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Rehabilitation and Adaptive Reuse: Old Gainesville Depot
Report to East Gainesville Sprout Task Force
GRU Multi-Purpose Room, Gainesville, Florida
February 10, 2000

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AGENDA

- Introduction: Background Goals
- Phasing and Inter-relation to Other Projects
- Preservation and Use Analysis
- Costs/Revenues

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Community Goals for Old Gainesville Depot Rehabilitation

- Sensitive and appropriate historic rehabilitation
- Serve the needs of the surrounding neighborhoods
- Economic self-sufficiency with remaining as “free” space
- Connections to adjacent uses – RTS, Park, Rail-Trail
- Public-serving and accessible facility
- Diversity of uses, users, and times of use
- Expansion of Downtown to edge of stormwater park
- Implement “sustainable” architecture

Old Gainesville Depot - Phasing and Rehabilitation Timeline

State of Florida Preservation Grant	July, 2000
Architect and Engineer Selection	July - September, 2000
Design Phase	October - April, 2001
Historic and Building Approvals	May - July, 2001
Building Contractor Selection	August - September, 2001
<i>Pre-Park Construction</i>	<i>October, 2001 - April, 2002</i>
Post-Park Construction	2003-2004

OLD GAINESVILLE DEPOT

Preservation Issues & Use Analysis

PRESERVATION ISSUES

“Holistic” Approach

Importance of Context and Historical Associations

Contemporary forces acting on the site

Neighborhoods

Trails

Future Park

Downtown Expansion

Preservation Techniques

Rehabilitation of exterior – preservation of historic fabric and forms

Adaptive Re-Use – modification to allow for contemporary uses of the facility with sensitivity to the character and relationship of the spaces and materials.

USE ANALYSIS

Criteria for Evaluation Uses

Public Input

Ranking for Project Goals

Evaluate proposed uses against these goals

Economic evaluation of the uses against project goals

Research specific organizations, businesses, and groups that are interested in the building and site.

THREE PHASES OF PROJECT DEVELOPMENT

In response to surrounding activities and forces acting on the site

Phase One – Rehabilitation Work

Phase Two – Stabilized and Accessible Building Plan

Phase Three – Post Neighborhood Reconstruction Plan

CRITERIA FOR PHASE THREE

The following criteria have been developed from several sources:

- information provided from interviews
- review of the minutes from community workshops
- adjacent improvements/ construction projects within the next five years
- reuse success stories for other train depots, in state and nationally
 - most common re-use strategies are:
 - historical museums
 - institutional use by local governing entity, CRAs, Main Streets, Chambers of Commerce
 - commercial/ retail uses
 - recreational uses, often in conjunction with a converted rail to trail system

Group 1 – Most Important

1. Suitability For Existing Building (Historical and spatial considerations)
2. Suitability for adjacent Residential Districts
3. Self-sustaining Economically (Use part of the Space to support the Operating Costs of the facility)
4. Compatibility with Park use

Group 2 – Important

5. Compatibility with Trail use
6. Provides for Public Access and Use
7. Compatible With Variety of Funding Sources
8. Diversity Of Uses
9. Frequency /Daily Operation Hours
10. Compatibility With Expansion Of Downtown

Group 3 – Minor Importance

11. Suitability For Immediate Neighborhood – Industrial
12. Non-Profit Participation

Criteria	Building Suitability	Neighborhood	Econ. Self-Sustain	Park	Trail	Public Access	Downtown	Diversity Use	Use Frequency	Variety Funding Sources	Industrial	Non-profit	Total
Weighted Value of Criteria	5	5	5	5	3	3	3	3	3	3	1	1	40
Bike rental	5	5	5	5	3	3	3	3	3	1	1	0	37
Market	3	5	5	5	3	3	3	3	3	3	0	0	36
Plants Sales / Agri. Info.	5	5	3	5	3	3	3	3	3	1	1	0	35
Ice Cream/Snacks	3	5	5	5	3	3	3	3	3	1	0	0	34
Café/ Porch Seating	1	5	5	5	3	3	3	3	3	3	0	0	34
Community Meeting Space	5	5	1	3	3	3	3	3	3	1	1	1	32
Trail Station	5	3	1	5	3	3	3	3	3	1	0	1	31
Area Info Center	3	5	1	5	3	3	3	3	3	1	0	1	31
Office Start Ups	3	5	5	3	1	1	3	3	3	1	1	1	30
Childrens Museum	1	5	1	5	3	3	3	3	3	1	0	1	29
Educational/ After School	3	5	1	5	3	3	1	2	2	3	0	1	29

**Leadership in Energy and Environmental Design (LEED)
Green Building Rating System**

**National Standard for Certification of Green Building
By: US Green Building Council**

- 1. Sustainable Sites – 14 credits**
Urban Siting, Brownfields, Alternative Transportation, Landscape
- 2. Water Efficiency – 5 credits**
Landscaping, Water-use Reduction, Alternative Water Systems
- 3. Energy and Atmosphere – 17 credits**
Energy Efficiency, Eliminate ODP, Alternative Energy
- 4. Materials and Resources – 13 credits**
Reuse/Recycle, Construction Wastes, Local Materials, “Green” Materials
- 5. Indoor Environmental Quality – 15 credits**
Non-toxic Materials, Thermal Comfort, Daylight, Ventilation

Total points = 64

Award Levels

<i>Bronze</i>	<i>50-60%</i>
<i>Silver</i>	<i>61-70%</i>
<i>Gold</i>	<i>71-80%</i>
<i>Platinum</i>	<i>81-90%</i>