

8th & Waldo

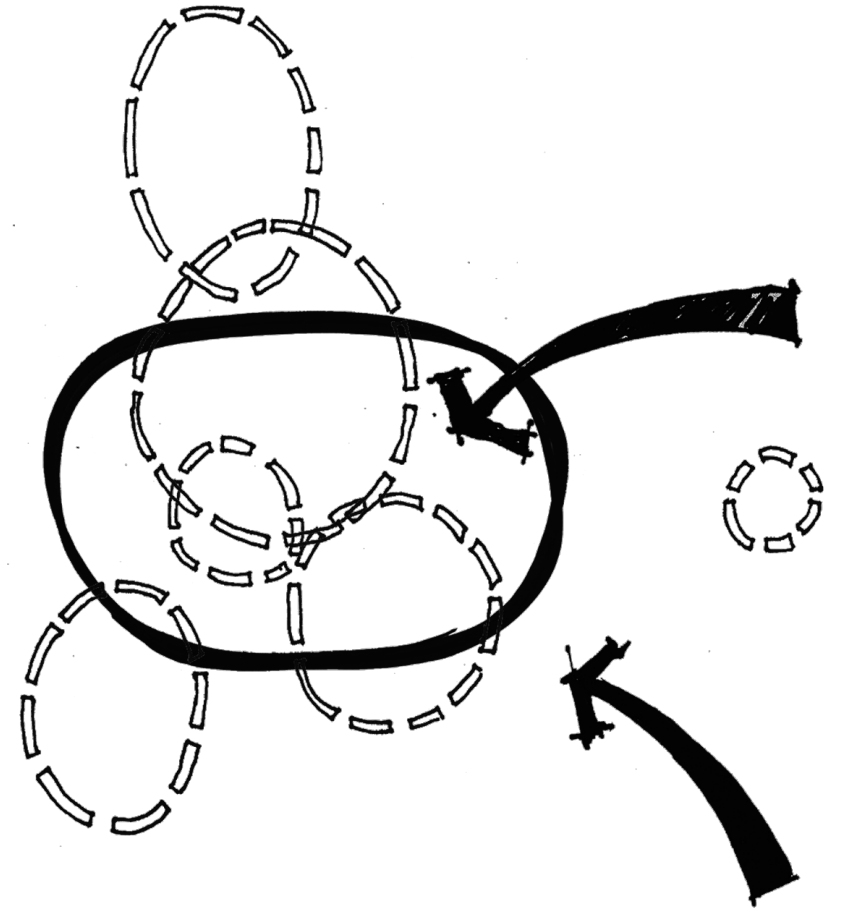
A Master Plan

City Commission Meeting

November 15, 2018

Sarit Sela

City Architect



Gainesville.

Citizen centered

People empowered

Today's Presentation

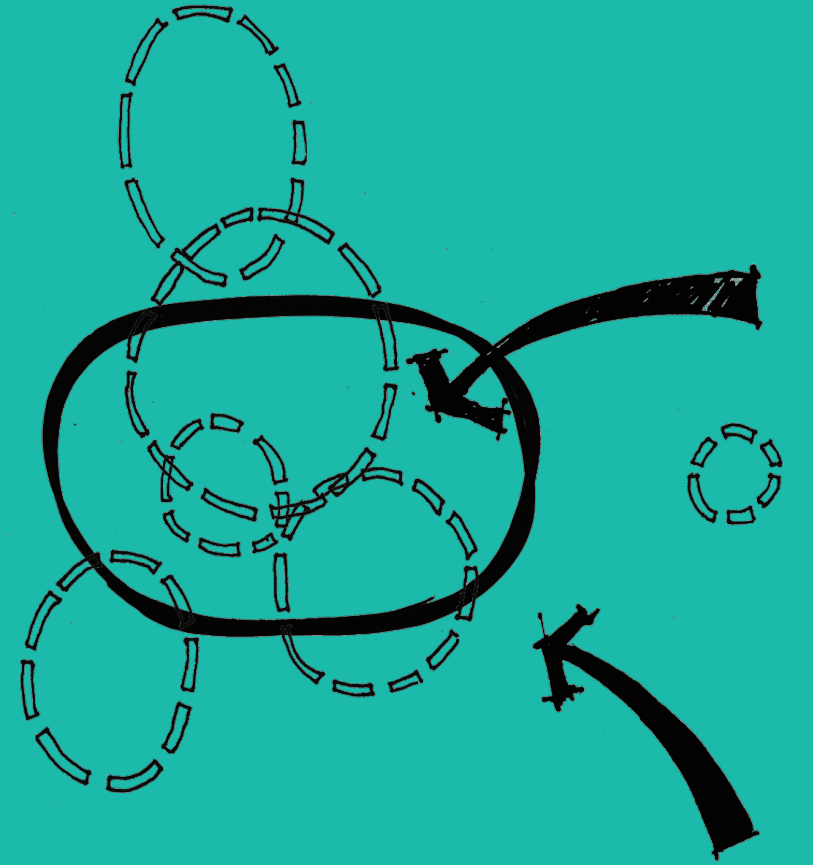
1. Site & Project Overview (Why?)

2. Site Analysis



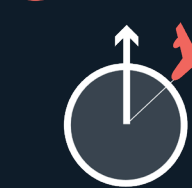
3. Conceptual Site Plans

- Scenario 1
- Scenario 2





1. Site & Project Overview (Why?)

-  1.5 miles to Downtown Gainesville
-  2.4 miles to University of Florida
-  2.5 miles to GNV Airport

Approx. Site Area = 41 Acres










Regional Context





Macro Context - Neighborhoods & Places of Interest

-  Wild Spaces Public Places Approved Projects
-  Schools
-  Half-Cent for Schools Initiative
-  Infill/ Model Block Opportunities
-  Facade Grant Opportunities
-  NE 8th Ave Connection
-  Eastside CRA District



Macro Context - Improvement Initiatives & Opportunities

Where is NE 8th Ave & Waldo?

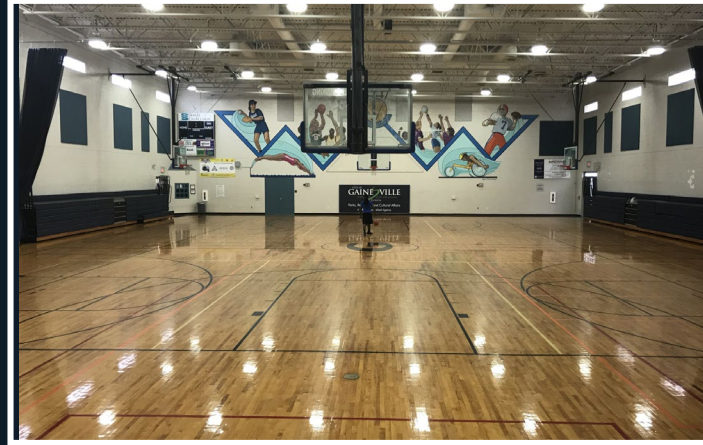
The site is located at the intersection of NE 8th Ave and Waldo Rd. in Gainesville



Where is NE 8th Ave & Waldo?



Citizen's Field Stadium



MLK Multi-purpose Center



Gainesville Fire Rescue #3



Dwight H Hunter Municipal Pool



Gainesville Fire Rescue Admin. Building



Citizen's Field Multi-purpose Fields

Where is NE 8th Ave & Waldo?



GFR Administration Building



Dwight H Hunter Municipal Pool



View from NE 8th Ave and Waldo Rd.



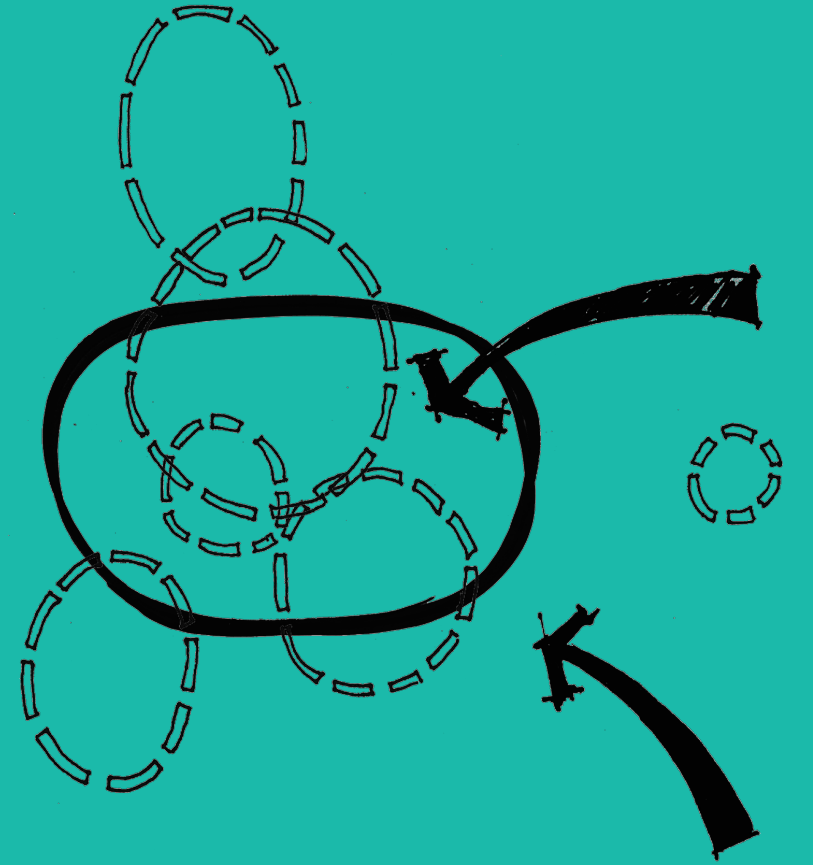
Dwight H Hunter Pool Entry




Streetscape (NE 14th St)





Existing Building on Private Property





2. Site Analysis

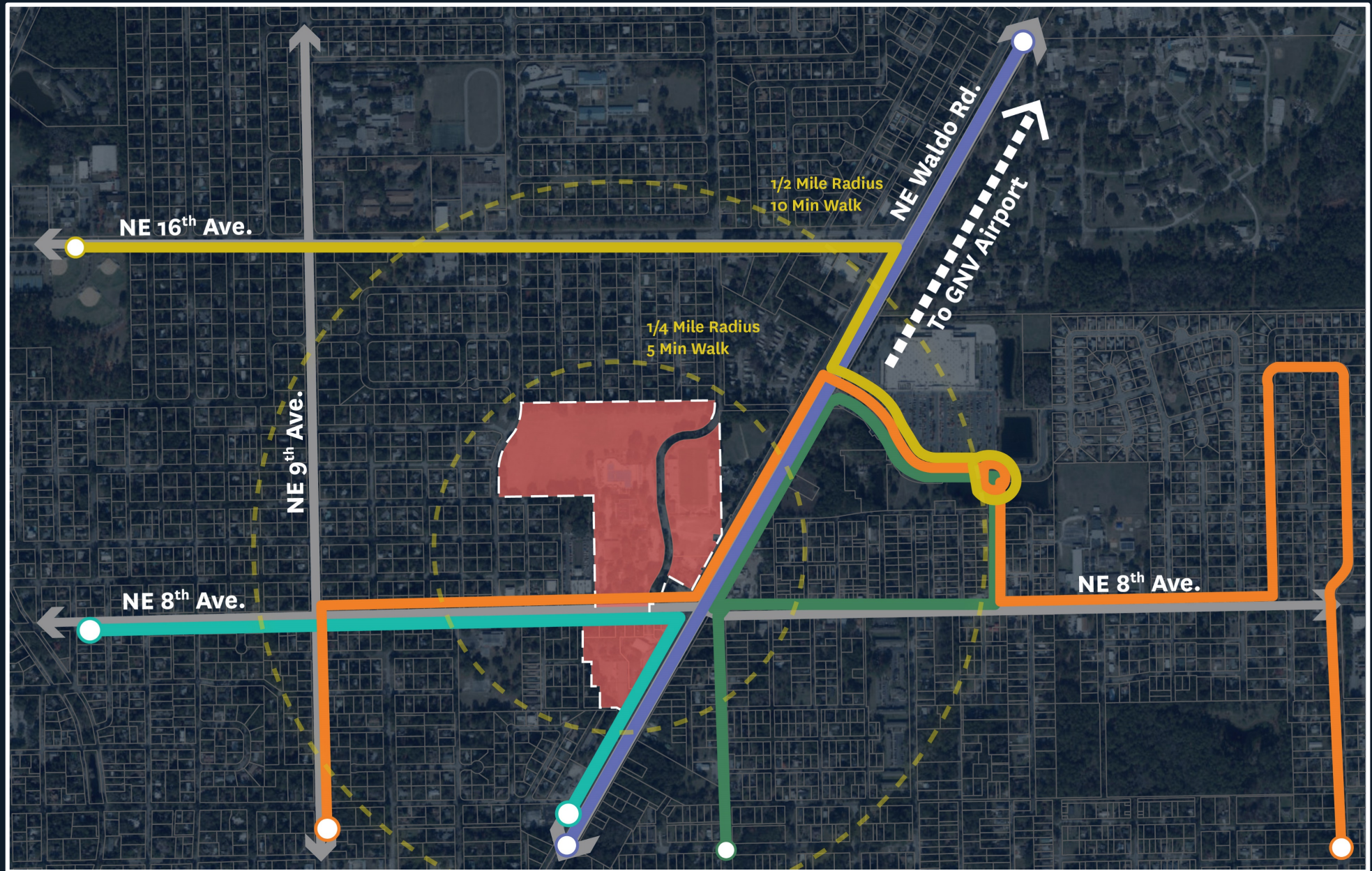
 **11** Downtown Station Eastwood Meadows

 **25** Commuter Lot - GNV Airport

 **24** Downtown Station Jobs Corps








 **27** Downtown Station Blount Center Walmart

 **2** Downtown Station Walmart Super Center



Macro Context - Transit/Transportation



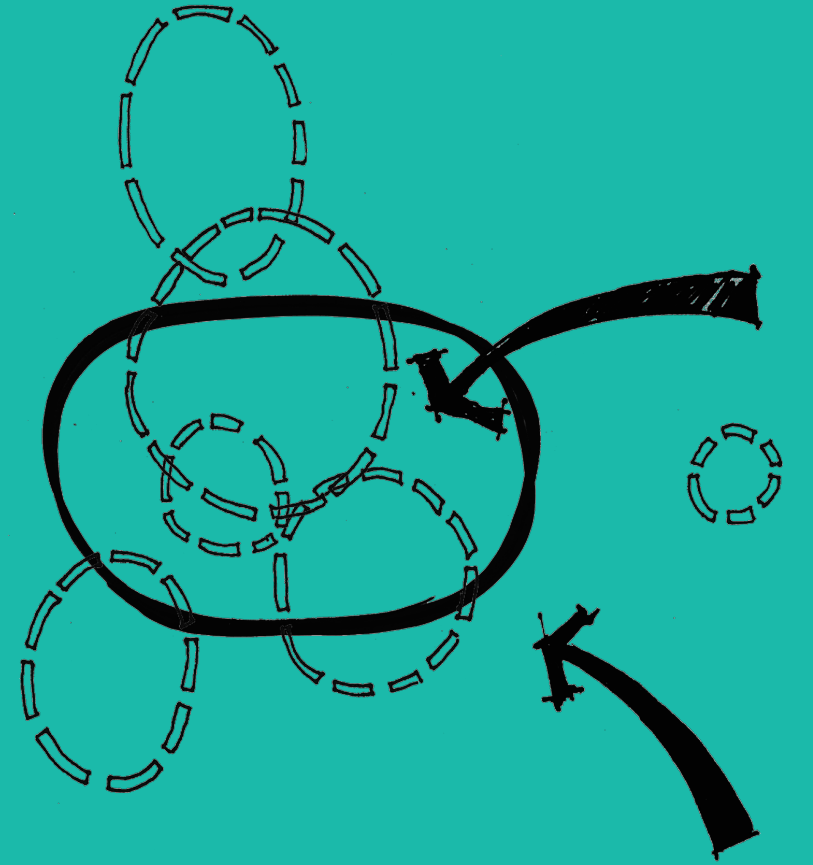
-  Building Footprints
-  Athletic/Sports Field
-  Open Space
-  Pool Area
-  Tree Canopy
-  Site Low Point
-  Site High Point

Predominant Soil Type:
Hydro Group- C/D



Site Context - Open Space and Topography





3. Conceptual Site Plans

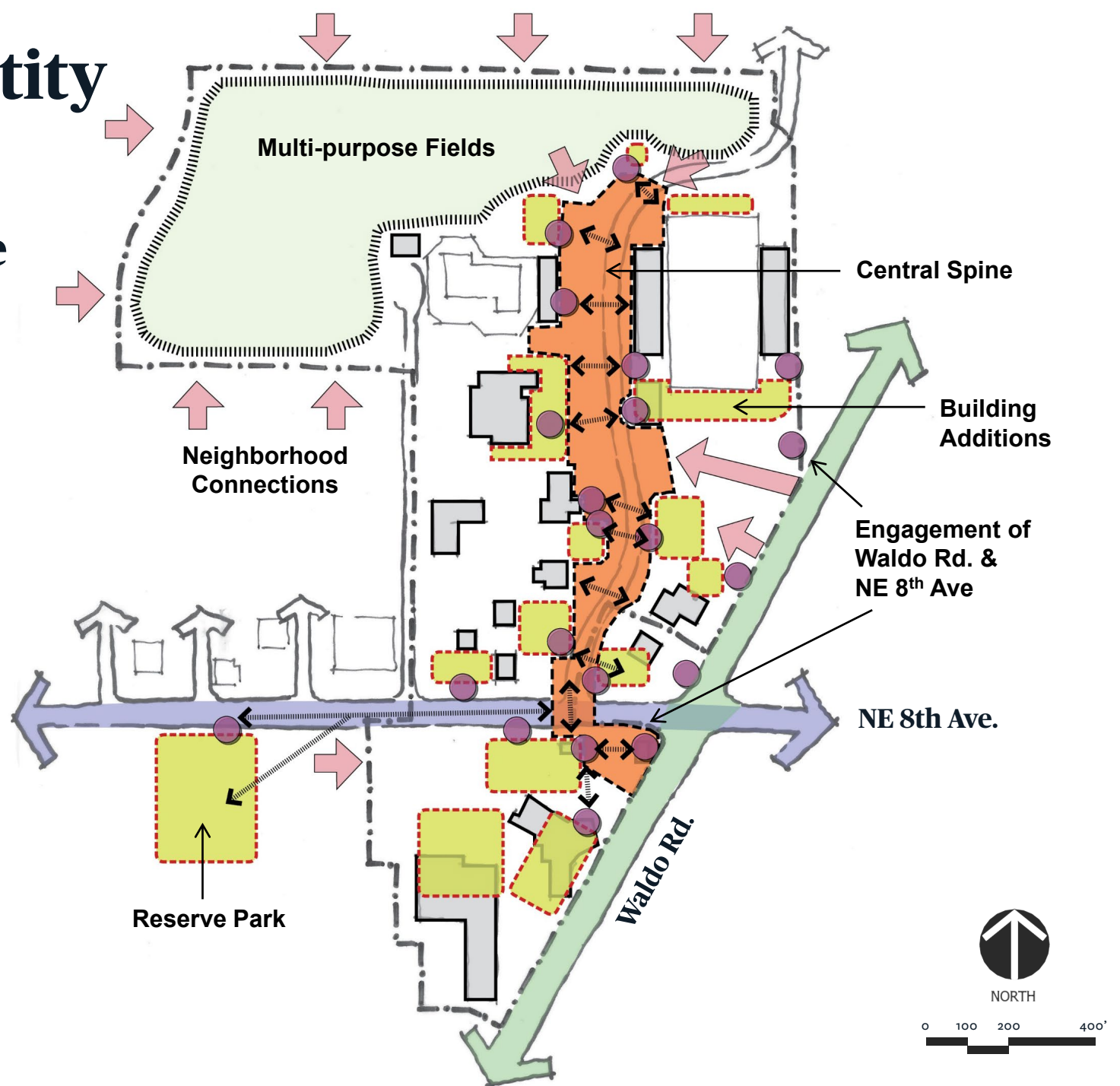
Current Site Disconnect

1. 'Separate' Uses (Silos)
2. No Cohesive Element(s)
3. No Unifying Public Space
4. No Response to Context



Creating a Distinct Identity

1. Engage NE 8th Ave & Waldo Rd.
2. Create a Central Unifying Space
3. Connect Adjacent Uses



Scenario 1

City of Gainesville and Private Partnerships Improvements

- New Buildings/Structures 
- Existing Buildings 
- Central Spine 



Scenario 1 City of Gainesville and Private Partnerships Improvements



Citizen's Field Improvements



Central Spine / Public Space



Placemaking



Citizen's Field Amphitheater/Stage



Programmed Open Spaces/ Trails / Shading



Mixed Uses on Private Prop.

Scenario 1 City of Gainesville and Private Partnerships Improvements



Gainesville Fire Rescue Facilities



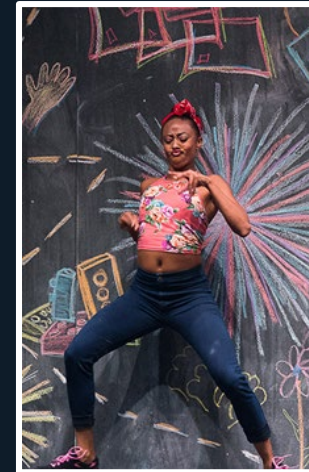
Pedestrian Amenities



Branding



Lighter, Quicker, Cheaper (LQC) Improvements

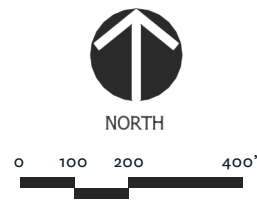


"3rd Place" / Culture; Well-being

Scenario 2

City of Gainesville, Alachua County & Private Partnerships Improvements

- New Buildings/Structures
- Existing Buildings
- Central Spine
- Parking Garage



Scenario 2 *City of Gainesville, Alachua County & Private Partnerships Improvements*



Arcade/ Farmer's Market



Improved Stadium Infrastructure



Anchor Facility / Arena / Convention Ctr.



Placemaking



Mixed Use Buildings / Garages Wrapped with Uses



MLK Rec Center
Expansion

Dwight H Hunter Pool
Improvements

Programmed Open
Space

Trails and
Recreational Fields

Iconic Vista/Tower/
Overlook

Citizen's Field Stadium
Improvements

Performance
Stage



Central Spine - Typical Day

MLK Rec Center
Expansion

Dwight H Hunter Pool
Improvements

Programmed Open
Space

Trails and
Recreational Fields

Iconic Vista/Tower/
Overlook

Citizen's Field Stadium
Improvements

Performance
Stage



Central Spine - Event/Festival

8th & Waldo

A Master Plan

Thank You

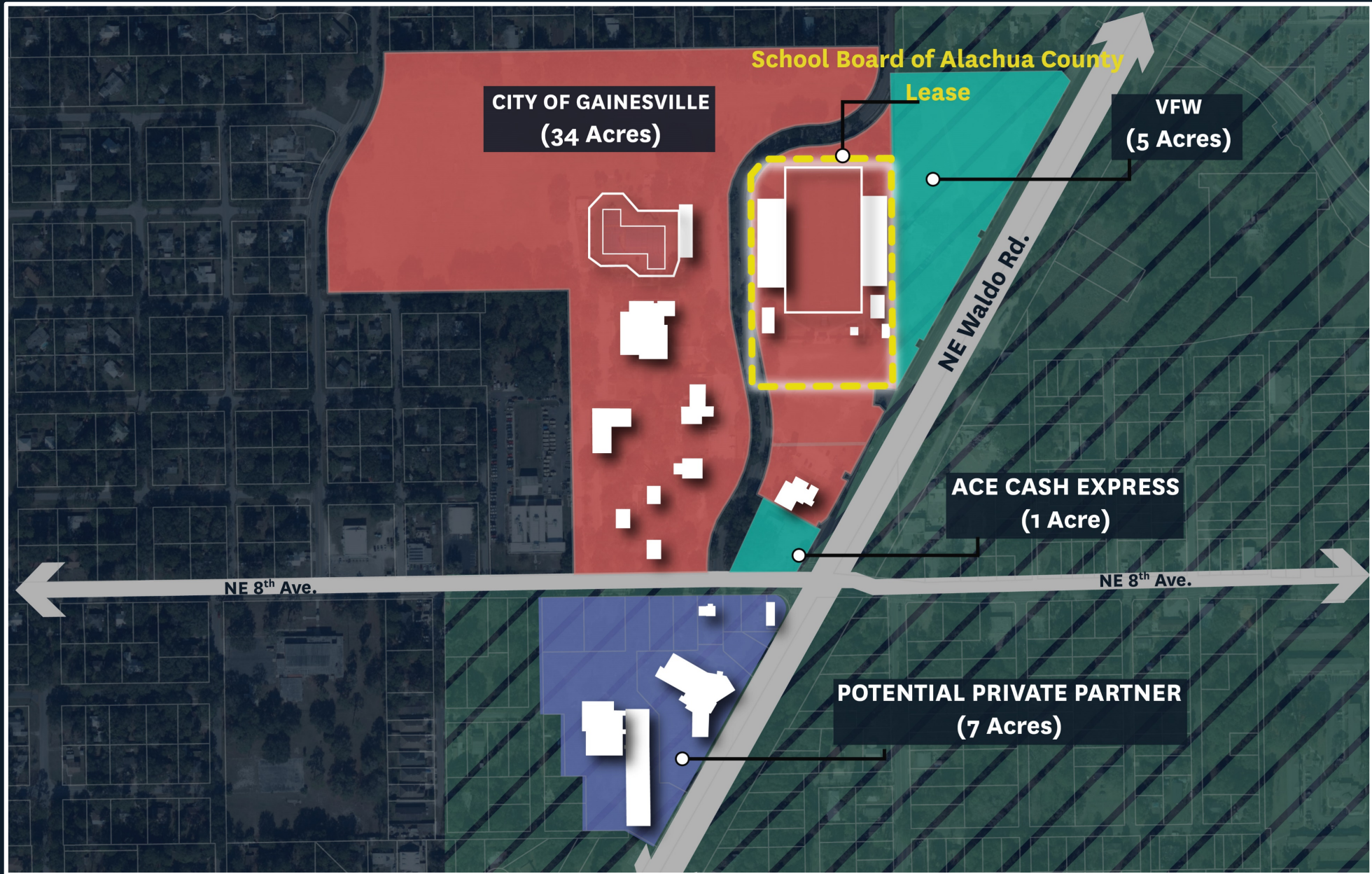
Gainesville.
Citizen centered
People empowered



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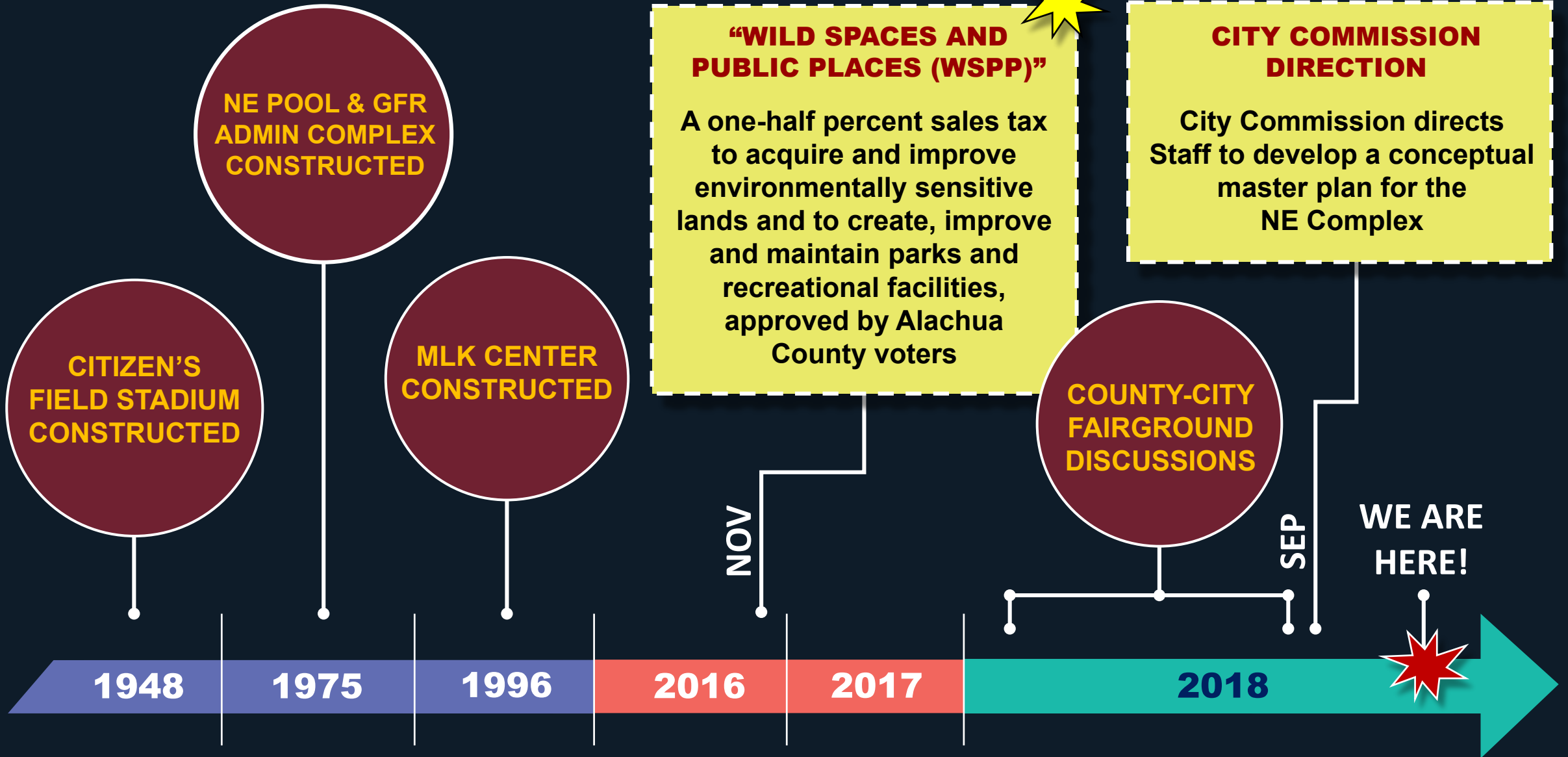
 Eastside CRA
District



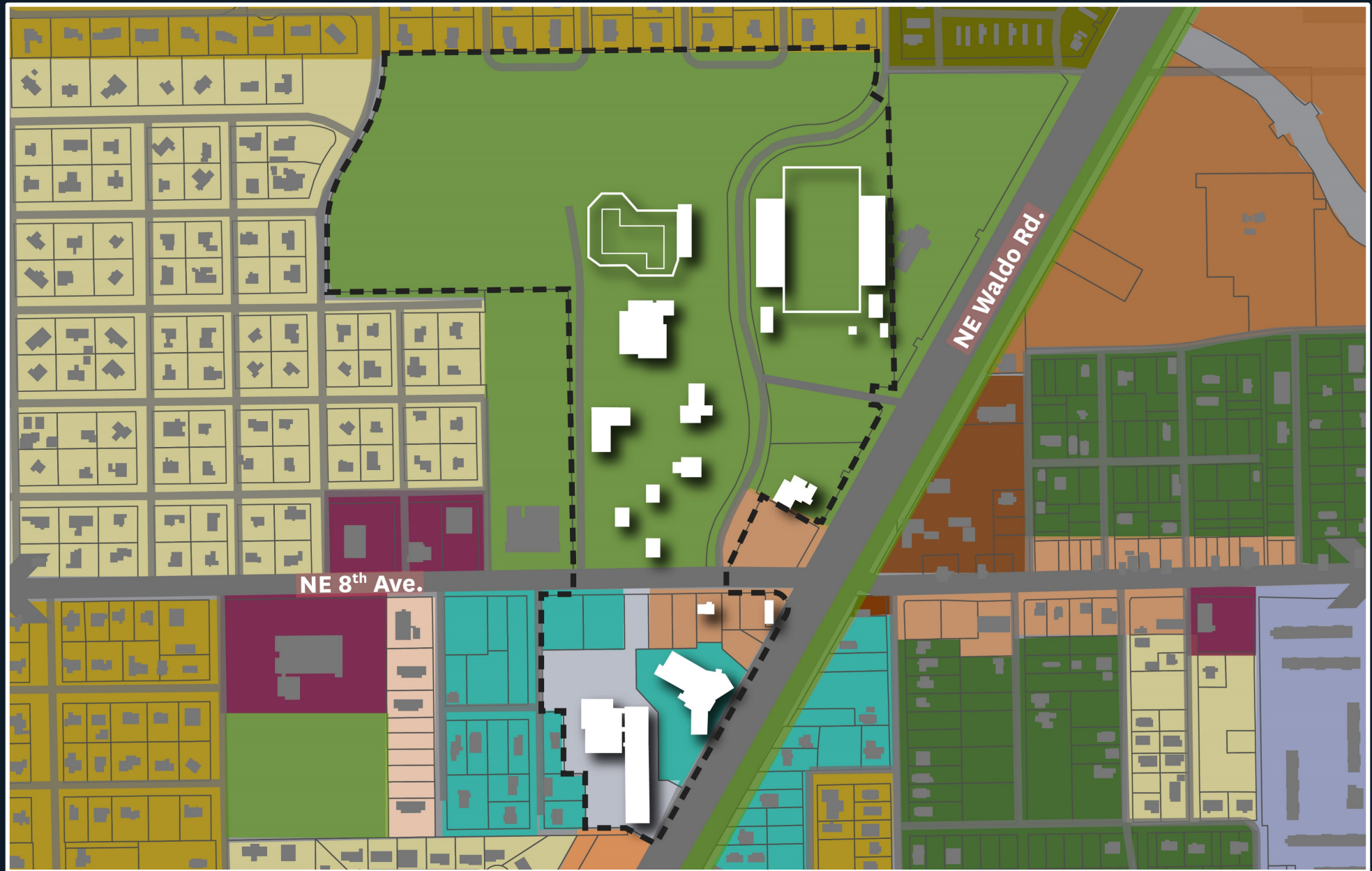
Site Context - Ownership



Why Now?





- RSF-2
- RSF-1
- PS
- RC
- MU-1
- U-4
- U-3
- U-6
- U-8
- PD
- MU-2
- RMF-7



Site Context - Existing Zoning



-  Vehicular Entry Point
-  Parking Area
-  Vehicle Access
-  Pedestrian Access
-  Existing Sidewalk Connections
-  Building Footprints



Site Context - Existing Circulation



- Transformer
- Light Poles
- Electric
- Gas
- Water
- Sewer



Site Context - Existing Utilities



