

EAST UNIVERSITY AVENUE

COMMUNITY SNAPSHOT



December 2023



City of
Gainesville **COLLABO**



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NEIGHBORHOOD

EAST UNIVERSITY AVE NEIGHBORHOOD

DEVELOPMENT HISTORY

PLANNING AREA

NEIGHBORHOOD ASSETS

OPEN SPACE

EDUCATION

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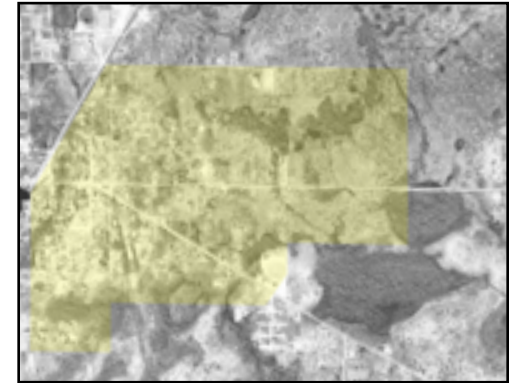


DEVELOPMENT HISTORY

Modern development in the neighborhood dates back to 1861, when David Yulee completed construction on the Florida Railroad between Fernandina Beach and Cedar Key. Prior to World War II, much of this area was home to small farms. Significant residential and commercial development took place during the 1940s, 50s and 60s. Basically growing first on the west and eventually extending east. Largely built out by the 1970s and 80s, much of the investment in the 21st century has been focused on revitalization and redevelopment of existing properties and infill sites.



1938



1949



1956



1968



1979







1984

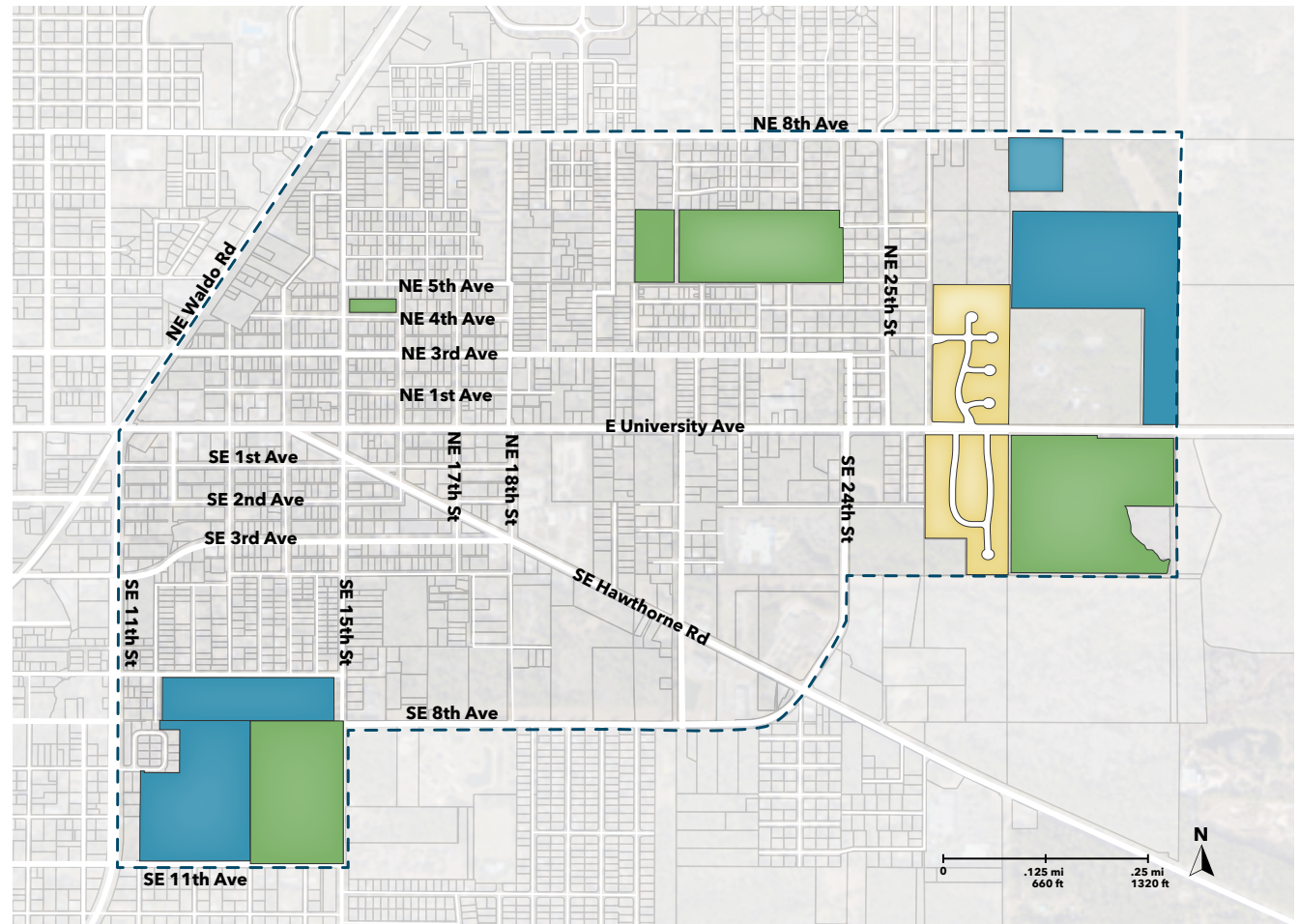
PLANNING AREA

The East University Avenue Choice Neighborhood planning area is 1.5 squares miles and its defined by the following geographic boundaries:

- NE 8th Ave to the north
- SE 31st St to the east
- SE 8th Ave and SE 11th Ave to the south
- SE 11th St and NE Waldo Rd (NE State Rd 24) to the west

The primary East University Ave census tract has a population of 2,854 people. It is home to Pine Meadows and Lake Terrace, the target housing sites for this Plan.

-  Choice Neighborhood Boundary
-  Target Housing Sites
-  School
-  Parks / Green Space



EDGE CONDITIONS



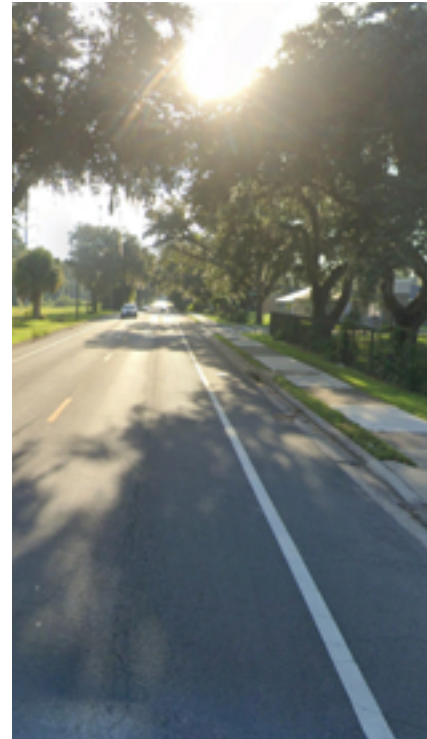
NORTHERN BOUNDARY

This edge follows NE 8th Ave—a tree-lined residential street with sidewalks.



EASTERN BOUNDARY

This edge follows SE 31st St and a proposed Bike Route in the power line right-of-way.



SOUTHERN BOUNDARY

This edge follows SE 8th Ave and SE 15th St—featuring bike lanes and sidewalks—to SE 11th Ave along the perimeter of Abraham Lincoln Middle School.



WESTERN BOUNDARY

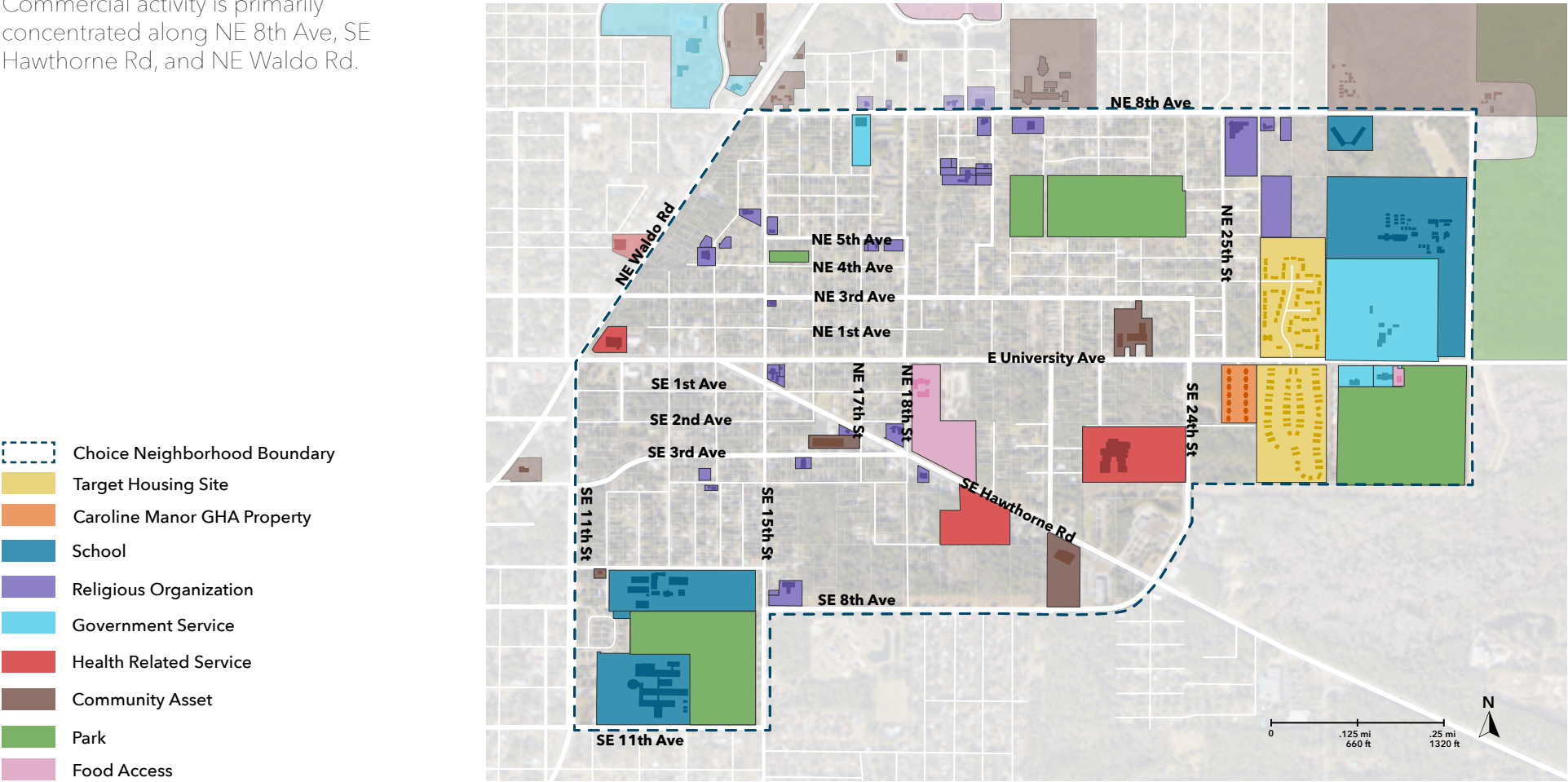
This edge follows SE 11th St and NE State Rd 24, known as NE Waldo Rd—a 4-lane high-traffic corridor.

NEIGHBORHOOD ASSETS

The neighborhood is anchored by many places of worship, schools, and other amenities scattered throughout the area.

There are a few large parks and open spaces as well within the neighborhood.

Commercial activity is primarily concentrated along NE 8th Ave, SE Hawthorne Rd, and NE Waldo Rd.



OPEN SPACES

The neighborhood includes the following open spaces and parks:

- **Clarence R Kelly Community Center** offers a new playground, community garden, walking trail, a basketball court, and event lawn.
- **CF Franklin Memorial Park** has basketball courts without lights, picnic tables, grills, pavilion, and a playground.
- **Duval Park** a fully accessible trail system overlooking the pond.
- **Lincoln Park**, which includes City and School-owned land, has a playground, swing set, basketball courts, baseball/softball diamond, picnic tables, and grills.
- **Fred Cone Park** has an 8-lane, 440 meter track open to the public, featuring pole vault, shot put, high jump, and long jump. It also includes a multi-purpose field, two basketball courts, parking and picnic areas, grills, pavilion, playground, and edible grove.
- **Morningside Nature Center** has six miles of trails through longleaf pine woodlands and a living history farm.

 Choice Neighborhood Boundary

 Target Housing Site

 Caroline Manor GHA Property

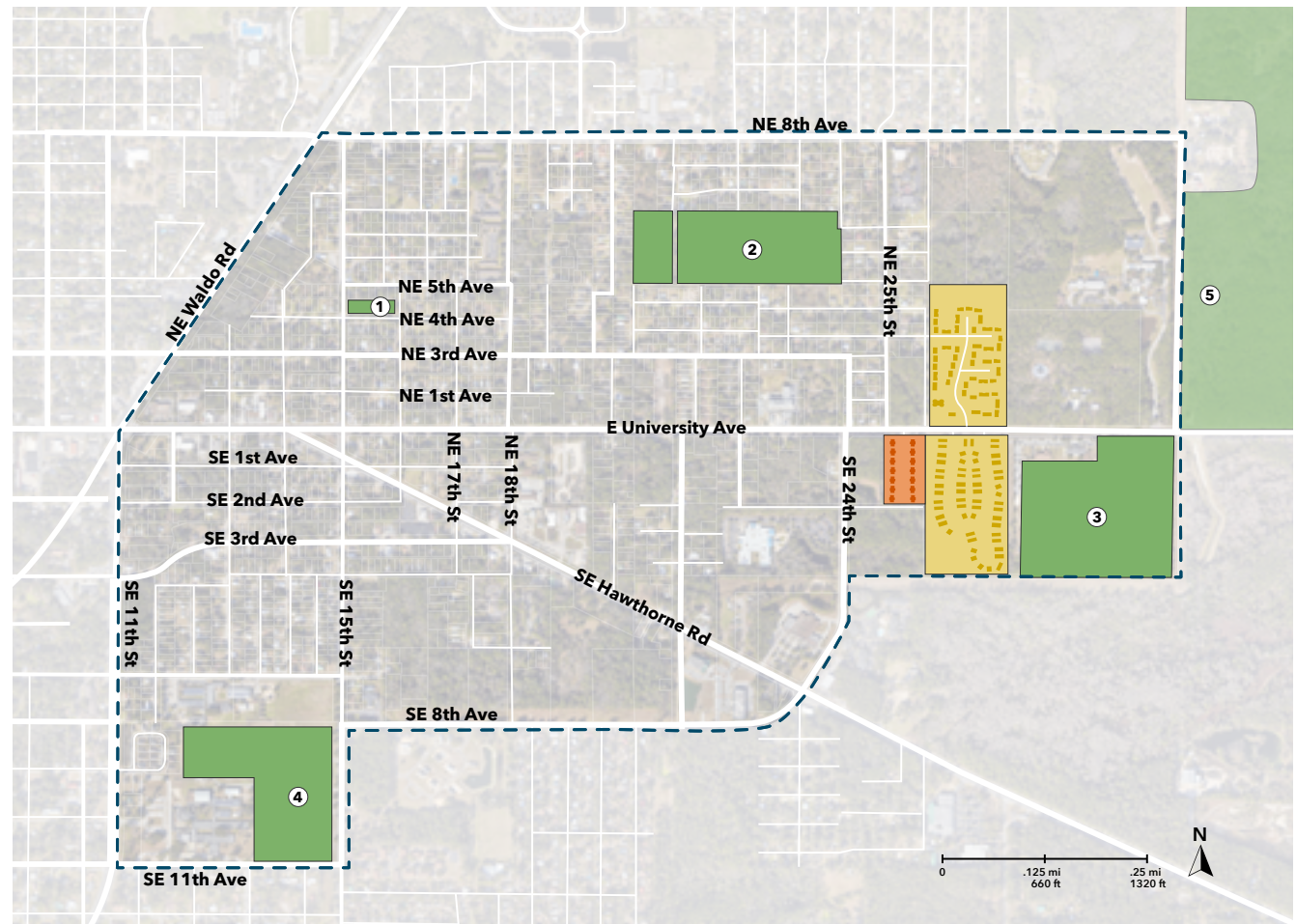
① CF Franklin Memorial Park

② Duval Park

③ Fred Cone Park

④ Lincoln Park

⑤ Morningside Nature Center





Duval Park



CF Franklin Memorial Park

Source: City of Gainesville



Lincoln Park

Source: WUFT



Fred Cone Park

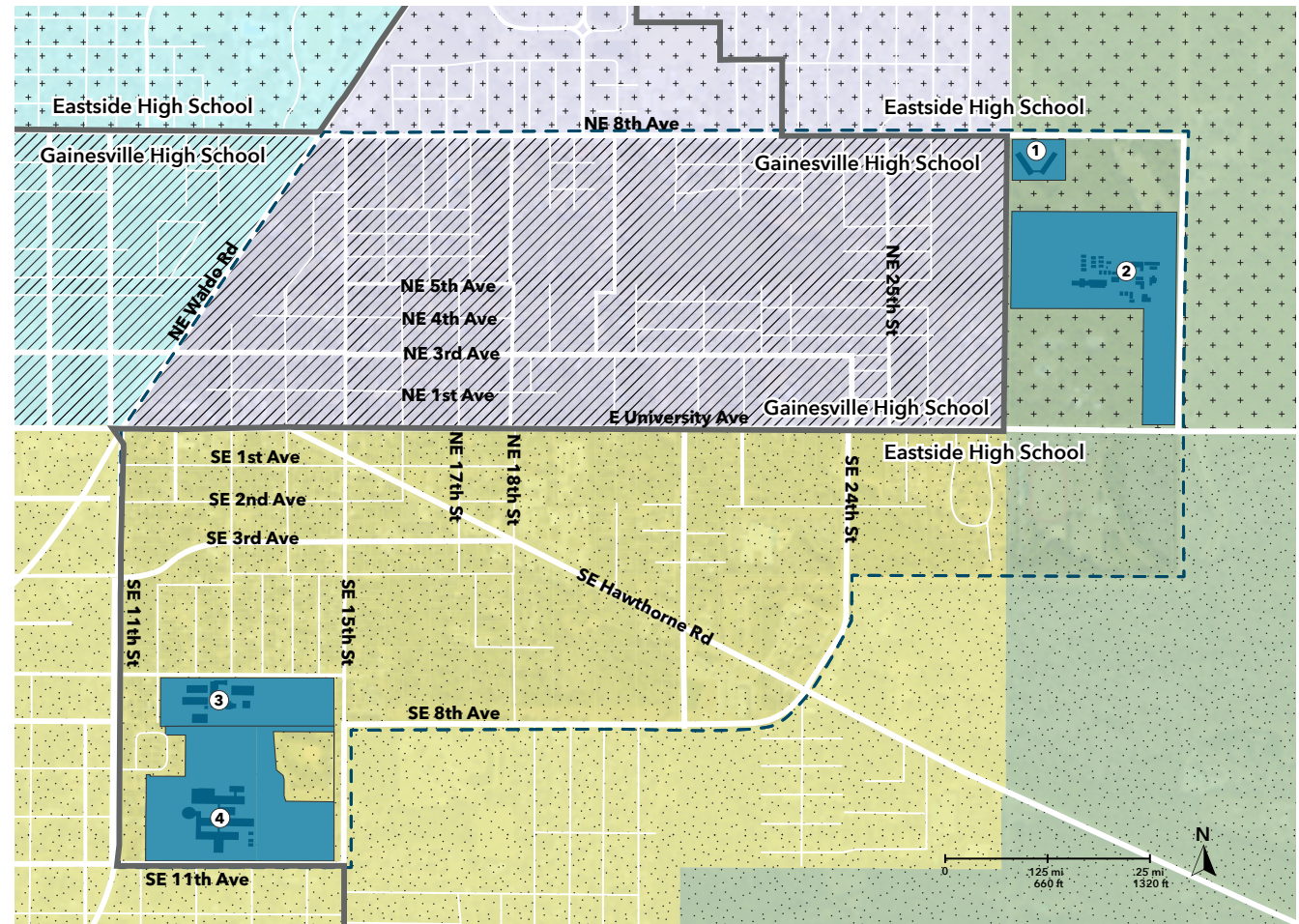
Source: City of Gainesville

EDUCATION

The planning area is part of the Alachua County Public School system. The district enrolls students from preschool to 12th grade and has a variety of programs and resources for the wellness, inclusion, and empowerment of its students, as well as the community at large.

The neighborhood includes one public high school, one public middle school, and one public elementary school. Professional Academies' Magnet at Loften High School offers multiple magnet programs such as Automotive Technology, Fire and Emergency Medical Services, Gaming and Mobile Apps, Media Production Technology, Robotics and Engineering, Graphic Art and Design.

- Choice Neighborhood Boundary
- Williams Elementary
- Lake Forest Elementary
- Rawlings Elementary
- Metcalfe Elementary
- Lincoln Middle School
- Westwood Middle School
- Howard Bishop Middle School
- High School Zone Boundary
- ① Horizon Campus
- ② Professional Academies Magnet at Loften High School
- ③ Joseph Williams Elementary
- ④ Abraham Lincoln Middle School





Professional Academies Magnet at Lofton High School



Horizon Center



Joseph Williams Elementary School

Source: Google



Abraham Lincoln Middle School

Source: Google

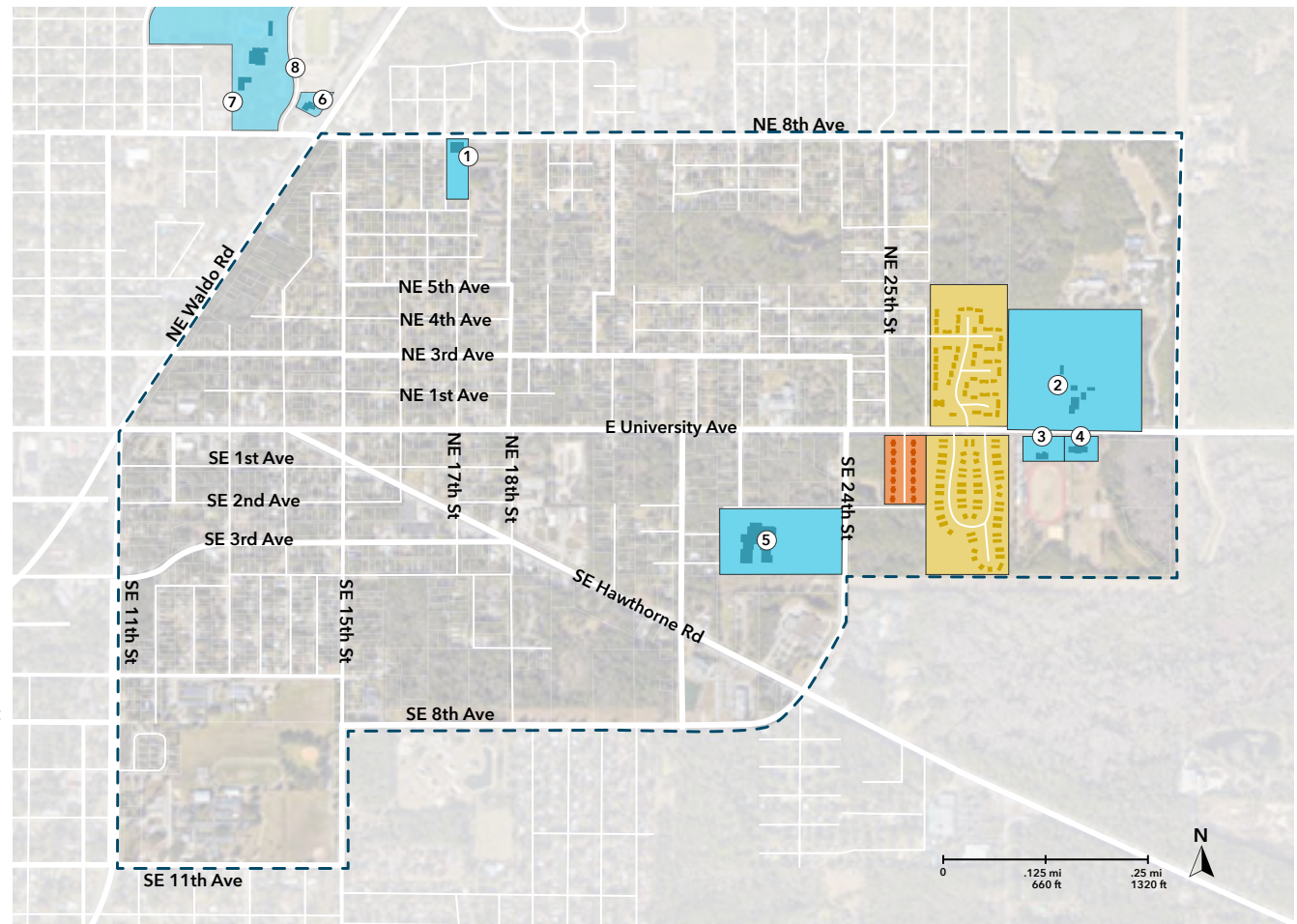
GOVERNMENT SERVICES

Gainesville is a medium sized city and the planning area is located .8 miles east of downtown. However there are few government services located within the choice neighborhood.

The Alachua County Health Department is headquartered in the neighborhood. The Cone Park library branch, Eastside Community Center, and US Wildlife Research Center are located on the eastern edge of the neighborhood. The Clearance R Kelly Community Center is located on the northern edge of the neighborhood.

The nearest fire department is located just outside the northwestern edge of the neighborhood.

- Choice Neighborhood Boundary
- Target Housing Site
- Caroline Manor GHA Property
- ① Clarence R. Kelly Community Center
- ② US Wildlife Research
- ③ Cone Park Branch | Alachua County Library District
- ④ Eastside Community Center
- ⑤ Florida Department of Health in Alachua
- ⑥ Gainesville Fire Rescue Station 3
- ⑦ Gainesville Fire Rescue Headquarters
- ⑧ MLK Multipurpose Center





Eastside Community Center

Source: Google



Cone Park Branch | Alachua County Library District



Clearence R Kelly Community Center



Florida Department of Health in Alachua

Source: Alachua County Health Dept.

RELIGIOUS ORGANIZATIONS

The neighborhood has over 20 places of worship. There are even more home-based churches that are not mapped. While the congregations are made up of people from all over the city, many live in the neighborhood.

- Choice Neighborhood Boundary
- Target Housing Site
- Caroline Manor GHA Property
- ① Dayspring Missionary Baptist Church
- ② Bethel Seventh Day Adventist Church
- ③ Mt. Carmel Baptist Church
- ④ Antioch Holiness Church
- ⑤ Open Door Ministries
- ⑥ Mt. Olive Primitive Baptist Church
- ⑦ Cohen's Temple, First Born Church of the Living God
- ⑧ Deliverance Church of God in Christ
- ⑨ Johnson Chapel Missionary Baptist Church
- ⑩ New Horizon Outreach Ministry
- ⑪ The Gospel Lighthouse International Church
- ⑫ Abundant Rain Deliverance Center
- ⑬ Christian Praise Center
- ⑭ The Church of the Kingdom of God, Extension #5
- ⑮ Highways and Hedges Go-Tell! Interdenominational Church
- ⑯ Deliverance Miracle Revival
- ⑰ Church of God by Faith
- ⑱ Church of God in Unity
- ⑲ Gainesville Community Holiness
- ⑳ Mt. Zion Church of God in Unity
- ㉑ Bartley Temple United Methodist





Bethel Seventh Day Adventist Church

Source: Google



Mt. Carmel Baptist Church

Source: Google



Dayspring Missionary Baptist Church

Source: Google



Johnson Chapel Missionary Baptist Church

Source: Google



Church of God by Faith

Source: Google



Abundant Rain Deliverance Center

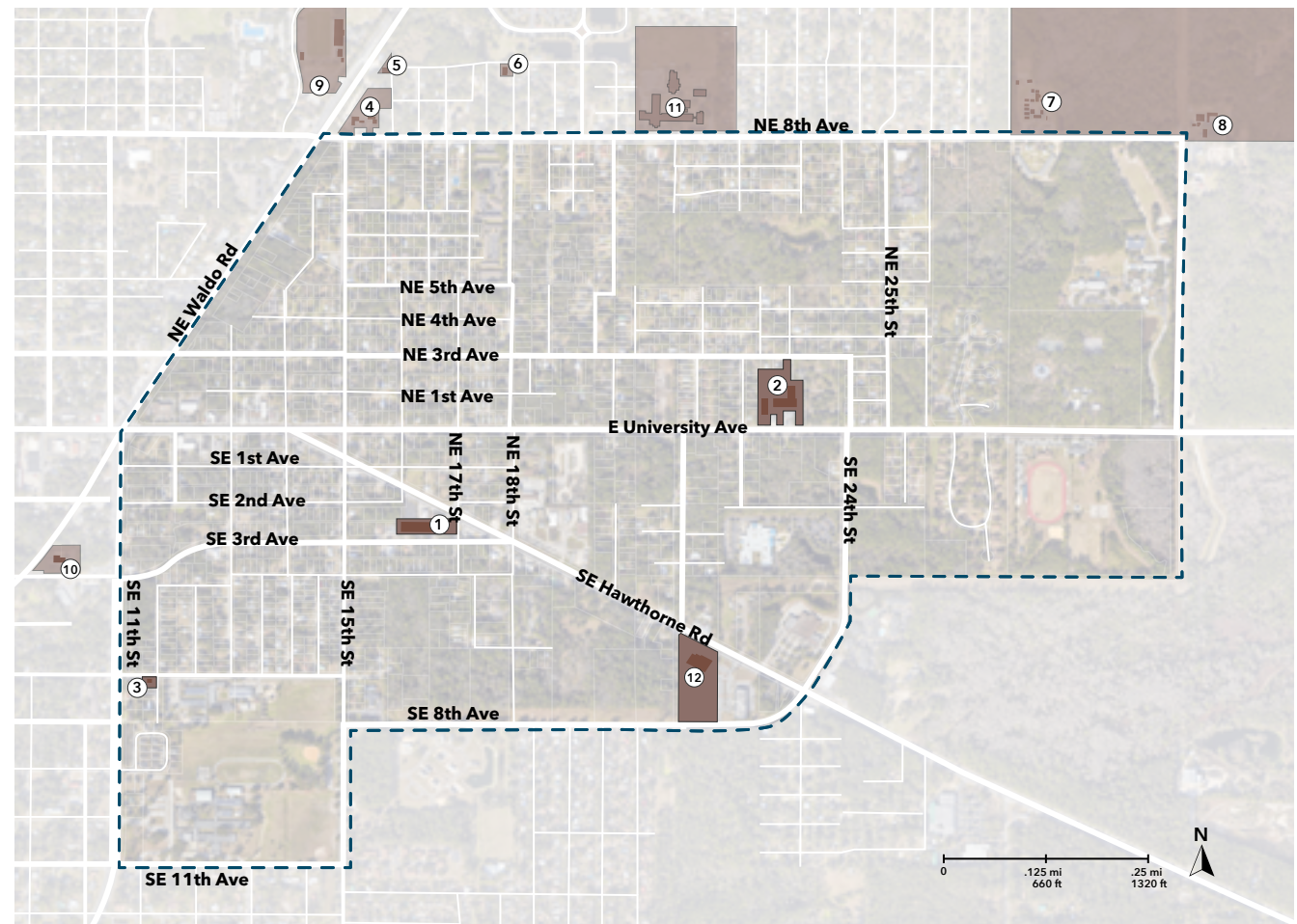
Source: Google

COMMUNITY AMENITIES

The neighborhood houses several nonprofit and community organizations that provide additional health, educational, and employment resources. These include organizations focused on addressing homelessness among Veterans, providing support for teachers, and creating a senior living community.

Just outside the neighborhood boundary are several organizations providing employment opportunities and job placement services for broader audiences, including adults of all abilities, and youth development programs.

- Choice Neighborhood Boundary
- Target Housing Site
- Caroline Manor GHA Property
- ① VA Honor Center
- ② Harpers Pointe
- ③ Tools for Schools
- ④ Trademark Metal Recycling
- ⑤ Labor Finders
- ⑥ Greater Duval Neighborhood Association
- ⑦ Horizon Campus
- ⑧ The Grow Hub
- ⑨ Citizen's Field
- ⑩ Pace Center for Girls - Alachua
- ⑪ Aces in Motion
- ⑫ Gainesville Technology Entrepreneurship Center (GTEC)





VA Honor Center

Source: LoopNet



Harper's Pointe

Source: Harper's Pointe Gainesville



Tools for Schools

Source: Tools For Schools Facebook

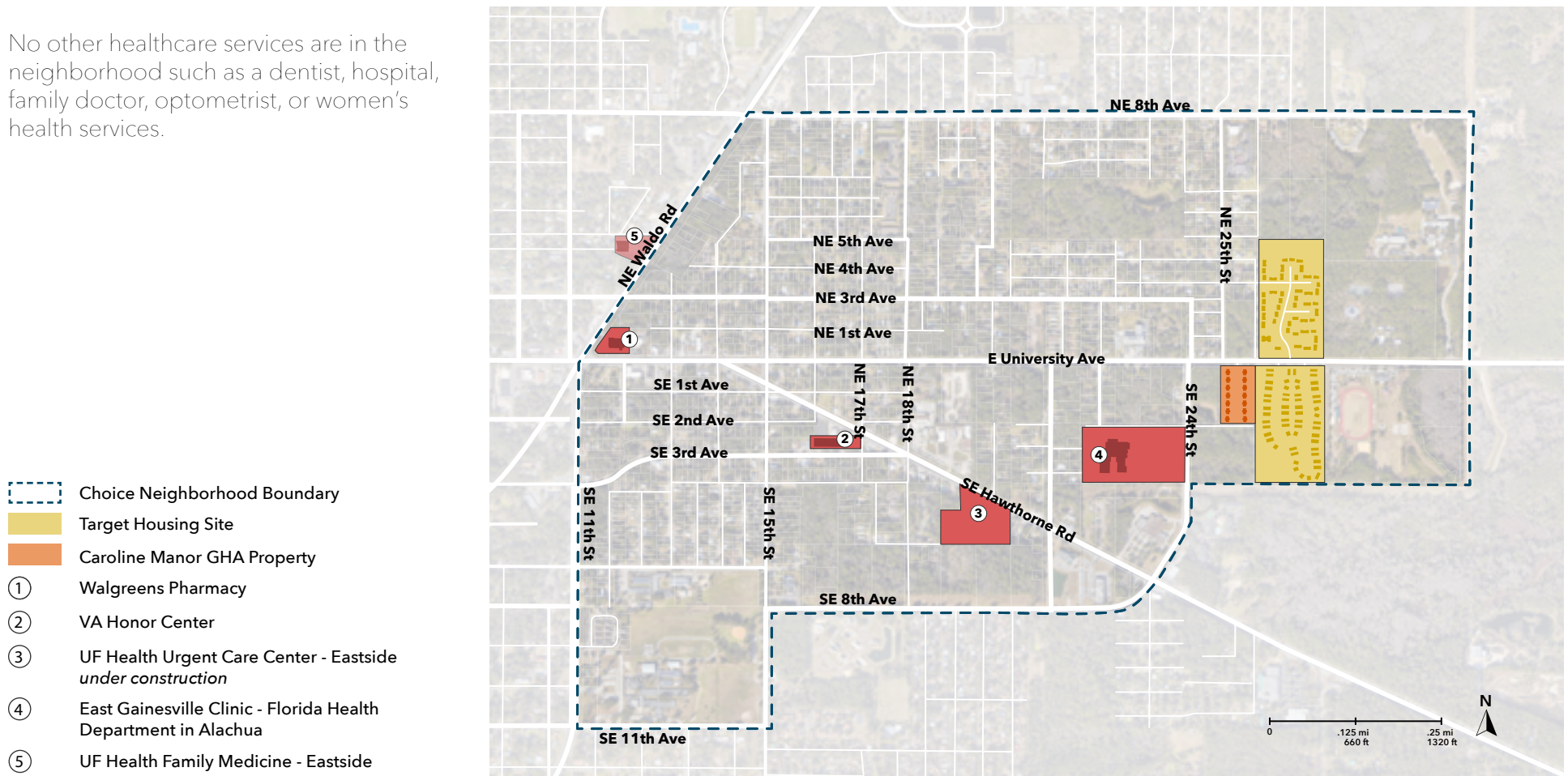


The Grow Hub

HEALTH-RELATED SERVICES

The neighborhood houses a pharmacy, VA Honor Center, and clinic located inside the Florida Health Department. The UF Health East Urgent Care center is currently under development and will serve to eliminate a health care desert in the area.

No other healthcare services are in the neighborhood such as a dentist, hospital, family doctor, optometrist, or women's health services.



UF HEALTH URGENT CARE - EASTSIDE

In 2010, the Alachua General Hospital, where most eastsiders visited, closed. This meant there was a huge gap in health care serving the east side of Gainesville affecting their social determinants of health.

After extensive research and learning, University of Florida Health determined eastsiders to be the highest frequenters of the emergency room opening up an opportunity for an urgent care center with wrap around services.

The new UF Health Urgent Care - Eastside, currently under construction, is located on SE Hawthorne Rd. It is an 8,600 sq ft center, focused primarily on delivering urgent care medical services to the area, with an additional emphasis on health education, food security, mental health, and other identified community health programs.

The site also includes a community education room embedded within the urgent care center. Future planned additions to the surrounding area include a bus transfer station, and a paramedicine training hub.



Source: Mainstreet Daily News



CHW

GCRA CORNERSTONE EASTSIDE DEVELOPMENT | CONCEPT PLAN | 1-11-2023

FOOD ACCESS

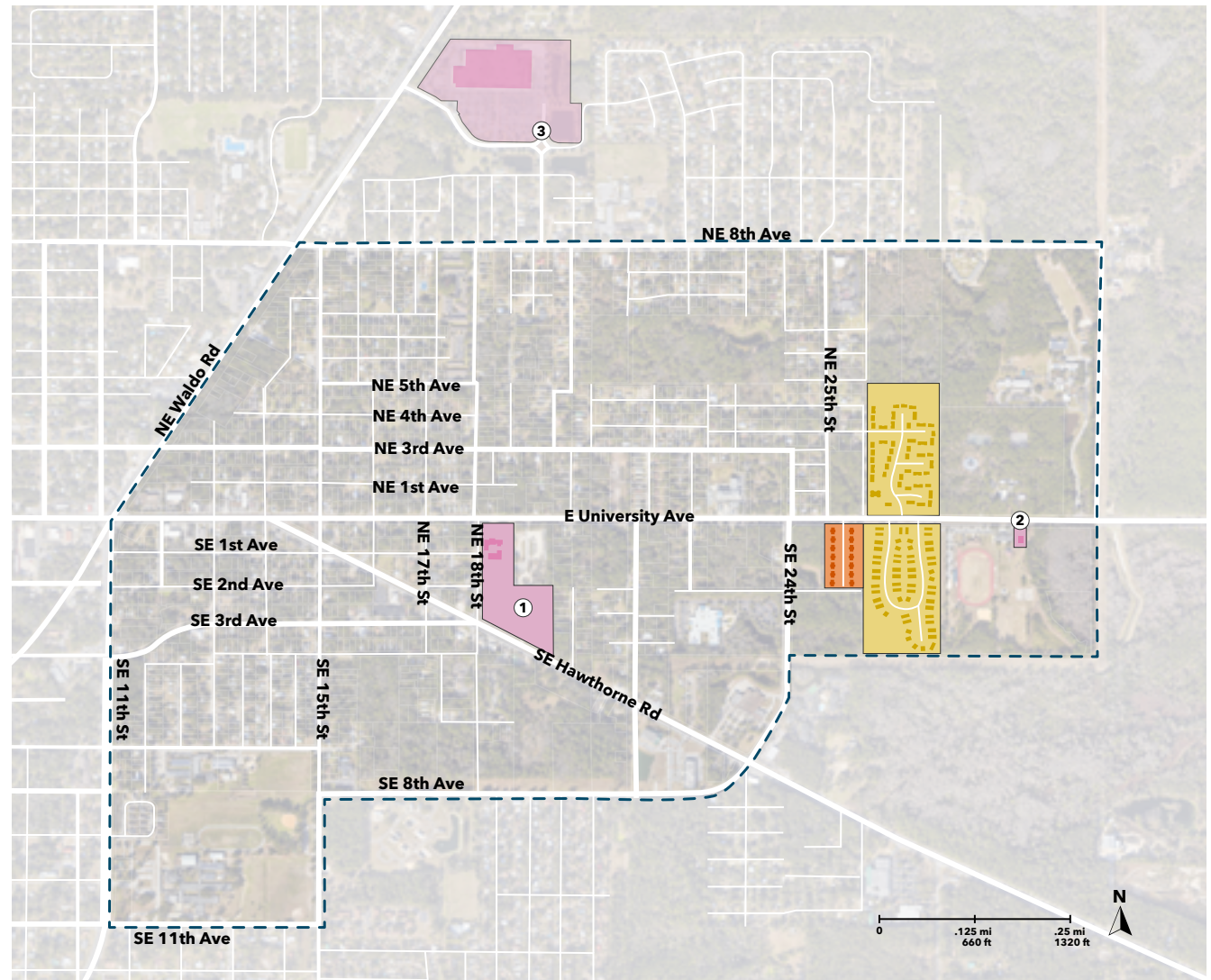
The access to food in the neighborhood has shrunk since the closing of Food Lion on SE Hawthorne Rd.

A new food pharmacy located in the Manning Building serves ~45-75 year olds, Mon-Thu 9am-2pm. The program uses nutritional interventions to address health issues such as food as medicine, a pharmacy pantry, and chronic disease management with referrals from the Alachua County Health Department & East Side Urgent Care.

The only other food source within the neighborhood is the Cone Park Community Garden.

Other nearby options include Walmart, north of the neighborhood, otherwise residents may travel much farther to access a grocery store and fresh foods.

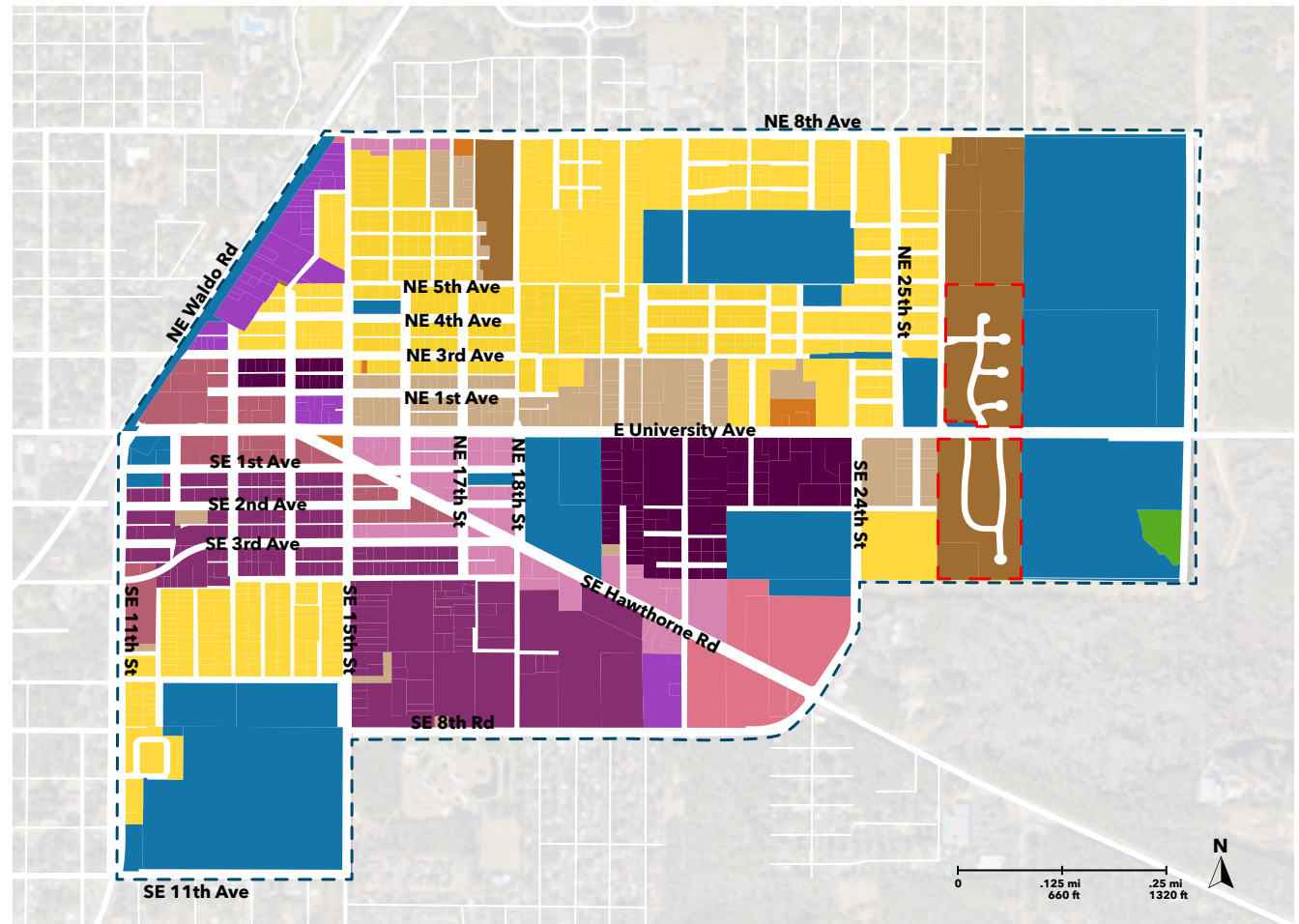
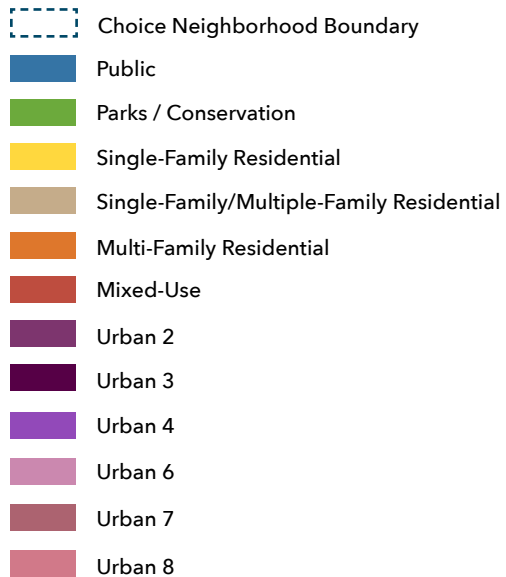
- Choice Neighborhood Boundary
- Target Housing Site
- Caroline Manor GHA Property
- ① Food Pharmacy
- ② Cone Park Community Garden
- ③ Walmart



ZONING

The City of Gainesville uses urban zone transects, which establish zoning based on urban form guidelines such as setbacks, density, rather than use. Much of the neighborhood falls within high-density zones, including the Urban 2-5 zones, medium density zones, and Urban 6-9 zones.

The other major zones in the area are single-family residential, multi-family residential, and public. The target housing sites are zoned multi-family residential.



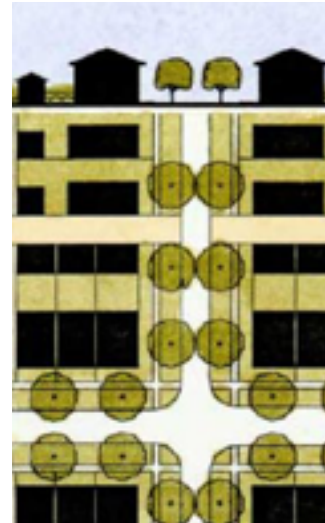
URBAN ZONES

URBAN ZONE 2-5

- Wide range of residential building types
- Higher number zones, such as Urban Zone 5, allows for uses such as office or neighborhood services
- Setbacks and landscaping vary
- Streets have curbs and sidewalks

SITE LAYOUT

- Buildings occupy entire lot frontage or one side of the lot, leaving one side for access or privacy
- In this more urban zone, there are shallower setbacks



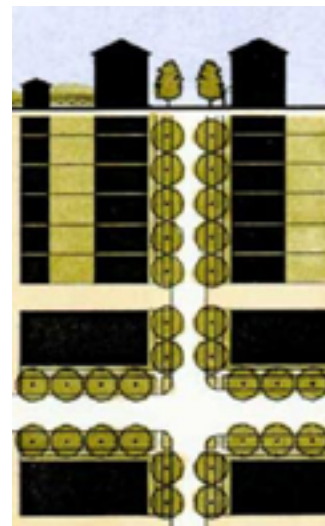
Source: Congress for the New Urbanism

URBAN ZONE 6-9

- Higher density mixed use buildings
- Allow for retail, offices, and apartments
- Tight street network, wide sidewalks, street trees, and buildings close to the sidewalk

SITE LAYOUT

- Buildings occupy full street frontage
- Rear lot is the only yard
- Parking can be located in the rear
- Continuous building frontages define the street

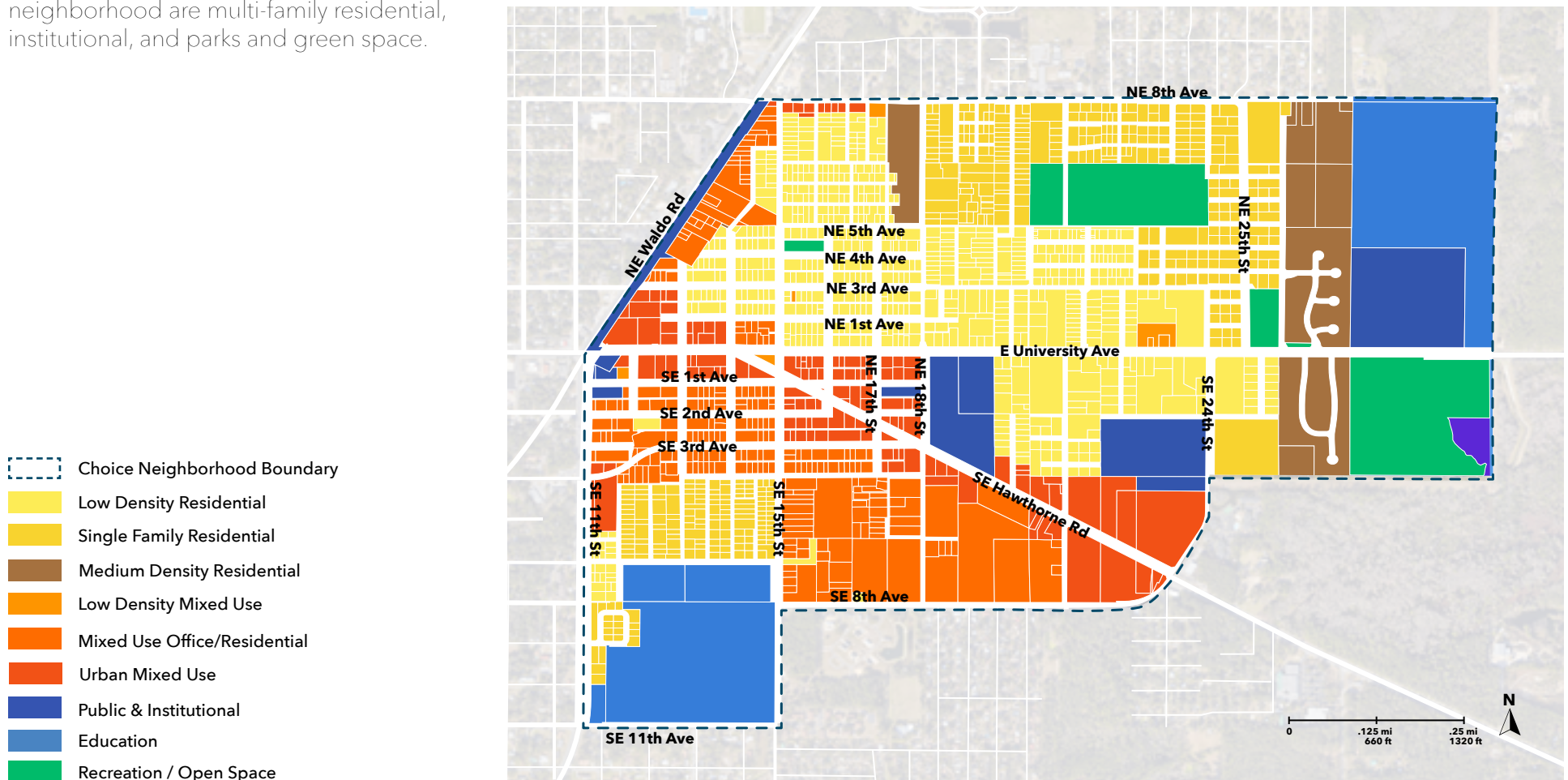


Source: Congress for the New Urbanism

EXISTING LAND USE

The neighborhood features a variety of different land uses with single-family or low density residential and mixed use comprising the majority of the neighborhood.

The other primary land uses in the neighborhood are multi-family residential, institutional, and parks and green space.

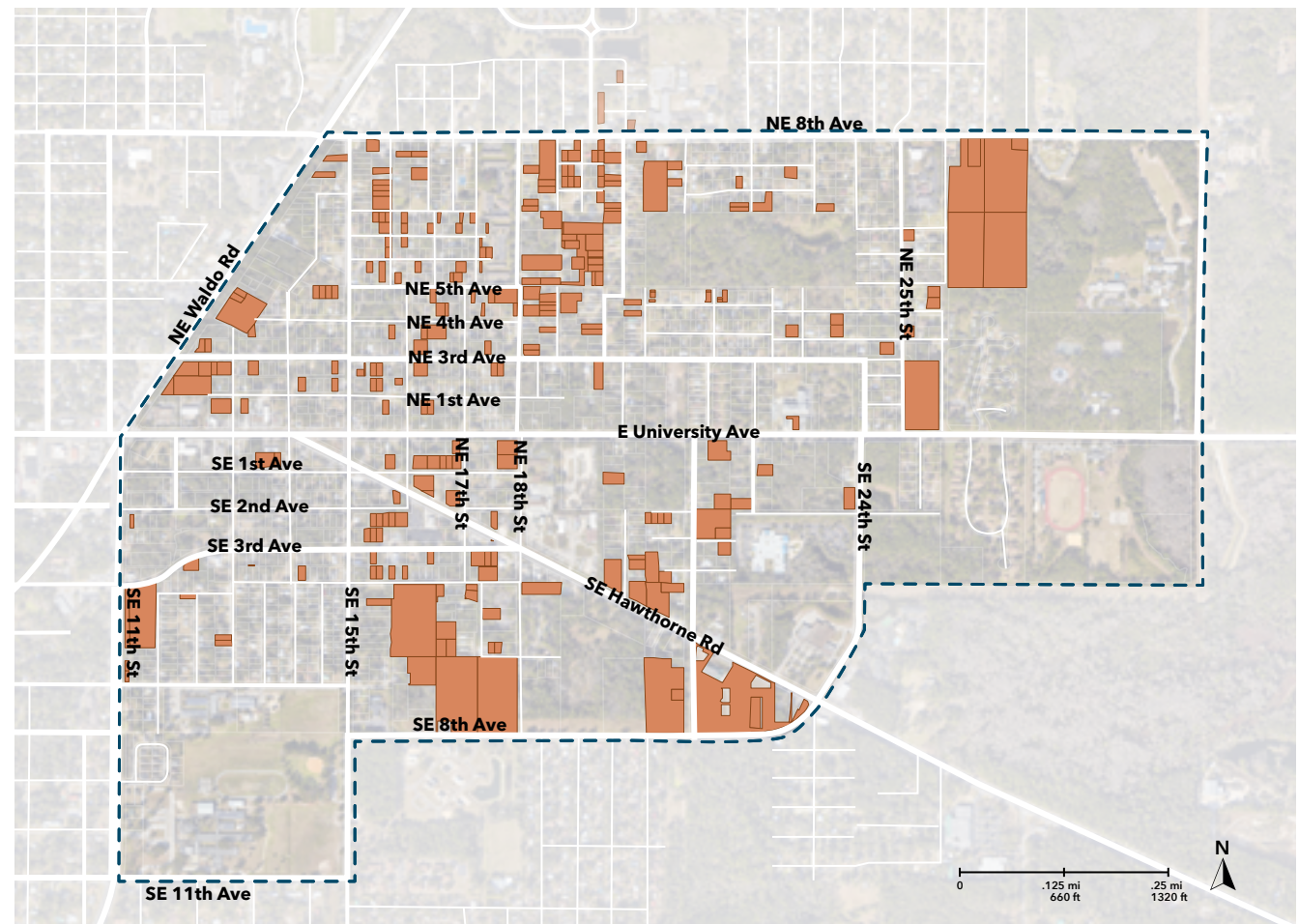


VACANT PROPERTIES

These parcels have been identified as vacant by the City of Gainesville. This includes land with no buildings on it, as well as land that has empty and unused buildings on it.

There are several large vacant parcels between SE 4th Avenue and SE 8th Avenue that are adjacent to the GCRA Cornerstone Eastside development and part of the Urban 3 land use zone. There is also a large amount of vacant land north of Pine Meadows and extending to NE 8th Avenue that is owned by Mount Carmel Baptist Church. This land is zoned for multifamily residential use.

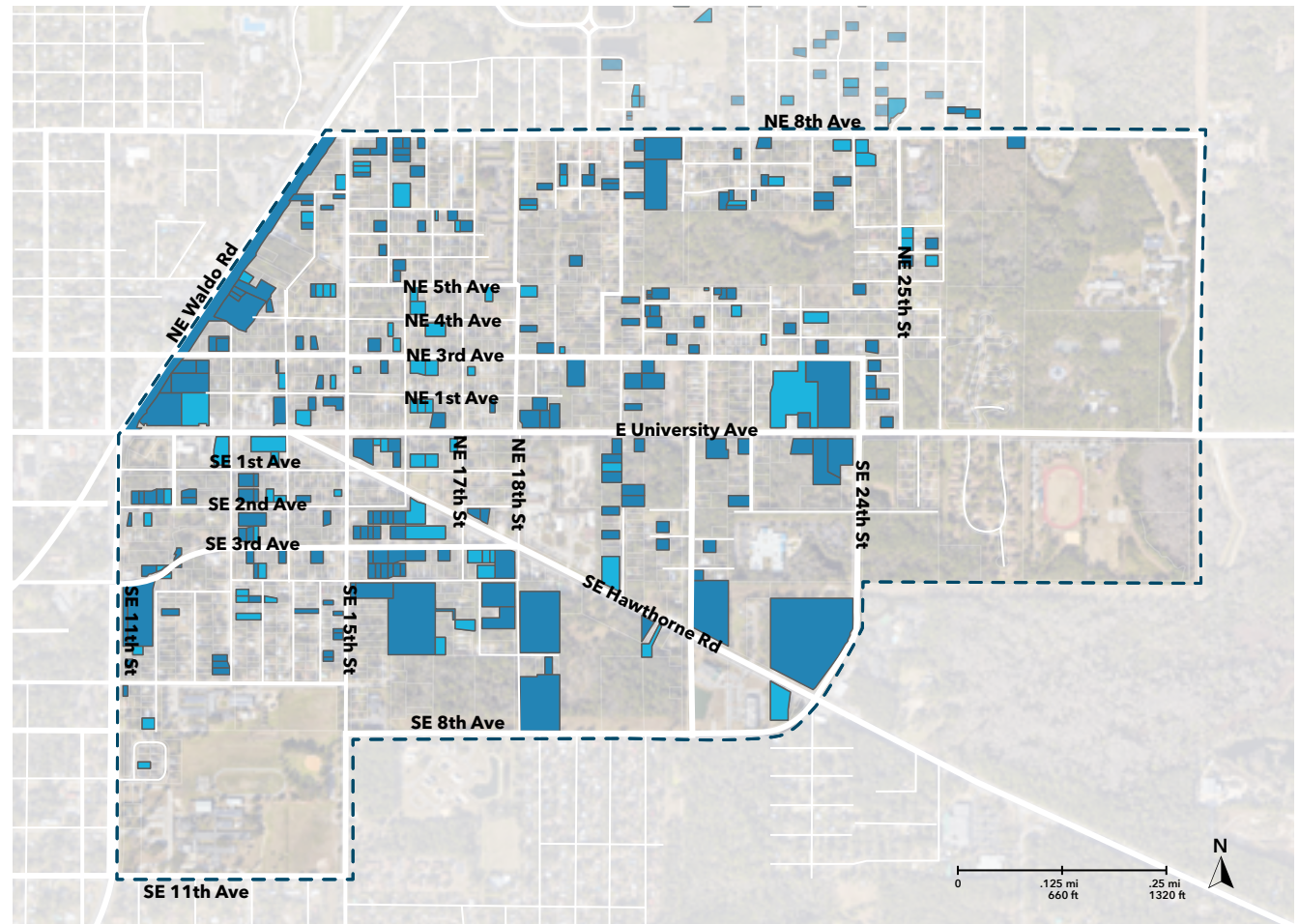
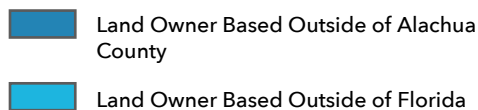
Smaller vacant parcels are scattered throughout the residential areas in the neighborhood. The vacant parcels north of E University Avenue are primarily zoned for single-family homes, while the ones to the south are Urban.



LAND OWNERSHIP

According to tax parcel data, the neighborhood contains many land owners that live outside of Alachua County and the state of Florida. The majority of these parcels have residential or commercial uses.

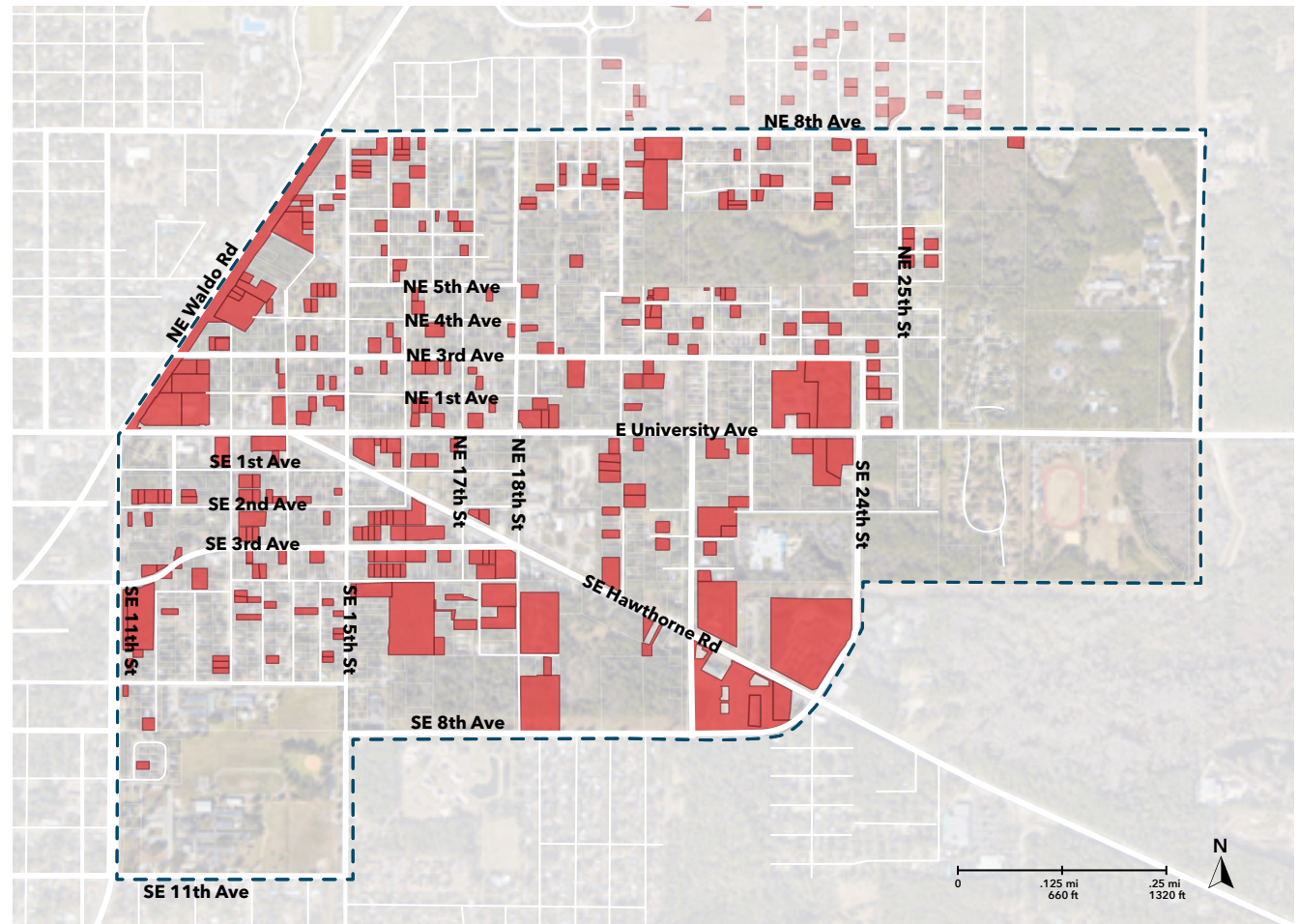
Many of these parcels are clustered south of E University Avenue and SE Hawthorne Road, where some residents have expressed concerns about the impact of absentee landlords. Absentee landlords are typically landowners who own and rent out property in an area that they do not live or work near. Therefore, they often do not have much stake in the interests of the surrounding community. Landlords who are not local are not necessarily absentee, but it can be an indicator.



POTENTIAL RENTAL PROPERTIES

The City of Gainesville identified the following properties as areas that are likely to hold homes or commercial spaces that are rented out by developers or rental agencies. There is significant overlap between these parcels and the ones identified as being owned by entities located outside of the County or state on the previous map.

Neighborhood residents and community stakeholders have shared that many homes rented out in the neighborhood are not well maintained and that the lack of oversight can be a challenge for neighboring homeowners.

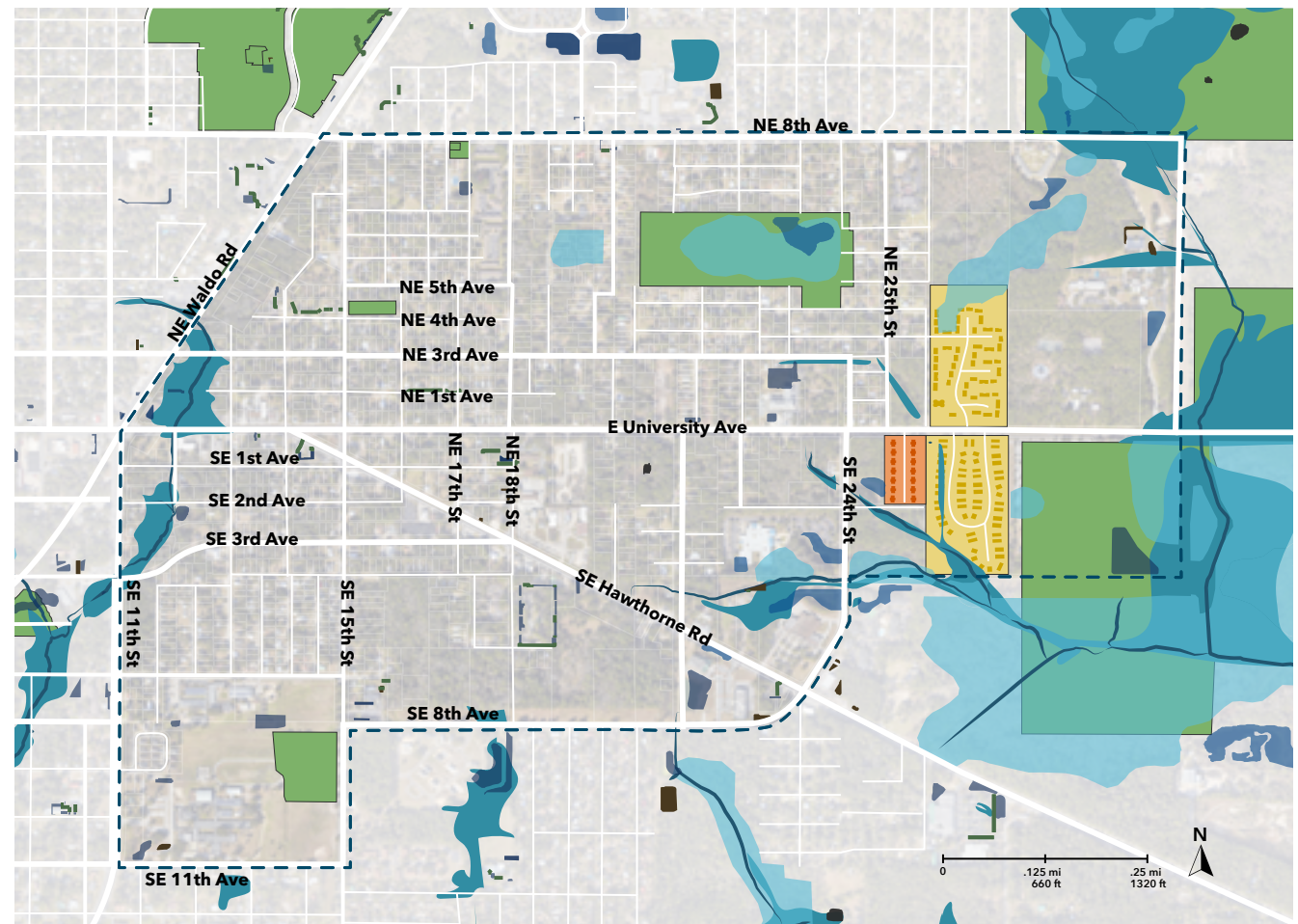


NATURAL FEATURES

There are several rivers and streams that run adjacent to or through the neighborhood, and wetlands located in some of the parks and open spaces. Wetlands are areas that are saturated by water seasonally or permanently making them unsuitable for development.

The neighborhood has an extensive network of stormwater infrastructure that is designed to help hold, treat, or drain excess rainwater. This includes detention and retention ponds, grassy runoff zones called swales, and channelized streams.

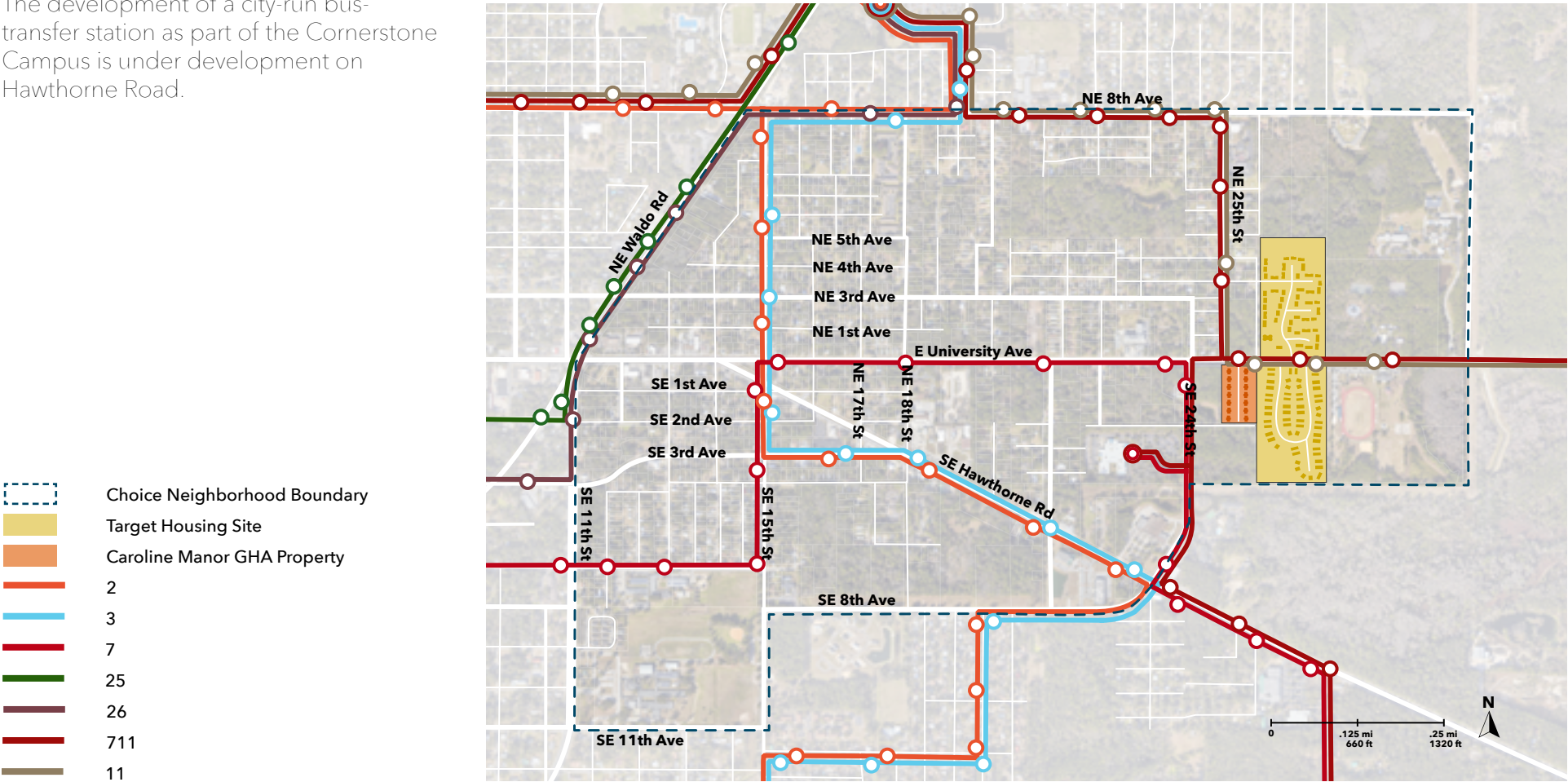
Small portions of the neighborhood are located in FEMA Flood Zone A, meaning they have a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30 year mortgage. In general, it indicates an area at high risk for flooding and includes the area south of Lake Terrace and Caroline Manor.



BUS NETWORK

Six bus lines run through the neighborhood, connecting community members to the regional airport, downtown, the University of Florida campus, Depot Park, Walmart, the closest grocery, and more.










The development of a city-run bus-transfer station as part of the Cornerstone Campus is under development on Hawthorne Road.

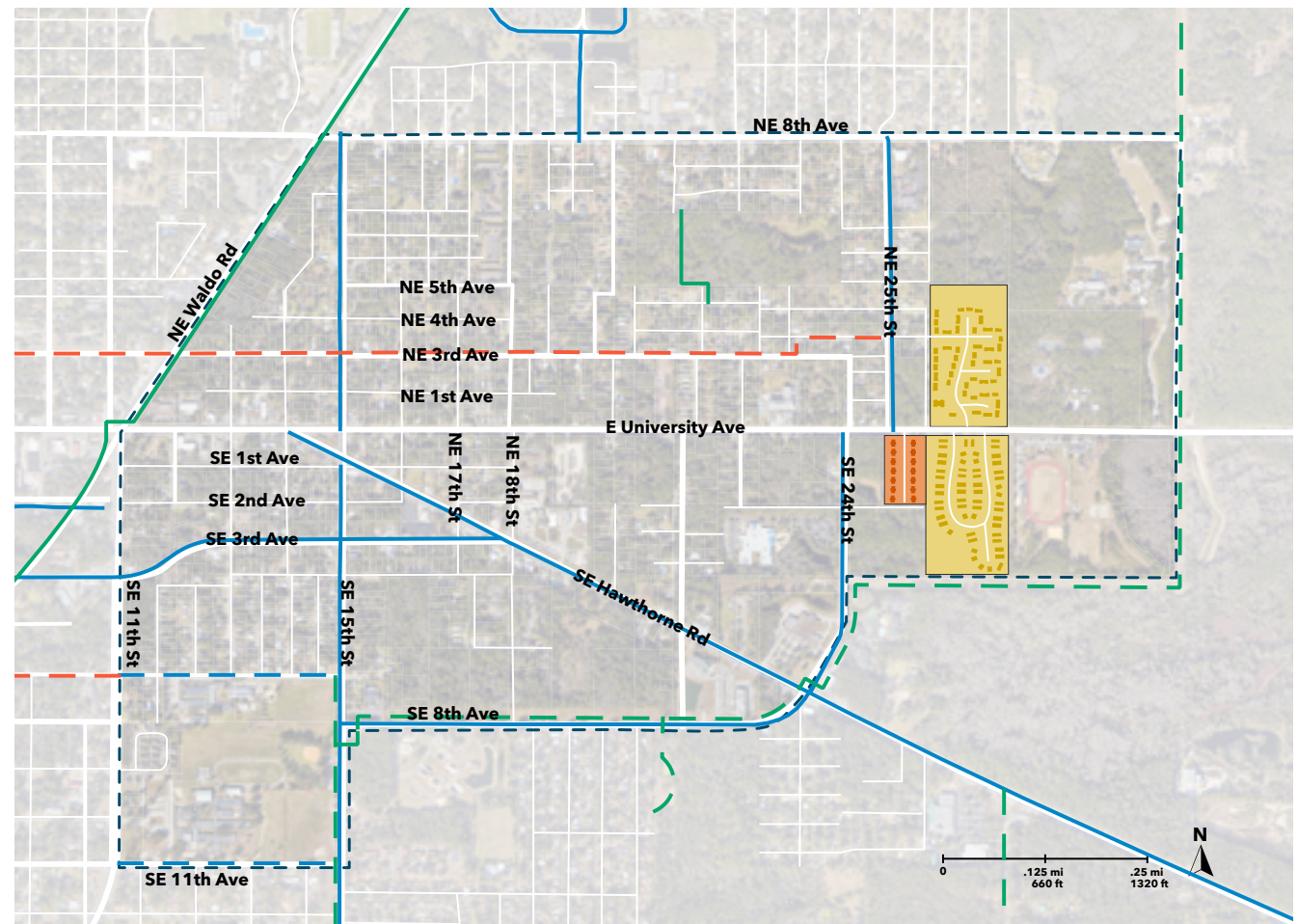


BICYCLE NETWORK

There are currently bike lanes along main roads in the neighborhood. There is an emphasis on bicycle network connectivity in ongoing neighborhood and city planning efforts, with the development of many bike lanes, paths, and boulevards planned. Notable planned bike lanes in proximity to the target housing sites include:

- A planned greenway following SE 8th Ave and the southern edge of Lake Terrace
- A planned bike boulevard along NE 3rd Ave, which nearly connects to Pine Meadows.

-  Choice Neighborhood Boundary
-  Target Housing Site
-  Caroline Manor GHA Property
-  Bike Lane
-  Planned Bike Lane
-  Bike Path
-  Planned Bike Path
-  Bike Boulevard
-  Planned Bike Boulevard



TARGET HOUSING SITES

GHA's Target Housing sites are located across from each other on East University Avenue. Located at 2626 East University Ave., the 80-unit Pine Meadows development was constructed in 1970 and includes 46 buildings on 17.7 acres of land. Located at SE 26th Terrace and 26th St., the 100-unit Lake Terrace development was constructed in 1968 and includes 57 buildings on 16.8 acres of land.

The buildings at both properties require significant rehabilitation and retrofit to render the structures viable as safe and sanitary housing. Because of their direct frontage on East University Avenue, state road, and important regional thoroughfare, opportunities exist for mixed-use development. Directly adjacent to Lake Terrace is GHA's Caroline Manor property, which includes 28 units and is currently undergoing a \$1.7 million reinvestment to improve apartments and facilities.

This high concentration of low-income housing has contributed towards creating an economically adverse and impaired island of poverty within the heart of the region.

- Pine Meadows
- Lake Terrace



HOUSING SITE AMENITIES

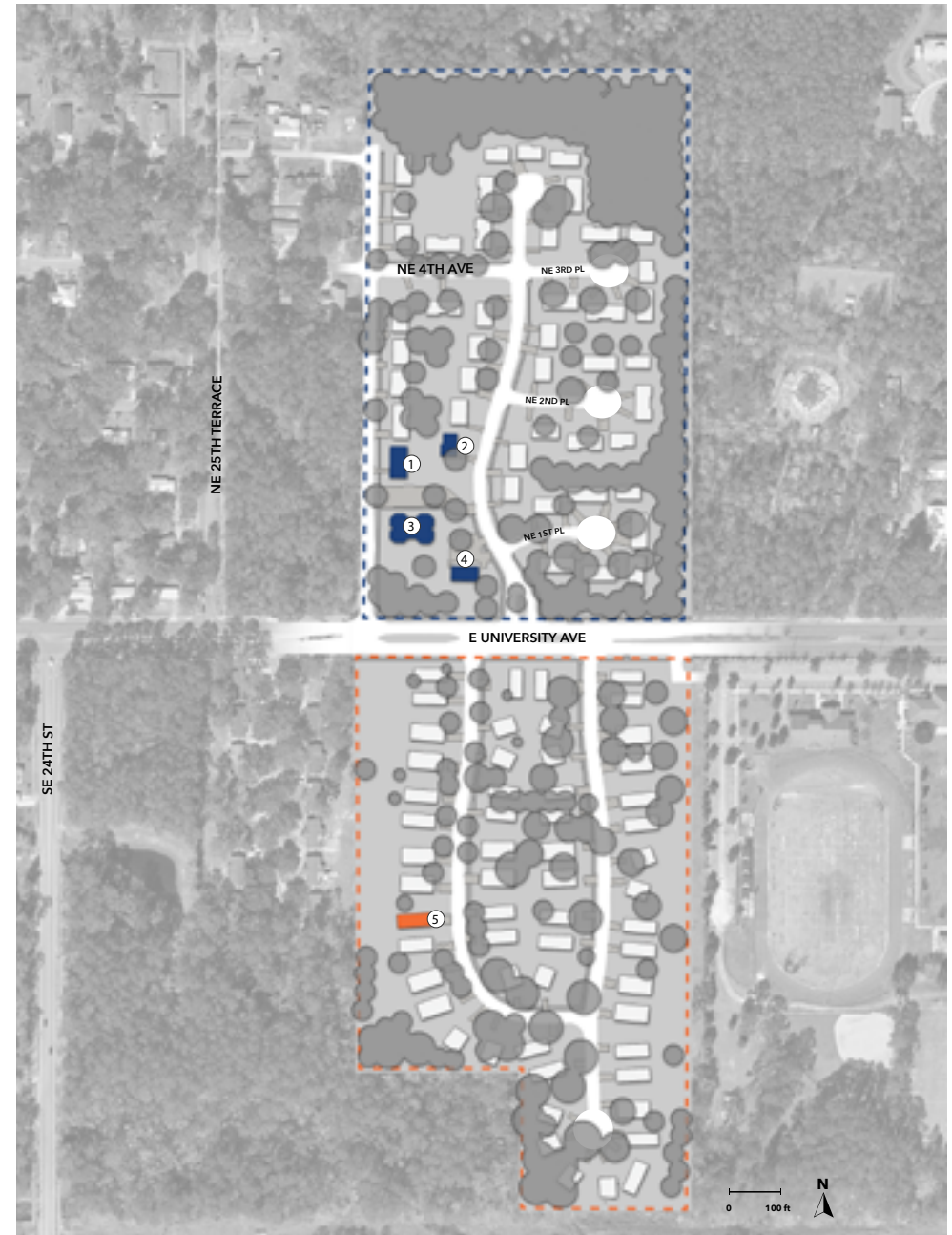
Pine Meadows and Lake Terrace have a few amenities located within the housing sites.

Strive4Success is a program offered to residents at Lake Terrace and Pine Meadows aged 18-64 helping with access to new jobs, educational opportunities and tools for financial security

A future training center will be located in the former child care facility near the Strive4Success and GHA Pine Meadows office.

The GHA MakersSpace opened in 2019 and is a partnership with Cade Museum. It is designed to provide hands-on learning for the families that live at Lake Terrace, Pines Meadows, Caroline Manors, and Forest Pines communities.

- Pine Meadows
- Lake Terrace
- ① Pine Meadows GHA Office
- ② Strive4Success
- ③ Future Training Center
- ④ Barbershop
- ⑤ GHA Makers Space



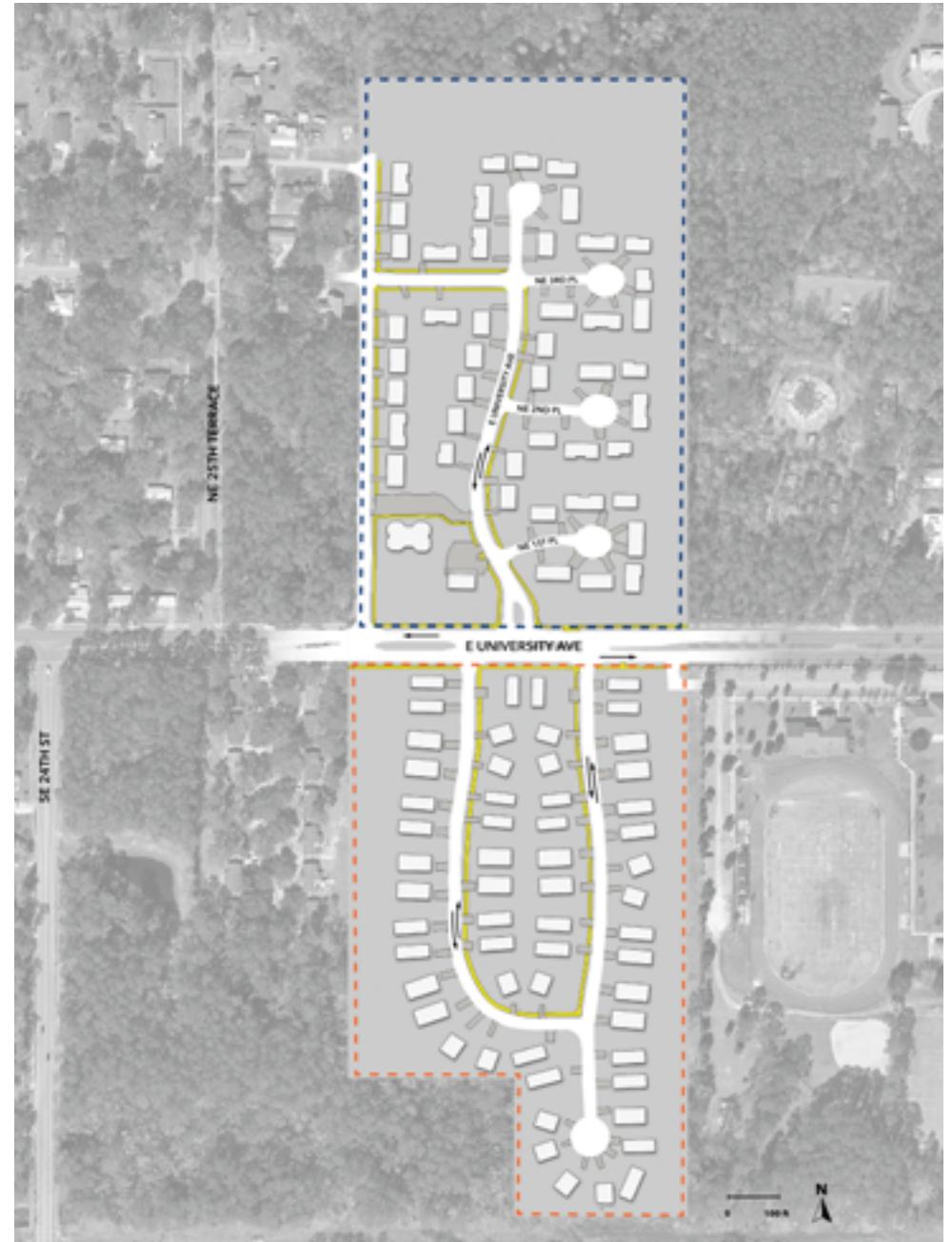
PLANNING & DESIGN

ACCESS & CIRCULATION

The sidewalks at the GHA properties are narrow and at both properties often only exist on one side of the road or not at all. There are sidewalks along E University Ave that connect to bus stops and to Fred Cone Park, the Library, and Community Center.

Vehicle access is two directional on all roads, both GHA properties have dead-end, cul-de-sac roads.

-  Pine Meadows
-  Lake Terrace
-  Direction of Travel
-  Pedestrian Pathways



PLANNING & DESIGN

TRANSIT & PARKING

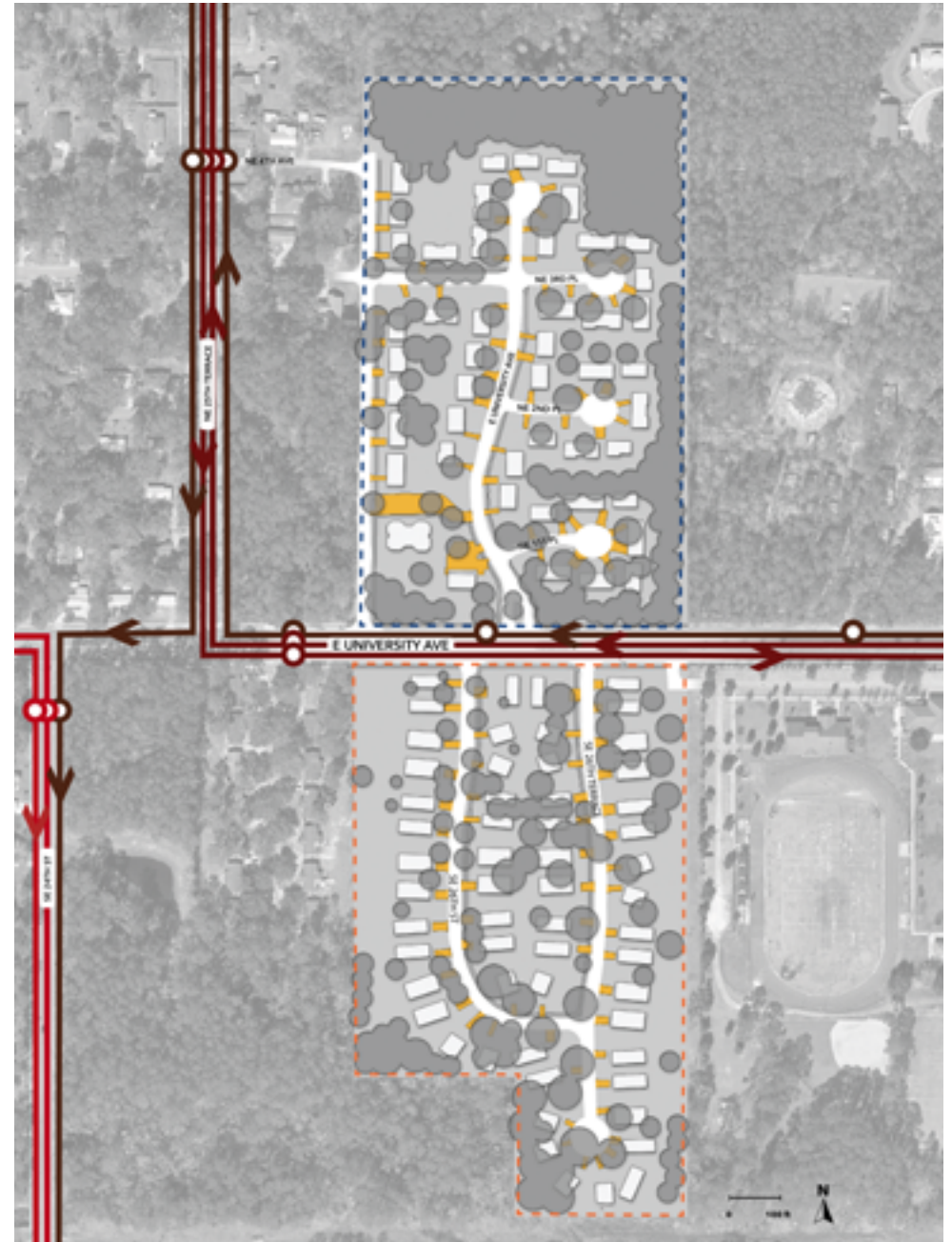
Both housing sites are located along 2 fixed bus routes, the 711 and the 11, operated by the City of Gainesville's Regional Transit System. Bus Stops are identified with signage indicating the route and location of the stop.

The 11 bus travels east toward downtown and west toward Eastwood Meadows down E University Ave.

The 711 Bus Travels from downtown to the Health Department on SE 24th St. It continues to Eastwood Meadows, down E University Ave and west back toward downtown.

Each building within the target housing sites has dedicated off-street parking.

- Pine Meadows
- Lake Terrace
- 11
- 711
- 26
- Parking Spaces



DEMOGRAPHICS: PINE MEADOWS

Total Number of Households

63

Total Number of Household Members

175

Average Members of Household

2.78

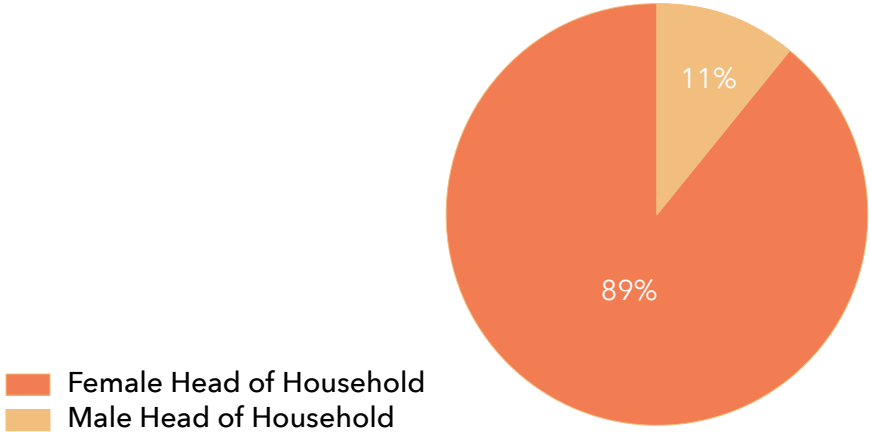
Race

- 94% Black
- 3% White
- 1.5% Multi-Racial
- 1.5% Other

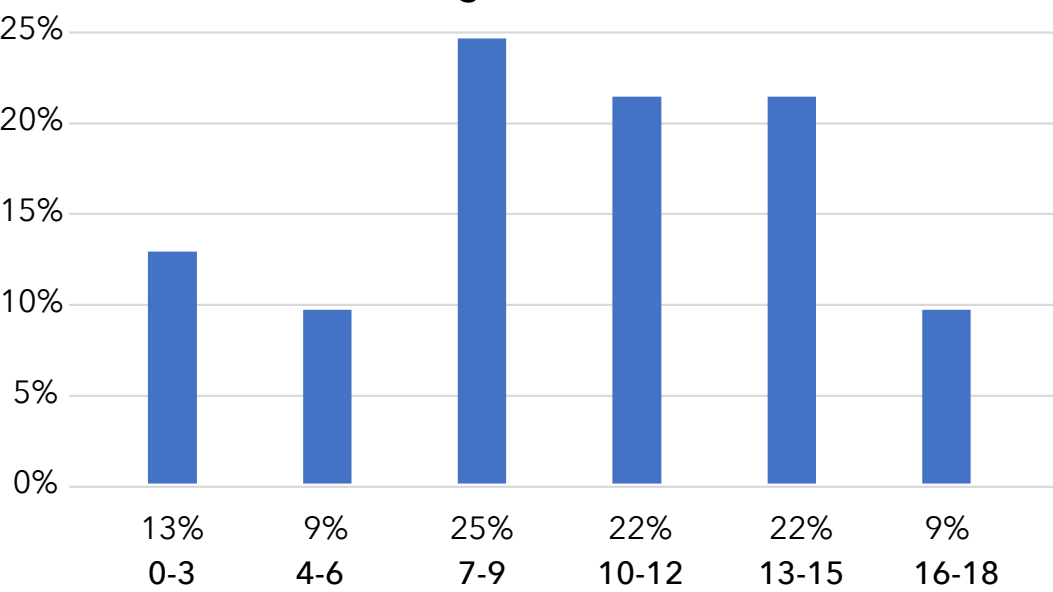
Ethnicity

- 97% Non-Hispanic
- 3% Hispanic

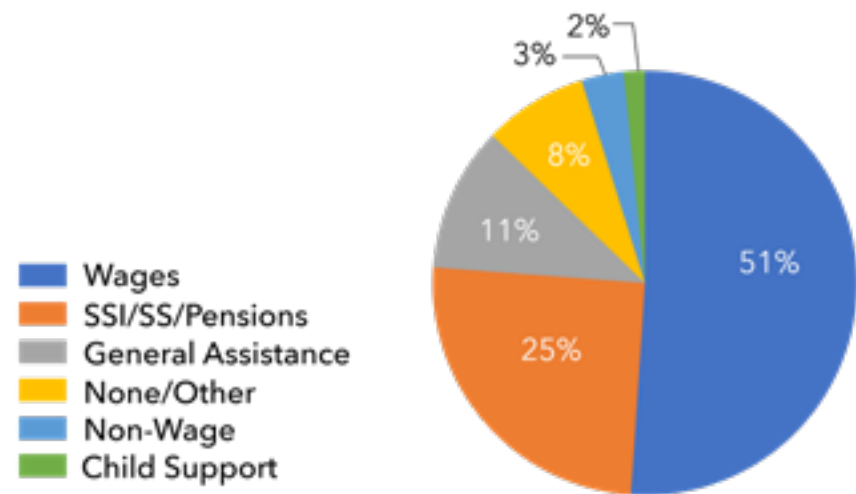
Distribution of Head of Household



Distribution of Children’s Age



Distribution of Family Member Income by Primary Type



DEMOGRAPHICS: LAKE TERRACE

Total Number of Households

90

Total Number of Household Members

250

Average Members per Household

2.88

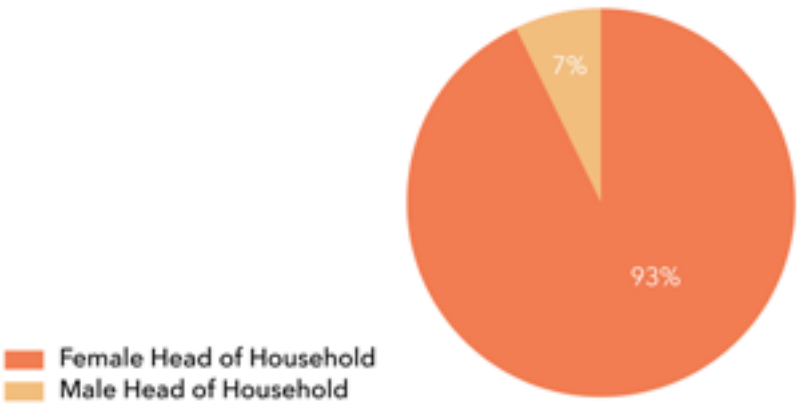
Race

- 93% Black
- 5% White
- 1% Other
- 1% Declined to Report

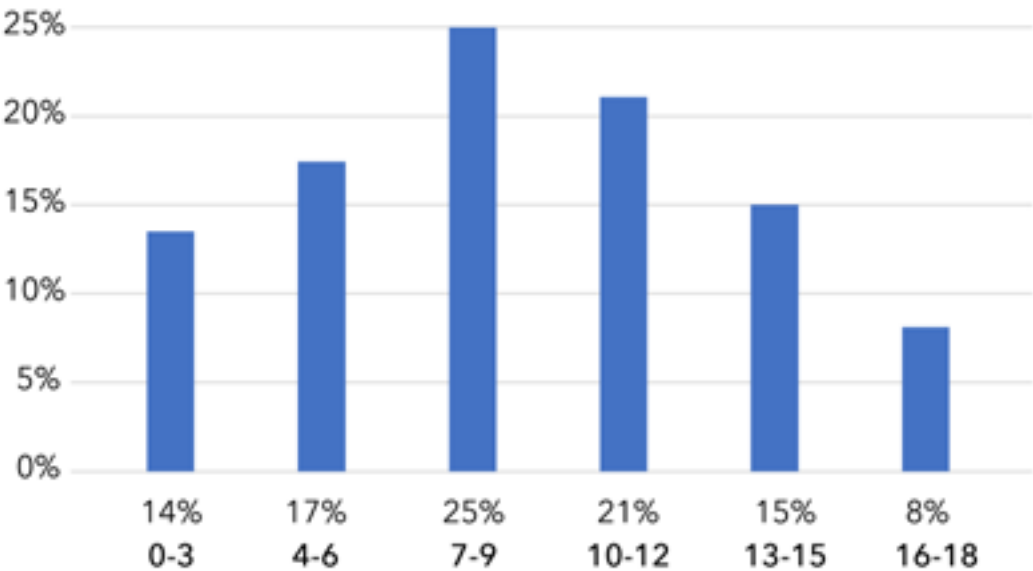
Ethnicity

- 99% Non-Hispanic
- 1% Hispanic

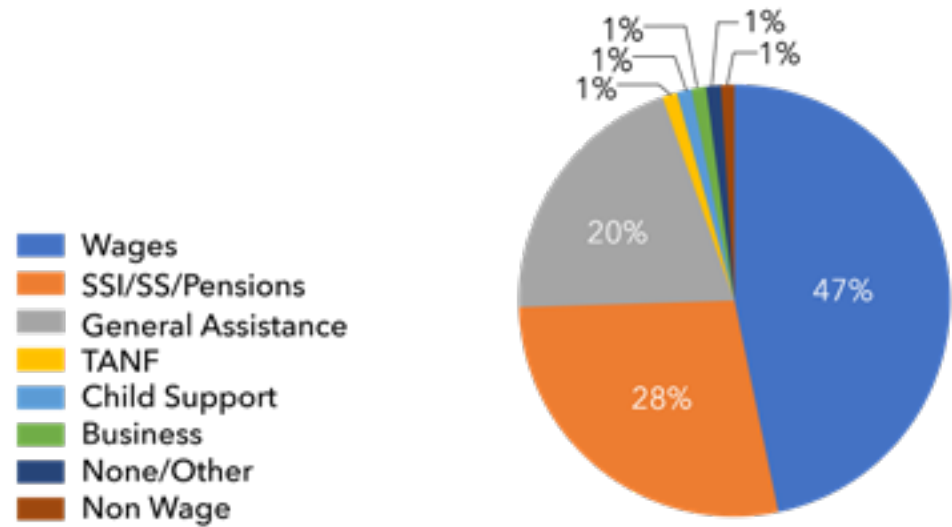
Distribution of Head of Household



Distribution of Children's Age



Distribution of Family Member Income by Primary Type



PEOPLE

CENSUS TRACTS

DEMOGRAPHICS

EDUCATION

HEALTH

ECONOMY

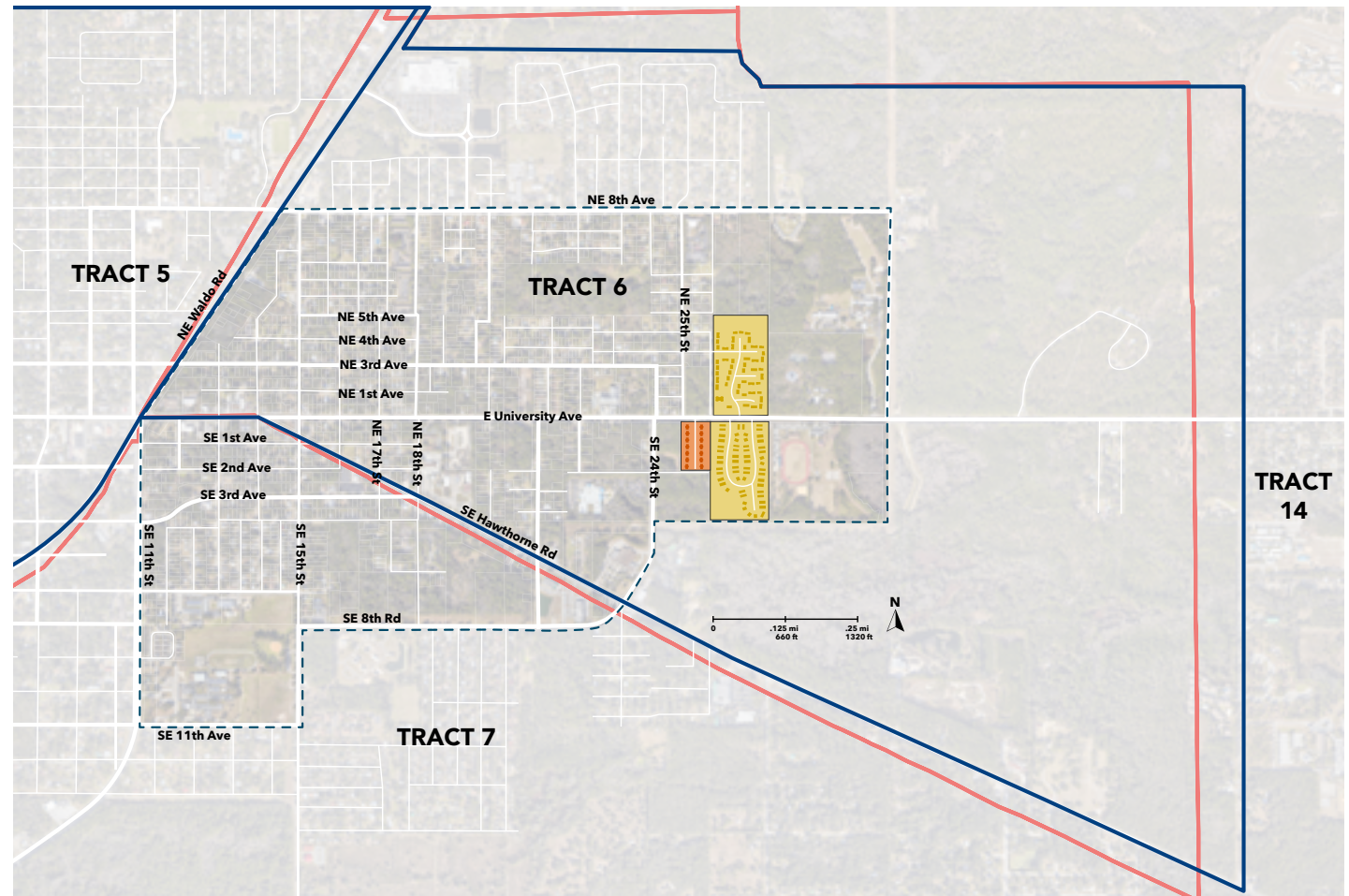
INCOME & EMPLOYMENT

HOMEOWNERSHIP & VACANCY

ACCESS

CENSUS TRACTS

The East University Avenue neighborhood planning area contains portions of two census tracts – Tract 6 and 7. Because the majority of the neighborhood falls within Tract 6, demographic estimates are based on this primary tract. The neighborhood's northwestern boundary is adjacent to Tract 5.



DEMOGRAPHICS

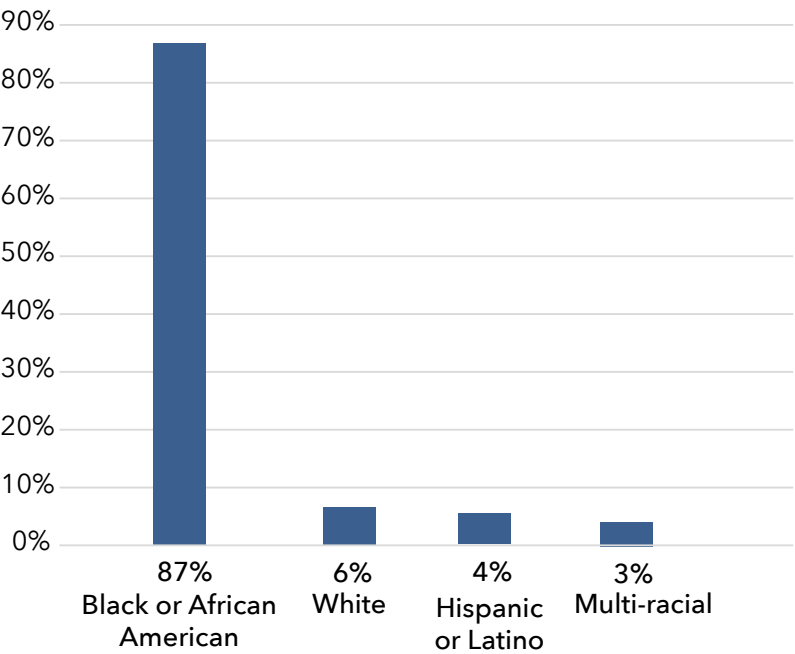
City of Gainesville Total Population

141,985

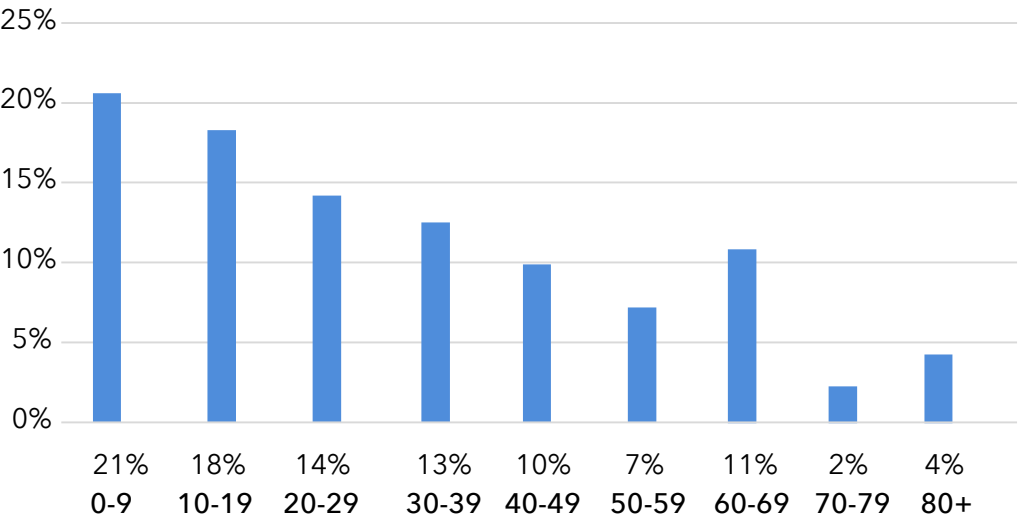
Census Tract 6, Alachua County Population

4,544

Population by Race/Ethnicity

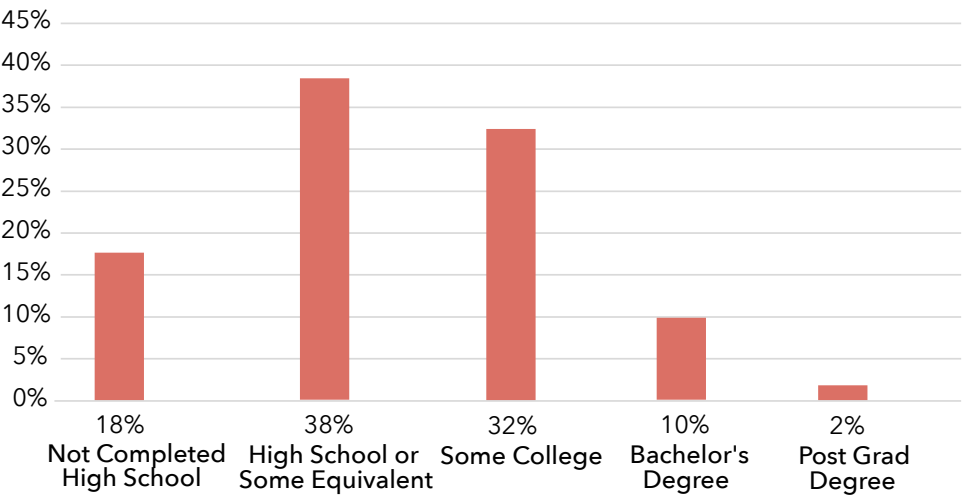


Population by Age



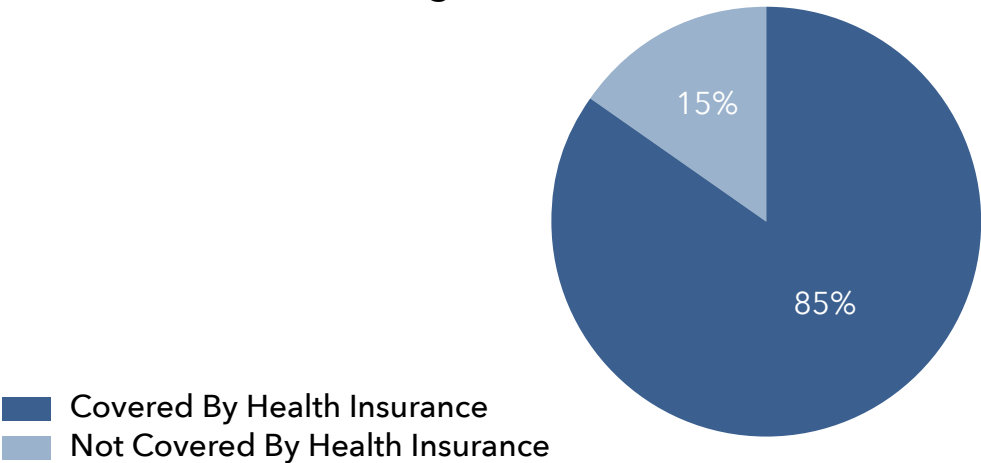
EDUCATION

Educational Attainment

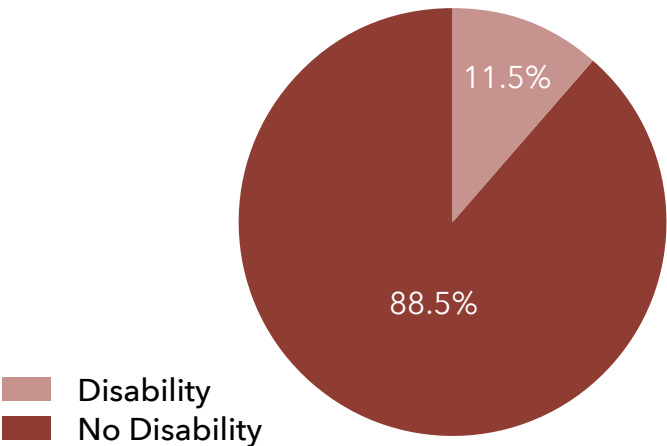


HEALTH

Health Insurance Coverage

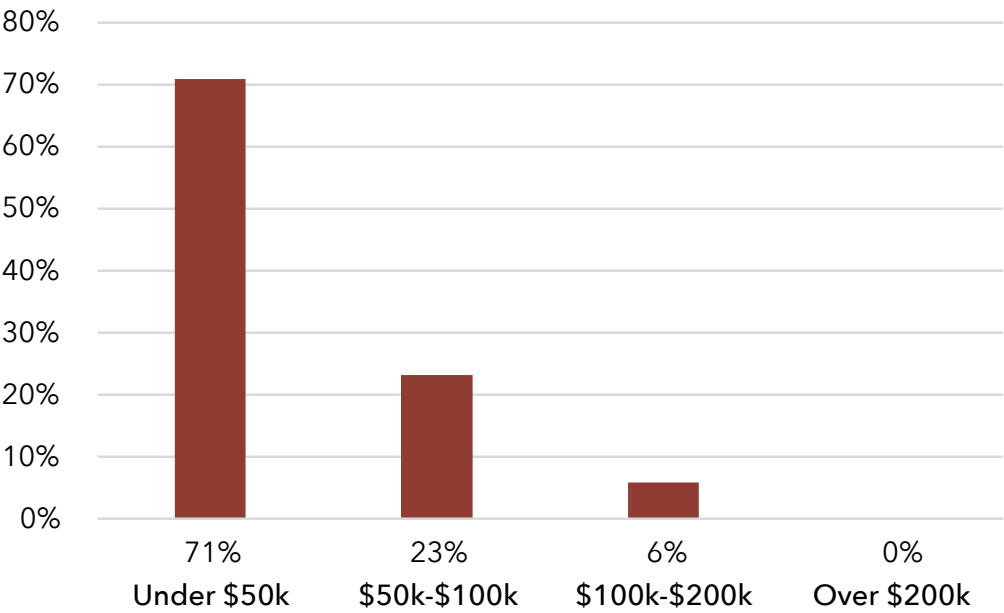


Disability Status



ECONOMY

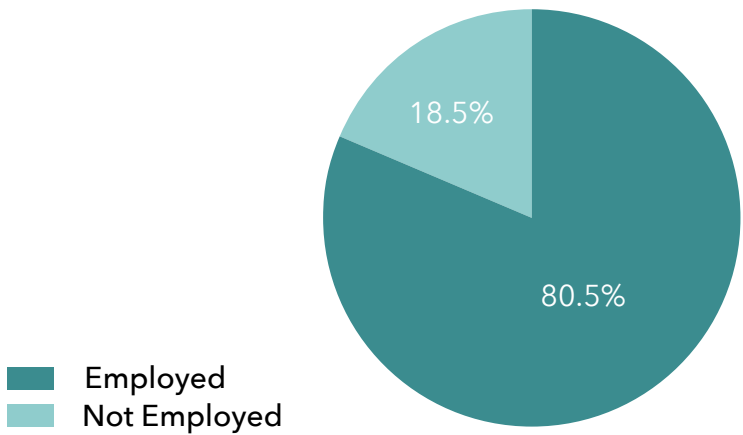
Household Income



Median Household Income

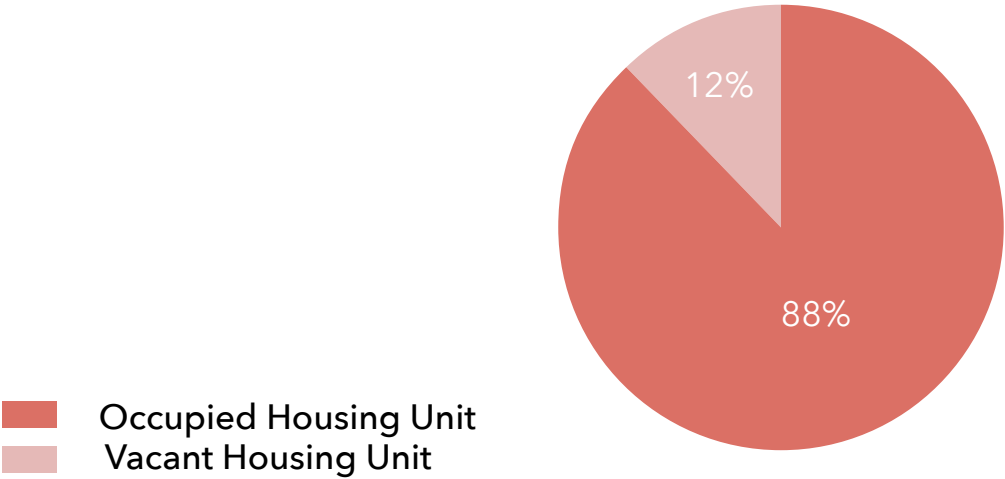
\$24,214

Employment Rate

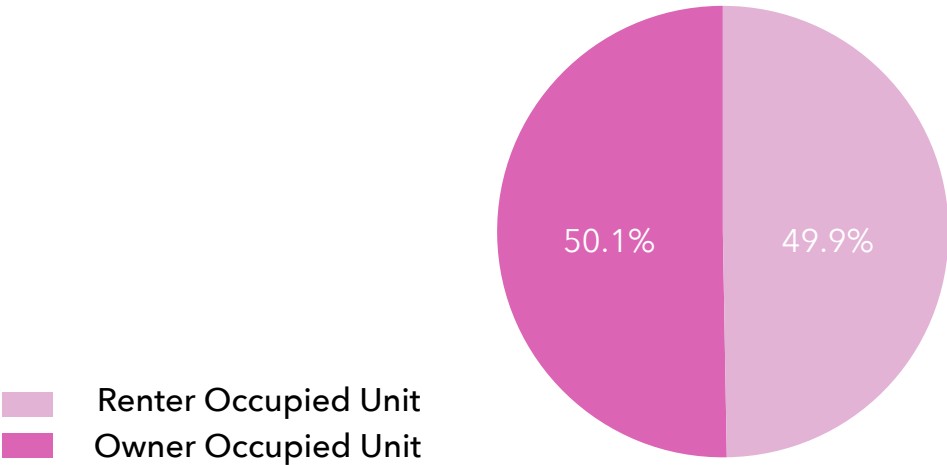


ECONOMY

Vacancy Status

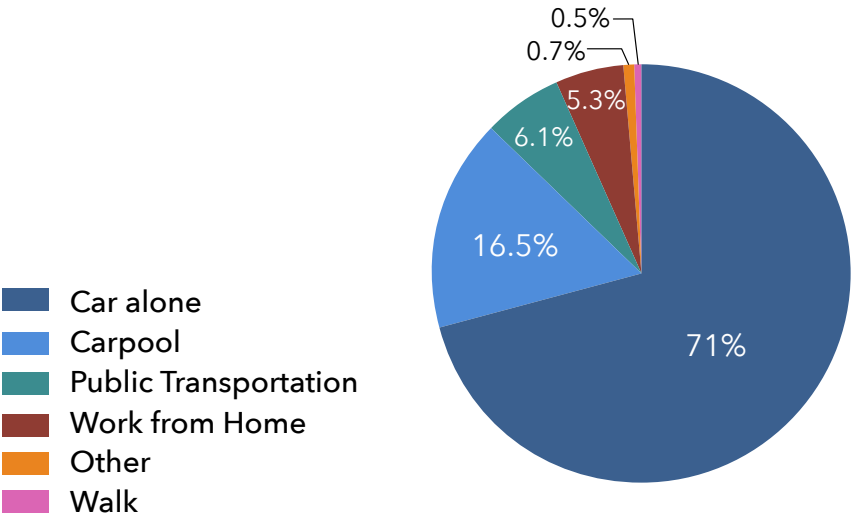


Homeownership Rate



ACCESS

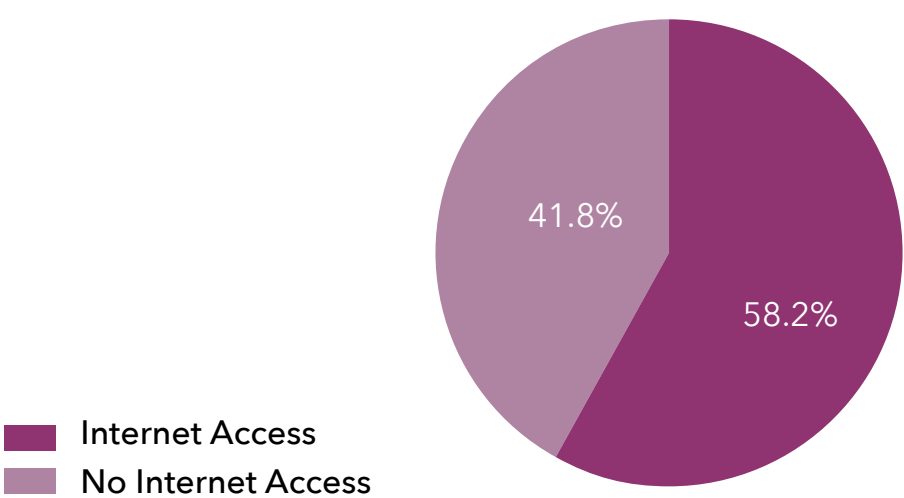
Mode of Transportation to Work



Mean Travel Time To Work

19.2 minutes

Internet Access



Computer Ownership

