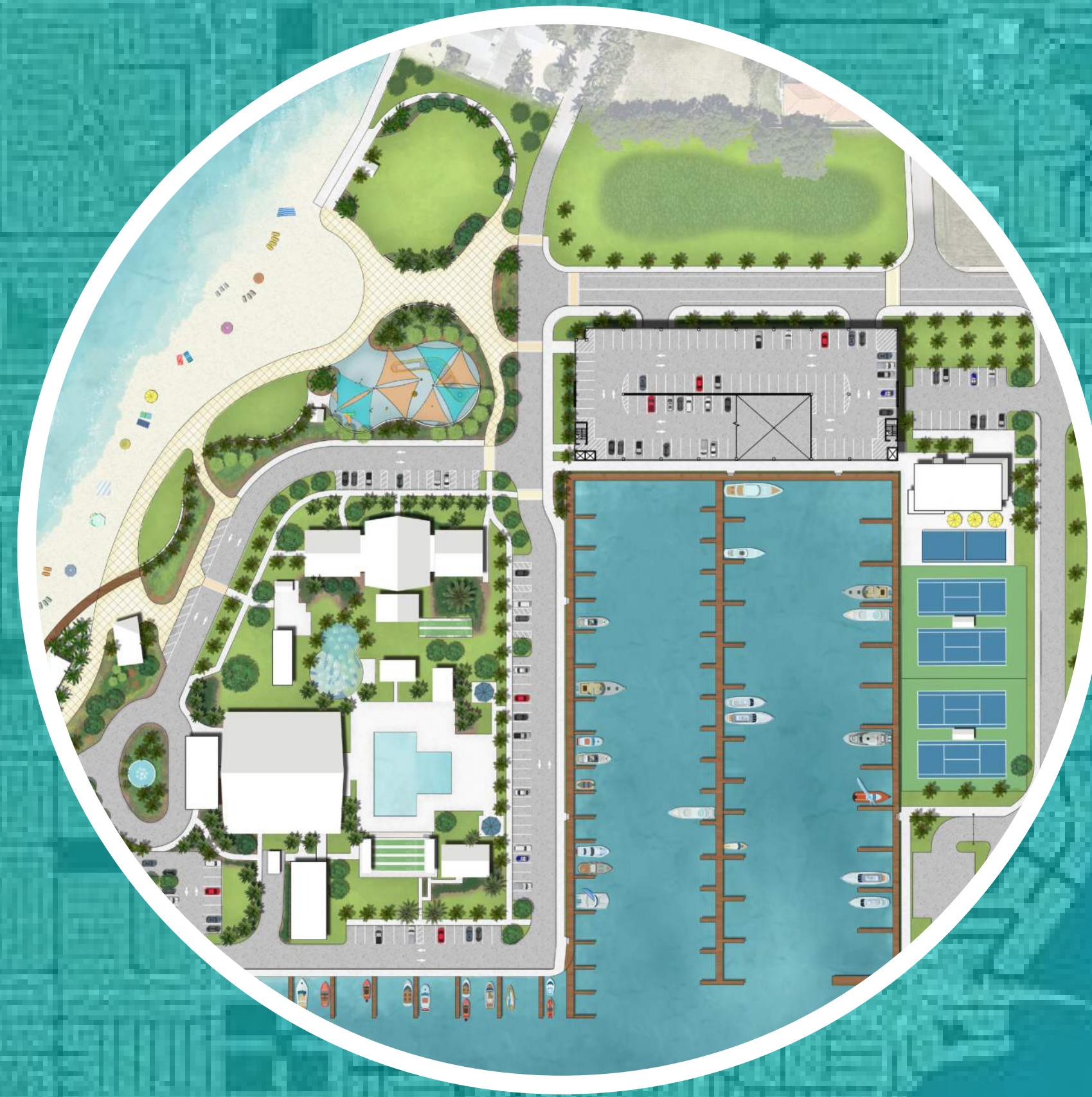


CITY OF CAPE CORAL PARKS & RECREATION

PARKS GO BOND: DESIGN OF COMMUNITY PARKS

Kimley»Horn



YACHT CLUB
COMMUNITY PARK



Legend		
① Pedestrian Entry	⑮ Multi-purpose Open Space	⑳ Office Building
② Multi-use Path (10 feet)	⑯ Event Area with Utilities	㉑ Maintenance Building
③ Walking Path (6 feet)	⑰ Outdoor Dining Seating	㉒ Food Truck Area w/ Utilities
④ Traffic Calming Crosswalks	⑱ Senior Center	
⑤ Vehicular Access	⑲ Yacht Club	
⑥ Paved Parking	㉓ Fountain	
⑦ Parking Deck	㉔ Beach	
⑧ Racquetball Court	㉕ Aqua Park	
⑨ Playground	㉖ Boat Slips	
⑩ Bocce Courts	㉗ Temporary Docks	
⑪ Restrooms	㉘ Boat Launch Ramps	
⑫ Picnic Shelter with Grills	㉙ Dockmaster and Restrooms	
⑬ Shaded Picnic and Grills	㉚ Boat Parking	
⑭ Large Picnic Pavilion		

SYMBOL LEGEND	
	Proposed Pavilion
	Proposed Building
	Existing Buildings
	Restrooms
	Park Boundary
	Existing Vegetation
	Proposed Vegetation



Typical Park Element	Estimated Cost	Notes
Site Preparation	\$535,000	Includes mobilization/demobilization, site clearing, demolition of parking lots, dockmaster building, streets, etc.
Facilities	\$2,540,000	Includes restrooms, dockmaster building, pavilions, shade structure for playground, and storage building
Park Amenities	\$660,890	Includes expansion of beach, wellness pool, Wi-Fi, outdoor seating.
Circulation	\$4,261,400	Includes pedestrian and multi-use paths, vehicle circulation, parking deck, new parking lots, boat trailer parking, new slips.
Furnishings	\$283,000	Includes benches, picnic tables, trash receptacles, dog waste stations, grills, signs, and lighting.
Landscape	\$165,900	Includes new canopy trees, palms, shrubs, fine grading, and sodding of developed areas.
Soft Costs and Contingency	\$2,533,900	Includes softcosts (design, CM, permitting) of 15%; and contingency of 15% at planning stage.
Total	\$10,980,100	

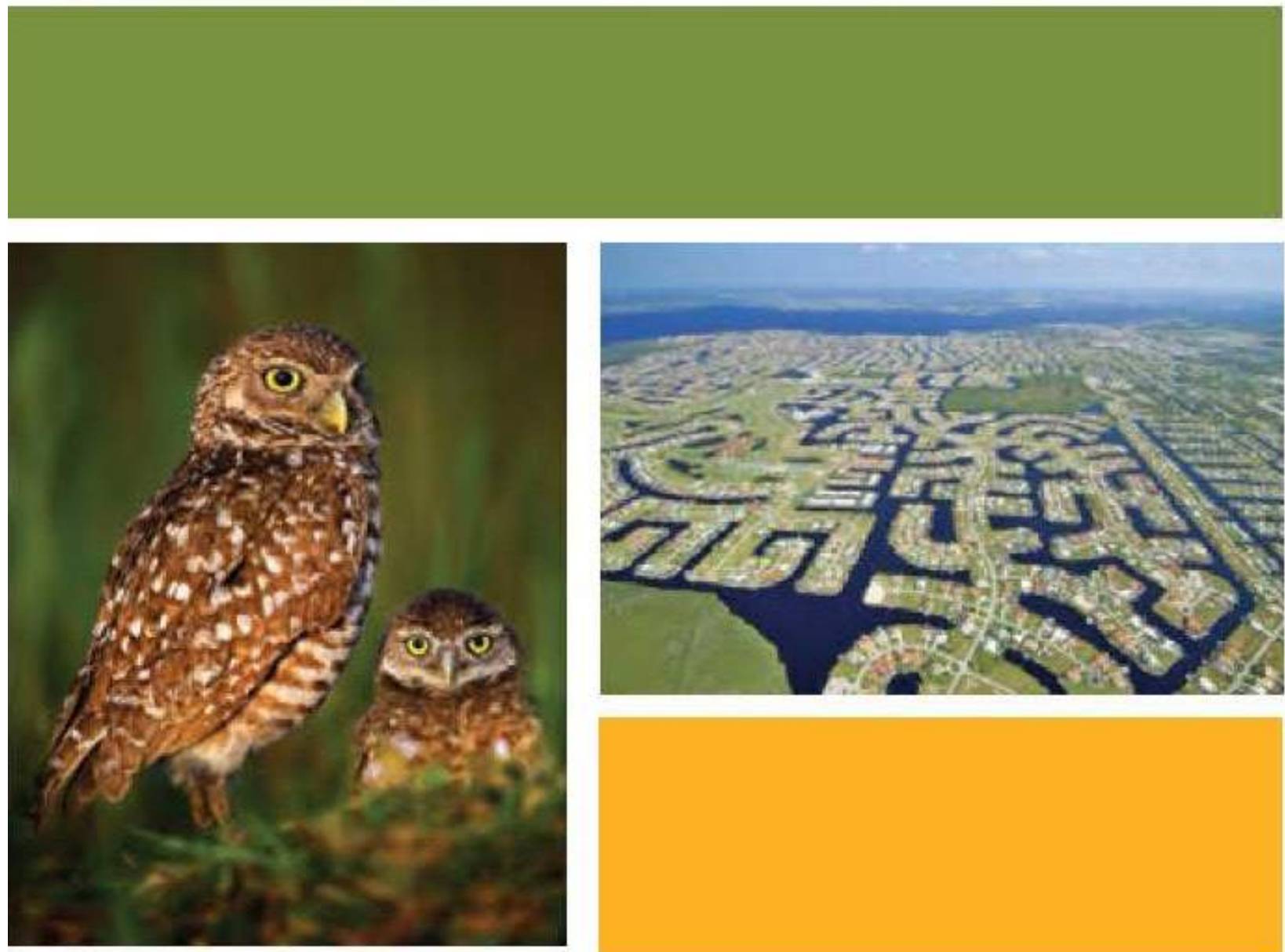
*Disclaimer: This is a Rough Order of Magnitude Estimate (ROM) made for Budget purposes ONLY, and based on submitted conceptual plans. The following items are excluded: land acquisition, cost of platting or platting requirements, environmental remediation, wetland mitigation, sea level rise, relocation of existing above grade or underground utilities, dewatering, tenant relocation, price escalation, Aqua Park, cable water ski, and any other additional improvements not listed hereby.

YACHT CLUB: GO BOND PLAN

CITY OF CAPE CORAL
Parks Master Plan Update

LONG RANGE PARKS VISION SYSTEM:

- NEIGHBORHOOD PARKS
- COMMUNITY PARKS
- NATURE PARKS
- TRAILS AND BIKEWAYS
- WATER ACCESS
- PROGRAMS, SPECIAL EVENTS



SPECIAL VENUES:

“TO PROVIDE FIRST-CLASS RECREATIONAL, SOCIAL, AND CULTURAL VENUES FOR THE ENJOYMENT OF RESIDENTS AND VISITORS”

NOVEMBER 2016



- ONE OF THE MOST HISTORICALLY SIGNIFICANT SITES IN THE CITY, BUILT IN 1958: “WHERE THE CITY STARTED”
- ONE OF THE FIRST STRUCTURES BUILT IN CAPE CORAL
- SERVED AS COMMUNITY MEETING SPACE AND RECREATION AMENITY AREA FOR EARLY RESIDENTS. THESE NEW HOMEBUYERS WOULD RECEIVE A MEMBERSHIP CARD TO THE YACHT CLUB
- THROUGHOUT THE DECADES, HAS HOSTED WEDDINGS, PARTIES, MEETING, SPECIAL EVENTS, AND GRADUATIONS
- TODAY IT REGULARLY EXCEEDS CAPACITY FOR THE BEACH, PARKING, BOAT RAMPS, MARINA, AND RESTAURANT
- NUMEROUS PLANS DEVELOPED, NO CONSENSUS REACHED
- VISION IS TO “RETURN TO ITS ROOTS AS THE CITY’S PREMIER WATERFRONT VENUE”



CITY-WIDE PARKS MASTER PLAN RECOMMENDATIONS:

- CREATE A RESORT-LIKE ATMOSPHERE WITH A PEDESTRIAN-ORIENTED, WALKABLE ENVIRONMENT
- OPEN VIEWS TO THE RIVER
- RETAIN HISTORIC BALLROOM, SWIMMING POOL, WATERFRONT RESTAURANT, MARINA, BEACH
- RELOCATE NON WATER-RELATED USES TO OTHER SITES TO INCREASE WATER-RELATED CAPACITY
- ADD SPLASH PAD, WATER SLIDE, ETC. TO CONVERT THE POOL INTO A SMALL WATER PARK
- EXPAND PARKING
- ADD NEW BOAT DOCKS AND FINGER PIERS
- ADD SHIP'S STORE, SNACK BAR, BAR, ICE CREAM SHOP
- ADD NEW CLUBHOUSE, RESTROOMS, DOCKMASTER FACILITY



WORKSHOP 1: GO BOND PLAN INPUT

THURSDAY, OCTOBER 10, 2019

ABOUT 180 ATTENDEES

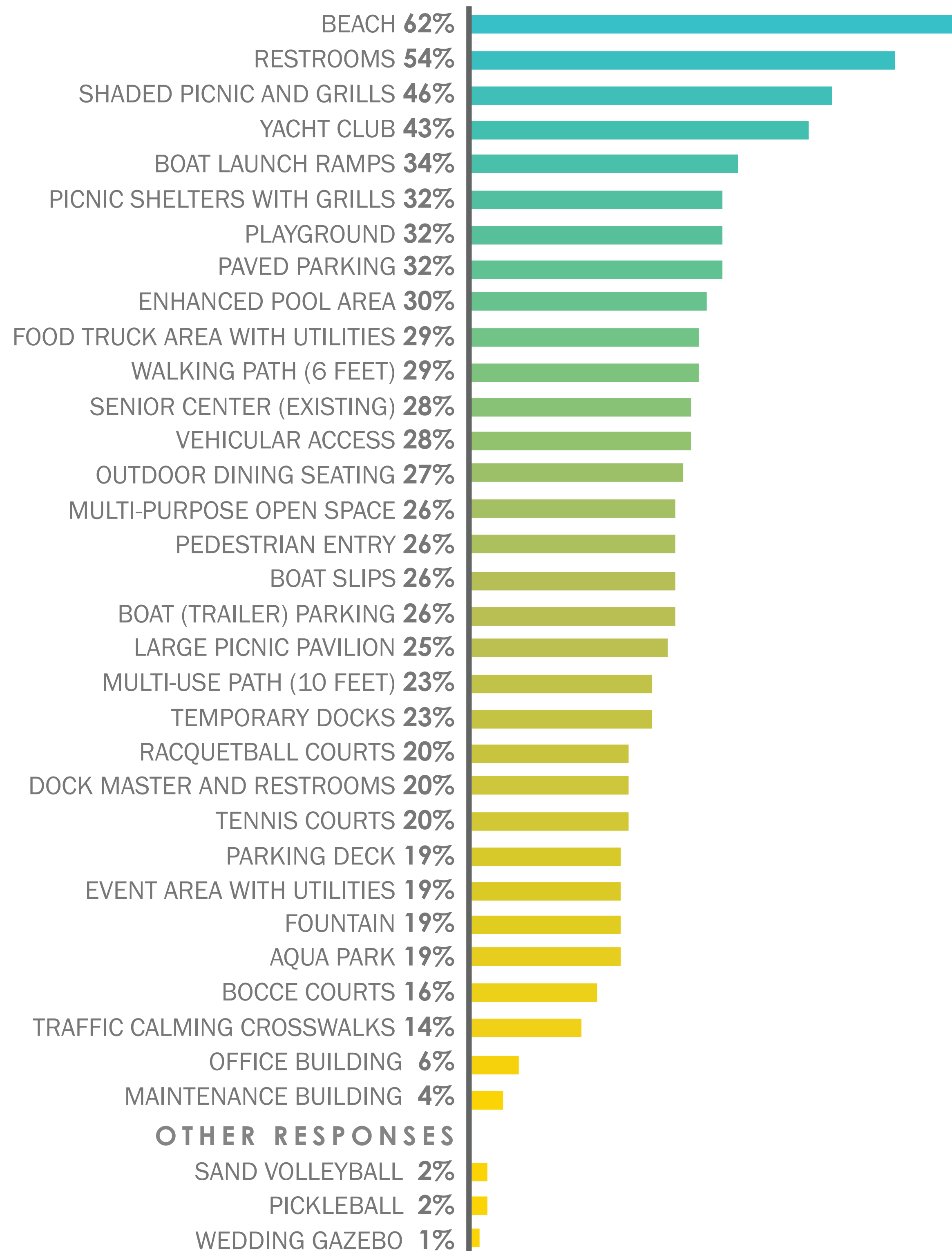
WORKSHOP 2: REVISED CONCEPT PLAN INPUT

TUESDAY, DECEMBER 3, 2019

ABOUT 95 ATTENDEES

AMENITIES PREFERENCE

90 RESPONDENTS FROM ONLINE SURVEY



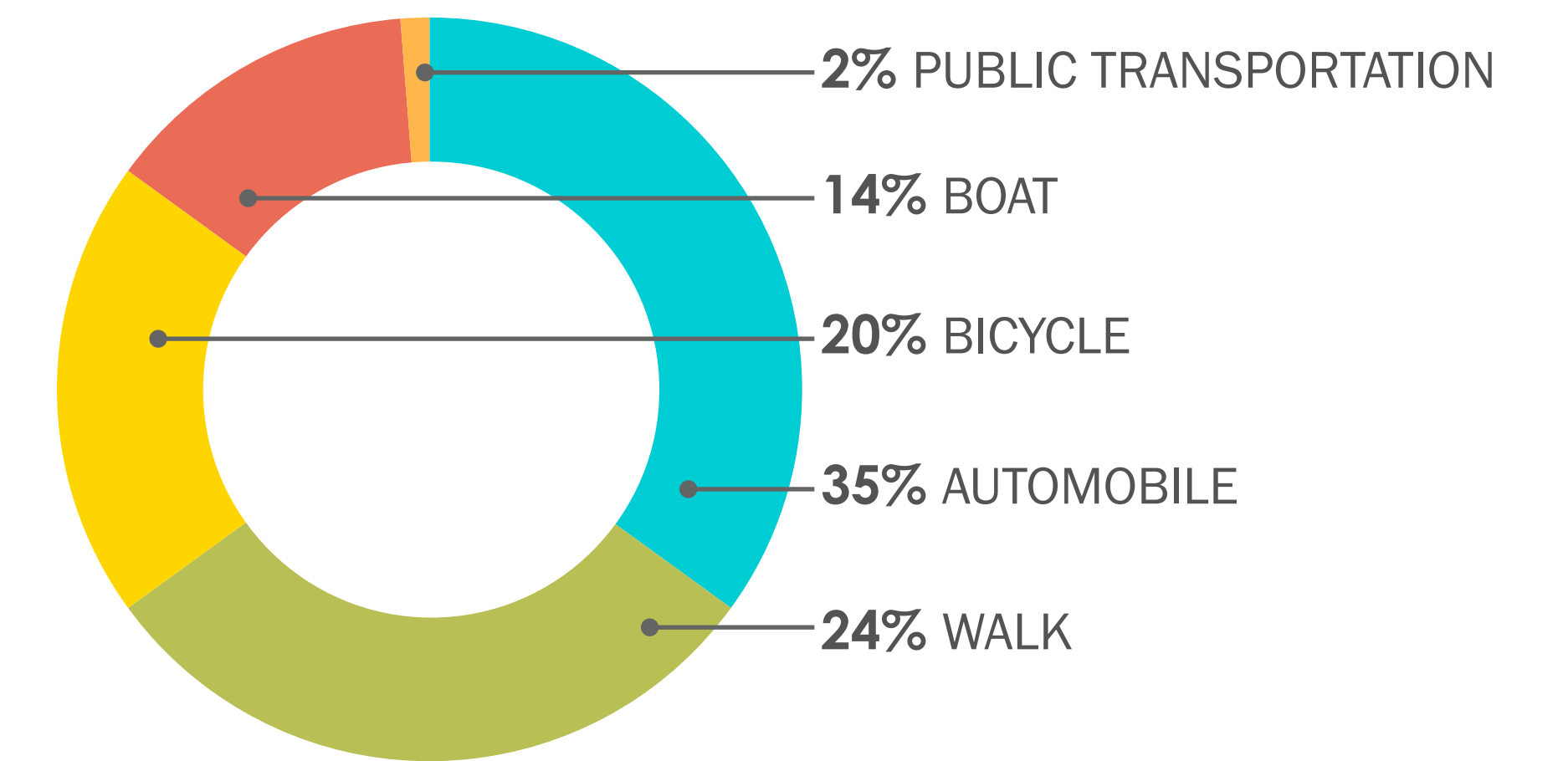
PRIORITY RANKING

FROM COMMUNITY WORKSHOP

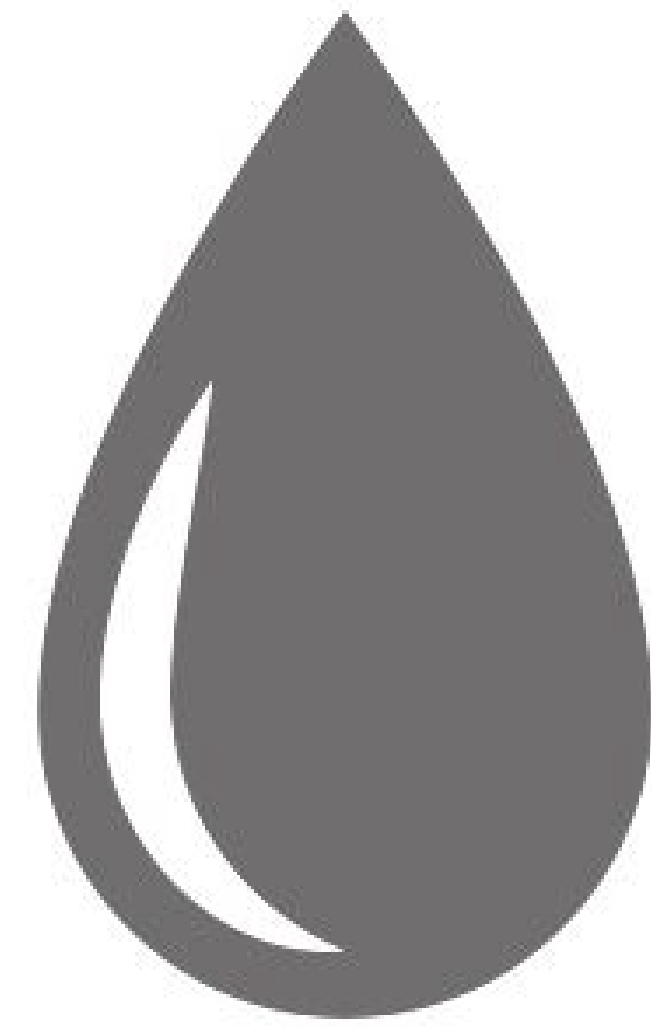
- #1 TENNIS
- #2 EXPANDED BEACH
- #3 PLAYGROUND
- #4 BOAT LAUNCH
- #5 BOAT SLIPS
- #6 SPLASHPAD
- #7 RESTROOMS
- #8 LARGE PICNIC PAVILION
- #9 RACQUETBALL
- #10 EVENT AREA
- #11 PICNIC SHELTER & GRILLS
- #12 MULTI-PURPOSE OPEN SPACE
- #13 OUTDOOR DINING
- #14 BOCCE BALL
- #15 DOCKMASTER
- #16 FOOD TRUCK AREA

PREFERRED TRAVEL METHOD TO PARK

FROM COMMUNITY WORKSHOP



ENVIRONMENTAL CONSIDERATIONS TO BE REVIEWED DURING PERMITTING PROCESS



WATER QUALITY

CONTAMINANTS
FLUSHING

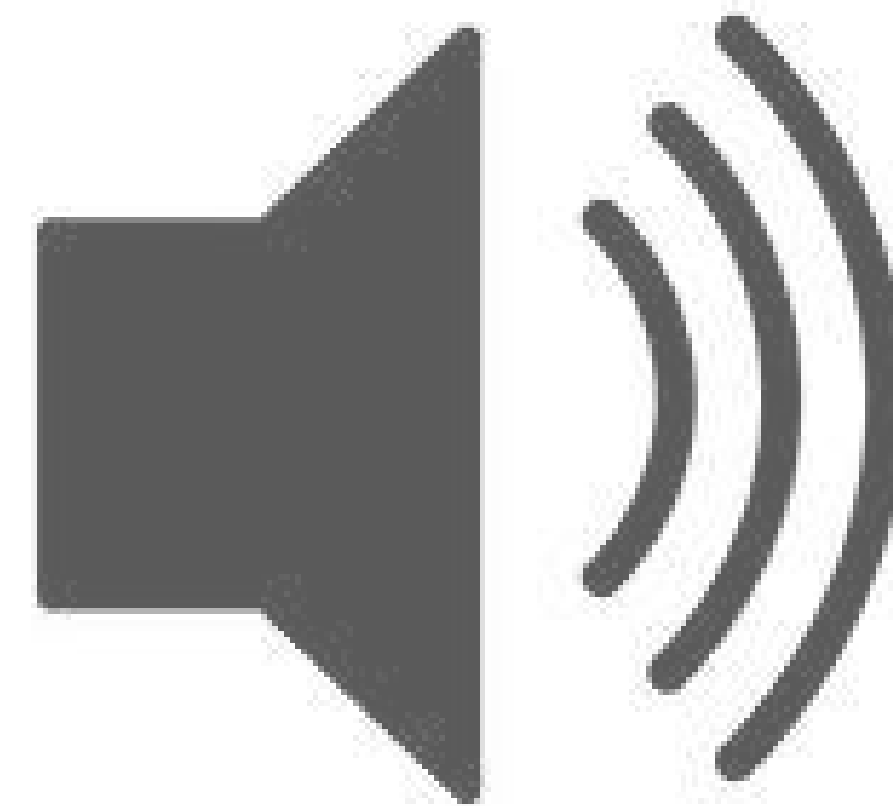


LISTED SPECIES

MANATEE
SMALLTOOTH SAWFISH



NAVIGATION



NOISE



SAFETY

POTENTIAL ASSURANCES TO AVOID & MINIMIZE IMPACTS

- **WATER QUALITY TESTING PROGRAM**
- **FLUSHING / HYDROGRAPHIC STUDY**
- **LISTED SPECIES SIGNAGE**
- **UPLAND CONTAINMENT OF WATER**
- **OPERATIONS AND MANAGEMENT PLAN**
- **HOURS OF OPERATION**
- **FISH CLEANING LIMITATIONS AND MACERATOR STATION**



KEY

- 1 MAIN ENTRY
- 2 LAWN
- 3 PLAYGROUND
- 4 SPLASH PAD (FUTURE PHASE)
- 5 BOARDWALK
- 6 EXPANDED BEACH
- 7 LARGE PAVILION & GRILL
- 8 SMALL PAVILION
- 9 PALM/HAMMOCK GROVE
- 10 BOAT RAMPS
- 11 BOAT TRAILER PARKING, +/- 45 SPACES
- 12 PARKING DECK, 3 STORY, +/- 300 SPACES
- 13 HARBOR MASTER, SHIP STORE & POLICE DEPARTMENT MARINE UNIT BUILDING
- 14 RACQUETBALL
- 15 SURFACE PARKING, +/- 189 SPACES
- 16 FINGER PIER BOAT PARKING
- 17 SAND VOLLEYBALL
- 18 TENNIS COURTS
- 19 EMERGENCY SERVICES BOAT DOCK
- 20 STORMWATER
- 21 EXISTING SHUFFLEBOARD
- 22 EXISTING POOL
- 23 RESTROOM
- 24 BEACHFRONT ESPLANADE



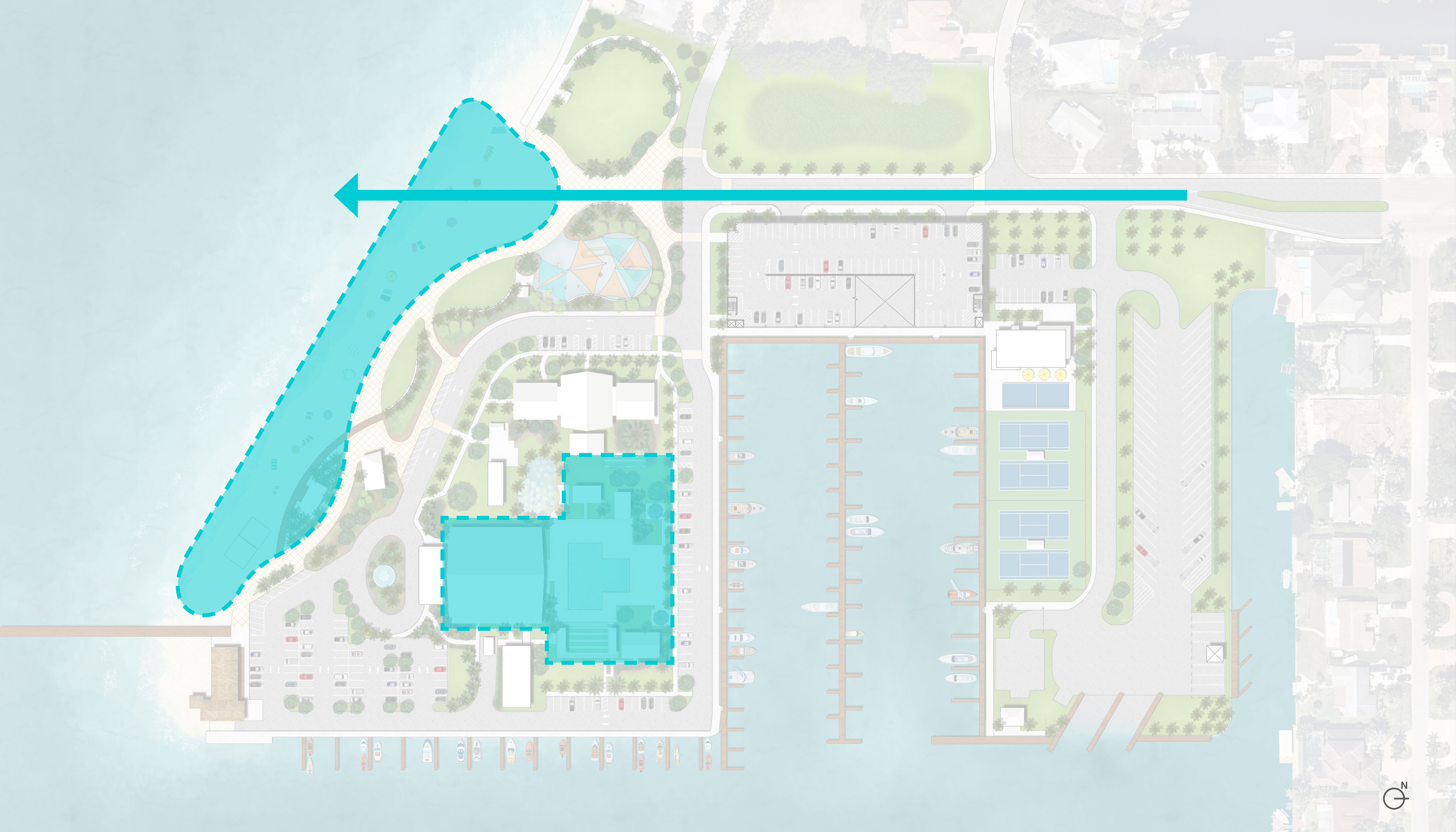
NOTE: FINAL PHASE 1 IMPLEMENTATION FEATURES SUBJECT TO FURTHER COST REFINEMENT THROUGHOUT MASTER PLANNING AND DESIGN PROCESS. FEATURES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE.

YACHT CLUB: MASTER PLAN

- 1 MAIN ENTRY
- 2 LAWN
- 3 PLAYGROUND
- 4 SPLASH PAD (FUTURE PHASE)
- 5 BOARDWALK
- 6 EXPANDED BEACH
- 7 LARGE PAVILION & GRILL
- 8 SMALL PAVILION
- 9 PALM/HAMMOCK GROVE
- 10 BOAT RAMPS
- 11 BOAT TRAILER PARKING, +/- 45 SPACES
- 12 PARKING DECK, 3 STORY, +/- 300 SPACES
- 13 HARBOR MASTER, SHIP STORE & POLICE DEPARTMENT MARINE UNIT BUILDING
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- 19 EMERGENCY SERVICES BOAT DOCK
- 20 STORMWATER
- 21 EXISTING SHUFFLEBOARD
- 22 EXISTING POOL
- 23 RESTROOM
- 24 BEACHFRONT ESPLANADE



YACHT CLUB: MASTER PLAN (BIRD'S EYE VIEW)



MASTER PLAN GOALS:

Create a resort-like atmosphere that builds on the site's unique attributes, including the views to the river, historic ballroom and fountain, swimming pool, waterfront restaurant, marina, and beach



MASTER PLAN GOALS:

Construct a parking structure to reduce vehicular intrusion into the site, increase parking capacity, and generate additional revenues



MASTER PLAN GOALS:

Reconfigure vehicular circulation to provide a pedestrian-oriented, walkable environment, enhancing the resort-like character



MASTER PLAN GOALS:

Add amenities to enhance users' experience including additional boat docks and finger piers along the canal; a ship's store, snack bar, bar, and ice cream shop; a splash pad, water slide, and other amenities to convert the pool into a small water park; and a new dock master facility and restrooms



AERIAL VIEW FACING EAST



AERIAL VIEW FACING NORTH



YACHT BASIN



ESPLANADE / PLAYGROUND

YACHT CLUB: CONCEPT IMAGERY

NOTE:
RENDERINGS ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE.



BOAT RAMP ENTRY



AERIAL VIEW FACING SOUTH



MAIN PEDESTRIAN ENTRY AT END OF DRIFTWOOD PARKWAY



ENTRANCE FROM DRIFTWOOD PARKWAY

YACHT CLUB: CONCEPT IMAGERY

NOTE: RENDERINGS ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE.

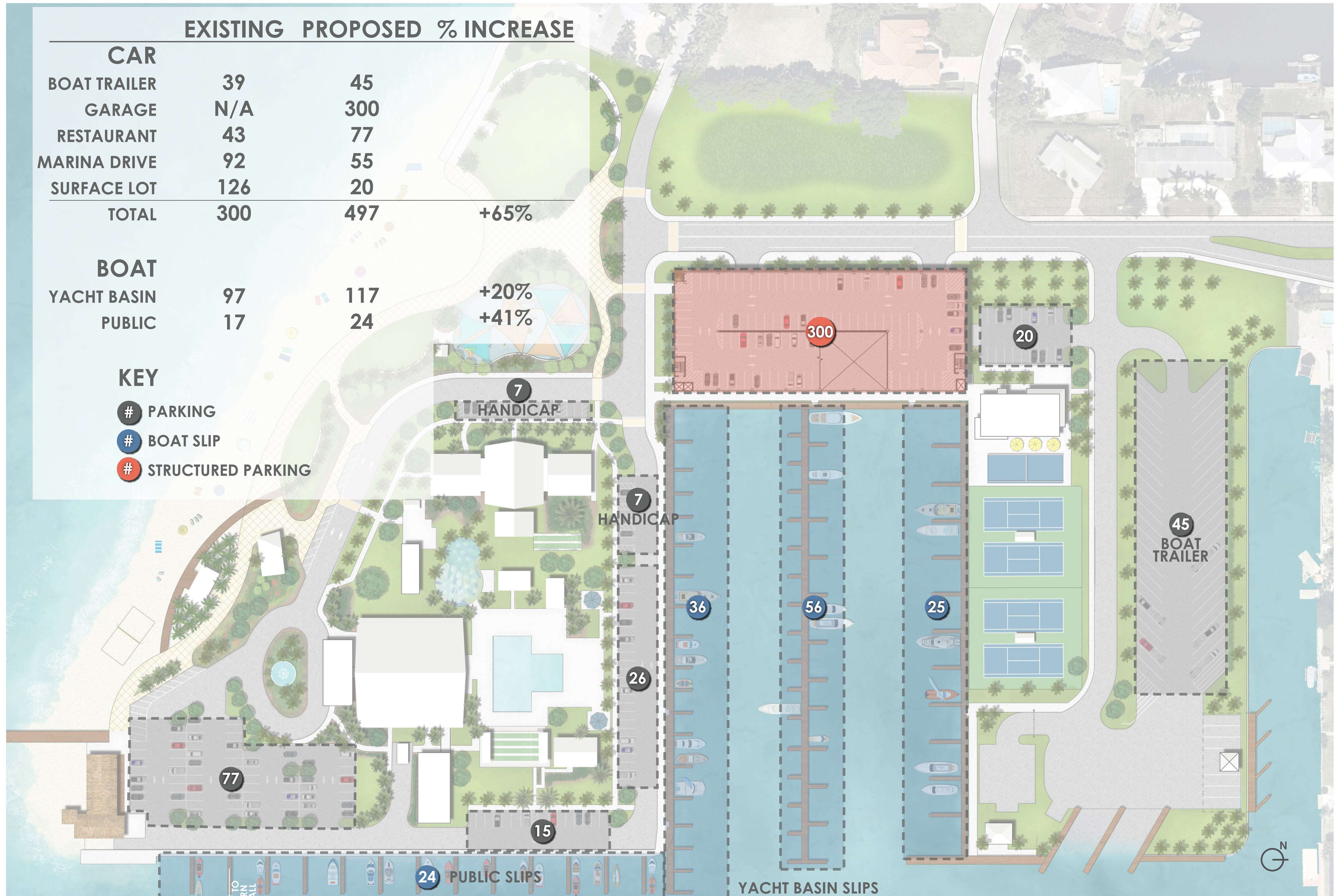
EXISTING PROPOSED % INCREASE

CAR		
BOAT TRAILER	39	45
GARAGE	N/A	300
RESTAURANT	43	77
MARINA DRIVE	92	55
SURFACE LOT	126	20
TOTAL	300	497

BOAT		
YACHT BASIN	97	117
PUBLIC	17	24

KEY

- # PARKING
- # BOAT SLIP
- # STRUCTURED PARKING



YACHT CLUB: PARKING COUNT

Example 1
Concrete with Brick Accents
+/- \$12k per space



Example 2
Concrete with Metal Accents and Custom Lighting
+/- \$18k per space (project budget)



Example 3
Concrete with Painted Facade and Decorative Elements
+/- \$21k per space



Example 4
Concrete with Metal Frame and Shade Sail Accents
+/- \$30k per space



YACHT CLUB: PARKING FACILITY COST RANGES

NOTE:
CHARACTER IMAGES ARE CONCEPTUAL ONLY.
FINAL DESIGN AND AESTHETICS TO BE DETERMINED
IN CONSTRUCTION DOCUMENT PROCESS.
PARKING DECKS DON'T HAVE TO BE UGLY.



Bradenton, FL

*approx. +\$250k - \$350k for aesthetics shown
(\$833 - \$1,167 per space)*



Tampa, FL

*approx. +\$450k - \$600k for aesthetics shown
(\$1,500 - \$2,000 per space)*



Boynton Beach, FL

*approx. +\$750k - \$1mil for aesthetics shown
(\$2,500 - \$3,333 per space)*

YACHT CLUB: PARKING DECK

NOTE:
FINAL PARKING DECK DESIGN IS ANTICIPATED TO INCLUDE ARCHITECTURAL ENHANCEMENTS SUCH AS SCREENING, BANNERS, BUILDING ARTICULATION AND/OR ARTISTIC PAINT APPLICATION WITHIN THE AMOUNT BUDGETED FOR THE DECK. FINAL PARKING DECK AESTHETIC WILL BE DETERMINED DURING DESIGN PHASE.

SUMMARY OF YACHT BASIN IMPROVEMENTS

SEGMENT 1

- SEA WALL & CAPTAIN'S WALK
- 13 DAY DOCKS
- 26 MOORING SLIPS

SEGMENT 2

- SEA WALL & CAPTAIN'S WALK
- 18 DOCKS (14 EXISTING)
- 36 MOORING SLIPS (29 EXISTING)

SEGMENT 3

- 26 FLOATING DOCKS (17 EXISTING)
- 52 MOORING SLIPS (35 EXISTING)

SEGMENT 4

- SEA WALL & CAPTAIN'S WALK
- 4 TENNIS COURTS
- 11 DOCKS (12 EXISTING)
- 22 MOORING SLIPS (25 EXISTING)

SEGMENT 5

- SEA WALL & CAPTAIN'S WALK
- BOAT RAMP
- TEMPORARY ACCESS DOCK

SEGMENT 6

- SEA WALL
- 4 CCPD BOAT SLIPS
- CCPD DRY DOCKING AND STORAGE

BOAT SLIP SUMMARY

EXISTING

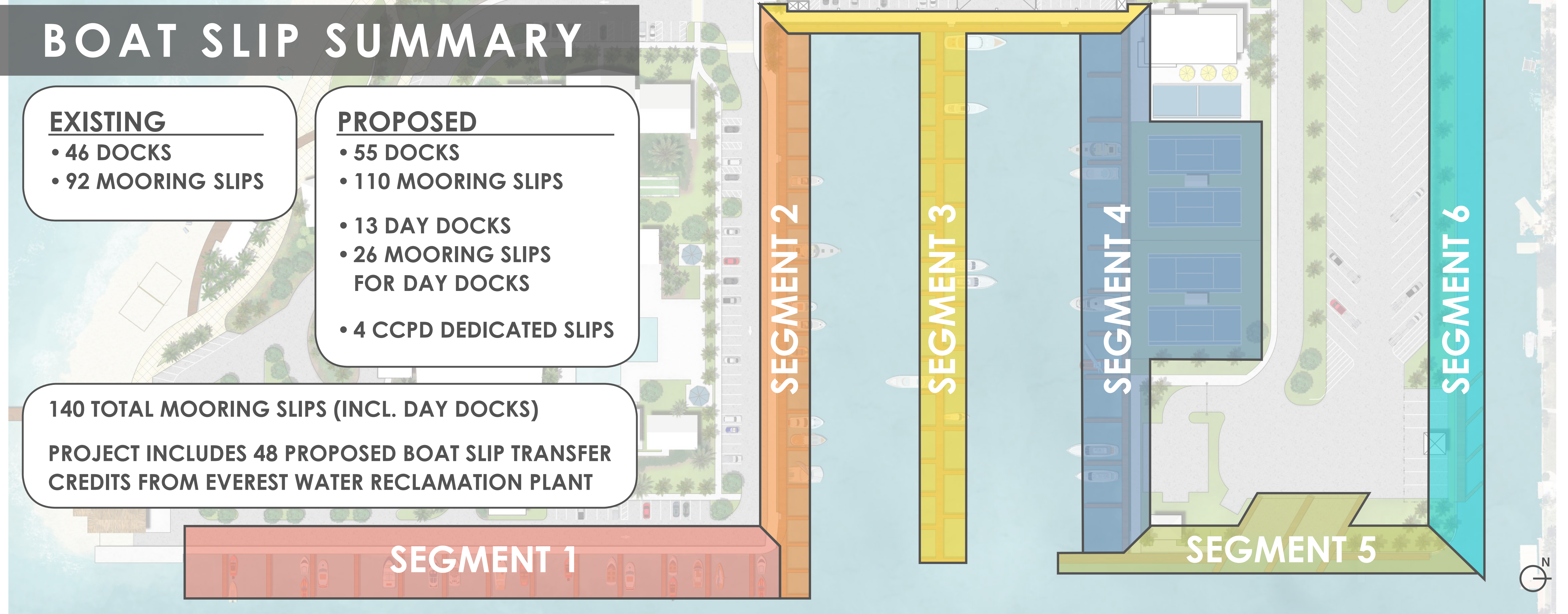
- 46 DOCKS
- 92 MOORING SLIPS

PROPOSED

- 55 DOCKS
- 110 MOORING SLIPS
- 13 DAY DOCKS
- 26 MOORING SLIPS FOR DAY DOCKS
- 4 CCPD DEDICATED SLIPS

140 TOTAL MOORING SLIPS (INCL. DAY DOCKS)

PROJECT INCLUDES 48 PROPOSED BOAT SLIP TRANSFER CREDITS FROM EVEREST WATER RECLAMATION PLANT



BASE DESIGN DESCRIPTION

A. SITE PREPARATION	\$392,605
B. FACILITIES	\$4,980,000
C. SITE INFRASTRUCTURE	\$890,000
D. PARK AMENITIES	\$650,000
E. PEDESTRIAN AND VEHICULAR CIRCULATION	\$1,627,000
F. FURNISHINGS	\$528,250
G. LANDSCAPING	\$673,250
H. ENGINEERING AND CONTINGENCIES	\$4,616,644*

* INCLUDES DESIGN, PERMITTING, CONTRACTOR FEES, MOBILIZATION, DEMOBILIZATION, CONTINGENCY AND ESCALATION

TOTAL BASE DESIGN PROJECT COST (GO BOND) \$14,357,749

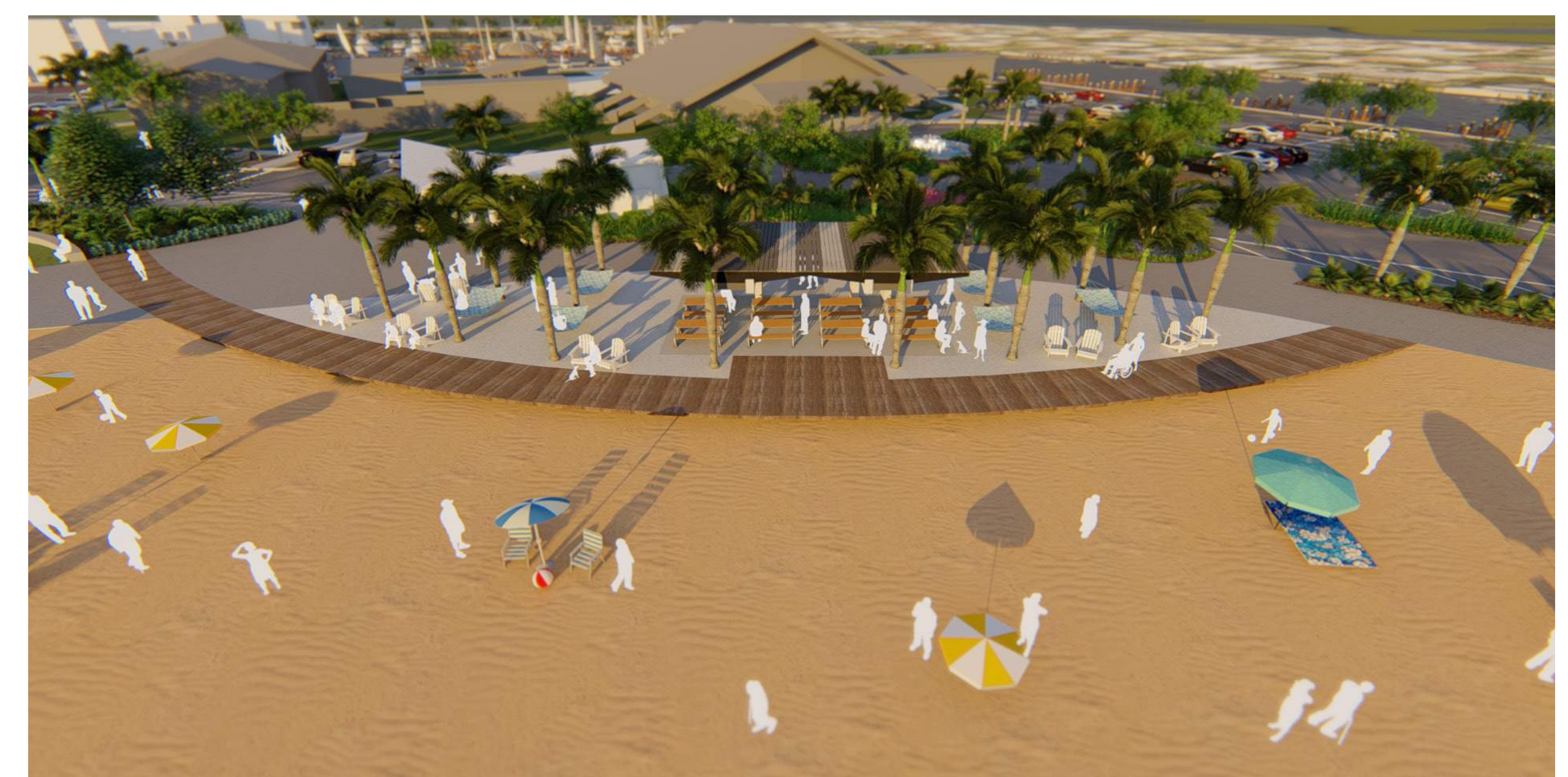
ADDITIONAL PROJECT COSTS

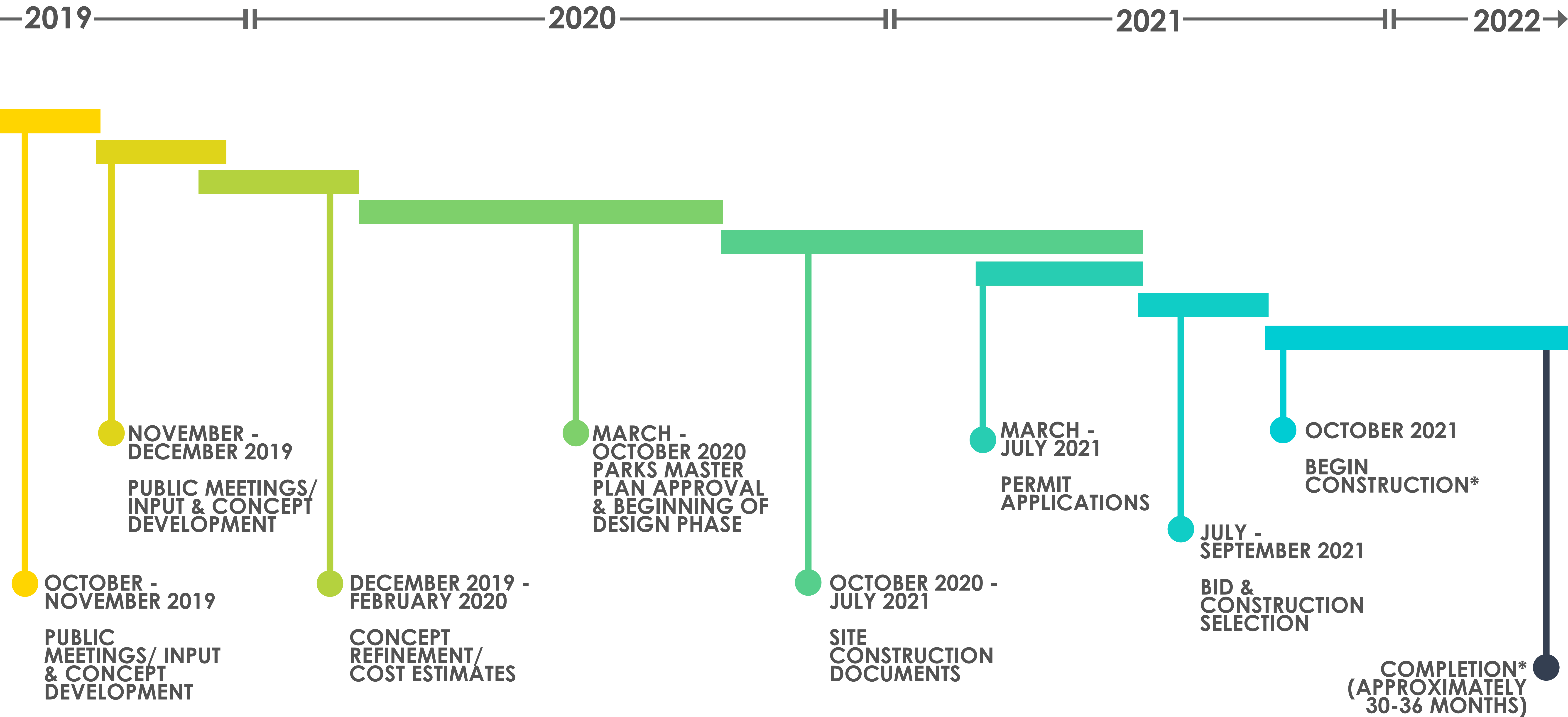
I. PARKING DECK (3RD STORY)	\$1,800,000
J. CCPD HARBORMASTER EXPANSION	\$934,250
K. BOAT RAMP RELOCATION	\$200,000
L. SEAWALL & UPLAND RESTORATION	\$8,182,817
M. PIER/DOCK REPLACEMENT/EXPANSION	\$3,549,400
N. ENGINEERING AND CONTINGENCIES	\$5,266,604*

* INCLUDES DESIGN, PERMITTING, CONTRACTOR FEES, MOBILIZATION, DEMOBILIZATION, CONTINGENCY AND ESCALATION

TOTAL ADDITIONAL COSTS \$19,933,072

GRAND TOTAL \$34,290,821





PROJECT TIMELINE

*FINAL CONSTRUCTION SCHEDULE TO BE DEVELOPED WITH SELECTED CONSTRUCTION MANAGER, CITY AND DESIGN TEAM