

# GCRA Project Update: Cornerstone

## Eastside Health & Economic Development Initiative

## Gainesville Technological Entrepreneurship Center



Joint City and County Commission Meeting



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**22 JAN. 24**



# Transformational Projects in the GCRA



## Project Budgets (FY2020-2029)

**8th Avenue & Waldo \$17.1 million**

**Cornerstone/GTEC \$22.2 million**

**Downtown (proposed) \$12.2 million**

**FAPS Heritage Trail \$2.3 million**

**Heartwood \$6.2 million**

# Economic Development Highlights

## CORNERSTONE, EASTSIDE HEALTH AND ECONOMIC DEVELOPMENT INITIATIVE (EHEDI), AND GTEC REFRESH

- UF Health Urgent Care Center underway
- Construction for roadway infrastructure began on 1/16. Substantial completion is slated for 7/1/24
- RTS planned transfer hub
- Eastside Gateway refresh and banners installed along East University Avenue & Hawthorne Road
- Master plan complete for renovations of GTEC
- 22 incubating companies at GTEC, and they are 95% either minority or locally owned
- Food hub development



## 2020-2029 GCRA BUDGET

Source **\$22.2 million**

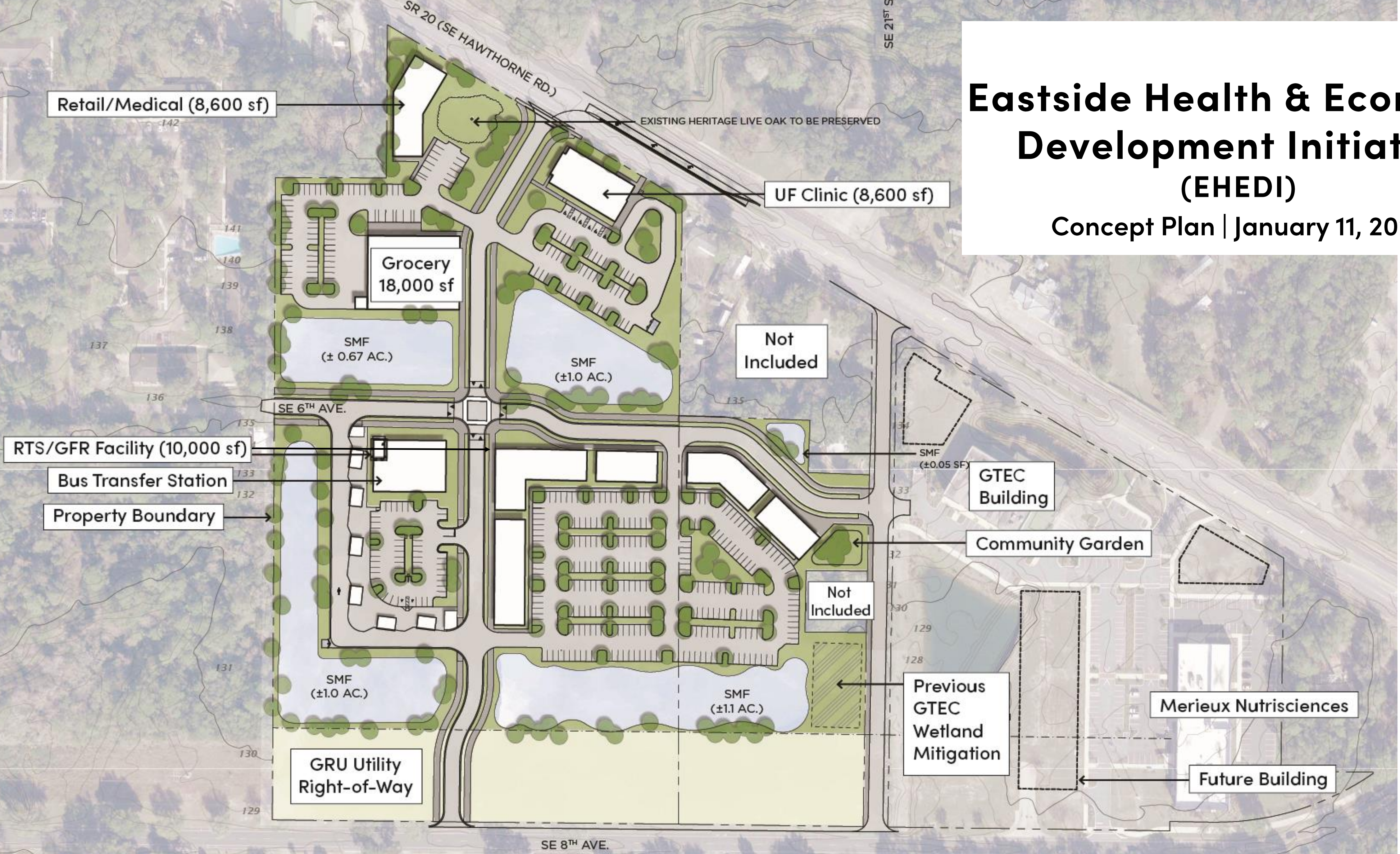
- \$4.1 million Federal Transit Authority
- \$920,000 GCRA Cornerstone
- \$11,581,646 GCRA EHEDI
- \$5,616,192 GCRA GTEC

Estimated Costs **\$22.2 million**

- \$4.1 million RTS Transfer Hub
- \$3,821,601 Road Construction
- \$453,697 Environmental Mitigation @ EHEDI
- \$5,616,192 GTEC renovation
- \$225,000 Design, Environmental & Engineering Services
- \$220,904 White Electric Battery Property Purchase
- \$7.78 million Development Incentives for Food Hub, Lot 4, and other Cornerstone development pads

# Eastside Health & Economic Development Initiative (EHEDI)

Concept Plan | January 11, 2023



Retail/Medical (8,600 sf)

EXISTING HERITAGE LIVE OAK TO BE PRESERVED

UF Clinic (8,600 sf)

Grocery  
18,000 sf

SMF  
(± 0.67 AC.)

SMF  
(±1.0 AC.)

Not  
Included

RTS/GFR Facility (10,000 sf)

Bus Transfer Station

Property Boundary

SMF  
(±0.05 SF)

GTEC  
Building

Community Garden

Not  
Included

SMF  
(±1.0 AC.)

SMF  
(±1.1 AC.)

Previous  
GTEC  
Wetland  
Mitigation

Merieux Nutrisciences

Future Building

GRU Utility  
Right-of-Way

SE 8<sup>TH</sup> AVE.



# GTEC REPOSITIONING UPDATE

Joint City and County Commission Meeting

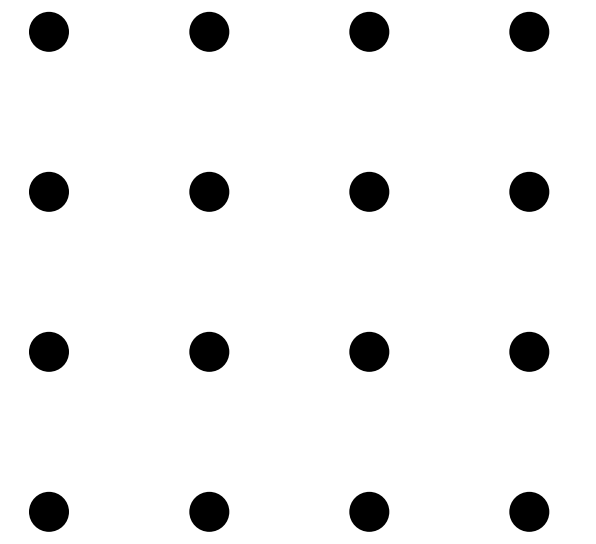


Gainesville  
Community  
Reinvestment  
Area



**City of Gainesville**

# GTEC Notable Dates



2019-2020	2021	2021-2023	2024
GCRA Management, SFC Programming, GTEC Phase I Completed, Building Needs Assessment, EDA Mortgage Payoff, GCRA Office Build-out & Move	GTEC Analysis Completed, EDA Release of Agreements and Mortgages @CCOM 11/04/21	Repositioning Update @CCOM 11/18/21 Greenwood Consulting Analysis and Recommendations Walker Architects Masterplan Construction Cost Analysis	Next Steps: GTEC renovation masterplan report to GCRA Advisory Board (tentative February) City Commission for feedback (tentative March) Construction documents to follow

# Synopsis

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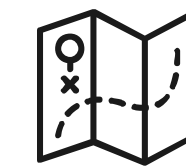
*"The City, GCRA, and East Gainesville community should celebrate the value GTEC has brought to East Gainesville over its first 23 years, and should now commit to a new era of being even a stronger resource in community and economic development."*



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## Three Market Focus

- East GNV entrepreneurs
- Minority-owned businesses
- Businesses providing goods/services to the area



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## Community & Social Meeting Place

Continue to provide space for the tenants and host community to have events



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## Comprehensive Programs & Services

Provide enhanced coaching/training to help businesses reach their full potential; not just cheap rent



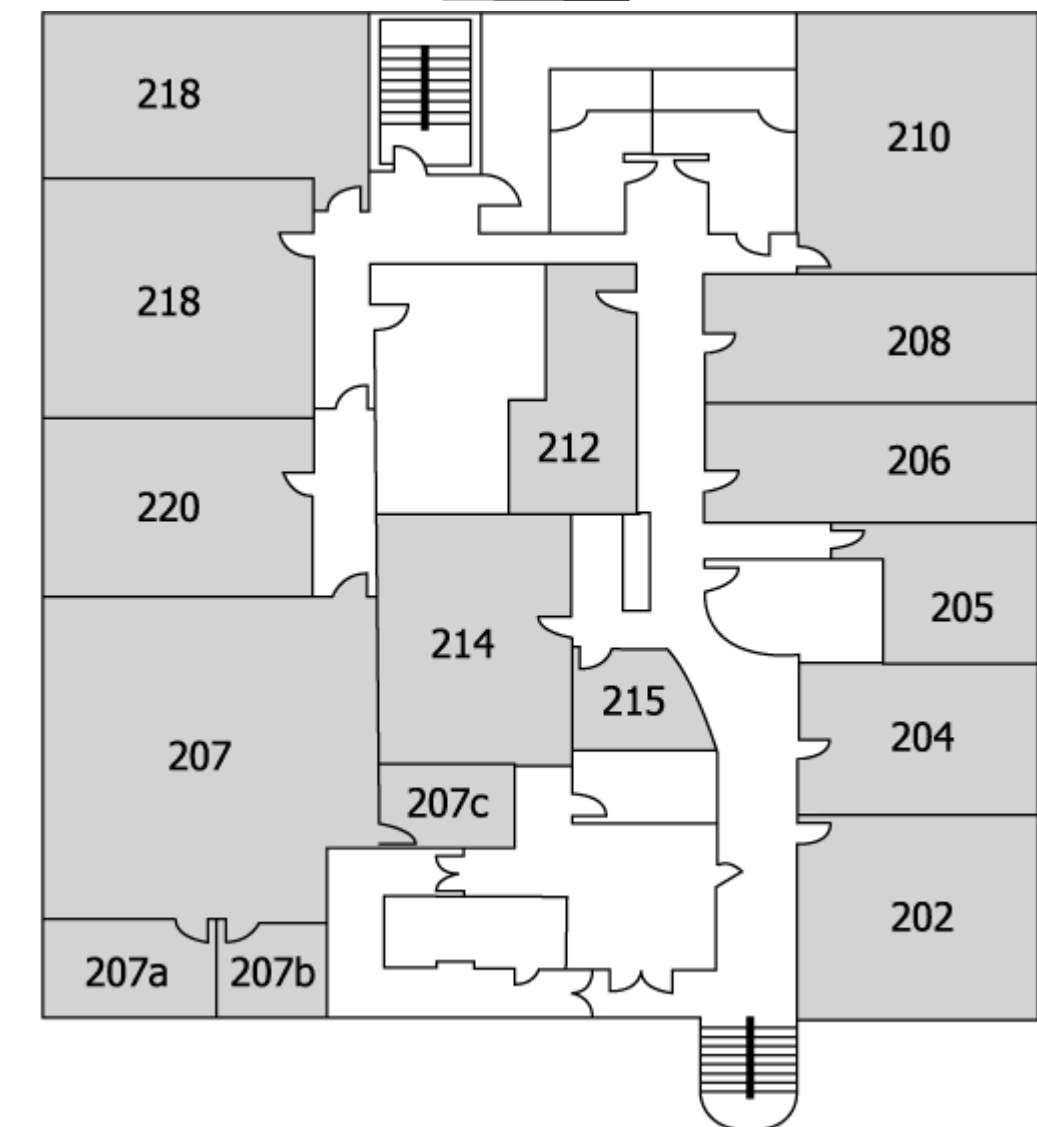
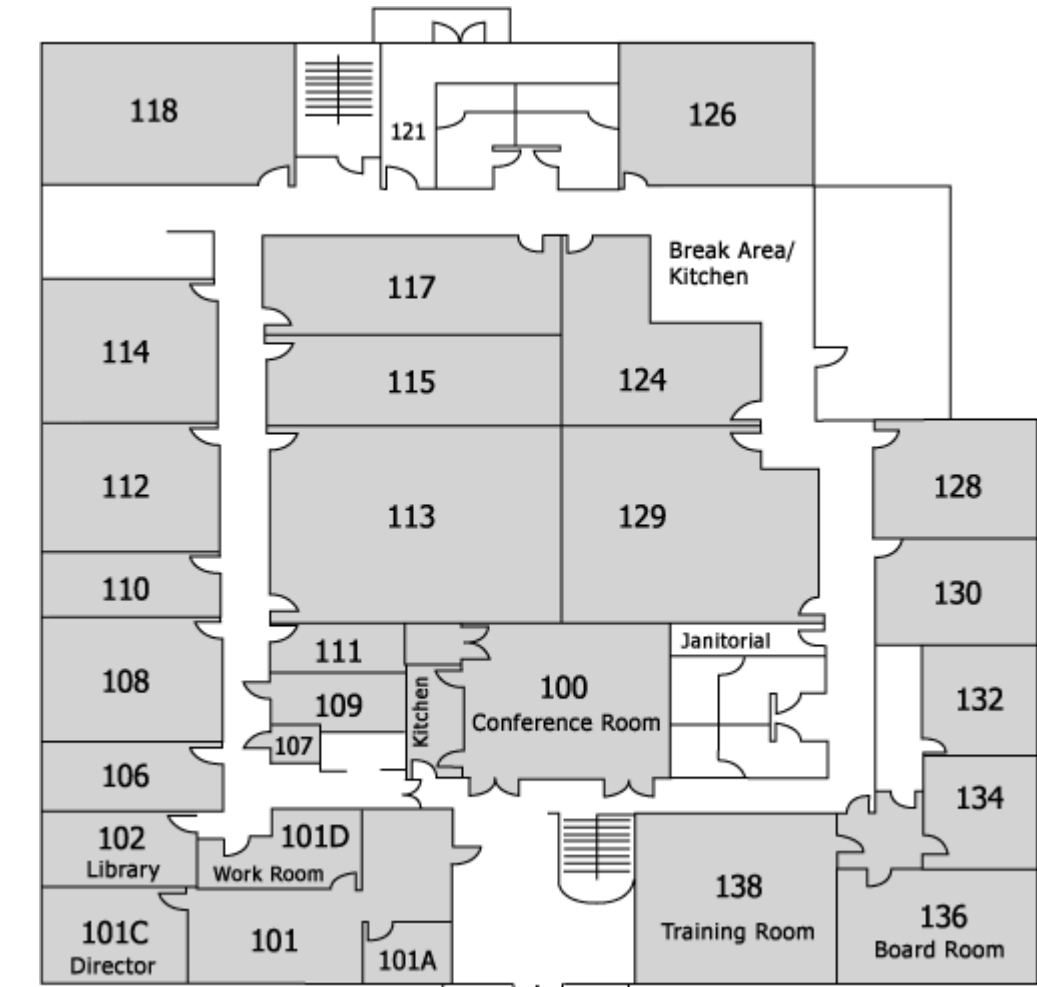
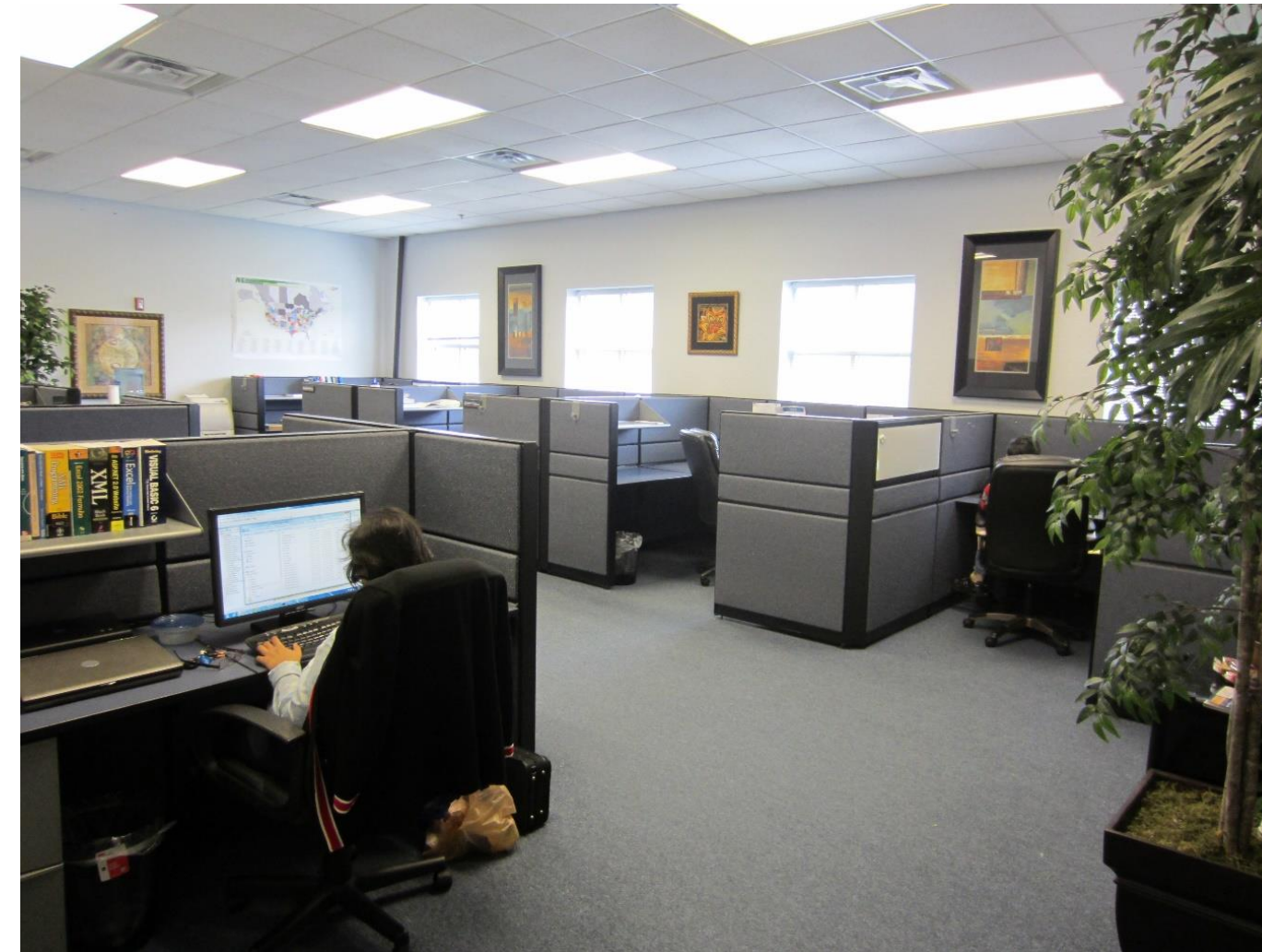
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## Sustainable Rental Revenues

Market-rate rental fees with community-funded scholarships for low-income entrepreneurs

# Existing Floorplans

- Large lab spaces
- Large administrative office
- Fixed conference rooms
- Large cubicle farms





# Proposed Floorplans

- More small individual spaces
- Optimized community rental facilities
- Activated community entrance
- Activated indoor-outdoor space
- Meeting room with broadcasting capabilities
- More flexible meeting spaces
- More opportunities for organic interactions



# GTEC

# GTEC Center

Old Name

**Gainesville  
Technology &  
Entrepreneurship  
Center**

New Name

**Gainesville  
Training,  
Entrepreneurial, &  
Community  
Center**