

# **Phase I Environmental Assessment Report Citizens Park Redevelopment Area Northeast 8<sup>th</sup> Avenue and Waldo Road Gainesville, Alachua County, Florida**

## **Prepared for**

Ms. Sarit Sela  
City of Gainesville  
306 Northeast 6<sup>th</sup> Street  
Gainesville, Florida 32601

## **Prepared by**

Water & Air Research, Inc.  
6821 S.W. Archer Road  
Gainesville, Florida 32608

**April 28, 2021**

**21-5373-03**



*Celebrating 50 Years  
1970-2020*

## 7 Data Gaps

A current chain of title and lien searches were not reviewed as part of this assessment. This lack of information represents a data gap. Previous ownership information on the various parcels that make up the subject property were not available, in part due to the fact that the City of Gainesville has owned the property for a long period of time. The title search conducted as part of the 2011 ESA did not indicate any possible previous ownership issues. A data gap from 2011 to now exists. However, the data gap is expected to be significant because the property has remained under the ownership of the City of Gainesville during that time. The title search data gap could be satisfied by having the title history reviewed by a knowledgeable professional.

The property was able to be researched as far back as 1928, using Sanborn Fire Insurance Maps. However, the 1928 map showed that the property contained the Alachua County Fair Grounds and a racetrack. Therefore, the property has not been researched back to first development. This represents a significant data gap.

There were no other significant data gaps that would be expected to impact the opinion of Water & Air and the results of this assessment. However, as discussed in the Introduction, there is a possibility that additional information exists, and it could influence the opinions rendered.

## 9 Principal Findings

The subject property is located at the intersection of Northeast 8<sup>th</sup> Avenue and Waldo Road in Gainesville, Alachua County, Florida and consists of the following areas:

- 1) Citizens Field Stadium, grassed parking area and Fire Station #3. This section is located on Alachua County Parcel Number 10515-010-002, which contains the football stadium and grassed parking area and is approximately 6.86 acres in area. Fire Station #3, located at 900 Northeast Waldo Road, is located on Parcel Number 10515-010-001 and is approximately 0.98 acres in area. Section 1 is roughly 8 acres in size.
- 2) Citizens Park grassed fields, Dwight H. Hunter Northeast Swimming Pool and MLK Jr. Multi-Purpose Center. This is located on a portion of Parcel Number 10515-010-003, and is approximately 19 acres in area.
- 3) GFR Administration buildings and Safety City. This is located on the remaining portion of Parcel Number 10515-010-003, and is approximately 6 acres in size.

According to review of historical aerial photographs and Sanborn Fire Insurance maps, the subject property has contained the former Alachua County Roads and Bridges Department over a large section of the site. It is likely that large mechanical equipment was used, stored and worked on across the property. It is unknown what types of materials and/or chemicals were used and stored onsite at that time. ***This former land use represents a potential REC.***

Based on the information provided in the Alachua County HazMat database, along with information collected from various interviews, including Mr. Marcantel and Mr. Gus Olmos, there is sufficient evidence that potential unregistered and unlicensed dumping occurred at the site. ***The listing of the subject site as an old dump site is considered a potential REC.***

A database search of government files identified the subject site to be located in four additional databases. However, none of these listings are considered to represent a REC.

None of the adjacent or nearby 49 database listings were determined to impact the subject property. No evidence of past or present UST or AST use on adjacent or nearby properties or identified in the database that may impact the subject site was noted. One former facility located to the adjacent south side of Fire Station #3 is currently still in remediation. However, the site cleanup is funded by the Florida Inland Protection Trust Fund and the estimated groundwater flow direction is away from the subject site.

Evidence of a former 500-gallon heating oil UST located at Citizens Field Stadium was documented. Information available for review indicated that the tank was removed from the site, and no exceedances were documented in the one soil sample collected during the closure. A petroleum release was not submitted to FDEP. ***The presence of this former UST does represent a HREC.***

Chemical use at the subject property includes general small quantity cleaning and maintenance products. Large quantities of liquid chlorine and carbon dioxide are presently stored and used at the Pool facility. Large quantities of paint are used and stored at Citizens Field Stadium. No indications of significant chemical spills or leaks were observed. The subject property utilizes various dumpsters across the property which are disposed off-site by a contractor. No current inappropriate storage or disposal of chemicals was identified. However, it is our recommendation that secondary containment be put in place for the liquid chlorine storage tanks and any chemical storage areas that contain multiple types and quantities of chemicals.

Vapor intrusion was considered and is not expected at the subject property based on information found during this assessment.

There are no known regulatory actions or environmental liens pending against the subject property. This information is based on information gathered during this assessment and not from title and lien searches.

## 10 Opinion and Conclusion

We (Water & Air personnel) have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the subject property located at Northeast 8<sup>th</sup> Avenue and Waldo Road (known as the Citizens Park Redevelopment Area) in Gainesville, Alachua County, Florida. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. ***This assessment has revealed evidence of recognized environmental conditions in connection with the property. A Phase II ESA is recommended to further investigate the RECs and potential RECs documented during the Phase I ESA.***