

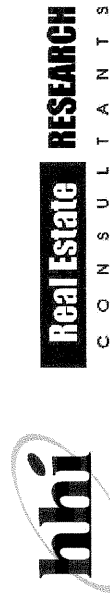
City of Gainesville

**FINDING OF NECESSITY REPORT FOR THE EXPANSION OF THE
COLLEGE PARK / UNIVERSITY HEIGHTS
COMMUNITY REDEVELOPMENT AREA**

Prepared for:
City of Gainesville



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Data provided by City of Gainesville

June 2005

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Summary

This Findings Report describes the physical, economic and regulatory conditions within the Study Area. The methodology utilized to accomplish this task included: a review of property appraiser data; a field study and inspection; a review of City provided statistics; a review of the City's Comprehensive Plan and other studies prepared by the City. The information summarized in this Findings Report is adequate by the standards of Scenario One, explained in Section 4.1, to acknowledge blight within the Study Area. The foregoing factors together with other data of inference provided by the City of Gainesville provide substantial evidence towards findings of blight. Based on these findings, the City may determine the Study Area to be blighted.

Of the fourteen criteria listed in Chapter 163.340 (8) F.S., the blight findings analysis indicates that (four) conditions exist in the Study Area hampering its immediate and long-term social, economic and physical development.

a) Predominance of defective or inadequate street layout, parking facilities, roadways, and public transportation facilities (Chapter 163.340(8)(a) F.S.)

The absence of a roadway and transportation network that adequately addresses current and future land use patterns has created congestion and a dangerous situation in the Study Area. A recent bicycle study substantiates the need to focus efforts on improving infrastructure to support alternative methods of transportation in the Study Area. The lack of adequate parking is also a concern in the Study Area.

b) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness (Chapter 163.340(8)(c) F.S.)

As a result of outdated building and lot configurations found throughout the Study Area, substantial site deterioration, economic distress and an underutilization of land exist in the Study Area.

c) Deterioration of site or other improvements (Chapter 163.340(8)(e) F.S.)

Infrastructure deficiencies in the Study Area include a poor transportation network, sidewalks and other pedestrian-oriented amenities and supporting utilities. Private property is poorly landscaped and maintained. Recent site visits revealed excessive amounts of litter and trash along the streets and sidewalks in the Study Area.

d) Inadequate and outdated building density patterns (Chapter 163.340(8)(f) F.S.)

A transitory population, a high turnover rate, physical deterioration in the housing stock, unkempt and overgrown lawns, deteriorated structures, unsanitary disposal of garbage, and the presence of single-family homes being rented to several unrelated individuals is indicative of an inadequate and possibly outdated density pattern. These conditions combined contribute to an overall impression of degradation, inadequate infrastructure, and unsanitary conditions.

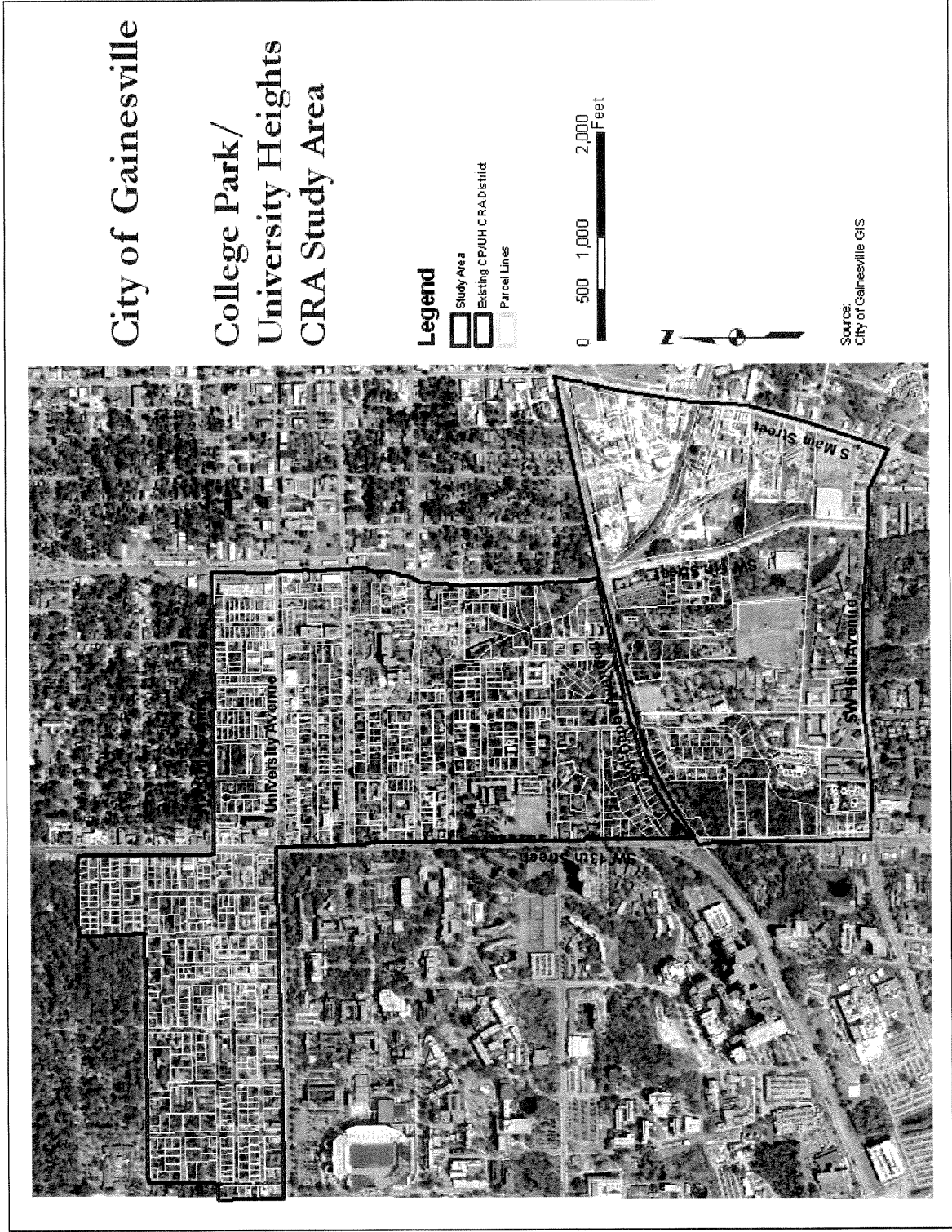
1.0 INTRODUCTION

The City's Comprehensive Plan adopted in 2002 calls for the redevelopment of designated areas within the City, particularly the urban core. According to the plan, a primary goal of redevelopment is to promote 'quality of life, transportation choice, a healthy economy, and discourage sprawl'. The College Park/University Heights (CP/UH) redevelopment area was created to address blighting issues in the area. CP/UH has been designated a redevelopment area since 1992. The area is now a rapidly redeveloping area just north and east of the University of Florida Campus near Gainesville's central city district. In 2004, the City decided to update the CP/UH redevelopment plan which was last updated in 1994. As part of the plan update, the City retained HHI (Herbert-Halback, Inc.) and Real Estate Research Consultants (RERC) to investigate and document blight conditions in an area just south of the existing redevelopment area for possible inclusion in the existing area. This report documents the findings made by the consultant team.

The purpose of this study is to examine and document blight, as defined in *Section 163, Part III, Florida Statutes (F.S.)* (the "Redevelopment Act") within the proposed CP/UH Expansion Area in the City of Gainesville, Florida (herein referred to as the "Study Area"). The Study Area is located directly to the south and southeast of the existing CRA area generally bounded by S.W. 16th Avenue, S. Main Street, and S.W. 13th Street (see figure 1).

The study will focus on land-based resources within the Study Area, and its ability to generate economic return and local tax revenues. As a general matter, resources that are in a state of physical decline, are underutilized, or are improperly deployed, limit a local jurisdiction's ability to remain competitive in a larger economic context, ultimately affecting its financial condition and its level of services. Local governments highly dependent upon ad valorem revenues are the most vulnerable in these situations. Real property assets that are physically or functionally deteriorated or that do not meet contemporary or competitive development requirements are constrained in their ability to generate these kinds of taxes. As such, their physical character and utility, along with the services required to sustain them, are key factors in determining a community's economic health. This analysis relies on tax roll data acquired from the Alachua County Property Appraiser, interpretations of City and staff supplied data, visual inspections of the Study Area, and maps prepared for the City.

Figure 1: Existing CP/UH CRA and Study Area



1.1 Community Redevelopment Act Overview

The purpose of the Redevelopment Act is to assist local governments in preventing and/or eliminating blighted conditions detrimental to the sustainability of economically and socially vibrant communities or areas. In 1992, the City of Gainesville made a finding of blight in what is now the CP/UH Redevelopment Area. Areas adjacent to the southern boundary of the area are also likely experiencing blight. To include the Study Area into the existing CP/UH Area and redevelopment plan update, the City needs to complete a finding of blight for the area. The following paragraphs describe the blighting conditions, their specific effects and the intentions of the community redevelopment mechanism as a tool for redevelopment activities and programs.

Section 163.335(1), F.S. ...[blighted areas] constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

Section 163.335(2), F.S. ...certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of the property in such areas.

Section 163.335(3), F.S. powers conferred by this part are for public uses and purposes which public money may be expended and the power of eminent domain and police power exercised, and the necessity in the public interest for the provisions herein enacted is hereby declared as a matter of legislative determination.

Section 163.335(5), F.S. ...the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefore and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns.

Section 163.335(6), F.S.there exists in counties and municipalities of the state a severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety, and welfare of the residents of such counties and municipalities and retards their growth and economic and social development; and that the elimination or improvement of such conditions is a proper matter of state policy and state concern is for a valid and desirable purpose.

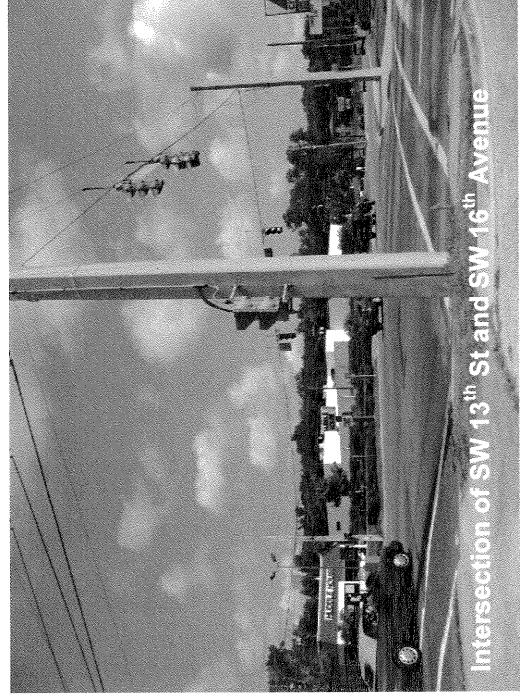
Chapter 2002-294, Laws of Florida (2002), amended Chapter 163, Florida Statutes, dealing with community redevelopment agencies, areas, and plans. Section 10(3) of Chapter 2002-294 provides that in the case of the expansion of a community redevelopment area after July 1, 2002, the governing body, in this case the City of Gainesville, must adopt a resolution, supported by data and analysis which makes a legislative finding that the condition in the expanded area meets the criteria described in amended Section 163.340(7) or (8) defining slum or blight. The resolution must find the existence of slum or blight, as defined in the aforementioned section, in the "expanded area" and further find that the rehabilitation, redevelopment, etc. of such area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City. Prior to the adoption of such resolution, the governing body must provide public notice of the proposed action and at least 15 days before the proposed adoption of the resolution, mail by registered mail a notice to each taxing authority that levies ad valorem taxes on taxable property contained with the geographic areas of the expanded area. If a finding of blight is made, as described above, the Gainesville Community Redevelopment Agency may recommend a modification to a redevelopment plan, changing the boundaries of a redeveloping area to add the "expanded area" to such redevelopment area, as well as

including other amendments to the plan. The City would then hold a hearing on the proposed modification to a community redevelopment plan, after public notice by publication in a newspaper having general circulation in the area. Upon approval of the modified plan, the modified plan is deemed to be in full force and effect within the modified (original plus expanded) redevelopment area.

In the case of the Study Area, the City of Gainesville and Alachua County are the only taxing authorities with some financial interest in the implementation of a formalized redevelopment process. Other entities, that also may exercise certain jurisdiction or control within the same legal boundaries defined for this study will not, as a matter of law or policy of the City, experience any diminution in their ad valorem revenues stemming from a resolution that defines or finds blight as described herein. These entities are, in fact, likely to experience an increase in their revenues over time as the result of such action.

1.2 College Park/University Heights Proposed Expansion Area

The Study Area is located near the center and entirely within the City of Gainesville, a moderately sized city in Alachua County, Florida. The Study Area constitutes approximately 246 acres or 0.57% of the City of Gainesville's total land area, 54 square miles. Combined with the existing College Park/University Heights Redevelopment Area, which is 291 acres, the expansion area would represent 46% of the combined area. The Study Area is generally contained within the boundaries created by Southwest Depot Avenue to the north, SW 16th Avenue to the south, SW 13th Street to the west, and S. Main Street to the east. Figure 1 displays the existing College Park/University Heights Redevelopment Area and the location of the Study Area.

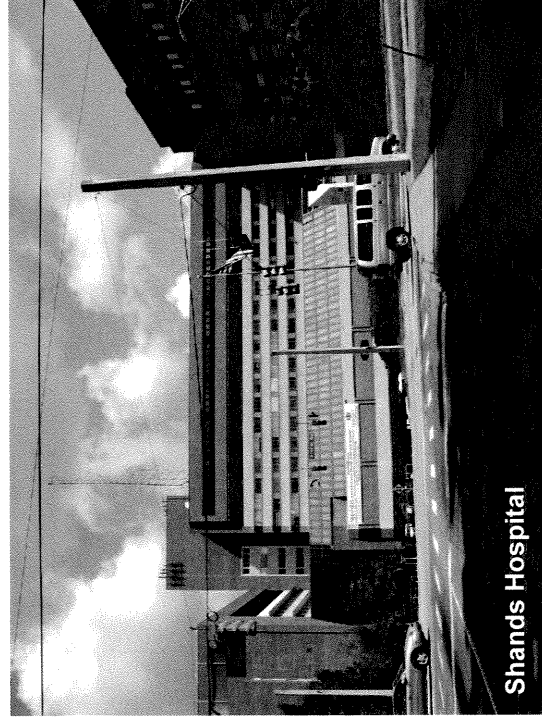


A lengthy review process was undertaken to determine the exact size and boundaries of the Study Area. This review process included local stakeholders, public officials, and the consultant team. Initially a number of different expansion areas were proposed. All of these scenarios included parcels directly to the south of the existing CP/UH Area to SW 16th Avenue. Each scenario differed with respect to the eastern and western boundaries. The first proposal considered expanding the Area by including the "Little Gandy" residential neighborhood to the west. Because the University of Florida now owns many of the residential parcels within this neighborhood, those lots are exempt from property taxes. Therefore, the Little Gandy residential neighborhood was excluded in light of the large institutional presence of the University. The second proposal was to incorporate the industrial parcels to the east. This area is bounded on the west by SW 6th Street and on the east by S. Main Street. Many of these parcels are deteriorated, functionally obsolete, and vacant. These parcels represent an underutilization of the S. Main Street and SW 6th Street corridors and were subsequently added to better address the overall dynamics of this area.

Having identified the Study Area shown in Figure 1, the team considered the specific conditions that constitute blight as listed in the Redevelopment Act identified by the Florida Legislature. An area may be determined blighted if it conforms to any one of the following two scenarios:

Scenario 1: An area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present

- a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d) Unsanitary or unsafe conditions;



- e) Deterioration of site or other improvements;
- f) Inadequate and outdated building density patterns;
- g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- h) Tax or special assessment delinquency exceeding the fair value of the land;
- i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- j) Incidence of crime in the area higher than in the remainder of the county or municipality;
- k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- n) Governmentally owned property with adverse environmental conditions caused by a public or private entity. See Section 163.340(8), F.S.

Scenario 2: An area in which at least one of the factors identified above are present and all taxing authorities agree either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted.

1.3 Planning Process

Determining if blight conditions exist within the Study Area is the initial step in ascertaining an area's appropriateness to expand the existing CP/UH Redevelopment Area. This analysis, which documents the extent of blight conditions and analysis in support of that documentation, is referred to as the "Finding of Necessity Report". This Report describes the physical, economic and regulatory conditions within the Study Area that are associated with blight or its causes and discusses the need for the expansion of the CP/UH Redevelopment Area. The consultant team working with City staff inspected the Study Area, reviewed government maintained statistics, and prepared this report.

1.4 General Profile and History

According to the City's website, as of 2003 the City of Gainesville has a population of 117,182 residents. U.S. Census figures describe Gainesville's population as young with 29% of the population between the ages of 18-24. Gainesville has a lower median age than the Florida state average and the number of college students is significantly above the state average reflecting the influence of the University of Florida. The population of the Study Area correlates with city wide population and housing characteristics relating to age and tenure. As one would expect, these population and housing characteristics are amplified in the Study Area. The Study Area contains 2,134 residents, 2% of the City of Gainesville's population, the majority of which are young. Sixty three percent of the people living within the Study Area are between the ages of 18-24 or college age (2000 U.S. Census). Likewise the proportion of owner occupied units compared to renter occupied units in the Study Area is low. Only 8% of the housing units in the Study Area are owner occupied, indicative of the proximity to the University. The remaining percentage (92%) of housing units are renter occupied. A third indicator of the skewed population of the Study Area is illustrated by household type which is overwhelmingly populated by non-family households at 83%. The large number of residents between the ages 18-24, the high percentage of renter occupied housing, and the high number of non-family households can be attributed in large part to the proximity of the University of Florida campus as well as the staff of the adjacent Shands and Veterans Hospitals.

The University of Florida established in 1906, has historically taken a large role in the development of the Study Area and continues to be a dominant influence in the surrounding neighborhoods. The University located immediately adjacent to the existing CP/UH Redevelopment Area currently serves a full-time student population of 41,543 students. Many of the residential neighborhoods that developed in the Study Area were in large part a response to this large student, faculty, and staff population. A second major institutional influence has been the growth of the large hospital complexes during the 1970s. The growth of the Shands Hospital, Alachua General Hospital, and the Veterans Affairs Hospital along with accompanying medical offices has changed the character of these previously residential neighborhoods to meet the need for additional office space and parking.

On September 26, 1994, the City of Gainesville found conditions of blight in the existing CP/UH Redevelopment Area and prepared a redevelopment plan to mitigate blight in the area. The present CP/UH Redevelopment Area, shown in Figure 1, is located immediately north of the Study Area. The findings for the CP/UH Redevelopment Area outlined a number of blighting factors including: low income levels, transportation issues, right of way problems, on-street and structure parking, lot layout, stormwater management, street lighting, and decreasing taxable values of land within the study area. As a consequence of these findings, the College Park/Depot Avenue Special District Redevelopment Plan

was established in 1995 to address these conditions. This Area is now known as the College Park/University Heights Redevelopment Area, or CP/UH for short.

2.0 Physical Environment Inventory

A review and analysis of the Study Area's physical environment is required to determine whether certain blighting influences or conditions exist. Data used for this analysis was primarily taken from a number of sources including site visits and the City of Gainesville Comprehensive Plan. This section of the report documents the area's natural features, existing land uses, transportation systems, utilities infrastructure and visual character/condition of buildings and sites. Figure 2 shows an aerial view of the Study Area.

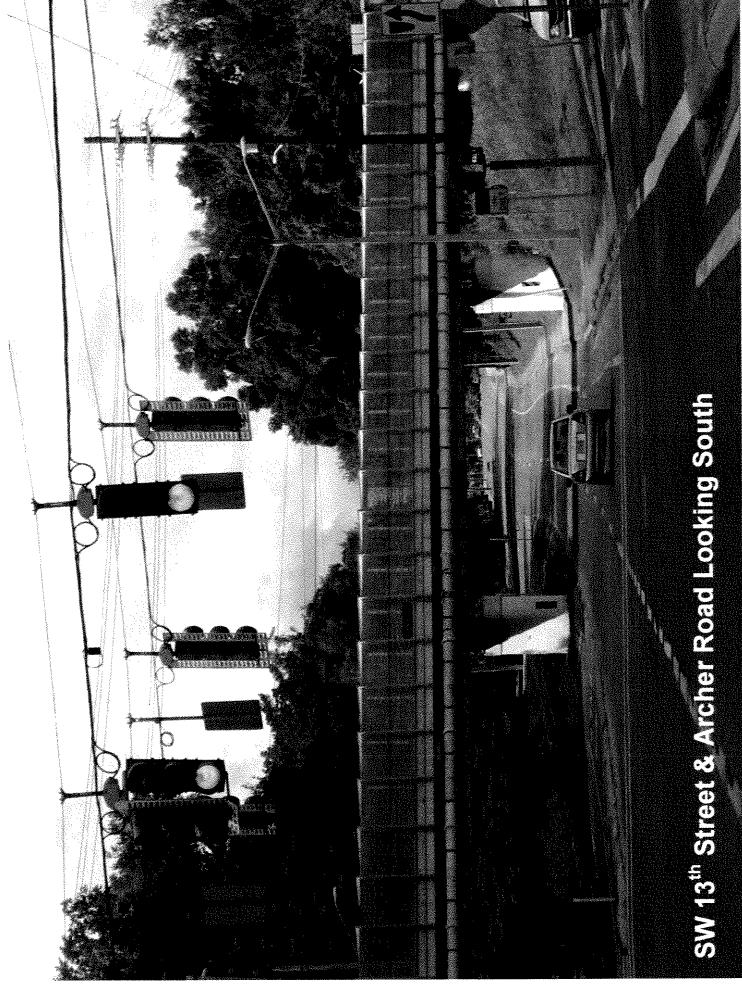
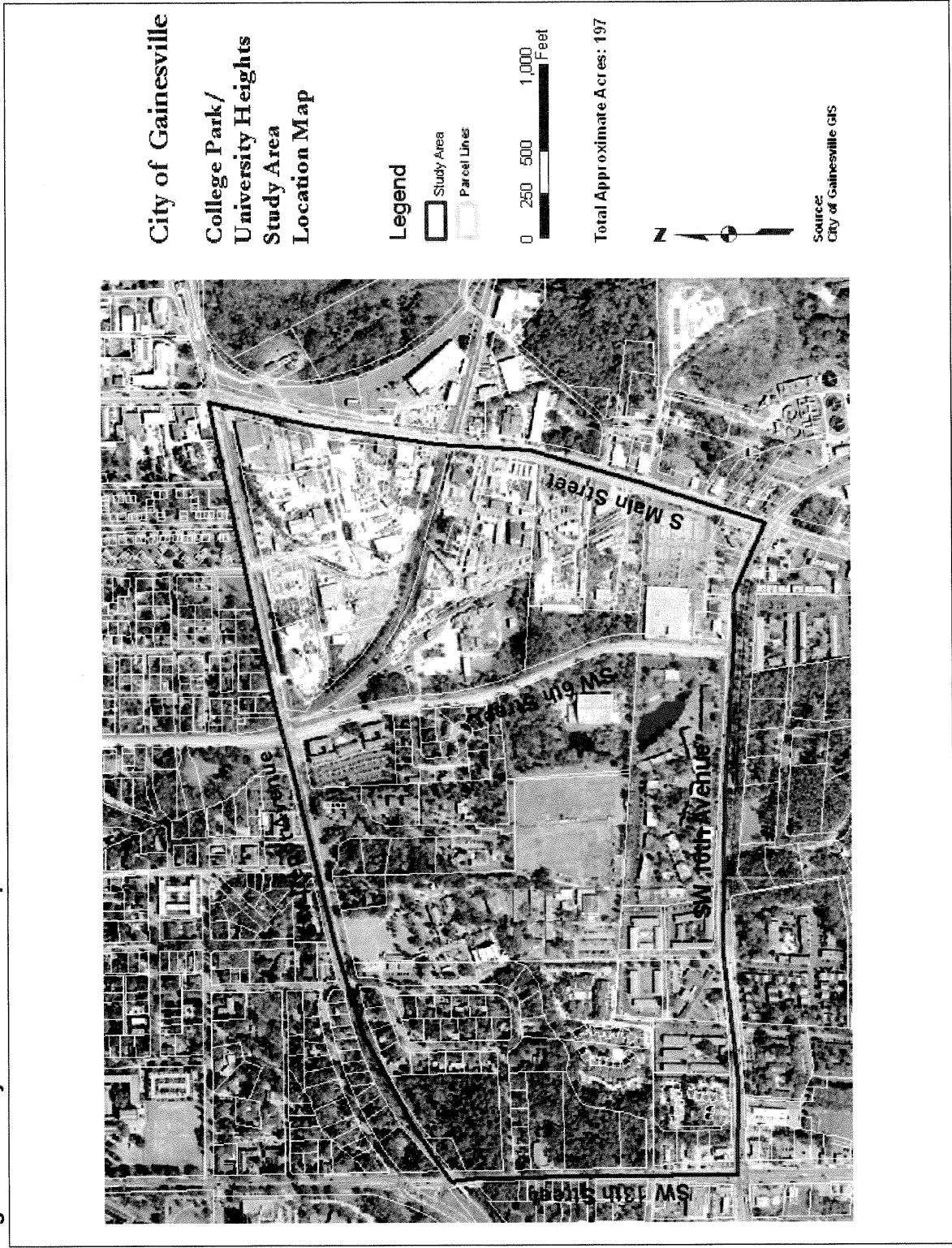


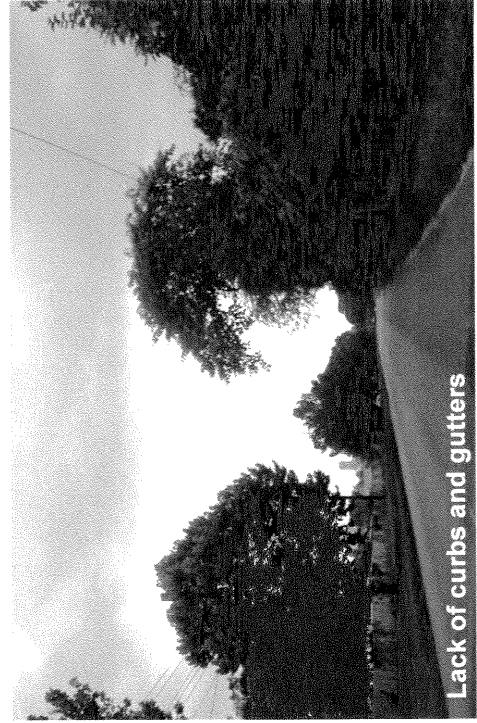
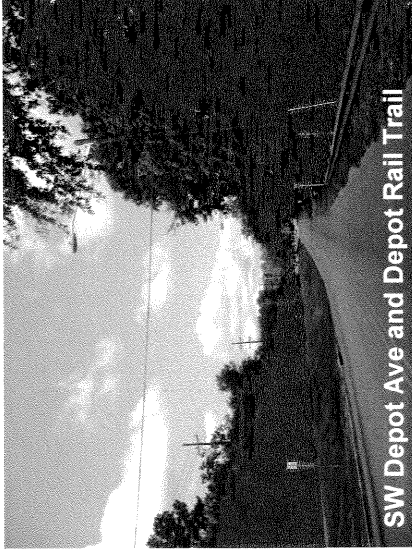
Figure 2: Study Area Location Map



2.1 Natural Environment and Features

A description of the natural environment and features of the Study Area must first recognize the urban characteristics and qualities of the area. The built environment of the Study Area is best described by its primary land uses, which include residential, industrial, and institutional. Residential structures in the Study Area are typically high-density multifamily buildings on oversized parcels surrounded by parking lots. Similarly, industrial parcels in the Study Area usually contain large buildings on large lots with surface parking. Many of these industrial surface parking lots are unpaved. P.K. Yonge School, the largest institutional land use in the Study Area, is surrounded by parking and playgrounds, representing a substantial amount of recreational space.

Expanses of wooded areas can be found scattered throughout the Study Area primarily on vacant parcels. The Depot Rail Trail, a multi use trail (pedestrian/bicycle), travels through the Study Area along the southern right of way of S.W. Depot Avenue. The City of Gainesville has designated this trail as a "Greenway District", part of the City's "Green Network". The segment of S.W. Depot Avenue that travels through the Study Area is heavily lined with trees and adds to Gainesville's overall tree canopy coverage and reputation as the "City in the Forest".



Gainesville is located in an area of Karst topography that can be characterized primarily by relatively high flat areas of gently sloping terrain. The soil in the Study Area consists of relatively porous sands and clay. The Study Area is located on a perforated zone of the Floridian Aquifer system and within the Paynes Prairie Wetland Mitigation Basin.

The City of Gainesville receives all of its drinking water from underground water resources. Land use patterns, vegetation, topography, and the permeability of local soils affect recharge efficiency. A substantial number of groundwater and surface water contamination incidents have occurred near the Study Area. The Potential and Known Point Source Pollution Map (Figure 3) illustrates these sites and their locations with respect to the Study Area. The City of Gainesville is currently spearheading a collaborative effort to cleanup and restore "brownfield" properties in the Depot Avenue and S. Main Street area of Gainesville, the area immediately adjacent to the Study Area. This brownfield pilot project named "Depot Park" will receive funding from the United States Environmental Protection Agency and the State of Florida to mitigate known hazardous waste sites. Primary goals of the brownfield project include the clean up of a former gas plant and soil contaminated with coal tar, as well as the creation of a new stormwater park. The stormwater park is being built as part of several projects planned for the Depot Avenue and South Main Street Area involving environmental restoration, development of rail trails, historic preservation, and infrastructure improvements. The project is still in the planning stage with construction scheduled to begin in 2005.

Surface water pollution poses problems for water quality in Gainesville. Actual and potential sources of pollution most relevant to the Study Area include: urban stormwater runoff from parking lots, service aprons, roads, leaks from industrial and commercial facilities, as well as sediment and soil erosion. In addition to point source pollution problems Gainesville's Comprehensive Plan identified significant sources of surface water pollution to come from "non-point" sources, including stormwater runoff and soil erosion. The City of Gainesville has identified sections of the Study Area to have problems with stormwater runoff and soil erosion (see Figure 4 Urban Soil Development Limitation Map).

Finding

Stormwater drainage is a problem in the Study Area. An antiquated infrastructure with unpaved shoulders lacking curbs and gutters in many areas combined with poor soil drainage has created surface water pollution problems in both residential and industrial parts of the Study Area. Soils near industrial areas, roads, and parking lots with poor drainage are exposed to some degree of surface contamination. The industrial area located between S.W. 6th Street and S. Main Street does not adequately address stormwater drainage and surface water pollution problems.

Additionally, known hazardous waste sites exist in the Depot Avenue and S. Main Street Area immediately adjacent to the Study Area potentially impacting the Study Area. Although the City has not officially identified any hazardous waste or point source pollution sites within the Study Area the proximity of these sites has decreased the value and attractiveness of properties along the South Main Street corridor. Many of the commercial businesses and properties along S. Main Street are in a state of disrepair and exhibit a functional state of decline.

Figure 3: Potential and Known Point Source Pollution Map

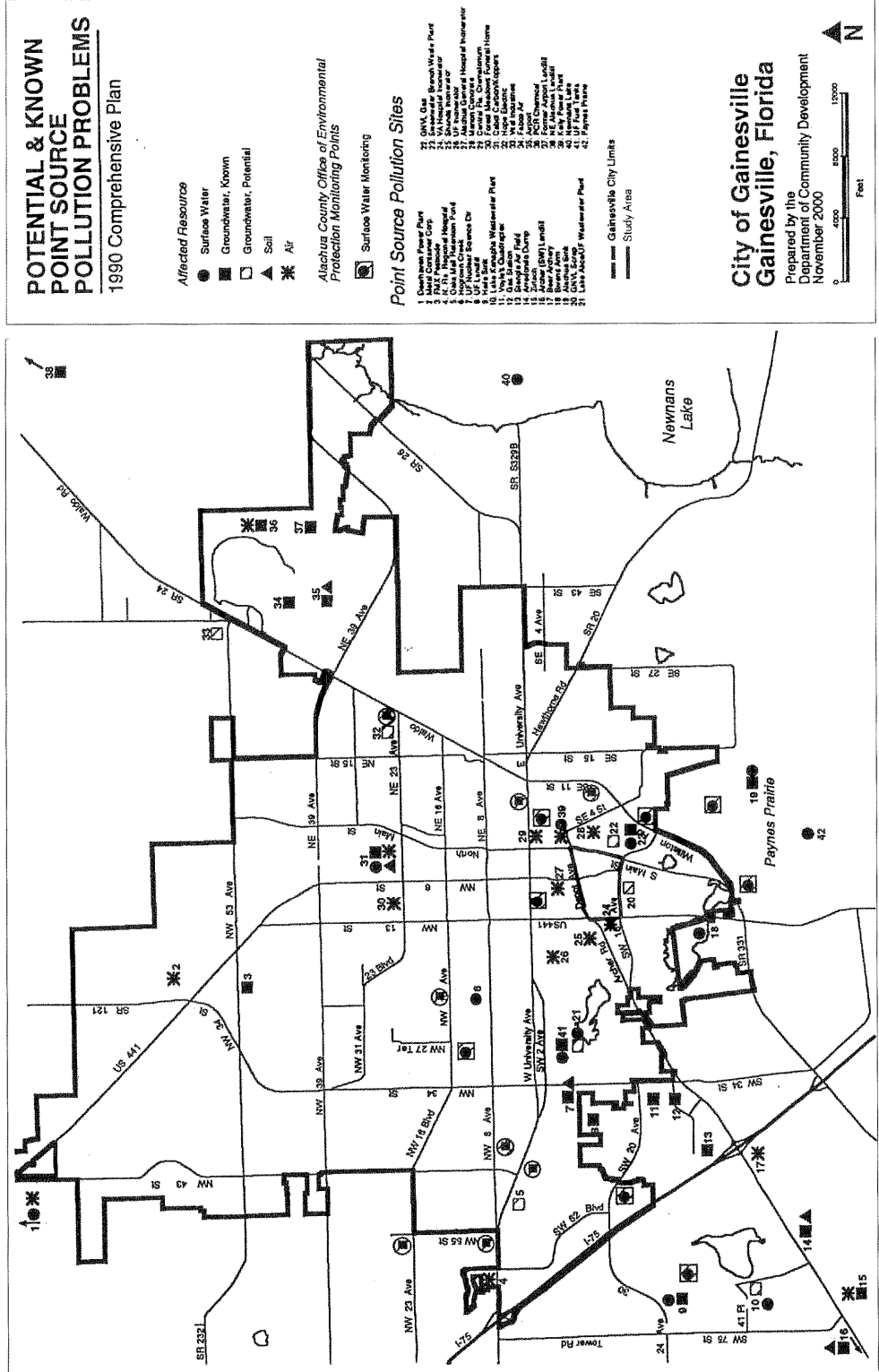
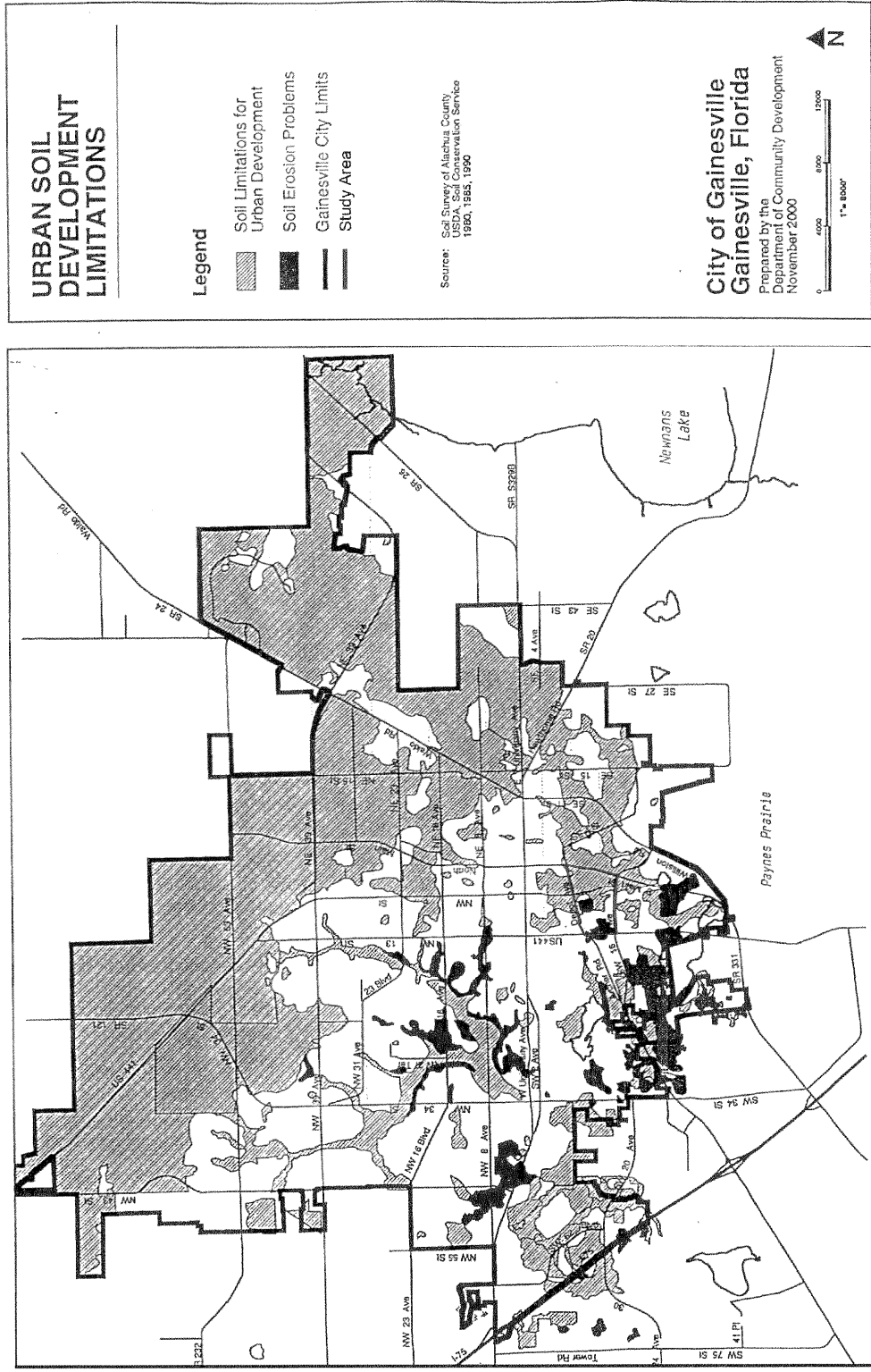


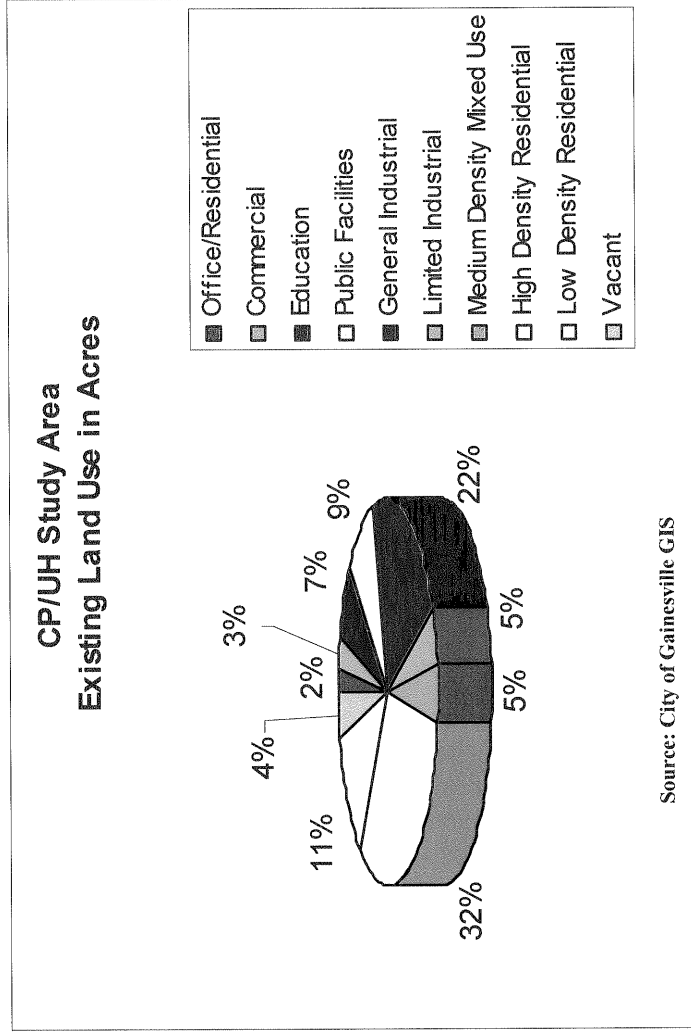
Figure 4: Urban Soil Development Limitations Map



Source: City of Gainesville Comprehensive Plan

2.2 Land Use

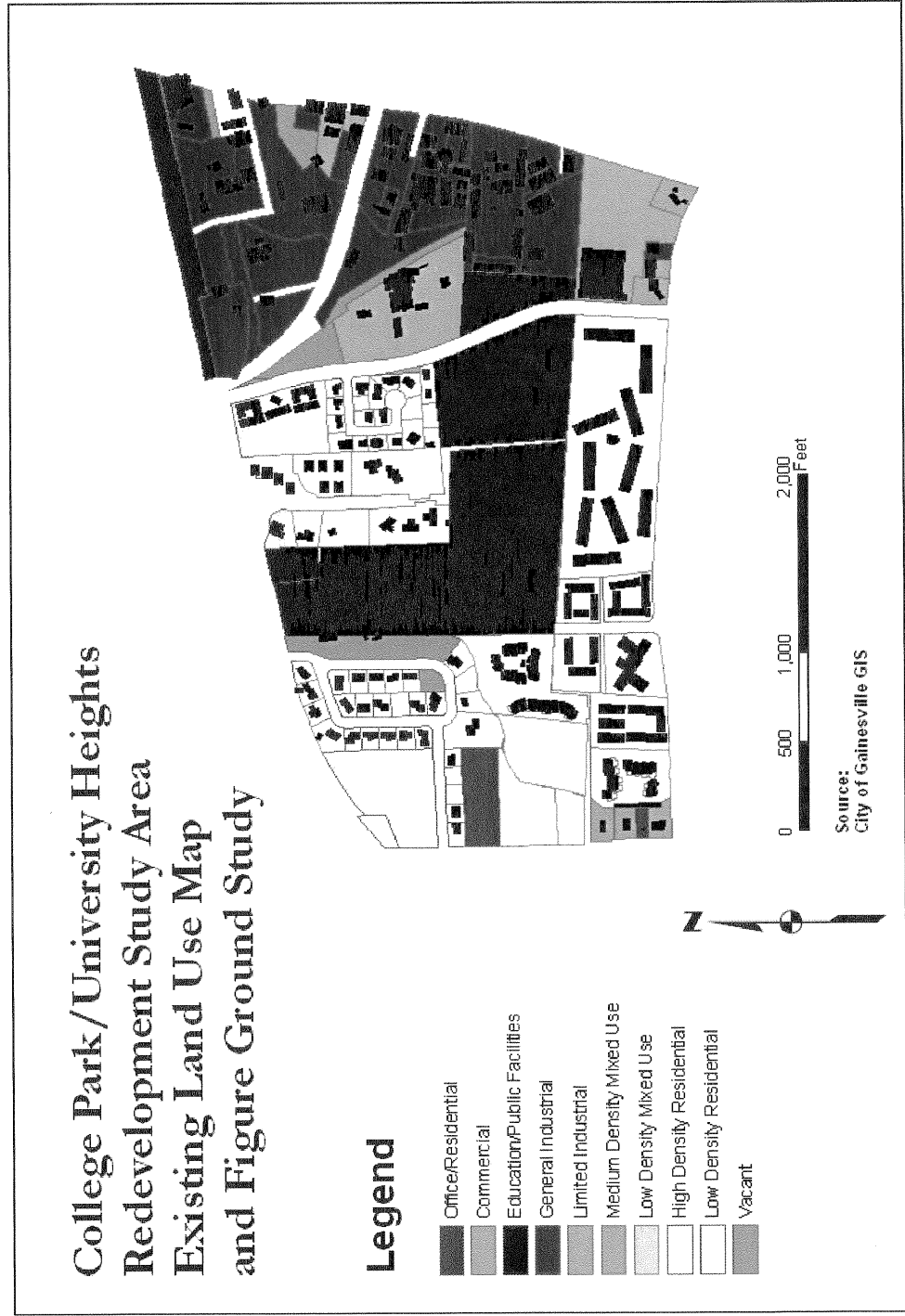
Table 1: Future Land Use



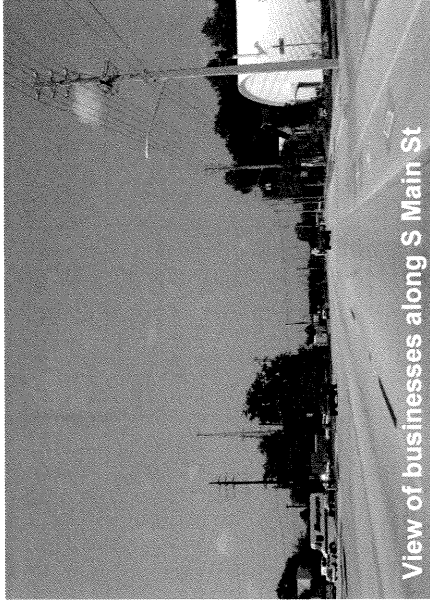
A windshield survey and review of the City's Existing Land Use Map was used to determine the land use pattern and development activity within the Study Area. The Study Area can be divided into two distinctly identifiable sections. The western section bounded by SW 13th Street, SW Depot Avenue, SW 6th Street, and SW 16th Avenue is predominantly comprised of residential and institutional land uses. The eastern section bounded by SW Depot Avenue, S. Main Street, SW 16th Avenue, and SW 6th Street on the other hand is almost exclusively devoted to industrial land uses, with the exception of a few parcels utilized for commercial, offices and public facilities. Table 1 and Figure 5 illustrate the amount and location of land uses within the Study Area.

Residential comprises the largest land use in the Study Area totaling 43% of the Study Area. The majority of these residential properties are high density (8-100 units per acre). These high density multi-family units primarily serve students from the University and vary considerably in quality and character from new residential construction to older multi-family housing. In the case of older multi-family housing, many of these properties exhibit a low level of upkeep and their exteriors have begun to physically deteriorate. Conversely, low density residential uses do exist in the study area mostly in the form of single family homes in the stable and well maintained Audubon Park neighborhood adjacent

to P.K. Yonge Developmental Research School. It appears that some of these single family homes are being rented to students however, indicating an inadequate and outdated building density pattern.



Industrial is the second highest land use constituting 27% of the total land in the Study Area. Although industrial land uses constitute a large proportion of the land within the Study Area, these uses are confined geographically to the eastern section of the Study Area between SW 6th Street and S. Main Street. A majority of the lots are large in size, they are irregularly shaped and represent an outdated building density pattern. Developed properties within this portion of the study area can be characterized by a general obsolescence. In addition, vacant properties combine to create a poor streetscape environment along SW 6th Street and S. Main Street. Parcels are often overgrown with weeds and debris, lack adequate parking facilities and many buildings have been left to deteriorate.



View of businesses along S Main St

Institutional, educational, and public facilities comprise the third highest land use category within the study area, comprising 16% of total land. P.K. Yonge Developmental Research School, directed by the University of Florida, is located within the Study Area and serves a student population of 1,197. The school is situated in the center of the Study Area, just south of Depot Avenue, but is poorly positioned with regard to the surrounding Audubon Park residential neighborhood. Ingress and egress to the school is oriented to the neighborhood, however, the school does not really function as a neighborhood school since the student body is largely drawn from outside the immediate neighborhood. This can create traffic circulation problems due to the increased automobile and bus traffic on residential streets.

Additionally, the University of Florida's Coastal Engineering Lab is located on a large wooded property directly to the east of the P.K. Yonge School. The entrance to the lab is on SW 6th Street. A third property owned by the University is located on the east side of SW 6th Street and is used as a support facility/storage area for Shands Hospital. These three parcels constitute a significant portion of the study area.

Medium-density mixed-use land uses, which includes both commercial and residential (12-30 residential units per acre), is the fourth largest land use category comprising 5% of the Study Area. The land use map on the previous page graphically illustrates the land use categories and their position within the Study Area. Vacant, commercial, and office/residential comprise less than 5% of the Study Area. Vacant parcels are spread throughout the Study Area, while commercial properties are located along SW 13th St, SW 16th Ave, and S Main St. Office/Residential uses are again clustered along SW 13th St and S Main St.

Finding

The large presence of multifamily rental units combined with a transitory population often results in a high turnover rate. This turnover rate in turn increases the amount of physical deterioration in the housing stock creating an unkempt overall environment in the form of overgrown lawns, deteriorated structures, and unsanitary disposal of garbage. Additionally, the presence of single-family homes being rented to several unrelated individuals is indicative of an inadequate and possibly outdated density pattern. These conditions combined, contribute to an overall impression of degradation and unsanitary conditions.

Both the 13th Street and S. Main Street corridors can be deemed to be an underutilization of land. Many of the industrial and commercial properties along S. Main Street are unkempt and have been left to deteriorate. Additionally, a number of vacant parcels along Main Street create an overall impression of disuse and abandonment. Such conditions can be conducive to petty crime and vandalism leading to an inhospitable and unsafe environment. Ideally, these corridors should showcase and display the health and vibrancy of the community.

S.W. 13th Street serves as one of the City of Gainesville's primary streets. This roadway leads to the University of Florida, the Shands Hospital, and downtown Gainesville and is characterized by older strip commercial businesses. Some of these commercial properties are somewhat deteriorated and outdated in terms of lot layout and traffic circulation creating an inhospitable urban environment. The commercial development and supporting infrastructure along the corridor is generally in need of being brought up to contemporary commercial standards and improved aesthetically.