

# 8th & Waldo Redevelopment Project Update



GCRA Advisory Board, November 17, 2020

Sarit Sela, City Architect

Office of Capital Asset Planning & Economic Resilience (CAPER)



# Today's Discussion:

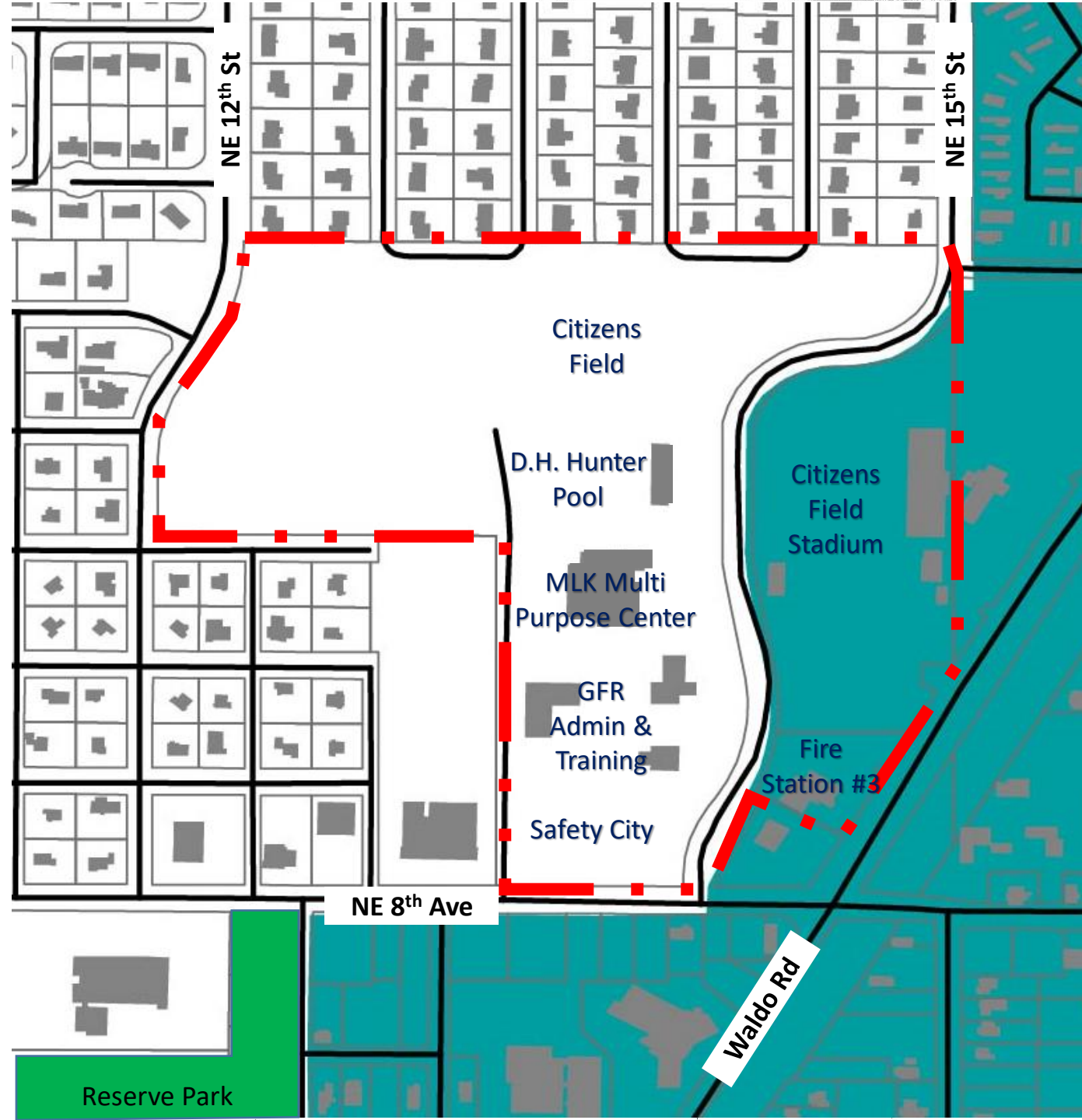
1. Recap
2. Stakeholders
3. Input Thus Far
4. Uses, Anchors, and Proposed Concept
5. Proposed Next Steps

# 1. Recap

# The Site

- NW of the NE 8th Ave & Waldo Rd intersection
- ~36 acres City owned
- Variety of uses on site, predominantly recreation, wellness, and safety
- Variety of stakeholders on and around the site

 GCRA (~8 acres within project area)



# Project History

## **2018 – 2019**

- Identification of site's potential as an economic development catalyst.
- Proposed for the County's Indoor Arena / Fairgrounds site. Site not selected.

## **January 2020**

- One-on-one meetings with City Commissioners & GCRA Advisory Board discussion.
- Proposed site anchors: Conference Center and Garage.
- Mixed response from Advisory Board, Commissioners, and Neighbors.

## **September - November 2020**

- Due diligence to review and analyze project history and plan for project re-kick off.










# Recap: Proposed Concept, January 2020

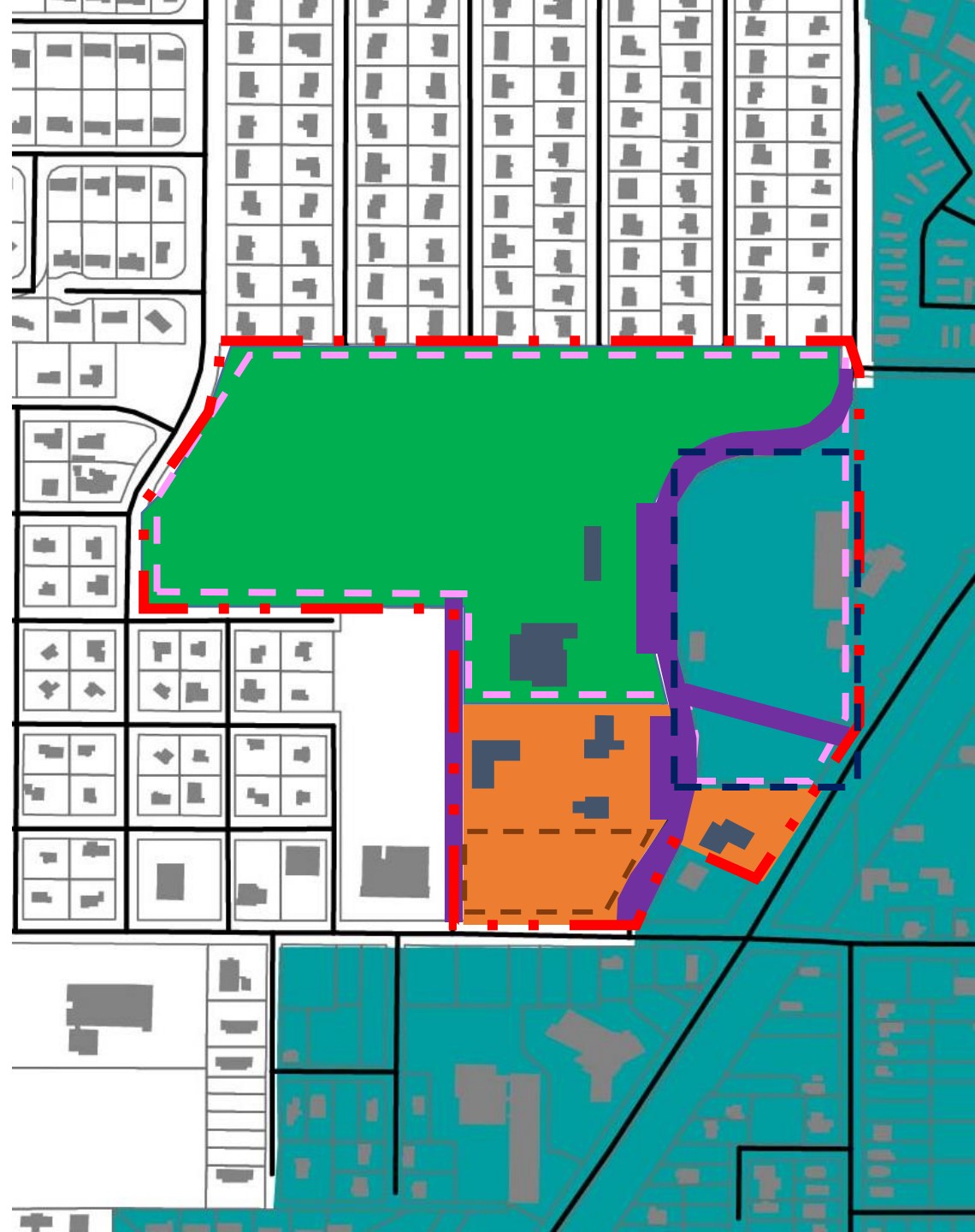
- Signature public space to tie-in activity and enhance sense of place.
- Maintain & improve existing recreation amenities; relocate GFR facilities off site.
- Stadium reconstruction on site.
- New conference center, garage, and complementary mixed use.



## 2. Stakeholders







# Stakeholders: On Site

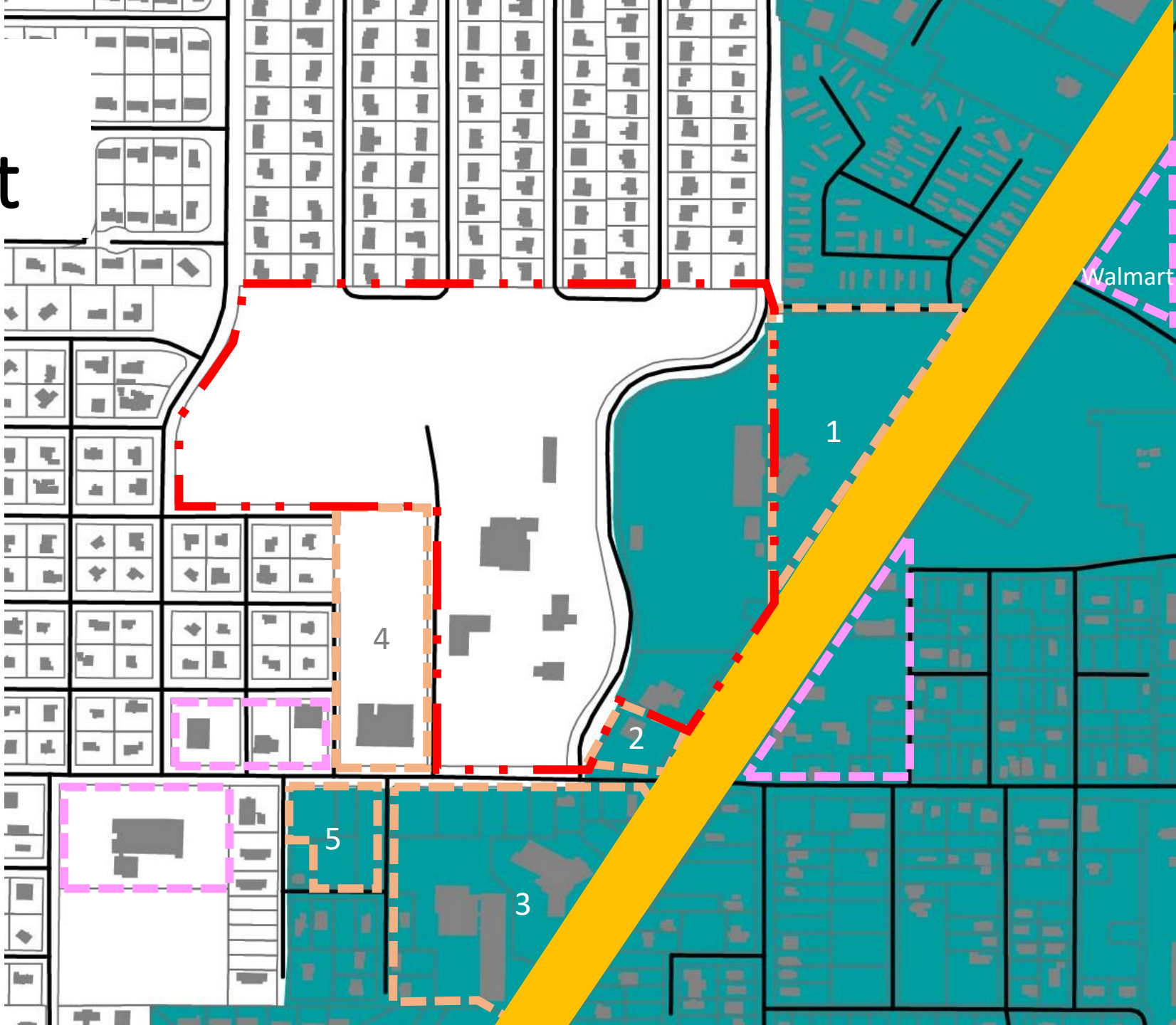
-  Project Site (~36 acres)
-  WSPP Earmarked Projects (~26 acres)
-  Properties managed by PRCA, including Citizens Field Stadium & Park, Dwight H Hunter Pool, MLK Sports Complex (~20 acres)
-  GCRA (east of NE 14<sup>th</sup> St, ~8 acres)
-  Area leased to and managed by School Board of Alachua County (~6.5 acres; lease ends 2024)
-  Properties used by GFR, including GFR Administration Complex, Fire Station 3, Kiwanis Safety City (~6 acres)
-  Public Right of Way managed by PWD (~3 acres)
-  Buildings managed by PWD Facilities Division
-  Kiwanis of Gainesville partnership w GFR (~1.5 acres)











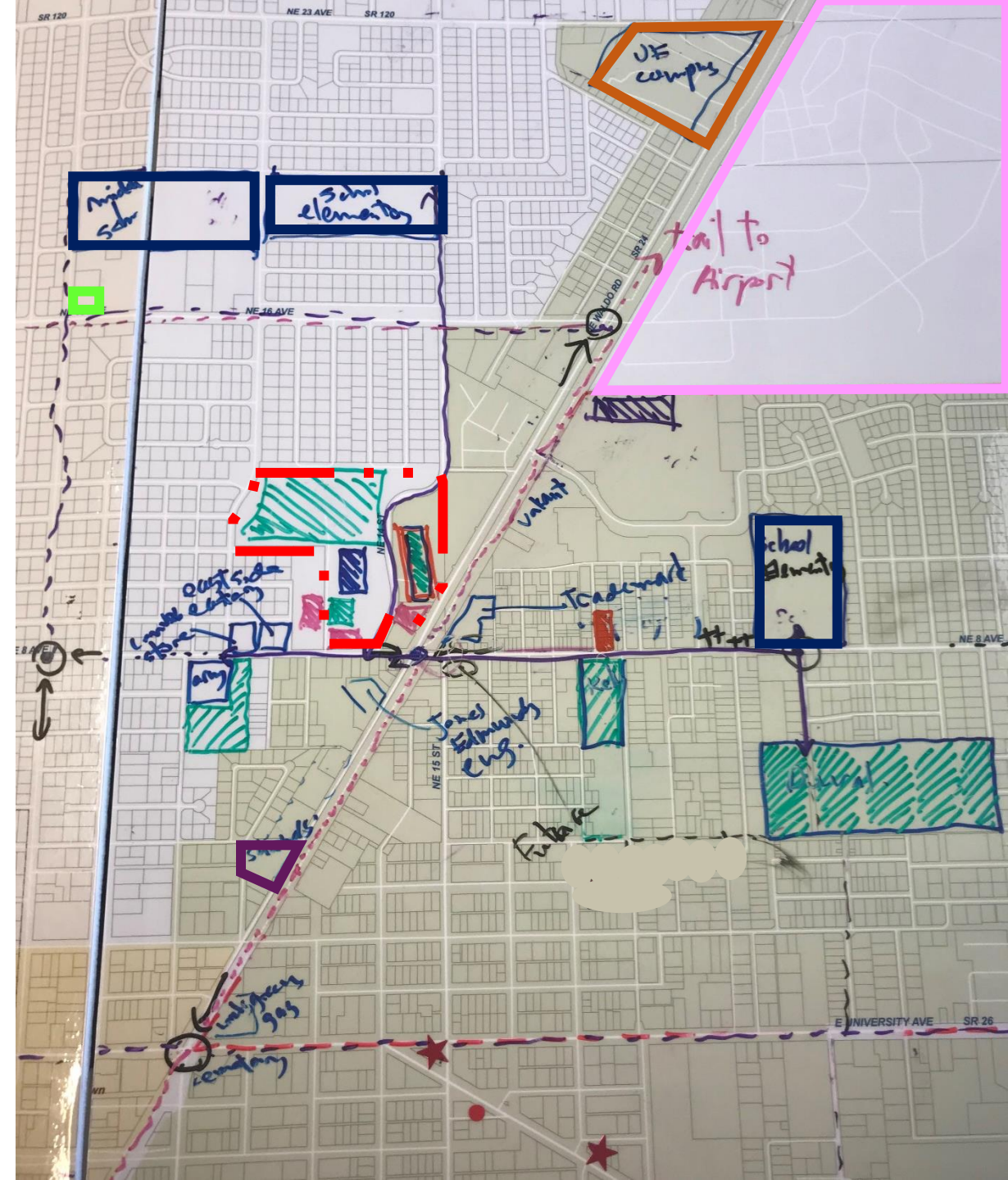
# Stakeholders: Immediate Context

-  Project Site
-  Surrounding neighborhoods, including Greater NE Community, Cedar Grove, Duval Heights, and Duckpond
-  Surrounding non-residential property owners, including (1) VFW (5 acres), (2) Ace Cash Express (1 acre), (3) Trimark Properties, (4) US Army Reserve, (5) Chestnut
-  Small & large businesses in vicinity
-  GCRA District overseen by GCRA Advisory Board
-  FDOT



# Stakeholders: Greater Context

-  Project Site
-  School Board of Alachua County: sports, vicinity to 3 schools, after-school and adult education
-  UF East Campus
-  UF Health East Clinic
-  State of FL Tacachale campus
-  Alachua County Library District



# Stakeholders: Other Potential Local Institutional Partners

- Alachua County: Tourist Development, Economic Development
- ElderCare of Alachua County
- Alachua Habitat for Humanity
- Department of Health (DOH)-Alachua
- UF Academic Health Center
- Santa Fe College

### 3. Input Thus Far

# What We've Heard So Far...

From City & County Commissions, 3/2019 + 1/2020

- City-County effort + Private investments
- Use Tourist Development Council, GCRA and WSPP funds
- Create an attractive, in- & outdoor, multi-purpose fun destination
- Cost effective small programs rather than one large use
- Jobs opportunities, career training
- Senior Center, youth services
- Mixed-use, residential + commercial + services
- Health services, clinics, food market/store, social services
- Recreation options, professional skate park



# What We've Heard So Far...

From GCRA Advisory Board members, 1/2020

- Complement the existing character of the 8th & Waldo complex, with additional health, fitness, and/or recreation uses
- Tie into the Site's residential context
- Economic growth
- Small uses rather than large footprint developments to complement existing uses and protect local communities
- An urgent care center, health department satellite and/or social services center
- Well connected space & development
- Develop a systematic approach to the east GNV developments



# What We Learned From...

## GCRA 10-year Plan Community Outreach (1)\*

**Q:** What are the most important design considerations for the Eastside enhancement?

- **Top Priority:** Economic Development and Innovation
- **High Priority:** Commercial Activity + Housing
- **Other Priorities** (in the order of importance): Urban Form; Sense of Community; Improved Infrastructure; Funding, Financing, Management, and Promotion; Sustainability; the Health of the Community

\* Online and paper surveys soliciting input about the former CRA Eastside District area in general (not project specific), 2019.



# What We Learned From...

## GCRA 10-year Plan Community Outreach (2)\*

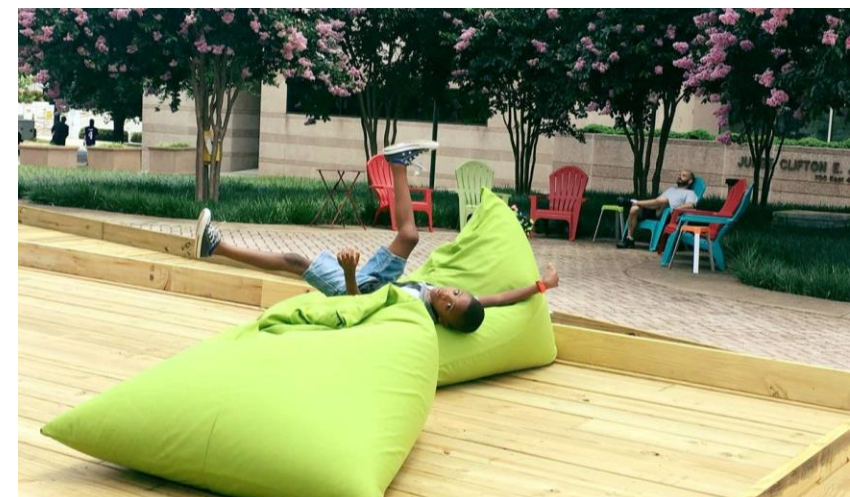
### Topics raised by Stakeholders, listed in random order:

**What do you like about East GNV?** Open Space and Natural Amenities; Natural Beauty; Authentic Old GNV Feel; History; Community

### What is needed in East GNV?

- Affordable housing
- Cooperative housing for elderly
- Prevent gentrification
- Healthy grocery store
- More dining and coffee options
- Locally owned businesses
- Living wage job opportunities
- Activate empty storefronts
- Improved streetscapes & infrastructure
- More entertainment, cultural and family-oriented opportunities
- More recreation for children and the elderly
- Walking friendly community areas
- First class community center at the MLK site
- Opportunities for community and educational gatherings

\* Online and paper surveys soliciting input about the former CRA Eastside District area in general (not project specific), 2019.





# What We've Heard So Far... Summary

Based on the beforementioned discussions at the Joint City & County Commissions 3/2019 meeting, and GCRA Advisory Board 1/2020 meeting, and GCRA 10-year Plan Community Outreach.

## DO

Complement the character of the surrounding communities & on-site uses;  
Serve local residents

Small, cost effective program elements

Local businesses; Jobs & professional training

More recreation, fitness & wellness options on site

Health services, i.e., clinics, health food, social services, & education

Cater to Seniors & Youth: i.e., Senior Center / housing / services, youth activities (i.e., Professional skate park)

Fun, artsy, indoor & outdoor destination area to have fun and play

Enhance Connectivity

Mixed-use to better activate site

Complement other City initiatives in east GNV

## DON'T

“Anywhere USA” generic development

Gentrify

Large program elements, i.e., events/conference center, indoor arena

Large, standalone Garage

Large national commercial chains



## 4. Uses, Anchors, and Proposed Concept\*

\* Due diligence by CAPER, October 2020

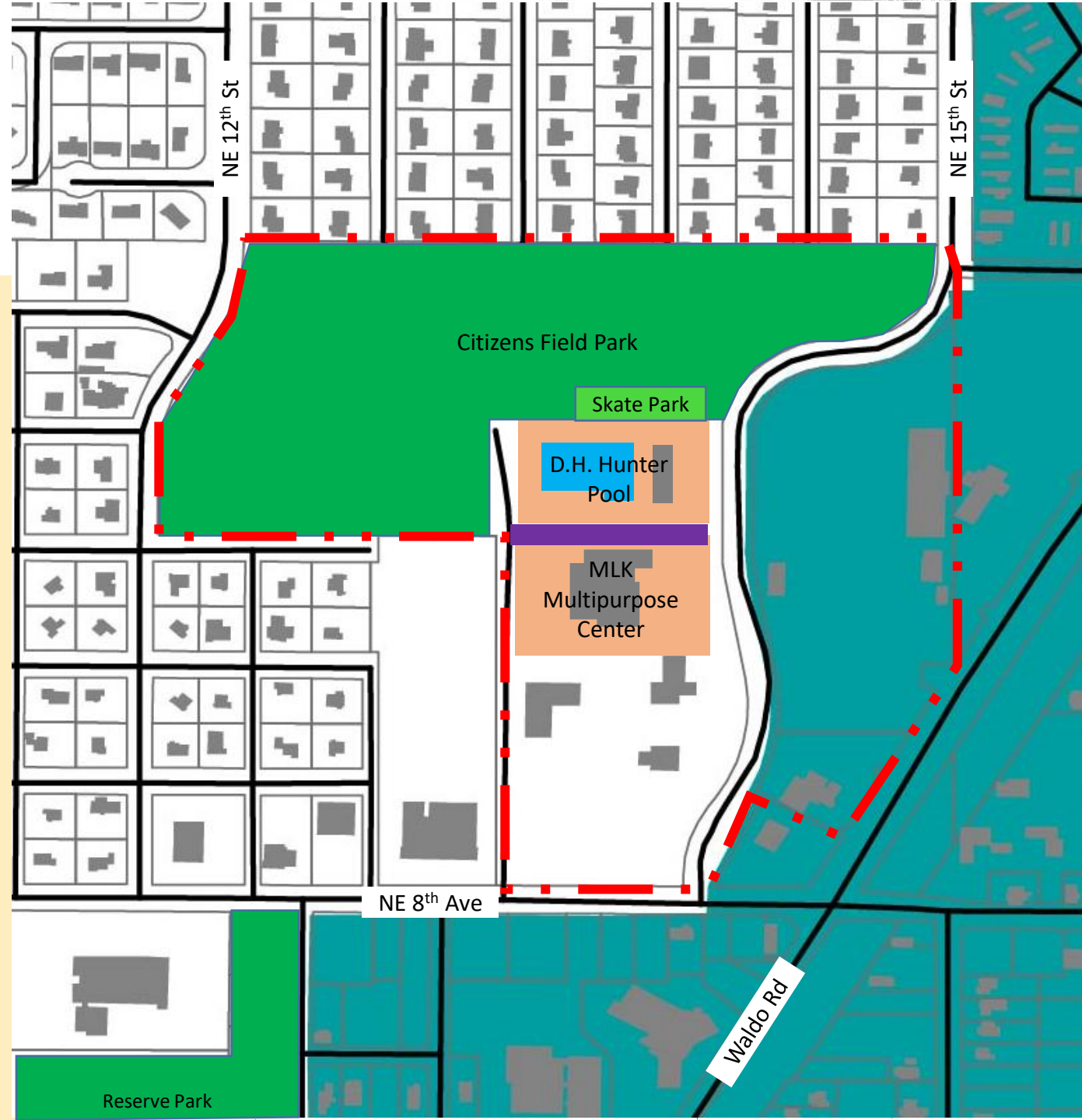
# Existing Uses On Site

- **Safety.** GFR Fire Station, Training Facility & Offices, Kiwanis Safety-City
- **Education.** Kiwanis Safety-City, School Board Use of Stadium, Sports
- **Health & Wellness.** GFR Paramedics, Kiwanis Safety City, Sports and Recreation
- **Recreation & Fitness.** Open Field Park, Swimming Pool, Indoor Courts and Gym
- **Offices.** GFR Administration Offices
- **All-age Destination**



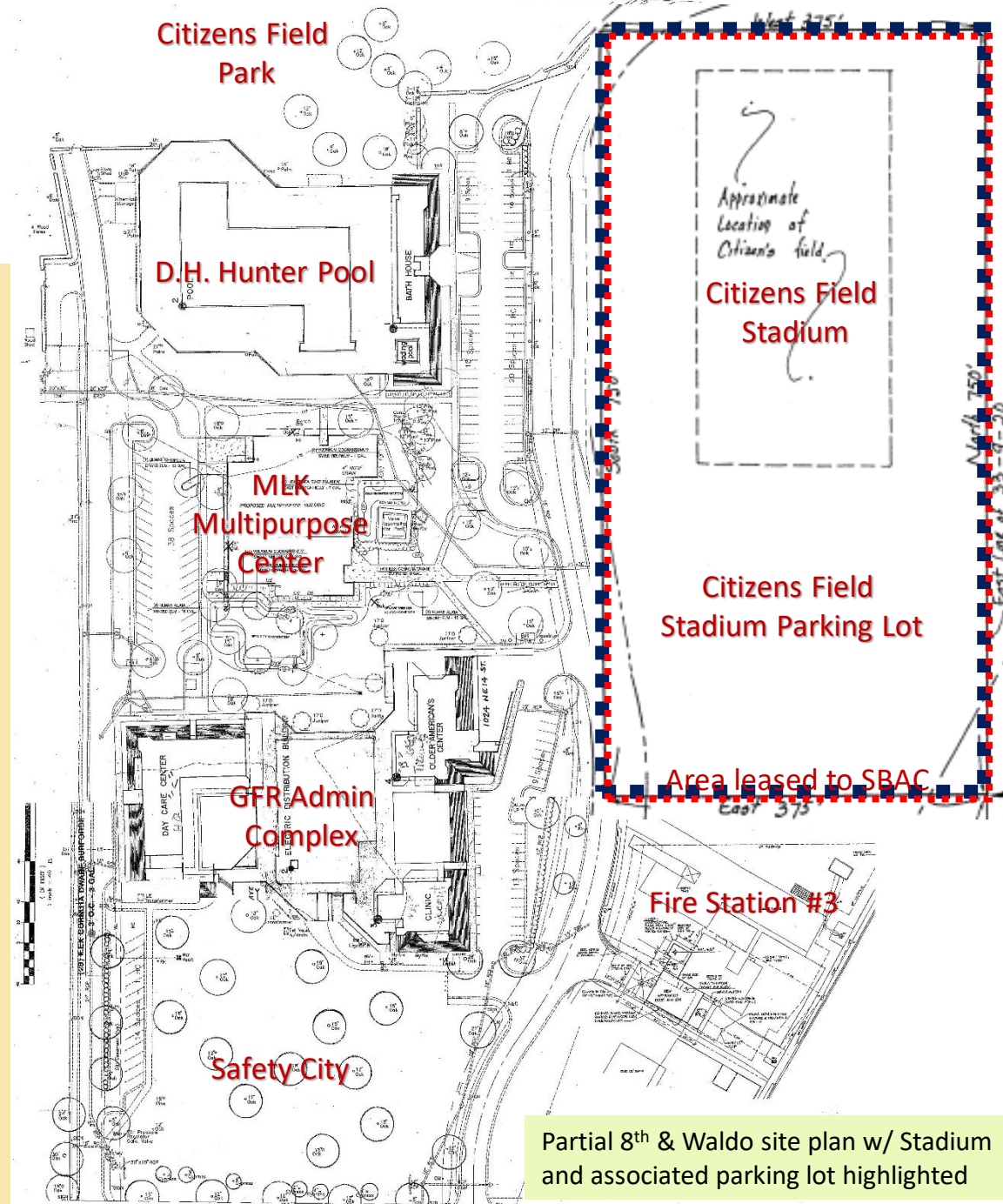
# Proposed Anchors to Remain

- **Citizens Field Park.** Open field park in a residential neighborhood.
- **Dwight H. Hunter Pool.** Olympic pool used year-round by neighbors and sports groups of all ages.
- **Martin Luther King Jr Multipurpose Center.** Indoors sports facility and a hurricane shelter.
- These health and wellness amenities **benefit neighbors of all ages from the immediate area and beyond.**
- All these amenities are **earmarked for WSPP funds**, and can be improved to maximize their potential.



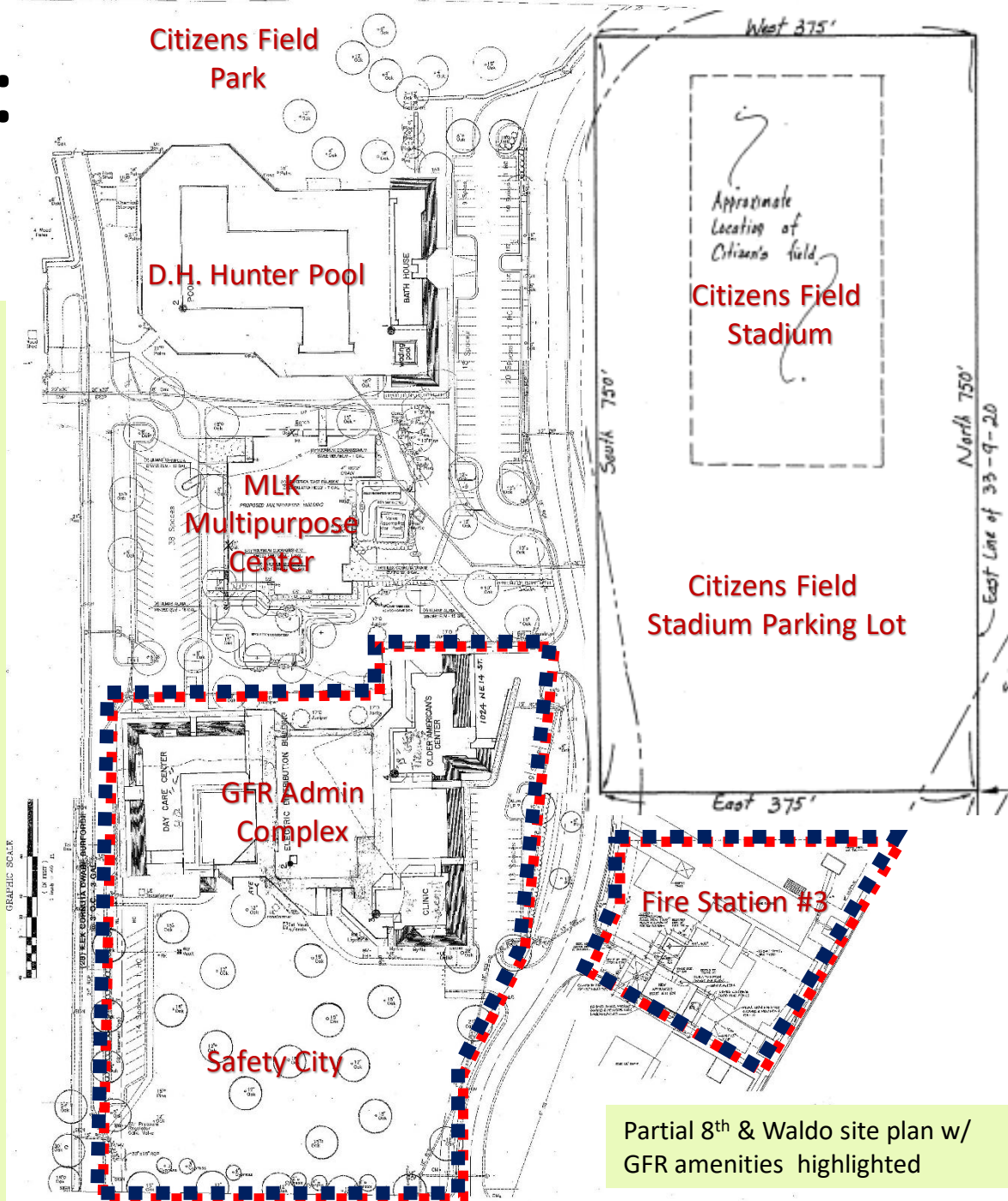
# Potential Facility Relocation: Citizens Field Stadium

- Stadium reconstruction is recommended to bring it up to current industry standards (built in 1948).
- Leased to School Board of Alachua County (SBAC) till 2024.
- Used regionally, thus, location may be flexible if a relocation was considered.
- Per previous stakeholder input, many prefer smaller rather than larger uses on site.
- Potential Stadium relocation would free up ~6.5 acres for redevelopment. Potential relocation sites TBD.
- Coordinate with SBAC potential Stadium relocation and future lease terms, beyond 2024.



# Potential Facility Relocation: GFR Amenities

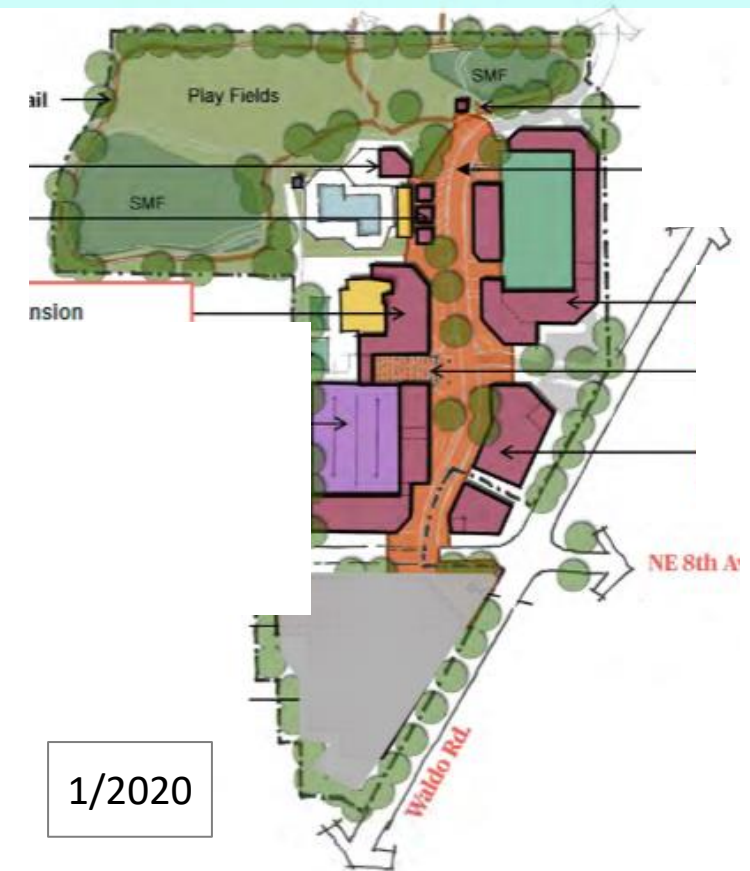
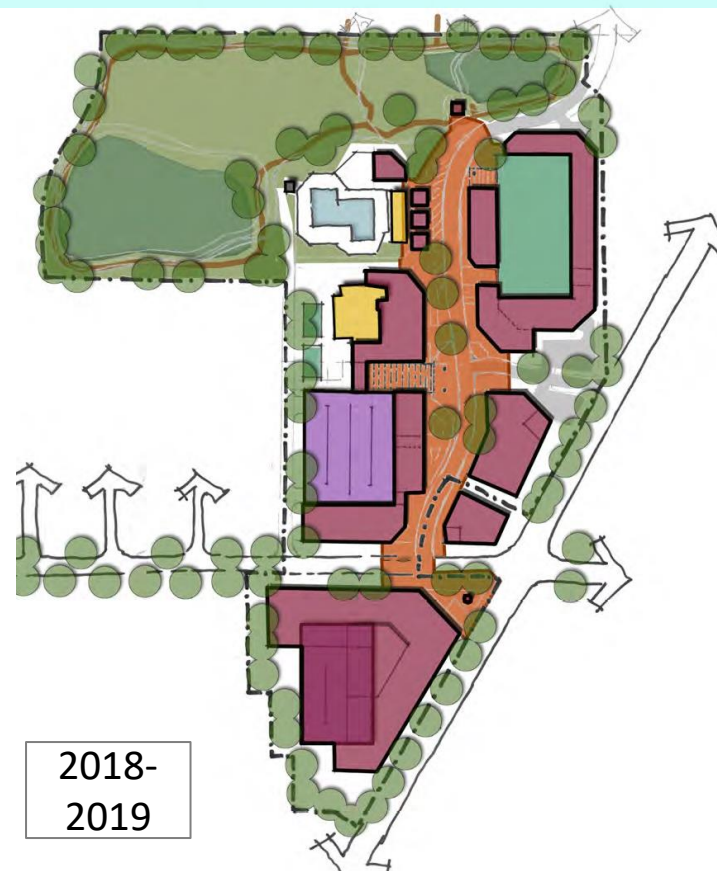
- GFR Station #3 and the GFR administration and training facilities are in poor condition and need replacement.
- The FY21 GFR Master Plan will detail GFR's facility needs and desired future locations.
- Relocation of the GFR amenities (admin, training, Fire Station #3, and Safety City) would free up ~6 acres for redevelopment. Potential relocation sites TBD.
- New facilities' locations and space requirements will be defined per GFR Master Plan and in full collaboration with GFR staff.



Partial 8<sup>th</sup> & Waldo site plan w/  
GFR amenities highlighted

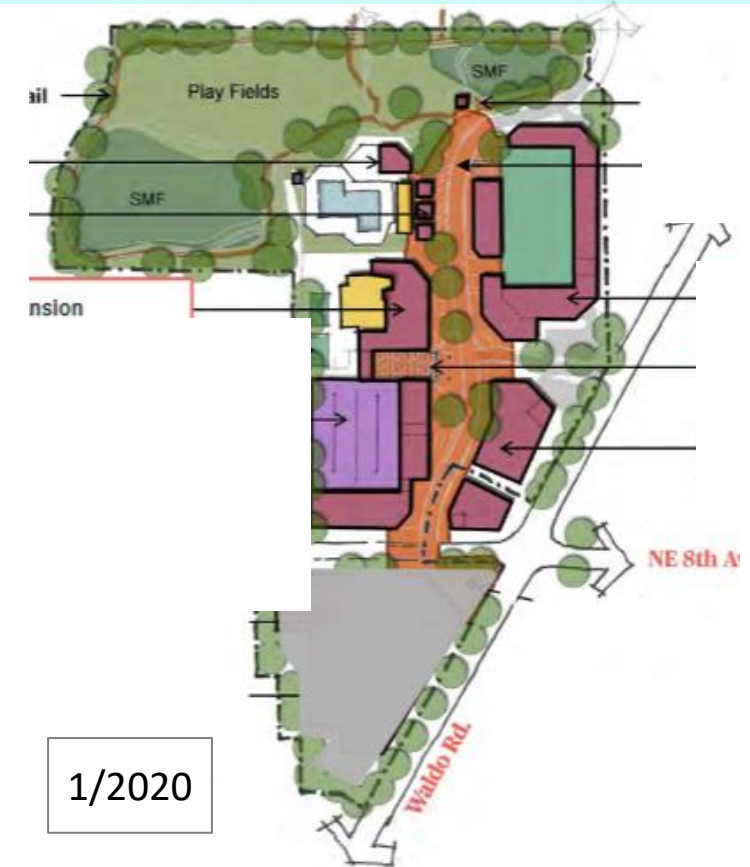
# Design Principles of former Concepts

- Signature public space
- Maintain & improve recreation amenities
- Relocate GFR facilities off site
- Large anchor program uses, i.e., sports arena, conference/cultural center, stadium, garage
- Complementary mixed use



# Design Principles of former Concepts

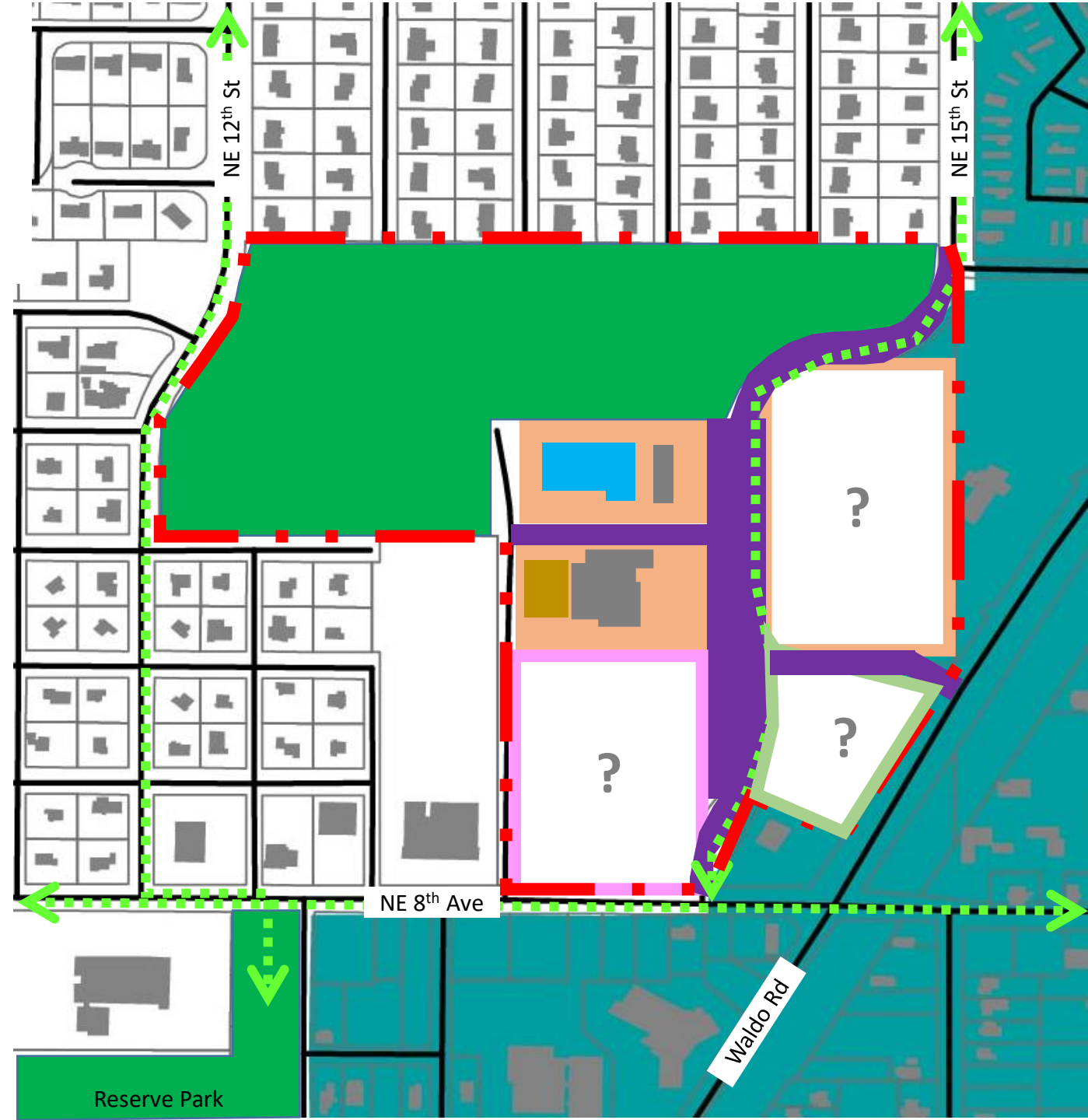
- Signature public space
- Maintain & improve recreation amenities
- Relocate GFR facilities off site
- Large anchor program uses, i.e., sports arena, conference/cultural center, stadium, garage
- Complementary mixed use






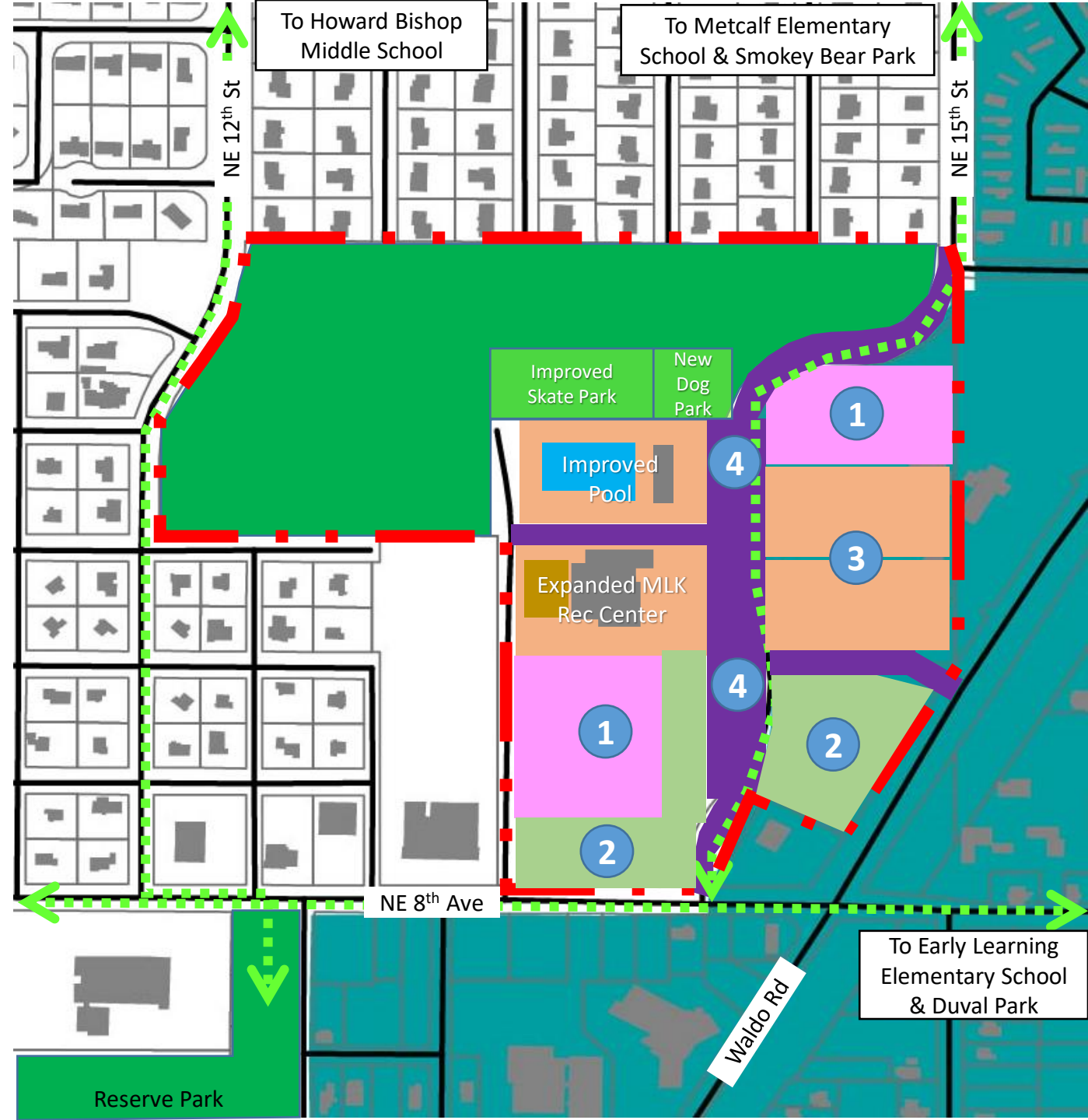
# Refined Design Principles for Consideration

- Signature public space & connectivity
  - Maintain & improve recreation amenities
  - Relocate GFR facilities off site
- Relocate Stadium off site
  - Small, diverse uses to complement the site and surrounding community needs, i.e., housing, health & social services, retail, recreation and entertainment



# Refined Concept for Consideration

- 1** New mixed-income & senior housing to meet community needs and activate the site.
  - 2** Health & social services, and small businesses per community needs, i.e., health clinic, healthy food store, career training, youth center, restaurants/cafes, beauty salon.
  - 3** Recreation & entertainment amenities to create a vibrant, all ages, indoor-outdoor destination, i.e., roller skate venue, bowling alley, dog park, improved skate park, expanded MLK Center, and improved pool amenities.
  - 4** Signature public space, attractive and functional to tie-in activity, outdoor events, and enhanced sense of place.
-  Connect to nearby schools and parks, i.e., bike lanes / boulevards, and branding.



# 5. Moving Forward

# CAPER Assigned Follow-up Due Diligence (10/2020)

- a. Engage the community to explore desires for future uses on site and ground truth input previously gathered.
- b. Explore potential property acquisition to maximize site potential.
- c. Coordinate with the School Board of Alachua County future use of Citizens Field Stadium.
- d. Review comparable redevelopment case studies for Best Practices and lessons learnt.
- e. Consult with GFR on the need to plan for GFR facility relocation off site.
- f. The feasibility of an east-west pedestrian tunnel to cross Waldo Rd.

# Next Steps

## 1. Cross-Departmental Collaboration

- Roundtable staff meetings to coordinate city efforts in the northeast area
- Cross-departmental 8<sup>th</sup> & Waldo project team

## 2. Stakeholder Engagement

- To ground true understanding of previous input +  
To explore desired goals, vision and future uses
- See **Draft Engagement Plan** in Backup.



Thank you! ... Questions?



Contact Sarit Sela, City Architect: [selas@cityofgainesville.org](mailto:selas@cityofgainesville.org), 352-393-8649.