

MEETING DATE
August 28, 2017
Subject: Approval of the Independence Square Park Conceptual Park Plan



AGENDA REPORT

AGENDA
Section: Decisions
Item #: 4

Department/Office: Parks & Recreation

**Requested Action or Motion:** Move to approve the conceptual plan and set a preliminary budget ceiling of \$2,310,000 for the Independence Square Park project.

**Summary Explanation & Background:**

The approval of a conceptual plan for any major park development or redevelopment project in the City of Maitland is required to proceed through the six step Park Site Master Planning and Approval Process as identified in the Parks and Recreation Master Plan. The conceptual design for the development of Independence Square (a park site identified in the Downtown Master Plan) has already been through five of these steps including:

1. April 12, 2017 - Noticed Parks and Recreation Advisory Board public workshop
2. May and June, 2017 - The development of preliminary alternative plans
3. July 12, 2017 - PRAB discussion on the alternative plans and second public hearing
4. July 12, 2017 - PRAB Recommendation
5. August 3, 2017 - Planning and Zoning Review and Recommendation (for CDP consistency)

The final step of this process (Step 6) is for the City Council to review the park site master plan and provide direction to move forward with the recommended design, modify the design or move in a different direction than that recommended by the Parks and Recreation Advisory Board. Should the park site master plan be approved, construction plans will then be developed and will be required to go through the site plan review process. Representatives from the design firm GAI created this conceptual plan and will give a brief presentation on the highlights of the plan being considered for approval.

Preliminary cost estimates total approximately \$2,310,000 for the construction of Independence Square Park. The Parks Trust Fund is slated to be the sole funding source for this park development project which currently has an unreserved fund balance of \$3.6 million and is projected to collect approximately \$750,000 over the next 2-3 years. Construction for Independence Square is currently budgeted in the FY18 budget at \$500,000. The budgeting inconsistency is attributable to the fact that at the time of capital budgeting, the downtown master planning process was still underway and there were still many unknowns as to just what would be envisioned and suggested for this site.

As can be seen in their recommendation, PRAB has approved the conceptual plan and the cost estimates that are being considered, but have voiced their opinion concerning hopes that some cost savings measures may be realized as the project moves through the design process. Their motion

reads as follows: "To forward a recommendation to the City Council for the conceptual design plan 1A that will contain a water feature and to minimize costs to the greatest extent possible while still maintaining the integrity of the components of the conceptual plan." It should be noted that the "water feature" portion of the motion was referring to the choice of a traditional fountain as opposed to a playground (which was also being considered at the time).

**Fiscal Impact:**

Preliminary estimate of \$2,310,000 from Fund 65 (Parks Trust Fund).

Exhibits: concept 1A (PDF) Est. of Probable Costs (PDF) Recommendation Form - Indep. Square (PDF)	Contact Person: Jay Conn, Parks & Recreation Director
---	--

Commission/Board: Parks and Recreation Advisory Board	Phone #: 407-539-6264
--	-----------------------

Reviewed by City Attorney

Yes  N/A