

LEGISLATIVE #

110926

Eastside and Central City Development Committee

Report on Existing Sites in East Gainesville

Airport Industrial Park

The Airport Industrial Park is located adjacent and to the north of the Gainesville Regional Airport. It consists of approximately one hundred and sixty (160) acres of platted property (Units I, II and III Airport Industrial Park) and a smaller portion of un-platted property. The land use for the property is Industrial and the zoning is I-2 for the majority of the property with a smaller portion recently approved to be rezoned to Business Industrial.

There are several existing private industrial entities that own property within the Airport Industrial Park including Performance Food Group, Florida Food Service, Fabco Air, Cox Communications, Heat Pipe Technology, Nordstrom's, Ryder Truck and a few smaller entities (Florida Freezer and JA Beguiristain).

To the immediate north of the Airport Industrial Park lie US Job Corps and SiVance, LLC (successor to Clariant) that are operational as well.

The Airport Industrial Park has existing utilities (infrastructure) in place (inclusive of regional stormwater management facilities for most properties) and in addition to existing land use and zoning is controlled by protective covenants and restrictions. GACRAA acts as the Development Review Board with a routine staff analysis and recommendation accompanying all Petitions. There is RTS service in the park (in the vicinity of US Job Corps). The Airport Industrial Park does lie within the City's Enterprise Zone.

As indicated, the Airport Industrial Park does have available (building/land) inventory for those interested in pursuing development activity. There are approximately twenty (25) acres of platted and un-platted property located immediately north and east of Heat Pipe Technology. In addition, a five (5) acre lot is located just south of Nordstrom's and two lots located immediately south of Fabco Air (seven (7) and eight (8) acres) are available with a zoning of Business Industrial. There is a building available for occupancy immediately east of the Cox Communications building.

Land Use Industrial

Zoning I-2

Infrastructure Existing utilities in place via City of Gainesville and Gainesville Regional Utilities (inclusive of regional stormwater treatment for some properties).

Transportation The Park has direct access to SR 24 (Waldo Road) to points north (301, I-10 and City of Jacksonville) and west to NE 39th Avenue and I-75. An RTS route (Route 24) serves the US Job Corps site and the surrounding park.

Economic Development Incentives The Airport Industrial Park is located in the City's Enterprise Zone and all relevant incentives apply. In some cases, property can be acquired at a discount from market value.

Wal-Mart Super Center Area

The Eastside Wal-Mart Super Center is located at 1800 NE 12th Avenue. The site is comprised of approximately 31 acres and includes the main Wal-Mart parcel, a vacant outparcel to the south and surrounding storm water and associated infrastructure. The vacant outparcel appears to be roughly under two acres.

Immediately to the south and west of the Wal-Mart Super Center parcel, in proximity to the Hawthorne Trail, are a roughly seven acre parcel, a two and a half acre parcel and a one half acre parcel. These parcels are in the control of private entities. The two and a half acre parcel immediately south of NE 12th Avenue houses a large telecommunications tower and supporting infrastructure.

All of the aforementioned sites have a Mixed Use Medium Land Use Designation and Mixed Use 2 zoning designation.

The sites all lie within the City's Enterprise Zone and Eastside Community Redevelopment Area District.

Based upon a cursory review, existing infrastructure is in place particularly in and around the Wal-Mart Super Center property.

To the north of these sites is the Tacachale property consisting of approximately 500 acres as it travels north to NE 39th Avenue. All of this property is under control of the State of Florida and has a Public Facilities Land Use Designation and Public Service Zoning designation.

Land Use Mixed Use Medium

Zoning MU-2

Infrastructure Existing utilities in place via City of Gainesville and Gainesville Regional Utilities particularly with regard to the Wal-Mart Super Center site.

Transportation The Park has direct access to SR 24 (Waldo Road) to points north (301, I-10 and City of Jacksonville) and west to NE 39th Avenue and I-75 and is served by RTS.

Economic Development Incentives This site and surrounding properties are located within the City's Enterprise Zone and Eastside Community Redevelopment Area (CRA).

Former Alachua County Fairgrounds Site

The existing Fairgrounds property is located on NE 39th Avenue in the northeast quadrant of the intersection with Waldo Road. It is located within the municipal boundaries of the City of Gainesville, adjacent to the Gainesville Regional Airport and is approximately 102 acres in size.

In order to facilitate redevelopment of this site, the City of Gainesville changed the land use and zoning of an approximately 74.5 acre portion of the property to Business Industrial. The remaining portion of the property is designated as Conservation.

The Business Industrial land use and zoning designations have been specifically designed to implement provisions of Plan East Gainesville, thus allowing the Fairgrounds property to be redeveloped into a mixed use business and commerce park benefitting from proximity to the airport. Market forces will guide use development of the property consistent with the BI land use and zoning.

Alachua County has provided funding for engineering and site design associated with the property and seeks to build a private-public partnership in its redevelopment.

Land Use Business Industrial

Zoning Business Industrial - BI

Infrastructure Site served by existing GRU water and wastewater infrastructure from Waldo Road. Internal utility distribution to be developed with site amenities. Stormwater infrastructure to be developed with site amenities or development as needed. The impact this development will have on our water distribution and sewer collection capacities will need to be evaluated. Capacities are available on a first-come, first-served basis and off site water distribution and wastewater collection upgrades may be required for the developer to pay prior to connection.

Transportation The Park has direct access to SR 24 (Waldo Road) to points north (301, I-10 and City of Jacksonville) and west to NE 39th Avenue and I-75 and is served by RTS.

Economic Development Incentives This site and surrounding properties are located within the City's Enterprise Zone and Eastside Community Redevelopment Area (CRA). Furthermore, a menu of incentives provided via the State of Florida may be available as well.

New Alachua County Fairgrounds Site

The new Alachua County Fairgrounds site, also known as the Weseman property, is located two miles north of the Gainesville Regional Airport property north of Waldo Road. Alachua County plans to relocate the fairground from its present location next to the airport to this property. In 2010, Alachua County Board of Commissioners voted to make a long-term commitment of revenues from one cent of the tourist development tax to go toward a new fairground that could host sporting events, concerts, trade shows and possibly conferences.

Initial planning efforts identified the 150-acre Weseman property as an appropriate location for both a new Fairgrounds and a 540,000 square foot industrial park. It was anticipated that all of the proposed facilities and uses contained in the approved Fairgrounds Master Plan could be accommodated on the western 100 acres of the Weseman property, leaving the remaining 50 acres on the eastern end of the property for the County's proposed industrial park.

County's staff has begun the detailed site planning for the new fairgrounds. The goal of that site planning effort is to develop a final plan for a new Alachua County Fairgrounds that will include the buildings and activity areas that will accommodate a wide variety of uses and activities including, but not limited to agricultural events and activities, sporting events, entertainment concert venues, automobile and boat shows, various trade shows, governmental and/or private sector conferences and meetings.

As the County undertook the more detailed planning and design to prepare for rezoning the property and the preparation of a final site and development plan, it became clear that the presence of a greater than expected number of gopher tortoises on the site, would require a different strategy that balances the objectives producing expanded opportunities for jobs and protecting essential natural resources.

This new strategy entailed combining the site planning for the new Fairgrounds site with the planning that was being undertaken for the County's planned Resource Recovery Park, which will be located on the property due south of the eastern half of the Weseman property and east of the Leveda Brown Environmental Park and Transfer Station. By combining the two planning efforts into a single master plan, the County will be able to optimize both the development potential of the property and the protection of its natural resources.

The Resource Recovery Park will be part of the Leveda Brown Environmental Park. Marketing of the Resource Recovery Park, to waste-based businesses that would use various portions of the waste stream to produce new products, will be ramped up in cooperation with the Gainesville Area Chamber of Commerce Council for Economic Outreach.

Land Use Heavy Industrial

Zoning Planned Development

Infrastructure Site served by existing GRU water and wastewater infrastructure from Waldo Road. Internal utility distribution to be developed with site amenities. Stormwater infrastructure to be developed with site amenities or development as needed. The impact this development will have on our water distribution and sewer collection capacities will need to be evaluated. Capacities are available on a first-come, first-served basis and off site water distribution and wastewater collection upgrades may be required for the developer to pay prior to connection.

Transportation

The Park has direct access to SR 24 (Waldo Road) to points north (301, I-10 and City of Jacksonville). .

Economic Development Incentives

A menu of incentives provided via the State of Florida may be available.

GTEC Area Properties

The GTEC facility is located on SE Hawthorne Road, and is situated on one of three City-owned parcels totaling approx. 9.75 acres in size. It is located within the municipal boundaries of the City of Gainesville, is situated along a major transportation corridor and is in close proximity to Downtown, the University of Florida, and the Gainesville Regional Airport. The properties are located within the Eastside Community Redevelopment Area.

Surrounding GTEC are additional parcels of interest on which the City does not currently have site control. These parcels include a 12-acre site owned by Southeastern Healthcare (Shands), a 5-acre site owned by Gainesville Development Co., and a handful of smaller parcels under various ownership. It is likely that the City may be able to partner with the larger property owners to pursue a large-scale redevelopment initiative in the area. The total size of the identified “GTEC Area properties is approx. 29.13 acres.

Land Use MUL, RL

Zoning MU-1, RMF-5

Infrastructure Potable Water:
12” pressurized DIP main is available along Hawthorne Rd
6” pressurized PVC main is available along SE 8th Ave

Reclaimed Water: Currently not available

Chilled Water: Currently not available

Sanitary Sewer Force Mains (2), 16” (DIP and PVC) available on SE 8th Ave
Gravity main 8” CIP available on Hawthorne Rd and SE 21st St

*Note on Lift Station:

Lift Station #7 is at capacity (i.e., it runs 8 hrs/day during peak usage). This lift station is scheduled to be upgraded by GRU-W/WW. The current lift station is unique in that it contains pumps in a dry room. Typical lift stations have both a dry and wet well. New lift stations cost approximately \$300,000. (Via Jennifer Mcelroy, GRU W/WW)

Transportation GTEC has direct access Hawthorne Rd and to SE 8th Avenue. The site is also served by RTS. Long range vision includes reconnecting the orthogonal street grid in this area for greater connectivity and improved redevelopment and economic opportunities.

Economic Development Incentives This site and surrounding properties are located within the City’s Enterprise Zone and Eastside Community Redevelopment Area (CRA). CRA Real Estate Development and Economic Development Programs are available in this area. Furthermore, a menu of incentives provided via the State of Florida may be available as well.

1717 SE 8th Avenue (former Kennedy Homes)

The 1717 site is a City-owned property approx. 15 acres in size. It is located within the municipal boundaries of the City of Gainesville, is situated SE 8th Avenue. The site is in close proximity to GTEC and redevelopment synergies exist between the two properties. The site is also proximate to established neighborhoods (such as Lincoln Estates), schools, Downtown, the University of Florida, and the Gainesville Regional Airport. The site is located within the Eastside Community Redevelopment Area and is within the SEGRI study area. The property is the site of the former Kennedy Homes. Built in 1968 and home to over 170 families, the former public housing complex project was closed in 2003 after a series of fires destroyed several buildings. The remaining buildings were demolished after the City of Gainesville purchased the property in 2007. The Eastern portion of the property contains creek (and required creek buffer zone) and potential wetlands areas which are not developable. Approx. 10 acres of the site is available for redevelopment.

Land Use Residential Med. Density (8-30 units/acre)

Zoning RMF-7

Infrastructure A capped 6” PVC distribution main services the site at the northern edge along SE 8th Ave and is connected to a water meter. A 24” distribution main is located beneath SE 8th Ave, and is capped from a tee fitting leading to the north-west edge of the site. One fire hydrant is located on the north edge of the site near the water meter. Reclaimed water does not exist at the site. An 8” gravity sanitary sewer collector is located at the southern end of the site. The site slopes to the south. A 16” sanitary sewer force main is located beneath SE 8th Ave to the north of the site. An 18” storm sewer gravity main exists along the southern edge of SE 8th Ave located to the north of the site. Electricity is fed to the site from an aerial distribution line located along the north side of SE 8th Ave.

Transportation The site has access Hawthorne Rd via SE 8th Avenue.

Economic Development Incentives This site and surrounding properties are located within the City’s Enterprise Zone and Eastside Community Redevelopment Area (CRA). CRA Real Estate Development and Economic Development Programs are available in this area. Furthermore, a menu of incentives provided via the State of Florida may be available as well.

UF Eastside Campus

The University of Florida assumed management of this state-owned site from the Florida Department of Transportation in 2004. Since that time, the University constructed the 8,200 GSF Powell Materials and Structures Laboratory and the 84,000 GSF Eastside Campus Office Building, and demolished or renovated several existing buildings. Currently, a new Data Center building is under construction. Additional site improvements include utilities, lighting, on-site stormwater treatment, security, landscaping, and parking. In 2012, a surface parking lot was constructed on an adjacent university-controlled parcel that will become further developed and integrated into the Eastside Campus over time.

Occupants of the UF Eastside Campus include a variety of professional and administrative units, many of which regularly provide services to the community. These units include several programs of the College of Engineering that provide research and training. More recently, UF's HealthStreet program found a home in the Office Building providing community outreach for the College of Health and Health Professions and College of Medicine. Other occupants at the Eastside Campus include the UF Self-Insurance Program, Distance and Continuing Education, Computing and Network Services, and Information Technology.

The campus includes 14 acres of state-owned land with an adjacent 3 acres owned by the UF Foundation. The address ranges for buildings located on site are 2004 to 2144 NE Waldo Road.

<u>Land Use</u>	Education
<u>Zoning</u>	Educational Services
<u>Infrastructure</u>	Existing utilities in place via City of Gainesville and Gainesville Regional Utilities (inclusive of regional stormwater treatment for some portion of the property). Utility expansions anticipated as the site continues to redevelop.
<u>Transportation</u>	The campus has direct access to SR 24 (Waldo Road) and to NE 23 rd Avenue with easy access to points north (301, I-10 and City of Jacksonville) and west to NE 39 th Avenue and I-75. RTS routes (Route 24 and 25) serve the site.
<u>Economic Development Incentives</u>	not applicable

UF Libraries Remote Services Site

Located at 2715 NE 39th Avenue, the UF Libraries Remote Services contains the auxiliary library facility, which is an off-site storage and retrieval warehouse for the main campus. Housing approximately 1.1 million UF volumes, the facility is considered “medium density” storage. The facility includes limited office space and was developed within a former Florida Department of Transportation warehouse.

In fiscal year 2011, the University received planning and design funds to expand the existing building to serve as a repository for library resources from the entire State University System throughout Florida. The design work is underway in spring 2012, but no construction funds have been allocated to the project as of that time. This project is designed as a “high density” storage facility with a capacity up to 5.2 million volumes to be consolidated from around the state. The project will renovate the existing 42,000 GSF warehouse and add approximately 28,000 new square feet.

The overall site is comprised of 11 acres with frontage along NE 39th Avenue. To the east of the site is a County correctional facility, and to the south is state property assigned to Tacachale Developmental Disability Center. Immediately west of the site is the Waldo Road Rail-Trail.

<u>Land Use</u>	Public Facilities
<u>Zoning</u>	Mixed Use 1 – Low Intensity
<u>Infrastructure</u>	Existing utilities serving the UF library storage facility will require expansion to serve the proposed addition for SUS library storage.
<u>Transportation</u>	The site has direct access to SR 239 (NE 39 th Avenue) with direct access to US-301 and I-75. RTS routes (Route 24, 25 and 39) serve the site.
<u>Economic Development Incentives</u>	not applicable

