

COUNCIL FOR ECONOMIC OUTREACH

Space & Land Task Force Findings

Opportunity
2010

PARTICIPANTS:

- Tommy McIntosh – Chair
- Mike Walsh
- Gerry Dedenbach
- Ramona Chance
- Rob Johnson
- G.W. Robinson
- Brent Christensen
- Ann Collett
- David Ramsey

MISSION:

- To determine our strengths & weaknesses in the marketplace
- To prioritize community's inventory of lands suitable for meeting current demands and anticipated growth trends
- Does Supply = Demand?

What is our DEMAND?

- CEO Audit
 - 15-month period
(January 2006 - March 2007)
 - 42 space/land projects
 - 1.8M SF space requested
 - 580,000 SF of space available
 - CEO could fill the demand for 11 of the 42 projects

What is our DEMAND?

(continued)

- Requests
 - Industrial
 - Office
 - Flex-Space
- Amenities/Conveniences
 - Near Restaurants
 - Convenient Transportation
 - Easy Access (i.e.: Interstate, Main Arteries)
 - Public Transportation

What is our DEMAND?

(continued)

- Some employers desire "Campus-like" setting
- Important to Bio-tech companies
 - Think-tank atmosphere
 - Intellectual edge near other "like" companies
 - Sharing/Re-deploying of resources or employees
- On-site or nearby amenities
 - Recreation/Fitness Facilities
 - Restaurants/Coffee Shops

What is our DEMAND?

(continued)

- Incubator Graduates will need space
 - GTEC – 1 graduation within next 12 months
 - BDI – 2 to 5 graduations within next 12 months
- CEO Existing Business Insight Survey
 - 71% of surveyed companies plan on expanding within 3 years
 - 894 NEW jobs to community
 - Would require over 250K SF of new office space
 - Concerns expressed about suitable sites

Opportunity

What is our SUPPLY?

- Causseaux, Hewett & Walpole staff performed a county-wide analysis on specific areas within county for land use, zoning and traffic concurrency
- Searched for parcels available & ready for companies to build
- Maps of 8 Activity Centers with Industrial/Office Land available

Opportunity

What is our SUPPLY?

(continued)

- 3 Categories of Available Land
 - Category I
 - Occupancy within 6 months
 - Land Use & Zoning in place
 - Category II
 - Available within 6 – 18 months
 - May require Land Use Amendment or Re-zoning
 - Category III
 - Available >18 months
 - Defined Activity Centers or Re-development areas

Opportunity

What is our SUPPLY?

(continued)

- Category I – Ready within 6 months
 - What's available?
 - Small (< 10 acres) 3 parcels
 - Medium (10 – 20 acres) 2 parcels
 - Large (> 20 acres) 7 parcels

Opportunity

What is our SUPPLY?

(continued)

- Category II – Ready 6 – 18 months
 - What's available?
 - Small (< 10 acres) 0 parcels
 - Medium (10 – 20 acres) 0 parcels
 - Large (> 20 acres) 0 parcels

Opportunity

What is our SUPPLY?

(continued)

- Category III – Ready >18 months
 - What's available?
 - Small (< 10 acres) 0 parcels
 - Medium (10 – 20 acres) 2 parcels
 - Large (> 20 acres) 2 parcels

Opportunity

Competition

- Communities with existing, vacant facilities
 - Vacated Buildings
 - Spec Buildings
- Communities with "fast-track" permitting process
- Communities that offer "free" or very inexpensive land as incentive

Opportunity

What do we know?

- Strong Commitment/Support from Business Community for Economic Development: Opportunity 2010!
- New commercial/industrial properties will increase County tax base in budget-challenged times
- Insight Business Survey indicates 894 new jobs needing over 250K SF of new space
- 3-6 companies will graduate from GTEC/BDI and will be looking for space
- Over 15-month period, 42 companies contacted CEO for assistance in finding suitable facilities in Alachua County: In only 11 cases was the requested space available
- Over 1.8M SF requested

Opportunity

What do we know?

(continued)

Success Story: Building 100 in Alachua

- 103K SF fully leased
- More than half of occupants came from CEO leads
- Begin filling within 12-15 months of construction
- Took 24 months to get 50% leased
- In 30 months – was almost fully leased
- Building 200 – ready for lease this month at twice size of Building 100

Opportunity

What do we need?

- Existing square footage!
 - Buildings ready for occupancy within 6-9 months
 - 10K – 50K SF
- Accelerated Building/Permitting process!
- Pre-Approved Sites!
- Amenities on-site or nearby!
- Vigilance and a Plan!
- Properties available now and in future
- Supply to meet Demand!

Opportunity

Commitments from CEO

- To Provide Improved Property Database
 - Improved Web-site with user-friendly property search tool
 - Scheduled roll-out: January, 2008
- To Spearhead discussions with Private and Public Entities to enact recommendations in report
- To Continue to serve as leader in implementing recommendations of this report
- To Investigate successful Public/Private Partnerships

Opportunity

Commitments from Private Sector

- To work on Buildings/Lands in targeted areas outlined in report
- To work on potential Financing Options, considering examples of Public/Private Partnerships
- To provide ideas to CEO on other development ideas to reach goals outlined in report

Opportunity

Commitments from Public Sector

- To Create "fast-track" development/ permit/approval process for projects in targeted industries and specific activity centers
- To enact policies to allow specific sites to be "pre-approved" for zoning, concurrency, permitting, etc.

Opportunities

Conclusion

We have companies here that want to expand and companies that want to locate in Alachua County

To attract targeted industries and help local companies to grow we must:

- Be organized & look to future
- Realize other communities competing for same projects
- Have a plan, or there's not much opportunity for success
- Must shorten building process

We have identified 8 geographic areas

- Identify specific parcels for development
- Work with local govt. to get these sites pre-approved

Begin discussions on Private/Public Partnerships

Opportunities

Conclusion

Where do we go from here?

Opportunities