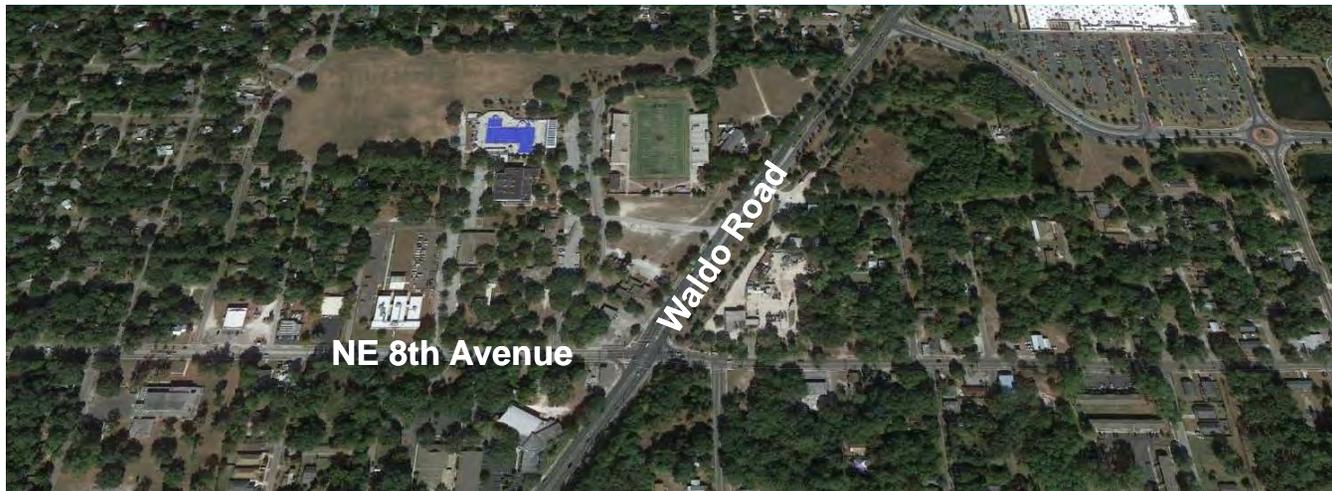


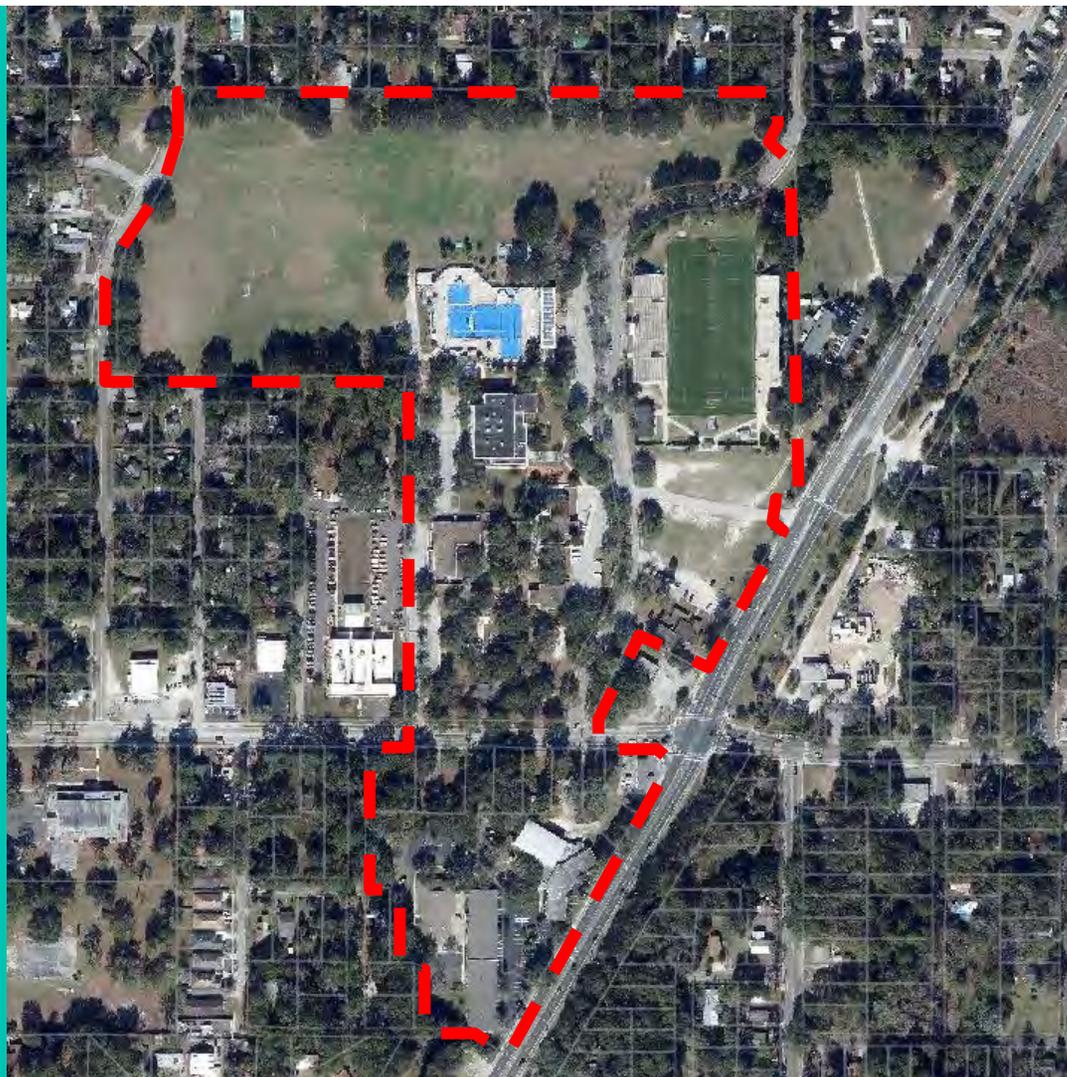
8th & Waldo Redevelopment

Today's Discussion: Project Overview Update.

January, 2020



Project Overview



Site Identification

or, why 8th & Waldo?



Recap of the November 15, 2018 presentation to the City Commission



- **Location & Visibility**
- **Total Site Area = Approx. 41 Acres**

**34 acre City Owned;
7-acres Trimark Properties**



1.5 miles to Downtown Gainesville

2.4 miles to University Of Florida

2.5 miles to GNV Airport



Regional Context



- Earmarked public investment in 0.4 mile radius: Approx. \$38M (WSPP, SBAC)
- Partially in GCRA

- 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

Why NE 8th Ave & Waldo?

Unique Cluster of Quality Public Recreation Amenities:

- 14-acre Park
- 7-acre Football Stadium
- 10-lane Olympic Swimming Pool
- Indoor Sports & Hurricane Shelter
- Fire Station #3
- GFR Admin
- Kiwanis Safety City

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





 Eastside CRA District



Site Context - Ownership



Why 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

Why 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)



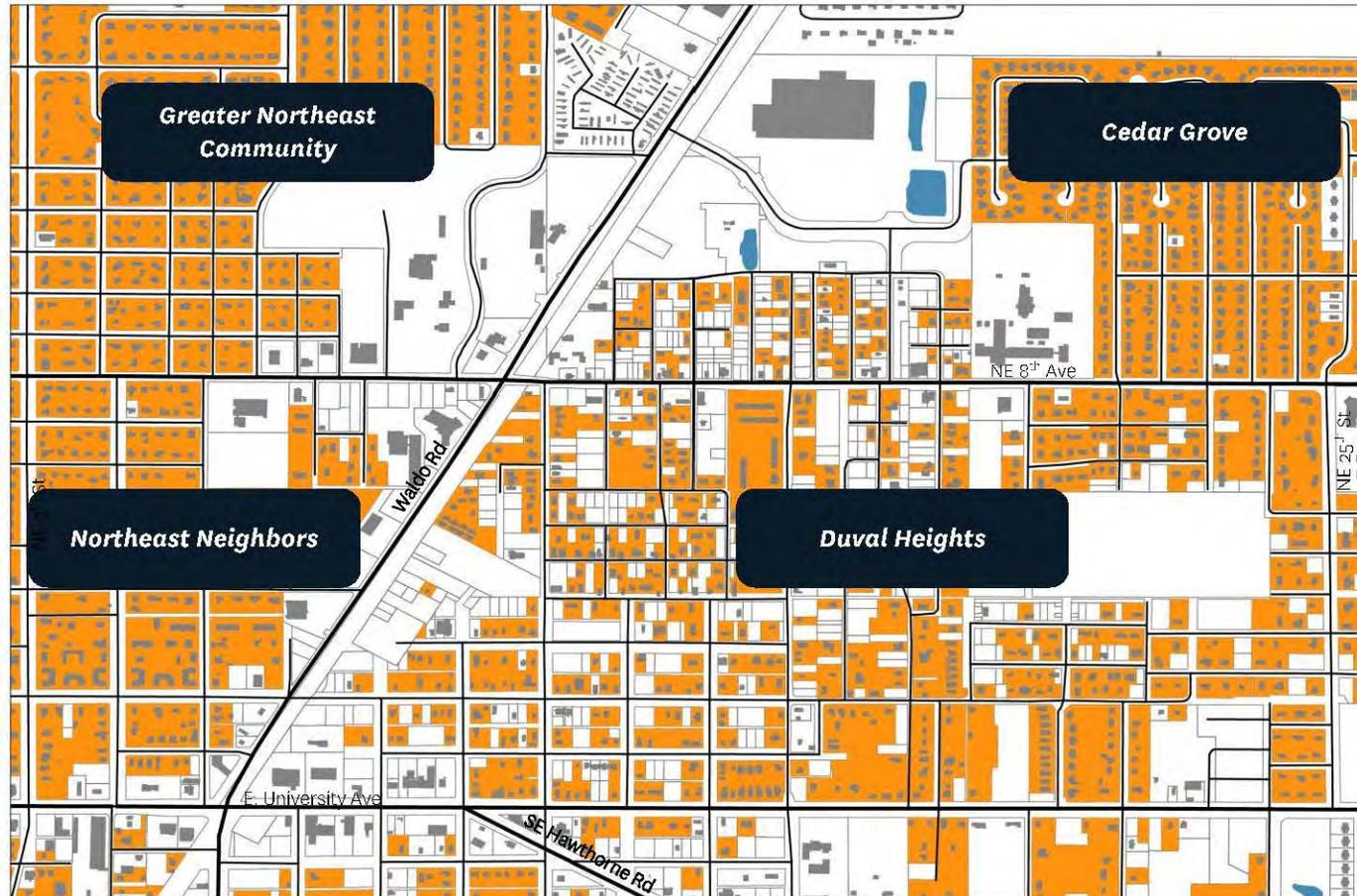
Existing Building on Private Property

Context Analysis



In-House Staff Analysis, 2018

Property Use- Residential



Property Use- Commercial



City Owned Property



Site in Context: NE 8th Ave Opportunities

- NE 8th Ave between NE 9th St and 21st St
- 1 mile long
- Accessibility, safety and beautification upgrades, including the 8th & Waldo junction

Order of magnitude
cost estimate:
\$4-6 million



Façade Grant *Opportunities*





NE 8th Ave: Tying it Together





NE 8th Ave & Waldo Intersection:

NE 8th Ave: Opportunities

Make It a Safe, Comfortable and Unified Street By:

- Continuous Sidewalks & Crosswalks
- Street Lights
- Street Trees
- Signage / Branding
- Bus Stops: Reassess Stop Locations by Reserve Park Entrance; Update Stops Amenities and Style
- Enhanced Façade Grant, Paint Grant, and Architectural Assistance Programs
- Inviting, Open and Safe Entry Points to WSP Park
- Public Art



Create a Distinct Identity: Culture + Wellbeing

- Branding, Marketing & Signage (
- Landmarks/Gateway Elements, Banners, etc.
- Themed Landscape / Street/Park Furniture & Shade Structures
- Enhanced Façade and Paint Grant Programs
- Public Art
- Enhanced Bike/Ped. Network
- Programming, Events, Farmers Market



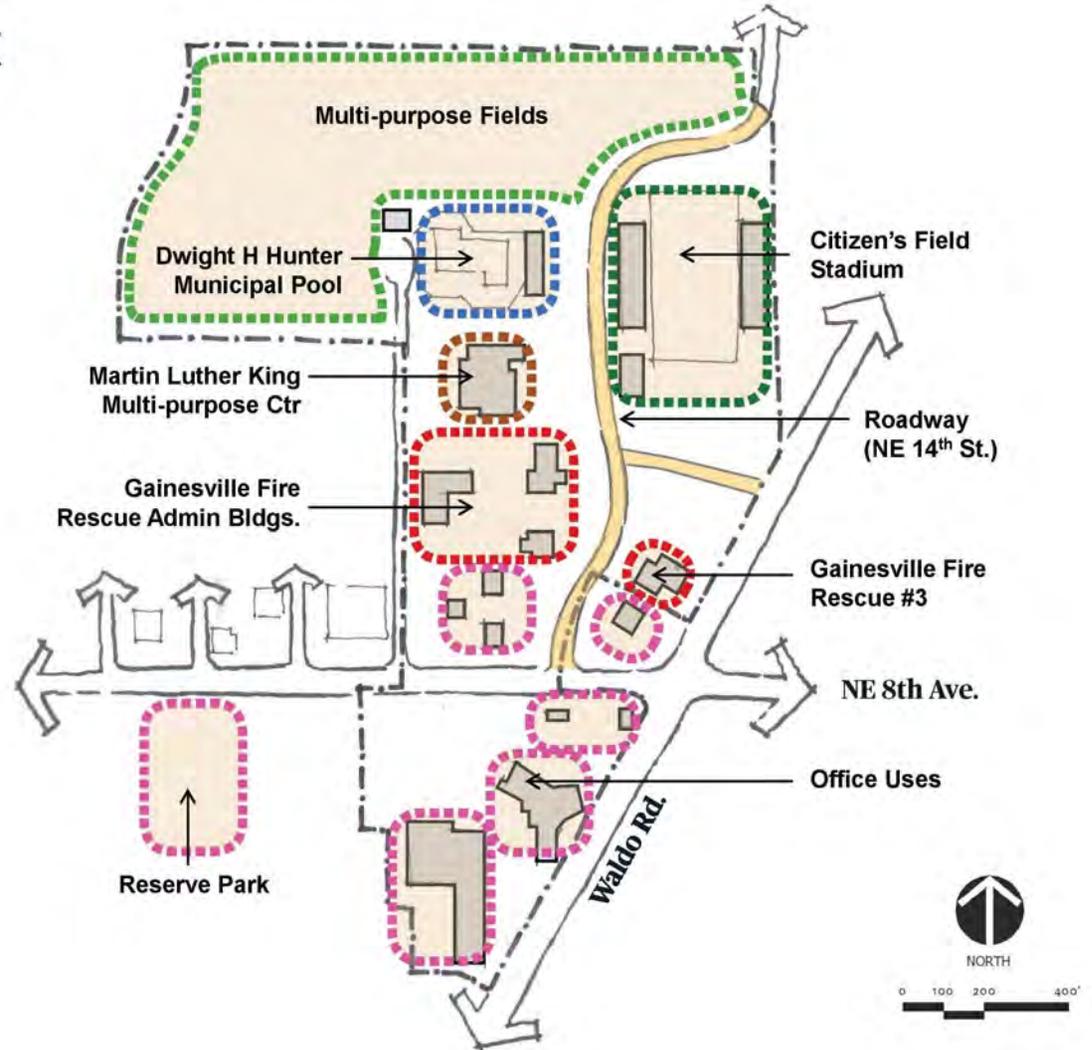
“8th & Waldo” Site Analysis & Conceptual Scenarios



Recap of the November 15, 2018
presentation to the City Commission

Current Site Disconnect

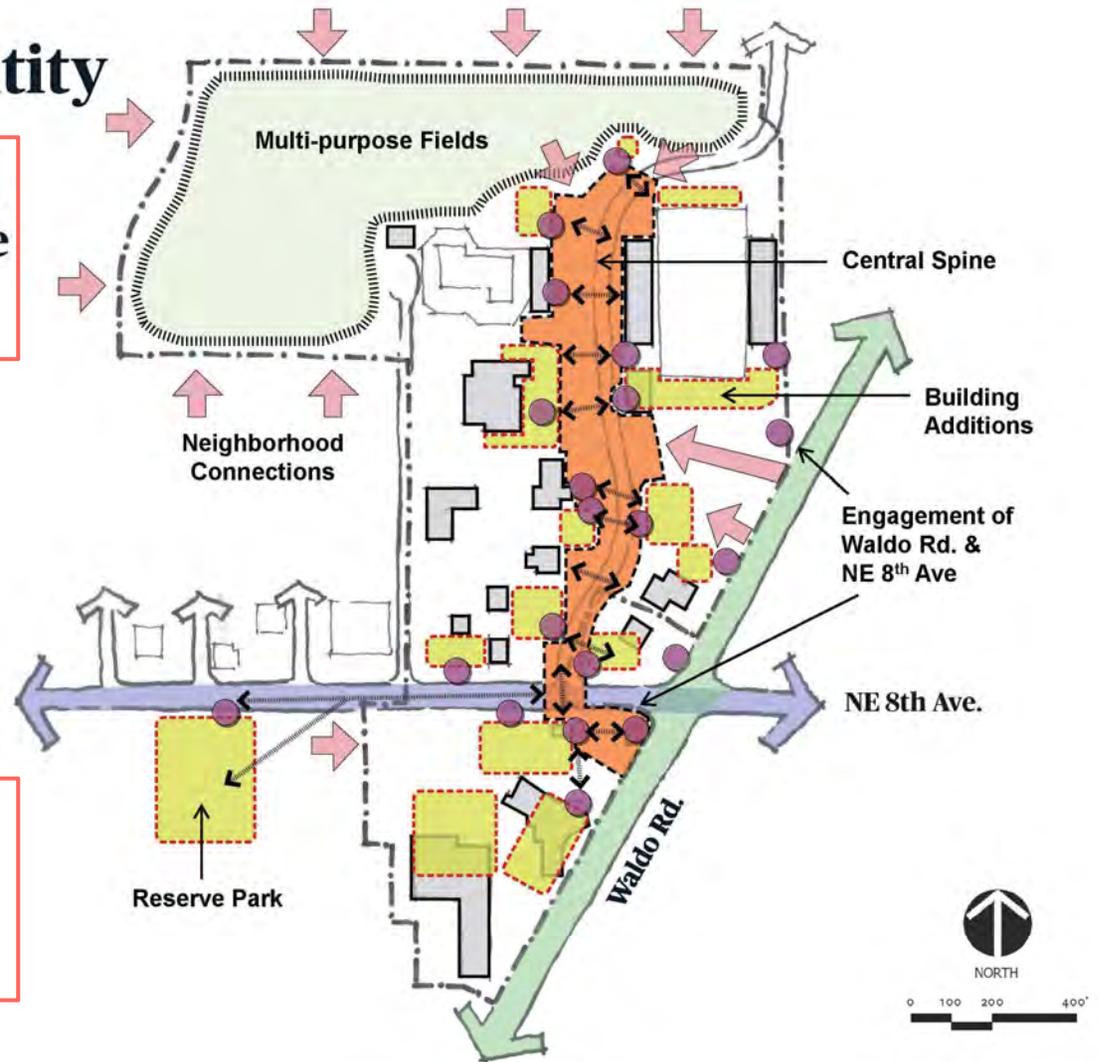
1. 'Separate' Uses (Silos)
2. No Cohesive Element(s)
3. No Unifying Public Space
4. No Response to Context



Creating a Distinct Identity

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

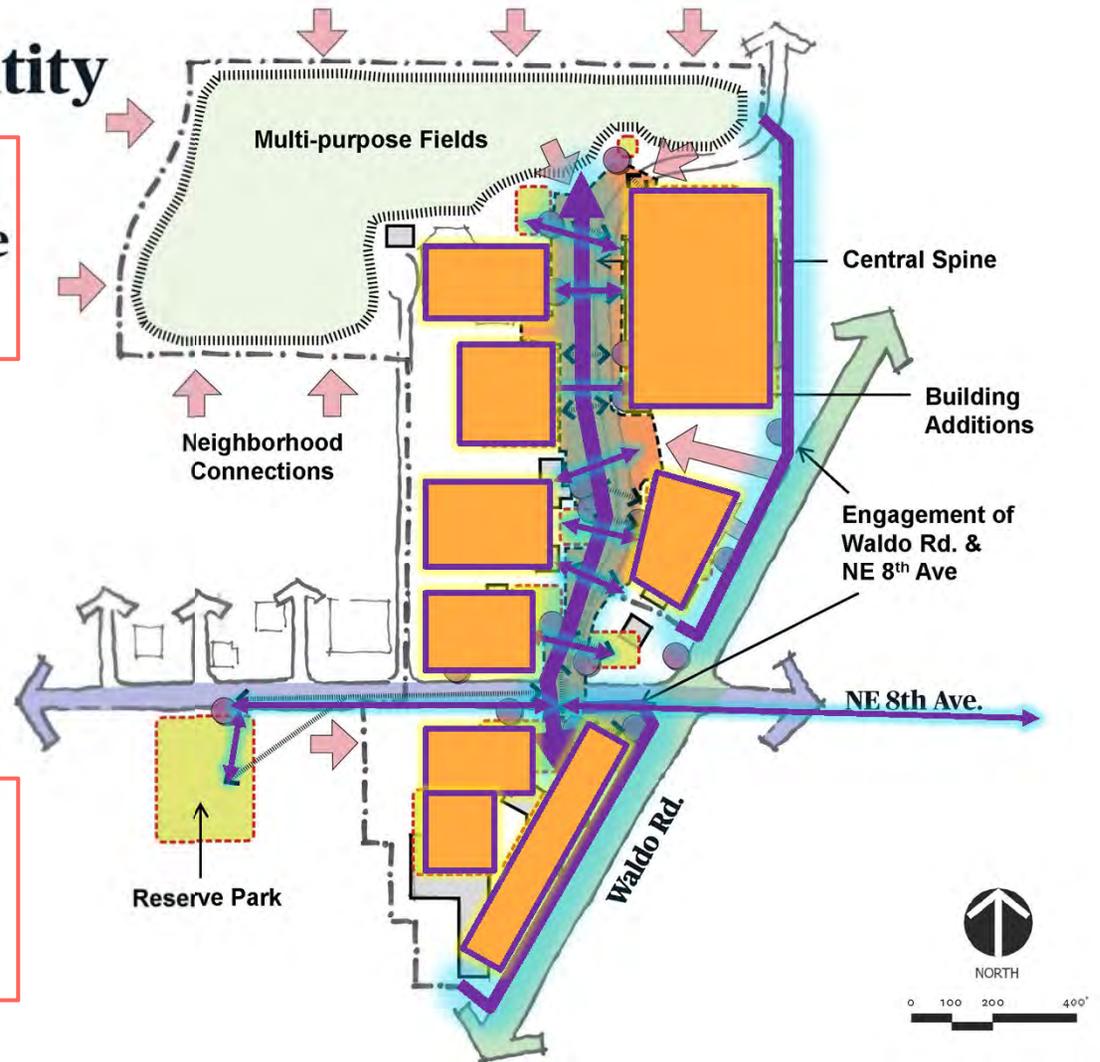
Enhance Identity, Update, Connect, and In-Fill !



Creating a Distinct Identity

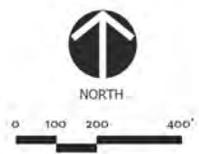
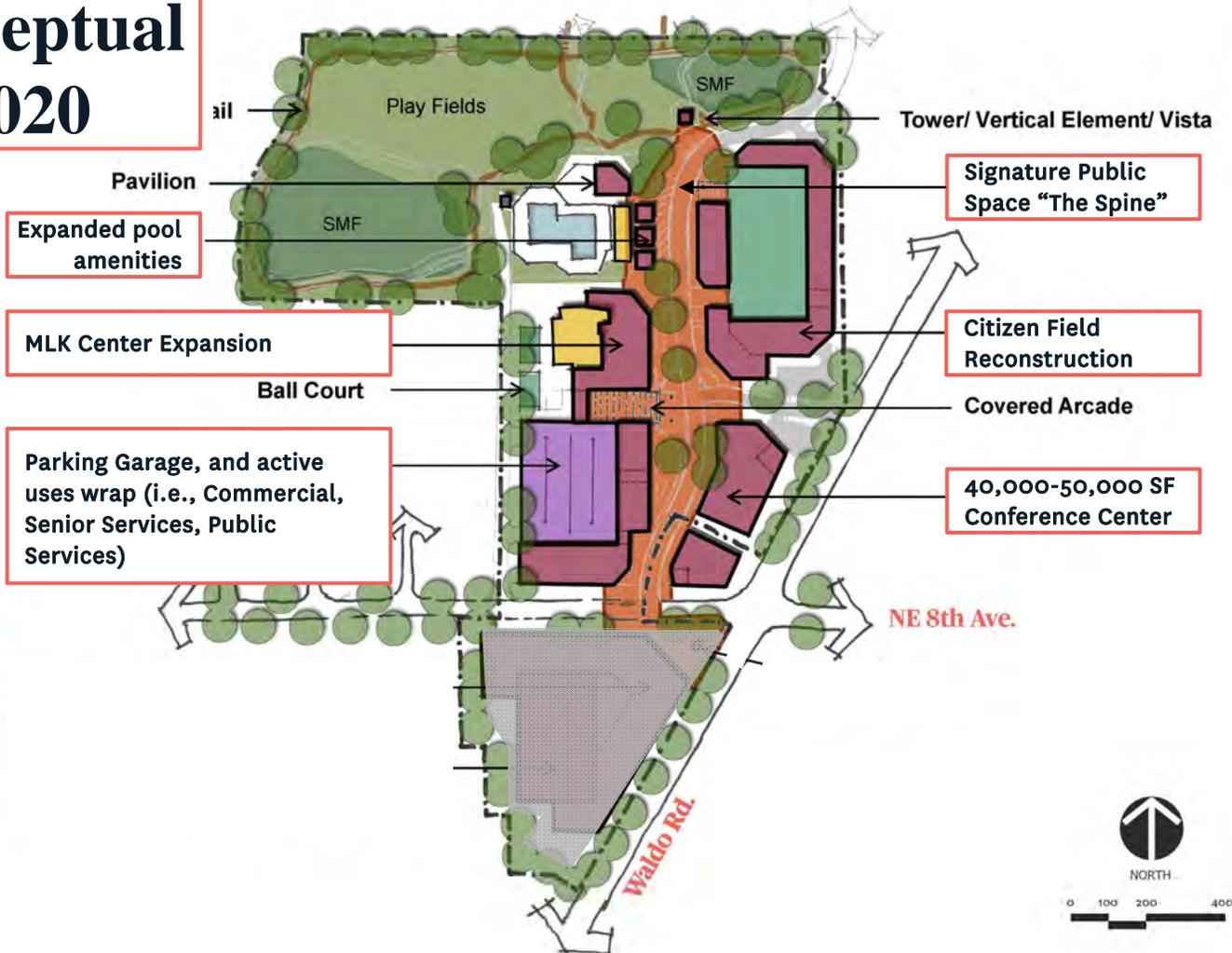
- 1. Engage NE 8th Ave & Waldo Rd.
- 2. Create a Central Unifying Space
- 3. Connect Adjacent Uses

Enhance Identity, Update, Connect, and In-Fill !



Proposed Conceptual Master plan: 2020

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



Citizens Field Stadium Reconstruction

- Built in 1948
- Leased to Alachua Public School Board until 2024
- Proposed scope:
 - Sports & track field
 - Meeting/services areas
 - Building services
 - Performance stage
- In GCRA + on WSPP project List

Order of magnitude
cost estimate:
\$20-25 million



Conference Center

Case study: Kovens Conference Center, North Miami

- Multipurpose event and conference center
- Two story building
- Total building area: approx. 40-50,000 SF
- Flexible meeting spaces, including a variety of ten (10) specialized rooms for a meetings, events, exhibitions, conferences.
- Spaces range from an intimate meeting room to a 5,500 SF ballroom, fitting 550 guests in theater-style seating
- In GCRA

Order of magnitude
cost estimate:
\$15-\$20 million



Source: Kovens Conference Center website <https://kovens.fiu.edu>

Dwight H. Hunter (NE) Pool

- Improved pool house: welcome area, dry & wet areas, and new party / community/ classroom area
- Expanded/upgraded pool deck and family area
- On WSPP project List

Order of magnitude
cost estimate:
\$1 million



Moving Forward: Costs, and Next Steps



Potential Partners & Funding

- Gainesville Community Reinvestment Area
- Wild Spaces Public Places
- Alachua County
- University of Florida
- FL Department of Transportation
- Other Public Organizations
- Parking Revenue
- Tree Mitigation Fund
- Storm Water Management Utility
- Private Sector



8th & Waldo Redevelopment

Questions & Discussion

Thank you for your time!

