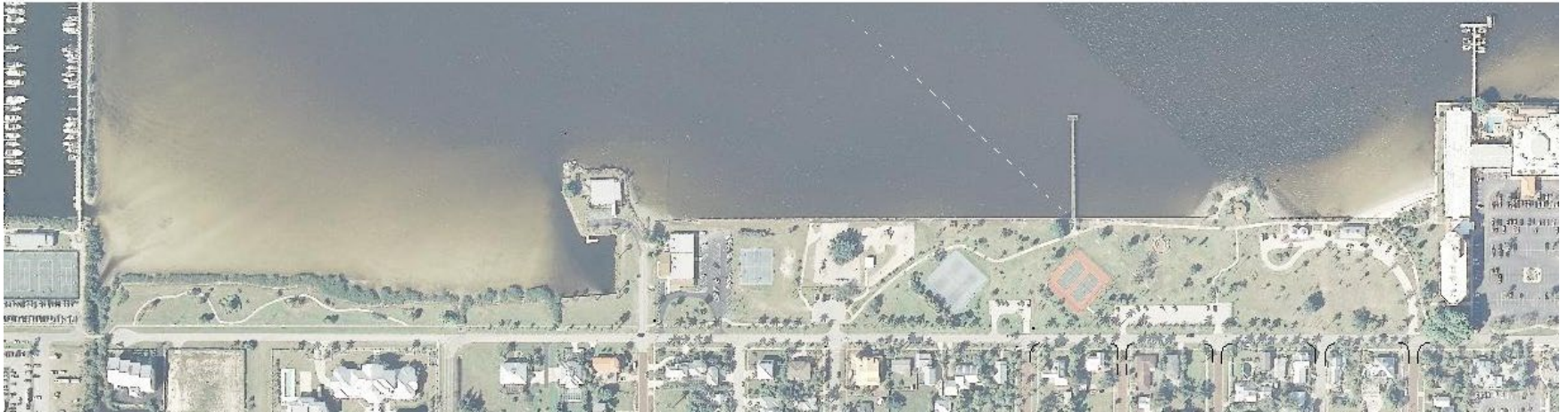


HARBORWALK WEST PRELIMINARY DESIGN & CONCEPT PLAN FOR BOAT CLUB / BAY FRONT CENTER AREA



**Presented by:
The Weiler Engineering Corporation**

March 3, 2010

**WEILER ENGINEERING
CORPORATION**

"Excellence In Engineering"

Weiler Engineering has been tasked to provide:

- The design for Harborwalk West
- Conceptual layout / long term planning for the Boat Club / Bay Front Center Area



"Excellence In Engineering"

■ The Design of Harborwalk West

- From Gilcrest Park near the Best Western
- To Alice Park connecting into Linear Park Phase 1



Overall Design Considerations

- Connection with Future Harborwalk / Linear Park Phases
- Connectivity with the Community
- Safety
- Promote Open Green Areas
- Increase Parking
- Utilize existing Tennis Courts / Basketball Court
- ADA Compliance
- Low Maintenance Landscaping
- Make Harborwalk Conducive to a Variety of Uses
- Enhance the Assets of the City of Punta Gorda's Parks and Harbor Frontage

"Its Happening on the Harbor!"

Specific Considerations

- 30'-Wide Harborwalk (Excluding Best West Connection and Passive Park Area)
- Decorative Seating Wall between Gilcrest Park and Harborwalk
- Maintain View Sheds from Streets Perpendicular to Retta Esplanade
- Use of Compass Roses Throughout Harborwalk

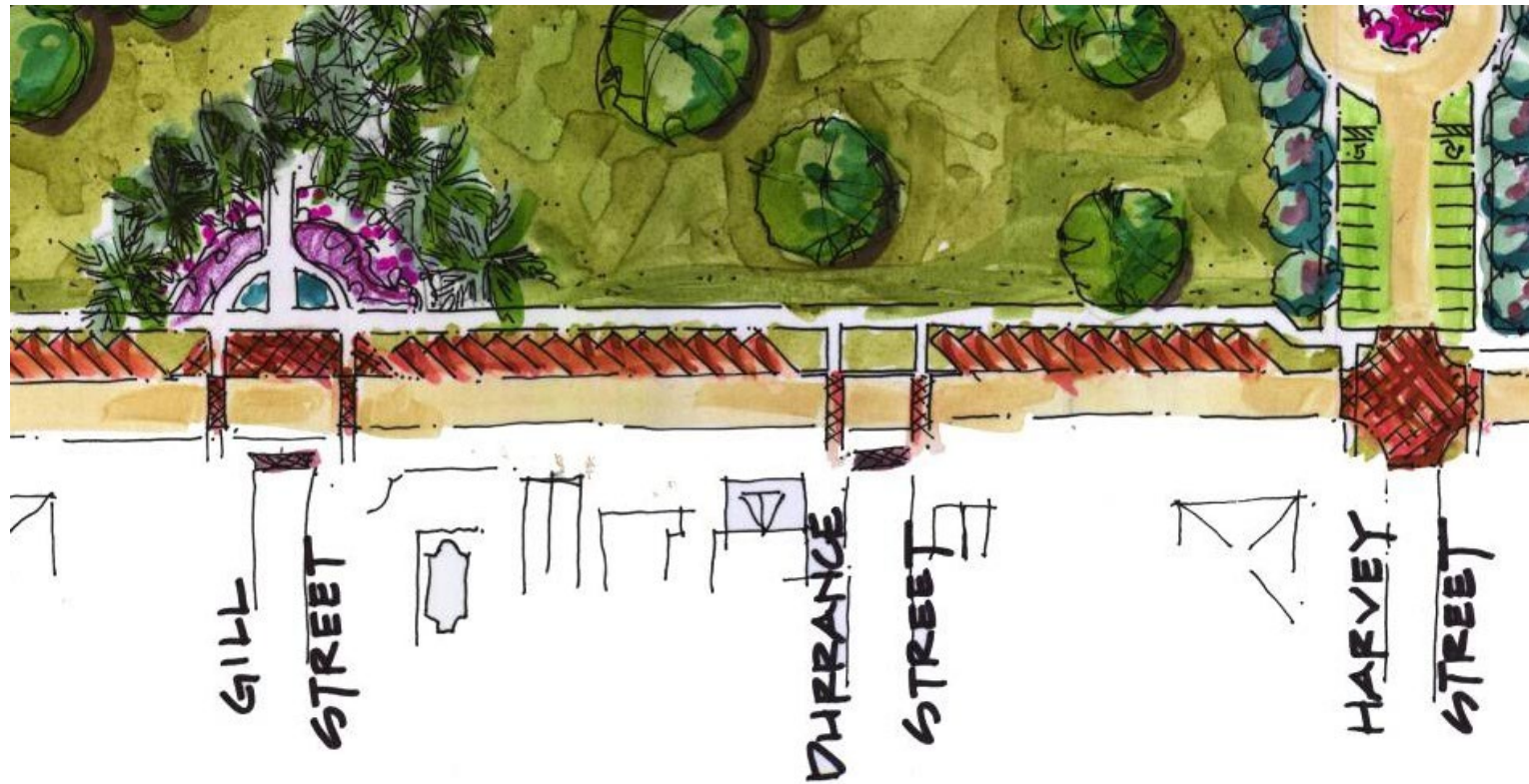
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- Separation of Parking Area
- Wedding Area
- Open Park Area
- Picnic Area
- Restroom
- Reduced Width at East End



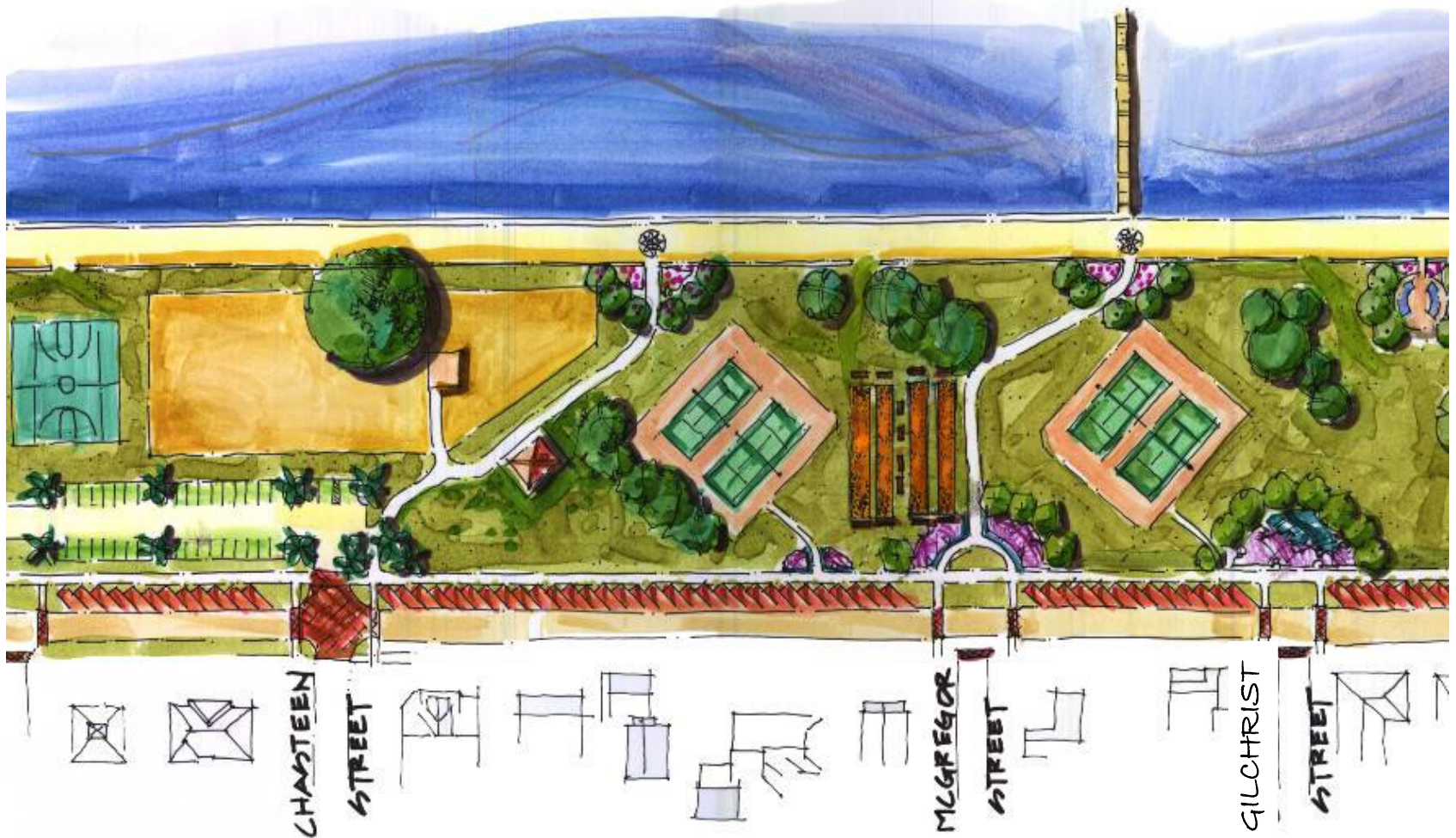
- Retta Esplanade Diagonal Parking
- Drop off area
- Brick Intersection and Crosswalks for Safety and Traffic Calming



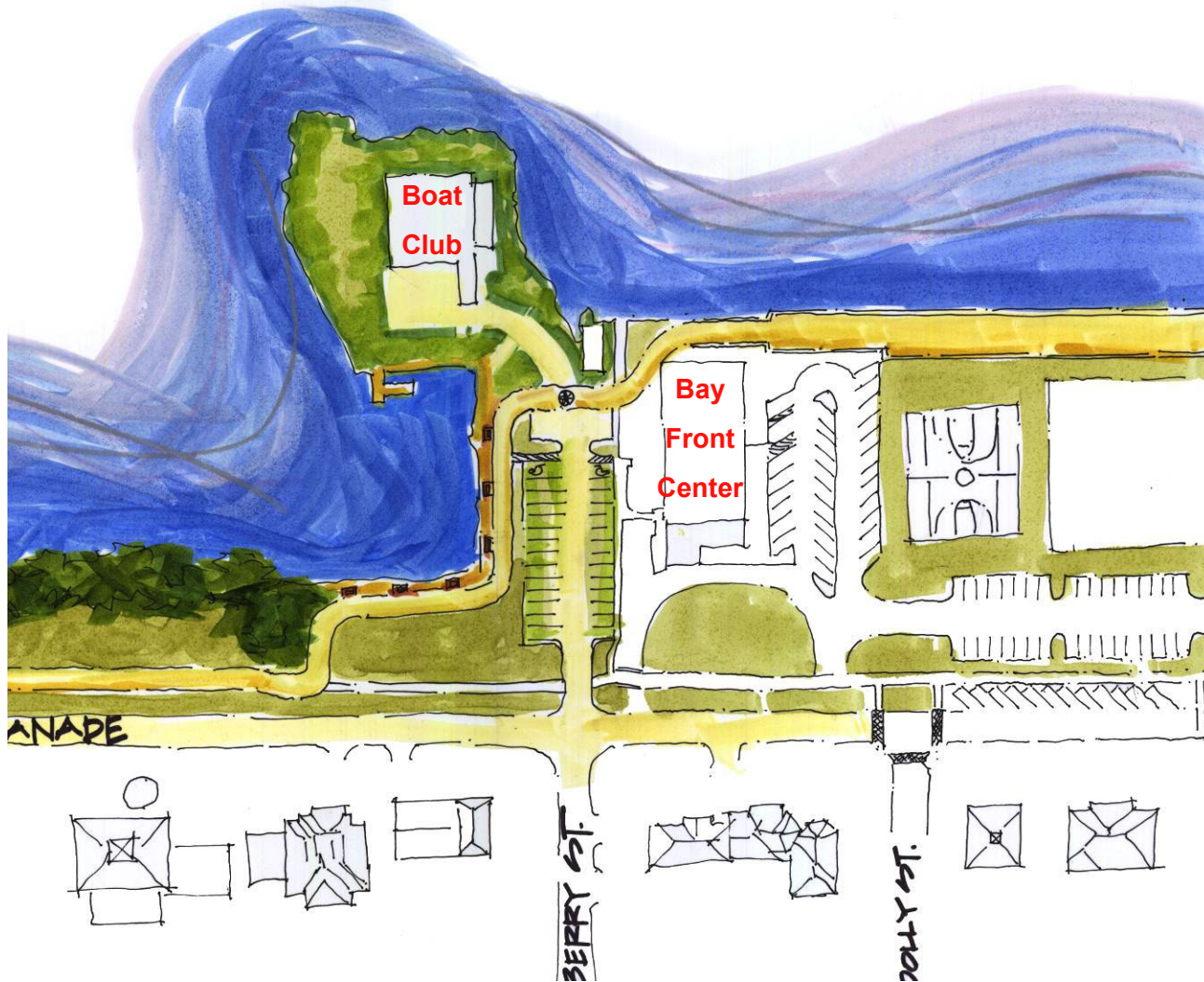
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- Recreational Area
- Existing Tennis Courts
- Removal / Formalization of Existing Parking Lots
- Expanded Playground
- Restroom
- Bocce Ball Courts



- Reduced Width North of Bay Front Center
- Parking Lot with Extended Spaces for Small Trailers
- Tie into Existing Parking
- Removable Bollards



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- Passive Park
- Curvilinear Design
- Tie into Pitman Park
- Tie Into Linear Park Phase I





TIMELINE

- 30% Design – April 15, 2010
- 60% Design – June 15, 2010
- Receive Permits – September 15, 2010
- 90% Design – September 15, 2010
- 100% Design – November 1, 2010

- Construction – Depends on Funding

Construction Cost Estimate

■ Including

- Harborwalk
- Pathways
- Parking Areas (Including Diagonal on Retta Esplanade from Harvey to Dolly)
- Landscaping
- Site Features
- Picnic Areas
- Lighting

Rough Conceptual Estimate \approx \$2.5 Million

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Option to Pursue Putting In a Beach



Option to Pursue Putting In a Beach



Conceptual Recommendation for Boat Club, Bay Front Center & Sailing Center



Current Situation

■ Boat Club

- Too small to house functions of the amount people needed
- No small boat storage for recreational sailing activities
- Older facility in need of a face lift at minimum
- Insufficient parking for large functions
- Lack of sufficient day dockage



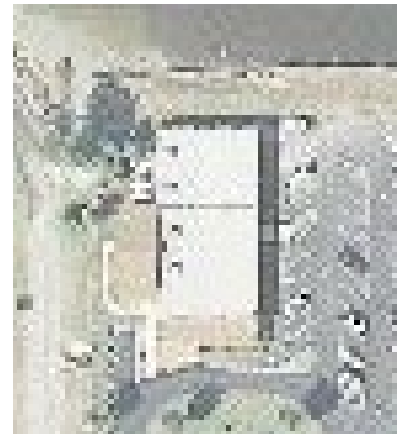
Current Situation

■ Bay Front Center

- Too small to house all groups and activities which currently utilize the facility
- Older facility in need of restoration

■ Sailing Center

- Insufficient storage facilities
- Inadequate launch facility



Design Considerations

- One of the most valuable waterfront properties owned by the City of Punta Gorda.
- Any redevelopment must represent the City of Punta Gorda from land and for boaters coming up the harbor.
- Components of the Existing Bay Front Center have historical value and sentimental value to many residents.

Design Considerations

As inspiration for our recommendation, Weiler Engineering has opened our doors to any individuals or groups who have shown interest in the project to share their ideas and recommendations.

- CRA Members
- City Staff
- Individuals from the Waterfront Development Committee
- Individuals from the Boaters Alliance
- An Individual from the Team Punta Gorda Maritime Committee
- Director of the YMCA
- Individuals from the Sailing Center
- Individuals from the Boating Club
- Several groups of residents from the surrounding community

Recommendation

- Both buildings be removed and a new facility capable of meeting all needs be constructed in place of the existing Boat Club.
- Utilize elements of the Bay Front Center in the construction of the new facility.
- 5,000 to 6,000 square foot
- Modern approach to classic Florida Cracker Architectural Style



Construction Sequence

- Move users of Boat Club into Bay Front Center Temporarily
- Demo Boat Club
- Construction New Facility in its place
- Move everyone from Bay Front Center to new Facility
- Demo Bay Front Center to create parking required for the new facility





Building Features

- Secured Storage Underneath
- Complete Wrap-Around Deck
- Office Space
- Large Assembly Area with Movable Partitions
- Meet current code
- ADA Accessible
- Sun Decks
- Covered Picnic Area with View of Ruins
- Aesthetical Features

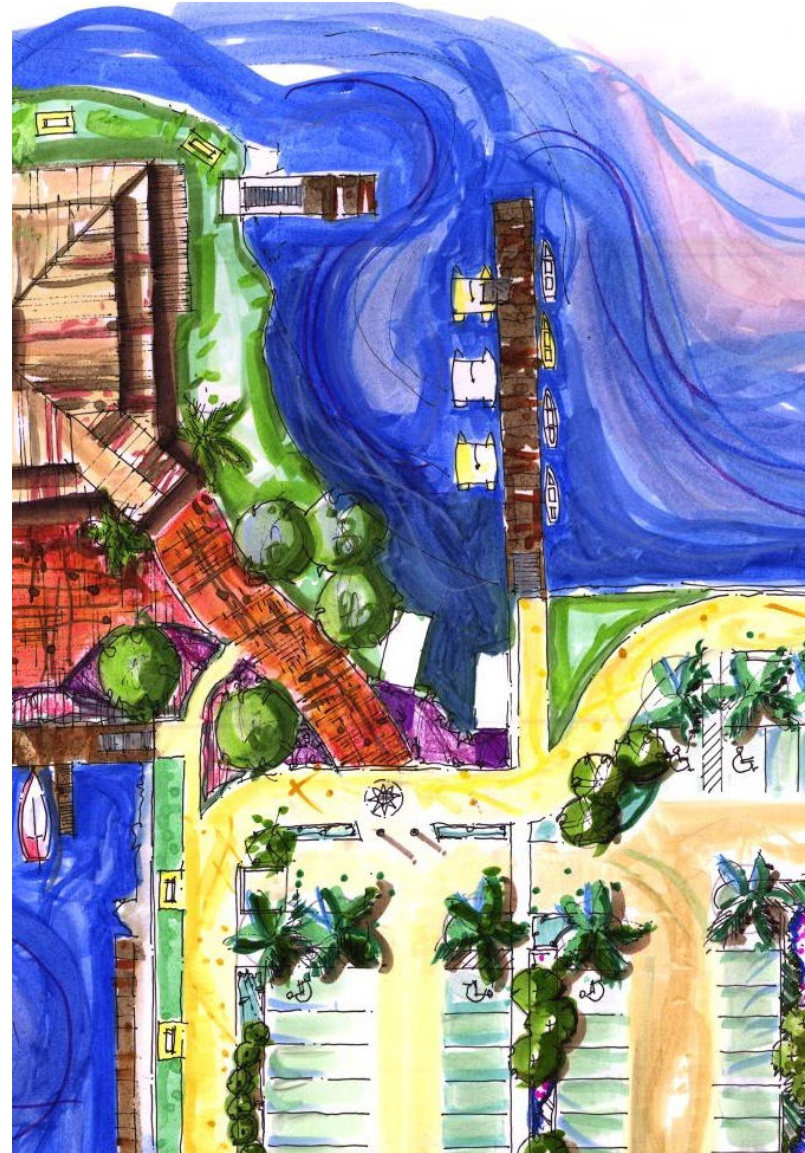






Non-Motorized Vessels Launch Facility

- Ideal place for launching non motorized sail boats because of shallow depth with fast change to deeper water
- Reconstruct & permit existing launch (including minor seawall restoration)
- Clear migratory rip rap
- Construct floating docks for wave attenuation, staging of boats and handicap access
- Construct second launch



Motorized Vessels Launch Facility

- Area for larger sail boats with motors
- Maintenance Dredging
- Floating docks in basin and fixed dock
- Area for smaller motorized vessels



Other Considerations

- Kayak / Canoe Ramp in Shreve / Pitman Parks
 - Would require a fixed dock be placed approximately 200ft
 - Extremely minimal upland room available for storage or parking because of the FDEP 25ft average setback from mangroves rule



Construction Cost Estimate

■ Including

- Demolition
- New Building
- Additional Parking Area
- Docks, Launch Facilities, Maintenance Dredging
- Landscaping
- Lighting

Rough Conceptual Estimate \approx \$2 – \$3.5 Million

Questions?

