

City of Gainesville

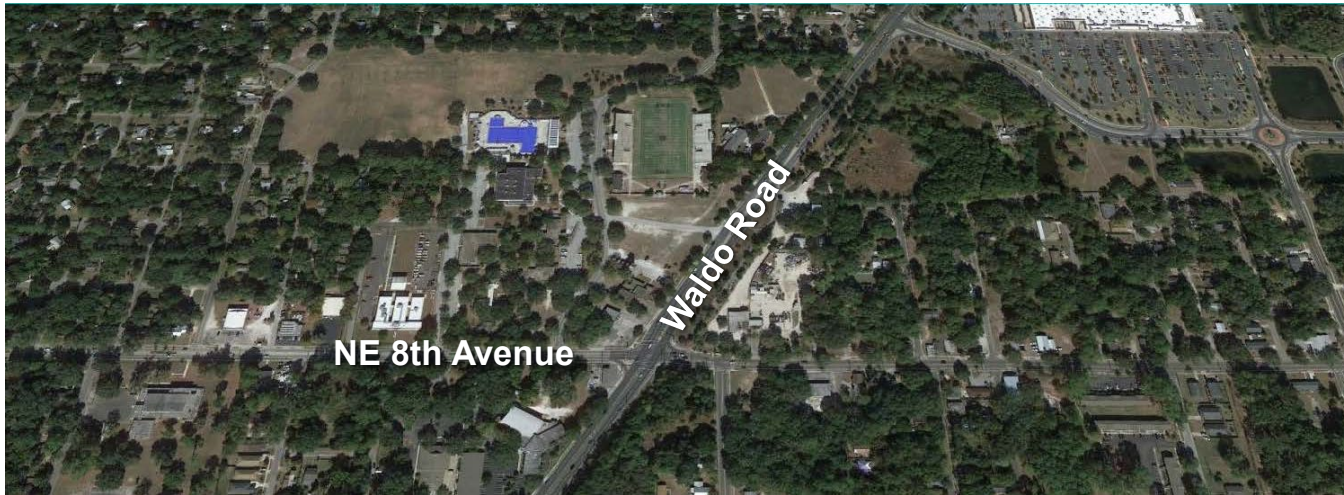
Sarit Sela, City Architect
City of Gainesville

Gainesville Community Reinvestment Area Advisory Board
January 21, 2020

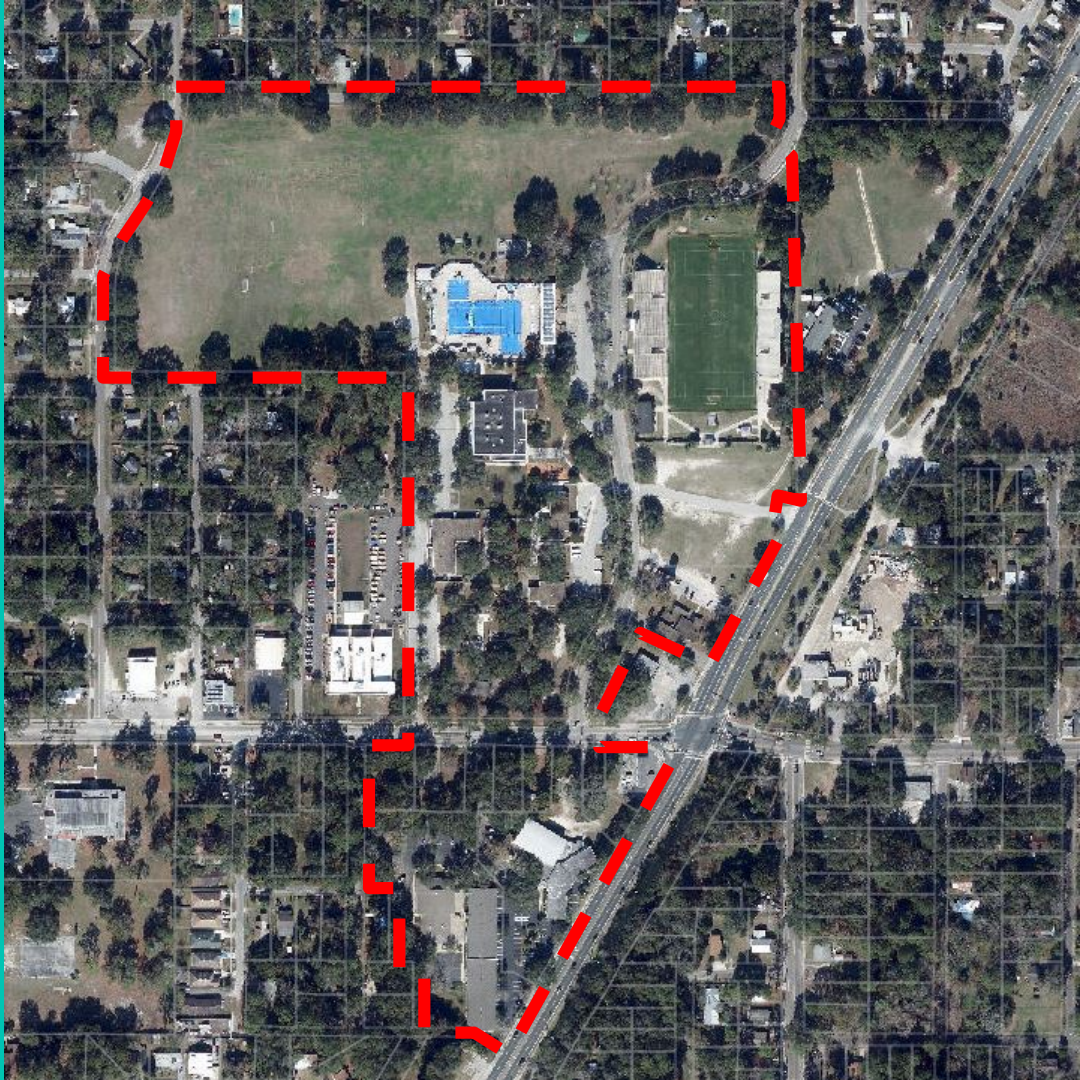
8th & Waldo Redevelopment

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



**1.5 miles to
Downtown
Gainesville**

**2.4 miles to
University
Of Florida**

**2.5 miles to
GNV Airport**



Regional Context



NORTH

- 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





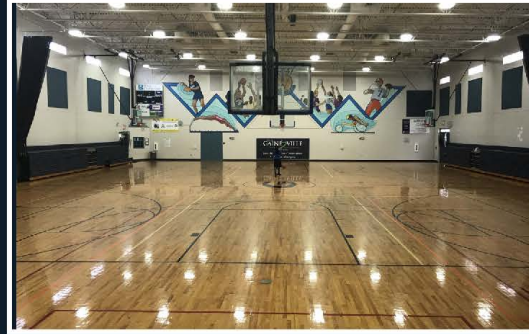
Site Context - Ownership



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

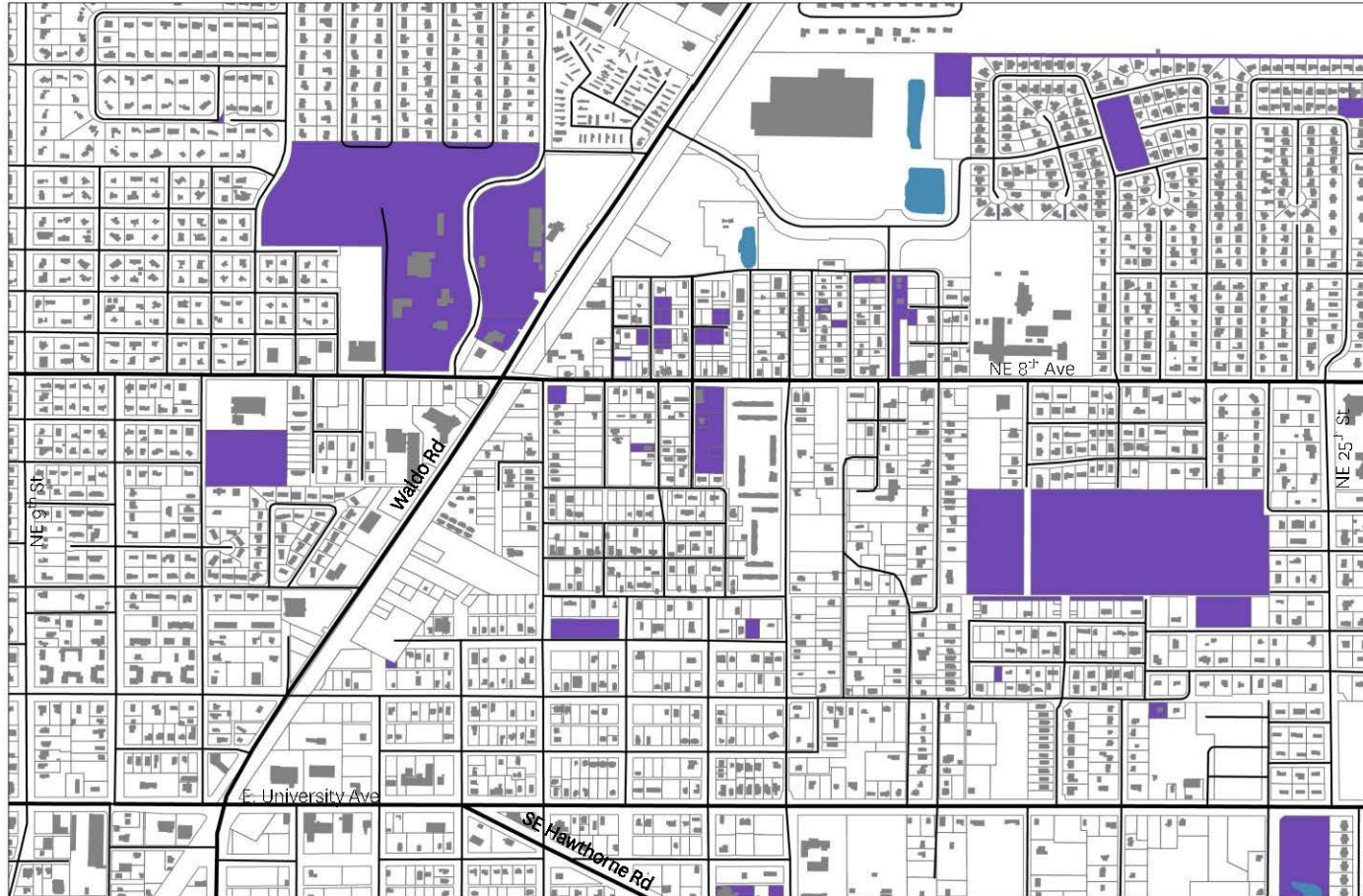


In-House Staff Analysis, 2018

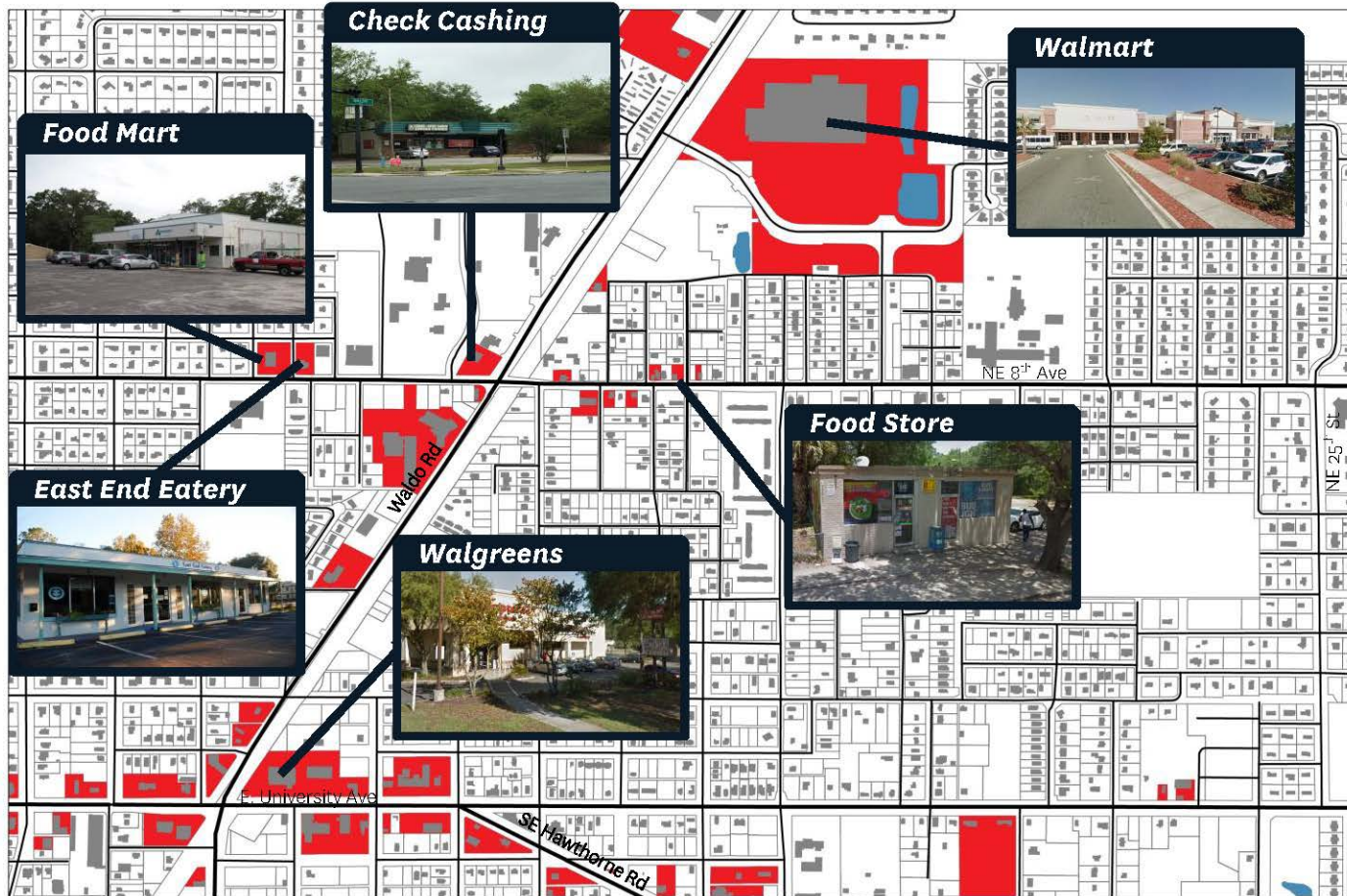
The map displays the following communities and streets:

- Communities:** Greater Northeast Community, Cedar Grove, Northeast Neighbors, Duval Heights.
- Streets:** NE 8th Ave, NE 25th St, E University Ave, SE Hawthorne Rd, Waldo Rd.

City Owned Property



Property Use- Commercial



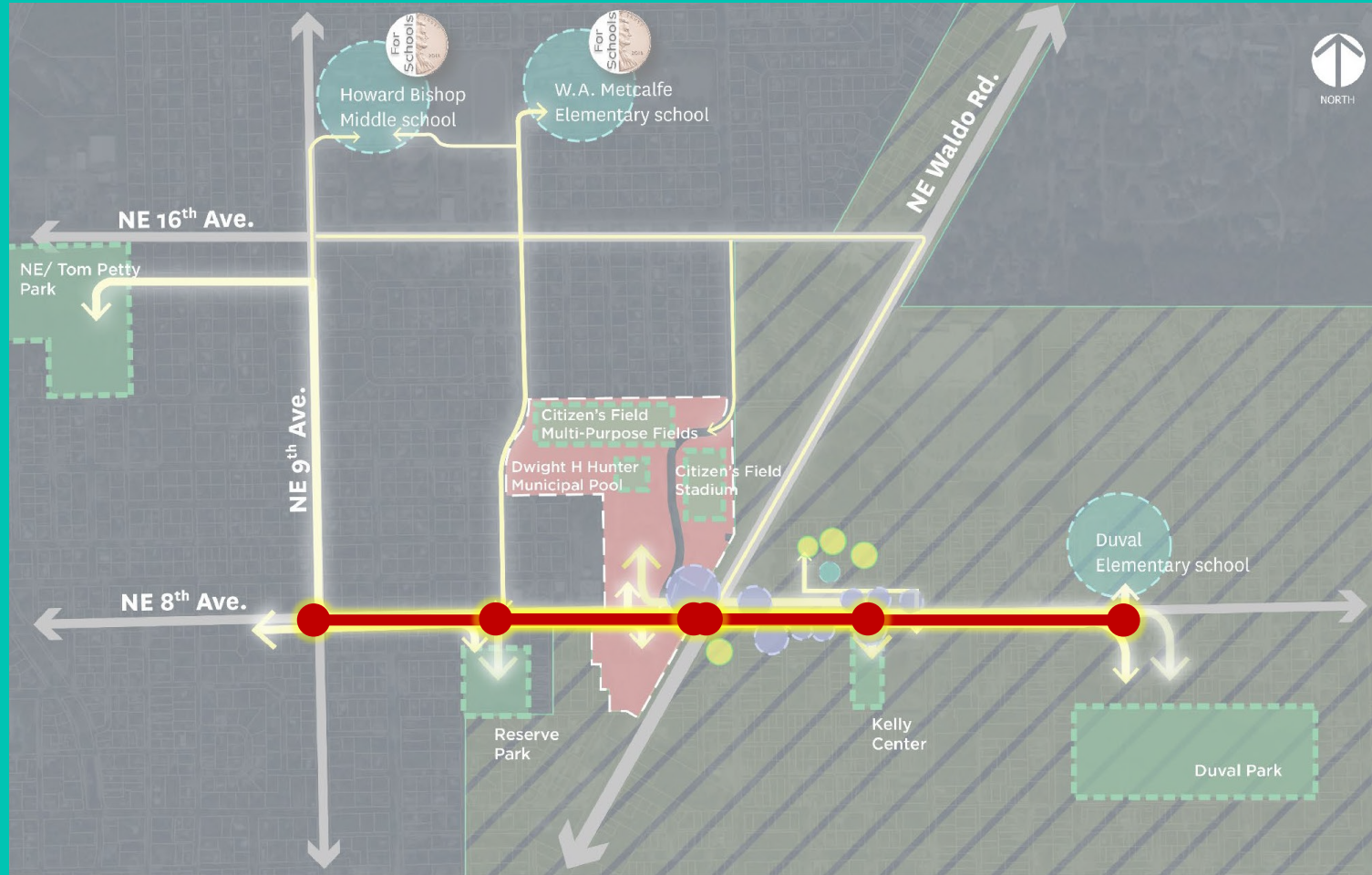
Façade Grant *Opportunities*

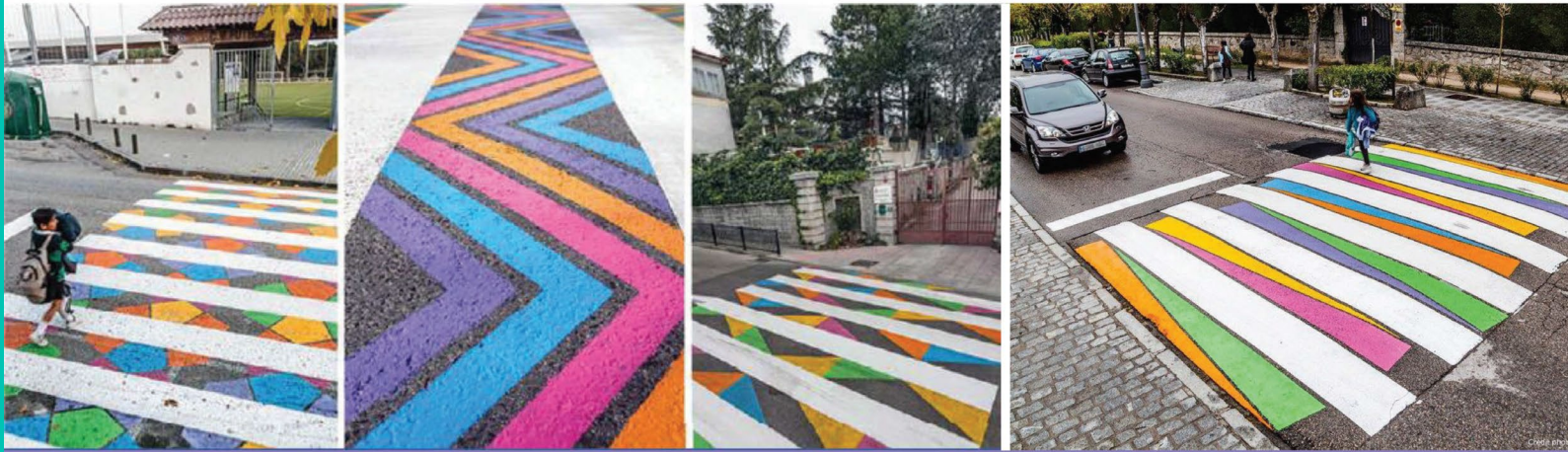


Site in Context: NE 8th Ave Opportunities

- NE 8th Ave between NE 9th St and NE 21st St
- 1 mile long total (0.5 mile between Reserve Park & Kelly center)
- Accessibility, safety and beatification upgrades

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





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 WSPP Parks
- 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

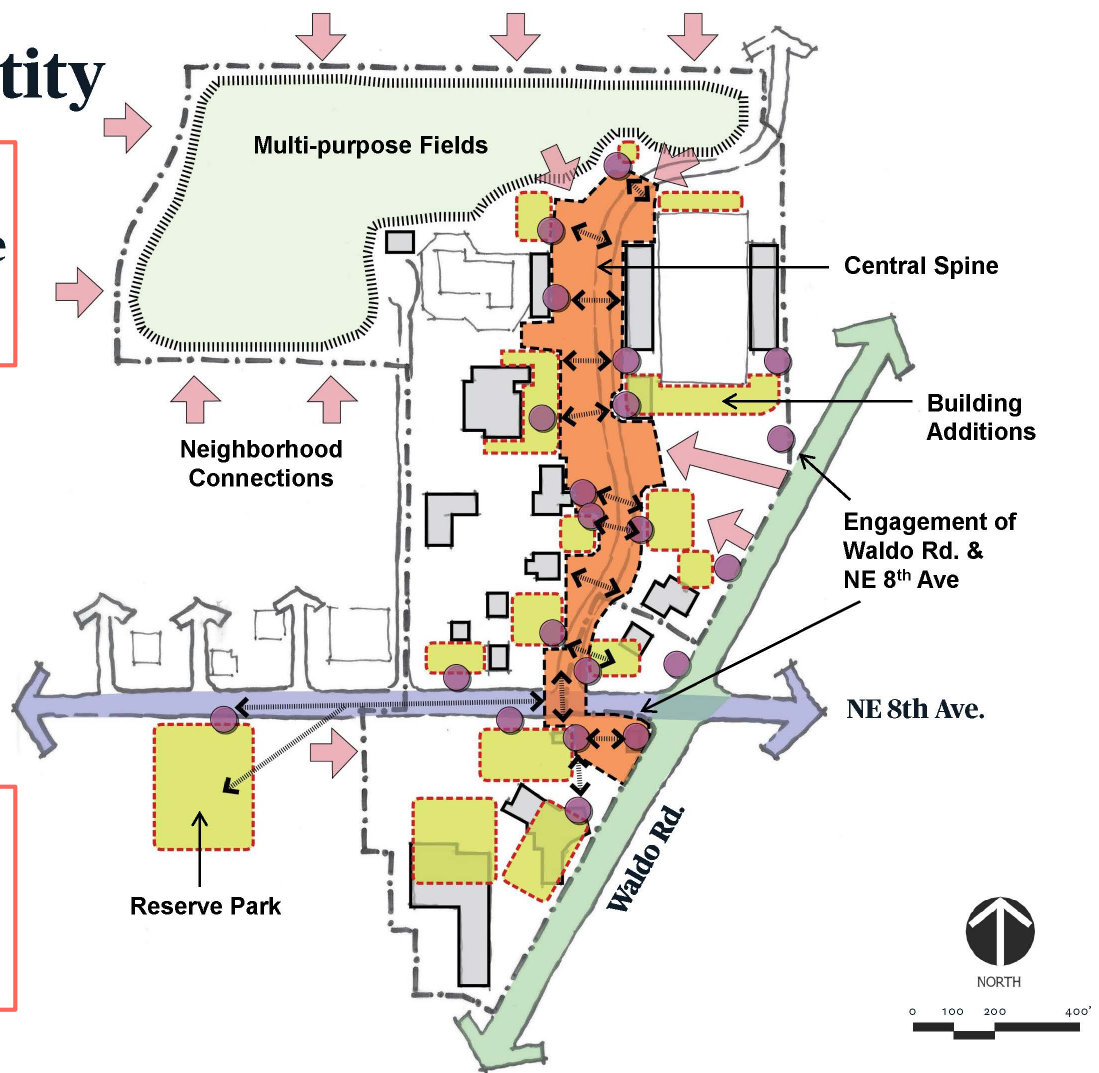
1. 'Separate' Uses (Silos)
2. No Cohesive Element(s)
3. No Unifying Public Space
4. No Response to Context



Creating a Distinct Identity

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

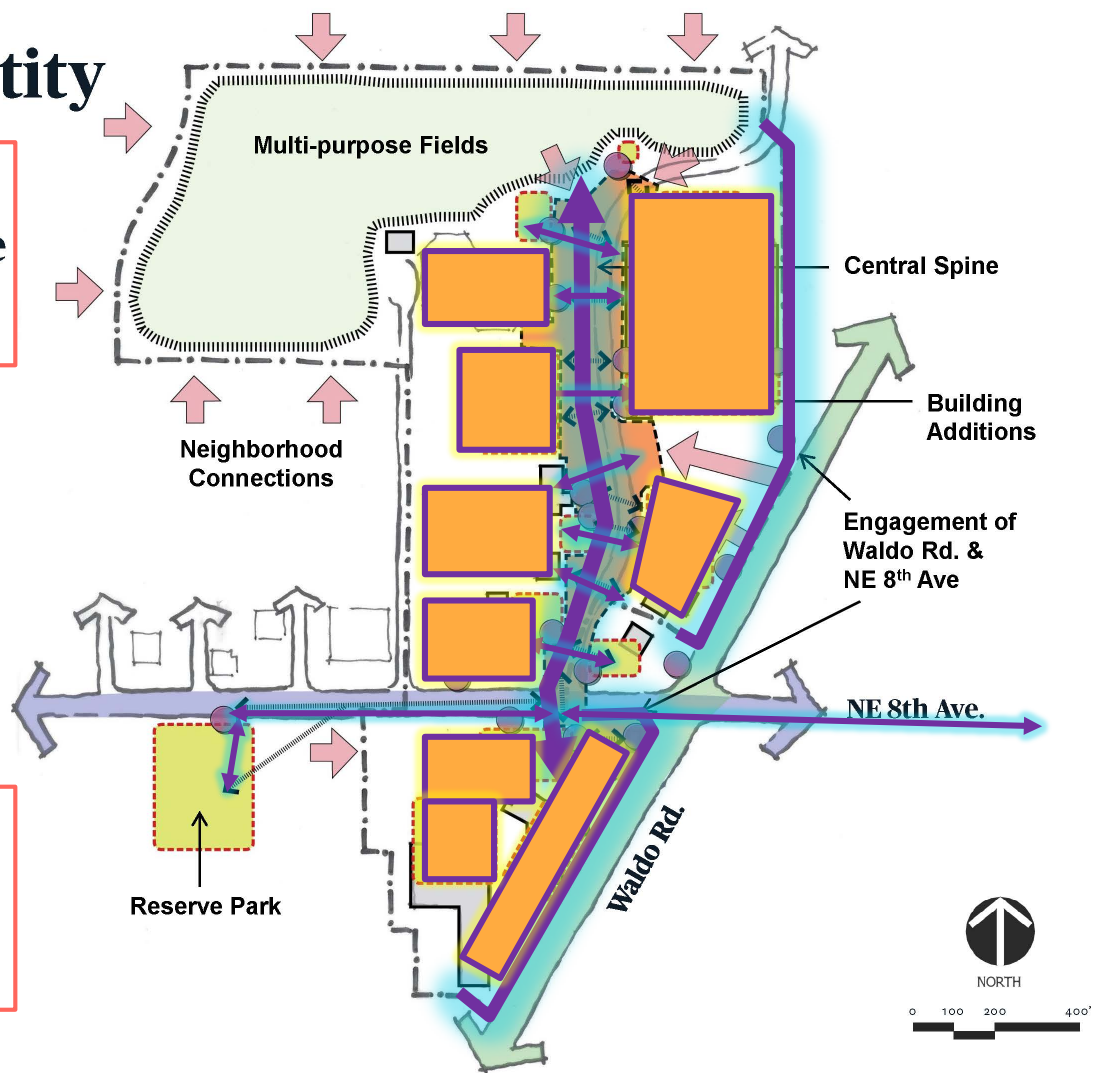
Enhance Identity, Update, Connect, and In-Fill !



Creating a Distinct Identity

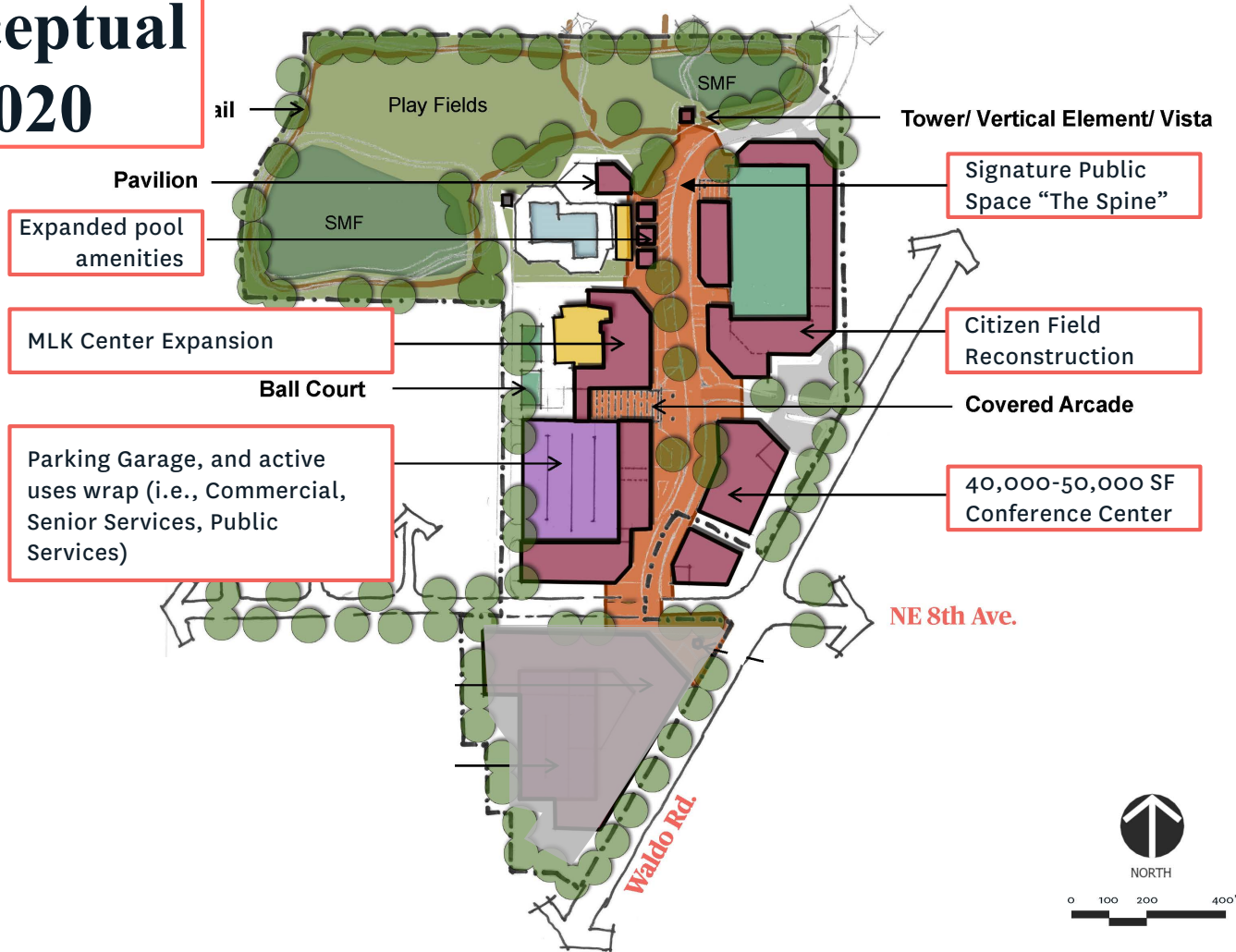
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Enhance Identity, Update,
Connect, and In-Fill !



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

Order of magnitude
cost estimate: [\\$20-25 M](#)



Conference Center

Case study: Kovens Conference Center, North Miami

- Multipurpose meeting & conference center
- 40-50,000 SF building
- Wide range of flexible meeting spaces: from an intimate meeting room to a 550 guest ballroom
- In GCRA

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



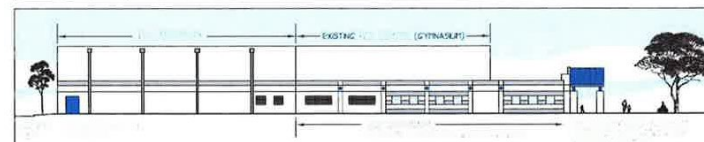
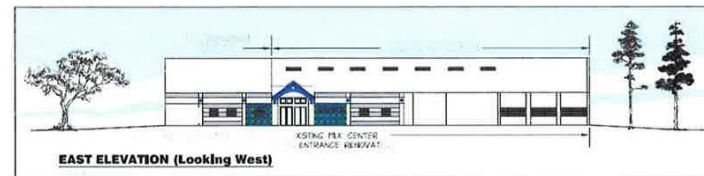
Source: Kovens Conference Center website <https://kovens.fiu.edu>

Martin Luther King Center Expansion

- 2010 City /PRCA Business Plan
- Additional indoor recreation & support spaces + renovation of the existing facilities

- On WSPP project List

Order of magnitude cost estimate: \$2-5 M



Source: MLK Expansion Business Plan, City of Gainesville, 2010

EXPANSION NOTES:

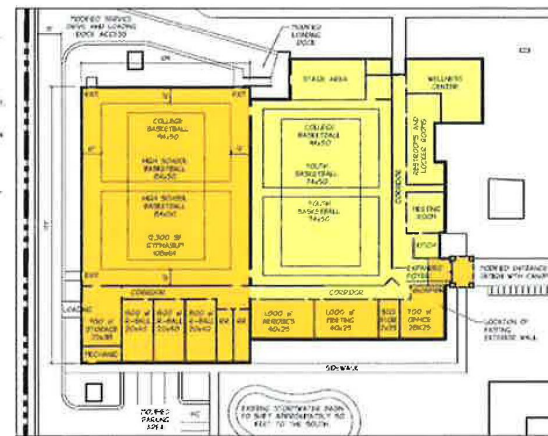
EXISTING MLK CENTER - 40,300 SQ. FT.
PROPOSED EXPANSION - 22,600 SQ. FT.
TOTAL MLK CENTER - 62,900 SQ. FT.

EXPANSION AREA INCREASE OF APPROXIMATELY 56% SQ. FT. COST OF EXPANSION \$2.5M TO \$5M. PROPOSED PARKING AREA INCLUDED.

SPACE SAVING TO THE WEST REDUCED PARKING BY 25%.

LEGEND

EXISTING MLK CENTER
PROPOSED MLK EXPANSION



Dwight H. Hunter (NE) Pool

- Olympic pool
- Proposed scope:
 - Pool house updates + new club room
 - Pool deck & family zone upgrades
- On WSPP List

Order of magnitude
cost estimate: \$1M



Top: Existing conditions. Bottom: Inspiration photos



Moving Forward:

Costs, and Next Steps



Potential Partners & Funding

- Gainesville Community Reinvestment Area
- Wild Spaces Public Places
- Alachua County
- Alachua County Public Schools
- University of Florida
- Santa Fe College
- 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!

