

3.0 COMMUNITY OUTREACH

3.1 OVERVIEW. A series of meetings were scheduled and facilitated with elected officials, community leaders and stakeholders. Two community-wide meetings were held on October 16, 2007 and December 13, 2007 at the Cecil Conference Center with approximately 300 people in attendance (meeting minutes are attached as **Exhibits 3.1.1, 3.1.2, and 3.1.3** at the end of this section). At these meetings, and those held with the Mayor of Jacksonville, members of the Jacksonville City Council, the Clay County Commission, Southwest Citizens Planning and Advisory Committee (SWCPAC), Westside Business Leaders Association, West Council Jacksonville Regional Chamber of Commerce and other groups and individuals, open communication and dialogue was held regarding the Conceptual Development Plan and phasing strategies. Input and recommendations were actively sought during all community outreach encounters. In addition, a Cecil Field Airport Advisory Committee (CFAAC) was formed and met to review the Conceptual Development Plan and phasing strategies. This Committee has regional representation from elected officials, area neighborhoods, agencies and other entities that can provide input and recommendations with the development and planning for Cecil Field going forward.

All community outreach encounters were met with enthusiasm for taking the next steps needed to develop a Master Site Plan that addresses issues that will enhance and coordinate the development of the JAA property as well as the City of Jacksonville property. Reaction to the draft information for phasing development was reviewed as viable and executable as long as a fully coordinated Master Site Development Plan is followed through with all entities involved.

3.2 TOPICS. Following is a list of topics raised during various meetings:

A. Infrastructure:

1. Roadways - Planning and funding for roadways to handle new commerce and employee traffic along with the current local and regional traffic already on the highway systems in the area.
2. Rail – Rail was in place previously and may return per tenant identified need.

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3. Drainage/Stormwater Issues - Information shared about the challenges and lessons learned from the Bridgestone/Firestone site development with emphasis on need for the master site development plan that has a comprehensive approach for due diligence for executable site development.
- B. Environmental:
1. Contamination - Although at a minimum for site this large, clean up continues and is the responsibility of the Navy. Quarterly meetings are held to monitor the progress.
 2. Noise Level Concerns - Special notation by JAA provided that a huge part of the economic impact for Cecil involves the airport and although technology is providing quieter aircraft, long term plans include increased airport activity.
 3. Conservation/Preservation - Conservation/preservation land was put along the western area of Cecil and will remain in place. Use of landscape plantings that requires as little water as possible requested.
 4. Fire and Rescue - Coverage on property reconfirmed.
- C. Economic Development:
1. Job Generating Center - Airport property and City of Jacksonville property to be used to generate jobs for area in cooperative working relationship. Impact of JAXport activity along with need to think long term in planning, marketing and financial aspects.
 2. Space Tourism - The development of space tourism through FAA spaceport licensing was embraced as exciting development for area.
 3. All concepts presented for JAA warehouse/distribution, retail/mixed use housing, expansion of and additional hanger space as well as possible new runway to the east in future met encouragement by the community and appreciation for stewardship of diligent planning for the future.

3.3 SUMMARY. Community involvement was excellent as indicated by the numbers of residents, stakeholders and agency representatives actively engaged in the various meetings. Cecil Field has been an integral part of the history of the southwest area of the city and the Jacksonville Aviation Authority (JAA) has garnered tremendous support, respect and

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appreciation for the manner in which it has taken steps and used resources to fulfill the “economic engine” vision for Cecil outlined in the original base reuse plan. During the community outreach activities a framework was provided to combine information from the technical experts regarding infrastructure, environment and economic issues and couple this with input from the community/stakeholders/participating agencies to meet objectives for a comprehensive, balanced and applicable site plan. To continue this positive role model for planning and implementation for the future the following recommendations are submitted as a part of this report.

- 3.4 RECOMMENDATIONS.** The pro-active community outreach/stakeholder/agency participation initiated during the Master Site Planning process should continue through:
- A. Community involvement of area residents through the Cecil Field Airport Advisory Committee (CFAAC) with meetings scheduled quarterly.
 - B. Focus group/stakeholders meetings to provide communication as needed and to obtain feedback from others than the members of CFAAC including community/region/state/national levels.
 - C. Communication with emphasis on awareness of plans for Cecil Commerce Center/Cecil Field including airport operations and associated developments by way of community speakers bureau, active government relations activities and pro-active communication with participating agencies.
 - D. Addressing key issues that may arise in a process mindful of need for sensitivity to time and dissemination of valid data/analysis/communication whether issue has positive or problematic implications.
 - E. Continued positioning for awareness of current and forecasted economic implications for Cecil Commerce Center and Cecil Field development.