

# Depot Park Update and Development Action Plan



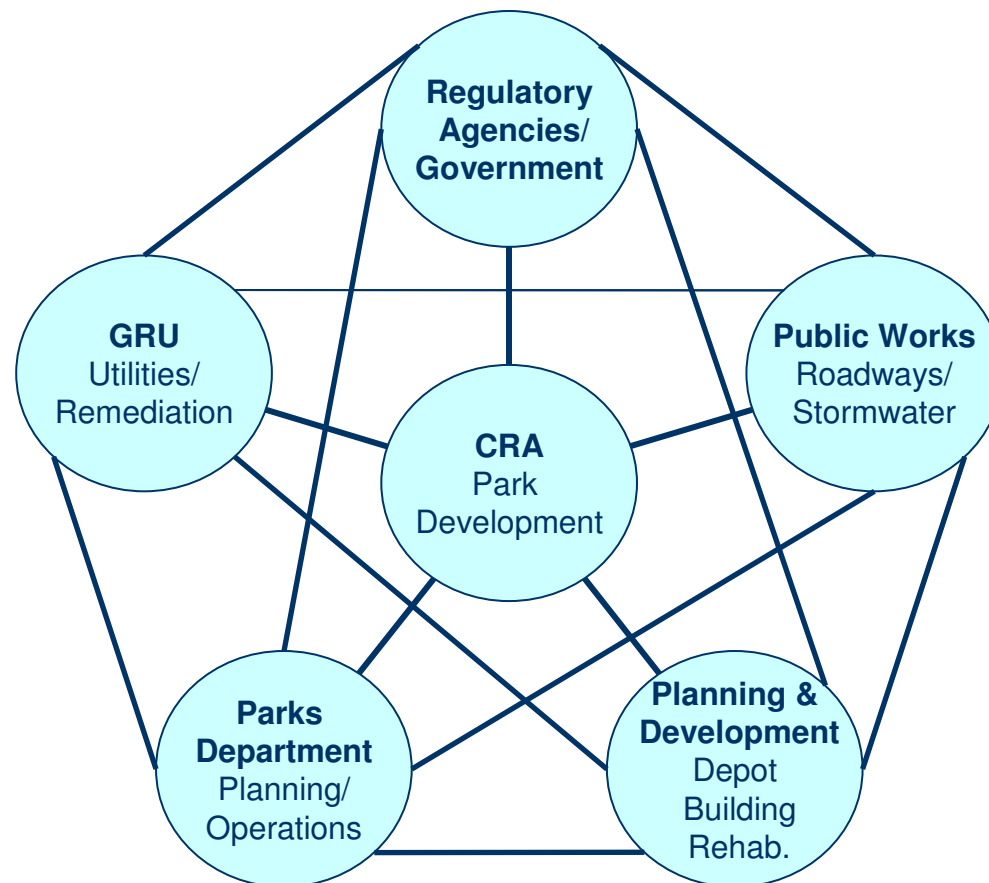
**March 17, 2008**  
**Gainesville CRA**



# Vision

- The vision for Depot Park is to create a contemporary public greenspace that will serve as Gainesville's "Central Park."
- As the signature city park located within downtown, it will be the gateway to central Gainesville and provide a space for public outdoor enjoyment unique to the city.

# Depot Park Area Coordination



# Remediation

- Conceptual approval given to remediate the coal tar contamination with treating soil from the Poole Roofing and Depot Park sites (Poole/CSXT IRA and former-CSX site respectively) followed by groundwater monitoring.
- Remediation of Phase 1 (Poole Roofing) to start September 2008, followed by Phase 2 (Park Site) in January 2009.

# Schedule Acceleration

- Aggressive steps are being taken to meet the cleanup target date of late 2009 and accelerate park construction.
- Additional funding is needed on an accelerated schedule.

# Park Construction Schedule

- A portion of the park site is now available for landscape improvements, but stormwater and park elements cannot start before the end of remediation in December 2009.
- Funded park projects can enter the design stage as early as mid-2008 with a construction start goal in late-2009 – early 2010.

<b>Projects with Funding</b>	<b>Start</b>	<b>End</b>	<b>Cost</b>
<b>Rinker Building Demo</b>	Apr-08	May-08	\$12,000
<b>Depot Ave Phase I</b>	Oct-08	Oct-09	\$2,500,000
<b>Remediation Phase I</b>	Sep-08	Dec-08	\$5,000,000
<b>Remediation Phase II</b>	Jan-09	Dec-09	\$9,000,000
<b>Stormwater Pond</b>	Jan-10	Dec-10	\$4,000,000
<b>Design &amp; Tech Standards</b>	Mar-08	Jul-08	\$49,000
<b>Depot Building Rehab Plans</b>	May-08	Jul-08	\$25,000
<b>Depot Building Move</b>	Jul-08	Jul-09	\$100,000
<b>Landscape Phase I</b>	Sep-08	Nov-08	\$200,000
<b>Design - Depot Park Trail</b>	Aug-08	Jan-09	\$70,000
<b>Design - Historic Depot Plaza</b>	Jan-09	Jul-09	\$120,000
<b>Design - North Pond Promenade</b>	Jan-09	Jul-09	\$50,000
<b>Design - General Improvements</b>	Jan-09	Jul-09	\$200,000
<b>Design - Phase II Landscaping</b>	Jan-09	Jul-09	\$40,000
<b>Construct - Depot Park Trail</b>	Jan-10	Jun-10	\$630,000
<b>Total Project Funding =</b>			<b>\$21,996,000</b>

# Graphic Timeline of Park Development






Early 2008

Carol Johnson and Associates is creating Design and Technical Standards

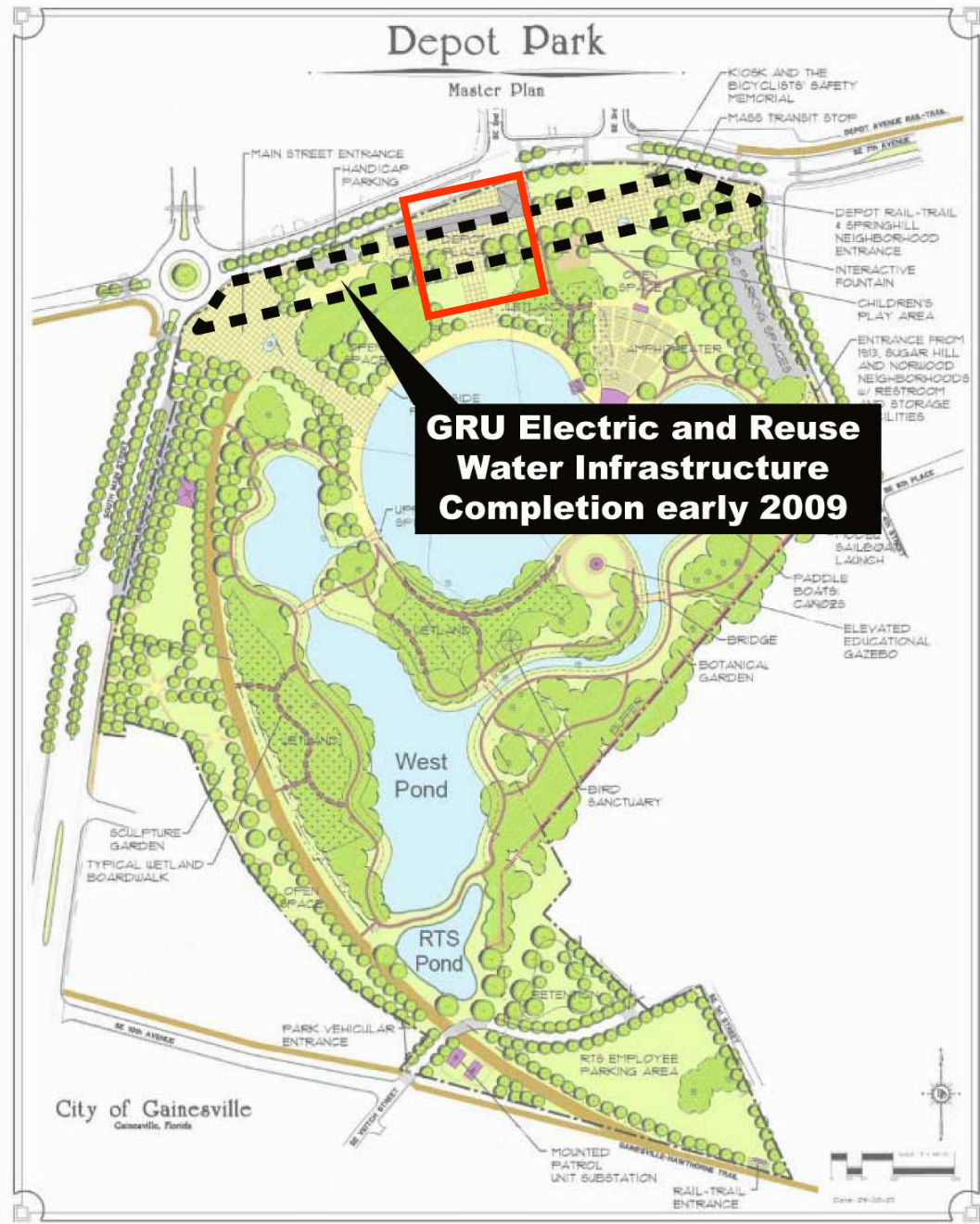
Beginning point for all project design



Early 2008

GRU is installing utilities up to boundaries of remediation 

Completes in early 2009 after remediation in this area concludes

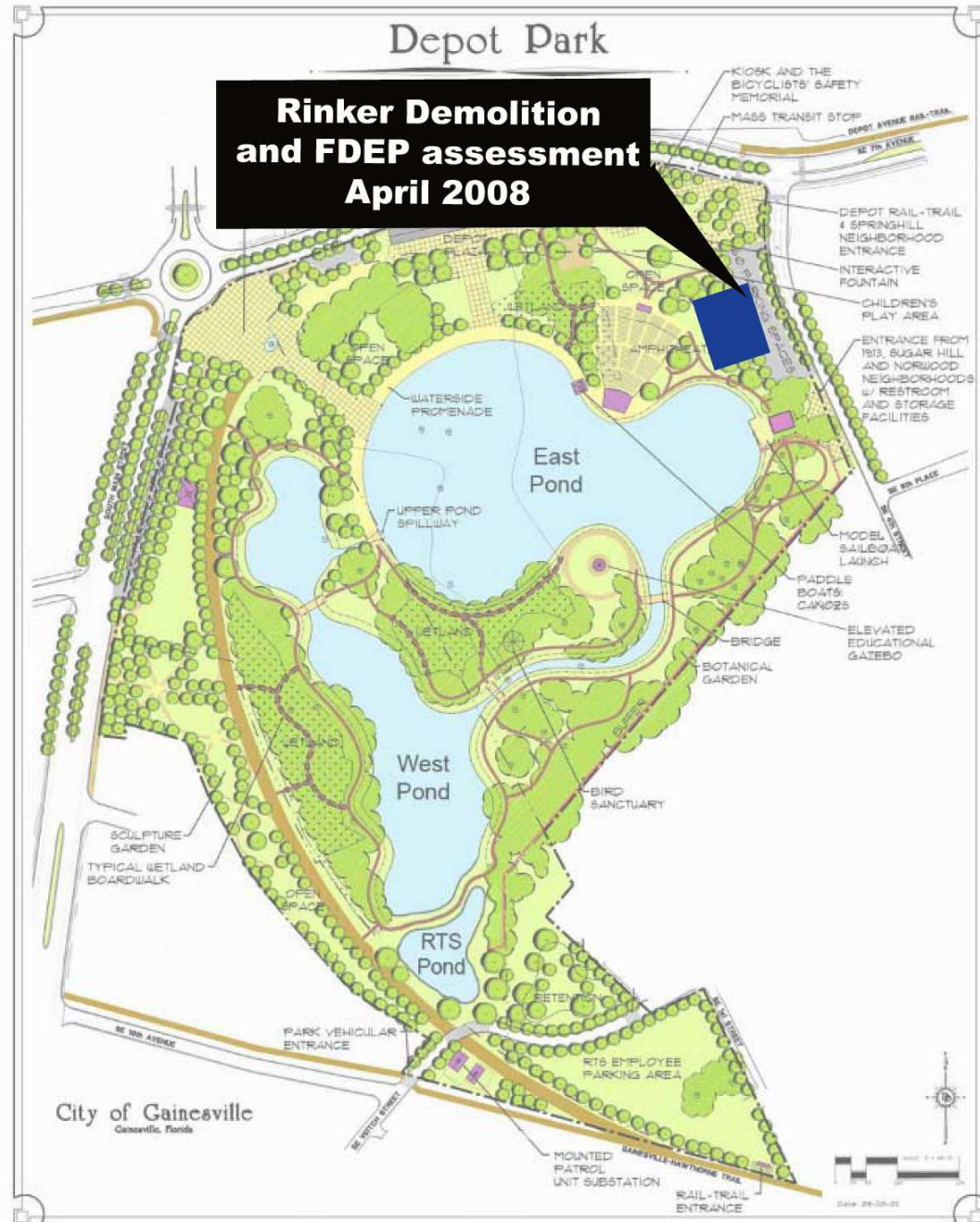


Early 2008

Cade Museum  
Charrette

Demolish former-  
Rinker building

FDEP completes  
assessment on  
dry-cleaning  
solvents in May



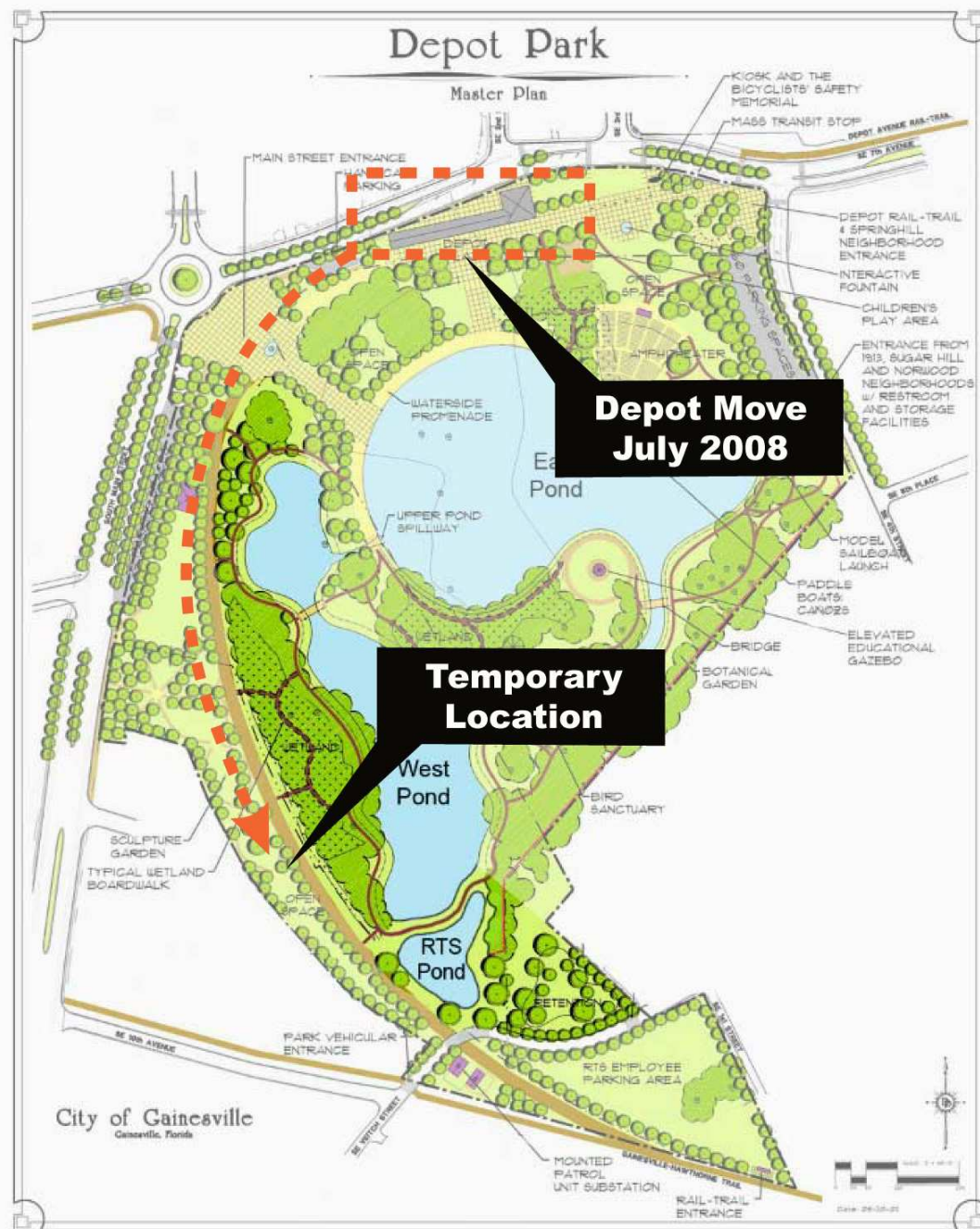
Mid 2008

Phase 1  
landscape  
installation to  
begin



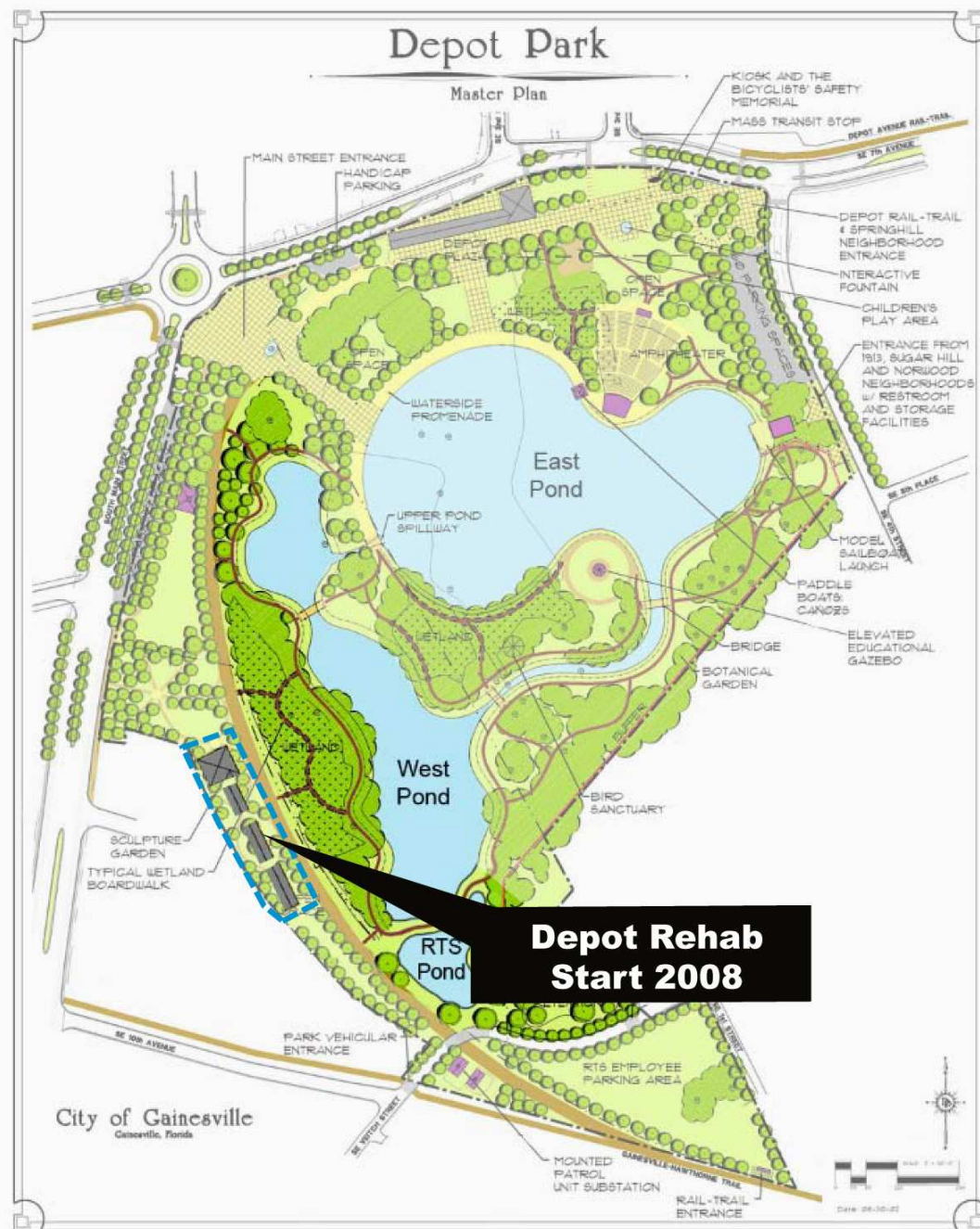
Mid 2008

FDEP approvals may be obtained for moving the building to facilitate cleanup



Mid/Late  
2008

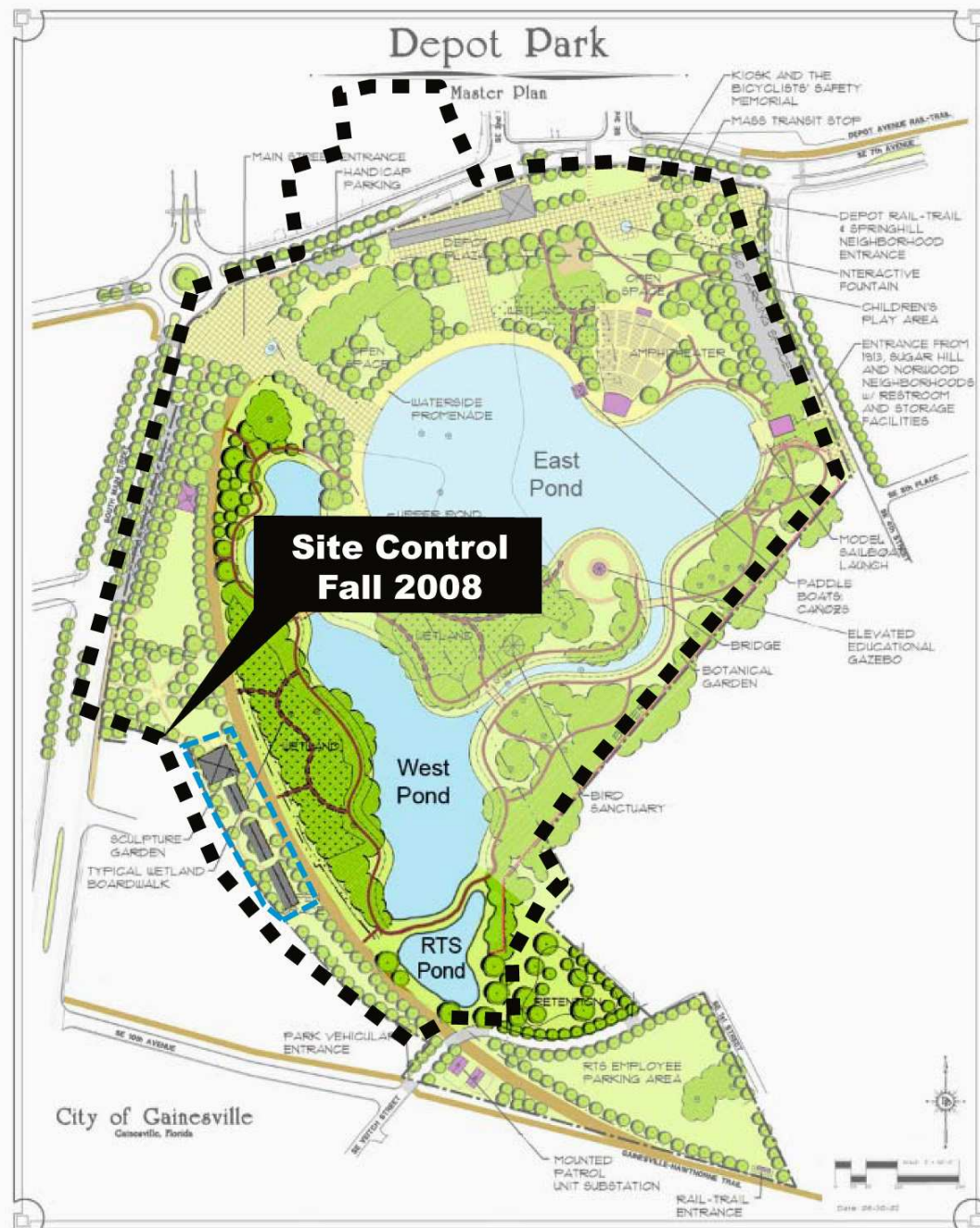
Depot is secured  
and rehabilitation  
can begin



Late 2008

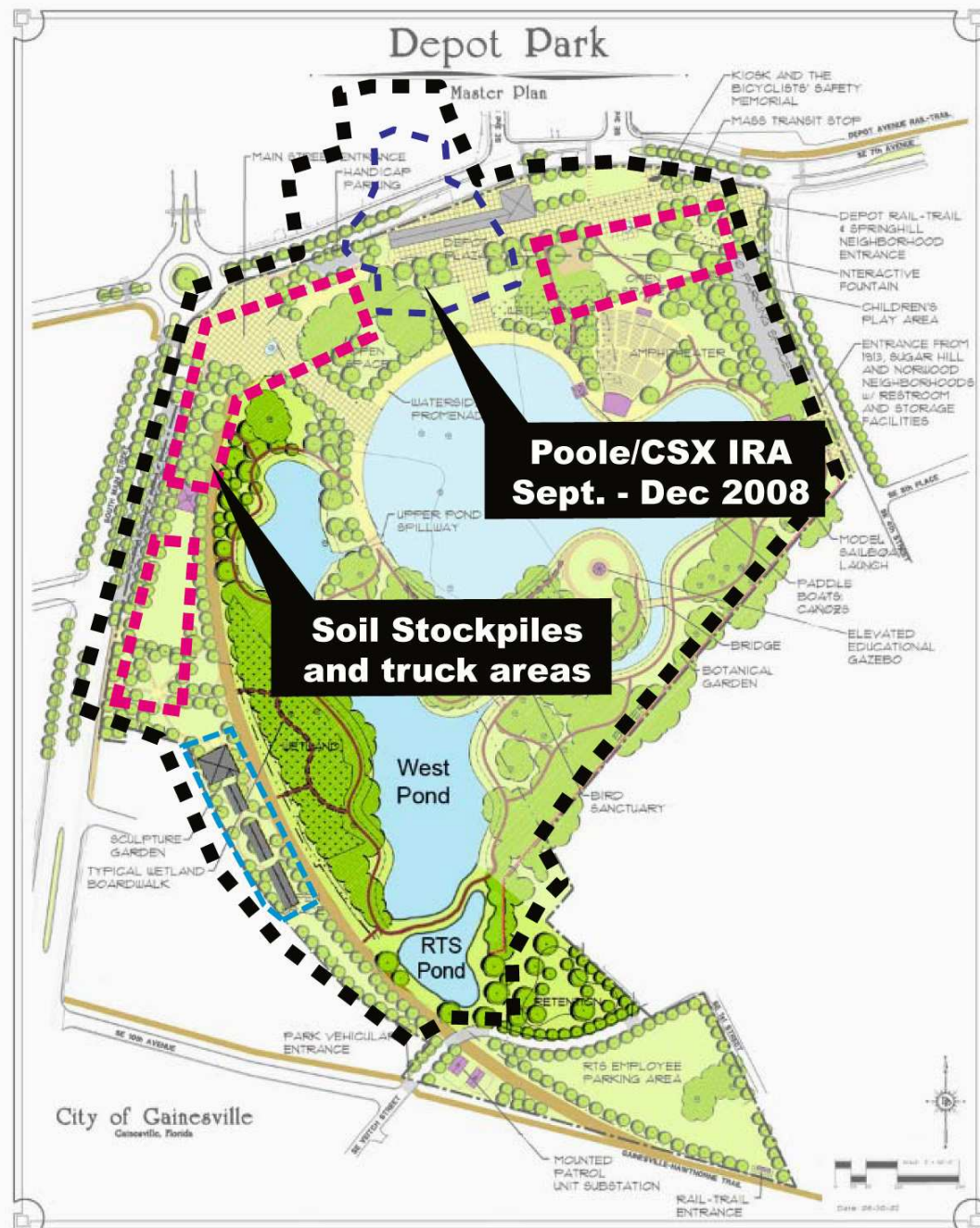
The site will be controlled and closed off to general access

Depot Avenue will be closed in the construction zone



Late 2008

Begin Phase 1  
Poole Roofing/CSX  
IRA

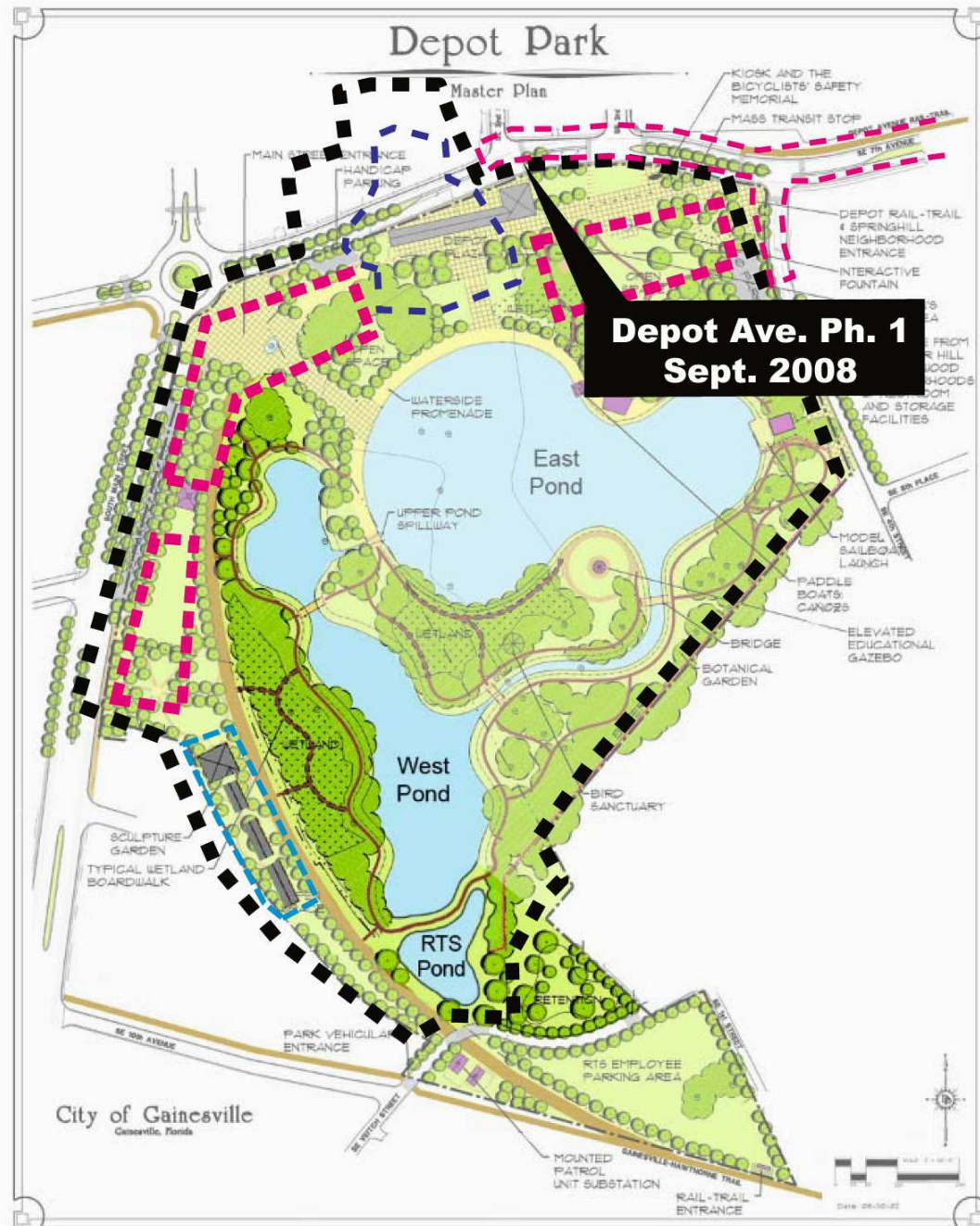




Late 2008

Cleanup in progress

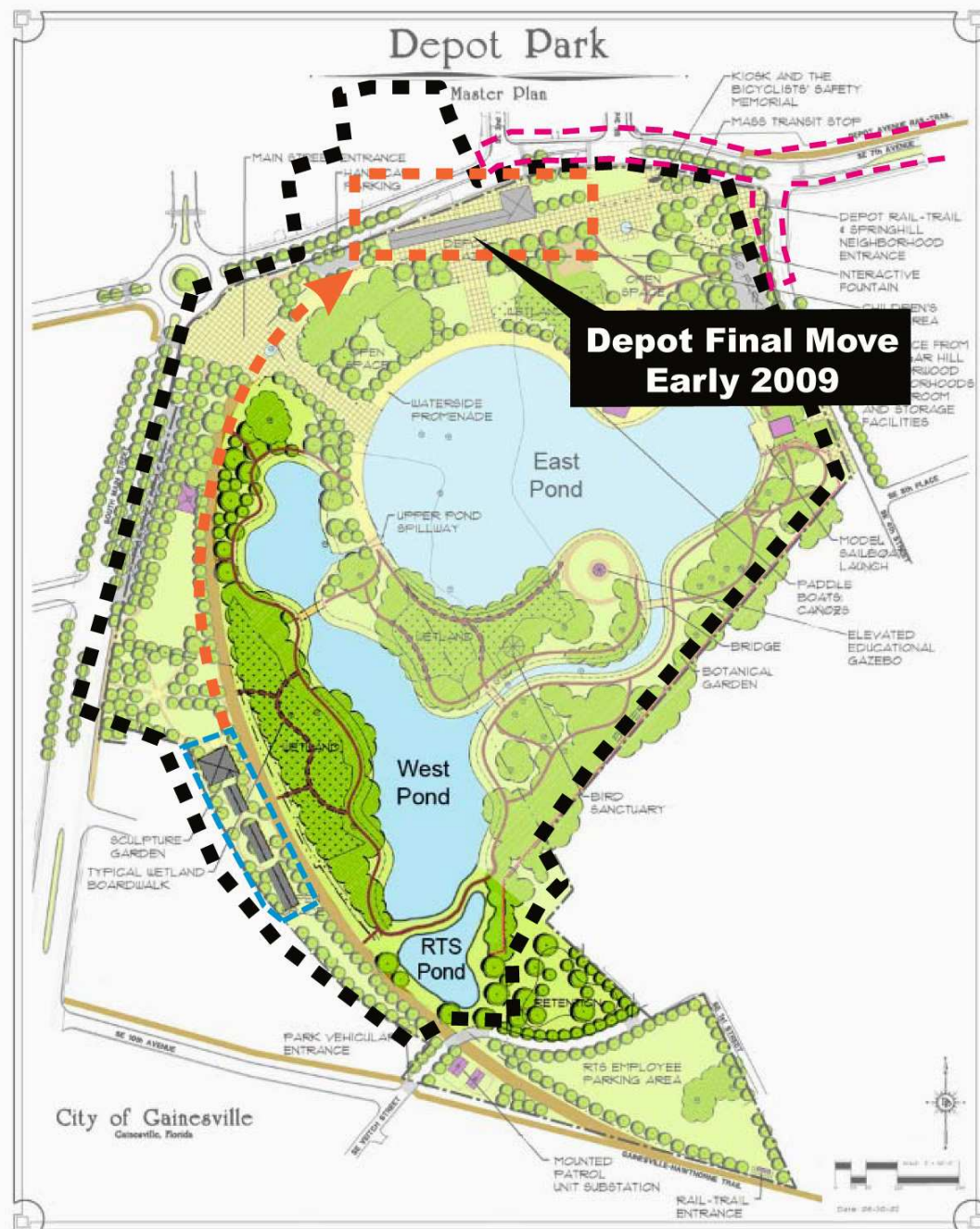
Begin Depot Avenue Reconstruction Phase 1



# Early 2009

Phase 1 is finished

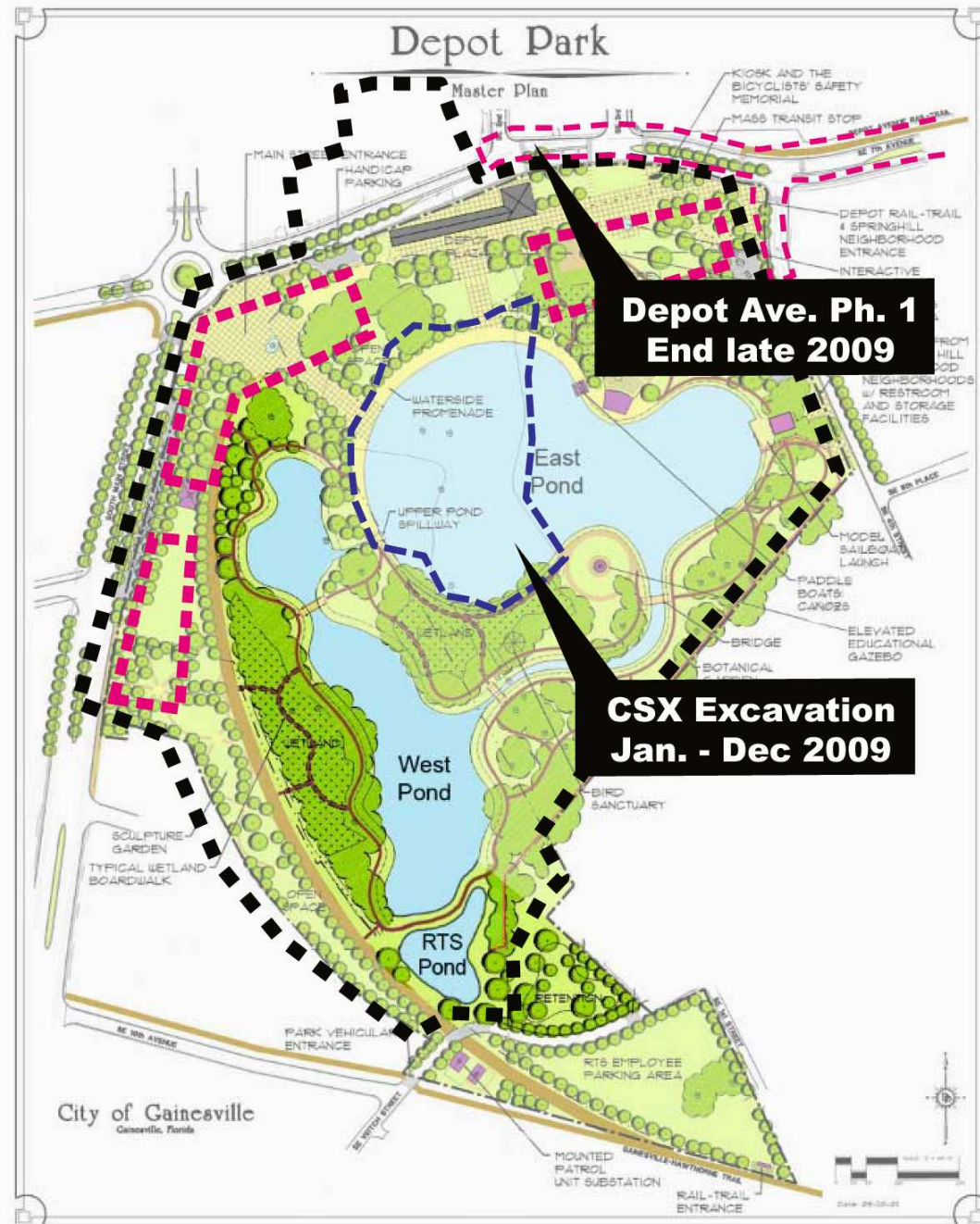
Depot moves back to permanent site, rehab continues



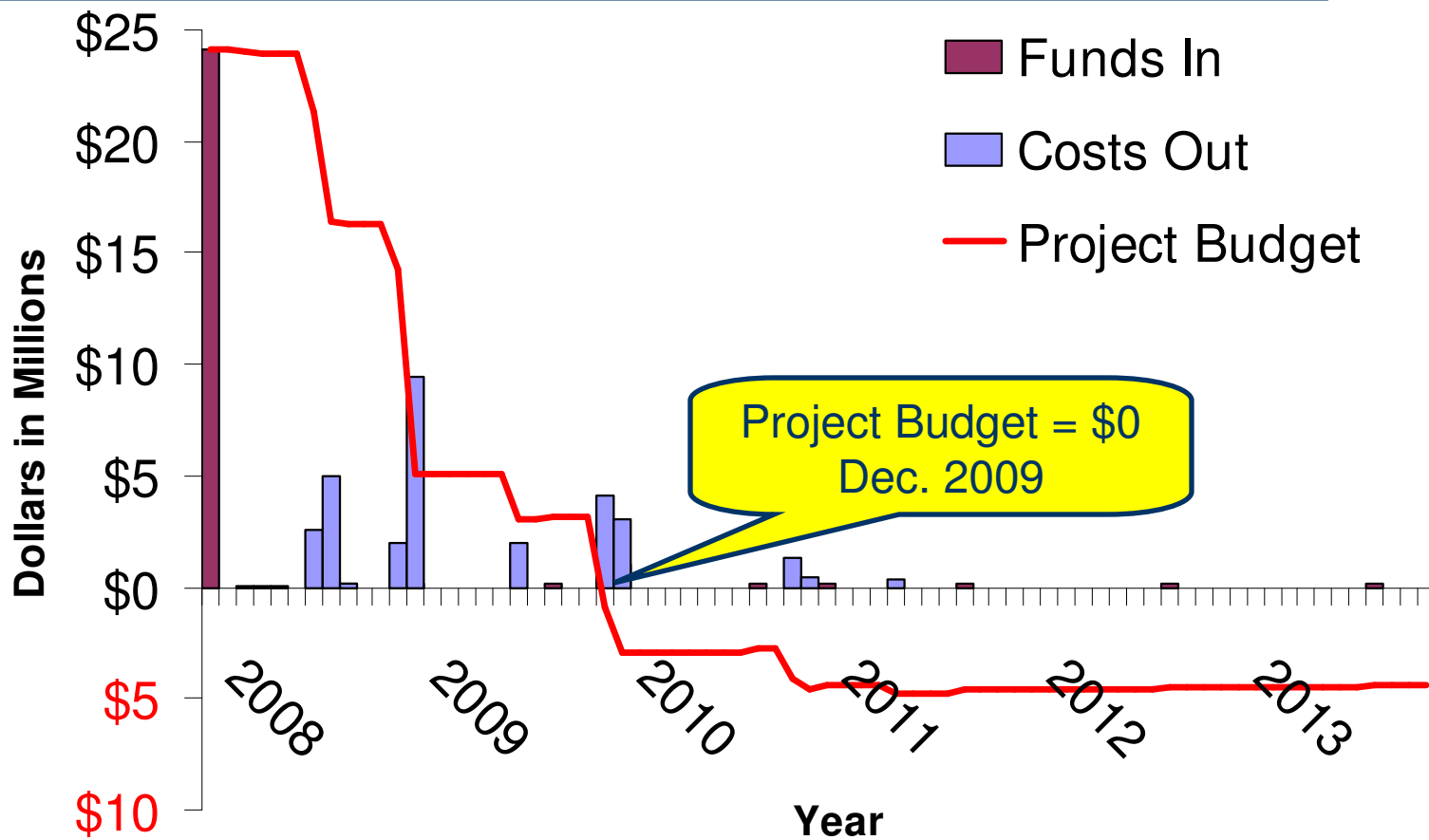
Early 2009

Begin Phase 2  
park cleanup on  
former-CSX site

Depot Avenue  
Phase 1 in-  
progress and will  
end in late 2009



# Project Budget



# Unfunded Projects

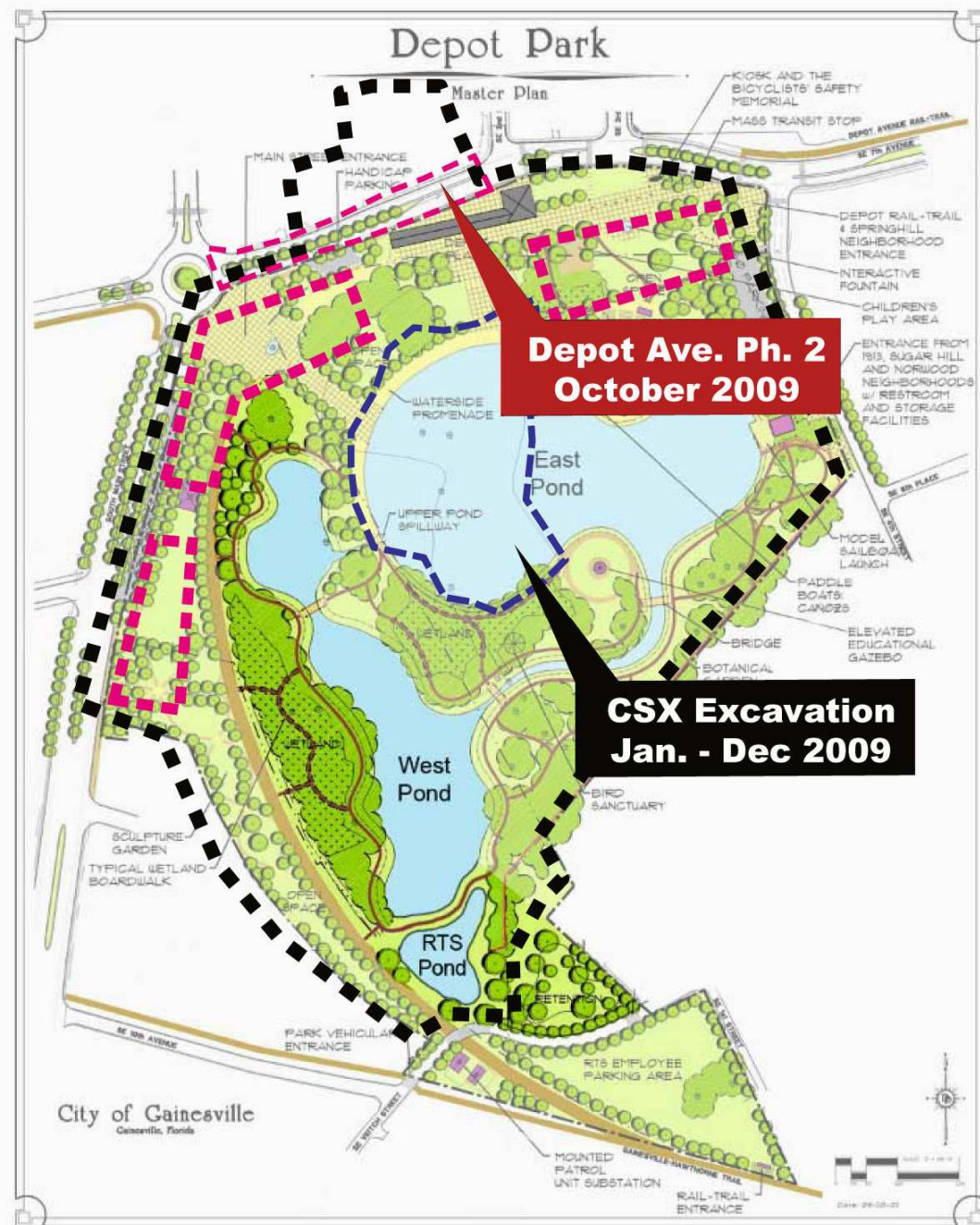
Project	Cost	Start	End	Funding Gap
Depot Ave Phase II	\$2,000,000	Oct-09	Apr-10	\$1,000,000
Depot Building Rehab	\$2,000,000	Jul-08	Aug-09	\$500,000
Construct - Historic Depot Plaza	\$1,800,000	Apr-10	Sep-10	\$1,800,000
Construct - North Pond Promenade	\$450,000	Aug-10	Jan-11	\$450,000
Construct - General Improvements	\$1,325,000	Apr-10	Sep-10	\$1,325,000
Construct - Phase II Landscaping	\$360,000	Jan-11	Jul-11	\$360,000

**Total Funding Need = \$5,435,000**

Late 2009

Depot Avenue  
Phase 2 starts in  
October

Cleanup ends in  
December  
pending FDEP  
approval



Early 2010

Depot Avenue  
Phase 2 ends

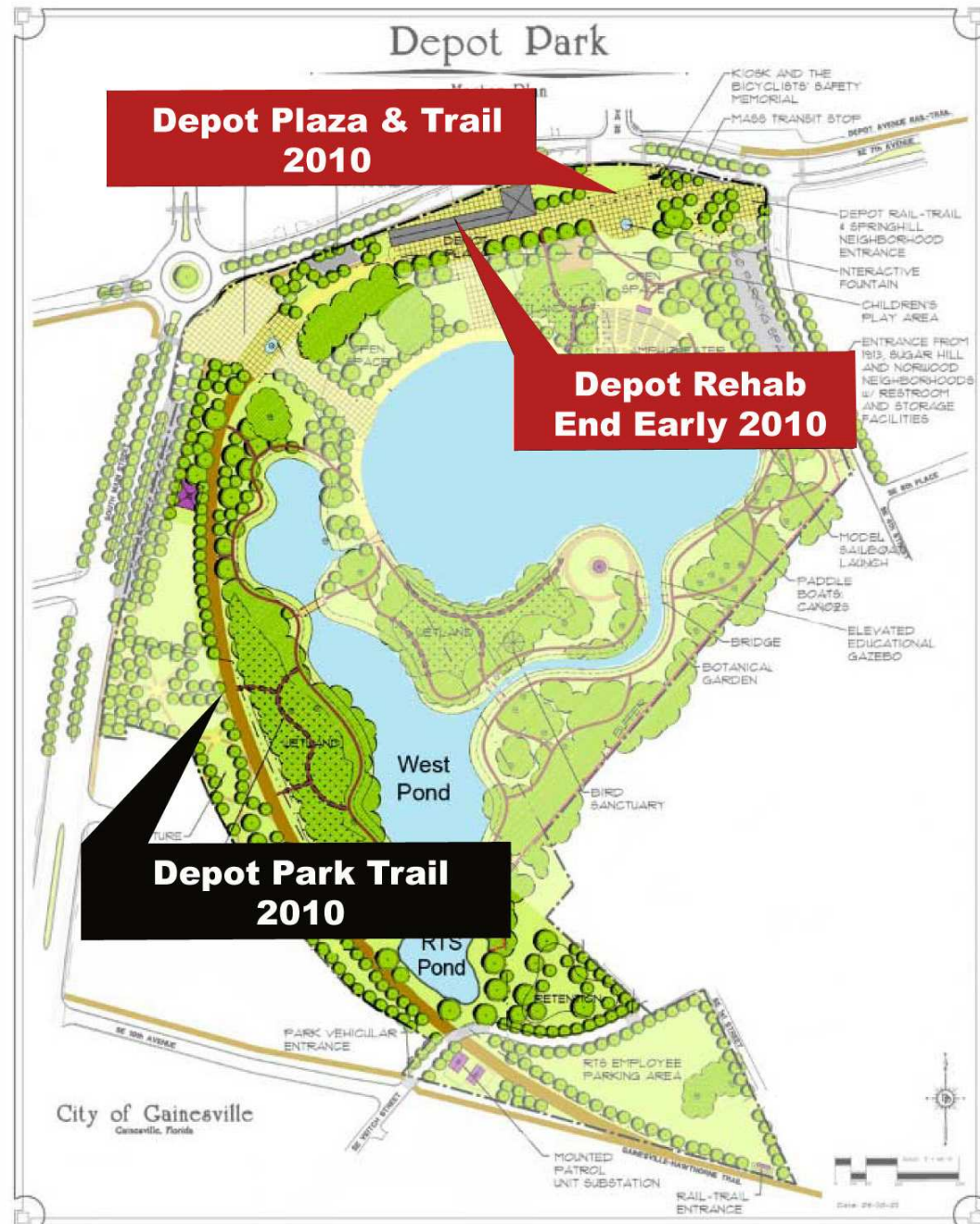
East Pond is  
under  
construction



# Early/Mid 2010

Depot rehab  
concludes

Construct Depot  
Plaza & Trail and  
Depot Park Trail

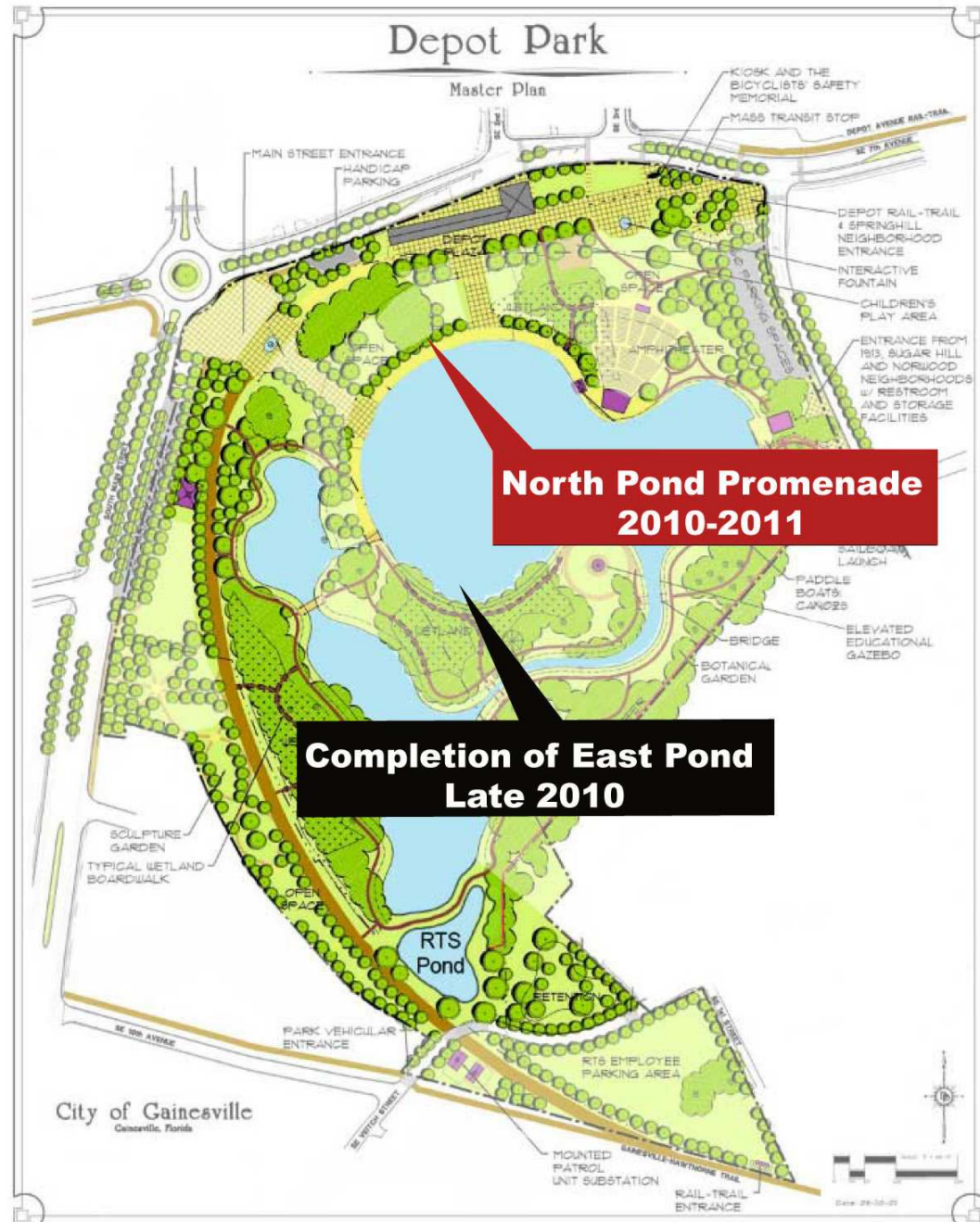




Late 2010

East Pond  
construction ends

Begin  
construction of  
Pond Promenade



# Late 2010

Start construction of entrances, parking, walkways and landscaping



Late 2011

Park is essentially complete



# Recommendations

1. CRA request the City Commission to designate the CRA as the lead agency for the construction of the park and recreation elements on the site and for the depot building rehabilitation and authorize the CRA to assume leadership of the Depot Park Team, to be comprised of CRA, GRU, Public Works and Parks, Recreation and Cultural Affairs staff.
2. CRA refer the selected project acceleration strategy (maintain flexibility to use the “City’s Best Interest” procurement) to the City Commission for approval and authorize staff to modify the project documents accordingly.
3. CRA request that the City Commission address the approximately \$4 million capital funding gap for park and recreation improvements.

# Recommendations

4. CRA request that the City Commission establish late-2009 as the target completion date for remediation and start date for constructing the remaining park and recreation improvements.
5. CRA request that the City Commission direct Public Works Stormwater Management Utility fund landscape improvements in and around the stormwater ponds instead of using park development funds.
6. CRA request that the City Commission direct Public Works to secure adequate funding to start the Phase 2 reconstruction of Depot Avenue between South Main Street and SE 2nd Street by late-2009 and to determine funding needs to address arsenic remediation on the park site.

# Recommendations

7. CRA request that the City Commission address the approximately \$500,000 funding gap for restoring the Depot Building and authorize staff to pursue beginning the rehabilitation while the building is in storage in 2008.
8. CRA request that the City Commission accelerate funding of park projects by making funds equal to the remaining UDAG grant proceeds (total of \$809,879) available in fiscal year 2009 instead of 2013.
9. CRA authorize staff to provide updates on Depot Park project milestones on a bi-monthly basis.