

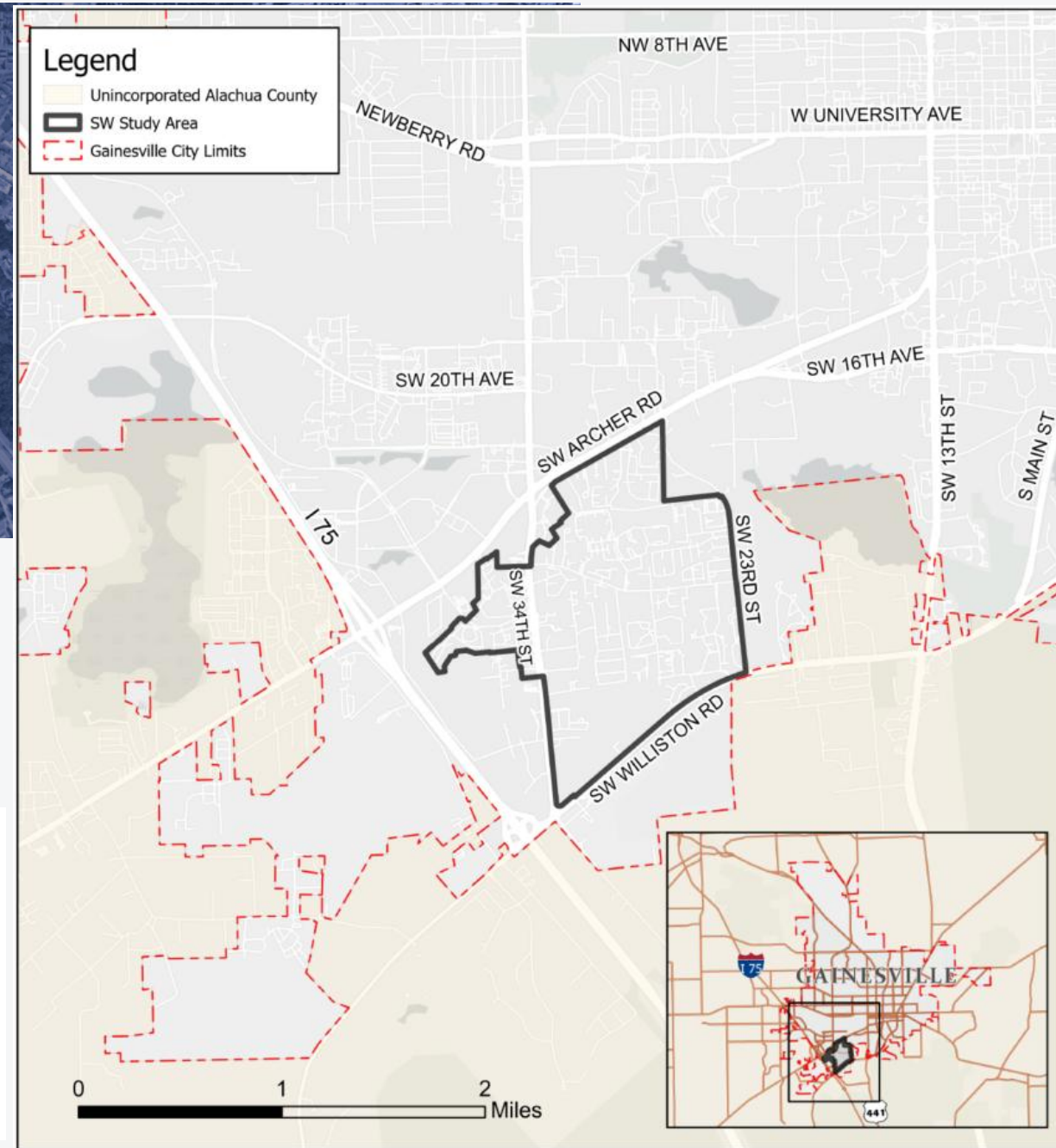


SW Gainesville

STUDY AREA

Help Shape the Future of
Southwest Gainesville
Community Meeting
September 16, 2026

Project QR Code





SW Gainesville

STUDY AREA

PEOPLE
PLACES
CONNECTIONS
OPPORTUNITY

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.



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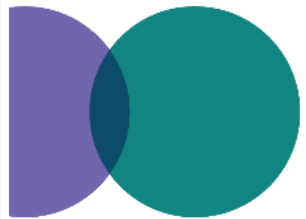
PEOPLE
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Other Opportunities to Participate

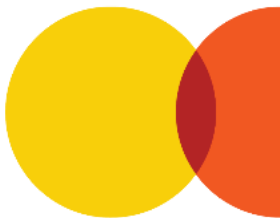
Interactive Project Website



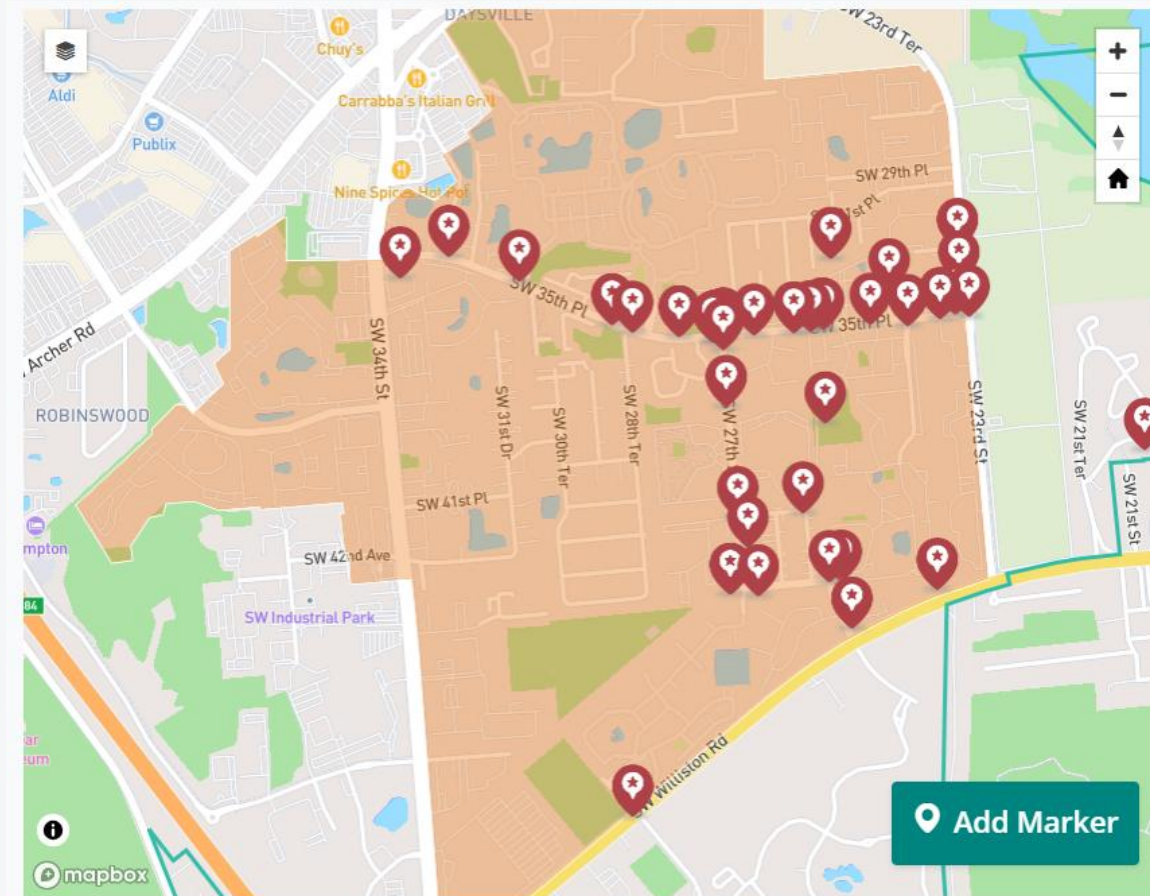
Online Survey (Leave Your Comments)



Take a
Short Survey

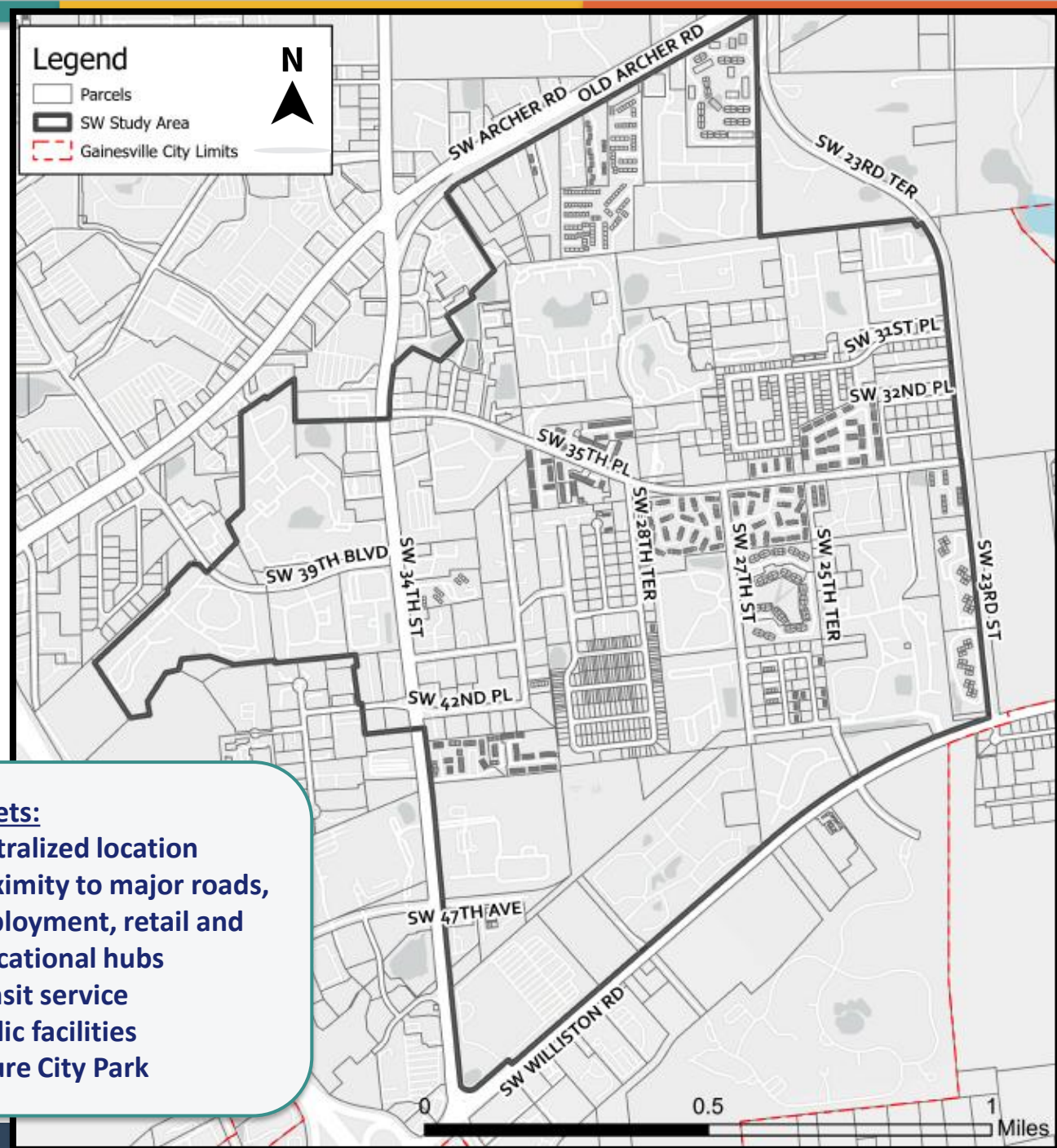
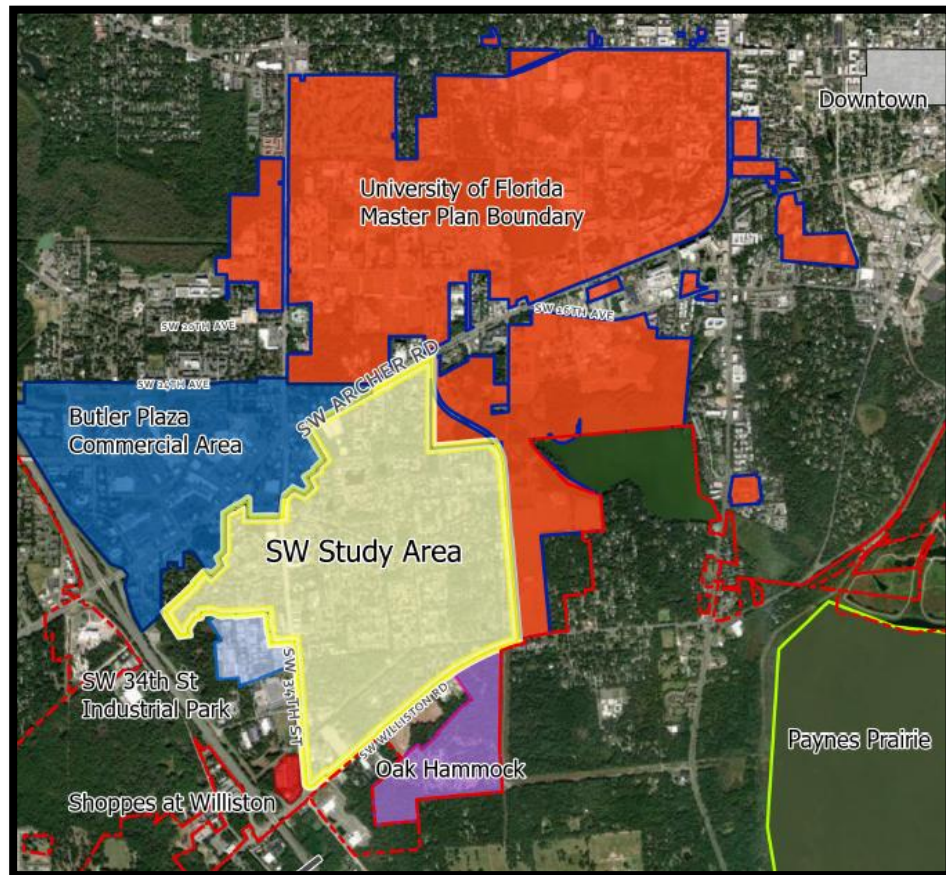


Interactive Map (Drop a Pin!)



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



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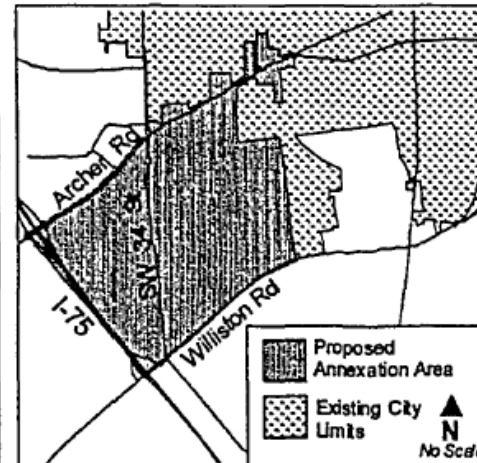
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Area History

- ❖ 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.



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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?

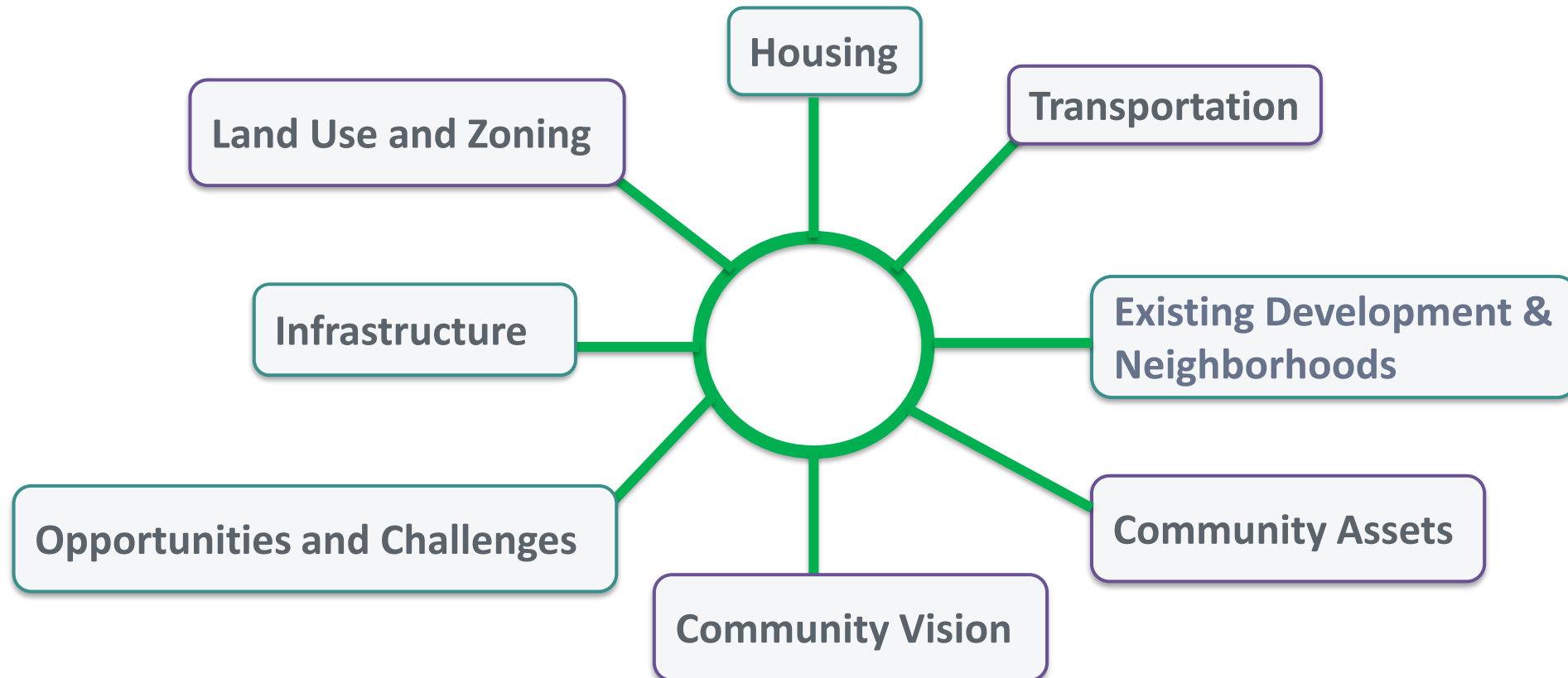


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Key Study Topics & Areas Needed for Community Input



Transportation, stormwater, and pedestrian improvements should accompany redevelopment.

Study Area Highlights

AT A GLANCE

A VIBRANT PART OF GAINESVILLE



913
acres



17,514
residents



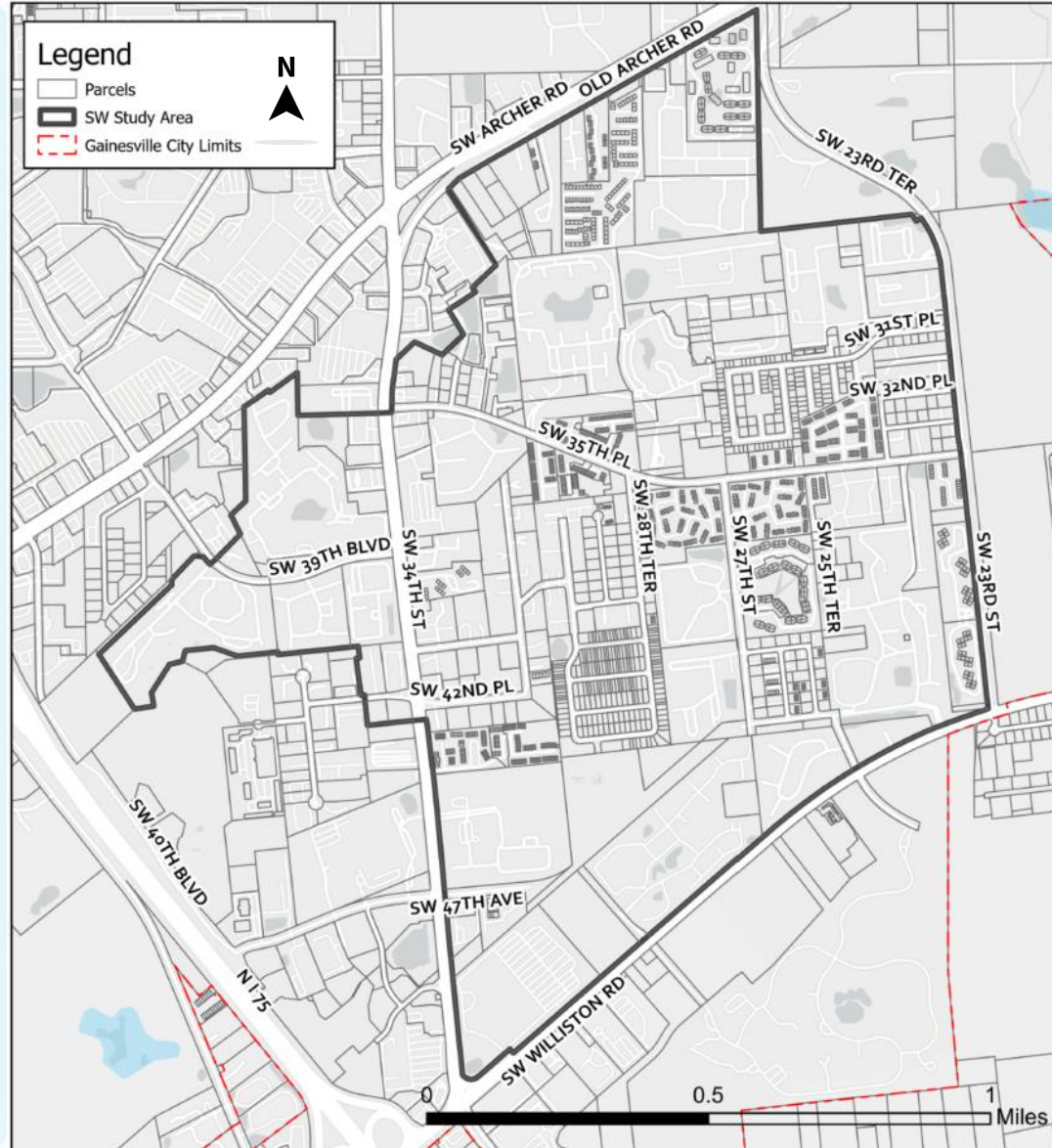
8,346
housing units



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



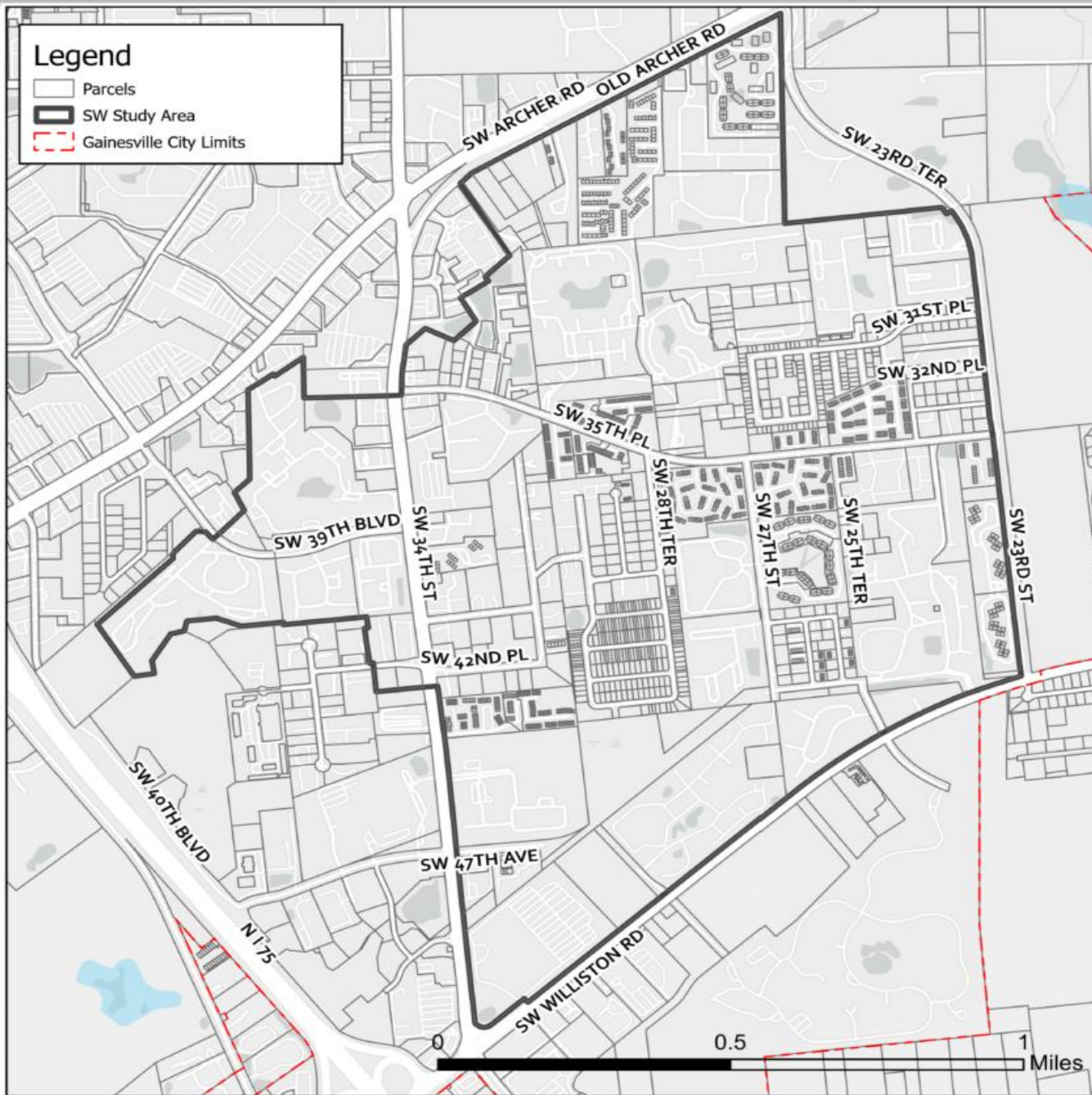
FUTURE HOUSING NEEDS

By 2045, the area may need to accommodate:

+3,879 additional residents

+1,847 additional housing units

Study Area Highlights



EXISTING DEVELOPMENT

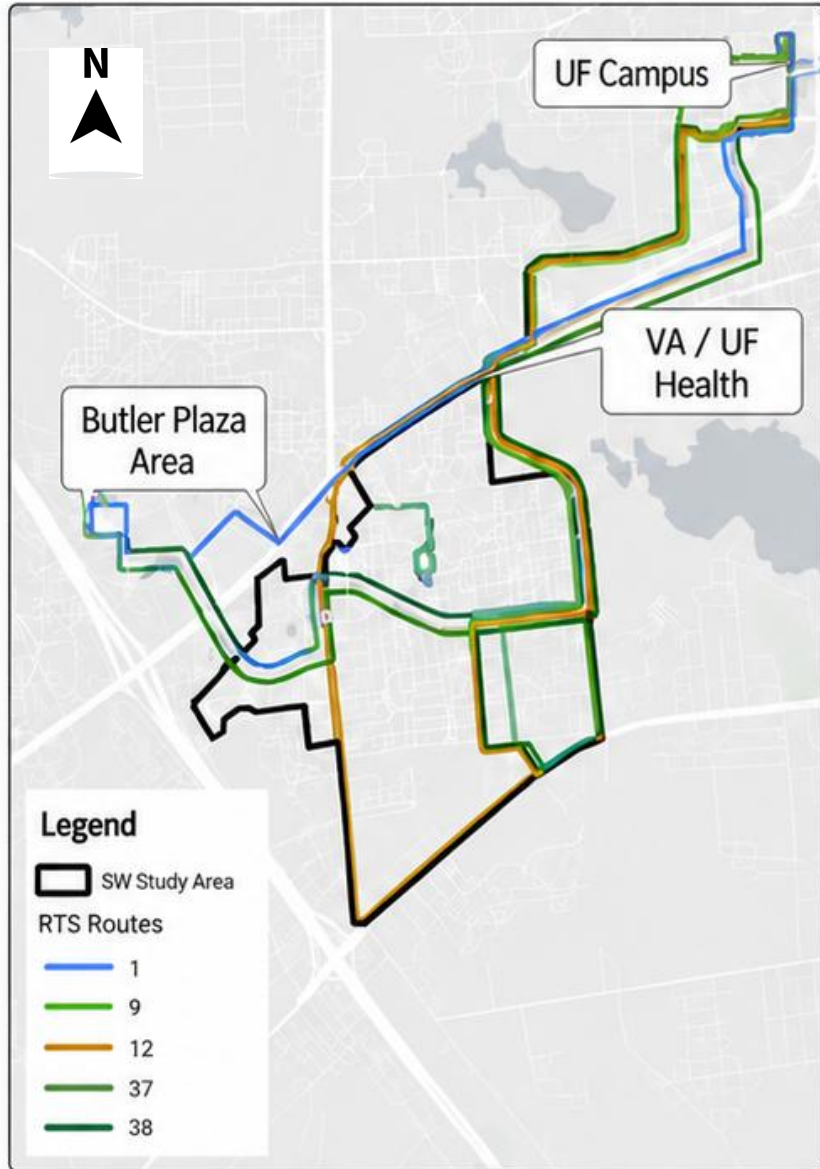
89% Multifamily Residential

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

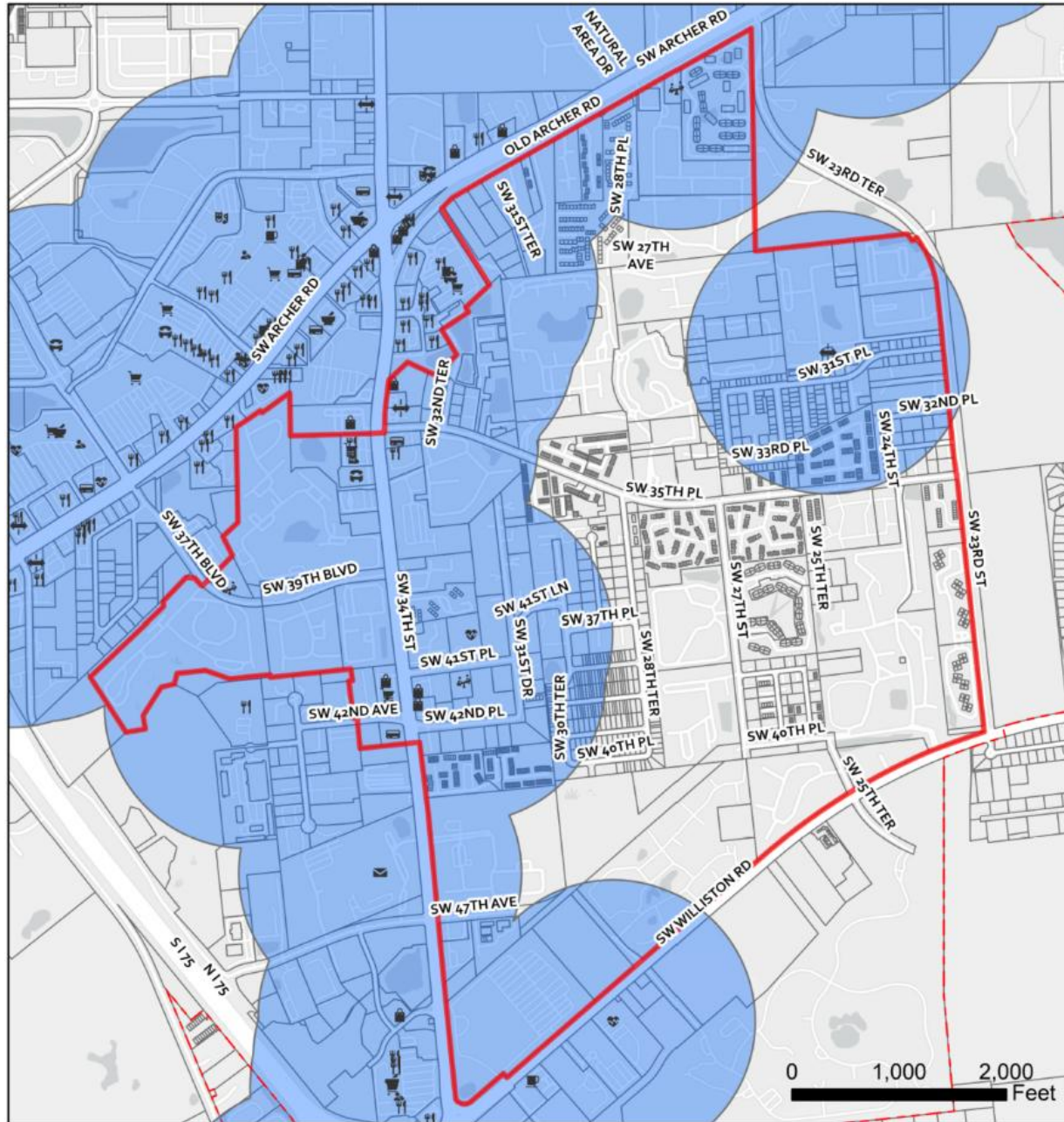


94% are within walking distance (1/4 mile) of a transit stop



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 1/4 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.



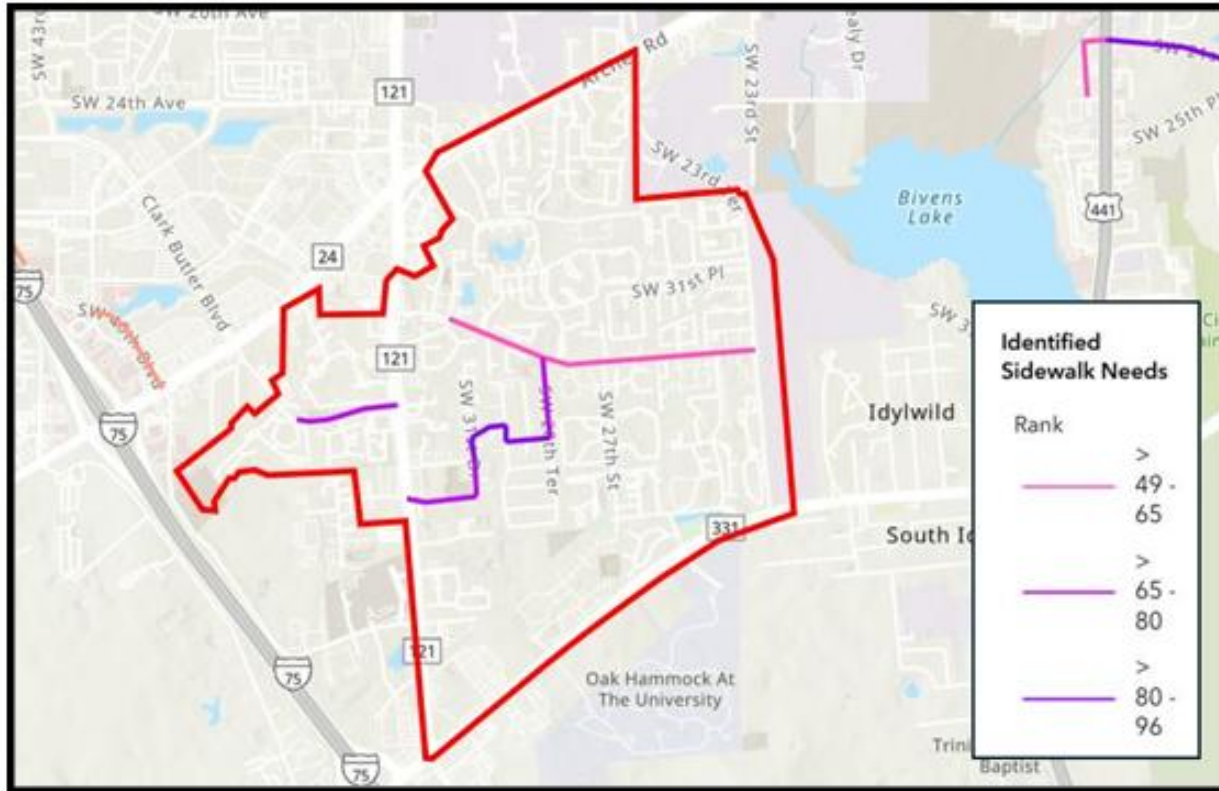
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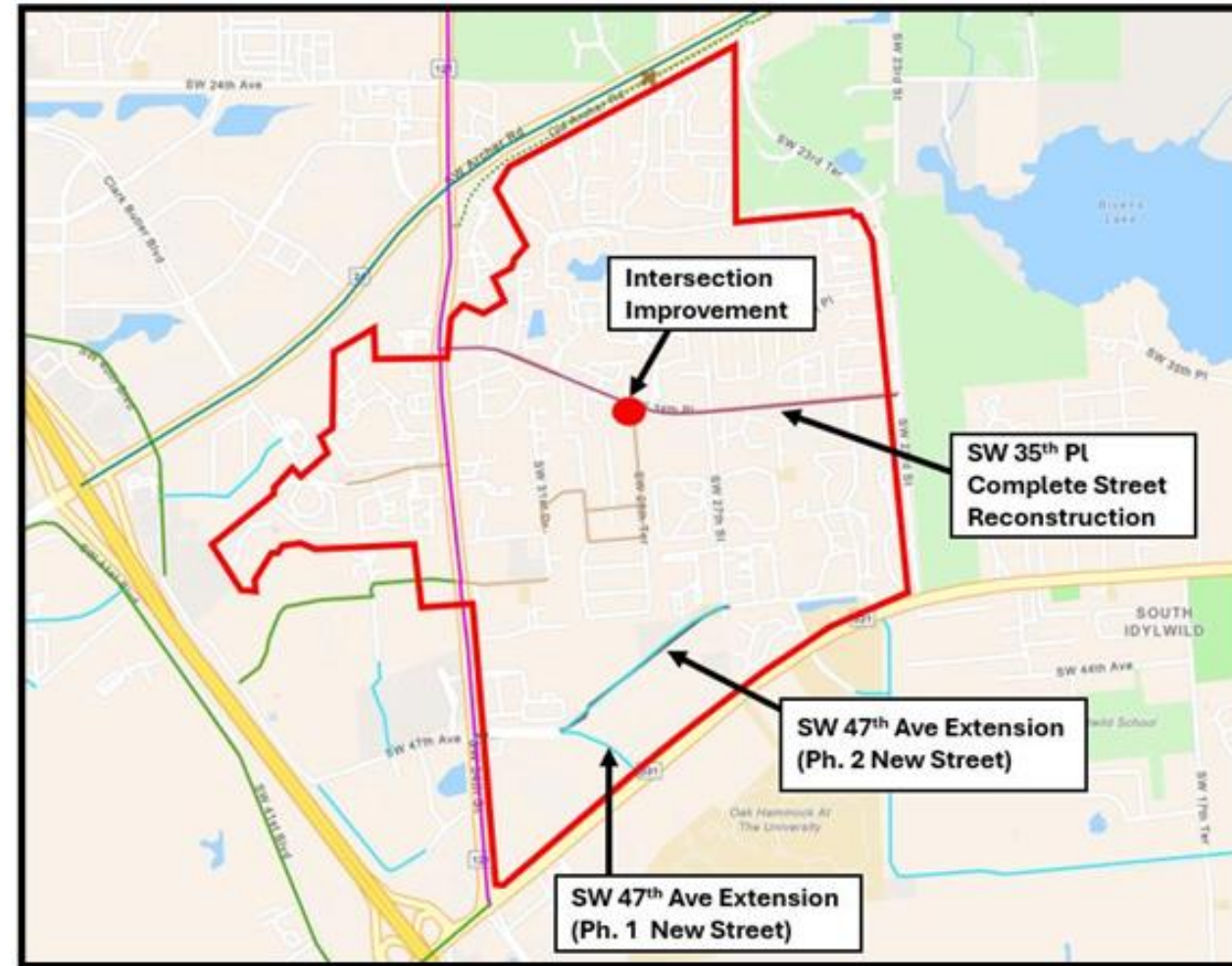
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Currently Identified Sidewalk & Street Needs

Identified Sidewalk Needs



Identified Roadway Priorities





MAJOR TAKEAWAYS

Issues and Opportunities



**STRATEGIC
LOCATION**

**OPPORTUNITY
FOR SMART INFILL
GROWTH**



INFRASTRUCTURE

**IMPROVEMENTS
ARE NEEDED TO
SERVE AREA**



**HOUSING
STOCK**

**OPPORTUNITY TO
MODERNIZE AND
EXPAND HOUSING
CHOICES**



**HOUSING
DEMAND**

**MEET FUTURE
DEMAND AND
MAINTAIN
HOUSING
AFFORDABILITY**



**NEIGHBORHOOD
SERVICES**

**NEIGHBORHOOD
RETAIL AND
EMPLOYMENT
OPPORTUNITIES
NEEDED IN THE
STUDY AREA**



**MULTIMODAL
CONNECTIVITY**

**IMPROVE
CONNECTIONS
BETWEEN
NEIGHBORHOODS
AND PUBLIC
STREETS**



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How Your Input Will Be Used

**Community
Input**

*Community Meeting
+
Interactive Website*



**Analyze
Community
Priorities**



**Identify
Opportunities
&
Areas for
Improvement**



**Present Planning
Recommendations**



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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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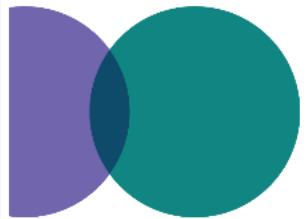
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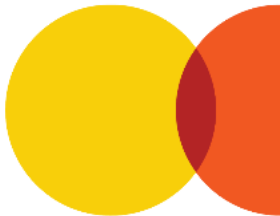
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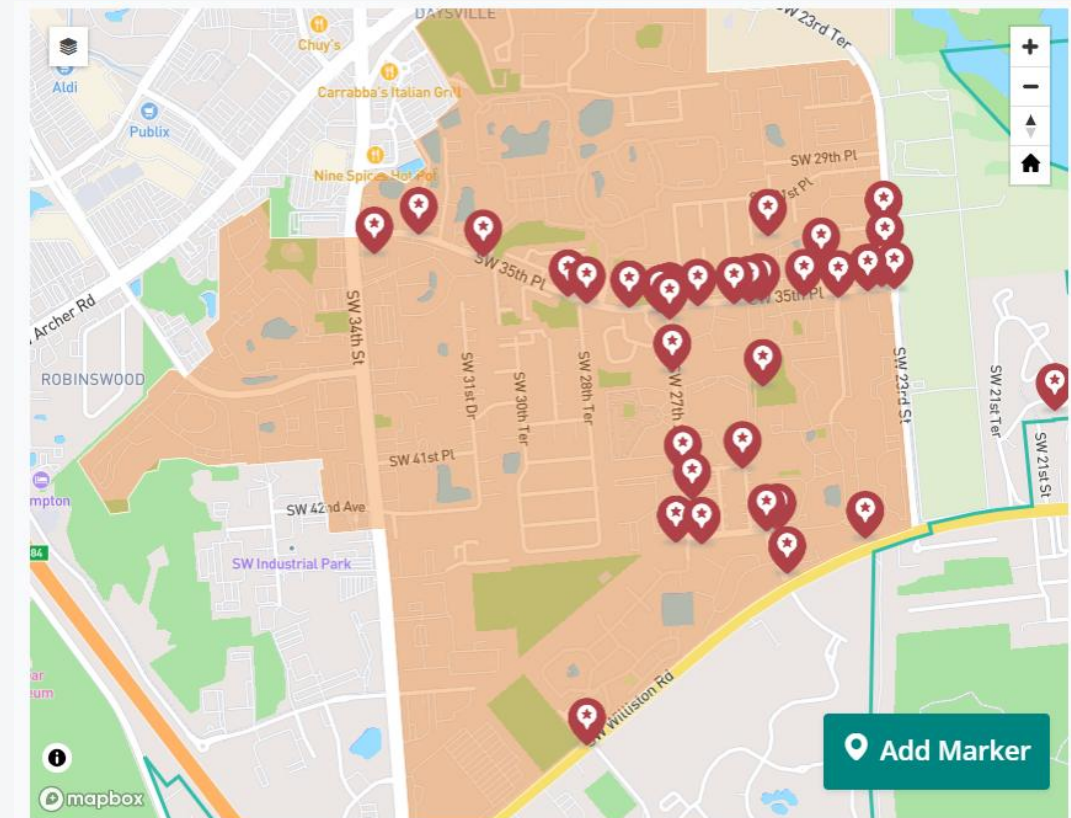
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Interactive Map (Drop a Pin!)



Now It's Your Turn!

Visit the four discussion tables and share your local insight.

City of Gainesville

SW Gainesville
STUDY AREA

Help Shape the Future of Southwest Gainesville
PEOPLE • PLACES • OPPORTUNITIES

Table 1



HOUSING

What should we preserve?
What could be improved?
What future opportunities should be considered?



LEARN • SHARE • DISCUSS • HELP SHAPE TOMORROW

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Table 2



TRANSPORTATION

Where are the challenges?
Where are connections missing?
What improvements should be prioritized?



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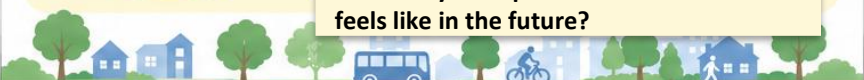
Help Shape the Future of Southwest Gainesville
PEOPLE • PLACES • OPPORTUNITIES

Table 3



COMMUNITY VISIONING

What assets are most important?
What should be preserved or enhanced?
What do you hope the area looks and feels like in the future?



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Table 4



GENERAL INFORMATION

Ask questions, get information and share your input about the SW Study Area.



LEARN • SHARE • DISCUSS • HELP SHAPE TOMORROW

Thank you for sharing your ideas, concerns, and priorities.



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Thank you!
Any Questions?

