

# Gilchrist Park Activity Center

## Feasibility Report - Draft



Mitchell S Austin, AICP, CNU-A  
Urban Design Division  
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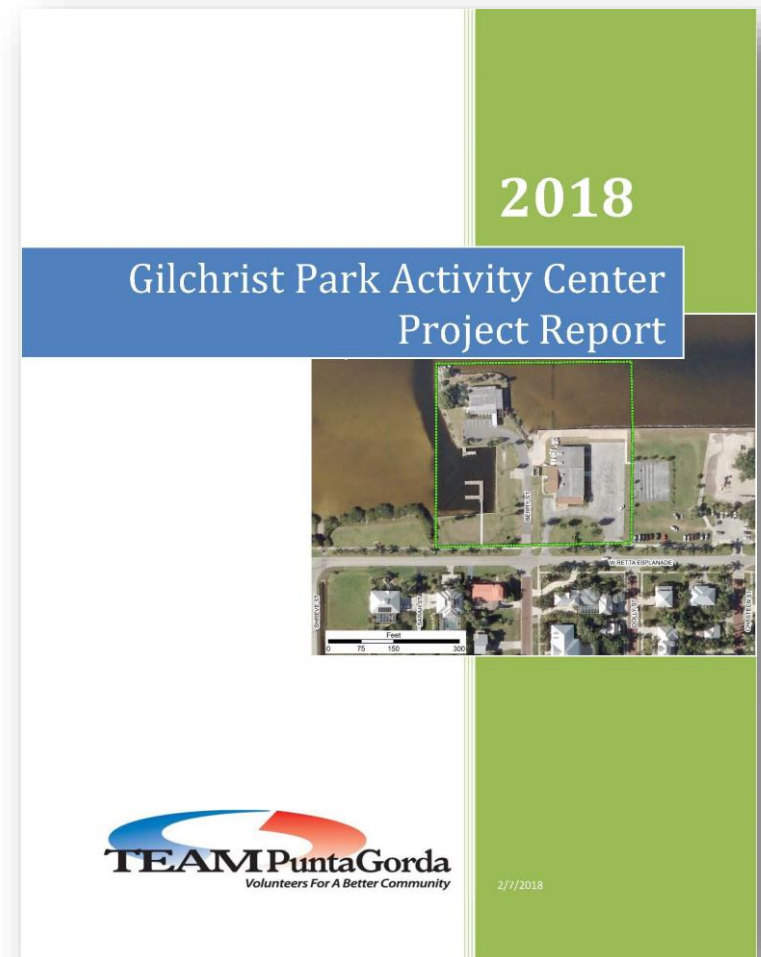
# Outline

- Background
- Public Input
- Alternatives Analysis
- Conclusion



# Background

- 2014 Sales Tax
  - \$75,000 for conceptual study
- 2018 TEAM Punta Gorda Study
- 2018 Punta Gorda Boaters Alliance – Waterfront Development Master Plan



# Background

- 2019 City Council
  - Tasked Study to Dover Kohl & Partners
  - 4 scenarios
    - Retain/rehab buildings
    - 1 new modest building
    - 1 new grand building
    - No buildings



Existing Condition

Landscape Improvement

Landscape and building improvement

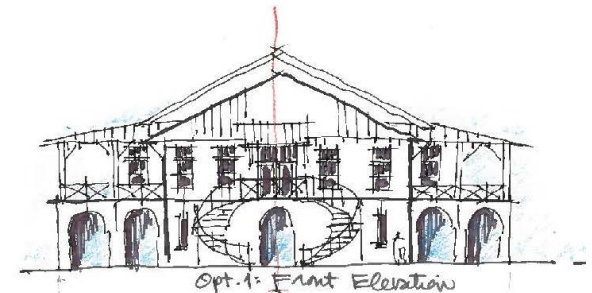


Option 3 - Landscape Only: Site Plan Sketch

Option 2A - Modest New Construction: Building Sketch Elevations

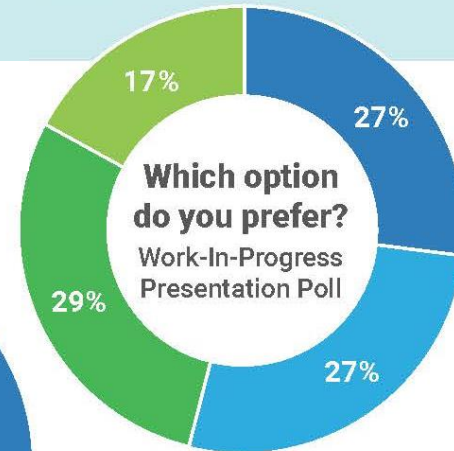
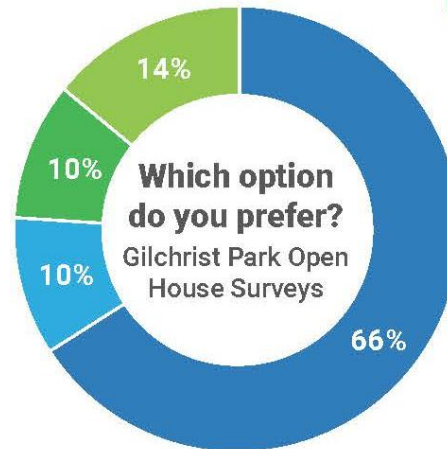


Option 2B - Grand New Construction: Building Sketch Elevations



# Public Input

- Renovate existing buildings
- Replace existing buildings with one modest building that accommodates some users and activities (primarily those that are water related)
- Replace existing buildings with one larger building that accommodates all community-desired activities
- Replace existing buildings with landscape and park elements



# Alternatives Analysis

- Option 1: Renovation
  - PG Boat Club
  - Bayfront Center
- Option 2a: Modest
  - New Construction
- Option 2b: Grand
  - New Construction
- Option 3: Landscape
  - Option eliminated based on public input

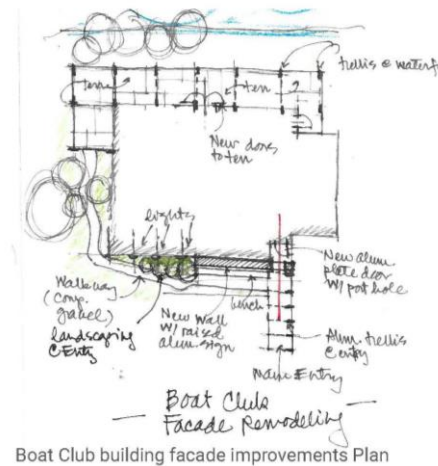


Option 2B - Grand New Construction: Site Plan Sketch



# Option 1: Renovation

- Constraint: FEMA 50 percent rule
  - PG Boat Club
    - 4,230 sqft
    - ~\$340,000 Value
    - \$250,000 Cost (up to)
  - Bayfront Center
    - 8,520 sqft
    - ~\$660,000 Value
    - ~\$110,000 Cost
- Projected Operating Income (PG Boat Club)
  - \$6,800



Site Plan with landscape improvement - Bayfront building

# Option 2a: Modest New Building

- Building Basics
  - Building: 6,000 sqft
  - Courtyard: 4,350 sqft
  - Cost: \$2.3 million
- Projected Operating Income
  - (\$27,040)



Option 2A - Modest New Construction: Site Plan Sketch





# Option 2b: Grand New Building

- Building Basics
  - Building: 11,675 sqft
  - Courtyard: 12,300 sqft
  - Cost: \$4.4 million
- Projected Operating Income
  - (\$72,560)

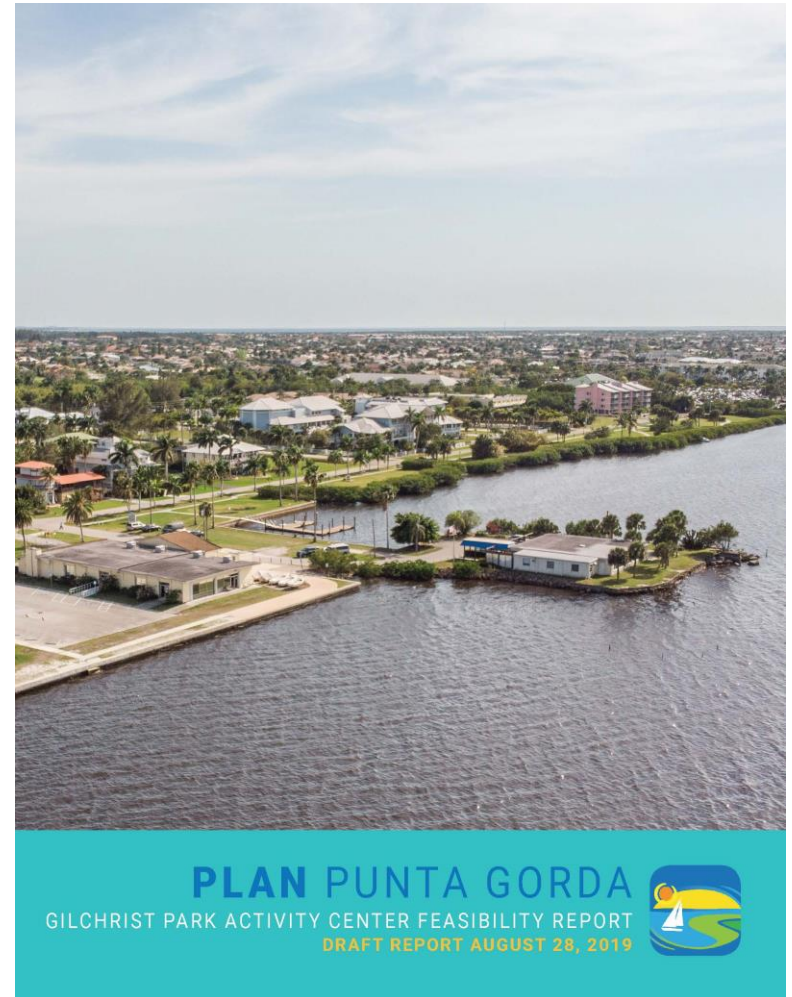


Option 2B - Grand New Construction: Site Plan Sketch



# Conclusion

- Major Initial Capital Investment Gap
- Operational losses
  - Option 2a:
    - \$27,040 annually
  - Option 2b:
    - \$72,560 annually



**PLAN PUNTA GORDA**  
GILCHRIST PARK ACTIVITY CENTER FEASIBILITY REPORT  
DRAFT REPORT AUGUST 28, 2019

