

Bayfront Center

A Waterfront Community Center



Image: Bayfront Center 2012

Bayfront Activity Center Advisory Committee
June 21, 2023
Urban Design Department



Recap

- Identified current facility uses
 - Primary User: YMCA
 - Summer camp
 - Exercise classes
 - Rentals
 - Secondary Users:
 - Boy Scouts of America
 - Learn to Sail
 - Boaters Alliance
 - Need Historic PG Civic Association



20th Century – Scout House to Bayfront Center

- Built in 1956
 - Scout House
 - Youth activities and groups
- Building additions
 - 1960's – 1970's
 - Continued community uses
- Building Size
 - ~9,500 sq. ft.
 - Several floor levels



Image: Bayfront Center 2012

21st Century – Bayfront Center Uses

- Hurricane Charley 2004
 - Roof replacement
 - Storm shutters added
- City offices 2005 - 2012
 - Public Works
 - Utilities
- YMCA lease 2013 – 2022
 - Programs
 - Sub-leases
 - Event uses



Image: 2004 Hurricane Charley damage assessment photo

Planning for the Future – 2004: Concept for Replacement

- Purpose built community center
 - 8,100 sq.ft
 - 2 – 20' X 50' pavilions
 - 2 – 20' X 40' pavilions
- Reconfigured parking
- More green space

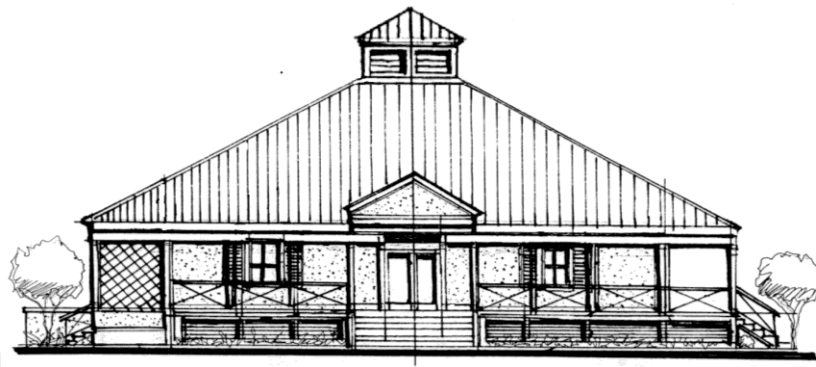


Image: 2004 conceptual building elevation by City staff

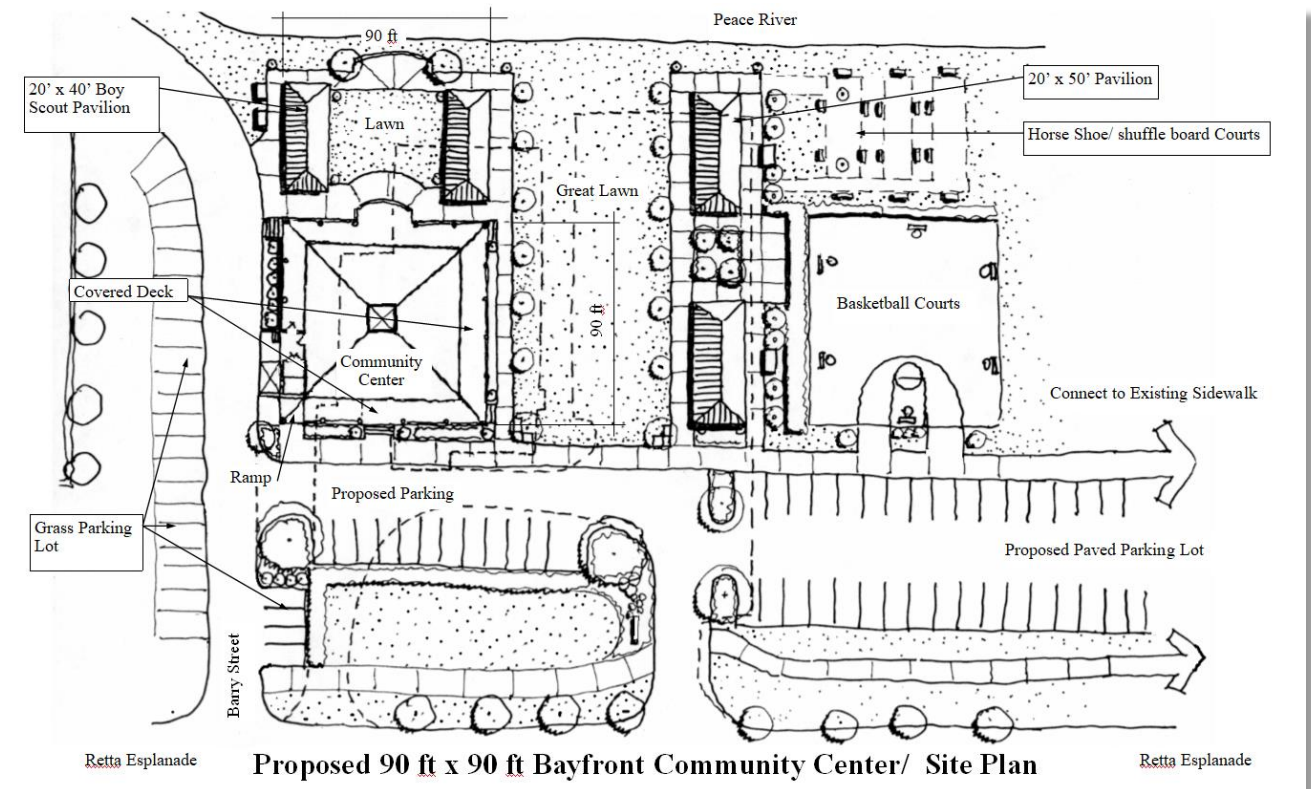


Image: 2004 conceptual site plan by City staff

Planning for the Future – 2008: Concept for Expansion

- “Factors Walk” concept
 - Retain community center
 - Reconfigure parking
 - Enhance site with:
 - Series of open air pavilions
 - Sculpture plaza
 - Harborwalk



Image: 2008 conceptual site plan to City of Punta Gorda Waterfront Committee by Pantsari Architecture

Planning for the Future – 2018 Gilchrist Park Activity Center

- Project and report by TEAM Punta Gorda on behalf of the City
 - Project Objective:
 - “...provide unbiased information regarding the desires of community members as it relates to the activities potentially offered on the site in the event a project moves forward...” to replace the existing buildings
 - Stake holder interviews
 - Community input survey
 - 42 page report
 - Presentation to City Council



Image: 2018 report cover and presentation slide by TEAM Punta Gorda

Planning for the Future – 2019 Waterfront Development Plan

- Plan by Punta Gorda Boaters Alliance
- Boat Club/Bayfront recommendations
 1. Renovate both existing buildings
 2. Remove old buildings and replace with a new structure
 3. Do nothing (not an acceptable solution)

Waterfront Master Plan Mission Statement

- *“To develop and submit a Master Development Plan to the City of Punta Gorda with regard to, but not limited to, the development of and management of our waterfront. This Plan will seek to establish Punta Gorda as THE premier recreational boating community in the continental United States. The implementation of this plan will ensure our citizens experience a superior boating environment and visiting boaters will enjoy enhanced amenities while taking advantage of our boating-friendly community and businesses.”*

Image: 2019 presentation slide by Boaters Alliance

Planning for the Future – 2019 Gilchrist Waterfront Activity Center

- Stand alone product of the 2019 Citywide Master Plan
 - Stakeholder input
 - Public input meeting
 - Feasibility analysis
 - Current uses
 - Potential needs
 - Potential revenue generation
 - Public – private partnerships
 - Building alternatives



Image: 2019 Option 2a modest new building by Dover Kohl and Partners for City of Punta Gorda

Gilchrist Waterfront Activity Center – Option 2a: Modest New Building

- 1st floor (at BFE)
 - 7,600 sq.ft. – indoor
 - 4,400 sq. ft. – event hall
 - 1,500 sq. ft – classroom
 - 1,600 sq. ft – covered terrace
 - 4,000 sq. ft. – courtyard
- Mezzanine (partial 2nd floor)
 - 1,500 sq. ft. – overlooking event hall

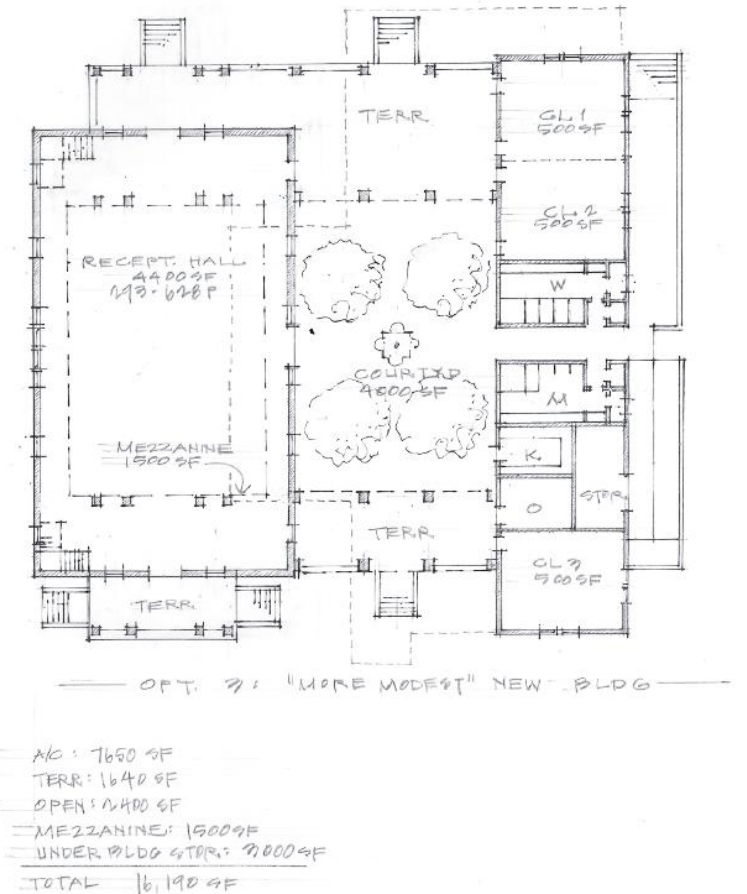
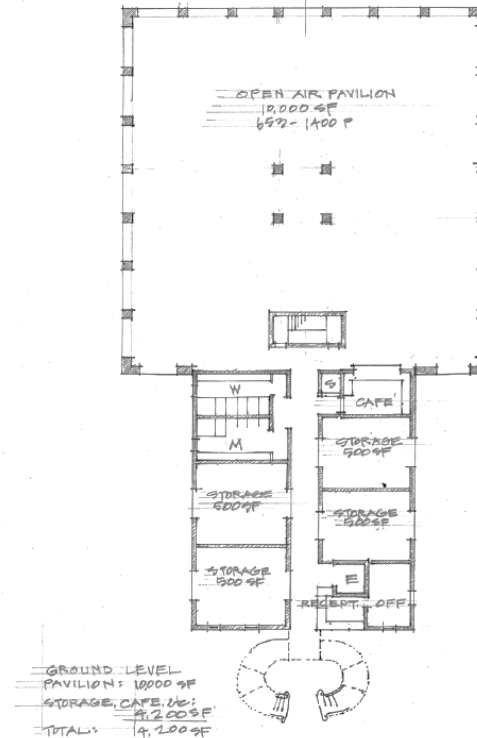


Image: 2019 Option 2a modest new building by Dover Kohl and Partners for City of Punta Gorda

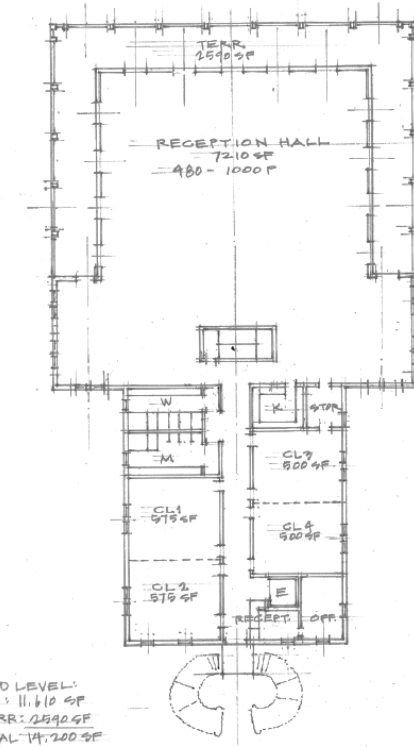
Option 2A - Modest New Construction: Floor Plan Sketch

Gilchrist Waterfront Activity Center – Option 2b: Grand Building

- 1st floor (at grade)
 - 10,000 sq.ft. open air
 - 4,200 sq.ft. storage
- 2nd floor (above BFE)
 - 9,200 sq.ft. indoor
 - 7,200 sq.ft. event hall
 - 2,000 sq. ft. classrooms
 - 2,500 sq.ft. veranda



Option 2B - Grand New Construction: Floor Plan Sketch - Ground Floor



Option 2B - Grand New Construction: Floor Plan Sketch - Second Floor

Image: 2019 Option 2b grand new building by Dover Kohl and Partners for City of Punta Gorda

Gilchrist Waterfront Activity Center – Option 3: Landscape with Pavilions

- Plaza area
 - Hardscape
 - Trees
 - Seating areas
- Event Lawn
- Sailing Pavilion
 - Covered/secure storage
- Community Pavilion
 - Open air



Option 3 - Landscape Only: Site Plan Sketch

Image: 2019 Option 3 by Dover Kohl and Partners for City of Punta Gorda

Questions and Ideas



Our Mission is “To enhance Punta Gorda’s identity as a vibrant waterfront community, unique in character and history, and one of the most desirable places to live, work and visit.”