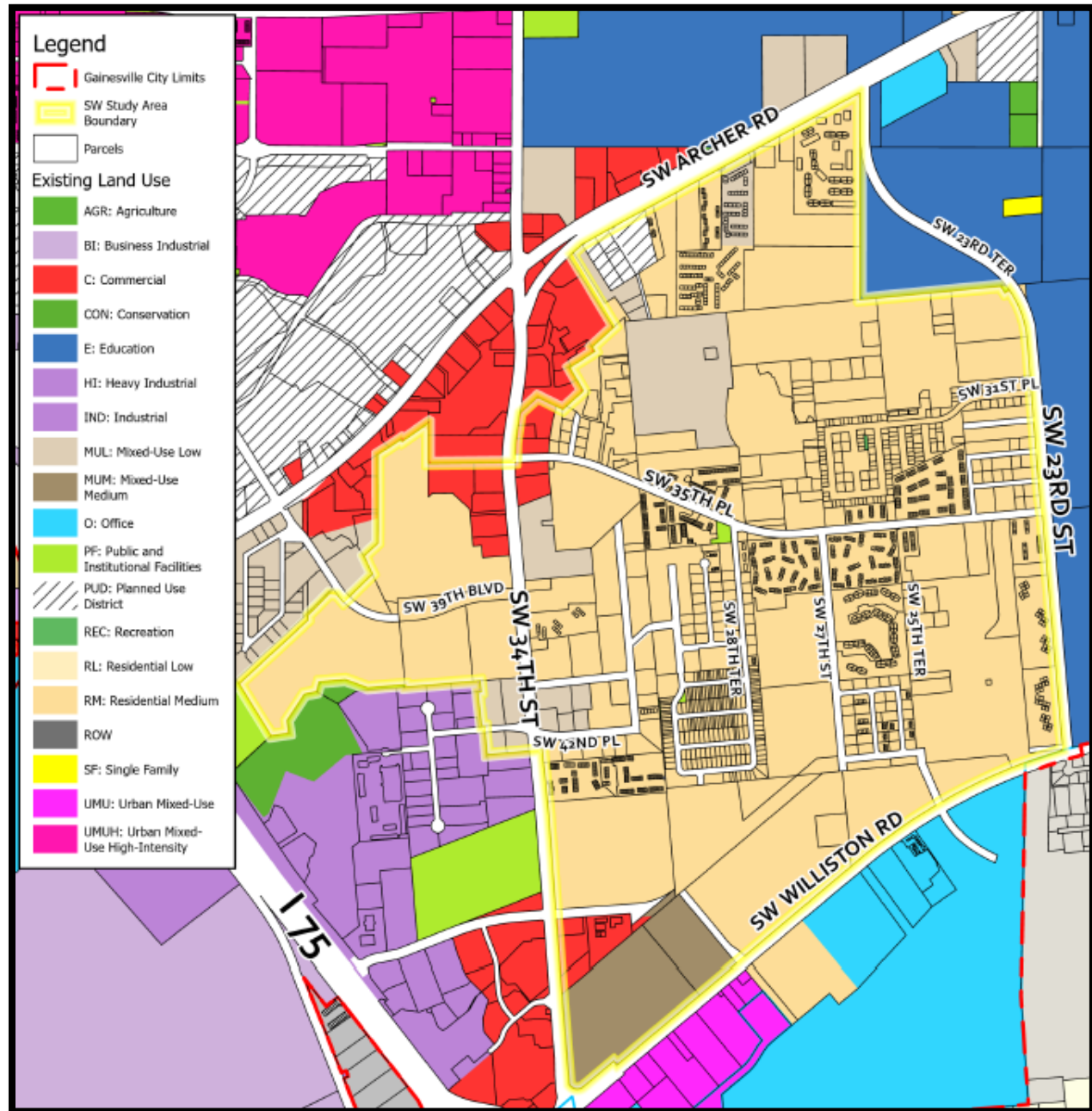
Existing Land Use & Zoning Map Analysis

Future Land Use Map

The following information illustrates the seven different Future Land Use Categories designated within the SW Study Area. By acre, the vast majority of the SW Study Area has a Future Land Use designation of Residential Medium Density (84.6% of the acreage). Mixed-Use Low-Intensity and Medium-Intensity are the only other designations with any significant percentage.



Existing Future Land Use Map

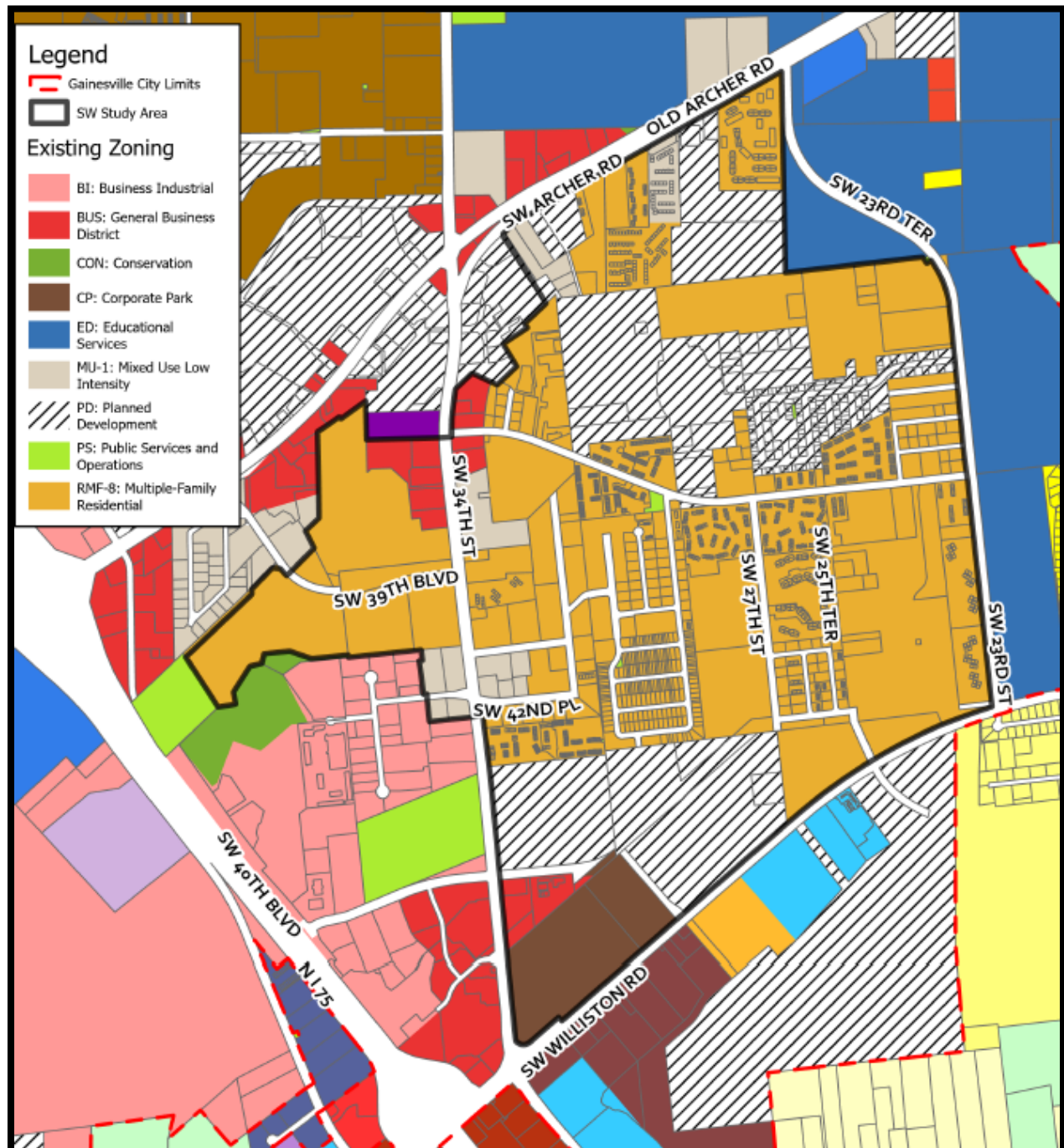


Future Land Use Designation	Acres (+/-)	Percent (+/-)
Residential Medium Density (8-30 du/ac)	723.0	84.60%
Mixed-Use Low Intensity (8-30 du/ac)	60.7	7.11%
Mixed-Use Medium Intensity (12-30 du/ac)	38.3	4.48%
Commercial	26.1	3.06%
Planned Use District	5.5	0.65%
Public Facilities	0.8	0.10%
Recreation	0.1	0.01%
Total	854.5	100.0%

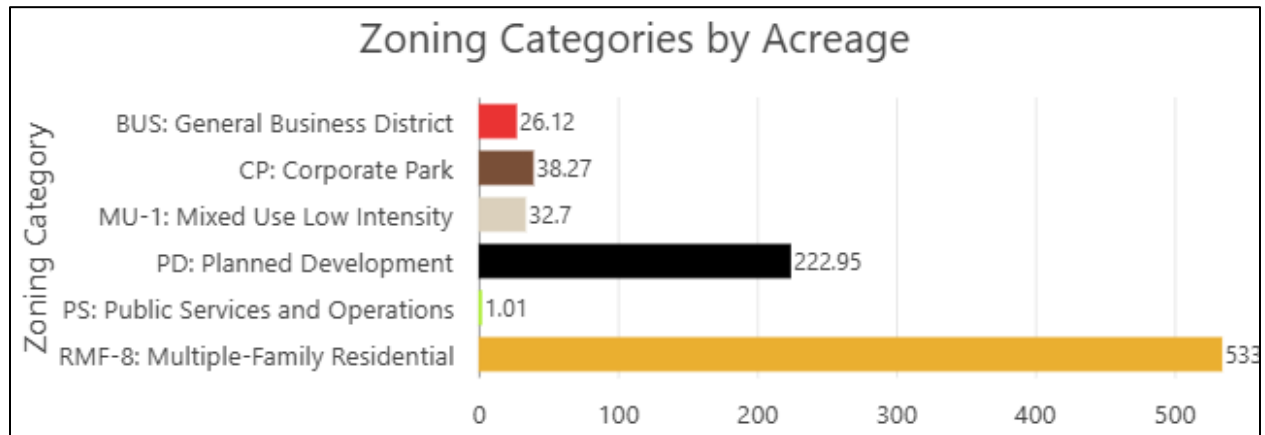
As indicated above, the dominant future land use designation within the SW Study Area is Residential Medium-Density. The overwhelming predominance of Residential Medium-Density Future Land Use demonstrates that the SW Study Area was originally designated decades ago in unincorporated Alachua County primarily as a low-moderate density multifamily residential zoning district.

Existing Zoning Map

The map below illustrates the zoning districts within the SW Study Area. There are six zoning districts represented in the district: General Business District (BUS); Corporate Park (CP); Mixed-Use Low Intensity (MU-1); Planned Development (PD); Public Services and Operations (PS); and Multi-family Medium Density (RMF-8). As can be noted from the map, most of the Study Area has a zoning designation of RMF-8 (Residential Multi-Family – 8).



The exhibit below indicates the amount of acreage in each of the six zoning districts within the SW Study Area. Multifamily housing in the RMF-8 and PD zoning districts represents the majority use in the Study Area.



Most of the study area has a zoning designation of RMF-8 (Residential Multi-Family – 8). The table below displays the uses permitted by right and by special use permit in the RMF-8 zoning district. Most of the uses are residential or residential type uses:

Permitted by Right in RMF-8	
Accessory dwelling unit	Day care center
Adult day care home	Emergency shelter
Assisted living facility	Family child care home
Attached dwelling (up to 6 attached units)	Multi-family dwelling
Bed and breakfast establishment	Multi-family, small-scale (2—4 units per building)
Community residential home (up to 6 residents)	Place of religious assembly
Community residential home (7 to 14 residents)	Public park
Community residential home (over 14 residents)	School (elementary, middle, or high - public or private)
Subsistence garden	Single-family dwelling
Urban market farm, less than 5 acres	Single room occupancy residence
Permitted by Special Use Permit in RMF-8	
Urban market farm, 5 acres or greater	Social service facility
Skilled nursing facility	Library

While a large majority of the existing zoning district permits multifamily housing, much of the zoning framework remains oriented toward more suburban development densities and building heights (when compared to zoning densities allowed in other areas of the city that are proximate to the University). This results in:

- Relatively low permitted residential densities
- Surface parking-dominated site design
- Limited mixed-use flexibility
- Auto-oriented circulation patterns
- Limitations on compact development because of height limits

Since most of the SW Study Area has RMF-8 zoning, this limits the residential density by right to 20 dwelling units per acre despite the Residential Medium Future Land Use category allowing up to 30 dwelling units per acre. Obtaining the maximum residential density requires a density bonus, which is not always possible to achieve based on the type of project or development site. For example, for redevelopment sites the option to use the tree preservation density bonus may not be available due to existing development on the site. Alternatively, developments may have to rezone to Planned Development (PD) to obtain the higher density, which is a lengthy and involved process.

In addition, building height is limited to 3 stories by right in RMF-8, and the options for height bonuses are limited for the RMF-8 zoning district. For example, the structured parking option is not available within this zoning district. In addition, undergrounding/relocating utility lines may not be possible to achieve where undergrounding has already occurred. And, the tree preservation height bonus may not be available on redevelopment sites where there are typically fewer qualifying trees.

These two factors promote a more horizontal type of development as opposed to allowing for more compact, vertical development. And, the number of non-residential uses is very limited in the RMF-8 zoning district, which does not allow for a mix of uses.

The existing zoning framework does not consistently support or require:

- Vertical mixed-use development
- Urban block size maximums
- Pedestrian-oriented design
- Transit-supportive development patterns

The SW Study Area contains seven (7) separate areas zoned Planned Development (PD), with the approximate location identified in the zoning map exhibit below:

SW Study Area

Archer Place PD

Oxford Manor PD

Gainesville Place PD

Phoenix PD

Undeveloped Land Zoned PD

The Laurels PD

Hideaway PD

Land use codes: R-1AA, R-2, RM, PD, BI, PS, U9, RMF8, MU1, CON, CP, RE-1.

1. Archer Place Mixed Use Development

Acreage	7.2 +/-
Permitted Uses	Mixed Use – Multifamily & Non-Residential
Summary of Entitlements	256 units (Max.); 715 bedrooms; 8,000 (Min.) – 16,000 (Max.) of non-residential square footage 36 units per acre
Developed (Y/N)	No (Under Construction)
Year Approved	2022 (Ordinance No. 210331)
Approved in County or City	City
PD Conditions	Conditions include specific site design and architectural standards for the proposed development. Condition language also includes specific requirements for an affordable housing component for 10% of the residential units for a minimum of 30 years. See attached ordinance in the Appendix for full list of conditions.

Summary:

- Project was recently approved (2022) based on City Land Development Regulation standards applied to the PD.
- Project is still under construction and relies on existing permit approvals in order to develop the site.
- Project was approved with a voluntary affordable housing requirement

2. Gainesville Place PD

Acreage	73.14 +/-
Permitted Uses	Mixed Use – Multifamily & Non-Residential
Summary of Entitlements	760 units (Max.) & 12,000 SF (Max.) Non-Residential 10.4 units per acre
Developed (Y/N)	Yes
Year Approved	2001 (Resolution Z-01-42)
Approved in County or City	County (Unincorporated Area). Annexed into City post-development on September 1, 2002 (Ordinance No. 001912)
PD Conditions	Conditions approved by the County are basic and indicate the permitted number of residential units, building height, buffers, setbacks and other development requirements which were satisfied at time of initial development.

Summary:

- Project is a fully developed site
- The maximum permitted density is low (less than maximum density allowed currently in Single Family in the City of Gainesville)
- There are no site-specific PD conditions that are essential to remain in place. Conditions related to wetland areas are not necessary because these regulated natural resources are protected by other provisions in the City's Land Development Code.

3. Hideaway PD

Acreage	33.6 +/-
Permitted Uses	Multifamily
Summary of Entitlements	360 units (Max.) & 3-story (Max.) buildings 10.7 units per acre
Developed (Y/N)	Yes
Year Approved	1998 (Resolution Z-98-53)
Approved in County or City	County (Unincorporated Area). Annexed into City post-development on September 1, 2002 (Ordinance No. 001912)
PD Conditions	Conditions approved by the County are basic and indicate the permitted number of residential units, building height, buffers, setbacks and other development requirements which were satisfied at time of initial development. See attached County resolution in the Appendix for full list of conditions.

Summary:

- Project is a fully developed site
- The maximum permitted density is low (less than maximum density allowed currently in Single Family in the City of Gainesville)

4. Oxford Manor PD

Acreage	29.7 +/-
Permitted Uses	Multifamily
Summary of Entitlements	379 units (Max.) 12.7 units per acre
Developed (Y/N)	Yes
Year Approved	1984 (Z-84-94)
Approved in County or City	County (Unincorporated Area). Annexed into City post-development on September 1, 2002 (Ordinance No. 001912)
PD Conditions	Conditions approved by the County are basic and indicate the permitted number of residential units, setbacks and other development requirements which were satisfied at time of initial development. See attached County resolution in the Appendix for full list of conditions.

Summary:

- Project is a fully developed site
- The maximum permitted density is low (approximately the same maximum density allowed currently in Single Family in the City of Gainesville)
- There are no site-specific PD conditions that are essential to remain in place.

5. The Laurels PD

Acreage	31.9 +/-
Permitted Uses	Multifamily
Summary of Entitlements	382 units (Max.) 11.9 units per acre
Developed (Y/N)	Yes
Year Approved	1990 (Z-90-10)
Approved in County or City	County (Unincorporated Area). Annexed into City post-development on September 1, 2002 (Ordinance No. 001912)
PD Conditions	Conditions approved by the County are basic and indicate the permitted number of residential units, buffers, setbacks and other development requirements which were satisfied at time of initial development. See attached resolution in the Appendix for full list of conditions.

Summary:

- Project is a fully developed site
- The maximum permitted density is low (less than maximum density allowed currently in Single Family in the City of Gainesville)
- There are no site-specific PD conditions that are essential to remain in place. Conditions related to conservation areas are not necessary because these regulated natural resources are protected by other provisions in the City's Land Development Code

6. Phoenix PD

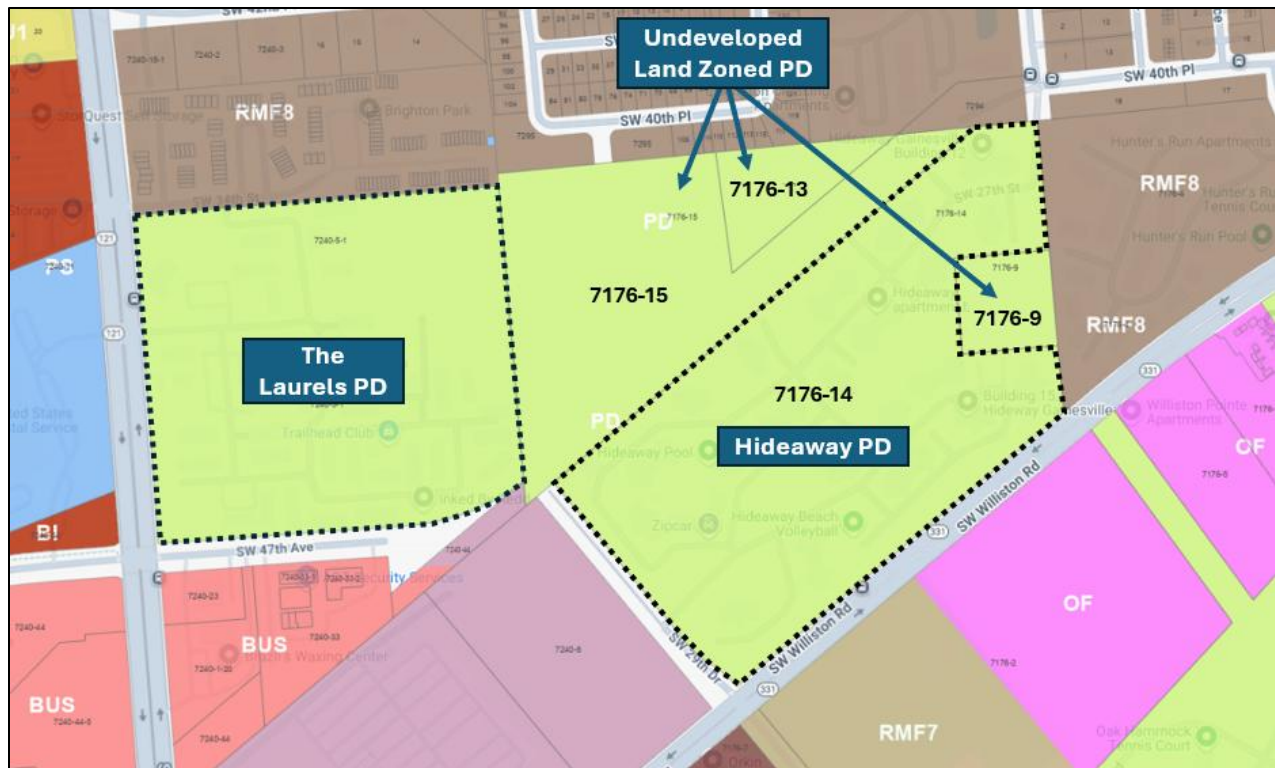
Acreage	28.2 +/-
Permitted Uses	Multifamily (2, 4, 6 & 8 – plex) & non-Residential
Summary of Entitlements (Existing Development)	135 Platted Lots / 311 Units & 2,340 SF 2.3 units per acre
Developed (Y/N)	Yes
Year Approved	1978-1979 (Plat Approvals)
Approved in County or City	County
PD Conditions	No specific PD conditions are available

Summary:

- Site is a fully developed residential neighborhood with platted lots and a variety of residential use types (many duplex units, some 4, 6 & 8-plexes) that are more suited for non-student affordable housing, making it unique to the study area.
- There are many individual lot / property owners within the development, including private and public ownership (i.e. Alachua County Housing Authority).

7. Undeveloped Area Zoned PD

There is one additional area that is zoned Planned Development (PD) that is not part of any of the six (6) approved PDs outlined above. This area, which includes parcels 7176-9, 7176-13 and 7176-15, is located near The Laurels PD and Hideaway PD, is identified in the following zoning map exhibit:



As noted, these parcels are currently zoned Planned Development (PD). However, the City of Gainesville GIS database does not have a zoning ordinance associated with these parcels. These parcels were historically mapped PD but were not part of any approved master planned development, either prior to or after annexation into the City on September 1, 2002.

Parcels 7176-13 & 7176-15 were recently voted on by the City Commission for purchase for future use as a multiuse trail and neighborhood park (reference agenda item “2025-929 Purchase of Real Property for the SW 47th Avenue Phase 2 Multiuse Trail and New Neighborhood Park” from the December 4th, 2025, City Commission meeting).

Agenda backup materials also included the following information:

- Request for the City Commission to approve a Contract for Purchase and Sale of Real Property with Prairie View Trust and Carolyn G. Henderson Testamentary Trust for RLH, III for the purpose of constructing the SW 47th Avenue Phase 2 Multiuse Trail from SW 34th Street to SW 27th Street and a new Neighborhood Park adjacent to the Serenola Manor Neighborhood.
- “Based on information provided by the City of Gainesville zoning authorities, the majority of the site is zoned “PD” (Planned Development) designated towards multifamily residential use. However, this is an older “PD” zoning prior to the year 2000 and is most probably not valid or has expired for the subject property since it was never developed. The majority of the site, including the

east and central parcels, which makes up about 91 percent of the site, has a future land use designation for “Residential Medium Density”, which permits a development density of 8 up to 30 dwelling units per acre. The most probable uses for the subject site, based upon the “PD” zoning and land use would be for multifamily residential apartment development. This use would be consistent with the “PD” and “RMF-8” zoning categories and consistent with the underlying land use for the majority of the site of “Residential Medium Density.”

Parcel 7176-9 is similar in that it is zoned PD and not associated with any proposed development. The parcel is presently used as a FDOT drainage basin serving State Road 331 (Williston Road).

Summary:

- The parcels are not part of a master planned development and no record of a County resolution or City Ordinance exists, therefore, it is inappropriate to retain PD zoning on this site.
- Parcels are now owned by public entities and either currently have or are planned to be utilized for public uses.

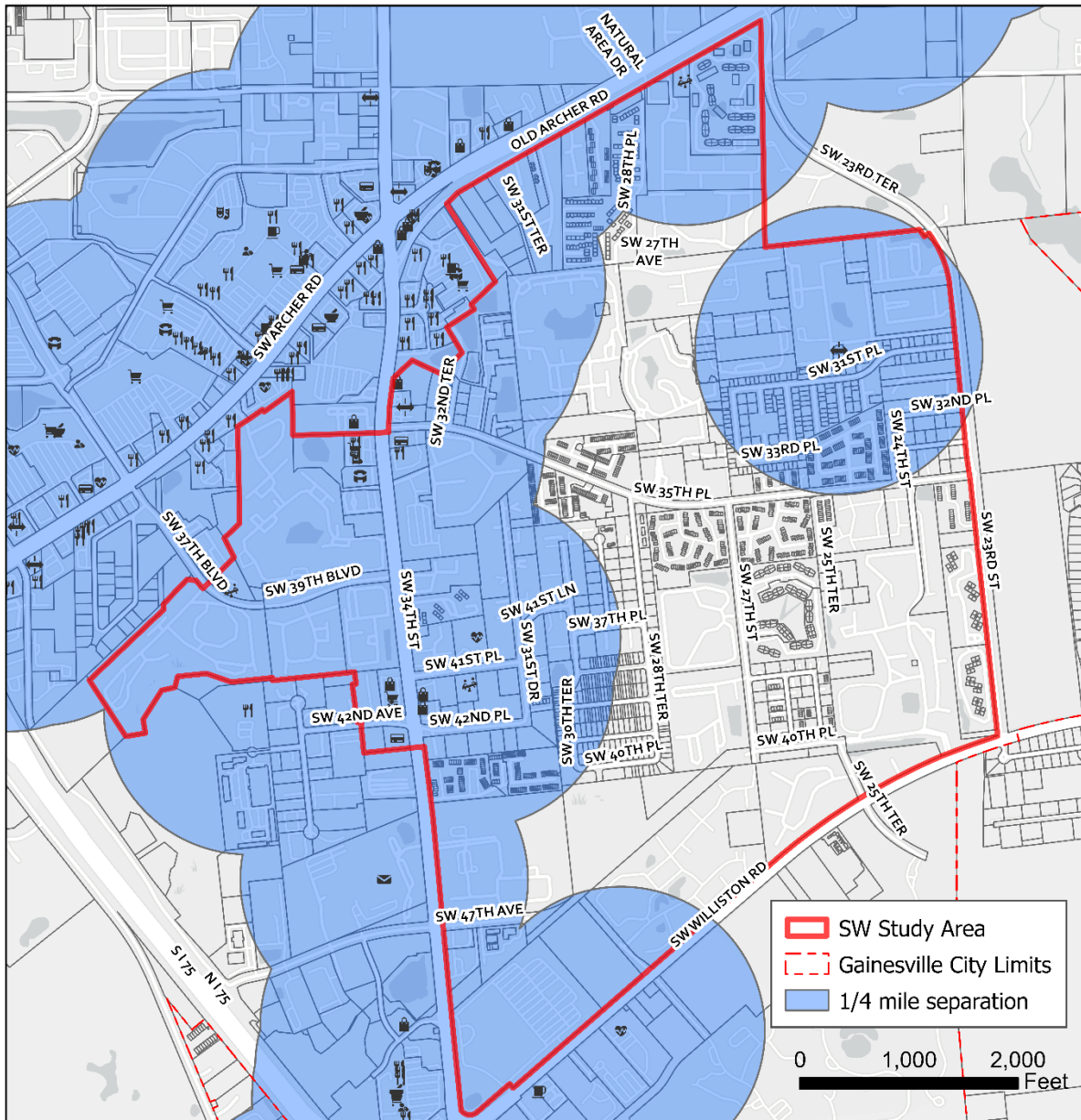
Availability of Neighborhood Services in the SW Study Area

While the study area is proximate to regional and community level commercial areas in Butler Plaza and along SW 34th Street and at the I-75 Williston Road interchange, it is still relatively under-served by neighborhood-scale commercial uses within easy walking distance. The west side of the study area is generally well-served, but the southeast side has no neighborhood scale retail sales or service type uses.

The following exhibit illustrates the SW Study Area and the ¼ mile walking distance from neighborhood uses. As can be noted from the map, a large proportion (39%) of the area is not within easy walking distance of shopping and services. While northwest portions of the SW Study Area have access to small grocery stores and various retail and personal service uses, the majority of non-residential uses adjacent to the area are restaurants.

Approximately 39% of the study area is located more than ¼ mile from typical neighborhood sales and service type uses, which include: neighborhood-scale retail, coffee shops, cafés, restaurants or breweries, pharmacies, grocery stores, day cares centers, health and fitness uses such as gyms, banks or credit unions, salon or barber shops, convenience stores, etc.

Retail and Neighborhood Services within ¼ Mile



- | | | | |
|---------------------------|-------------------|------------------------------------|----------------------------|
| Art or entertainment | Convenience Store | Hardware Store, Neighborhood Scale | Restaurant or Brewery |
| Bank or credit union | Daycare | Health and Fitness | Retail, Neighborhood Scale |
| Clinic or doctor's office | Fire Station | Pharmacy | Salon or barber shop |
| Coffee Shop or Cafe | Grocery Store | Post Office | |

The table below indicates types of neighborhood scale uses and the percentage of the population within a ¼ mile distance from the uses. It is especially notable that none of the Study Area population is within ¼ mile of a major grocery store. The ¼ mile distance is typically associated with the distance that a pedestrian is willing to walk to a location. It should be noted that the map displays a ¼ mile straight-line distance from selected neighborhood uses and does not reflect actual walking paths that a pedestrian would use to reach a destination.

Neighborhood Use	Study Area Residential Population within ¼ mile	% of total Study Area Residential Population
Art/ Entertainment	2,996	17.6
Bank or credit union	5,654	33.1
Clinic or doctor's office	6,876	40.3
Coffee shop or café	3,218	18.9
Convenience store	7,290	42.7
Daycare	6,402	37.5
Grocery Store, Specialty	6,982	40.9
Grocery Store, Supermarket	0	0
Hardware Store (small scale)	0	0
Health and fitness	5,350	31.3
Pharmacy	1,564	9.2
Restaurant or brewery	6,054	35.5
Retail (small scale)	7,126	16.4
Salon or barber shop	4,848	28.4

Vacant Land Analysis

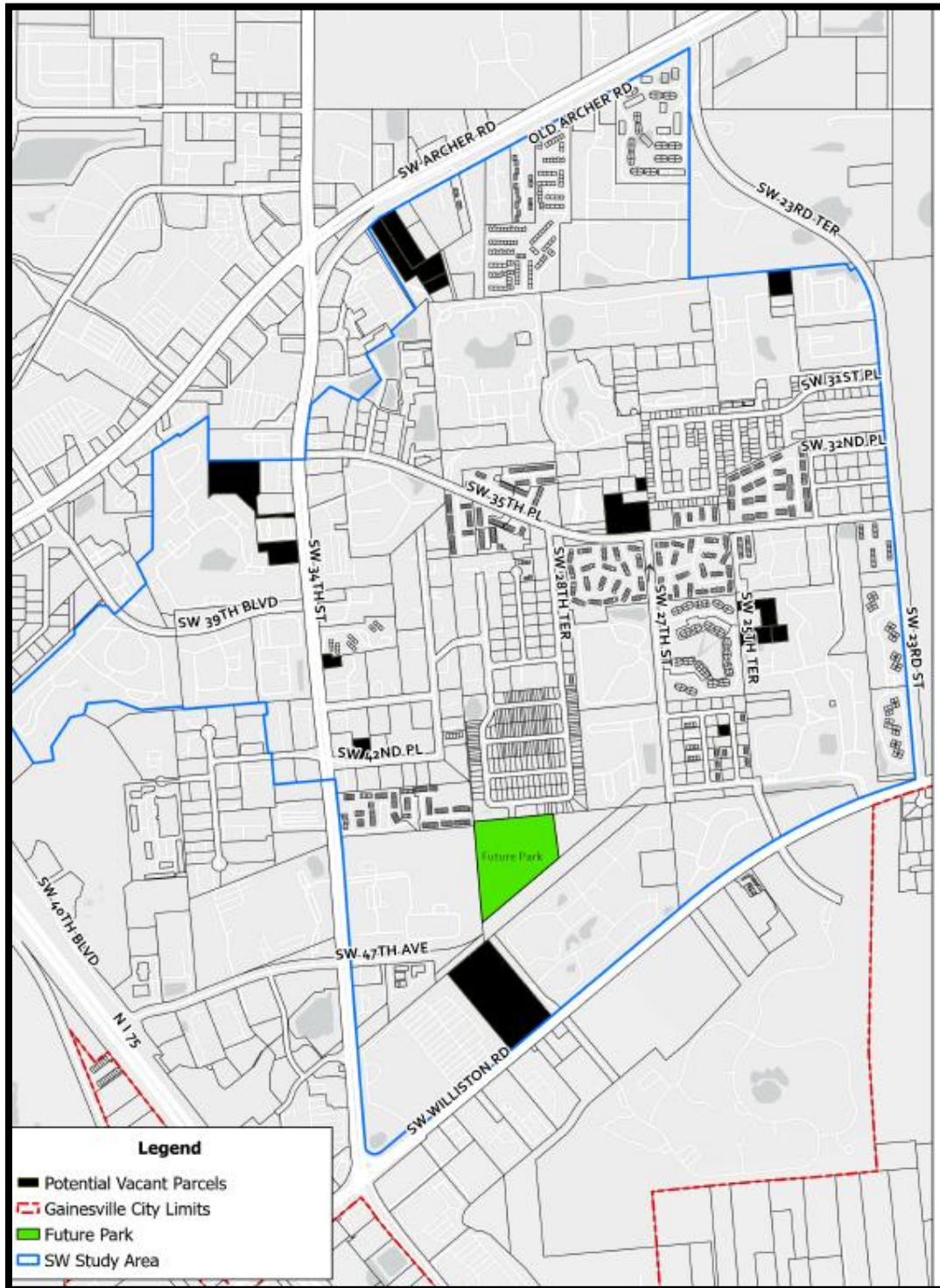
There are only 15 non-utility or non-right-of-way parcels that are vacant within the SW Study Area. The table below summarizes the development potential of these parcels, less any identifiable constraints, such as wetlands or floodplains. A Floor to Area Ratio (FAR) of 1 was used as an assumed development potential for non-residential development. An FAR of 1 likely overstates the likely development pattern that would occur under existing zoning and land use regulations.

Parcel Number	Acreage	Floodplain or Wetland Acreage	FLUM Category	Net Residential Units	Net Non- Residential Square Feet (1 FAR)
07310-002-004	0.28	0	RM	8	0
06788-001-000	2.73	0	MUL	81	118,919
06779-001-000	0.59	0	MUL	17	25,700
07240-008-000	10.00	10	MUM	0	0
07294-010-004	0.25	0	RM	7	0
07243-004-000	0.45	0	RM	13	0
07288-000-000	0.71	0	RM	21	0
07289-000-000	0.50	0	RM	15	0
07289-001-000	1.00	0	RM	30	0
07314-006-000	1.11	0.3	RM	24	0
06788-000-000	1.83	0	MUL	54	79,715
07240-047-004	1.48	0.04	COM	0	62,727
07240-047-001	3.90	1.49	COM	0	104,980
07240-130-001	0.65	0	MUL	19	28,314
07311-001-001*	2.96	0	RM	88	0
Total	28.44	11.83		377	420,355

* While this parcel is shown as vacant, there is proposed development of 84 units not yet constructed for Abbey Exchange on this site. Project is under final City review.

The map below illustrates the location of the above-referenced vacant parcels. As can be noted from the map, the vacant parcels are spread across the Study Area and, as such, cannot be assembled to create larger parcels for new site development. This further limits the development potential for the SW Study Area under the existing conditions.

Vacant, Developable Parcels in the SW Study Area



Based on the existing Future Land Use designations and their associated densities/intensities, vacant lands within the study area have the potential for approximately 377 more residential units and over 210,000 square feet of non-residential floor area. This analysis assumes that the use of each parcel is maximized for either residential density or non-residential intensity and that only single uses are placed on the property.

The area and location of these parcels, however, would likely result in actual development rates of substantially less than the Future Land Use designation maximums. Provision of stormwater and parking facilities along with other Code requirements (including landscaping, tree protection, setbacks, buffers, etc.) on small, isolated parcels typically decrease development yields. Parcel assembly could facilitate redevelopment and allow for densities and intensities closer to the maximum allowed levels.

Demographics

The table below summarizes the population and household demographics within the SW Study Area and compares it to the City of Gainesville as a whole, based on the latest available data sources. Based on the 2025 population estimates, the Study Area population makes up approximately 11.8% of the City's total population while making up only about 2.2% of the City's total land area.

Based on the population growth from the 2020 Census to the 2025 population estimates, the SW Study Area grew at a slower rate (2.6%) than the City as a whole (5.4%). This may reflect the low growth rate of new housing units in the SW Study Area compared with the rest of the city.

As can be noted from the table, the 2025 vacancy rate in the SW Study Area is lower than in the City of Gainesville (6.1% versus 8.9%). The median household income is also lower in the Study Area than in the City (this may represent a higher concentration of student households in this area).

When looking at owner versus renter occupied housing (based on 2025 estimates), it is clear that the SW Study Area is dominated by rental housing units (92.1%). This figure is much higher than the 63.7% renter occupied units for the City as a whole.

Population and Household Characteristics	Study Area Value	City of Gainesville
2020 Census Population	17,068	141,085
2025 Estimated Population	17,514	148,671
2025 Estimated Households	7,838	58,123

2025 Average Household Size	2.01	2.14
2025 Median Household Income	\$40,136	\$46,195
2025 Vacancy Rate	6.1%	8.9%
2020 Total Housing Units	8,067	63,833
2025 Total Housing Units	8,346	65,548
2025 Owner Occupied Units	617 (7.9%) ¹	21,711 (36.3%) ¹
2025 Renter Occupied Units	7,221 (92.1%) ¹	38,031 (63.7%) ¹
Undergraduate Student Occupants	4,475	38,136
Graduate/Professional Student Occupants	2,319	10,758

¹Percentages are calculated based on occupied units.

Sources: *ESRI Updated Demographics, Crime Indexes, 2023 American Community Survey*

Key Summary Data

1. Substantial Student Population: The Study Area also contains a substantial college or professional student population:

Student Type	Population	Percent of Total Population
Undergraduate	4,475	25.6%
Graduate/Professional	2,319	13.2%
Total Students	6,794	38.8%

Source: *2023 American Community Survey*

2. Predominantly Renter Population: As identified in the data above, the SW Study Area is predominantly renter-occupied:

Occupant Type	Number of Units	Percent of Occupied Units
Owner Occupied Units	617	7.9%
Renter Occupied Units	7,221	92.1%

Source: *ESRI Updated Demographics*

The above demographic profile reflects the SW Study Area's role as a major multifamily residential district serving university-affiliated populations and employee housing demand for rental housing.

Population Projections

Study Area Historical Population Growth

The SW Study Area has experienced sustained population growth over the past two decades, as summarized below:

Year	Population
2000	12,626
2010	14,236
2020	17,068

Source: Census 2000 (imputed), Census 2010 (imputed), Census 2020 (imputed)

Projected Population Growth (Citywide)

The City of Gainesville Comprehensive Plan Data & Analysis Report (Table 4) projects the following city-wide population estimates:

Year	Population
2035	164,881
2045	173,115

Source: City of Gainesville Draft Comprehensive Plan Data & Analysis Report, dated May 2026

Study Area Current Share of City Population (2020 Census)

In 2020, the SW Study Area population comprised approximately 12.1% of the City's overall population:

Area	Year	Population	Percentage
SW Study Area	2020	17,068	12.1%
City-Wide	2020	141,085	100%

Source: 2020 Census

Study Area Projected Population / Increase

If the SW Study Area maintains a similar proportion of the City's future population as seen in the 2020 Census data, the area would need to accommodate a projected population as shown in the table below:

Year	Projected Population	Population Increase
2035	19,951	+2,883 (+16.9%)
2045	20,947	+3,879 (+22.7%)

Based on the population projections, the SW Study Area may need to accommodate 3,879 additional residents by 2045, which is approximately 1,847 additional housing units assuming similar existing household sizes (2.01 persons per household for the SW Study Area; based on total number of households of 7,838 and a total population of 17,514).

It should be noted that population and housing unit need projections are complicated in the SW Study Area due to the use of the rental by bedroom style of multifamily rentals in this area. As an example, the Abbey Exchange proposed development has 84 units with 252 bedrooms. Assuming the 2.47 persons per household figure for the City as a whole, the units would provide housing for 207 persons. However, if even only one person per bedroom is used to project the population, the population in the development would be 252 persons (which is 3 persons per household based on the unit count of 84).

When bedroom rentals are used for multifamily developments, it is similar to a dormitory concept (which is considered "group housing" by the Census). Since individual bedroom occupants could be considered households (and the occupants may consider themselves as such), this means that the persons per household or per dwelling unit count could be miscounted for these types of developments.

Nearly 70% of all the units within the SW Study Area are two bedrooms or fewer as illustrated in the table below. Approximately 50% of all units within the entire City are two bedrooms or fewer. The average number of bedrooms per unit is 2.2 within the SW Study area and 2.5 for the entire City.

Number of Bedrooms in Unit:	SW Study Area	% of all Units	City of Gainesville	% of all Units
No bedroom (e.g. efficiency or studio unit)	373	4.1%	3,157	3.5%
1 bedroom	2,089	23.1%	12,327	13.7%

2 bedrooms	3,837	42.5%	29,627	33.0%
3 bedrooms	1,562	17.3%	27,882	31.0%
4 bedrooms	1,172	13.0%	15,171	16.9%
5 or more bedrooms	0	0.0%	1,649	1.8%

Source: 2024 American Community Survey

Implications for Future Population Growth

The SW Study Area currently lacks a sufficient amount of available vacant land to support the projected 1,847 additional units needed if the proportion of the SW Study Area population remains the same for future population growth projections. Without the capacity for maintaining its share of the projected population growth, future population growth would have to be accommodated in other areas. Many of these areas have already seen significant redevelopment (such as College Park and University Heights) and may not be able to meet the housing needs of the projected population. This may result in greenfield development outside of city limits, contributing to urban sprawl. Lack of new development and investment within the SW Study Area could result in continued deterioration of residential properties and eventual dilapidation.

There are two current developments that will be supplying additional housing units for population growth within the SW Study Area: Archer Place and Abbey Exchange.

The Archer Place PD project, currently under construction, will add approximately 256 units with 715 bedrooms. Abbey Exchange, currently under final development plan review, will add 84 units with 252 bedrooms.

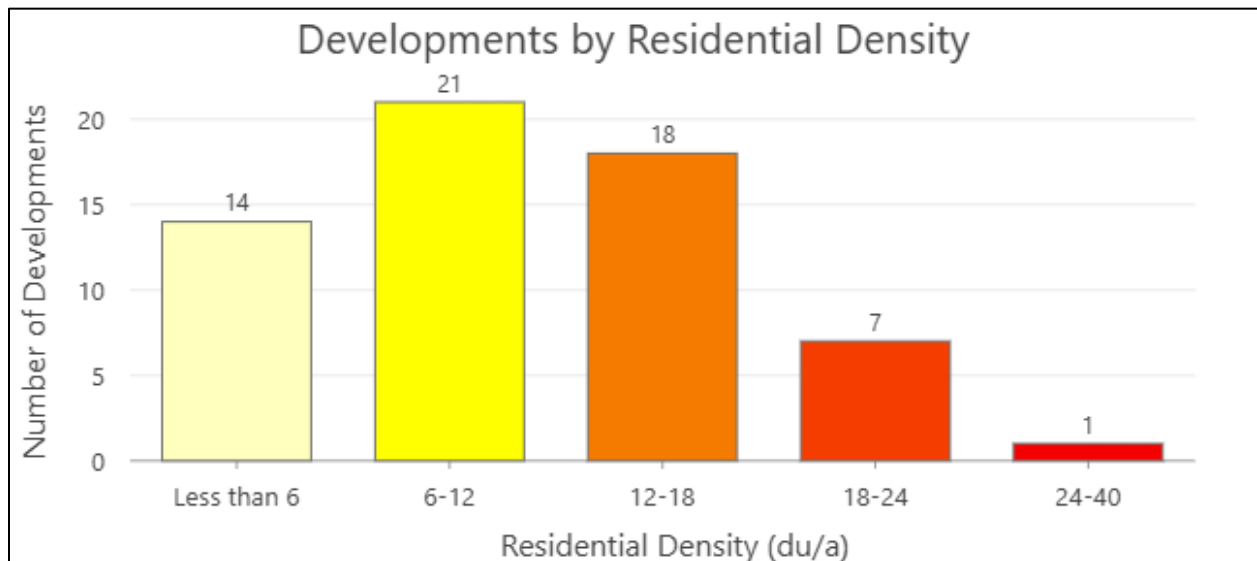
Even with the additional 340 housing units being added, there is still a deficit of 1,507 units needed within the study area if it is to maintain its percentage of the total population growth projected for Gainesville.

As a result, long-term population accommodation will likely require:

- Redevelopment of aging multifamily sites at higher densities
- Mixed-use redevelopment to provide supportive neighborhood scale commercial uses to serve the increased population
- Parcel assembly
- More efficient utilization of existing urban land

Without future redevelopment opportunities within the SW Study Area, future growth pressure may shift outward into less urbanized areas, potentially contributing to urban sprawl, increased infrastructure costs, and reduced transit efficiency.

Existing Density Analysis



Existing Residential Density

The average residential density for each existing residential development is 11 units per acre. The average gross residential density for all residential development within the study area is 12.2 units per acre. These densities do not include projects that are approved but not yet constructed. While this residential density is high when compared to the overall City of Gainesville average density (1.7 units per acre), it is lower than other areas close to the UF campus that have redeveloped. For example, the University Heights area (generally north of SW Depot Avenue, south of W University Avenue and between SW 13th Street and SW 6th Street) residential density is approximately 33.6 units per acre.

Examples of existing higher-density developments include:

- Rise 34th: approximately 27 dwelling units per acre
- Archer Court: approximately 24 dwelling units per acre

Examples of higher-density developments proposed or under construction include:

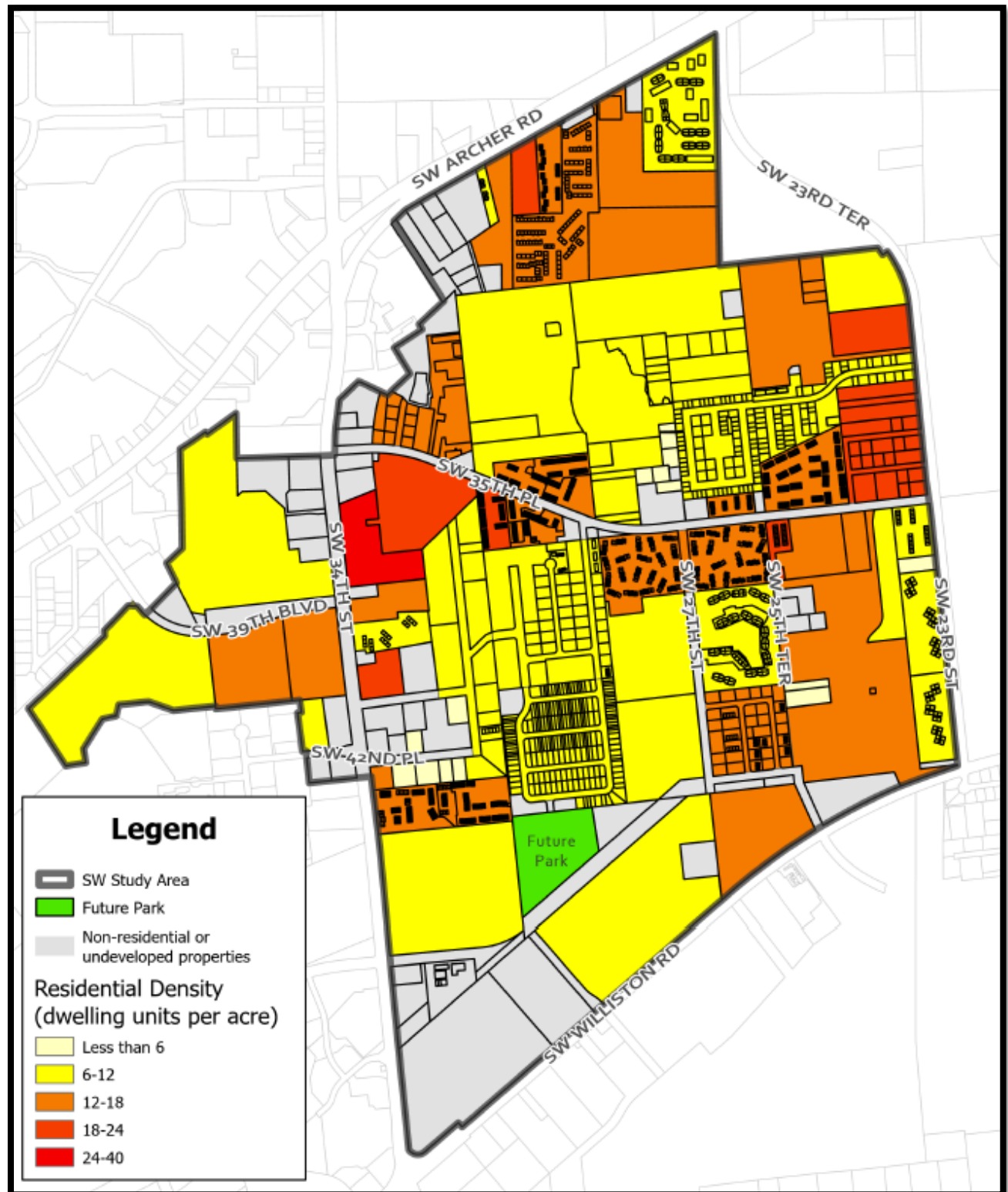
- Archer Place: 36 dwelling units per acre (for the development as a whole)
- Abbey Exchange: 22 dwelling units per acre (had to obtain density bonus points at the time of application)

More than 57 percent of developments in the study area are below 12 dwelling units per acre.

The exhibit below shows the residential density ranges for existing multifamily developments in the SW Study Area. This map excludes non-residential properties such as commercial areas, stormwater areas, or areas currently under construction. As can be

noted from the exhibit, the majority of the developments fall in the 6-12 dwelling units per acre or 12-18 dwelling units per acre range.

Residential Density in the SW Study Area



Density Observations

The majority of existing residential development is relatively low density and less than half of the permitted maximum allowable density under the adopted Future Land Use designation common in the study area: Residential Medium Density, which permits up to 30 dwelling units per acre. It should be noted that the by-right density allowed in the corresponding RMF-8 zoning district is 20 dwelling units per acre. To achieve the 30 units per acre density in RMF-8, a development must obtain a density bonus.

Because much of this area was developed prior to annexation in the city, this density pattern may reflect that lower densities were in place for development under Alachua County's Future Land Use designations.

The existing development pattern suggests that:

- Existing land is underutilized relative to City of Gainesville allowances
- Many properties were developed under older market conditions, Alachua County land development densities, and lower density suburban development patterns

Housing Conditions & Affordability

Housing Age (Within Study Area)

Median year built (2023 American Community Survey): 1990

The median housing age is approximately 36 years. Additional information related to the age of residential development (by decade) is included on the exhibit on page 11 of the report.

Much of the housing stock within the SW Study Area is approaching an age where:

- Major reinvestment may become necessary
- Functional obsolescence may occur
- Redevelopment may become more economically viable as property values, demand, and maintenance costs increase

Rental Costs

Median Monthly Rent by Area

SW Study Area 2023	City 2023	State 2023
\$1,307	\$1,318	\$1,719

Source: ACS

Although median rents remain lower than statewide averages, affordability pressures remain substantial in the SW Study Area given that median household incomes are lower there than in the city as a whole.

Housing Cost Burden

According to the U.S Department of Housing and Urban Development (HUD), households are considered cost-burdened when they spend more than 30% of their income on rent, mortgage payments, and other housing costs. Households are considered severely cost-burdened when spending more than 50% of their income on housing costs.

Within Study Area:

- Owner Occupied Unit Households with Mortgage: 276
- Owner Occupied Unit Households without Mortgage: 378

Monthly Owner Costs as Percentage of Income (2023 ACS)	Number of Households	Percent of Households with Mortgage
50+%	79	28.6%
40-49.9%	58	21.0%
30-39.9%	0	0.00%
20-29.9%	21	7.6%
10-19.9%	39	14.1%
Less than 10%	79	28.6%
	276	100% (totals to 99.9 because of rounding)

A substantial percentage of owner-occupied households (approximately 50%) with mortgages spend more than 40 percent of income on housing costs. This indicates significant housing cost burden conditions for owner-occupied households.

Housing Affordability

As calculated by ESRI, the Housing Affordability Index for the Study Area is 92 (more information is available on the following link: [Housing Affordability Index \(ESRI\)](#)). The City wide average Housing Affordability Index is 60. The Housing Affordability Index (ESRI) is a measure that indicates whether a typical family can afford the monthly mortgage payments assuming they earn the median household income and are purchasing a median valued home. An index of less than 100 indicates that the median

household income is not sufficient to afford a median value home with the Federal Housing Administration debt service coverage ratios. The Index combines Federal Housing Finance Agency data with information from the American Community Survey to derive a point in time estimate (July 1 of each year). Given the limited number of owner-occupied units and the median income, this index may be skewed to reflect a lower index (higher unaffordability) than actual.

Existing Affordable Housing Opportunities

Housing Agencies

The Alachua County Housing Authority owns 46 units within the study area and 254 county-wide. The Alachua County Housing Authority owns and maintains the following properties: 12 units within Phoenix neighborhood and Rocky Point apartment complex (34 units).

The ACHA maintains 938 housing vouchers throughout the County; 11.9% of these are located within the study area. These are not fixed to any certain addresses but are applied for by individuals based on income levels. This number varies from year to year.

Affordable Housing Units in the Archer Place PD Development

There will be 24 affordable housing units in the Archer Place development upon completion of the project. This is a requirement of the PD. Condition 15 in the PD Ordinance (210331) required that 10% of the total residential units must be permanent affordable housing units. This was defined in the ordinance to mean units that are affordably priced for households earning no more than 80% of the Gainesville Metropolitan Statistical Area (MSA) Area Median Income (AMI), adjusted for household size as determined by the US Department of Housing and Urban Development.

Code Enforcement Activity

One indicator of the quality of living in an area is the amount of code enforcement activity that occurs. Code enforcement may involve things like abandoned vehicles, overgrown yards, rehabilitation, signs, hazardous trees, or issues with building regulations.

As can be noted from the table below, in the years 2020 and 2021, the number and percentage of Code Enforcement actions by the City in the SW Study Area was very low when compared to the City as a whole. However, in the years 2022 and 2023, the number and percentage increased greatly. Since, 2024, the number of cases in the Study Area has decreased significantly. This is primarily due to Code Enforcement counting multi-family permits within their case system. The multi-family permit system has since been discontinued. The SW Study Area's share of total City-wide code enforcement cases is nonetheless significantly higher than it was prior to the multi-family permit system. Prior to 2022, the SW Study Area generated 1.73% of all code cases within the City; in 2025 it

generated 4.95% of all code cases within the City. A majority of the new code cases initiated in 2025 by the City were categorized as “property maintenance” cases.

Year	SW Study Area	City Wide Total	SW Study % of City Wide Total
2020	29	1,460	1.99%
2021	25	1,448	1.73%
2022	260	1,803	14.42%
2023	171	1,505	11.36%
2024	16	790	2.03%
2025	42	846	4.96%
2026 (through May 26, 2026)	16	354	4.52%

Potable Water & Wastewater Infrastructure

Potable Water and Wastewater

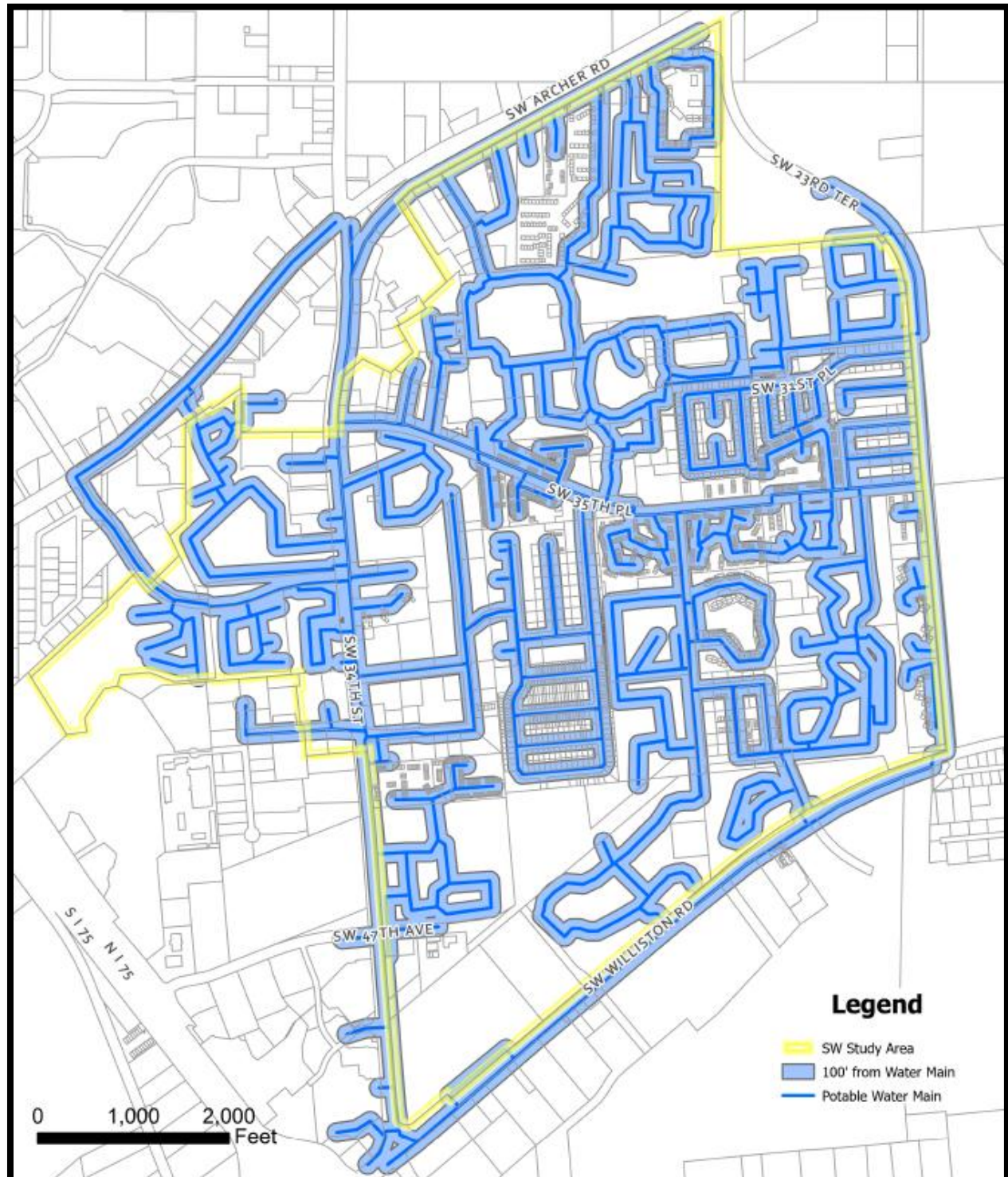
The SW Study Area is generally well served by potable water and wastewater infrastructure.

No parcels are located more than 100 feet from an existing potable water main.

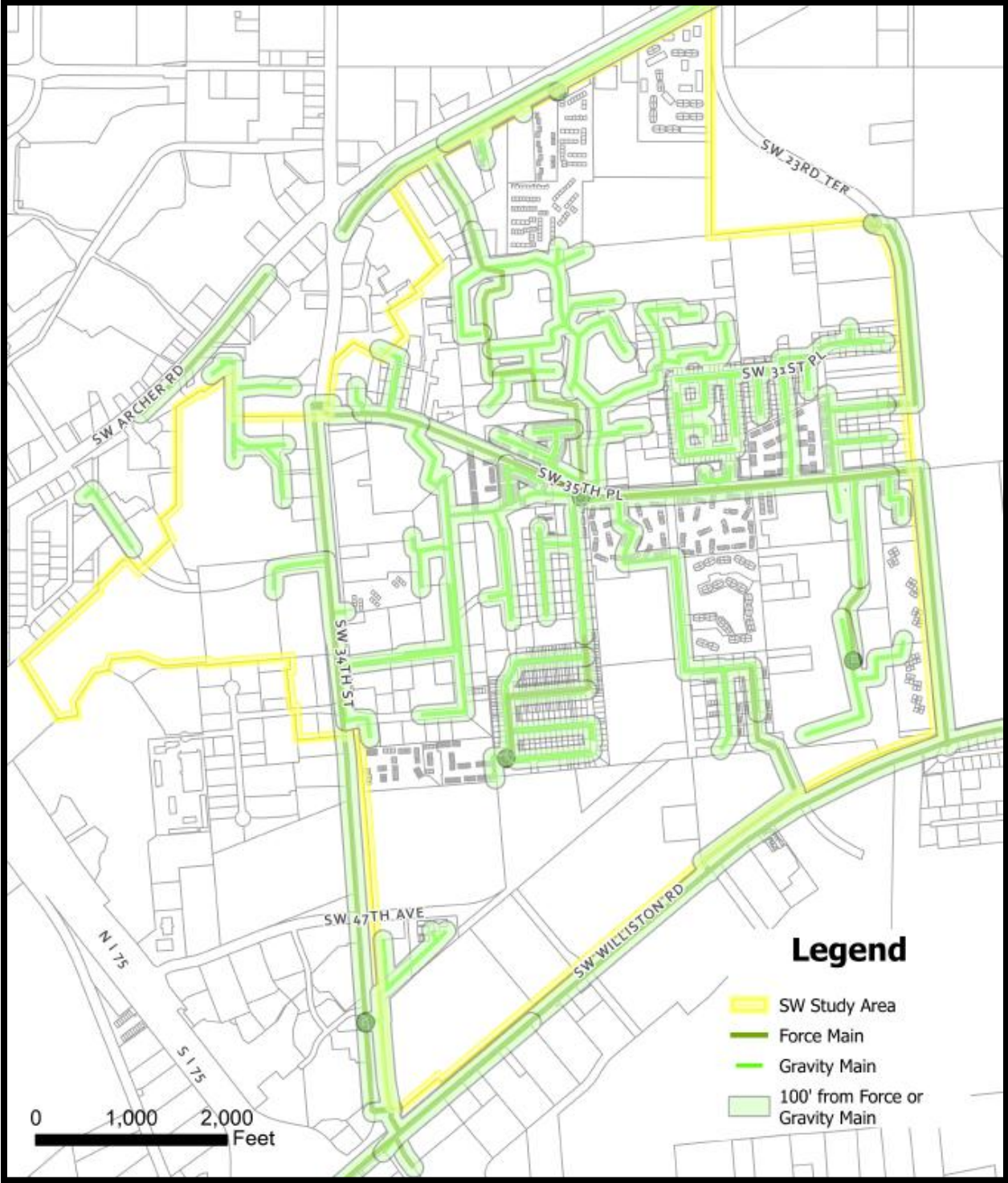
Only three parcels totaling approximately 2.26 acres (less than 1/5 of 1% of the SW Study Area limits) are not currently served by wastewater infrastructure within 100 feet.

The SW Study Area already benefits from extensive existing utility infrastructure, making it substantially more efficient to intensify development here than in undeveloped peripheral areas. However, as future redevelopment occurs, localized infrastructure improvements will be required, which can vary significantly in size and scope, depending on project location and details. These costs are typically borne by the developer.

Generalized Potable Water Map



Generalized Wastewater Map



Lift Station Capacity

GRU has not identified any planned major projects or upgrades to the system within the SW Study Area.

The area is served by multiple lift stations including: LS 58, LS 35, LS 123, LS 116, LS 119 & LS 168.

There are no identified lift station capacity issues, except at LS58 (Old Archer Rd), which has limited capacity, and LS35 (SW 35th Place and SW 28th Terrace), which has limited capacity during peak-hour wet weather flows.

If future development impacts LS58, it is likely that a new lift station will need to be constructed to address wet well depth, pump size, electrical system, and access issues that currently exist. LS35 is downstream of many of the other existing lift stations within the SW Study Area and capacity would need to be considered as development occurs throughout the study area.

Reclaimed Water

There is currently no reclaimed water system within the SW Study Area. Preliminary analysis indicates that extension of reclaimed water infrastructure is not presently economically feasible.

Stormwater Infrastructure

Overview

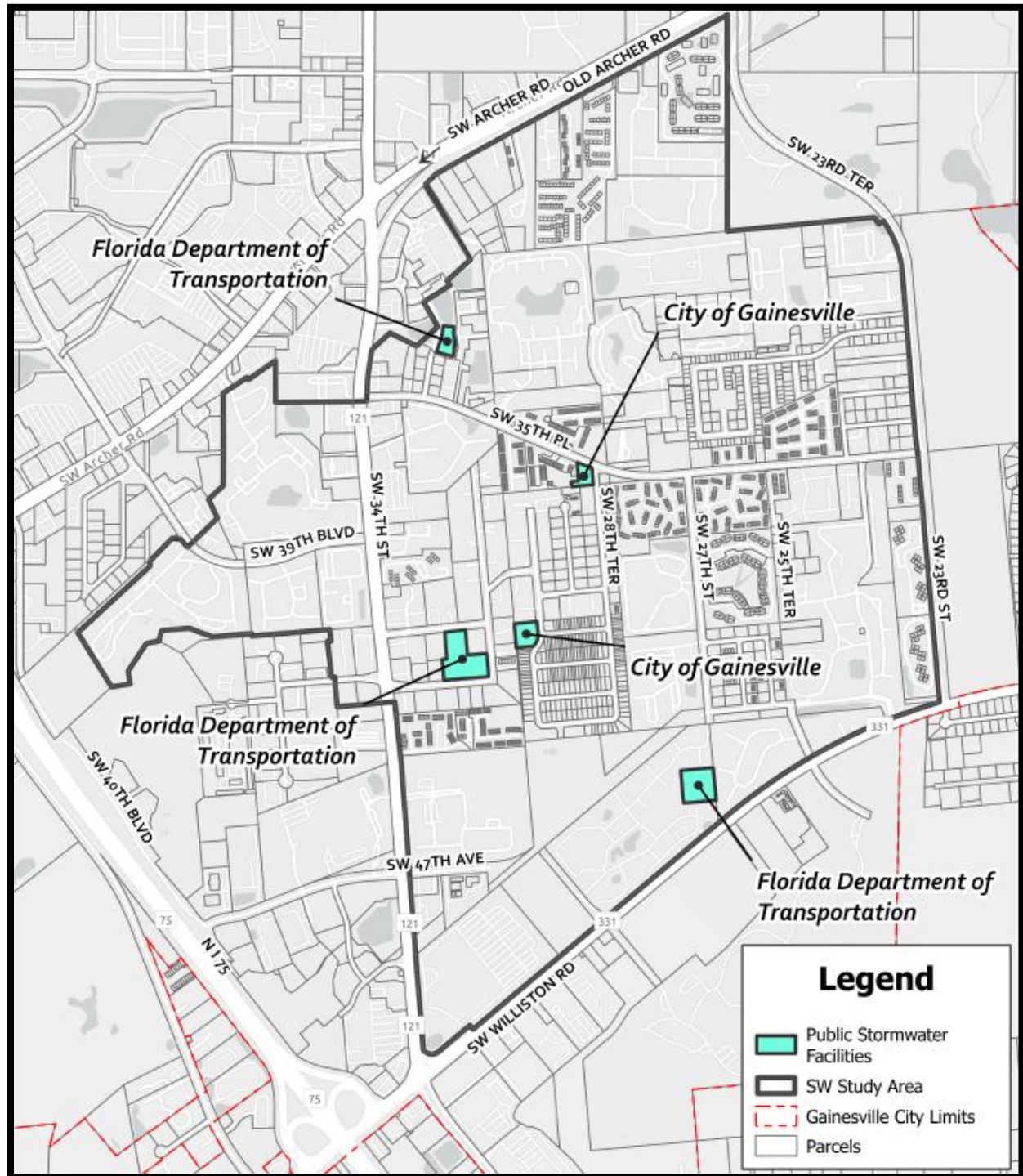
Most of the SW Study Area is located within the 'Extension Ditch drainage basin', with portions also located within:

- Lake Kanapaha basin
- Bivens Arm basin
- Paynes Prairie basin

Bivens Arm is identified by the Florida Department of Environmental Protection as a Water Not Attaining Standards water body.

Most of the stormwater systems within the Study Area are privately owned facilities that were constructed as part of development projects that occurred over several decades. Two stormwater ponds are owned by the City and three are owned by the Florida Department of Transportation (FDOT). Some of the publicly owned stormwater parcels have Future Land Use category designations of Residential Medium and zoning designations that are RMF-8.

Public Stormwater Facilities Map



Publicly Owned Stormwater Facilities

Maintaining Agency	Parcel Number	Location
City of Gainesville	07296-030-000	SW 30 th Terrace at SW 38 th Place
City of Gainesville	07296-050-000	SW corner of SW 35 th Place and SW 28 th Terrace
FDOT	07176-009-000	North of Williston Road in SW 2700 block
FDOT	07240-013-002	West of SW 31 st Drive between SW 41 st Place and SW 42 nd Place
FDOT	07240-001-023	East of SW 32 nd Terrace

These publicly owned stormwater facilities are used primarily for roadway drainage.

Stormwater Infrastructure Analysis

The SW Study Area is a predominantly developed urban area that contains a substantial inventory of multifamily residential and commercial development that was constructed approximately 30 to 50 years ago (much of this development originally occurred prior to the annexation of many properties into the City in 2002).

Because a significant portion of the area's infrastructure predates current stormwater regulations and engineering practices, portions of the SW Study Area have experienced localized drainage challenges over time. These conditions are common in mature urban neighborhoods that were developed under earlier design standards that did not require the level of on-site stormwater treatment for water quality, attenuation, and conveyance systems required today. In addition, these older drainage systems often have very little or no routine maintenance that's required for proper functions.

The City of Gainesville Public Works Department routinely maintains public stormwater infrastructure and works collaboratively with private property owners, where feasible, to address localized drainage concerns. Through these efforts, several locations within the Study Area have been identified where periodic maintenance activities or site-specific improvements have been necessary to mitigate flooding and improve stormwater conveyance. These areas are identified and summarized below:

Area 1 - Drainage Pond (SW 32nd Terrace)

An existing private stormwater pond (Area 1A) associated with the University Town Center commercial development and associated FDOT stormwater system (Area 1B) occasionally floods a private section of SW 32nd Terrace. Long-term improvements will require coordination among the City and the responsible property owners and FDOT. The

flooding may be the result of little or no routine maintenance of the overall drainage system. Improved maintenance and future redevelopment activities present opportunities to improve drainage performance in this area.

Area 2 - Drainage – North of SW 35th Place

An existing private stormwater system located north of SW 35th Place and the Joyce House has historically contributed to periodic flooding of adjacent private properties. The City has coordinated with nearby property owners to identify potential improvements to stormwater system that could enhance overall drainage conditions and reduce the frequency of nuisance flooding.

Area 3 - Drainage – Hidden Village

An existing natural pond located within Hidden Village Apartments complex requires periodic pumping to maintain access on SW 27th Ave by the private owner.

Areas 4 & 5 – Phoenix & Town Parc Retention Ponds

Private stormwater systems within the Phoenix development have experienced historical flooding issues affecting nearby properties. In addition, a private stormwater pond located behind the Phoenix Food Store within the Town Parc development has often required active pumping measures during significant rainfall events. These conditions illustrate the challenges associated with aging private stormwater systems and underscore the importance of ongoing maintenance and future system upgrades.

Areas 1-5: Historical Drainage Issue Areas



Area 6 – Old Archer Road

Localized flooding complaints have occurred in the Old Archer Road area due to limited capacity within the existing stormwater conveyance system. The natural drainage pattern directs runoff northward toward the University of Florida Surge Area; however, insufficient

storage or conveyance capacity can result in stormwater backup and temporary flooding during heavy rainfall events. Potential improvements that increase conveyance capacity may help alleviate these conditions.

Area 6: Historical Drainage Issue Areas



Area 7 – SW 47th Avenue

Parking areas associated with private properties south of SW 47th Avenue have experienced occasional minor flooding attributable to limitations in existing on-site drainage infrastructure. While the reported impacts have generally been localized, future redevelopment and site improvements provide opportunities to enhance stormwater management systems and reduce the potential for drainage concerns.

Area 7: Historical Drainage Issue Areas



Summary

The identified drainage concerns within the SW Study Area generally reflect the age and development history of the area rather than widespread infrastructure failure. As redevelopment and reinvestment occur over time, both public and private improvements

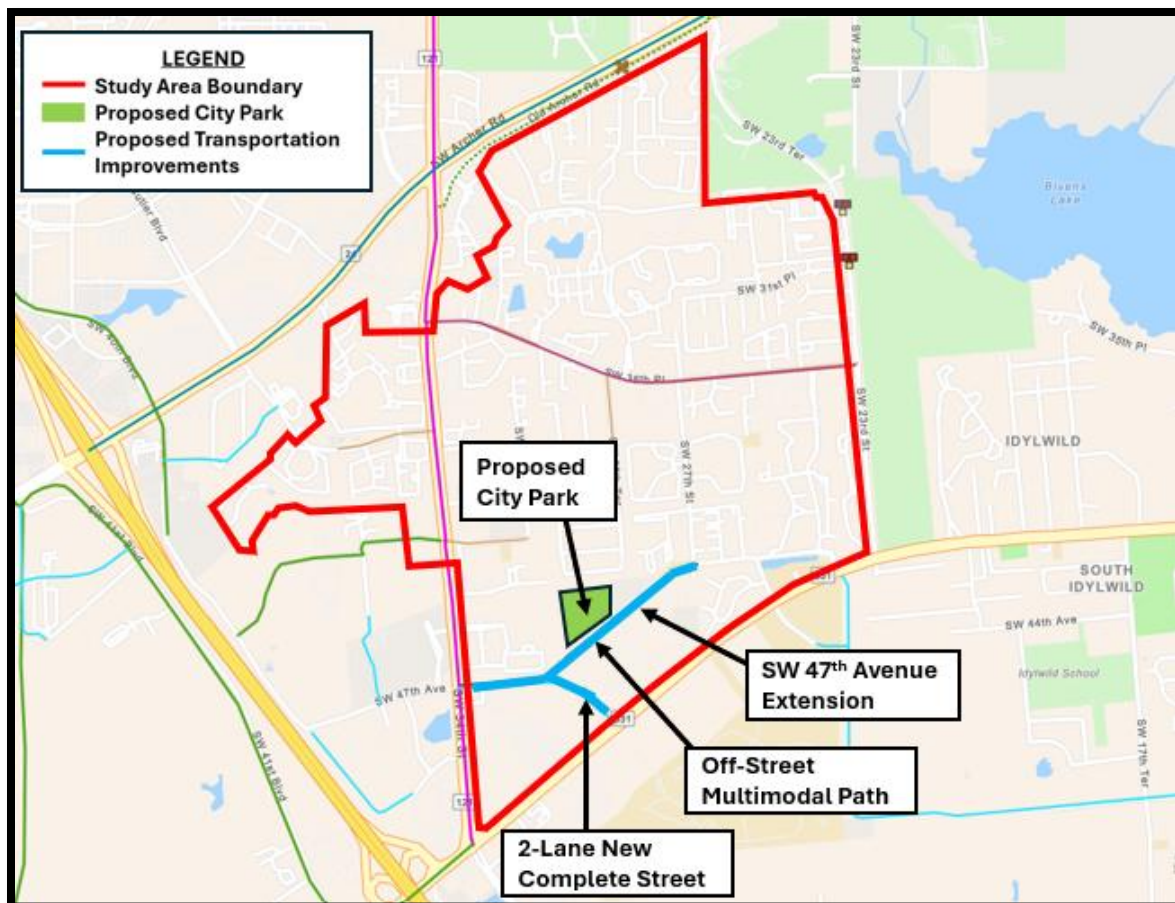
will be subject to contemporary stormwater regulations and design standards. Current requirements emphasize appropriate stormwater systems and detention, improved conveyance systems, water quality treatment, and the reduction of adverse impacts to neighboring properties and downstream facilities.

Existing and Planned Recreational Facilities

Public recreation facilities in the study area currently are very limited. A single lot, Parcel 07314-008-000, in the Phoenix Subdivision is designated in the Recreation Future Land Use Category. The parcel is owned by the City of Gainesville and is 0.13 acres in size. The parcel is a neighborhood pocket park with limited improvements and intended to serve the immediate Phoenix neighborhood residents.

The City has purchased additional property (Parcels 7176-13 & 7176-15) within the SW Study Area for the future development of a neighborhood park and multiuse trail. Facility planning and design work are currently underway for the park to be located on a portion of parcel 7176-15, and no final plans have yet been approved. The park will be highly accessible to residents within the study area due to the City's planned construction of a complete street adjacent to the property.

Proposed Recreational Facilities Map



The park and multi-use trail are scheduled to be constructed within the next five years and are included in the City's capital improvement budget. No final plans, however, have yet been approved.

Expenditure by Project	FY 26 Adopted
WSPP District III Park	\$650,000

Source: City of Gainesville

While there are limited public recreation facilities within the study area, several of the multifamily complexes include some recreation amenities for residents and guests (pools, tennis courts, basketball courts, etc.). In addition, UF students and faculty that live within the area have access to the University's recreational facilities on campus.

Environmental Conditions

A vast majority of the study area, 96.9%, excluding the planned future park acreage, has been developed, and, as a result, there are limited significant environmental constraints.

The map below illustrates the areas in the Study Area that include Strategic Ecosystem, the Idylwild/Serenola Special Study Area, floodplain, and wetlands.

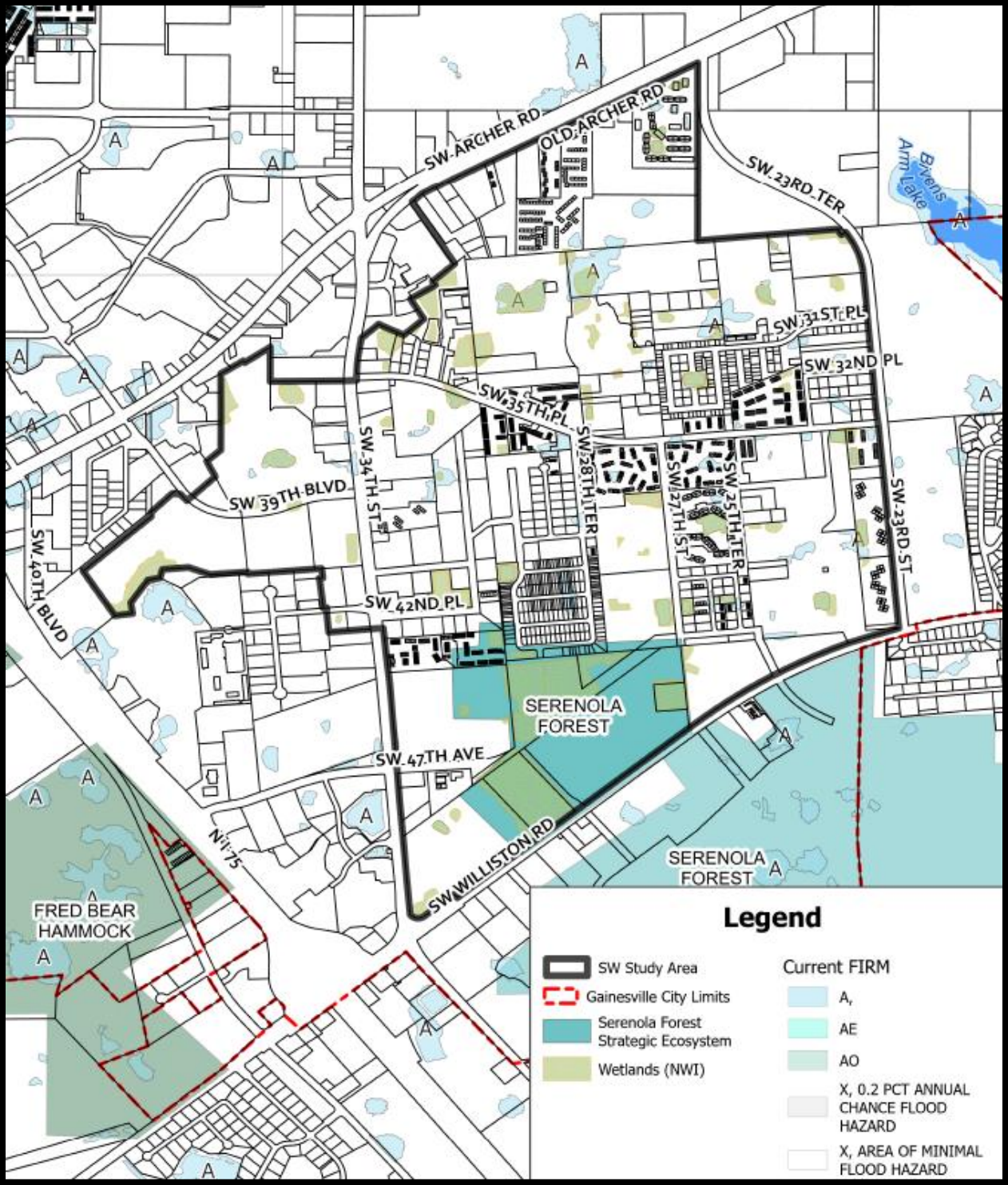
Flood Zones

There are some isolated areas mapped within FEMA Flood Zone Areas identified on the map below, but many are associated with existing drainage/stormwater areas and do not present a significant impediment to the usage of the area for existing and/or future development.

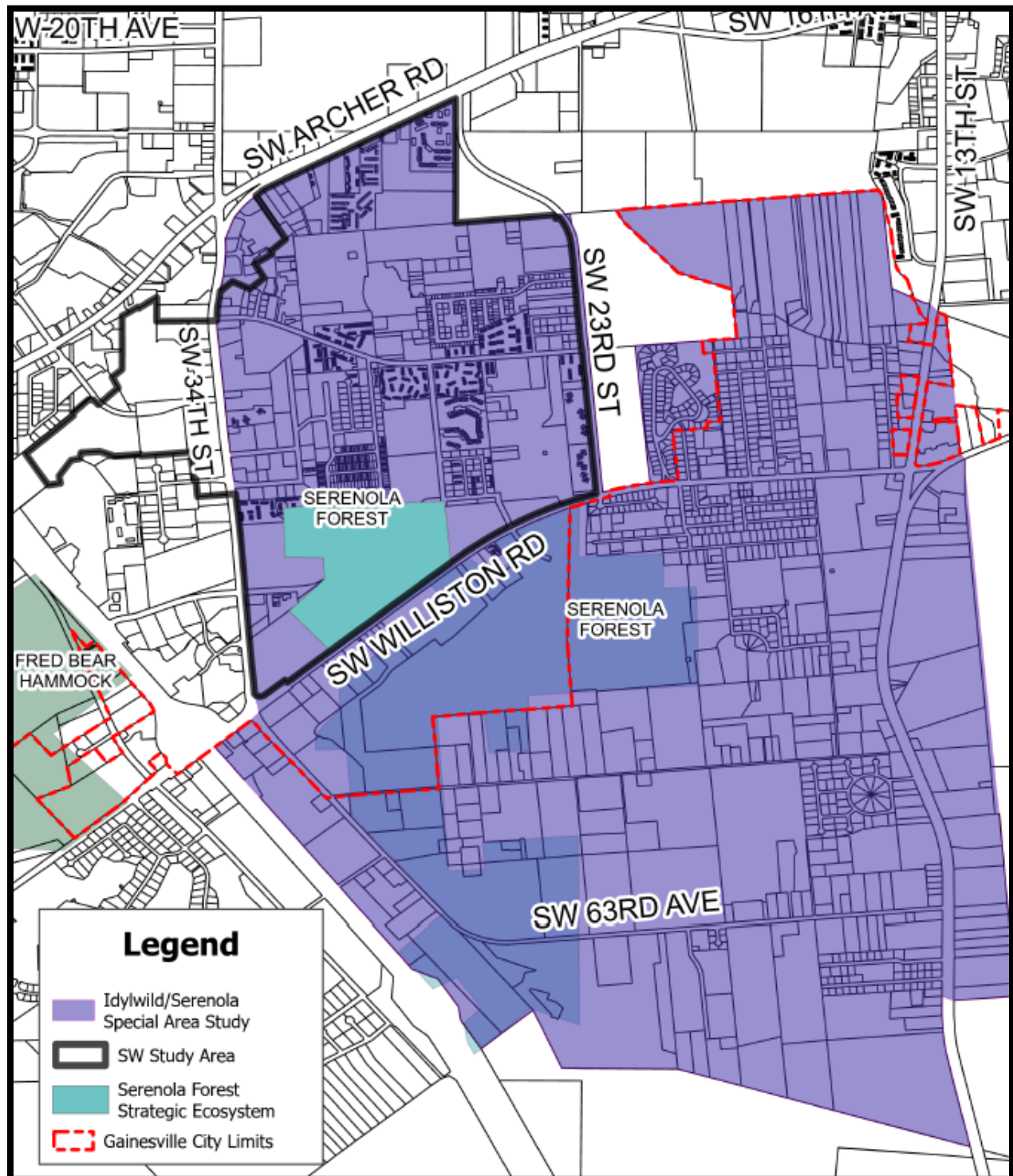
Wetlands

As indicated on the map below, there are some isolated wetland areas that are generally mapped by the National Wetlands Inventory (NWI) database. However, most are associated with existing drainage/stormwater areas (manmade improvements) and likely would not actually qualify as a wetland area. In addition, the wetland mapping of the future City park property has been verified by the City's environmental planner as not containing wetlands. Based on this information, there does not appear to be any significant impediment to the usage of the area for existing and/or future development.

Environmental Features in the SW Study Area



Strategic Ecosystem and Idylwild Serenola Special Area Study Areas



Strategic Ecosystem

A small portion of the Serenola Forest Strategic Ecosystem is located within the study area. Previous environmental studies recognized that portions of the ecosystem would likely urbanize over time. The 1996 KBN Engineering/ Golder Associates environmental evaluation completed by Alachua County stated that portions of this ecosystem “is going to be developed” (p. 212).

In addition, the City environmental staff report (prepared in 2026) for the future park within the area stated that this Strategic Ecosystem was considered to have comparatively lower ecological significance than others within the county.

Idylwild/Serenola Special Area Study

A portion of the SW Study Area lies within the Idylwild/Serenola Special Area Study (SAS) governed by Future Land Use Element Objective 4.7 in the Comprehensive Plan. This objective was added to the City’s Comprehensive Plan after annexation of a portion of the overall Idylwild/Serenola Special Study Area, which was originally adopted by Alachua County Ordinance 97-14. The Comprehensive Plan policies related to the Idylwild/Serenola Special Area have very limited applicability to the SW Study Area due to its level of existing development, lack of any Single-Family designated parcels, and the limited environmentally significant features in the area.

Summary

A majority of the SW Study Area consists of existing developed properties (96.9%), and there are limited significant environmental constraints within the SW Study Area. The existing environmental protection regulations in the City’s Land Development Code will be applicable to any new development or redevelopment within the SW Study Area. This will ensure that environmental features are protected during the development process.

Historic & Cultural Resources

Historic Resource Summary

The SW Study Area contains limited historic resources due to the amount of development activity taking place within the past 50 years. Demolition of several older structures (particularly single-family dwellings) has occurred as a result of redevelopment in the area or in conjunction with new development.

There is one existing archeological district that includes a portion of the study area: Serenola Plantation Archeological District (AL05453). No evidence of the plantation or associated structures could be identified as a part of previous archaeological surveys. A

summary of all resources identified within the Florida Master Site File can be found in the Table below.

Master Site File Document	Description and Analysis
AL04101	Constructed c. 1925. Identified as potentially contributing to a historic district; demolished in 2026 (permit D26-000020).
AL04102	Constructed c. 1930. Identified as potentially contributing to a historic district, demolished in 2026 (permit D26-000020).
AL04659	Constructed c. 1930. Identified as potentially contributing to a historic district; appears to have been demolished.
AL05453	2008; survey conducted in association with an antebellum plantation (Serenola) established in 1857. The report states that no evidence of the plantation or associated buildings were identified, survey area not eligible for listing on National Register of Historic Places.
Survey No. 7593	2002; conducted in relation to an existing cell tower near intersection US 441 and Waldo Rd. No historic resources were identified to be negatively impacted by the tower. The report did not note any historic resources within the study area.
Survey No. 8650	2003; conducted in relation to a proposed cell phone tower located at former Hickory Hill mobile home park. The study noted several structures older than fifty years old located within the study area, which appear to be listed in Survey No. 5986 (AL 04101 and AL04102).
Survey No. 8294	2003; conducted in relation to a proposed cell tower expansion on Archer Rd. No historic artifacts, sites of structures noted within survey area.
Survey No. 27562	2021; conducted in association with proposed interchange improvements at I-75 and Williston Rd. No historic resources were identified to be within the study area.
Survey No. 5986	2000; historic structures survey completed for unincorporated area of Alachua County. The Study Area had not been annexed at that time – the survey identified three potentially contributing structures within the study area. These structures are listed above as AL04101, AL04201, and AL04659.

Existing Structures

Based on the Alachua County Property Appraiser's data there are 23 parcels in the study area that have a structure that was constructed before 1976. The average age of these structures is 59 years. The oldest is 78 years. The map labelled Historic and Cultural Resources below shows these parcels as well as the Master Site File structures and areas identified in the table above. The parcels identified below include the following:

1. **Town Park Apartments** - 280 units constructed in 1972 on +/- 17.9 acres. A substantial remodel was completed c. 2010-2012.



2. **Southwest United Methodist Church** –constructed in 1967 on +/- 4.9 acres.



3. **Bridgelight Townhomes** – 78 apartments constructed in 1975 on +/- 4.3 acres.



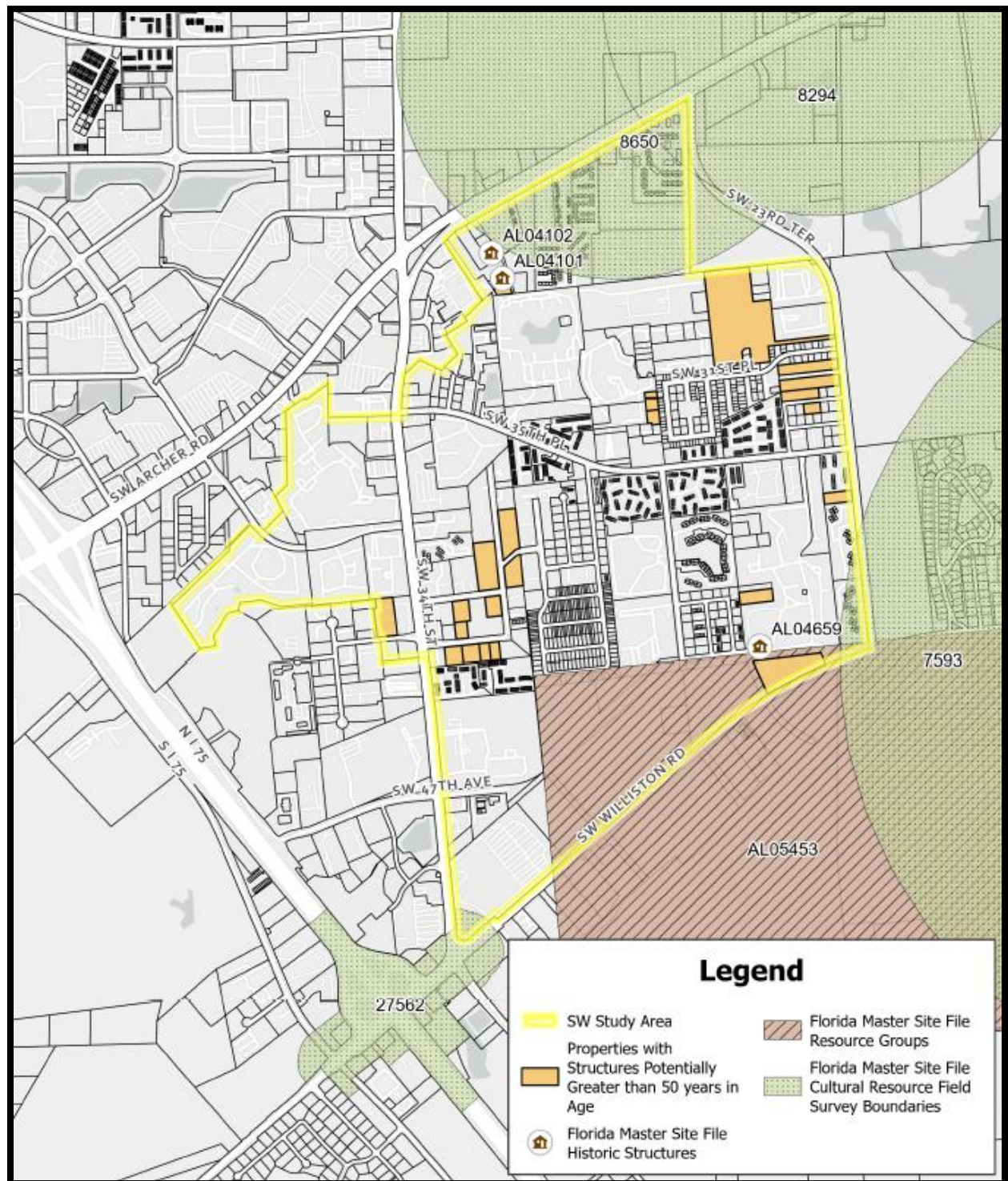
4. **Oasis Apartments** – 28 units constructed in 1972 on +/- 2.5 + acres.



5. **Woodland Terrace**– 32 apartments constructed in 1969 on +/- 3.4 acres.



Historic and Cultural Resources



Summary

There are no historic districts within the SW Study Area, and there do not appear to be any significant historic or cultural resources that would impact the redevelopment potential of the area.

Transportation Mobility

The SW Study Area is an existing developed area that benefits from strong regional roadway access; existing transit service from the City's Regional Transit System (RTS); existing sidewalks on major roadways; in-lane bicycle facilities; and existing shared use paths.

Existing Mobility Conditions

The area contains the following features that enhance mobility:

- Existing sidewalks
- Bicycle facilities
- Shared use paths
- RTS transit service with access to regional hubs

However, deficiencies remain in some of these mobility facilities. They will be discussed individually below as part of the analysis.

- Limited east-west roadway connectivity within the area
- Limited north-south roadway connectivity within the area
- Intersection improvement needs (SW 35th Place at SW 27th Place)
- Sidewalk gaps
- Large block sizes

Travel Mode Information

The table below illustrates the travel mode to work for workers who are 16+ years of age. This information is based on responses from the 2023 American Communities Survey.

Current Snapshot – Travel Mode to Work for Workers Age 16+

Travel Mode	Study Area Residents (% of worker population) Number of workers Age 16+: 9,111	City Wide Residents (% of worker population) Number of workers Age 16+: 68,031
Public Transit (RTS Bus Service)	929 (10.2 %)	3,317 (4.9%)

Drive Alone (Car)	6,128 (67.3%)	43,066 (63.3%)
Carpool	627 (6.9%)	5,995 (8.8%)
Bicycle	198 (2.2%)	2,393 (3.5%)
Walk	259 (2.8%)	3,443 (5.1%)
Telecommute / Work from Home	595 (6.5%)	8,636 (12.7%)
Other (including Motorcycle, Taxicab, Rideshare)	336 (3.7%)	771 (1.1%)

Source: 2023 ACS

The rate of workers who use public transit in the SW Study Area is over double the rate of the City as a whole. Interestingly, the rate of workers who drive alone to work is also higher than the City rate: 67.3% of workers within the SW Study Area drive alone to work as compared to the 63.3% of workers within the city as a whole that drive alone to work. Because the Study Area is close to UF Health and the Veteran's Administration (VA) Hospital, it may be that shift workers for those facilities drive alone more due to the time of day their work begins and ends, which may fall outside available transit service hours.

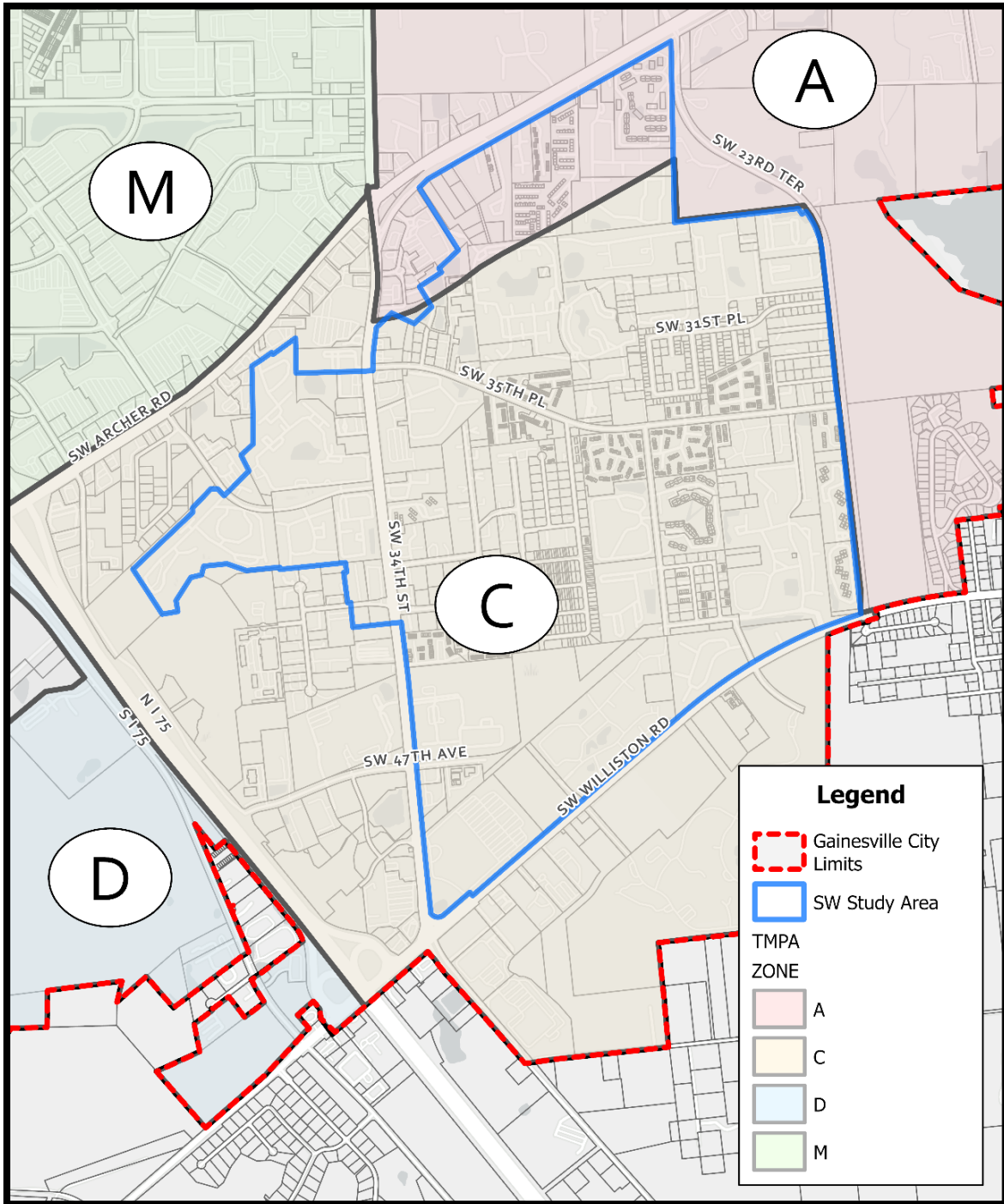
Pedestrian and bicycle commutes are lower than City rates. This perhaps indicates that the residents' places of employment are outside of comfortable walking and cycling range, or access is provided by public transit. In addition, barriers such as Archer Road (heavy traffic with limited crossings) discourage bicycle and pedestrian activity.

Transportation Mobility Program Area (TMPA)

The entire SW Study Area falls within the City's adopted Transportation Mobility Program Area (TMPA). The TMPA was adopted by the City in lieu of continuing to implement transportation concurrency within city limits. The TMPA was established to encourage infill and redevelopment; promote transportation choice; increase pedestrian and bicycle comfort; and promote desirable urban design and form.

The study area falls within two zones of the TMPA: Zones A and C, as illustrated on the map below. Most of the study area falls within Zone C.

TMPA Zones in and Adjacent to the SW Study Area



The TMPA Zones set the transportation mobility requirements for sub-areas of the city and establish criteria for development that is relevant to that subarea. The criteria establish a method for development or redevelopment to mitigate the impact of new trips by supporting a variety of projects that increase mobility. The mitigation projects are specific to the zone where a development is located to ensure mobility is enhanced where the impacts are occurring.

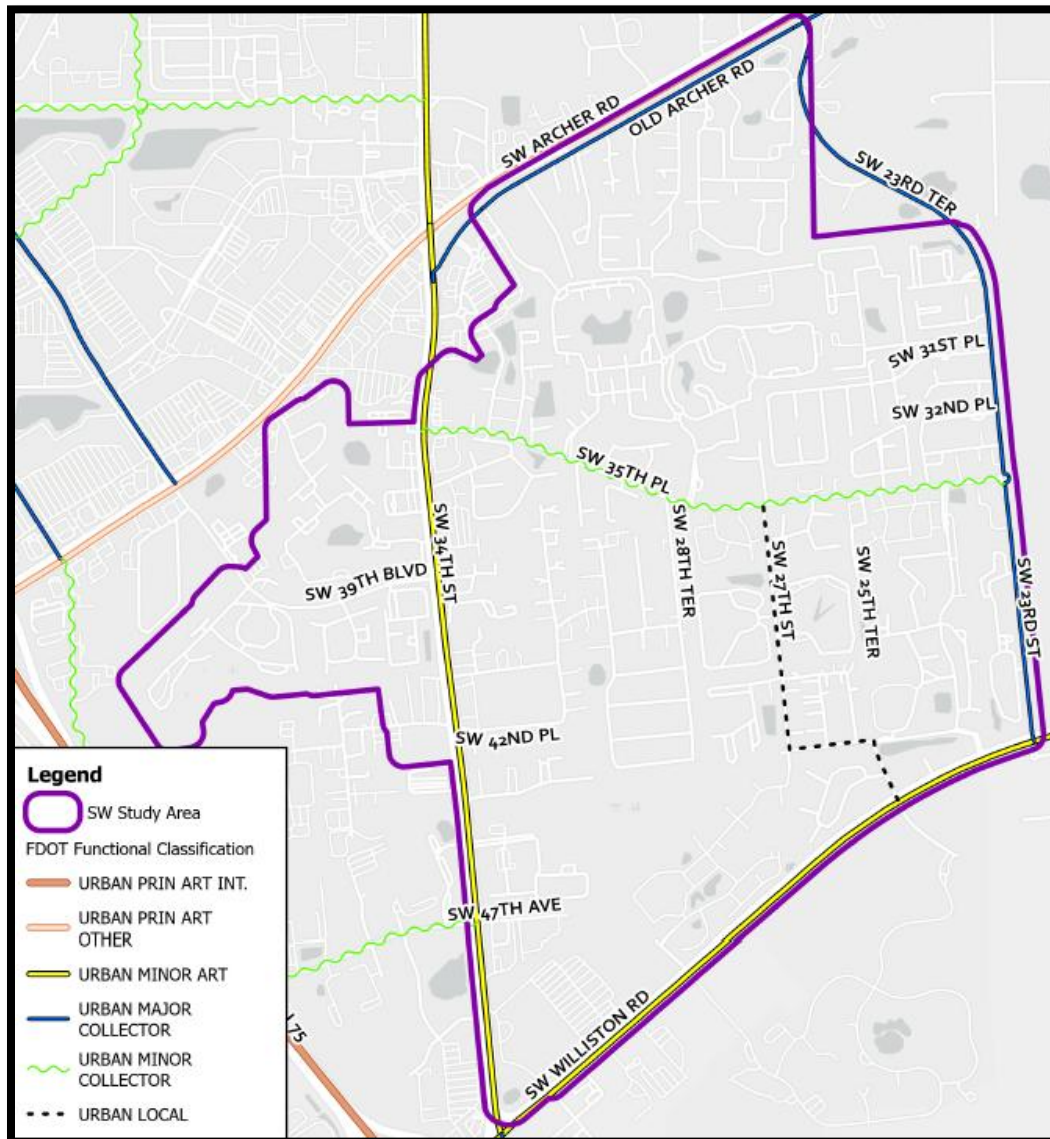
Existing Roadway Network

Major roadways serving the SW Study Area include:

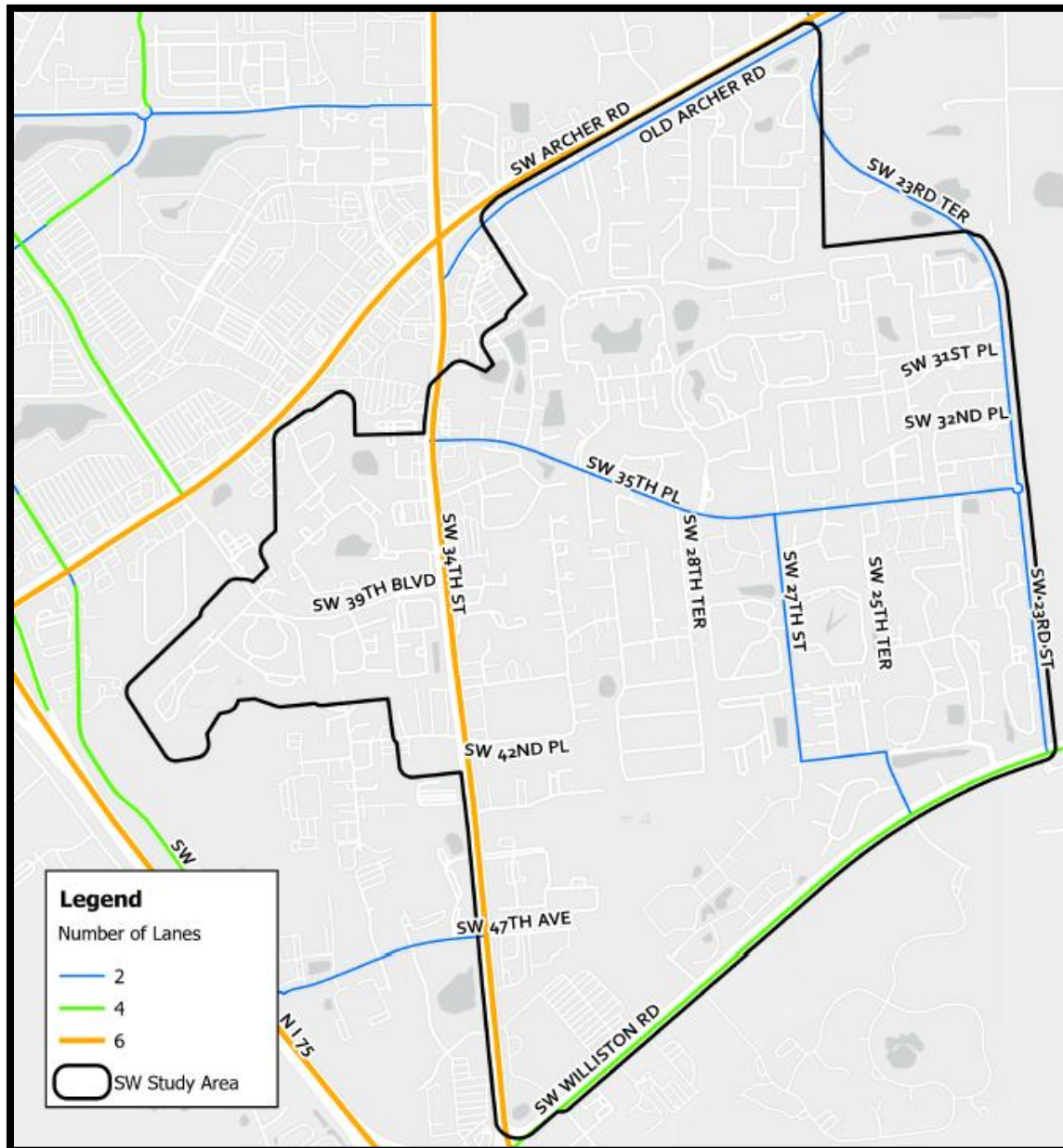
- Archer Road (North) SR 24
- Old Archer Road (North)
- SW 34th Street (West) SR 121
- Williston Road (South) SR 331
- SW 23rd Terrace (East)
- SW 35th Place (bisects East/West)

The map below shows these roadways, indicates the number of lanes associated with each of them, and provides the FDOT functional classification.

SW Study Area: Major Roadways Functional Classification



SW Study Area: Major Roadways Number of Lanes



The table below provides a summary of the primary corridors in and adjacent to the SW Study Area, based on classification, daily traffic, and bicycle / pedestrian facilities.

Roadway Segment	Functional Classification/ Maintenance Responsibility	Lanes (Divided or Undivided)	AADT	Bike Lanes (Y/N)	Sidewalks (Y/N)
SW 34th St	Urban Minor Arterial /FDOT	6 (D)	26,075	Y	Y

(SR 121) from Archer Rd to SW 42 nd Ave					
SW 34th St (SR 121) from SW 42 nd Ave to Williston Rd	Urban Minor Arterial/FDOT	6 (D)	21,600	Y	Y
SW Williston Rd (SR 331) from I-75 to SW 23 rd St	Urban Principal Arterial/FDOT	4 (D)	31,000	Y	Y
SW 35th Place from SW 34 th St to SW 23 rd Terrace	Urban Minor Collector/City of Gainesville	2 (U)	12,500	Y	Y (north side of right-of-way has significant gaps)
SW 23rd Terr from Williston Rd to Archer Rd	Urban Major Collector/City of Gainesville	2 (U) + two way left turn lane	10,000	Y	Y
SW Archer Rd (SR 24) from SW 34 th St to SW 23 rd Terrace	Urban Principal Arterial/FDOT	6 (D)	44,000	N (Shared use path available—Old Archer Road Trail)	Y (Shared use path available—Old Archer Road Trail)
Old Archer Rd from Gainesville Place Entrance to SW 23 rd St	Urban Major Collector/City of Gainesville	2 (U)	2,800	N (Shared use path available—Old Archer Road Trail)	Y (multimodal trail available)

Source: FDOT's Florida Traffic Online (2025) & City of Gainesville Transportation Department

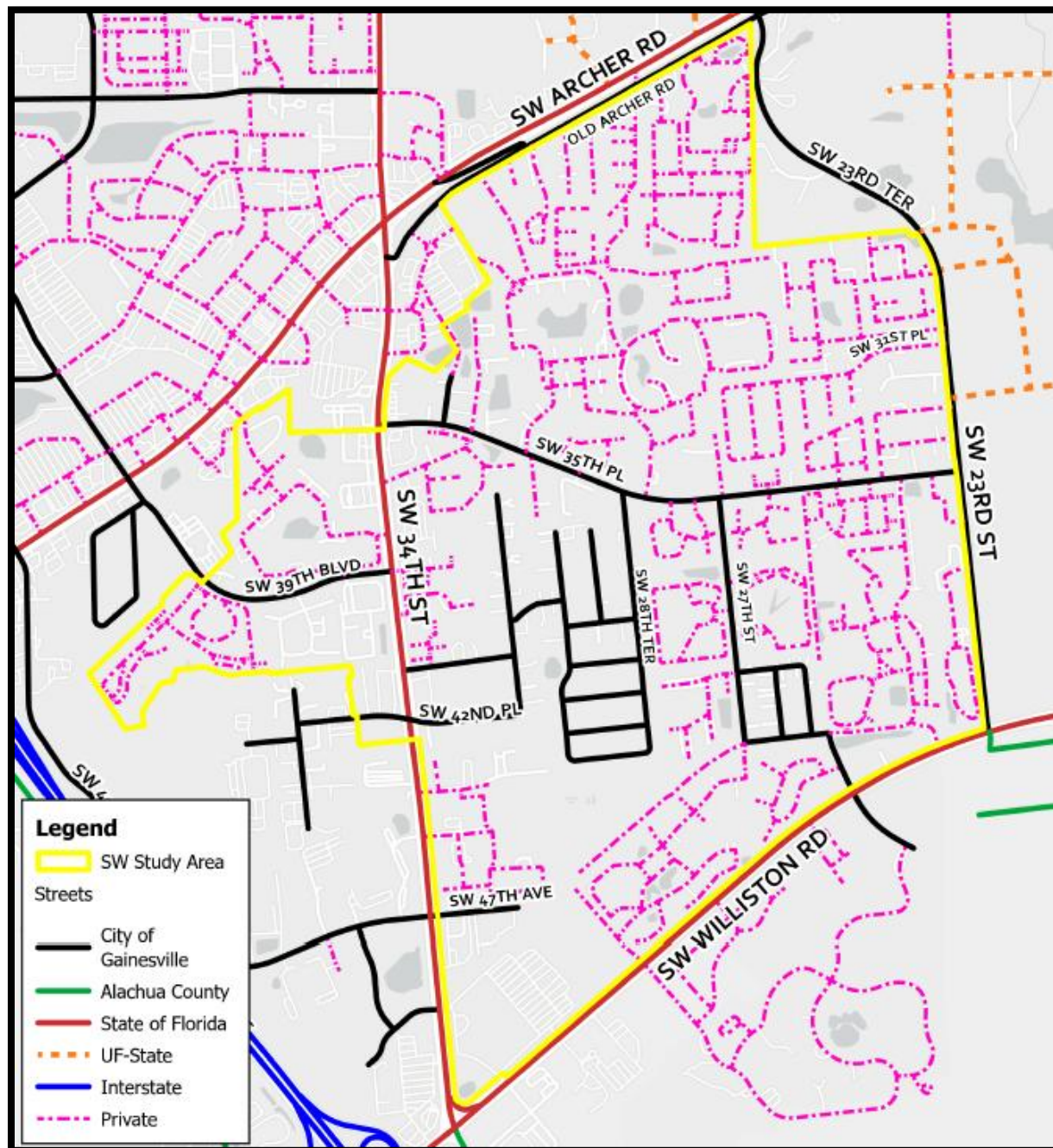
There is only one road that completely bisects the SW Study Area running east to the west: SW 35th Place. It links SW 34th Street to SW 23rd Terrace. There are no public roads that completely bisect the study area running north to south. It is possible to traverse the Study Area from north to south using public and private drives. Connections between Williston Road and SW 35th Place will be improved once the planned Phase 2 SW 47th Avenue connector project is completed.

Much of the internal street network involves private streets or driveway systems within large multifamily complexes or other types of private development. Several of these internal driveway systems include cul de sacs that cut off connectivity. This results in large

block size areas within the Study Area and limited sidewalk systems, which limits pedestrian mobility.

The map below illustrates the public and private street network within the SW Study Area. As can be noted, the majority of the internal street network involves private streets or driveway systems.

Roadway Ownership Type in the SW Study Area



All major streets along the perimeter of the SW Study Area include existing sidewalks on both sides of the street. However, there are gaps in the sidewalk system along SW 35th Place and other local streets.

The map above illustrates the existing sidewalk system and how it connects to sidewalks external to the Study Area. As can be noted from this map, there is poor sidewalk connectivity along most local streets and between multifamily complexes or private developments internal to the Study Area. This lack of sidewalks reduces pedestrian activity and safety within the Study Area.

The lack of a robust public street network that is gridded internal to the Study Area and the lack of sidewalks results in large block sizes that limit connectivity and pedestrian mobility.

Below are two existing examples of where pedestrian improvements are needed:

Sidewalk Gap along SW 35th Place

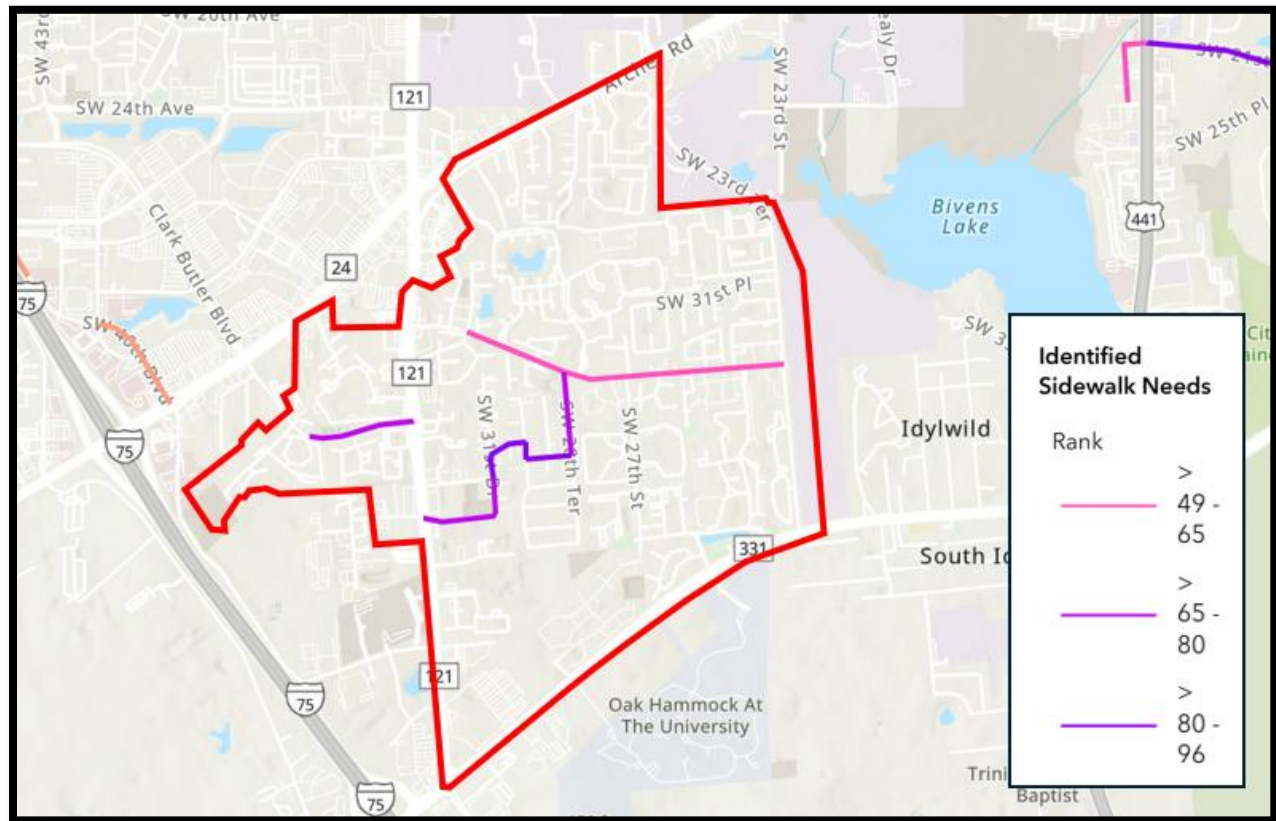


No Sidewalk Connection at Transit Stop



The City has identified sidewalks gaps/needs for public streets as illustrated on the map and images below. These needs are based on public requests and gaps identified by City staff.

Identified Sidewalk Needs



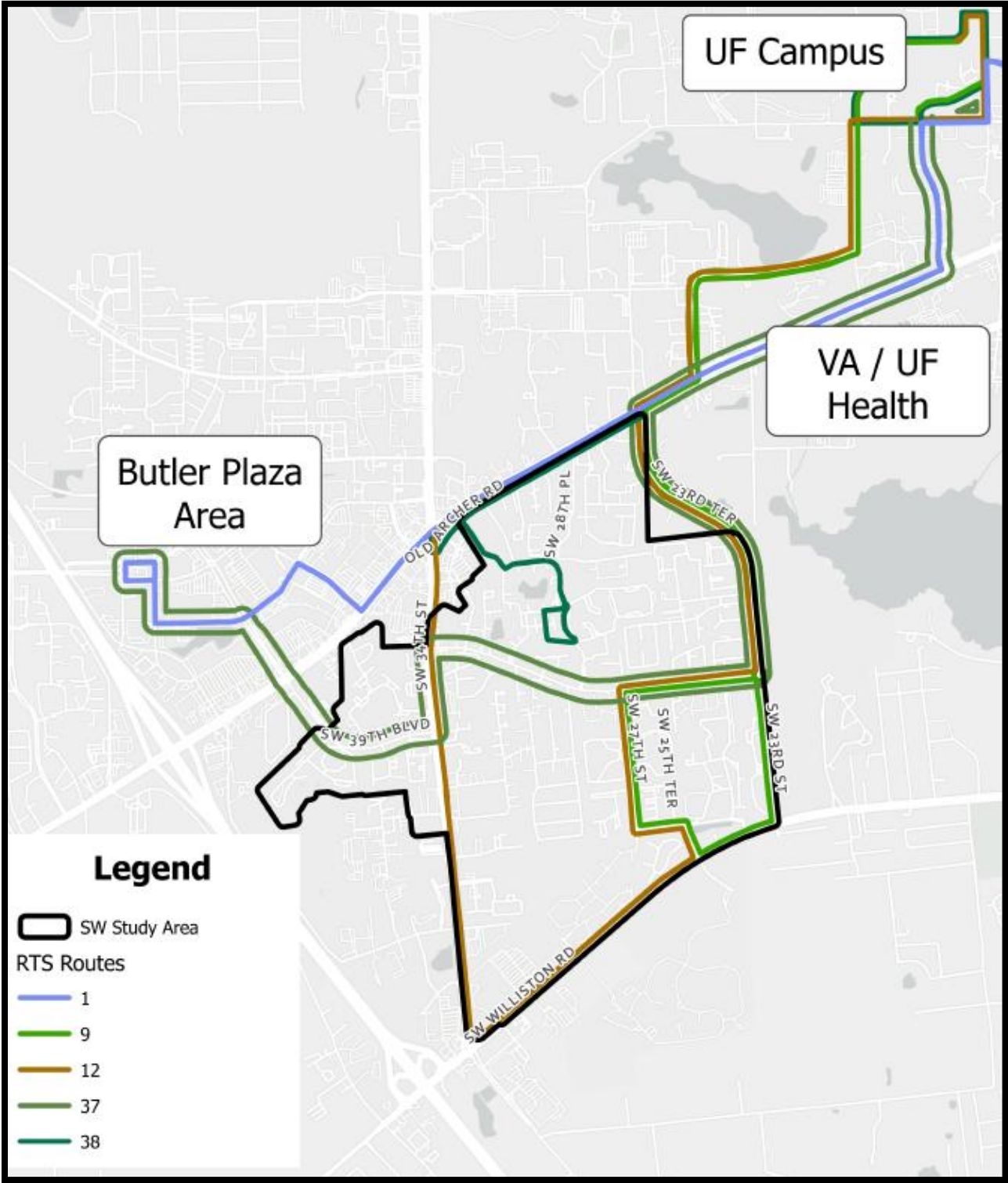
Source: City of Gainesville Transportation Department

The SW Study Area is well served by transit. Five routes (1,9, 12,37, and 38) serve this area and provide connectivity among the following: Butler Plaza, the UF Health Center/Shands/ VA Hospital area; and the UF Campus. The following map illustrates the five routes servicing the SW Study Area.

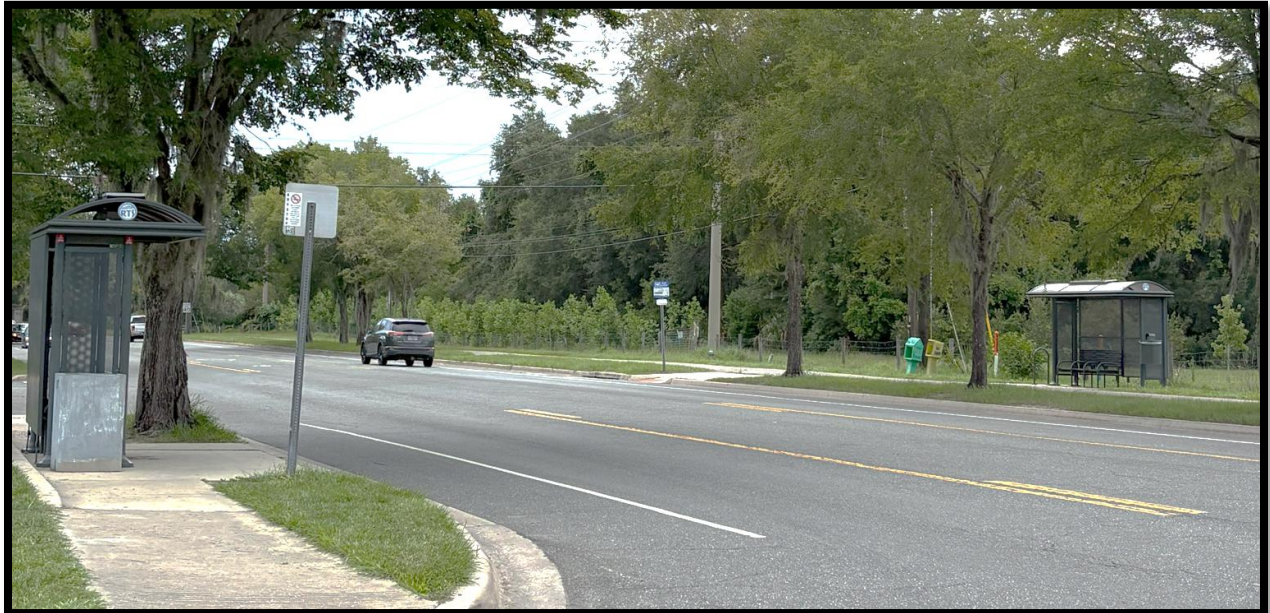
Legend

- SW Study Area
- RTS Routes
 - 1
 - 9
 - 12
 - 37
 - 38

Existing Transit Routes in the SW Study Area with Local Areas



Existing RTS Bus Stops on Both Sides of SW 23rd Terrace



The table below indicates the Regional Transit Service (RTS) routes in the area, the origin and destination, and the route frequencies.

Route	Origin/Destination	Frequency
1	Rosa Parks Transfer Station to Butler Plaza Transfer Station	M-F Every 18-36 min.; Sat & Sun Every 36 min.
9	Reitz Union to Hunters Run	M-F Every 15-45 min. Sat & Sun Every 45 Min.
12	The Hub to Butler Plaza Transfer Station	M-F Every 15-60 min. Sat Every 30 min. Sun Every 60 min.
37	Reitz Union to Butler Plaza Transfer Station	M-F Every 15-30 min. Sat Every 30 min. Sun Every 60 min.
38	Reitz Union to Gainesville Place Apartments	Every 13-52 min.; Sat & Sun Every 48 min.

Both the number of routes and the number of transit stops in the area contribute to a high service level for the area. In addition, because several of the routes connect to either the Butler Plaza Transit Transfer Station or the Rosa Parks Transit Transfer Station, the SW Study Area can link via transit to broader areas of the community. The City currently identifies peak hour headways of no more than 20 minutes for stops within ¼ mile of “high density residential” areas.

The Transportation Research Board's *Transit Capacity and Quality of Service Manual 4th Edition* (2026) identifies a number of different factors that contribute to a transit system's quality of service, including reliability, days of service, hours of service, passenger load, stop amenities (shelter/ bench), but the frequency of stops (i.e., headway) is consistently identified as the top factor influencing ridership.

LOS	Headway(min)	Comments
A	Less than 10	Passengers don't need schedules
B	10-14	Frequent service, passengers consult schedules
C	15-20	Maximum desirable time to wait if bus is missed
D	21-30	Service unattractive to choice riders
E	31-60	Service available during hour
F	More than 60	Service unattractive to all riders

The abundance of transit stops in the SW Study Area means that the vast majority of the area (94.3%) falls within a ¼ mile walking distance of an existing transit stop. The map below illustrates ¼ walking distance to transit stops. However, as indicated in the section concerning sidewalks, the lack of sidewalks and a gridded public street network reduces easy connectivity to transit stops from the development within the Study Area. The top three busiest unique stop locations are indicated below by yellow stars. These indicate the highest usage of transit is located in the northwest section of the SW Study Area.

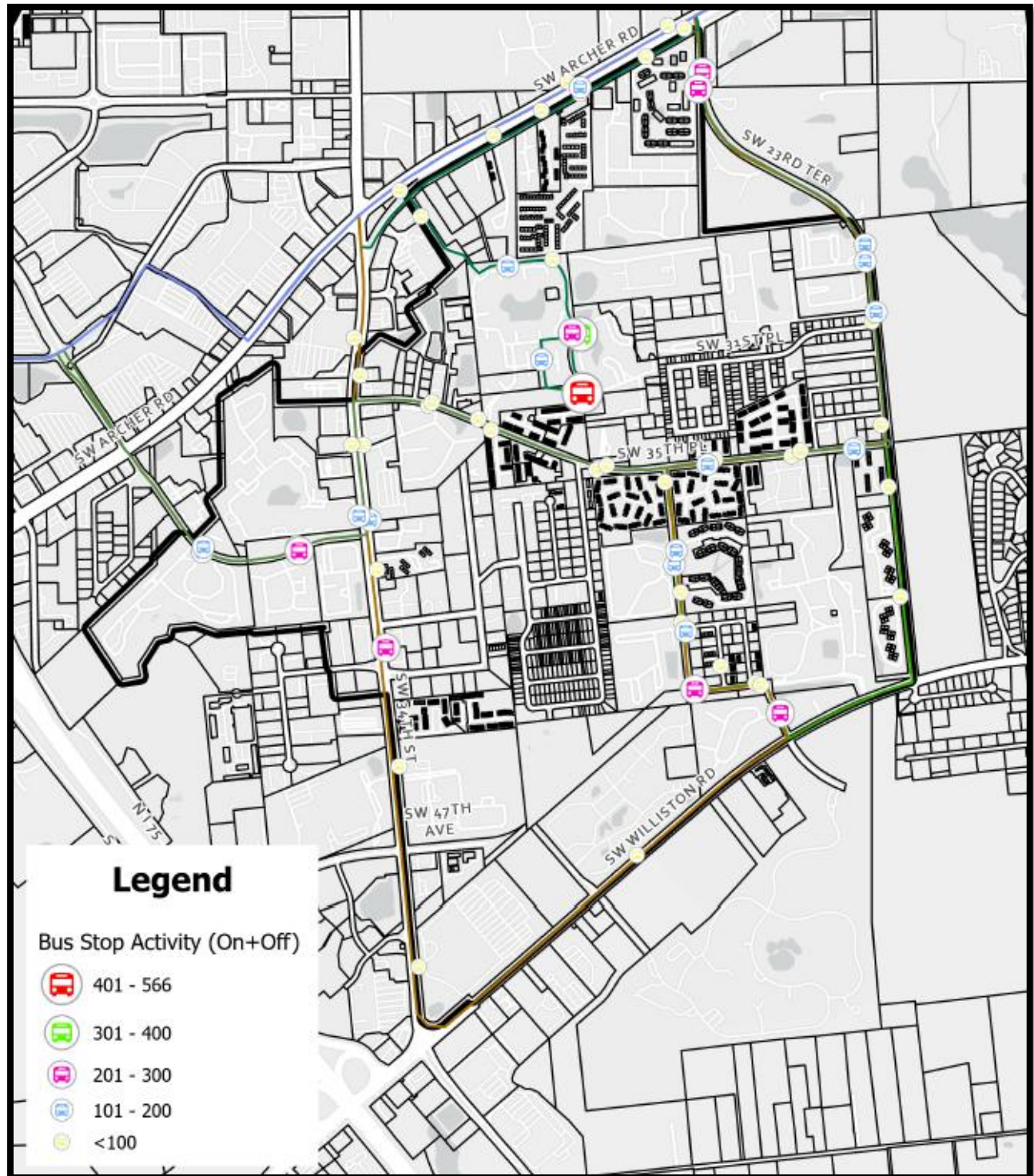
The map displays the SW Study Area, which is outlined in black. The area is divided into four color-coded zones representing the number of RTS routes within a 1/4 mile walkshed from the stops: 1 (light blue), 9 (green), 12 (yellow), and 38 (dark green). Three yellow stars indicate the top 3 locations for transit activity, located at SW 39th Blvd, SW 42nd Ave, and SW 35th St. The map includes numerous street names, such as SW Archer Rd, Old Archer Rd, SW 27th Ave, SW 31st Pl, SW 33rd Pl, SW 35th Pl, SW 37th Pl, SW 38th Pl, SW 40th Pl, SW 41st Pl, SW 42nd Pl, SW 43rd Pl, SW 44th Pl, SW 45th Pl, SW 46th Pl, SW 47th Pl, SW 48th Pl, SW 49th Pl, SW 50th Pl, SW 51st Pl, SW 52nd Pl, SW 53rd Pl, SW 54th Pl, SW 55th Pl, SW 56th Pl, SW 57th Pl, SW 58th Pl, SW 59th Pl, SW 60th Pl, SW 61st Pl, SW 62nd Pl, SW 63rd Pl, SW 64th Pl, SW 65th Pl, SW 66th Pl, SW 67th Pl, SW 68th Pl, SW 69th Pl, SW 70th Pl, SW 71st Pl, SW 72nd Pl, SW 73rd Pl, SW 74th Pl, SW 75th Pl, SW 76th Pl, SW 77th Pl, SW 78th Pl, SW 79th Pl, SW 80th Pl, SW 81st Pl, SW 82nd Pl, SW 83rd Pl, SW 84th Pl, SW 85th Pl, SW 86th Pl, SW 87th Pl, SW 88th Pl, SW 89th Pl, SW 90th Pl, SW 91st Pl, SW 92nd Pl, SW 93rd Pl, SW 94th Pl, SW 95th Pl, SW 96th Pl, SW 97th Pl, SW 98th Pl, SW 99th Pl, SW 100th Pl. A legend in the bottom right corner explains the symbols and colors used on the map.

Legend

- ★ Top 3 Locations for Transit Activity
- SW Study Area
- 1/4 Mile Walkshed from RTS Stops within Study Area
- RTS Routes
 - 1
 - 9
 - 12
 - 37
 - 38

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Bus Stop Activity



As can be noted from the table below, transit stops within the SW Study Area see almost 70% above average usage when compared with the entire RTS network.

Existing Bicycle Facilities & Trails

The SW Study Area includes the following existing shared use paths and trails:

- Old Archer Road Trail
- SW 27th Street/SW 40th Place/SW 25th Terrace Shared Use Path
- SW 23rd Terrace (Shared Use Path (SW 23rd Terrace Trail)

Bicycle lanes exist on the following streets (both sides):

- SW 34th Street (Standard Bike Lane)
- Williston Road (Wide sidewalk)
- SW 23rd Terrace (Shared Use Path (SW 23rd Terrace Trail)
- SW 35th Place (Standard Bike Lane)
- SW 23rd Terrace (Standard Bike Lane)

The map above illustrates the existing bicycle facilities and multi-use trails that serve the SW Study Area. The map also includes the locations of proposed multi-use trails that will connect to areas outside the area.

Transportation Facility Improvement Needs

The City of Gainesville, in coordination with the Gainesville/Alachua County Transportation Planning Organization, has identified several transportation mobility needs in the SW Study Area. Many of these projects are also identified in the Gainesville/Alachua County 2050 Long-Range Transportation Cost Feasible Plan Projects list.

The list of priority projects for fiscal years 2026-27 to 2030-31, as adopted in February 2025 is:

- SW 47th Avenue Extension, 2-lanes, from SW 34th ST to Williston Road/SW 27th ST
- SW 35th Place Construct Sidewalk from SW 32nd Terrace to SW 23rd Terrace

The City has also identified the following needs:

- SW 35th Place Complete Street (filling existing sidewalk gaps on north side; marked pedestrian crossings with appropriate signalization; intersection improvement at SW 27th Street (possible roundabout or traffic signal))
- SW 23rd Terrace Pedestrian Crossings (two marked crossings with appropriate signalization in the 2800 block and 3000 block
- SW 47th Avenue Trail (shared use path on north side of SW 47th Avenue extension)

Existing SW 35th Place / SW 27th Street Intersection



Gainesville/Alachua County 2050 Long-Range Transportation Cost Feasible Plan Projects

The Gainesville/Alachua County Transportation Planning Organization Long Range Transportation Plan also includes several planned improvements within the SW Study Area that are considered cost feasible as listed in the document adopted in August 2025.

These projects include the following:

Project Number	Type	Description	Total Estimated Cost
13	Roadway	SW 47th Avenue Extension (Phase 1 New Street) (Extension includes part of SW 29th Dr)	\$7,900,000.00
32	Roadway	SW 47th Avenue Extension (Phase 2 New Road)	\$7,360,000.00
104	Multimodal	Archer Rd Complete Street	\$22,979,147.00
105	Multimodal	SW 34 th St (SR 121) Widen Sidewalk to 8'	\$1,035,105.00
119	Multimodal	SW 35 th Place Complete Street	\$6,175,341.00

Source: Gainesville/ Alachua County Metropolitan Transportation Planning Organization (now Gainesville & Alachua County Transportation Planning Organization) Long Range Transportation Plan 2050.

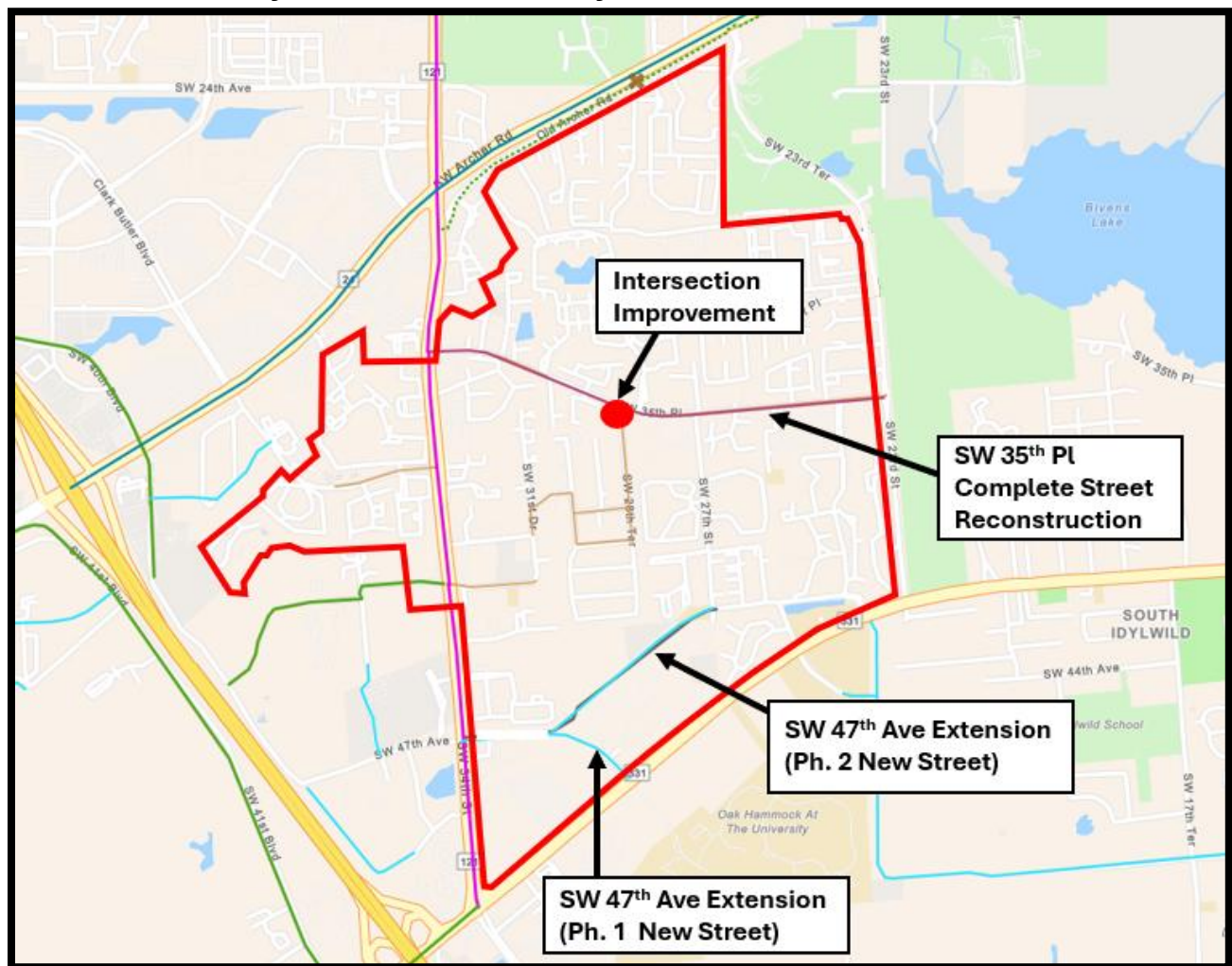
Multimodal Improvements - City Priorities

As indicated earlier, the City has several multimodal projects in the SW Study Area that are identified as priorities. These projects will be included in future updates of the City's 5-Year Schedule of Capital Improvements for the Comprehensive Plan. At this time, there are no transit route expansions or transit stop improvements that have been identified for this area. The City priority projects are listed below by improvement type.

Roadway and Intersection Improvements

The map below identifies the roadway improvement priorities that the City proposes for the SW Study Area.

Identified Roadway Priorities in SW Study Area



The table below lists the roadway and intersection priorities with descriptions and cost information.

Project	Description	Revenue Source	Cost
SW 47th Ave Roadway Extension Phase 1 (New Street; extension includes part of SW 29 th Drive)	Construct new 2-lane roadway extension (Complete Street); east of SW 34 th Street to Williston Road	TMPA Zone C & D; CIGP Grant	\$6,300,000
SW 47th Ave Roadway Extension Phase 2 (New Complete Street)	Construct new 2-lane street from Phase 1 end point to SW 40 th Place	TMPA Zone C	Not available
SW 35 th Place Complete Street (from SW 34 th Street east to SW 23 rd Terrace)	Add 2-3 marked crossings with appropriate signalization; intersection improvement at SW 27 th Street (signal or roundabout); fill existing sidewalk gaps on north side	TMPA Zone C; SS4A Grant	\$1,800,000

Sidewalk, Pedestrian, and Shared Use Path Improvements

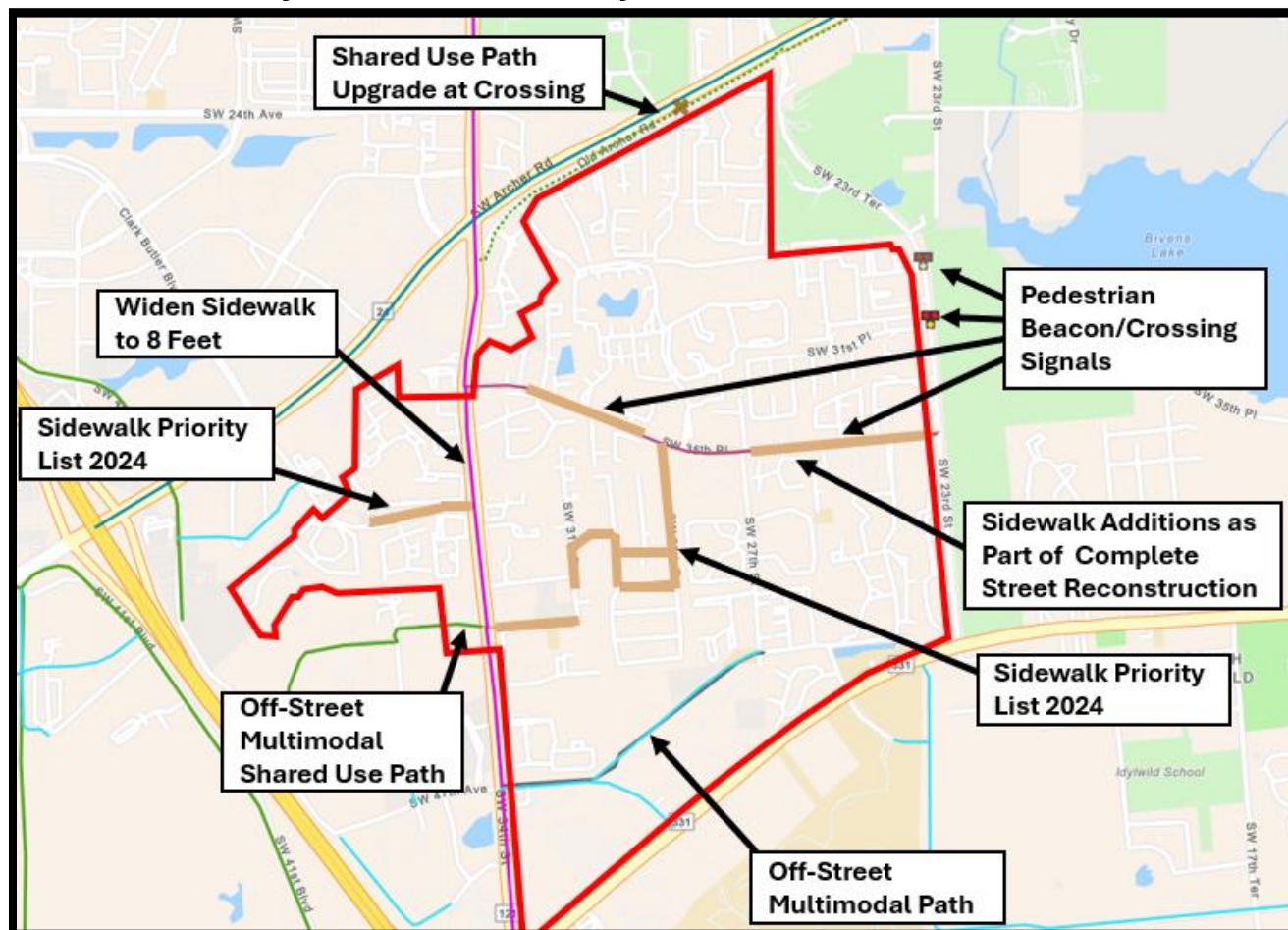
The table below lists the sidewalk and shared use path priorities with descriptions and cost information.

Project	Description	Revenue Source	Cost
Sidewalk on SW 35 th Place (north side, between SW 34 th ST east to SW 23 rd TERR)	Fill sidewalk gaps on north side of road	TMPA Zone C; SS4A Grant	Part of the SW 35 th Place Complete Street Project
Pedestrian Crossing/Beacon Signals (SW 23 rd Terrace)	Add 2 marked crossings with appropriate signalization	TMPA Zone C	\$300,000

Sidewalk Construction	SW 39 th Boulevard west from SW 34 th Street to existing sidewalk	TMPA Zone C	Not available
Sidewalk Construction	Multiple sidewalk gaps east of SW 34 th Street & south of SW 35 th Place to SW 42 nd Place	TMPA Zone C	Not available
Sidewalk (SW 34 th ST) Entire corridor	Widen sidewalk to 8 feet	Unfunded	\$1,035,105
Shared Use Path	Construct shared use path on SW 40 th Boulevard from SW 34 th Street east to SW 27 th Street	Unfunded	Not available
SW 47 th Avenue Trail (east of SW 34 th ST to SW 27 th ST) Part of the Phase 1 & 2 Construction of SW 47 th Avenue Extension	Construct shared use multi-use path on north side of the proposed SW 47 th AVE extensions	TMPA Zone C	Not available

The following map illustrates the sidewalk and shared use path improvements that the City has identified are needed currently in the Study Area.

Identified Roadway Priorities in SW Study Area



Countywide Bicycle Pedestrian Master Plan

In addition to the Gainesville/ Alachua County Transportation Planning Organization and City of Gainesville proposed transportation projects, the Alachua County Growth Management Department, in partnership with the University of Florida and the City of Gainesville, is in the process of developing a draft Countywide Bicycle Pedestrian Master Plan.

In collaboration with the stakeholder working group and public outreach, the County has assembled a list of projects that it has identified as needed upgrades or new facilities throughout the County, including several within the SW Study Area. While several of these projects overlap with the GACTPO and City of Gainesville planned projects (such as the SW 47th Ave shared use path and SW 35th Place Complete Street project), there are some that are unique to the Countywide Plan.

As the County's Bicycle Pedestrian Master Plan develops, the City should continue to provide input on needed upgrades.

Summary

As indicated in the transportation facilities analysis, there are substantial existing transportation mobility features within the SW Study Area. In particular, transit service and ridership in this area is significantly higher than in the City as a whole. To supplement the existing transit service, the City has identified future pedestrian, bicycle and intersection-related improvements to further increase mobility.

The transportation mobility improvements referenced in this section are identified needs by the City and the Gainesville/Alachua County Transportation Planning Organization. If redevelopment occurs in the area, additional roadway and multi-modal improvements will be required to deal with the impacts of the added traffic and demand for multi-modal access. While there were no existing transit deficiencies noted or plans for added routes, added population from new developments in the SW Study Area (such as Archer Place and Abbey Exchange) may create new service demands.

Recent Development Activity

There have been only four new developments in the SW Study Area since 2020. These are: Silver Creek Apartments, Gainesville Rise 34th; Emmer Office Building; and Archer Place. One project, Abbey Exchange, is in the final stages of development plan review. Recent development within the SW Study Area demonstrates an ongoing market demand for higher-density residential development.

These developments/projects are summarized below:

Rise Thirty Fourth

- Completed in 2024
- 223 units on approximately 8.25 acres
- Approximately 27 dwelling units per acre
- Located within Mixed-Use Low Intensity future land use category
- Zoned MU-1



Silver Creek Apartments – New Apartment Building

- Replacement of 12-Unit Apartment Building - completed in 2021
- 18-unit multifamily building replaced a 12-unit building destroyed by fire
- Approximately 18 dwelling units per acre
- Located within the Residential Medium future land use category
- Zoned RMF-8



Abbey Exchange

- Final review process, but not constructed
- 84 units on approximately 3.78 acres
- 252 Bedrooms
- Approximately 22 dwelling units per acre
- Located within a Residential-Medium Density future land use category
- Zoned RMF-8
- Required density bonus points at initial development review

Archer Place Planned Development & Additional RMF-8 Acreage



- Currently under construction
- 256 units on approximately 7.16 acres
- 715 Bedrooms
- Approximately 36 dwelling units per acre
- Up to 16,400 SF of non-residential allowed
- Voluntary affordable housing units included (24 units)
- SW 31st Terrace designed as a private street that meets local street standards per U8 zoning district standards
- 10-foot wide, paved shared use path with pedestrian scale lighting required along the western property frontage to connect with the public sidewalk along Old Archer Road
- Applicant amended the future land use category to Planned Use District (PUD) for the majority of the property; portion of property is Residential Medium
- Applicant rezoned property to Planned Development (PD) for the majority of the property; portion of the property is RMF-8

Emmer Office Building

- Under construction
- 10,000 SF Office Building on approximately 0.68 acres
- Located within a Mixed-Use Low future land use category
- Zoned MU-1
- Replaced an existing office building on the site

The most recent developments, Archer Place and Rise 34th, within the SW Study Area were developed as Planned Use District (PUD) and Mixed-Use Low (MUL), which required land use and zoning changes to achieve a residential density supportive of redevelopment. The Abbey Exchange development (still under review for final approval) applied for and was granted density bonus points to achieve a feasible residential density for site development.

SUMMARY OF FINDINGS

Major Findings

- The SW Study Area is an urbanized area served by existing infrastructure that can support redevelopment.
- Existing developments are aging and increasingly suitable for redevelopment & reinvestment.
- Vacant land alone cannot accommodate projected population growth.

- Existing densities are relatively low compared to other areas of the city that are in close proximity to the University of Florida and UF Health facilities.
- The predominant future land use category in the area is Residential Medium Density with 86.4% of the acreage in this category.
- The Residential Medium Density land use category allows up to 30 dwelling units per acre; however, it is implemented by RMF-8 zoning that allows a maximum of 20 dwelling units per acre by right. Obtaining the maximum residential density requires a density bonus, which is not always possible to achieve based on the type of project or development site.
- The RMF-8 zoning district limits height to 3 stories by right, which does not favor compact development patterns.
- Utility infrastructure generally supports additional redevelopment capacity.
- There are no significant environmental features or constraints that would impede redevelopment in the area.
- Redevelopment in the area could help address housing supply and affordability needs for the City.
- The area is highly suitable for redevelopment that would promote greater transit-supportive uses and densities.
- Multimodal connectivity improvements are needed to create a gridded street pattern, reduce block size, and enhance walkability and bicycling in the area.
- Stormwater management improvements in the area would enhance water quality treatment and reduce existing drainage issues.
- There do not appear to be any significant historic or cultural resources that would impact the redevelopment potential of the area.

SUMMARY AND CONCLUSIONS

This analysis demonstrates that the SW Study Area is well positioned to accommodate future growth through strategic infill, redevelopment, and reinvestment. The area is already urbanized, largely developed with multifamily residential uses, served by existing utility infrastructure, supported by transit, and located near the University of Florida, UF Health, Butler Plaza, and other major employment, education, healthcare, and service destinations.

At the same time, the area's ability to accommodate future growth is constrained by limited vacant land, aging development patterns, relatively low existing residential densities, and a land use and zoning framework that does not fully support compact, mixed-use, walkable, and transit-supportive redevelopment. Without policy changes or targeted redevelopment strategies, the SW Study Area may not be able to maintain its share of projected population growth, potentially shifting growth pressure to other areas of the City or to less urbanized areas outside the City.

The analysis also indicates that redevelopment in the SW Study Area is feasible from a broad planning perspective. The area does not appear to have significant environmental, historic, or cultural resource constraints that would preclude

redevelopment. Existing potable water and wastewater infrastructure generally support additional redevelopment capacity, although localized utility, stormwater, transportation, and multimodal improvements will be needed as redevelopment occurs.

The key planning question is therefore not whether the SW Study Area should change, but how future change should be guided. Redevelopment in this area presents an opportunity to increase housing supply, support reinvestment in aging multifamily properties, improve neighborhood-serving commercial access, enhance multimodal connectivity, address stormwater and infrastructure needs, and create a more walkable urban development pattern.

The recommendations in the following action plan should build from these findings by identifying appropriate land use and zoning strategies necessary to support redevelopment while advancing the City's long-term goals for housing, mobility, economic development, and efficient use of existing urban land.

ACKNOWLEDGEMENTS

Principal research, analysis and study drafting completed by Adam Hall, AICP; Onelia Lazzari, AICP and Clay Sweger, AICP, LEED, AP of eda consultants, inc.

There were, however, many others that assisted in providing data, input, and guidance on the report. We extend our sincerest thanks to these individuals for contributing their time, effort, and information to aid in a successful plan.

City of Gainesville Sustainable Development: Jennie Ford, Juan Villa, Nate Chan, Brittany McMullen, Ralph Hilliard, Alison Pager, Nick Hill, Ari Rabinovich

GRU: Korum Russell, Wendy Mercer, Darrell Swilley, Neal Beery, Jim Sowers, Daniel Ammann, Kristen Sealey

City of Gainesville Wild Spaces and Public Places: Rachel Mandell

City of Gainesville Transportation Planning: Scott Wright, Seth Wood

City of Gainesville Public Works: E. Shane Williams, Morgan Mitchell

City of Gainesville City Commission

City of Gainesville Plan Board

FDOT: Laurie Santana, Paige DeBold

RTS: Ricky Walker, Jesus Gomez

Alachua County Growth Management: Alison Moss

Andrew Persons, Interim City Manager

Brian Singleton, Interim Chief Operating Officer

Florida Division of Historic Resources: Chris Fowler

Alachua County Housing Authority: Ron Hall

City of Gainesville Communications: Laura Rawson, Jennifer Smart

APPENDICES

Appendix 1 – Supplemental Data

- Environmental Staff Report for 07176-015-000 Serenola Park; Jennie Ford, Department of Sustainable Development
- PD Ordinance Information / Attachments

Appendix 2 – GIS Attributions and Process Notes