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Projected City Build-Out

The following estimates of build-out population within city limits, as summarized below, are based on development densities designated by existing land use designations for remaining vacant residential lands within the city. Also included is an estimate of additional non-residential square footage that could be built, and an analysis of existing building square footage and floor area ratio for three representative neighborhood (activity) centers.

Residential

Legally subdivided vacant parcels in single-family land use districts, and those parcels too small to accommodate multi-family developments in multi-family land use districts, were assigned one single-family dwelling unit per parcel. Other vacant parcels in all residential districts not restricted by environmental or other site constraints have been assigned the maximum density allowed by the Land Development Code for each zoning district. The exceptions are high-density residential zoning districts, in which densities have been assigned that are lower than the maximum allowed, to take into account the fact that typical multi-family projects in Gainesville are closer to the minimum density allowed rather than the maximum allowed.

Provisos

- Vacant lands designated as planned development are built at one single-family dwelling per lot.
- New single-family construction will occur at the maximum allowable density, while new multi-family construction will continue to occur at a density below the maximum allowed in most cases.
- No significant redevelopment will occur which changes the total amount of non-residential square footage or the number of residential units on a parcel.
- Vacant lands designated for residential development will not be rezoned to allow more or less residential units than what are currently allowed.
- Additional annexation is not taken into account.
- An average of 2.354 persons will be living in each new residential unit, as reported by the UF Bureau of Economic and Business Research.
- Vacant land designated mixed use will not be built to include any residential.
- The Greenways of Gainesville project will include residential densities as currently (4/00) shown in their plan.

Given these provisos, the following determinations were made:

Projected Residential Build-Out Population Increase

	Existing Vacant SF Parcels	Other Vacant Acres	Added Dwelling Units	Added Population
Residential	400	666 ac	7,534	17,736
Greenways of Gainesville	-----	-----	1,981	4,662

Projected Non-Residential Build-Out Square Footage Increase

	Vacant Acres	Typical City FARs	Added Sq Ft
Office	47	0.20	408,244
Commercial	157	0.14-0.20	1,123,761
Industrial	447	0.20	3,896,616
Mixed-Use	210	0.20-0.50	1,915,899
Greenways	---	---	1,384,926

A Sample of Neighborhood (Activity) Centers. Staff prepared an analysis of existing building square footage and floor area ratio (FAR) for a sample of three neighborhood centers, which can be considered representative of neighborhood centers throughout the city. As can be seen, the FAR for these three centers show that neighborhood centers do not come close to the FAR threshold needed to ensure viable transit. (The commonly recognized threshold is 1.00 to 1.25. The City allows an FAR up to 2.00 within most city neighborhood centers.) Instead, it is clear that neighborhood centers within the city have significant potential for intensification through development and redevelopment.

	Existing Square Feet	Total Land Area	Existing FAR
Gainesville Mall	864,228 sq ft	5,125,269 sq ft (118 ac)	0.168
Waldo Road AC	162,348 sq ft	1,300,266 sq ft (30 ac)	0.125
Westgate	210,920 sq ft	1,148,242 sq ft (26 ac)	0.184

A Final Caveat. Because there is no way to predict when or if or how vacant land will be developed for residential in the future, it is impossible to even roughly estimate a build-out year. The only reasonably accurate population projections for Gainesville are the Bureau of Economic and Business Research (BEBR at UF) estimates, in combination with City Department of Community Development estimates shown above. These projections are not at all related to remaining vacant land within the city. There is therefore no relationship whatsoever between the build-out scenarios shown above and the population projections shown above.

The information is useful in recognizing how low Gainesville's residential densities are in comparison to densities that support transit, and in recognizing the in-town development capacity in our existing neighborhood centers.

Table 4A. Proposed Available Vacant Land Buildout Based Upon 3/15/2000 Data Calculations

Zoning District	Available Single Family DU Lots	Available Vacant Acreage	F.A.R.	DU/Acre	Total DU at Buildout	Proposed Buildout, Sq. Ft.	Proposed Population Increment at Build Out
BUS		49.28	0.20			429,327	
BA		93.80	0.14			572,030	
BT		3.47	0.20			30,231	
PD/Commercial		10.58	0.20			92,173	
SUBTOTAL		157.13				1,123,761	
OF		30.95	0.20			269,636	
OR		3.88	0.20			33,803	
PD/Office		5.89	0.20			51,314	
MD		6.14	0.20			53,492	
SUBTOTAL		46.86				408,244	
W		12.27	0.20			106,896	
I-1		288.00	0.20			2,509,056	
I-2		147.00	0.20			1,280,664	
SUBTOTAL		447.27				3,896,616	
MU-1		107.61	0.20			937,498	
MU-2		95.83	0.20			834,871	
CCD		6.59	0.50			143,530	
SUBTOTAL		210.03				1,915,899	
PS		323.09					
RSF-1	400	211.10		3.5	1,139		2,681
RSF-2	308	16.29		4.6	383		901
RSF-3	312	76.40		5.8	755		1,778
RSF-4	149	21.69		8.0	323		759
RMF-5	113	94.59		8.0	870		2,047
RMF-6	13	193.63		10.0	1,949		4,589
RMF-7	14	30.88		14.0	446		1,051
RMF-8	8	4.37		20.0	95		225
RC	330				330		777
MH		5.00		12.0	60		141
RMU		0.76		20.0	15		36
RH-1	8	9.91		25.0	256		602
RH-2		1.54		30.0	46		109
PD/Residential	867				867		2,041
SUBTOTAL	2,522	666			7,534		17,736
CON		1,260.72					
ED		1.03					
Greenways of Gainesville D.R.I.							
Single Family	1,177	261.40			1,177		2,770
Multiple Family	804	65.90			804		1,892
Retail		54.00				559,116	
Office/Medical Office		16.40				150,000	
Business Park		21.40				153,000	
Research Park/Corporate Office		26.50				315,810	
Theatre		2.90				35,000	
Hotel		4.00				150,000	
Health Club		2.00				20,000	
Café in Park		0.10				2,000	
Greenways Subtotals		454.60			1,981	1,384,926	4,662
Total Buildable Acreage		3,566.89					
Total DU Buildout Increment					9,515		
Total Buildable Sq. Ft.						8,729,447	
Population Increment from Buildout							22,398

Projections of City and County Population

Year	City Projection	County Projection	City Share of County
2000	101,319	220,100	46.0%
2001	102,369		
2002	103,429		
2003	104,501		
2004	105,583		
2005	106,677	237,100	44.9%
2006	107,966		
2007	109,272		
2008	110,593		
2009	111,930		
2010	113,279	253,600	44.6%

Source: For city projections, City of Gainesville Department of Community Development, 2/2/99. For county projections, UF Bureau of Economic and Business Research, Florida Population Studies, February 2000.