

OLF8 Commerce Park Improvements



OVERALL PROJECT DESCRIPTION

The OLF-8 Project combines two critical community economic development priorities: Military Sector Investment and Private Sector Investment. Because military investment is a prime economic driver along the Gulf Coast, the OLF-8 project provides a unique opportunity to protect and improve our local military aviation training assets. The OLF-8 land swap opportunity provides a new state-of-the-art Navy and Marine Corps rotary-wing training asset that helps protect our military commands from additional rounds of military asset reduction (BRAC). Private sector investment is also critical to our economic progress. Escambia County will solicit and secure private sector investment by converting the old OLF-8 training area into a Commerce Center. The site is adjacent to the ongoing construction of the 10,000 job Navy Federal Credit Union campus. Concepts for the new Commerce Park show approximately 425-acres of net developable uplands. Initial estimates of job densities are 8.5 jobs per acre (3,600 new jobs).

PROJECT DETAILS

2016-17 MYIP ACTIVITIES -

\$1,524,000

Master Planning & Design/Permitting

- Develop a plan identifying land use (i.e. type of business activity)
- Park design
- Public input
- Habitat conservation
- Infrastructure requirements
- Costs and timeline
- Design/ Permitting
- Engineering
- Environmental permitting
- Site plans for development

Primary Eligible Activity: Planning Assistance

Secondary Eligible Activity: Infrastructure projects benefitting the economy.

***FUTURE ACTIVITIES - \$17,767,790**

Construction

- Roadways
- Utilities
- Lighting
- Drainage

Total Project Cost: \$19,291,790

Leverage: \$2,000,000 (Land Swap)

*Future activities are not funded by the 2016-17 MYIP but could be funded in future multi-year plans



Overall Project Benefits

- Job Creation (3,600 new jobs)
- Private Industry and Business Growth
- Military Industry and Training Growth
- LEED Certification and Stormwater Management
- Wetland Preservation
- Walkable and Bikeable Community

Best Available Science:

- Addresses Need for Commerce Parks (See Reference Page)