

8th & Waldo

Project Status & Overview

GCRA Advisory Board

May 18, 2021

- Project Lead: Office Capital Asset Planning & Economic Resilience (CAPER)
- Project Core Team: CAPER, GCRA, PRCA, GFR, Office of Equity & Inclusion, and, Office of Communications & Engagement.



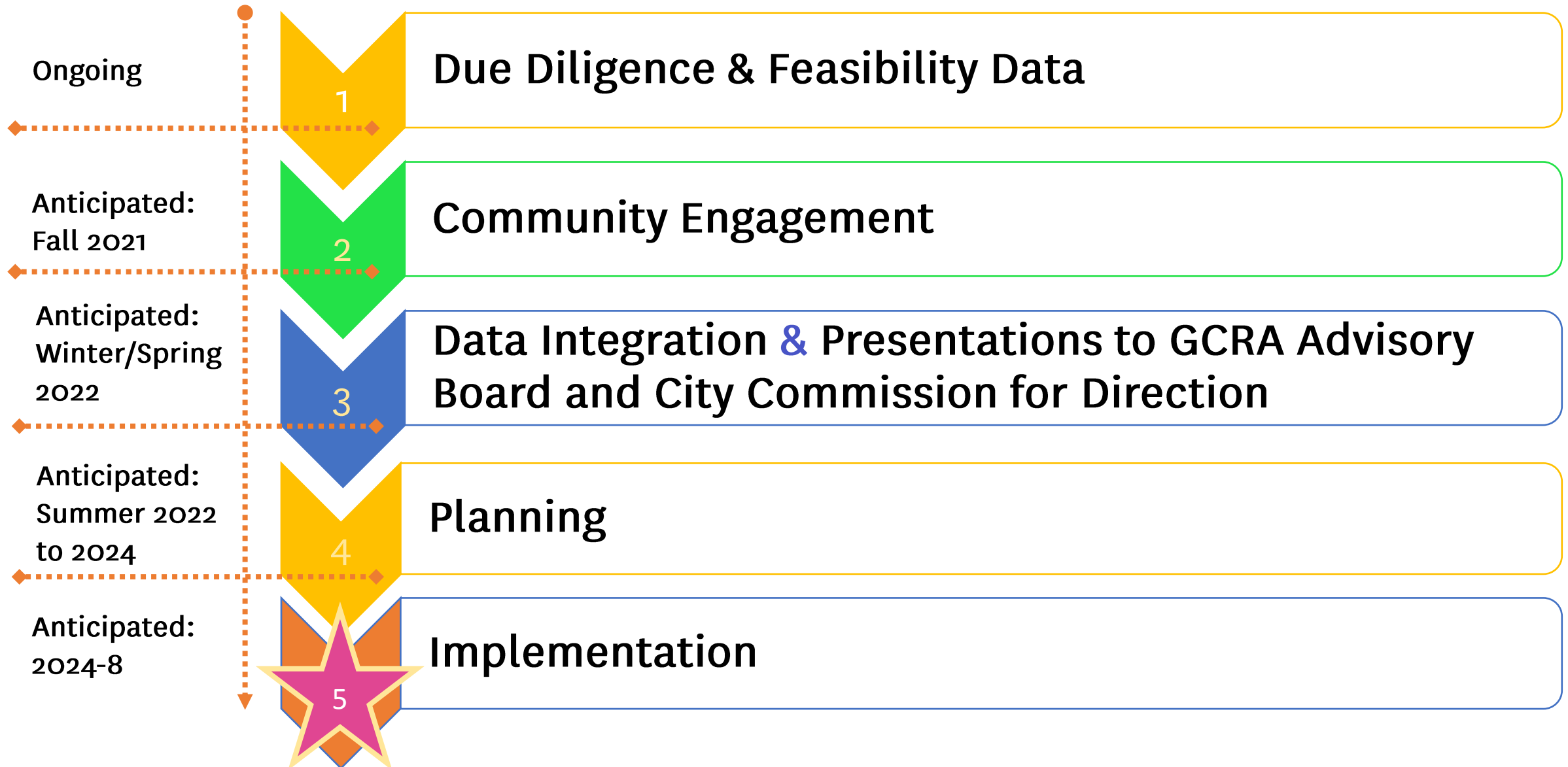
Site Overview

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

 GCRA (~8 acres within project area)



Process Overview



1 Due Diligence & Feasibility Data

Ongoing



- **Feasibility Data:** Site Strengths? Constraints? What should Stay, What Can Be Redeveloped? Planned capital improvements on Site and in the area? Who are the Project Stakeholders? Other Considerations & Opportunities?
 - 1/2021: Survey to Staff Working Group, and outreach to partnering organizations (Alachua County, UF, UF Health, Santa Fe Community College, Colliers Int'l).
 - Feasibility Data findings reported in a 2/14/21 memo to the GCRA Advisory Board.
- **Environmental Study.** Phase 1 Environmental Assessment (ESA): 4/2021. ESA Phase 2 TBD.
- **Market Analysis.** TBD.
- **Land Assembly.** Ongoing effort:
 - **GFR Facility Relocation:** GFR needs, appropriate land identification, funding allocation, property acquisition, new facility funding, planning & construction
 - **Land Acquisition:** Purchase negotiations, funding allocation, and acquisition

1 Due Diligence: Environmental Assessment

Ongoing



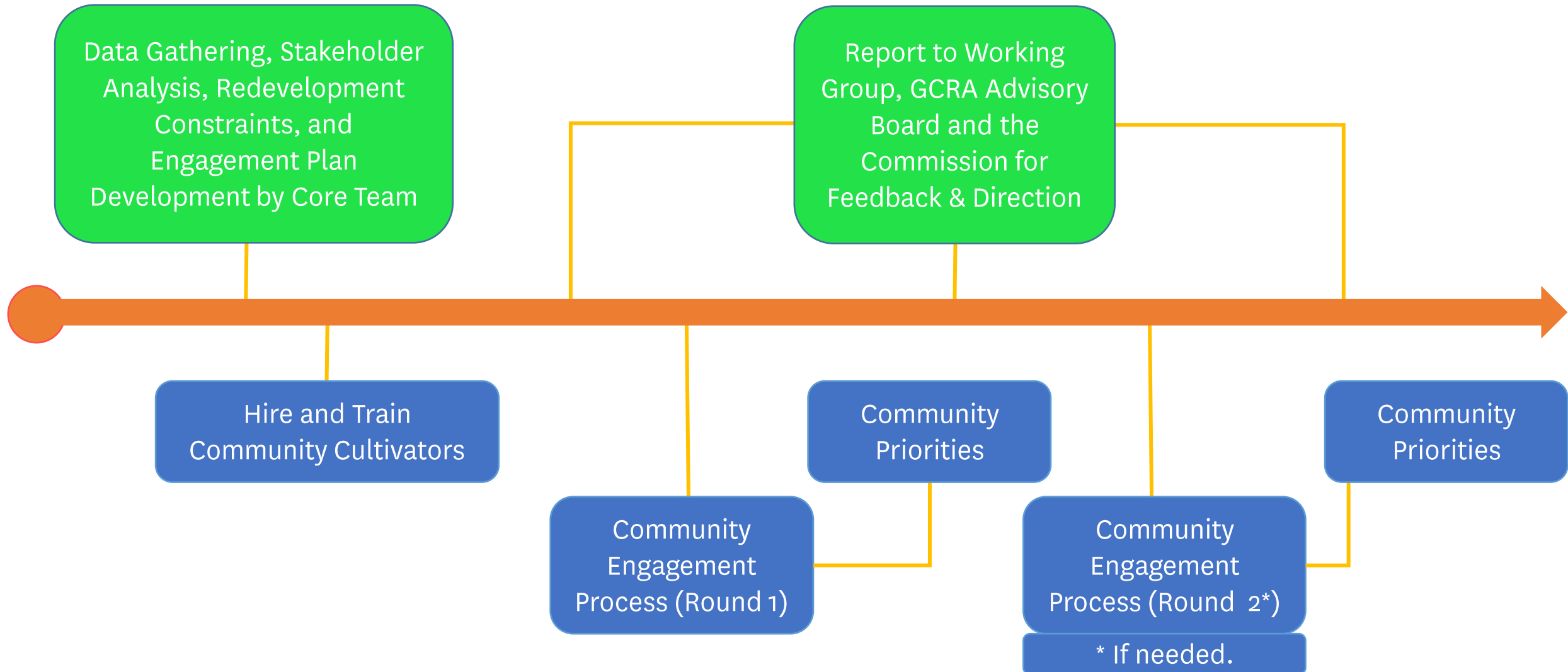
- 4/2021: Phase I Environmental Assessment (ESA) revealed evidence of recognized environmental conditions in connection with the property.
- A Phase II ESA is recommended to further investigate the Recognized Environmental Conditions (RECs) and potential RCEs documented during the Phase I ESA.
- The Phase II ESA will focus on the areas of concern west of NE 14th Street. No further environmental investigation is needed in Citizen Field Stadium or the GFR amenities.
- A Phase II ESA is anticipated to be delivered within 2-3 months of Task Assignment execution.
- Further TBD environmental investigation may be needed based on the future Phase II ESA findings.

2 Community Engagement

Anticipated:
Fall 2021

- Community engagement to **begin once feasibility data is clear.**
- Community Engagement Strategy Brief by Staff.
- **On-going engagement and outreach** throughout the project duration.
- Engagement highlights:
 - **Engagement Phase I:** Preliminary Public Information-Gathering around Community Values and Priorities Methods & Process
 - Focus groups, one-on-one meetings, survey, open meetings/ listening sessions, draft report, final report
 - Community Cultivators
 - **Engagement Phase II:** Internal Engagement – Reassessment and Next Steps. Regroup internally to assess how to proceed. Reassess goals, what's on the table to decide, and the future timeline.
 - **Engagement Phase III:** Return to community using methods TBD based on previous engagement feedback and priorities.

2 Community Engagement ~ Process Diagram



3 Data Integration + Presentations to governing boards for direction and funding

Anticipated:
Winter/Spring
2022

- Integration of input received from the due diligence and the community engagement
- Presentation to the GCRA Advisory Board and City Commission for direction and funding.

4 Planning

Anticipated:
Summer 2022
to 2024


- Planning based on the input received from the community, and direction from GCRA Advisory Board and City Commission, develop site program, partnerships, funding, and layout.
- Community outreach continued.
- Work with GFR on facility relocation continued.

5 Implementation



- Implementation of the various plan and program components TBD.

Recommendations

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1. Hear staff update and provide feedback.



Thank you!

... Questions?

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