

MEMORANDUM

Date: June 8th, 2022

To: Planning and Zone Board
City of Alachua, FLorida

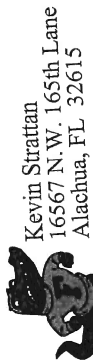
From: Kevin Strattan
City of Alachua Resident

Re: Public Hearing Response Tax Parcel 03049-000-000

I am against changing the Future Land Use Map FROM Corporate Park TO High Density Residential.

- Residential facilities are already allocated in the surrounding area north of NW 163rd Lane. Additional high density residential areas would add to the already stressed intersection at NW US HWY 441 and NW 167th Blvd.
 - There is only one stop light for individuals to go south on US 441 toward Gainesville and there are already complaints with the increased traffic that the other residential areas will create.
- By voting no you are voting to not add to the already expected traffic burden by keeping this area as a corporate park.
 - This will bring more jobs to the City of Alachua on the north side of Interstate 75 whereas the majority of the new jobs are being developed in Progress Park and the surrounding biotech industry south of the city center.
 - Workers going to offices constructed in the current Corporate Park area will be going against the flow of current traffic in the morning (going to work) and in the evening (leaving work) which will not add to the burden of traffic already present and forecasted if they are coming from the south side of US Hwy 441. Residents that live north of Alachua will be exiting the traffic congestion at this same light thereby not continuing to add to traffic congestion through the City of Alachua and further south into Gainesville.
 - Some office workers may in fact be able to access their offices without having to drive a motorized vehicle with the continued development of residential areas surrounding this corporate park.
- This area is directly adjacent to Interstate 75 and could comprise of multi-story facilities.
 - The level of noise from the interstate would lower the potential property values of individual units or apartments thereby potentially bringing down the overall property values of the entire area.
 - Additional funds will be needed to erect sound barriers along I-75 to try and reduce the noise pollution from the traffic on the interstate against the potential high-number of people living in a newly created high-density residential area.
- The counter argument that the site is currently zoned to allow another large warehouse such as a Dollar General or Amazon warehouse is not sound as the ingress and egress to

the area does not facility large shipping semi-trucks. The most likely use of the corporate area will be for corporate offices which supports points already stated above.



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