



City of Gainesville

Office of the City Manager

City Manager Memorandum No. 20024

To: The Honorable Mayor and City Commissioners

From: Lee R. Feldman, ICMA-CM, City Manager

Date: May 5, 2021

Re: 8th & Waldo Project Status and Next Steps

As requested by the City Commission and GCRA Advisory Board on April 7, 2021, this memo is to provide a project update and overview for the 8th & Waldo Project. The following is a summary of milestones completed by date, a description of work underway and next steps for the project. For overall project process and projected timeline, see **Attachment A**.

Completed & Currently Underway (8/2020 - 4/2021)

1. Formation of internal cross-departmental Staff teams: Core Team and Working Team.
 - a. The Core Team is led by CAPER staff and includes staff from the GCRA (2), GFR (1), PRCA (1), Mobility (1), Office of Equity & Inclusion (1), Communications & Engagement (1), and CAPER (2). Group meets regularly to discuss project progress and next steps.
 - b. The Working Team includes approx. 30 City senior staff from across the organization.
2. Feasibility Data Gathering:
 - a. Internal survey and outreach to partner organizations to gather site related background information. Data summary provided in the 2/4/21 8th & Waldo Feasibility Considerations memo to the GCRA Advisory Board. See **Attachment B**.
 - b. Environmental Site Assessment (ESA):
 - Phase I ESA was executed and delivered in April 2021. This assessment has 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. See **Attachment C** for Phase I ESA Principal Findings, Opinion and Conclusion sections.
 - 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 months of Task Assignment execution.
 - c. Further TBD environmental investigation may be needed based on the future Phase 2 ESA findings.
 - d. Land Assembly & Redevelopment Site:

- Collaboration with GFR and Colliers to explore needs for land acquisition for facility relocation, costs, and design and construction costs and funding. For further information about GFR amenity relocation, see **Attachment D**.
- Adjacent properties' acquisition negotiations. Property representatives were contacted and negotiations are underway.
- e. Market and Gap Analysis report. Staff is collecting proposals for this task.
- 3. Public meetings:
 - a. Joint County-City meeting (3/29): Moved to research modifying GCRA boundary limits to include entire 8th & Waldo site (led by GCRA and Legal staff).
 - b. Joint City Commission and GCRA Advisory Board workshop meeting (4/7).

Next Steps:

1. Community Engagement & Outreach (anticipated to begin in Fall 2021):
 - a. Community engagement is anticipated to begin once the site's environmental conditions and Market Analysis are clarified. These factors may have an impact on potential future redevelopment and are important for clear engagement communications.
 - b. Community Engagement Strategy Brief was developed by Staff. See **Attachment E**.
 - c. Engagement process highlights:
 - i. 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
 - ii. 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.
 - iii. Engagement Phase III: Return to community using methods TBD based on previous engagement feedback and priorities.
2. Data integration from the due diligence and community engagement processes, and presentation to GCRA Advisory board and City Commission for direction. Anticipated in Winter/Spring 2022.
3. Planning based on the input received from the community, and direction from GCRA AB and City Commission, develop site program, partnerships, funding, and layout. Anticipated in mid-2022-2024.
4. Land Assembly & Redevelopment Site: Neighboring land acquisition and GFR amenity relocation planning and engineering - continued.
5. Community engagement & outreach - continued.
6. Implementation: Anticipated in 8/2024.

Attachments:

- A. Project overview and projected timeline
- B. 8th & Waldo Feasibility Considerations memo to the GCRA Advisory Board, 2/4/21
- C. Water & Air Environmental Site Assessment Phase I Principal Findings, Opinion and Conclusion sections, 4/28/21
- D. Considerations for GFR facility relocation from/reconstruction on the 8th & Waldo site
- E. Community Engagement Brief

cc: Deborah Bowie, Assistant City Manager
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