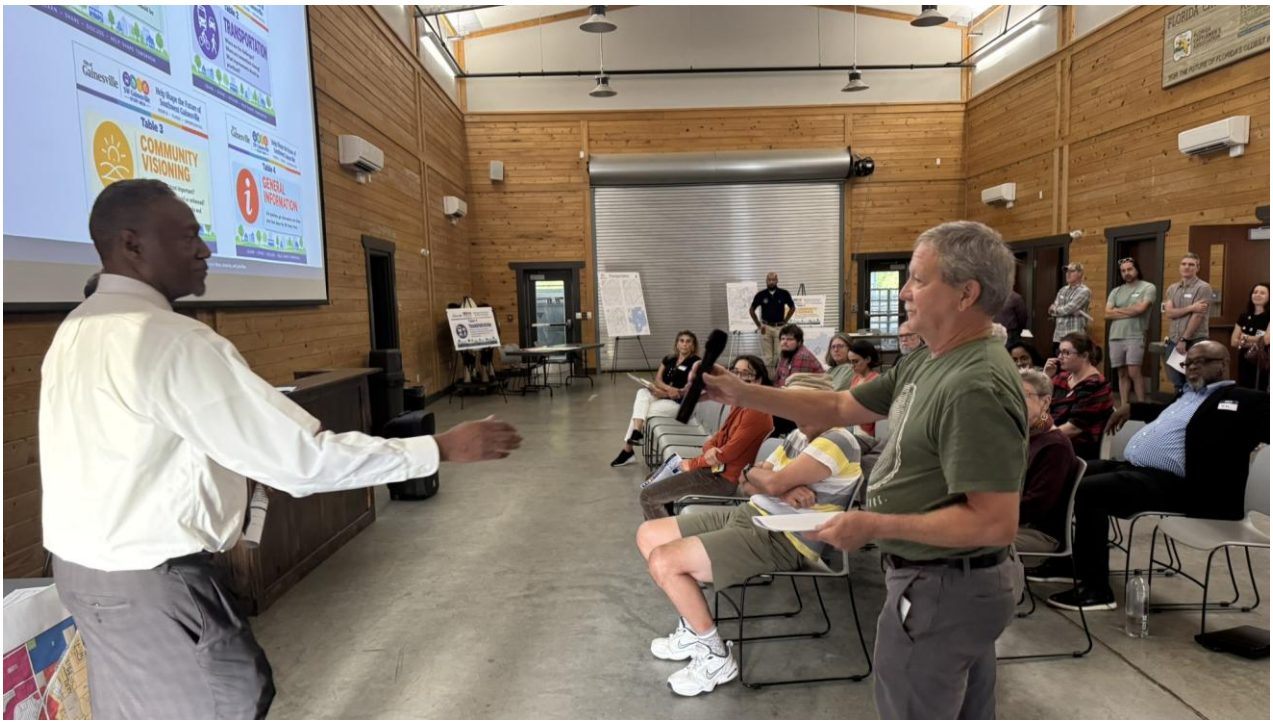


Public Engagement Summary

Prepared for the City of Gainesville

September 2026

Public input summarized from the online survey, interactive map, stakeholder meetings and in-person community engagement notes



1. Executive Summary

This Public Engagement Summary was created as a part of the SW Gainesville Planning Area Study, which is evaluating the land use and zoning framework for a primarily residential area in southwest Gainesville near the University of Florida and Butler Plaza. The City initiated the study to examine opportunities for walkability, mixed-use development, reinvestment, increased housing supply, and redevelopment while considering existing demographic, housing, transportation, infrastructure, environmental, cultural, and historic conditions.

A critical component to any successful planning study is soliciting and receiving feedback from the public, especially from those communities that will be most directly impacted by any changes to the Comprehensive Plan or Land Development Regulations. In support of these public engagement efforts, the City directed the creation of an interactive webpage and hosted a community workshop to facilitate receiving public input.

The project website (https://www.inspire-engagement.com/sw-gainesville-planning-study) describes the study area and engagement approach and identifies public input as an important component of the study and provides three primary online participation methods: a survey, an interactive map, and direct email. The community workshop was held on September 16 at the UF IFAS Beef Teaching Unit South facility located at 3721 SW 23rd St. It was attended by approximately 17 members of the public.

This Public Engagement Summary synthesizes three primary source sets provided for the study: (1) the online survey results; (2) the project website interactive map analysis and (3) notes from the in-person community engagement meeting. The survey contains 55 responses for the reporting period of August 24 - September 21, 2026, and the interactive map contains 81 submitted comments for September 1 - September 21, 2026.

Additional community outreach included the following:

- Mailer sent to all property owners (1,865) within the Study Area
- City of Gainesville press release and social media posts
- Coordination with the UF Office of Off Campus Housing, who shared project information with 27 different property management companies who serve most of the large apartment complexes in the Study Area.
- Meeting with UF Health leadership – a major stakeholder in the Study Area

Across the engagement activities, several themes recur consistently: participants placed substantial emphasis on pedestrian and bicycle safety, roadway conditions and traffic safety, preservation of mature trees and green space, housing affordability, improvements to older housing, transit access and bus stop amenities, and better connections between neighborhoods. There was meaningful support for additional housing and mixed-use development among some participants, but that support was generally accompanied by requests for infrastructure improvements, attention to neighborhood scale and character, preservation of affordability, and high-quality site and building design.

Key Engagement Findings

- Transportation and safety were the strongest recurring concerns. Survey respondents ranked safer walking/bicycling infrastructure as the highest-priority improvement category, and interactive-map comments repeatedly identified SW 35th Place and several intersections as locations requiring attention.

- Housing affordability is a major concern. In the survey, 37 of 54 respondents who answered the statement question agreed or strongly agreed that housing affordability should be a top priority. Participants also expressed concern that redevelopment or upgrades could raise rents or displace current residents.
- There is broad support for improving existing housing and reinvesting in older apartment communities, while views differ on the amount, scale, and location of new development.
- Trees, green space, and neighborhood character are highly valued. Participants frequently identified mature trees, existing green areas, quieter residential pockets, and natural areas as characteristics they want preserved.
- Participants identified gaps in the pedestrian network, including missing sidewalks, unsafe crossings, poor connections to bus stops, limited bicycle facilities, and inadequate lighting.
- Public amenities are desired, particularly parks, playgrounds, trails, shade, benches, and improved bus stop facilities. Some participants also expressed interest in neighborhood-serving businesses such as small grocery stores, coffee shops, and dining, while others considered Butler Plaza sufficiently close to meet retail needs.
- The engagement results show a strong relationship between land use and infrastructure. Participants who supported greater density or mixed-use development commonly paired that support with requests for better roads, sidewalks, crossings, transit, drainage, lighting, and public spaces.

2. Engagement Methods and Source Material

The public engagement summary is based on the following:

Engagement Source	Reporting Period / Material	Material Reviewed
Online Survey	August 24 – September 21, 2026	55 survey responses
Interactive Map	September 1 – September 21, 2026	81 map comments
September 16, 2026 Community Engagement Meeting	Meeting notes supplied by EDA / City	Qualitative notes from breakout/Q&A discussions
Project Website	Reviewed September 24, 2026	Project description and stated engagement purpose
Mailer to Property Owners	Delivered early September 2026	N/A
Stakeholder Meeting – UF Health	September 15, 2026	Meeting notes

3. Survey Participant Profile

The survey respondents represented a mix of people who live in, own property in, work in, or regularly visit the Study Area. Because respondents could select more than one connection to the area, the categories below are not mutually exclusive.

Connection to Study Area	Responses	%
Lives in the Study Area year-round	26	47%
Regularly visits the Study Area	16	29%
Lives outside the Study Area	15	27%
Owns property in the Study Area	12	22%
University/college student living in the Study Area	6	11%
Owns/works at a business in the Study Area	2	4%
Lives in the Study Area part of the year	2	4%

**Multiple selections allowed*

The largest geographic concentration identified in the survey was near SW 35th Place (25 respondents), followed by Williston Road (9), Archer Road/Old Archer Road (7), SW 23rd Terrace (4), and SW 34th Street/SW 39th Boulevard (3). Four respondents indicated that they do not live or spend time in the Study Area.

Where is Most Time Spent in Study Area	Responses	%
SW 35th Place	25	46%
Williston Road	9	17%
Archer Road / Old Archer Road	7	13%
SW 23rd Terrace	5	9%
SW 34th Street	3	6%
Do not spend time in Study Area	4	7%

**Multiple selections allowed*

How Long Connected to Study Area	Responses	%
4–10 years connected to Study Area	24	45%
More than 10 years connected to Study Area	21	39%
1-3 years	4	8%
Less than 1 year	4	8%

Household Description	Responses	%
Currently employed	35	64%
Family with children	9	16%
Retired	9	16%
University / college student	6	11%
Other	4	7%

**Multiple selections allowed*

Current Living Situation	Responses	%
Living alone	23	42%
Family with children	11	20%
Living with roommates	10	18%
Other	12	22%

Primary Transportation Mode	Responses	%
Automobile	41	75%
Transit (Bus Service)	6	11%
Bicycle / E-Bicycle	3	5%
Walking	2	3%

4. Overall Perceptions of the Study Area

Survey respondents generally rated the Study Area positively as a place to live, work, or visit, while the 'work' and 'visit' ratings showed more 'Fair' responses than the 'live' rating.

Purpose	Excellent	Good	Fair	Poor
To Live	9 (17%)	28 (54%)	13 (25%)	2 (4%)
To Work	6 (13%)	21 (44%)	17 (35%)	4 (8%)
To Visit	5 (10%)	23 (44%)	17 (33%)	7 (13%)

Open-ended comments reinforce this generally positive opinion while identifying specific deficiencies. Participants described the area's central location, proximity to UF and major destinations, existing transit service, tree canopy, quieter residential pockets, and housing variety as assets. At the same time, respondents described roadway conditions, pedestrian safety, missing sidewalks and crossings, lighting, affordability, and maintenance as issues affecting day-to-day quality of life.

5. Highest-Priority Improvements Identified in the Survey

The survey asked respondents to rank seven potential improvement areas from 1 (highest priority) to 7 (lowest priority). The average rankings below indicate the relative ordering expressed by respondents; a lower average means a higher priority.

Improvement	Average Rank	Priority Score
Safer Walking/Bicycling Infrastructure	2.08	1
Improved Transit Service	3.28	2
Additional Parks/Open Space	3.49	3
Quality of Housing	3.81	4
More Neighborhood Retail and Services	3.95	5
Improved Aesthetics and Landscaping	3.98	6
Other	4.81	7

Safer walking/bicycling infrastructure had the lowest average rank/highest priority (2.08), substantially ahead of additional parks/open space (3.49), improved transit service (3.28), quality of housing (3.81), improved aesthetics/landscaping (3.98), and more neighborhood retail/services (3.95). The 'Other' category had the highest average rank (4.81), although this category included a wide variety of individual priorities.

6. Housing, Density, Redevelopment, and Affordability

Housing-related feedback was one of the most nuanced parts of the engagement. Participants did not express a single position about future density or redevelopment. Instead, the feedback reflected support for additional housing and reinvestment alongside concerns about affordability, building scale, traffic, neighborhood character, and the potential displacement effects of redevelopment.

Survey statement	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Future redevelopment should include more trees/open space	32	13	9	1	0
Future redevelopment to include neighborhood-serving businesses	25	20	7	2	1
Housing affordability should be a priority	25	13	10	4	3
Older apartment communities should be upgraded	19	18	11	5	2
Area needs additional housing choices	17	13	9	8	8

When asked how the City should approach aging residential communities, 32 respondents selected a combination of renovation and redevelopment, 14 selected renovation whenever possible, and 7 selected encouraging newer housing. This indicates that the survey responses generally favored a mixed approach rather than a single redevelopment strategy.

How Should City Approach Aging Residential Communities	Survey Selections	%
Combination of Redevelopment & Renovation	32	58%
Renovation when possible	14	25%
Encourage new housing	7	13%
No opinion	3	4%

Open-ended comments identified several concerns: preserving housing affordability; avoiding a transition toward exclusively high-cost or student-oriented housing; retaining lower-scale (lower density?) residential neighborhoods; improving older or poorly maintained apartments; and ensuring that new development is accompanied by infrastructure and public-realm improvements. Several participants specifically noted that housing upgrades can increase rents and that affordability should include housing costs as well as transportation costs.

At the same time, other participants supported higher density and mixed-use development, citing the Study Area's central location and proximity to transit, UF, Shands, Butler Plaza, and other destinations. Some participants suggested that greater density could support additional streets, neighborhood services, and walkability if accompanied by appropriate infrastructure and design standards.

7. Transportation, Traffic Safety, and Connectivity

Transportation was the most consistently documented topic across the survey, interactive map, emails received and community meeting notes. Survey respondents most frequently selected sidewalks, repair of existing roads, and bicycle lanes/trails among the transportation improvements they considered important.

Priority Transportation Improvements	Survey Selections	%
Sidewalks	35	64%
Repair existing roads	33	60%
Bike lanes & trails	27	49%
Crosswalks	20	36%
Traffic calming	19	35%
Transit improvements	19	35%
Street lighting	12	22%
Pedestrian lighting	9	16%
More/wider roads	8	15%
ADA accessibility	8	15%

**Up to 3 selections allowed*

Interactive-map comments strongly reinforced these priorities. Of the 81 map comments reviewed, approximately 38 referenced pedestrian/bicycle connectivity or facilities, and approximately 32 referenced SW 35th Place, roadway safety, roadway condition, traffic, speeding, or intersections. These categories overlap because many comments discussed both roadway and pedestrian conditions.

7.1 SW 35th Place

Participant comments related to SW 35th Place include:

- Repeated concerns about potholes, pavement conditions, roadway drainage, and maintenance.
- Requests for additional or improved crosswalks and safer pedestrian crossings.
- Concerns about speeding and the adequacy/visibility of speed-limit signage.
- Requests for safer bicycle facilities; several respondents stated that people riding bicycles or scooters use sidewalks because the roadway bicycle facilities do not feel safe.
- Requests for traffic calming, including roundabouts, signals, median or turn-lane treatments, and other intersection improvements.
- Concerns about conflicts at driveways and apartment entrances, including the Circle K/Kangaroo area and the SW 27th Street intersection.
- Requests for improved lighting and pedestrian visibility.

7.2 SW 27th Street / SW 35th Place and Nearby Intersections

This intersection generated repeated comments about crashes, near-misses, turning conflicts, pedestrian crossings, traffic backups, and visibility. Participants suggested that the City evaluate a range of potential safety treatments, including a traffic signal, roundabout, pedestrian crossings, and traffic calming.

7.3 Pedestrian and Bicycle Network

Participants described a network with gaps and discontinuities. Specific issues included sidewalks that end abruptly, missing sidewalks near apartment communities, worn paths indicating pedestrian demand, unsafe crossings between bus stops, limited trail connections, and inadequate bicycle facilities. Several comments emphasized that pedestrian and bicycle connections should be considered across private roads, apartment complexes, and the City's street network.

8. Transit and Bus Stop Conditions

Transit was viewed both as an existing asset and an area needing improvement. Survey respondents identified transit improvements as a high-priority transportation need, and the community meeting notes included concerns about uncovered stops and insufficient seating.

Other comments included:

- Provide safer pedestrian crossings between bus stops on opposite sides of major roads.
- Add shelters, benches, lighting, concrete boarding areas, and other basic amenities at stops that currently consist largely of grass or minimal infrastructure.
- Improve connections between bus stops and surrounding neighborhoods, housing communities, trails, and activity centers.

- Maintain strong transit connections to UF, Downtown, hospitals, Butler Plaza, and other major destinations.

9. Parks, Green Space, Trees, and Natural Areas

Preservation of trees and green space emerged as one of the clearest areas of agreement. The community meeting notes repeatedly reference green space, old trees, parks, playgrounds, and shade. The survey statement receiving the strongest level of agreement was that future redevelopment should include more trees and open space: 31 respondents strongly agreed and 13 agreed.

- Preserve mature trees and existing tree canopy where feasible.
- Support the planned public park and consider playgrounds, sports/recreation facilities, restrooms, walking paths, shade, benches, and other amenities.
- Retain or evaluate informal trails and natural paths that residents already use.
- Improve the comfort of walking and running through shade, street trees, seating, and pedestrian-scale amenities.
- Consider connections between parks, trails, neighborhoods, transit, and surrounding destinations.

Some respondents also identified the UF/IFAS teaching and cattle areas, cow-watching, and natural areas near Bivens Arm as distinctive local features. These comments indicate that the community values both formal public spaces and informal/natural experiences.

10. Neighborhood Services, Mixed Use, and Walkability

Feedback on neighborhood-serving commercial uses was mixed but generally supportive of providing services where they would improve walkability. Some participants requested small grocery stores, coffee shops, dining, and other services within walking distance. Others emphasized that Butler Plaza is already nearby and questioned whether a significant amount of additional retail is necessary.

The survey showed relatively strong support for future redevelopment to include neighborhood-serving businesses: 24 respondents strongly agreed and 20 agreed. The interactive map also included requests for a grocery store, coffee shop, dining, and other neighborhood amenities.

A recurring distinction in the feedback was between large regional/commercial development and small-scale neighborhood-serving uses. Participants who favored additional services often described them as walkable, locally accessible, and complementary to residential areas.

11. Maintenance, Lighting, Stormwater, and Public Safety

Respondents raised a range of physical-condition issues beyond major transportation facilities. These included litter, illegal or informal dumping, overgrown areas, substandard driveways, flooding sidewalks, stormwater pond conditions, drainage concerns, lighting gaps, and property maintenance.

Other comments included:

- Several map comments identified trash or litter along SW 35th Place and near stormwater facilities.
- Multiple comments described stormwater ponds as unattractive or containing trash; one comment raised a specific concern about a potential sinkhole near a stormwater pond.

- Participants identified dark pedestrian routes and requested street or pedestrian lighting.
- Some respondents requested stronger property maintenance and code-enforcement attention, including concerns about deteriorated housing and yards.
- A small number of respondents raised crime or perceived public-safety concerns.

12. September 16th Community Engagement Meeting Input

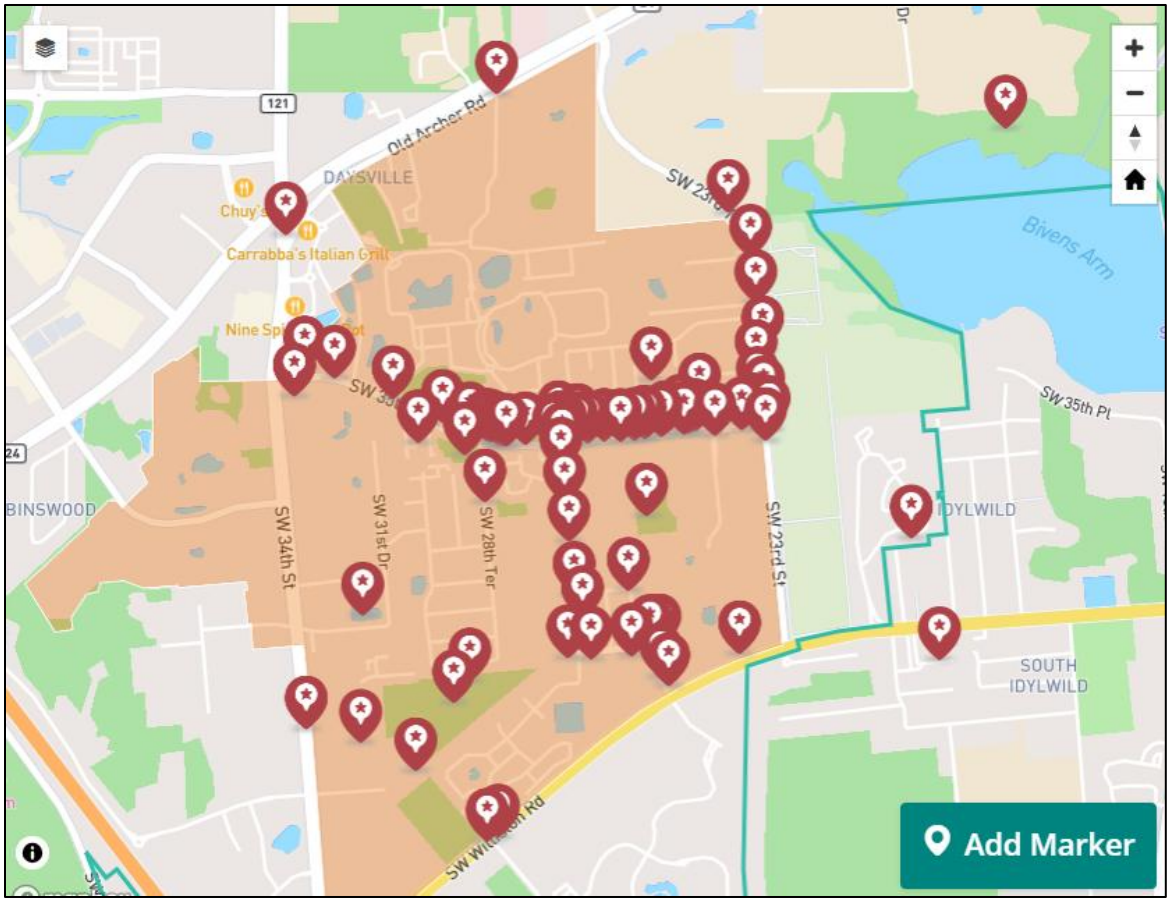
The meeting feedback generally reinforced the online results, while also providing additional context about how participants experience the Study Area.

Topic	Meeting Feedback
Green space and parks	Strong appreciation for existing green space and mature trees; interest in park/playground development and park amenities.
Density and redevelopment	Interest in mixed-use/high-density patterns in appropriate locations, coupled with requests for infrastructure, design quality, and sensitivity to existing residents.
Transportation	Concerns about SW 35th Place, SW 27th Street, pedestrian crossings, bus stop conditions, scooter conflicts, and road connections.
Housing affordability	Interest in maintaining affordable housing and expanding pathways to ownership, including rent-to-own and owner-occupied opportunities.
Neighborhood services	Interest in walkable neighborhood services in gaps between existing destinations; some participants questioned the need for more retail because Butler Plaza is nearby.
Community connectivity	Concern that neighborhoods and private roads/sidewalks are disconnected; interest in better pedestrian, bicycle, and trail connections.
Public engagement process	Participants asked how upcoming meetings would be structured, how input would be incorporated, and how to follow project materials and updates.

The notes also include specific operational concerns, including improved crossing opportunities, addressing scooter detection at signals, improved sight distance, considering a connection between SW 23rd Street and SW 23rd Terrace for walking/bicycling, and improved access to the proposed SW 47th Avenue trail.

13. Interactive Map: Location-Specific Themes

The interactive map (below) provided geographically specific feedback. The following counts are based on keyword/topic review of the 81 submitted map comments and are intentionally overlapping.



Theme	Comments Referencing Theme	Examples of Issues Raised
Pedestrian/bicycle connectivity	38	Sidewalk gaps, crosswalks, trails, bike facilities, pedestrian safety
SW 35th Place / roadway safety & condition	32	Potholes, speeding, intersections, roadway maintenance, traffic conflicts
Transit / bus stops	13	Crossings to stops, shelters, benches, lighting, concrete boarding areas
Housing / redevelopment / density	13	New housing, density, redevelopment, zoning, affordability
Parks / green space / natural areas	10	Park, trail, trees, natural areas, playgrounds
Lighting / visibility	9	Dark routes, street lighting, visibility
Stormwater / drainage	6	Ponds, flooding, sinkhole, drainage
Trash / maintenance	7	Litter, dumping, maintenance
Retail / mixed use	5	Grocery, coffee, dining, neighborhood services

The map comments identify several potential focus locations without establishing engineering findings. Locations repeatedly referenced include SW 35th Place, SW 27th Street, SW 23rd Street/23rd Terrace, SW 28th Terrace, Williston Road, Old Archer Road, apartment-community entrances, bus stops, and trail connections.

14. What Participants Want to Preserve and Change in Study Area

14.1 Suggested Things to Preserve

Recurring Preservation Themes	Summary of Participant Input
Affordability and cost of living	Respondents repeatedly identified housing affordability, transportation costs, and the ability to remain in the area as important characteristics to preserve.
Trees, green space, and natural character	Mature trees, tree canopy, green space, ecological features, and the area's quieter/natural character were frequently identified.
Neighborhood character and housing variety	Respondents cited established residential pockets, a range of housing types, neighborhood friendliness, and lower-scale housing as valued characteristics.
Transit and access	Several respondents identified existing transit service and connections to UF, hospitals, Downtown, Butler Plaza, and other activity centers as assets to preserve.

14.2 Suggested Things to Change

Recurring Change Themes	Summary of Participant Input
Traffic safety and roadway conditions	The most repeated change requested was safer and better-maintained streets, especially SW 35th Place and the SW 27th Street/SW 35th Place area.
Walkability and bicycle safety	Respondents requested continuous sidewalks, safer crossings, protected bicycle facilities, better lighting, and stronger pedestrian connections.
Housing affordability and quality	Respondents expressed both support for improved housing and concern that redevelopment could increase rents or displace existing residents.
Parks and green space	Requests included a public park, playgrounds, trails, small parks, shade, benches, and preservation of existing natural areas.
Neighborhood-serving services	Some respondents requested small-scale grocery, coffee, dining, and other daily-needs services;

15. Areas of Participant Convergence and Divergence

When asked to look ahead 20 years, what should be the highest priorities for the Study Area, the following responses were given:

What Are Priorities over Next 20 Years	Responses	%
Improve walking and bicycling	33	59%
Improve/add parks and green spaces	31	55%
Improve roads & sidewalks	31	55%
Maintain housing affordability	30	54%
Promote upgrades to older apartment communities	25	45%
Improve transit	25	45%
Improve public safety	24	43%

Add neighborhood-serving businesses	24	43%
Encourage reinvestment	20	36%
Maintain neighborhood character	15	27%

**Multiple selections allowed*

15.1 Areas of Convergent Input

- Improve pedestrian and bicycle safety and connectivity.
- Address roadway maintenance and traffic safety, with particular attention to SW 35th Place and nearby intersections.
- Preserve mature trees and green space and improve public parks and open-space amenities.
- Maintain or improve housing affordability.
- Improve older housing and reinvest in aging residential communities.
- Improve transit stop amenities and safe pedestrian access to transit.

15.2 Areas Where Opinions Differ

- Amount and scale of future housing: some participants want more density and new housing, while others want to limit additional apartments or maintain existing density.
- Mixed-use and retail: some participants want neighborhood-serving services within walking distance; others believe existing commercial destinations are sufficiently close.
- Redevelopment versus preservation: some participants favor redevelopment of underutilized or aging properties, while others prioritize preserving established residential pockets and existing housing stock.
- Building scale and design: participants who support density often emphasized lower-scale, high-quality buildings, trees, open space, and compatibility with existing neighborhoods.

The engagement results do not show a single community position on future land use or zoning. Instead, they show recurring conditions that many participants want addressed if land use changes or redevelopment occur.

Document Interpretation and Limitations:

- The survey is a voluntary public-engagement instrument and should not be interpreted as a statistically representative sample of all Study Area residents.
- Respondents could select multiple answers for many questions; therefore, percentages or counts across categories may not sum to 100 percent or to the number of respondents.
- Interactive-map theme counts are overlapping and based on topic references within comments; they are intended to identify recurring subjects rather than establish statistically weighted priorities.
- The report summarizes the supplied engagement materials through September 21, 2026.

Sources:

- Combined EDA and City Comments.docx — community engagement meeting notes.
- 2026-09-23_Data-238_sw-gainesville-plann.xlsx — survey response data.
- 2026-09-23_Form-Results-Analysis-ID-238.xlsx — survey analysis export.
- 2026-09-23_SocialMap-data-239_sw-gainesville-plann.xlsx — interactive map response data.
- 2026-09-23_SocialMap-Results-Analysis-ID-239.xlsx — interactive map analysis export.

Appendix: Workshop Documents

- Mailer to property owners
- Flyer distributed to apartment complexes
- City press release
- Online survey
- Handout at community meeting
- Presentation at community meeting
- Sign-in sheets from community meeting

City of
Gainesville

SW Gainesville
STUDY AREA

Help Shape the Future of Southwest Gainesville

Upcoming Community Meeting

Wednesday, Sept. 16 at 6:30 p.m.

UF IFAS Beef Teaching Unit South

3721 SW 23rd Street • Gainesville, FL 32608



We Want to Hear from You!

The City of Gainesville is studying the SW Study Area and wants to hear what you value, what could be improved and how the area should evolve. Please attend this community meeting to provide your valuable input.

What we'll discuss at the meeting

- Study Area details and future planning opportunities
- Land use, zoning, housing, mobility and infrastructure
- Your ideas, concerns and priorities

Can't make the meeting?

Scan this QR code and provide your feedback on our project webpage.

SW Gainesville
STUDY AREA

Share Your Local Insight

Your perspective can help inform future planning for this area.

Ways to Participate

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   Wednesday, Sept. 16 at 6:30 p.m.
   UF IFAS Beef Teaching Unit South - 3721 SW 23rd St.

2. **Fill our a brief survey**
   Share your thoughts & preferences using the QR code

3. **Pin it on the interactive map**
   Identify places, assets or suggested improvements using the QR code

4. **Email or call us directly**
   Questions or detailed feedback? Contact the project team at **mail@edafl.com** or 352-373-3541

If you have a disability and need an accommodation in order to participate in this meeting, please contact the City of Gainesville Office of Equal Opportunity at 352- 334-5051 at least two days in advance.

Learn More

Scan the QR code to visit the SW Gainesville Study Area project webpage.

Have your say!

Survey • Interactive Map • Project Information

MAILING LABEL
APPLIED HERE

City of Gainesville

SW Gainesville STUDY AREA

Help Shape the Future of Southwest Gainesville

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Upcoming Community Meeting

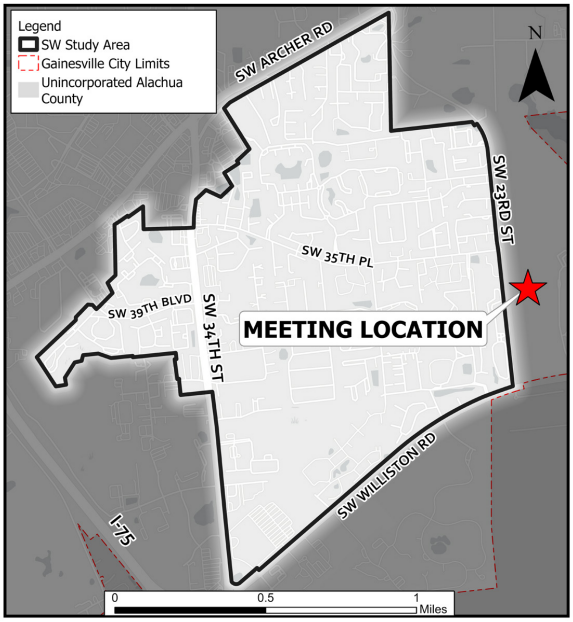
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Survey • Interactive Map • Project Information

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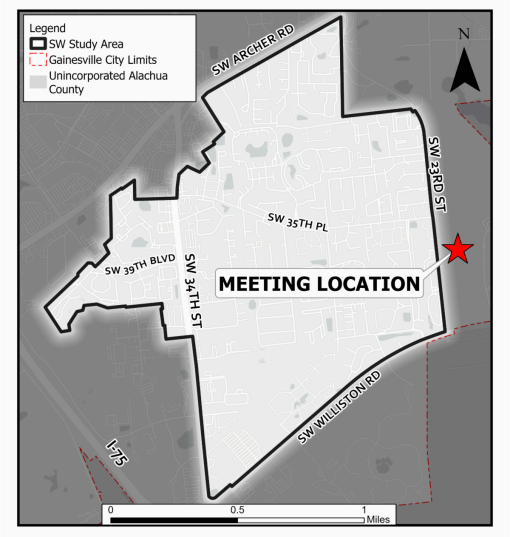
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City of Gainesville

Help shape the future of Southwest Gainesville

What: Southwest Gainesville Study Area Community Meeting
When: 6:30 p.m. on Wednesday, Sept. 16
Where: UF/IFAS Beef Teaching Unit South, 3721 SW 23rd Street



GAINESVILLE, Fla. (Sept. 3, 2026) – The City of Gainesville is inviting neighbors to help shape the long-term future of a portion of the city informally known as the “Southwest Study Area.” Largely developed between the 1970s and early 2000s, the area is near the University of Florida and Butler Plaza, mainly consists of multifamily housing, and covers approximately 913 acres. Although it represents only about 2% of Gainesville's land area it is home to nearly 12% of the city's population.

Generally bordered by Archer Road to the north, Southwest 34th Street to the west, Williston Road to the south and Southwest 23rd Terrace to the east, the Southwest Study Area has not had a comprehensive land use or zoning review since it was annexed into the city in 2003. A special meeting of the Gainesville City Commission on May 8, 2025 resulted in commissioners unanimously approving a motion to analyze the area with the goal of enhancing economic development opportunities.

The newly launched study will examine existing conditions and longer-term needs, including housing and affordability, transportation and transit, sidewalks and bicycle connections, infrastructure, parks and open space, neighborhood-serving businesses and opportunities for reinvestment. The work also considers whether future land use or zoning changes could support additional housing and more walkable, mixed-use development. An **online survey** for neighbors to share opinions has already launched.

"This is an important opportunity for people in southwest Gainesville to tell us what they value and what needs improvement," said Gainesville City Commissioner Casey Willits, in whose district the area is located. "We want to hear about the quality of housing, whether people bike or walk, how they use parks and green space, if they rely on RTS bus service —essentially what changes they envision and where we should focus our attention."

The first Southwest Study Area community meeting is scheduled for Wednesday, Sept. 16 at 6:30 p.m. at the UF/IFAS Beef Teaching Unit South, 3721 SW 23rd Street. The agenda includes a brief presentation about the study followed by opportunities for questions and community input. The idea is to identify strengths, challenges and priorities by hearing from the neighbors, property owners, operators of businesses and others who are invested in the future of the area.

"Good planning starts with understanding how a place functions today and thinking carefully about how it may need to function 10 or 20 years from now," said Interim City Manager Andrew Persons. "This is an established part of Gainesville with infrastructure, transit and proximity to major employment and activity centers. The study gives us an opportunity to look at how reinvestment can make better use of those assets while improving connections, housing choices and the overall neighborhood environment."

Residents can learn more about the study and complete the survey by visiting the Southwest Study Area **project webpage**. The city is partnering with eda consultants, inc., to conduct the analysis, and study information will remain available online throughout the planning process with new dates and developments added as the project moves forward.

###

Media contact: City of Gainesville Public Information Officer Rossana Passaniti at 352-318-9599 or **PassanitiR1@GainesvilleFL.gov**. Find more **news** online or subscribe directly to **GNV News**, the City's weekly newsletter.

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Southwest Gainesville Study Area Community Survey

Next

Survey

The City of Gainesville is preparing a Planning Study for the Southwest Study Area. Your feedback will help identify strengths, challenges, and priorities for the area's future. This survey should take approximately 5-10 minutes to complete.

In a hurry? Feel free to skip to Question 12.

Next

1. What best describes your connection to the Study Area? (Select all that apply)

Select all that apply.

- [ ] I live in the Study Area year-round
- [ ] I live in the Study Area for a part of the year
- [ ] I live outside of the Study Area
- [ ] I am a university/college student living in the Study Area
- [ ] I own property in the Study Area
- [ ] I own or work at a business in the Study Area
- [ ] I regularly visit the Study Area
- [ ] Other (please specify)

Next

2. Which best describes your household?

Select all that apply.

- [ ] University/college student
- [ ] Currently employed
- [ ] Family with children
- [ ] Retired
- [ ] Other (please specify)

Next

3. Which best describes your living situation? (Select all that apply)

Select all that apply.

- [ ] Living alone
- [ ] Living with roommates
- [ ] Living with children
- [ ] Other (please specify)

Next

4. Approximately where do you live or spend the most time within the Study Area?



- Near SW 35th Place
- Near Archer Road / Old Archer Road (north side)
- Near SW 34th Street / SW 39th Blvd. (west side)
- Near SW 23rd Terrace (east side)
- Near Williston Road (south side)
- I don't live or spend time in the study area
- Other landmark/intersection:

5. How long have you been connected to the Study Area? (Select one)

- ----
- Less than 1 year
- 1–3 years
- 4–10 years
- More than 10 years

Survey

6. Overall, how would you rate the Southwest Study Area as a place to live, work, or visit? (select one for each)

	Excellent	Good	Fair	Poor
To live	○	○	○	○
To work	○	○	○	○
To visit	○	○	○	○

Next

Survey

7. How would you rank the need for improvements in the Study Area from Highest Priority (1) to Lowest Priority (7)?

Rank as many items as you like

- Quality of Housing
- Safer Walking/Bicycling Infrastructure
- Additional Parks/Open Space
- Improved Transit Service
- More Neighborhood Retail and Services
- Improved Aesthetics and Landscaping
- Other

Drag items here to rank them

Next

Survey

8. As residential communities in the Study Area continue to age, many will require improvements over the coming decades. Which approach should the City emphasize in this area?

- ○ Renovate existing structures whenever possible
- ○ Encourage newer housing
- ○ A combination of renovation and redevelopment
- ○ No opinion

Next

Survey

9. Please indicate your level of agreement with the following statements. (Check one for each statement)

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
The area needs additional housing choices	○	○	○	○	○
Housing affordability should be a top priority	○	○	○	○	○
Older apartment communities should be upgraded	○	○	○	○	○
Future redevelopment should include more trees and open space	○	○	○	○	○
Future redevelopment should include neighborhood-serving businesses	○	○	○	○	○

10. What is your primary mode of transportation to work and/or school? (select one)

- Transit (Bus Service)
- Automobile
- Scooter / Motorcycle
- Carpool / Rideshare
- Bicycle / E-Bicycle
- Walking
- Other (please specify)

Next

11. Which transportation improvements in the Study Area are most important to you? (Select up to three)

- [ ] Sidewalks
- [ ] Bike lanes & trails
- [ ] Crosswalks
- [ ] Street lighting
- [ ] Pedestrian lighting
- [ ] Traffic calming
- [ ] Transit improvements
- [ ] Repair existing roads
- [ ] More / wider roads
- [ ] ADA accessibility

Next

12. Looking ahead 20 years, what should be the highest priorities for this area? (Select up to five.)

Required

- [ ] Promote upgrades to older apartment communities
- [ ] Maintain housing affordability
- [ ] Encourage reinvestment
- [ ] Improve public safety
- [ ] Improve / add parks and green spaces
- [ ] Improve walking and bicycling
- [ ] Improve transit
- [ ] Add neighborhood-serving businesses
- [ ] Improve roads & sidewalks
- [ ] Maintain neighborhood character
- [ ] Other (please specify)

Next

13. What one thing should be preserved in the Study Area over time? Required

Type your answer here...

Next

Survey

14. What one thing would you most like to change in the Study Area? Required

Type your answer here...

Next

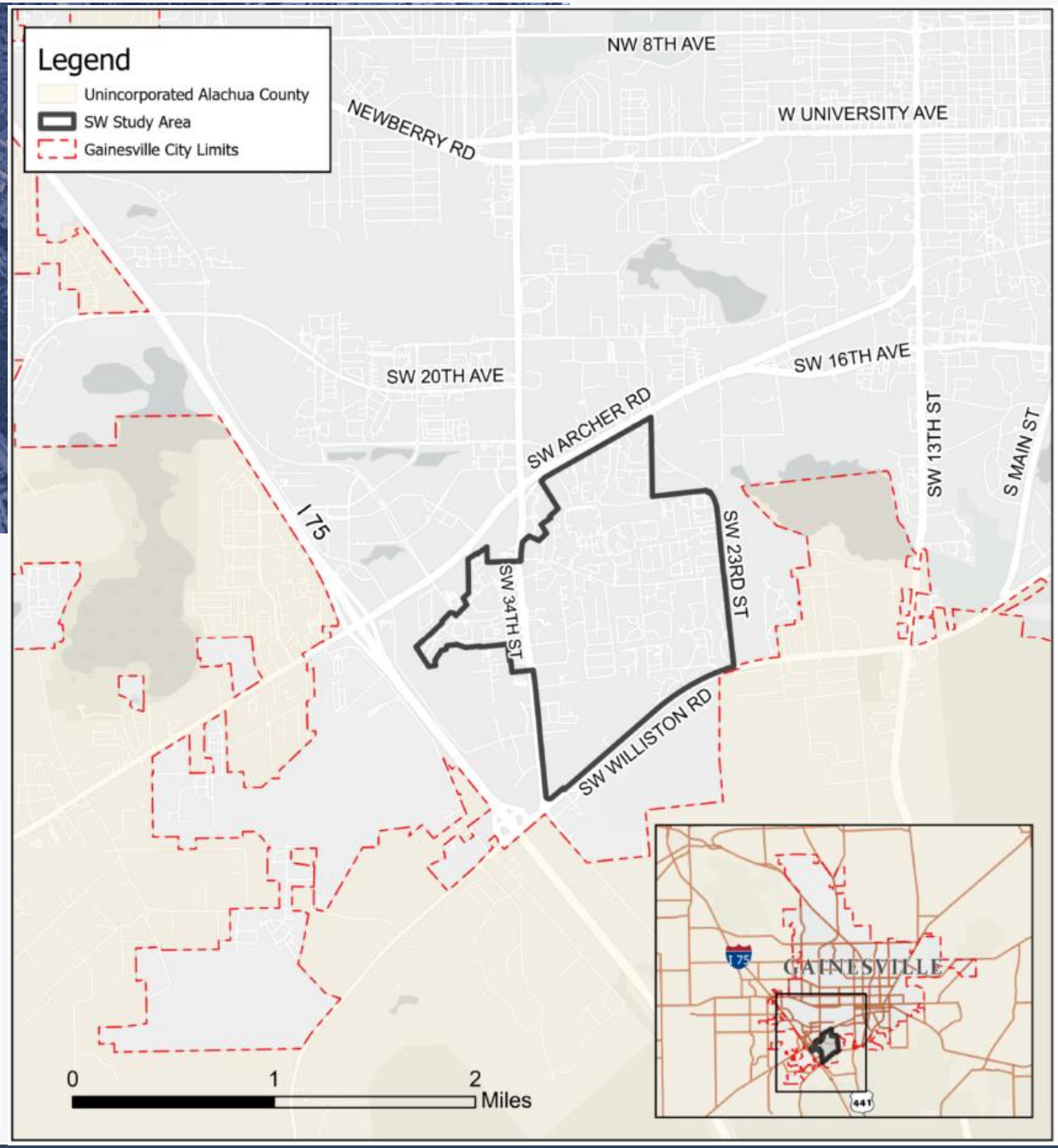
SW Gainesville
STUDY AREA

Help Shape the Future of Southwest Gainesville

Community Meeting

September 16, 2026

Project QR Code



Welcome & Introductions

SW Gainesville Community Meeting

"This is an important opportunity for people in southwest Gainesville to tell us what they value and what needs improvement," said Gainesville City Commissioner Casey Willits. "We want to hear about the quality of housing, whether people bike or walk, how they use parks and green space, if they rely on RTS bus service—essentially what changes they envision and where we should focus our attention."

Community Meeting Agenda

- Brief Presentation
- Breakout Session to Information Tables

Meeting Goal - to identify strengths, challenges and priorities by hearing from the neighbors, property owners, operators of businesses and others who are invested in the future of the area.

SW Gainesville STUDY AREA

PEOPLE
PLACES
CONNECTIONS
OPPORTUNITY

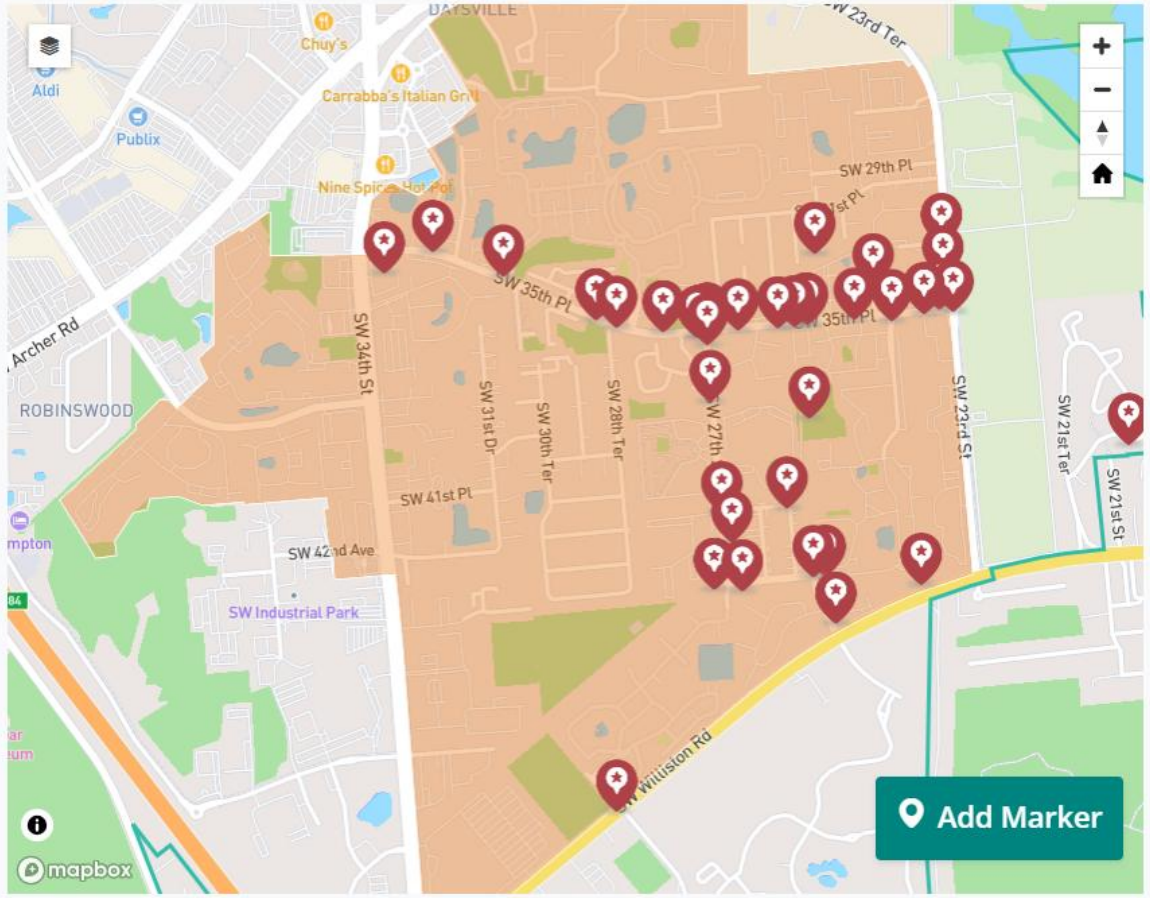
Other Opportunities to Participate

Interactive Project Website

Online Survey (Leave Your Comments)

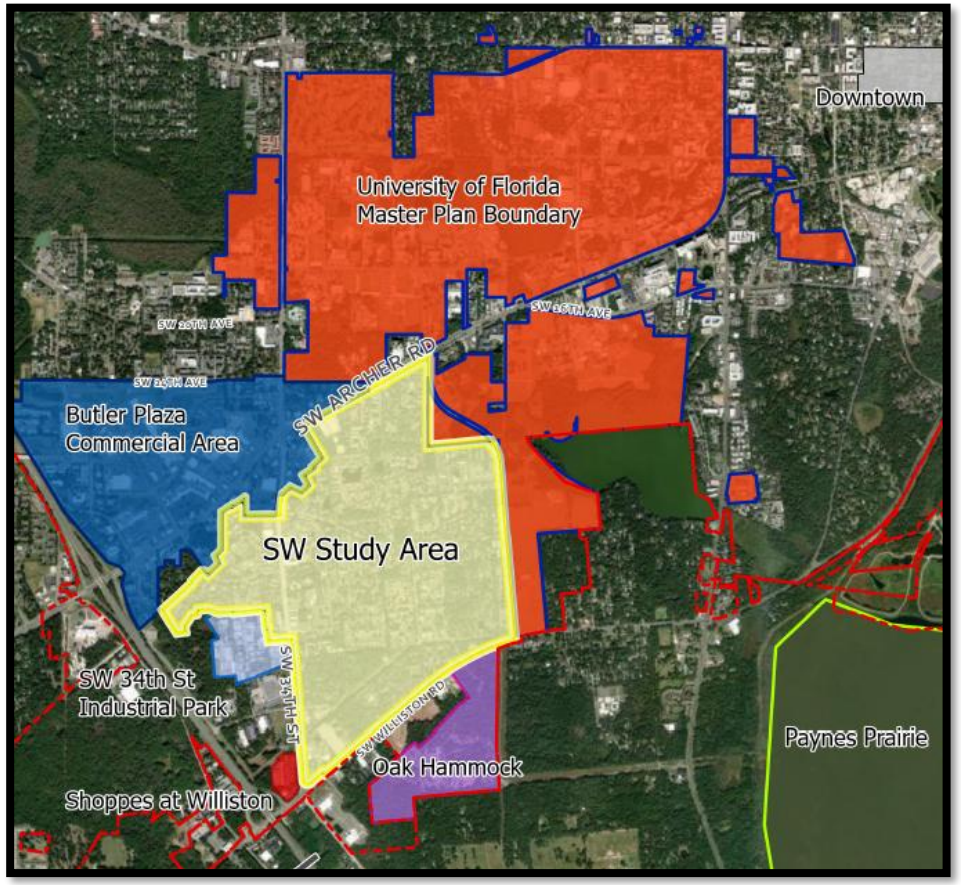
Take a Short Survey

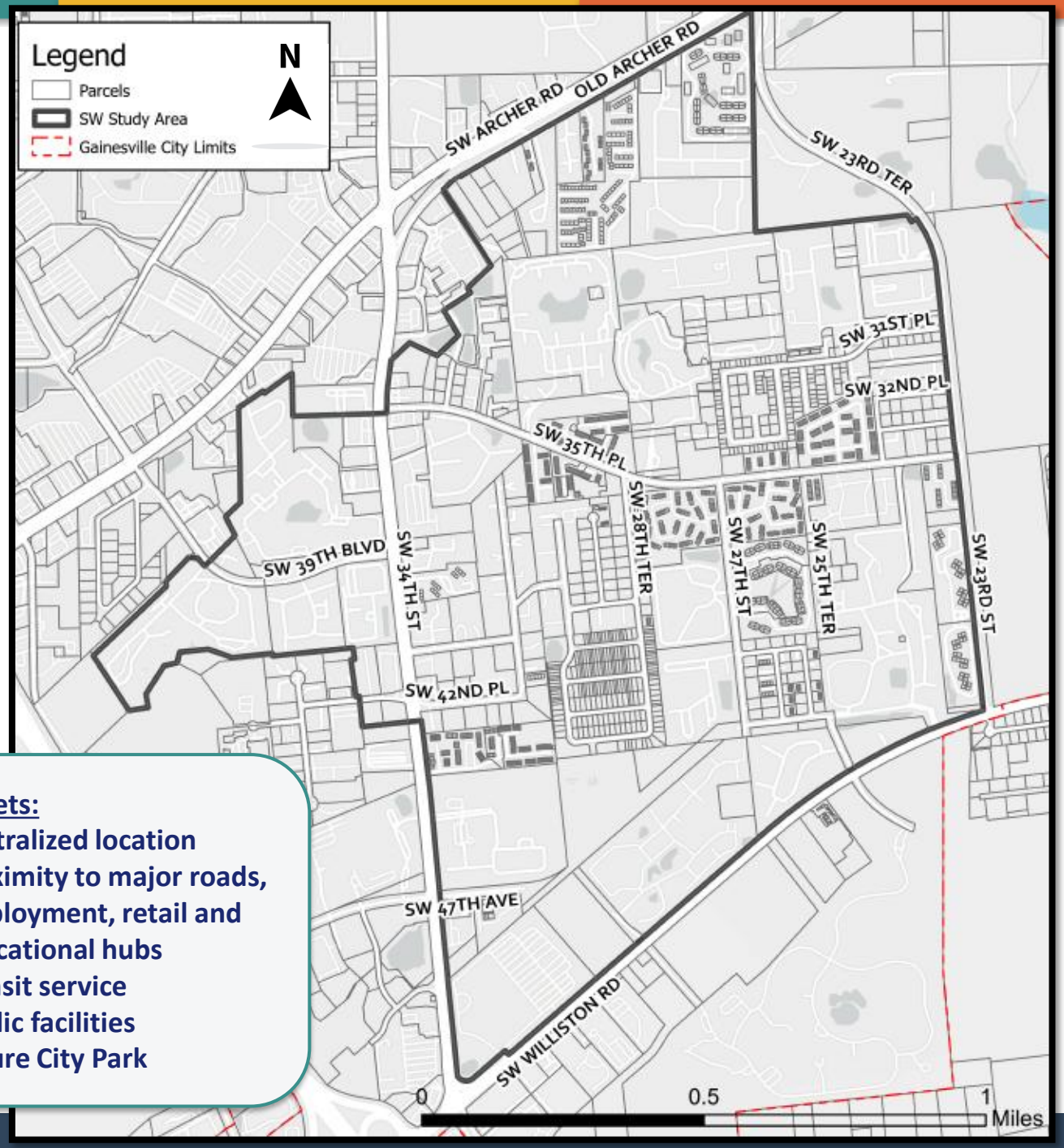
Interactive Map (Drop a Pin!)



The Area We're Studying

Central Location
&
Unique Opportunities



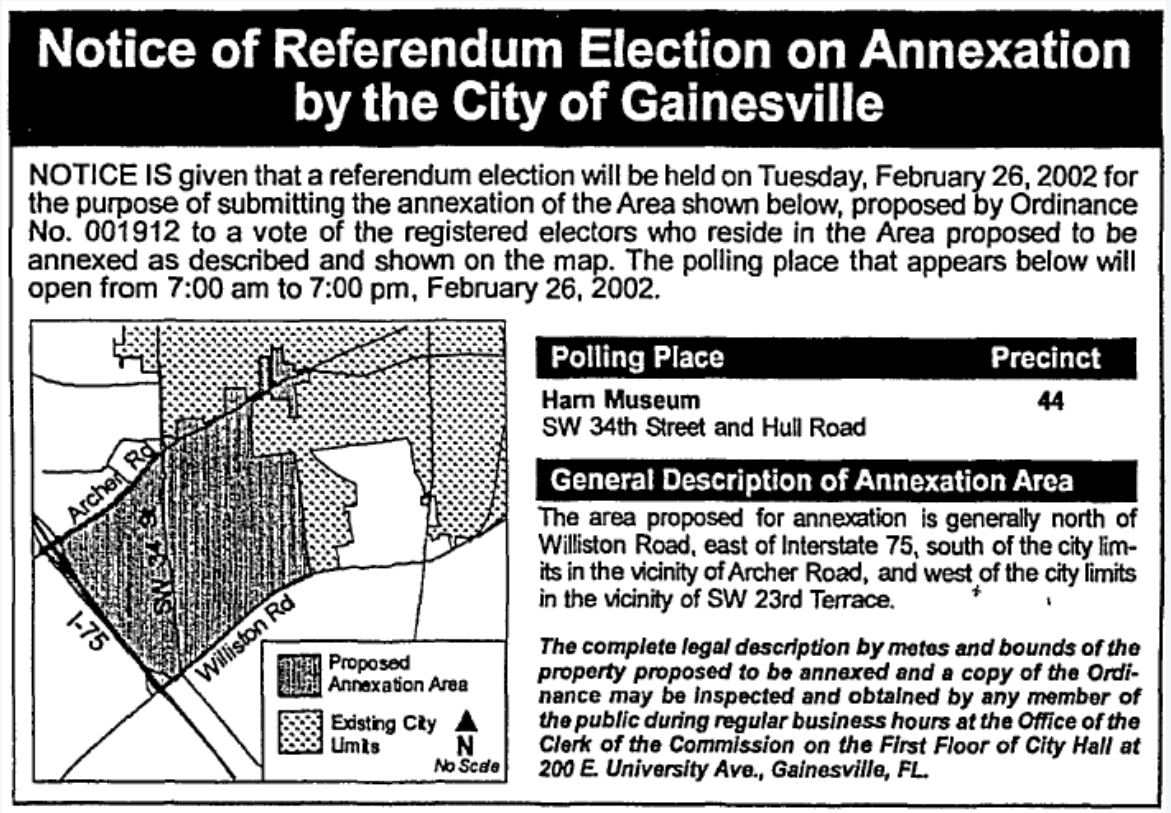


Key Assets:

- Centralized location
- Proximity to major roads, employment, retail and educational hubs
- Transit service
- Public facilities
- Future City Park

Area History

- Mostly pasture and vacant until I-75 construction
- Primarily developed in 1970s through early 2000s
- Annexed in 2002
- No planning study of this area since annexation



Notice of Referendum Election on Annexation by the City of Gainesville

NOTICE IS given that a referendum election will be held on Tuesday, February 26, 2002 for the purpose of submitting the annexation of the Area shown below, proposed by Ordinance No. 001912 to a vote of the registered electors who reside in the Area proposed to be annexed as described and shown on the map. The polling place that appears below will open from 7:00 am to 7:00 pm, February 26, 2002.

Polling Place	Precinct
Harn Museum SW 34th Street and Hull Road	44

General Description of Annexation Area

The area proposed for annexation is generally north of Williston Road, east of Interstate 75, south of the city limits in the vicinity of Archer Road, and west of the city limits in the vicinity of SW 23rd Terrace.

The complete legal description by metes and bounds of the property proposed to be annexed and a copy of the Ordinance may be inspected and obtained by any member of the public during regular business hours at the Office of the Clerk of the Commission on the First Floor of City Hall at 200 E. University Ave., Gainesville, FL.

We Want to Hear From You

You Know This Area From Everyday Experience

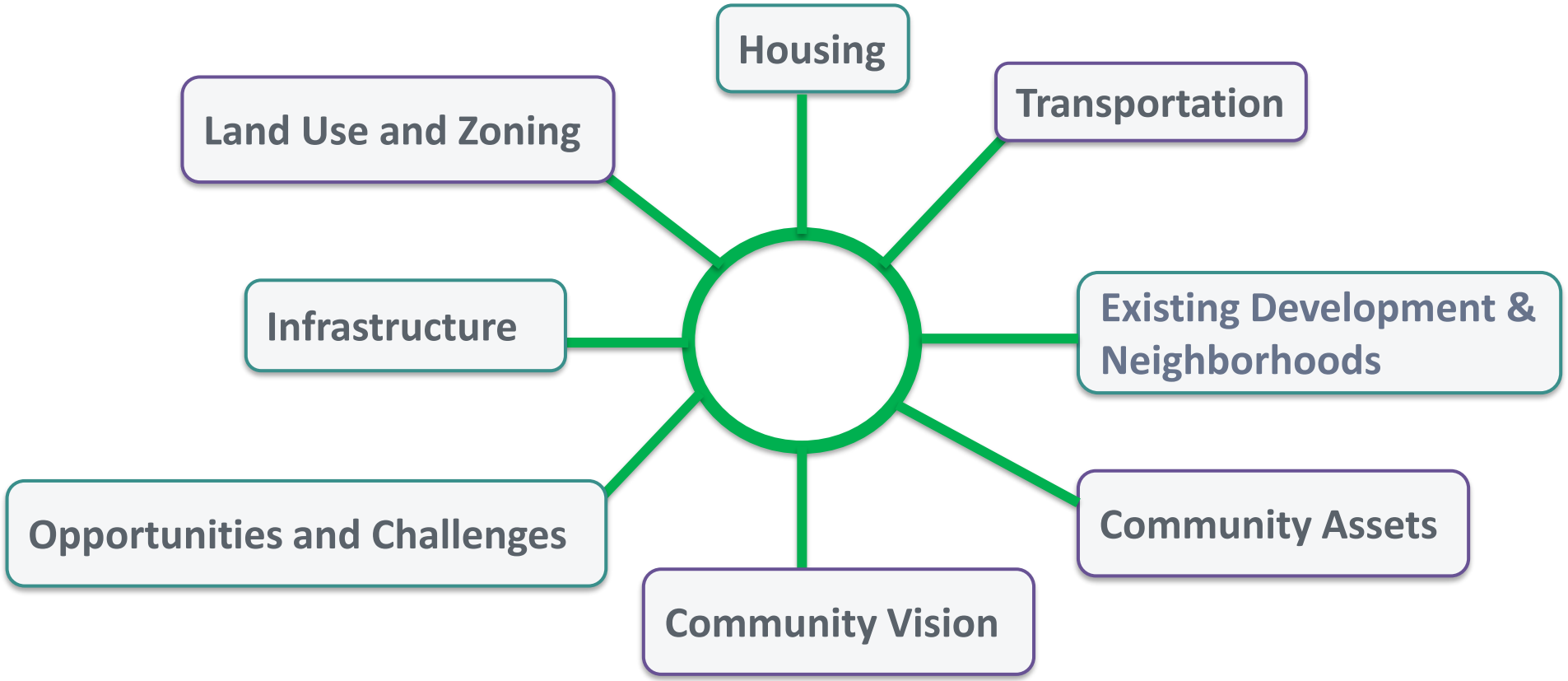
Maybe there's a place you avoid walking. A street or intersection that could work better.
A place you wish had something it doesn't.
Or maybe there are things about the neighborhood that you really like and want to see preserved.

What Works Well?
What do you value?

What Needs Attention?
What could be improved?

What Should We Consider?
What opportunities should be considered for the future?

Key Study Topics & Areas Needed for Community Input



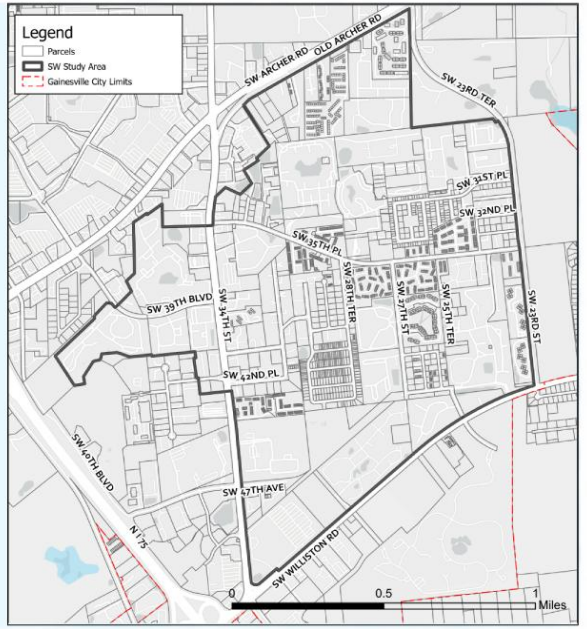
Study Area Highlights

SW Gainesville
STUDY AREA

PEOPLE
PLACES
CONNECTIONS
OPPORTUNITY

AT A GLANCE
A VIBRANT PART OF GAINESVILLE

- **913** acres
- **17,514** residents
- **8,346** housing units
- **11.8%** of Gainesville's population
- **2.2%** of the city's total land area



WHO LIVES HERE?

- **4,475** Undergraduate Students
- **2,319** Graduate/Professional Students
- **39%** Student residents
- **61%** Non-Student residents

- **7.9%** Owner-Occupied
- **92.1%** Renter-Occupied

FUTURE HOUSING NEEDS
By 2045, the area may need to accommodate:

- **+3,879** additional residents
- **+1,847** additional housing units

EXISTING DEVELOPMENT

- **89%** Multifamily Residential
- **97%** Developed land
- **12.2** Average residential density (units/acre)
- **82%** Residential units over 35 years old

WALKABILITY & MOBILITY

- **5** RTS routes serve the area
- **94%** are within walking distance (1/4 mile) of a transit stop
- Bus stop activity is **70%** higher than the systemwide average.

Provide Your Feedback On The Project Website:

mail@edafl.com

MAJOR TAKEAWAYS

- Strategic location near UF, UF Health, Butler Plaza, and major employment centers.
- Aging multifamily housing creates reinvestment opportunities.
- Vacant land alone cannot meet future housing demand.
- Additional housing and neighborhood services can help address affordability and growth needs.
- Transportation, stormwater, and pedestrian improvements should accompany redevelopment.

Study Area Highlights

AT A GLANCE

A VIBRANT PART OF GAINESVILLE

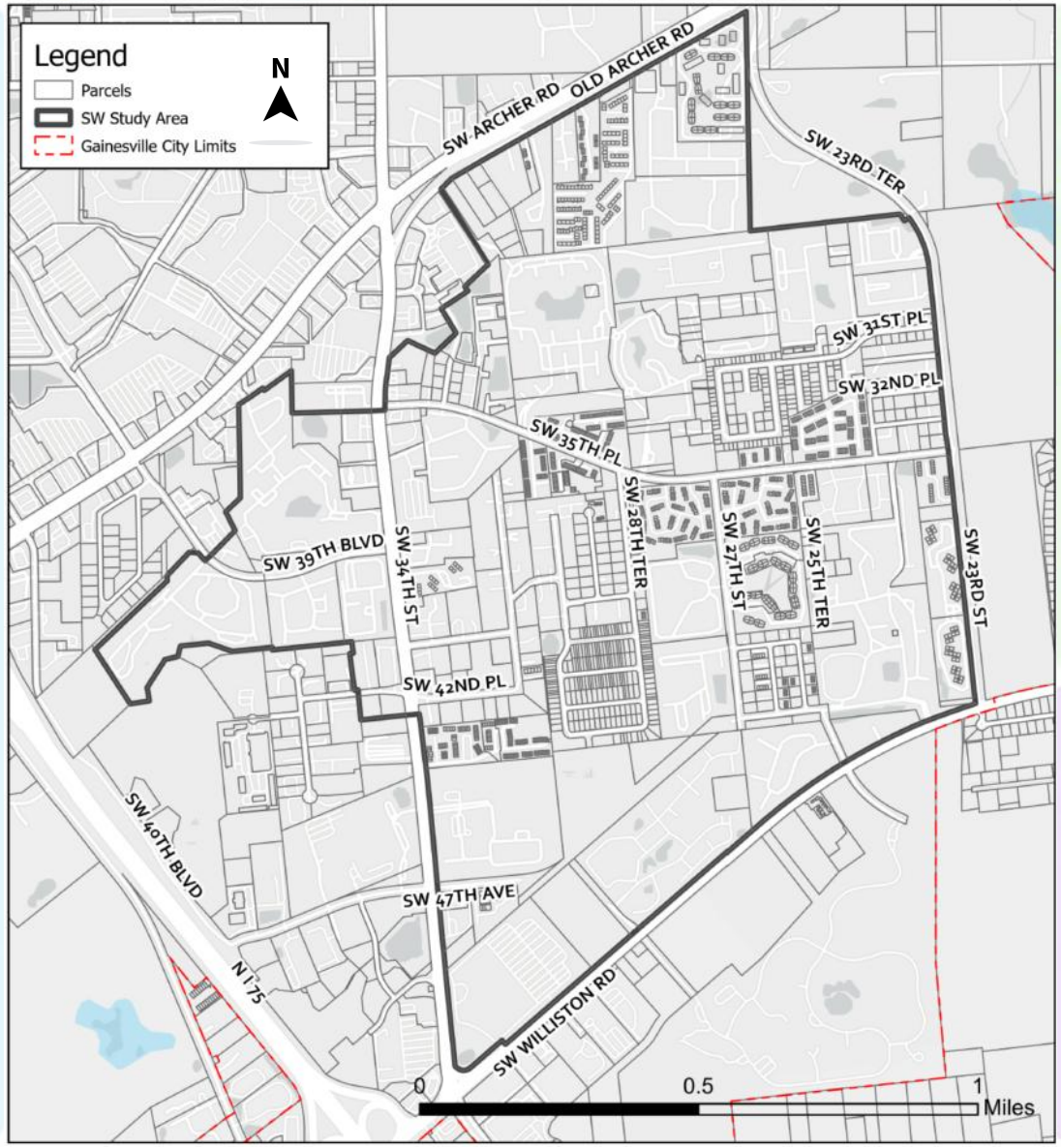
913 acres

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8,346 housing units

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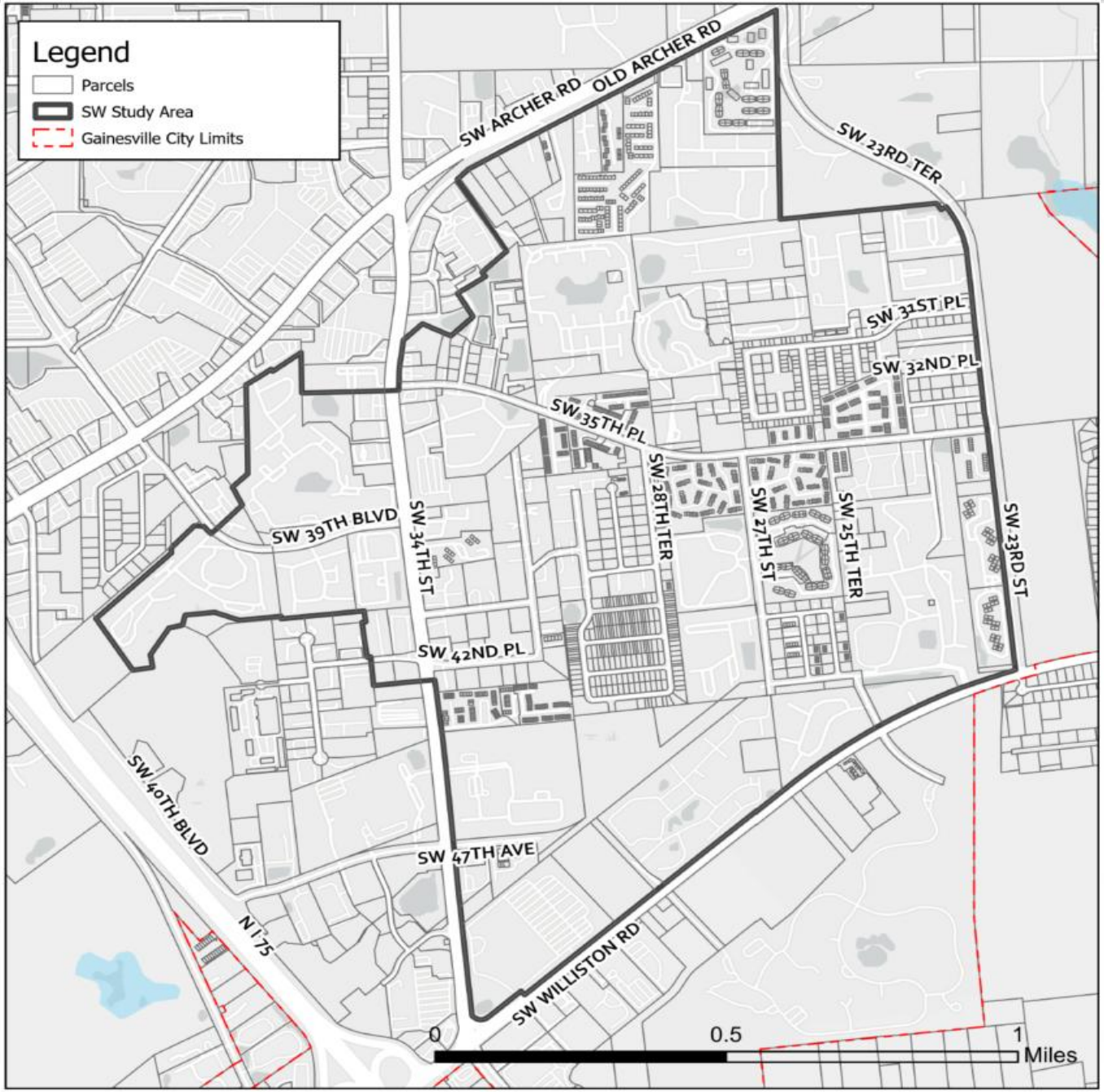
FUTURE HOUSING NEEDS

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Study Area Highlights



EXISTING DEVELOPMENT

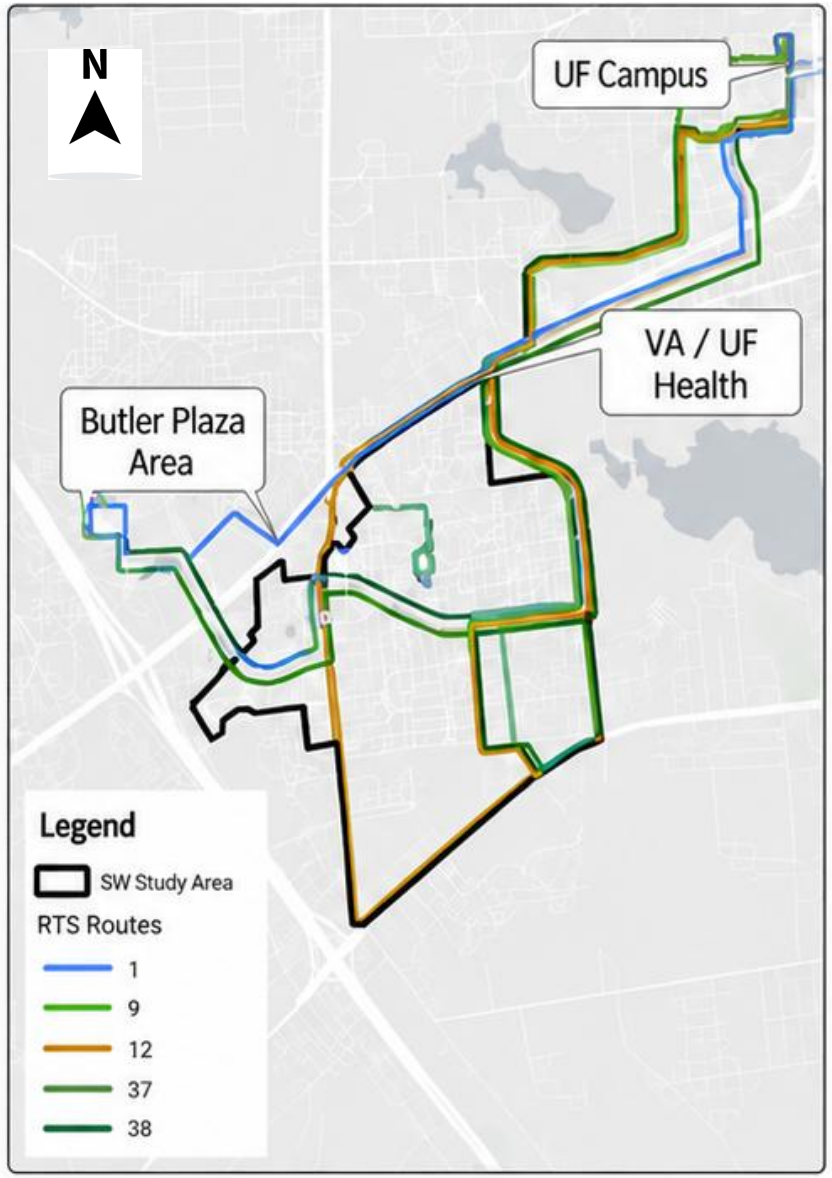
89% Multifamily Residential

97% Developed Land

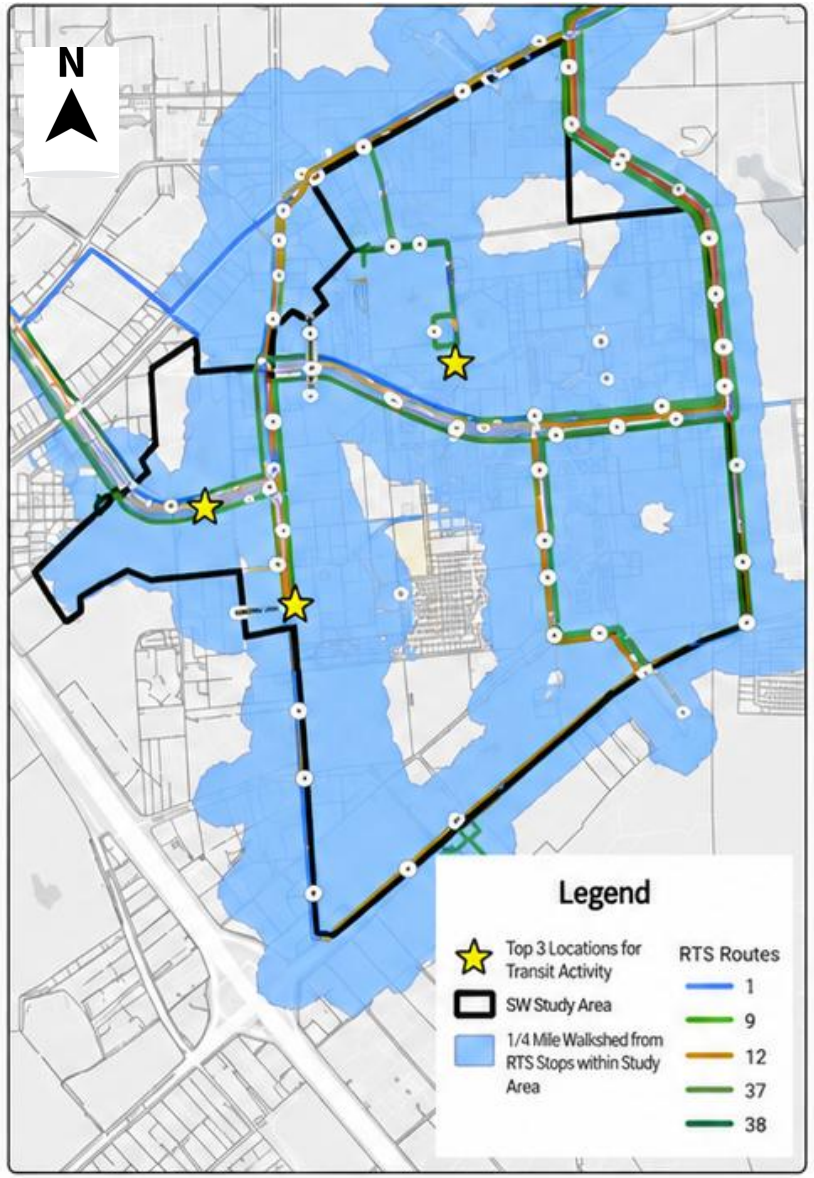
12.2 Average residential density (units/acre)

82% Residential units over 35 years old

Study Area Highlights



Transit Routes Serving Study Area



Transit Stops Within 1/4 Mile

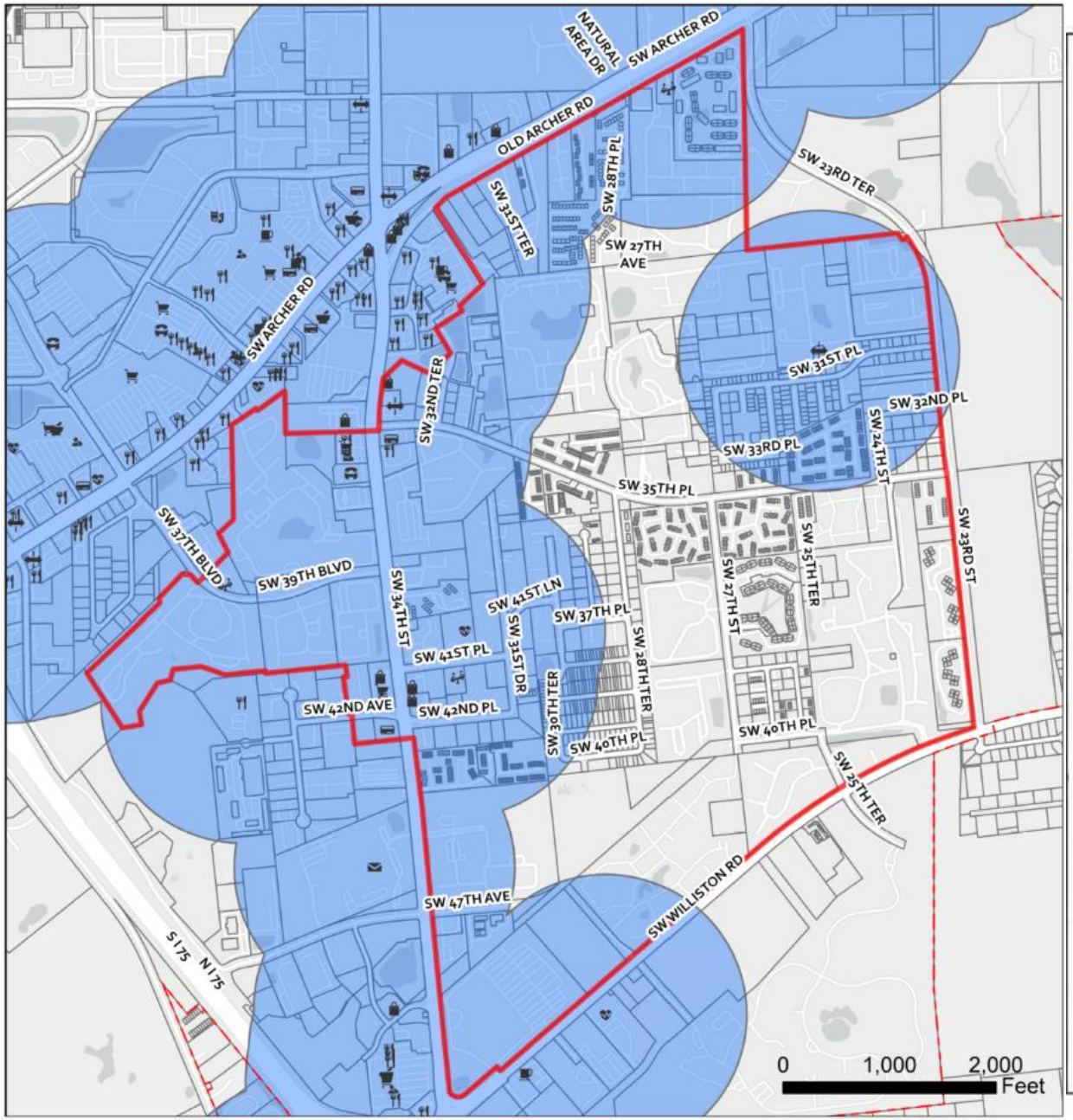
WALKABILITY & MOBILITY

5 RTS routes serve the area

94% are within walking distance (1/4 mile) of a transit stop

Bus stop activity is **70%** higher than the systemwide average

Study Area Highlights



Legend

- Art or entertainment
- Bank or credit union
- Clinic or doctor's office
- Coffee Shop or Cafe
- Convenience Store
- Daycare
- Fire Station
- Grocery Store
- Hardware Store, Neighborhood Scale
- Health and Fitness
- Pharmacy
- Post Office
- Restaurant or Brewery
- Retail, Neighborhood Scale
- Salon or barber shop
- 1/4 mile separation
- SW Study Area
- Gainesville City Limits

Note: not an exhaustive display of each use type

AVAILABILITY OF NEIGHBORHOOD SERVICES

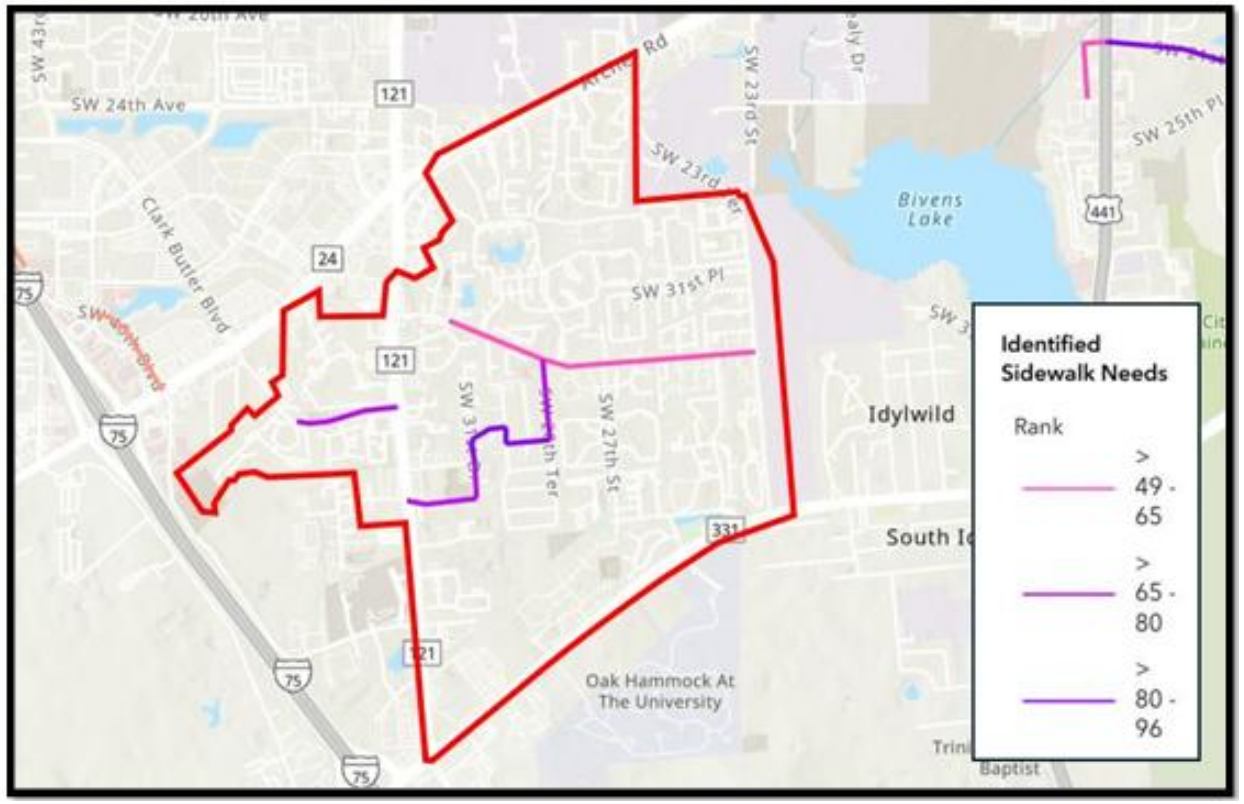
The study area is proximate to larger commercial areas in Butler Plaza, along SW 34th Street, and at the I-75/Williston Road interchange.

61% of the study area is within ¼ mile of neighborhood shopping and service uses.

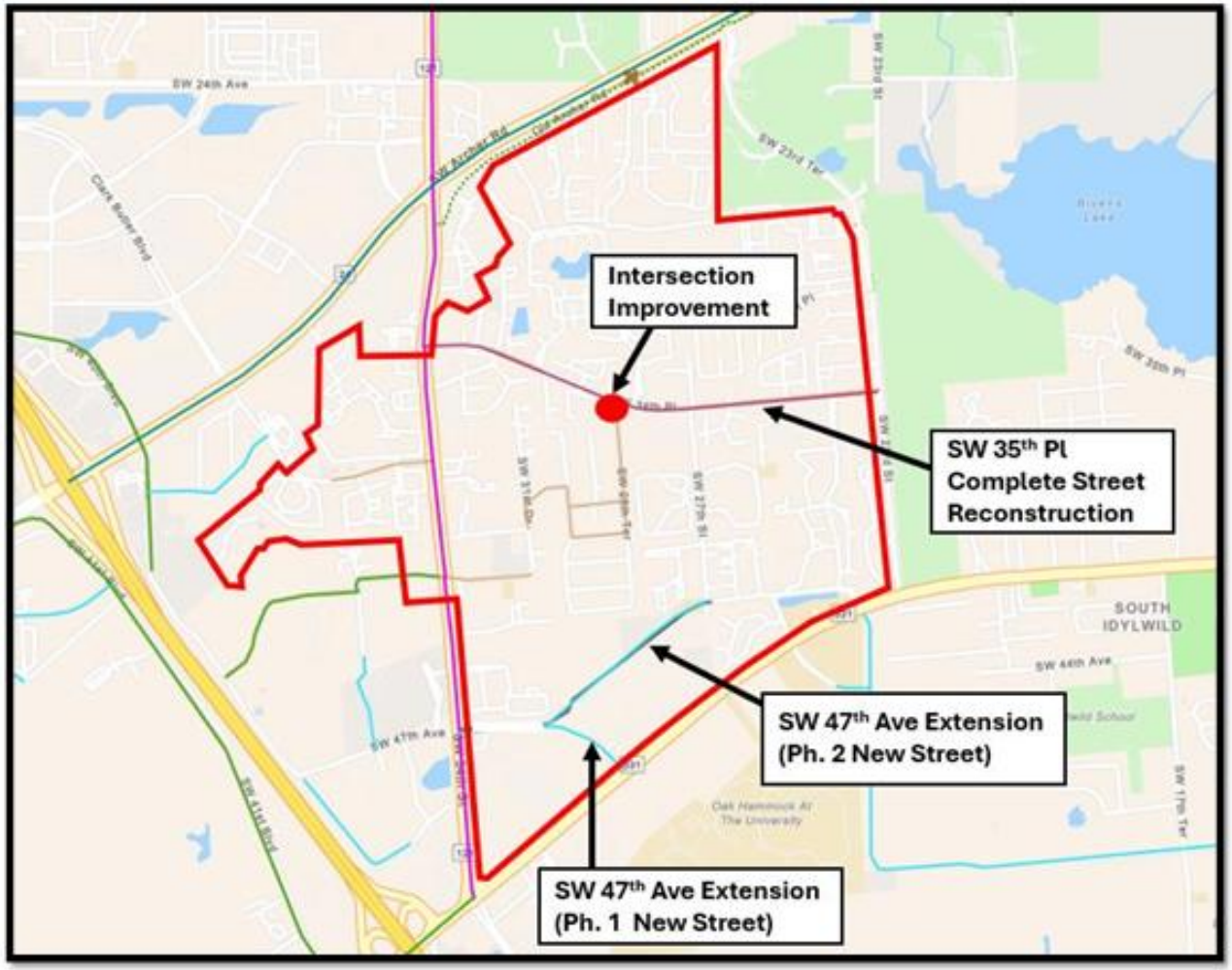
The southeast portion of the study area has no neighborhood-scale retail or service uses within easy walking distance.

Currently Identified Sidewalk & Street Needs

Identified Sidewalk Needs



Identified Roadway Priorities



Study Area Takeaways

MAJOR TAKEAWAYS

Issues and Opportunities

STRATEGIC LOCATION	INFRASTRUCTURE	HOUSING STOCK	HOUSING DEMAND	NEIGHBORHOOD SERVICES	MULTIMODAL CONNECTIVITY
OPPORTUNITY FOR SMART INFILL GROWTH	IMPROVEMENTS ARE NEEDED TO SERVE AREA	OPPORTUNITY TO MODERNIZE AND EXPAND HOUSING CHOICES	MEET FUTURE DEMAND AND MAINTAIN HOUSING AFFORDABILITY	NEIGHBORHOOD RETAIL AND EMPLOYMENT OPPORTUNITIES NEEDED IN THE STUDY AREA	IMPROVE CONNECTIONS BETWEEN NEIGHBORHOODS AND PUBLIC STREETS

How Your Input Will Be Used

Community Input

Community Meeting
+
Interactive Website

→

Analyze Community Priorities

→

Identify Opportunities & Areas for Improvement

→

Present Planning Recommendations

Schedule of Meetings

Community Engagement Meeting

September 16, 2026 @ 6:30 PM

City Plan Board Presentation

Tentative: October 22, 2026

City General Policy Committee Presentation

Tentative: November 12, 2026

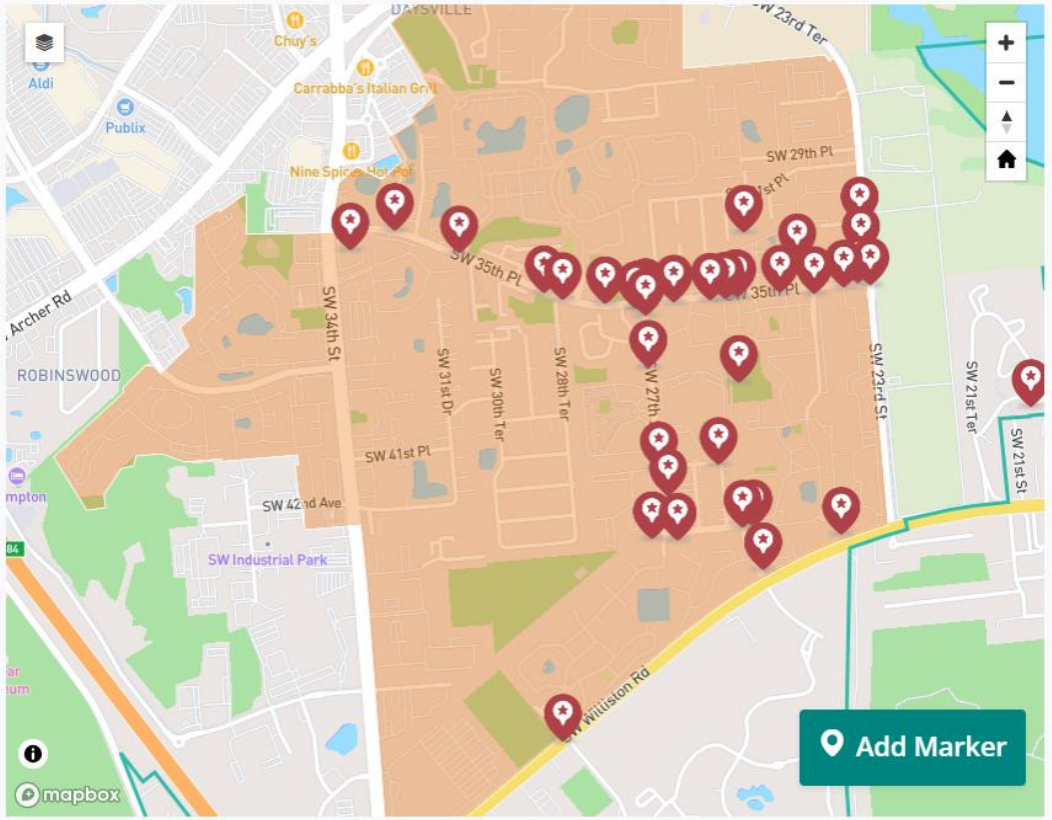
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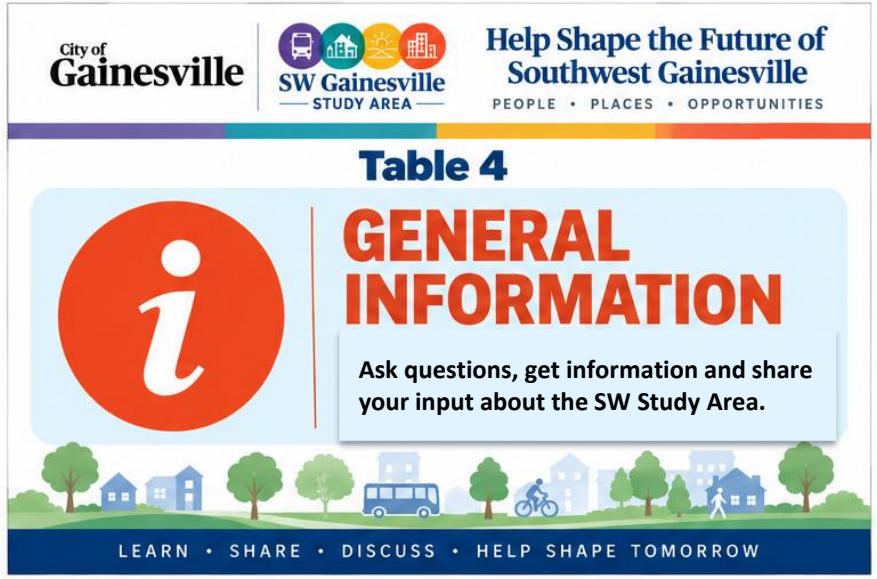
Now It's Your Turn!

Visit the four discussion tables and share your local insight.









SW Gainesville
STUDY AREA

Thank you!

Any Questions?

Project QR Code



SW Gainesville
STUDY AREA

SW Study Area Community Meeting

Wednesday, September 16, 2026

Sign-In Sheet

NAME	EMAIL
[illegible] I. SHAW	METEETSEEA@GMAIL.COM
Adrian Hayes-Santos	AHAYESSANTOS@gmail.com
Clark Wood	clark.wood@protonmail.com
Brandy Baxley	brandy@brandybaxley.com
City Commissioner Mike Powell	PowellMT@cityofgainesville.org
April Dotson	aprilldotson@gmail.com
Casey Willits	

SW Gainesville
STUDY AREA

SW Study Area Community Meeting

Wednesday, September 16, 2026

Sign-In Sheet

NAME	EMAIL
James Van Nostrand	jvannos@bellsouth.net
Charles L. Allen	Charles@EmbersOfFlorida.com
City—Corey Harris	harriscj@gainesville.fl.gov
Sarah Brunnig	skbrunnig@hotmail.com
Greg Young	GYoung1996@outlook.com
Ashley Weber	a.weber@ufl.edu
James Knight	jamesdknight@me.com

SW Gainesville
STUDY AREA

SW Study Area Community Meeting

Wednesday, September 16, 2026

Sign-In Sheet

NAME	EMAIL
Angela Maria Walker-Thomas	Scotywady@gmail.com
Sharlyn Lauby	sjlauby@gmail.com
Karla Rodrigues Silva	rodriguesk1@gainesvillefl.gov
City — John Alexander (CMO)	alexanderjw@cityofgainesville.org
Mansi Pai	pai.m@ufl.edu

SW Gainesville
STUDY AREA

SW Study Area Community Meeting

Wednesday, September 16, 2026

Sign-In Sheet

	NAME	EMAIL
	Andrea Otalora	aotalora@ufl.edu
	Logan Owens	loganbowens@gmail.com
City ↓	Alison Pager	pageral@gainesvillefl.gov
	Nathaniel Crenn	
	Ari Rabinovich	
	Brian Singleton	
	Ralph Hilliard	
	Scott Wright	
	Carla	
	Brittany McMullen	
	Nick Hill	
eda ↓	Stephanie	
	Onelia	
	Adam	
	Clay	