



LAKE EOLA PARK

MASTER PLAN
October 2021



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ACKNOWLEDGEMENTS

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2801 SURVEY REPOSSES	6 PUBLIC WORKSHOPS	7 STAKEHOLDER GROUPS
	WITH A TOTAL OF	
	310 PARTICIPANTS	

Follow the project at orlando.gov/eolaplan

01

THE FOUNDATION

02

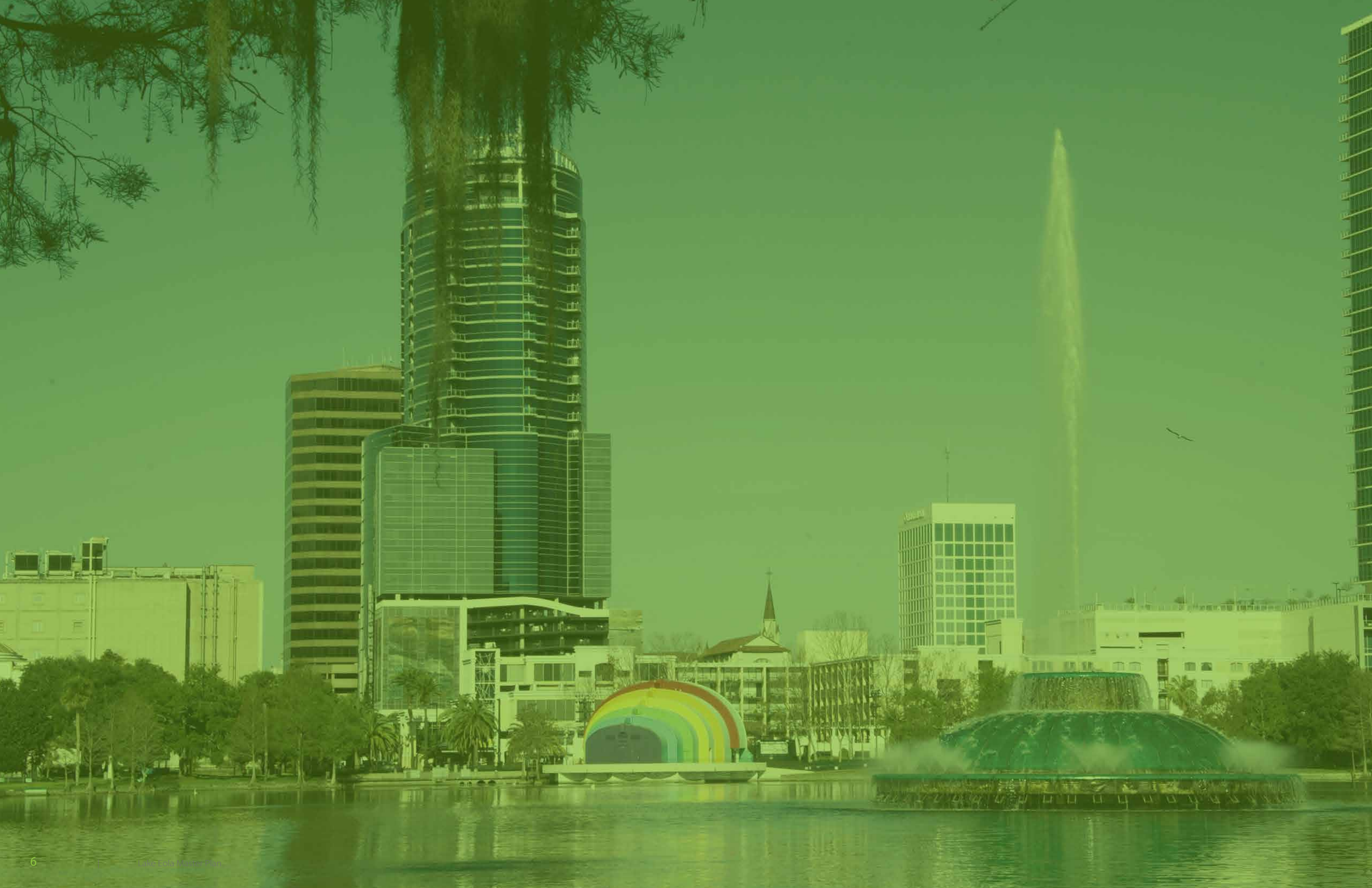
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INTRODUCTION

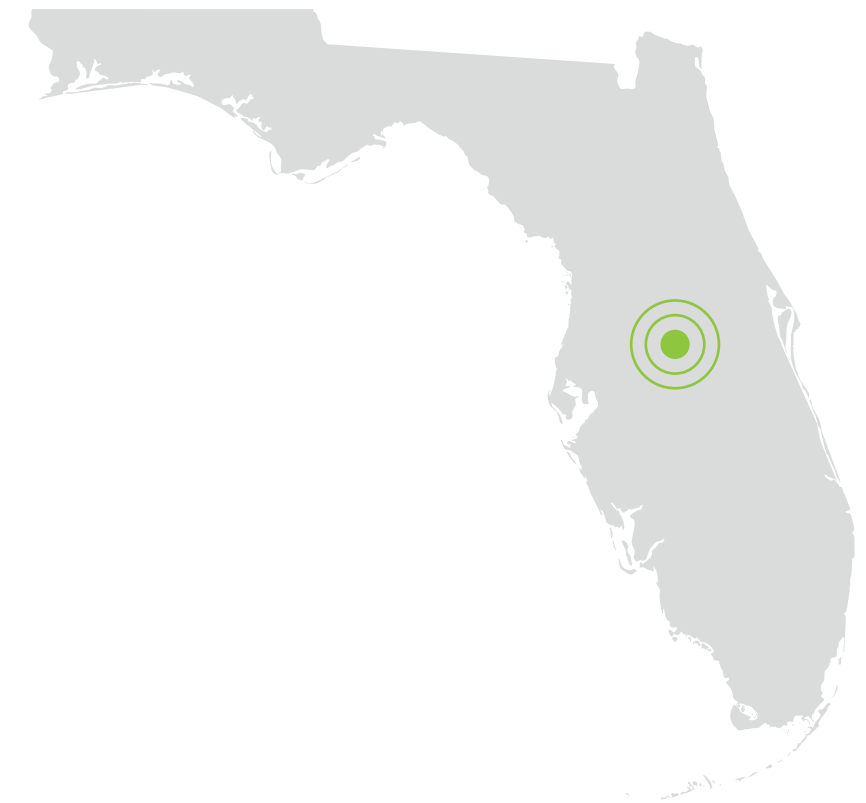
Since its establishment in 1888, Lake Eola Park has served as an iconic symbol for the City of Orlando. Donated by local cattle rancher Jacob Summerlin, the park is protected against future development in perpetuity, including a reverter clause transferring the land back to Summerlin's descendants if the park is ever developed. As a result, the park has served as the backdrop to Orlando's growth from a small citrus town to a bustling city.

Adjacent to downtown, the park has always attracted residents and visitors to its sunny shores. In its early days, the park served as a popular swimming spot, known as Sandy Beach, which helped cool residents down on Florida's hot summer days. As the city grew, the park also changed and adapted. The first Lake Eola fountain was installed in 1912 and was replaced in 1957 by the current Linton E. Allen Memorial Fountain, an iconic symbol of the City of Orlando. In 1922, swans were introduced into the park from nearby Lake Lucerne; since then, the swans have become mascots for the city. Throughout the '50s and '60s, Lake Eola Park was a bustling place with visitors strolling its paths and attending concerts and events.

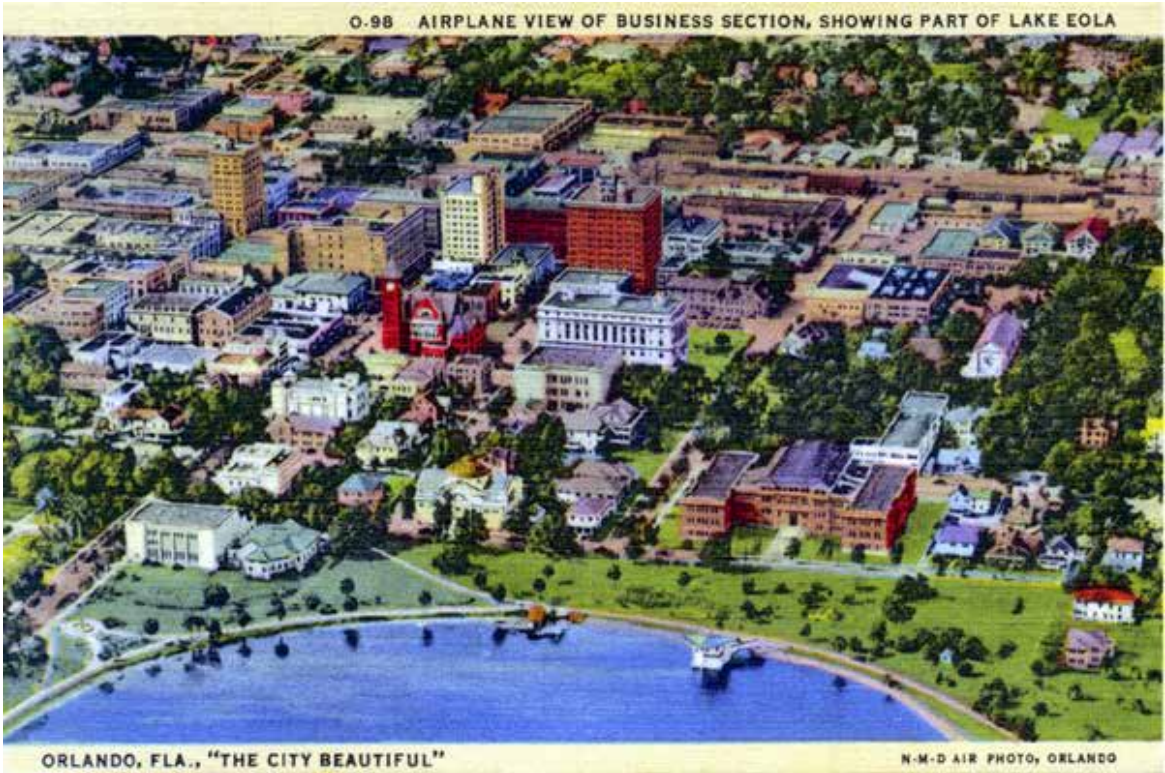
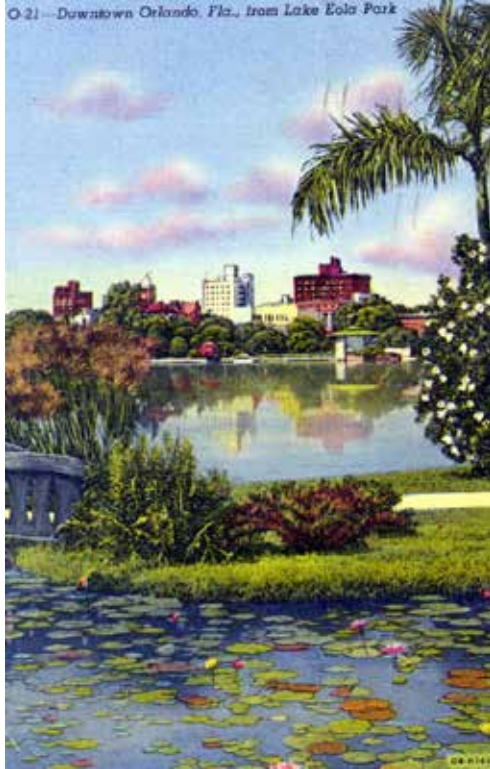
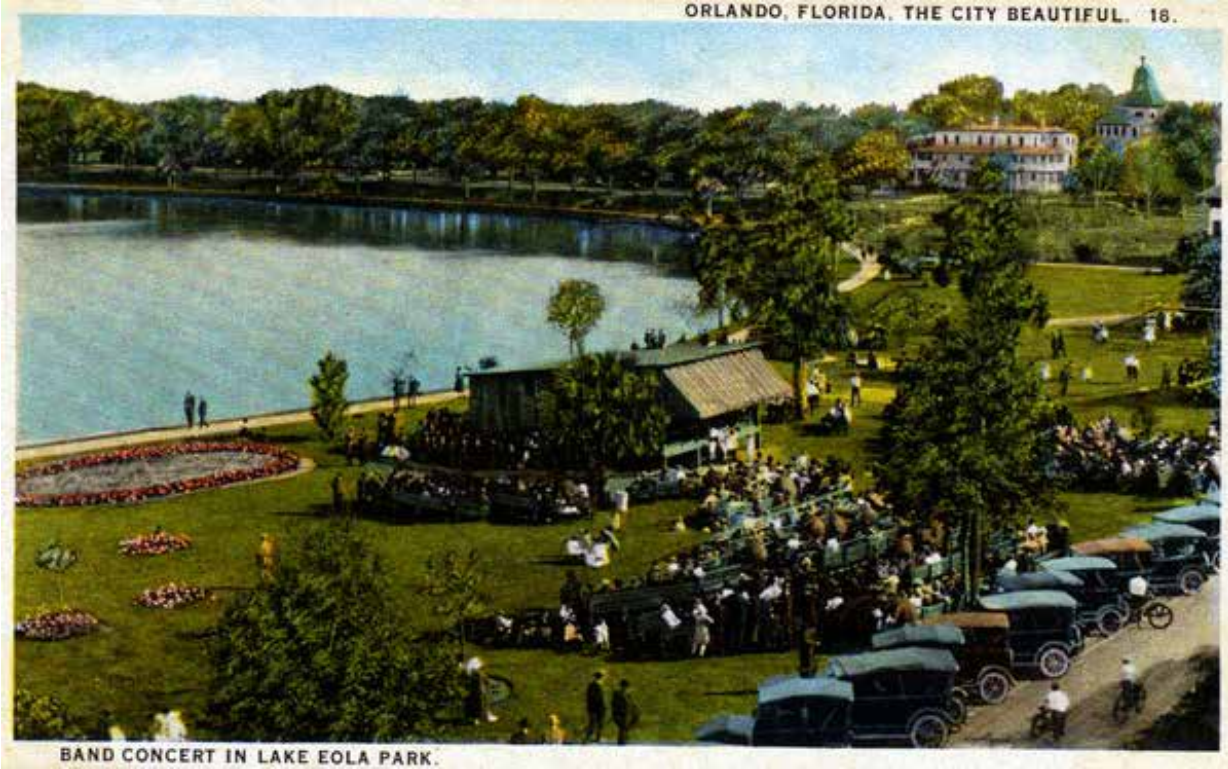
By the 1980s, however, the park had fallen into disrepair, with few regular users and a large homeless population affecting the park and surrounding areas. Additionally, pollution started to become

a major problem, as oil, air conditioning coolants, and debris flowed into the lake with every rain. The City installed filters to help control pollution, and plans were established to revitalize the park and reinvigorate the downtown. Completed in 1988 at a cost of \$3.3 million, the park renovation included much of what you see today at the park—wide sidewalks with brick borders, restrooms, and black railings. The City also added the bandshell; Japanese garden with giant marble piece from sister city Taipei, Taiwan; and the Ting, a Chinese pagoda-like structure. The new and improved Lake Eola Park reopened to much fanfare, with regular users returning to the park, helping to reinvigorate surrounding neighborhoods.

Fueled by the momentum put into place in the late '80s and '90s, downtown Orlando has continued to grow and evolve over the last 3 decades—becoming a bustling metropolis that attracts visitors worldwide. While the park with its 1980s design is still beloved and widely used, some of its amenities need repair and updating. In 2020, this master plan was initiated to provide a new vision for the future of this beloved icon of Orlando.



January 1958, Lake Eola Park, State Archives of Florida



While the overall look and amenities of the park have changed since its establishment in 1888, the general park boundaries have remained much the same. Historic imagery and postcards show the park with a similar general configuration—an amphitheater to the west, a circular path surrounding the lake, and passive amenities where space was available. This remained the same throughout much of the park’s history.

In 2013, the park expanded significantly to the southeast when the City acquired 1.36 acres of land, including lawn, sidewalks, new LED lighting, paved patio, and the abandoned portion of E. Washington Street. The City demolished existing structures within this acquired land to expand its open green space, but kept the historic Eola House—1924 Mediterranean revival, two-story home that today serves as a venue for meetings, weddings, and receptions as well as park office space. Today, this southeast expansion of the park is one of the most visited and recognizable areas—hosting a variety of events, such as the weekly farmers market and Movieola, as well as a number of festivals throughout the year.



DOWNTOWN CONTEXT

Located in the core of downtown, Lake Eola Park serves as downtown's centerpiece, as well as a symbol for the City of Orlando—deeply embedded as the heartbeat of the city. Whether an office worker's lunch break, a resident's evening stroll, or a visitor's weekend event place, Lake Eola Park is a valuable asset to the entire city. Just as the community relies on this park, Lake Eola Park is heavily influenced by its surrounding community, including park users, natural systems, and future growth. It is impossible to talk about the park without contextualizing its impact on the downtown core and the symbiotic relationship between the park and the city.





Parks

- 10-Min Walk
- City Parks

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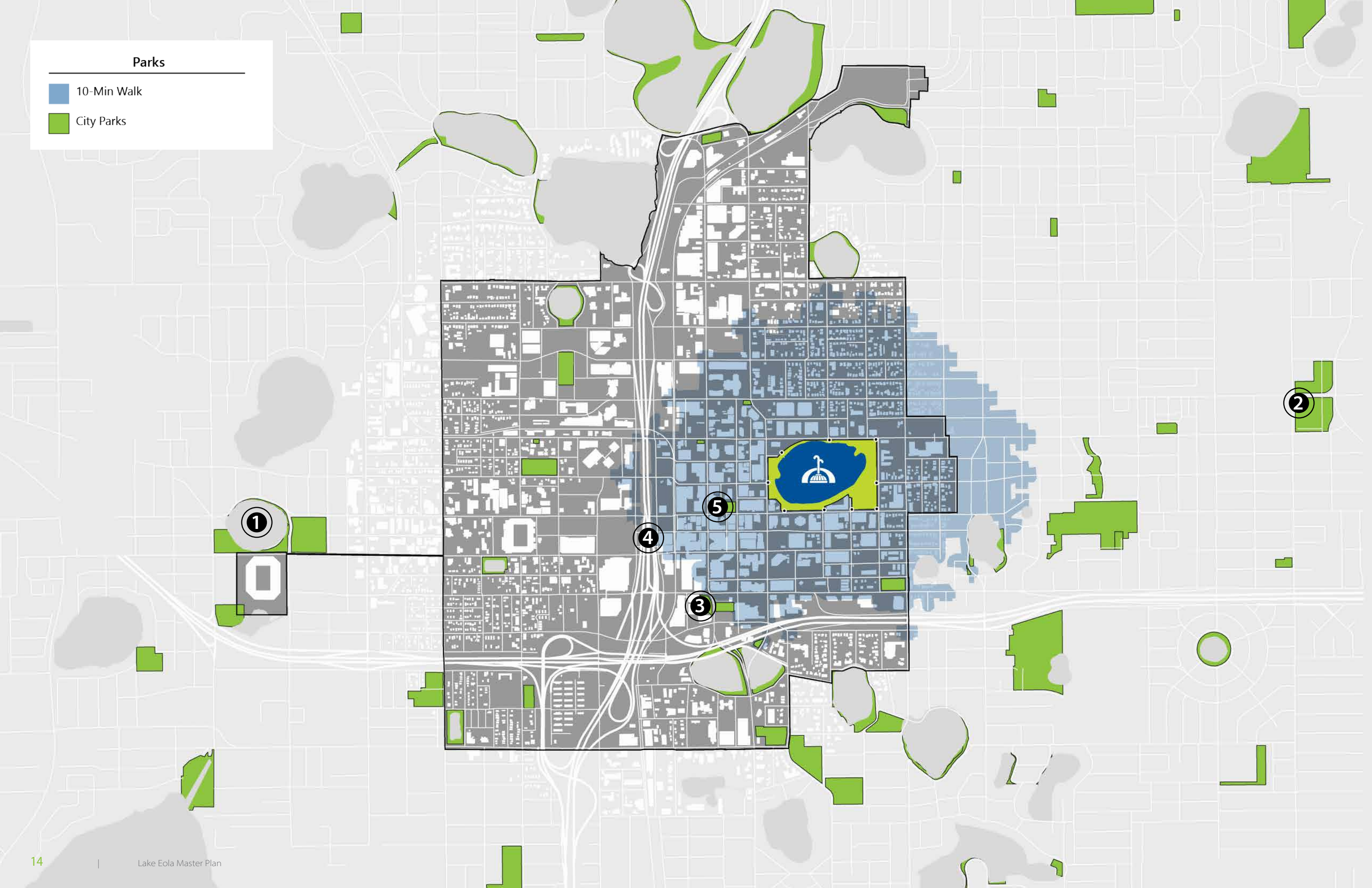
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Downtown Parks

At 45 acres, Lake Eola Park is the largest open space within downtown Orlando, providing most of downtown’s event programming and wildlife interaction. Most of the park system within downtown, particularly east of I-4, consists of small urban plazas with limited green space—creating significant pressure on Lake Eola Park to provide both neighborhood open space and regional park draws. A mile and a half west, the recently completed Lake Lorna Doone Park provides similar amenities as those found at Lake Eola Park; it is also capable of hosting large events and provides wildlife viewing opportunities. The addition of a community event lawn at Lake Lorna Doone could help alleviate some of the event pressure on Lake Eola Park. Similarly, less than a mile and a half to the east, Festival Park currently hosts some

events previously held at Lake Eola Park. Seneff Arts Plaza has also taken on some of the programming pressures from Lake Eola Park, hosting events such as Immerse and FusionFest.

The City’s proposed Under-I project will provide much-needed improved connectivity between downtown’s east and west neighborhoods, as well as a variety of increased recreation opportunities. Although parks such as Heritage Square and the proposed Art2 Park may be small, they will also help activate downtown Orlando, creating opportunities for small gatherings and chance encounters. By relying upon and celebrating the surrounding park network, the pressures on Lake Eola Park to perform multiple functions as a recreation epicenter can be alleviated.

OTHER PARKS

① Lorna Doone Park

1.50 mi.
34 acres

② Festival Park

1.35 mi.
16 acres

③ Seneff Arts Plaza

0.50 mi.
1.12 acres

④ Under I – Proposed

0.25 mi.
2 acres

⑤ Heritage Square

0.10 mi.
1 acre



Source: UCF Downtown




SENEFF ARTS PLAZA



Source: M... Latimer + Halback



Hydrology

 Drainage Basin

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Downtown Hydrology

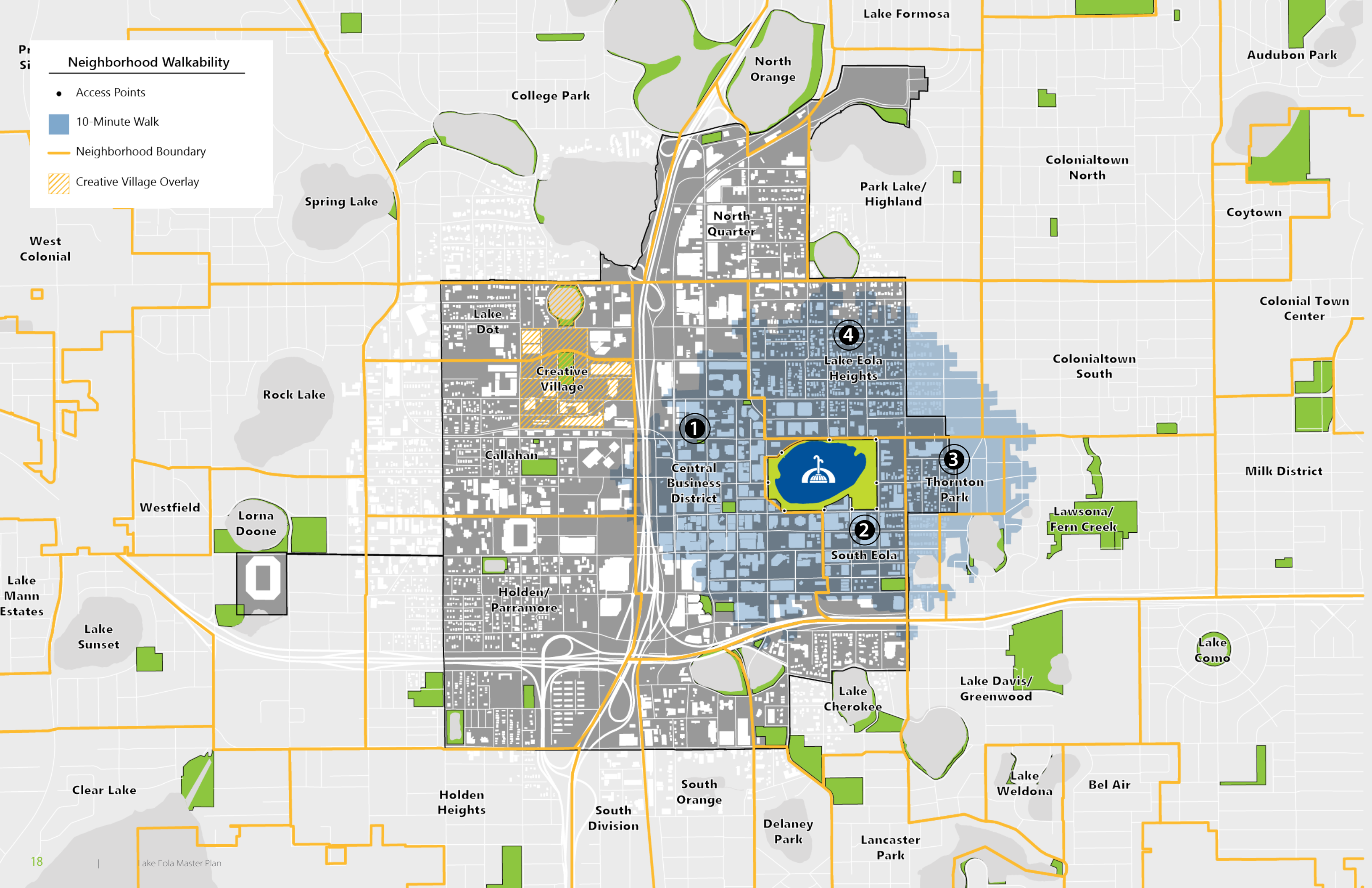
As a hydrological agent, Lake Eola serves as a drainage storage area for a large portion of the downtown, particularly the Lake Eola Heights and Thornton Park neighborhoods as well as parts of the Central Business District. Receiving stormwater runoff from such a large urban area highlights the importance of environmental safeguards to maintain the quality of the stormwater entering the lake. While stormwater pollution improvements were set into place in the 1980s, there may be opportunities to improve stormwater quality and leverage the lake as a piece in the environmental education of stormwater management for the community. Stormwater quality is not only key in maintaining the health of the lake and its human visitors, it also provides a habitat for birds and other wildlife that call Lake Eola Park home.



Source: Wesh 2 News

Neighborhood Walkability

- Access Points
- 10-Minute Walk
- Neighborhood Boundary
- ▨ Creative Village Overlay



Neighborhoods

Lake Eola Park directly serves the neighborhoods of the Central Business District, South Eola, Thornton Park, parts of Lawsona/Fern Creek, and Lake Eola Heights—all of which are within a 10-minute walk. These neighborhoods introduce regular users from both residences and offices into the park. Reciprocally, neighborhood character affects the character of the park.

The Central Business District includes many office towers, with a combination of modern glass and historic buildings as well as a growing number of apartment towers. The neighborhood provides many of the park's regular day users, with office workers using the park during lunch hours. At night, the neighborhood becomes active with nightclubs and bars, and is subject to road closures on Fridays and Saturdays to accommodate nightlife activities.

The South Eola neighborhood comprises a mixture of residential towers and 1920s bungalows, as well as a small but vibrant commercial corridor that includes restaurants and high-end fashion boutiques, some directly adjacent to or leasing land from the park. Many of the downtown residential towers are within the South Eola neighborhood; these towers utilize Lake Eola Park as their backyard, and as a major asset to draw in residents and vendors. Adjacent to South Eola, Thornton Park is composed of a charming commercial core along E. Washington St., leading to Lake Eola Park surrounded by single-family bungalows.

A designated U.S. historic district and City of Orlando Historic Preservation District, Lake Eola Heights contains 487 historic buildings, primarily 1- to 2-story residential bungalows, with some homes dating back to the 1890s. The neighborhood is characterized by its brick streets and extensive oak tree canopy, providing a walkable and quiet atmosphere in the core of downtown. For residents of Lake Eola Heights, Lake Eola Park is the only active park within walking distance that does not require crossing SR 50/Colonial Drive. Therefore, many of these residents use Lake Eola Park as their primary neighborhood park, as evidenced by events such as Movieola, which brings neighboring families into the park.

While outside of the 10-minute walk radius, several neighborhoods are within proximity of the park and contribute the regular users of the park. These include North Quarter, Colonialtown, and Lawsona/Fern Creek to the east and north; and Callahan and Parramore to the west. The reach of the park to regular users has extended beyond the 10-minute walk in past years, partly due to improvements in pedestrian/cyclist infrastructure, extensions to the Lymmo BRT line, and implementation of bikeshare/scootershare programs.

NEIGHBORHOOD CHARACTER:

① Central Business District



② South Eola



③ Thornton Park



④ Lake Eola Heights



Residential Tower

- Access Points
- 10-Minute Walk
- Existing
- ▨ Proposed

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Downtown Residential Towers

Downtown Orlando has seen a tremendous growth in residential construction in the last few years as more people return to downtown living. Since 2000, there has been a 74% increase in the number of residents living downtown. 43% of apartments built after 2015 are located in complexes larger than 50 units. As of the second half of 2019, the Downtown CRA accounted for 62 towers with 20 units or higher and 11 proposed residential towers within its boundaries. Of these, 30 towers lie within the 10-minute walk radius of the park, and 6 more are being proposed. South Eola has a large concentration of residential towers adjacent to Lake Eola.

Residential towers include a range of new offerings, from luxury apartments in Modera Central to market-rate units of 520 East and Orange & Robinson Apartments; as well as mixed-income solutions such as Creative Village's Amelia Court. The largest individual residential project coming online is Society Orlando, currently under construction on North Orange Avenue. This large three-phase residential tower project will have a significant impact on the number of residents living downtown. While Society Orlando is the single largest project, it is also indicative of upcoming high-density infill projects to come along the corridors of Orange and Rosalind Avenues. Clearly, Lake Eola Park will serve as the major green space for the residents of these new towers.

In general, residential tower projects have been concentrated to a few neighborhoods in the downtown, specifically South Eola, North Quarter, portions of the Central Business District, and Creative Village. The density of these towers in relation to the relative amount of public green space places pressure on the park from people who see Eola as their backyard as well as those who come downtown to community and regional events.

NOTABLE PROJECTS:

① 520 East



② Modera Central



③ Orange & Robinson Apartments



④ Society Orlando

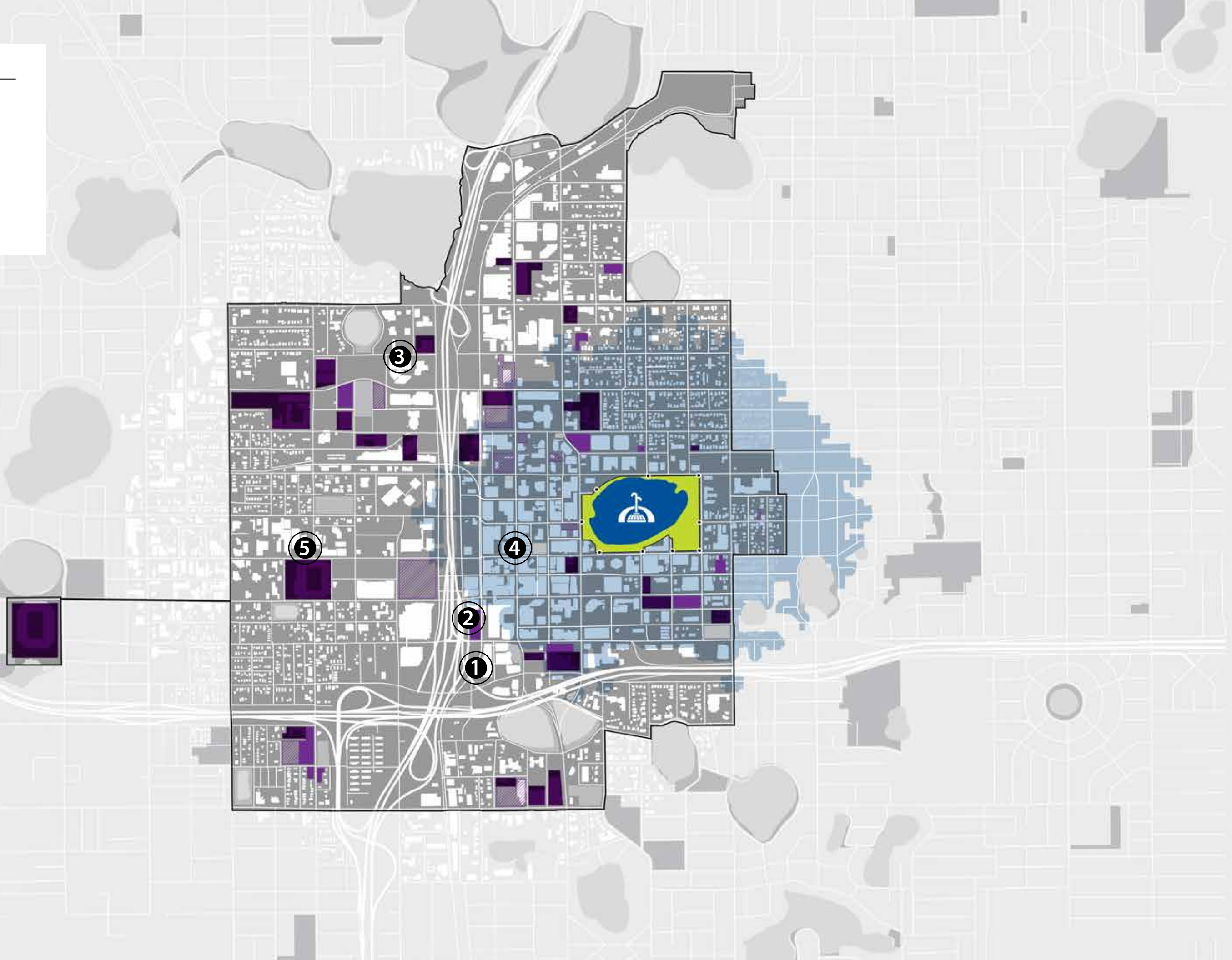


⑤ Creative Village - Amelia Court



Downtown Development

- Access Points
- 10-Minute Walk
- Completed
- Under Construction
- Proposed



Downtown Development

In addition to residential development, downtown has also experienced growth of other uses including office space, additional hotel offerings, and an investment in public venues. The addition of new office space and workshare spaces encourage regular daytime activity in the downtown with many including first floor commercial space. New hotels will bring more regional and global visitors to the downtown as well as Lake Eola Park and will generate activity in the evenings as visitors seek places to eat and relax after a long day. Venues such as the Dr. Phillips Center for the Performing Arts, Amway Center, Exploria Stadium, and Camping World Stadium draw regional and national crowds for world-class entertainment into the downtown. Additionally, activities at these venues have the capacity to extend into the park with special events held in concurrence at Lake Eola Park. In the past, these have included the Orlando Citrus Parade, MLS All-Star Events, and USWNT Watch Party. Overall, the variety of development occurring in the downtown combined with the rate at which these projects are being constructed will result in a vibrant and lively downtown throughout the day and increased visibility and visitation at Lake Eola Park as its centerpiece.

NOTABLE PROJECTS:

① aloft Hotel



② SunTrust Plaza at Church St Station



③ EA Sports at Creative Village



④ Novel Coworking at Angebilt Hotel



⑤ Exploria Stadium



Homeless Services

- Access Points
- 10-Min Walk
- Shelter
- Assistance
- Health/Emergency Services
- Public Restroom



Downtown Homeless Population

As the major central green space for Downtown Orlando, Lake Eola Park provides a safe location for Orlando’s homeless population to seek haven from Florida’s heat in the canopy shade, charge mobile devices, and connect with others. Since the DTO Vision plan of 2015, the City has implemented several programs to connect these individuals with homeless service providers to aid in their situation. The Downtown Orlando Ambassador Program, in partnership with Block by Block, connects vulnerable individuals to crucial social services in order to curb aggressive panhandling. The DTO Go Public Restroom Program, while not an exclusive homeless outreach program, extends access to public restrooms beyond those in Lake Eola Park—providing all downtown visitors, including the homeless population, access to basic amenities. Aside from these initiatives, there are many resources available for homeless individuals within a short distance from Lake Eola Park, including various homeless shelters, healthcare services, access to basic needs, and employment connections. Due to Lake Eola Park’s central location and amenities, it is expected that the homeless population will continue to be users of the park and must be considered in the design process as part of the City’s efforts to tackle homelessness in the community.

NOTABLE PROJECTS:

1 Downtown Orlando Ambassador Program



2 DTO Go Program



3 Coalition for the Homeless

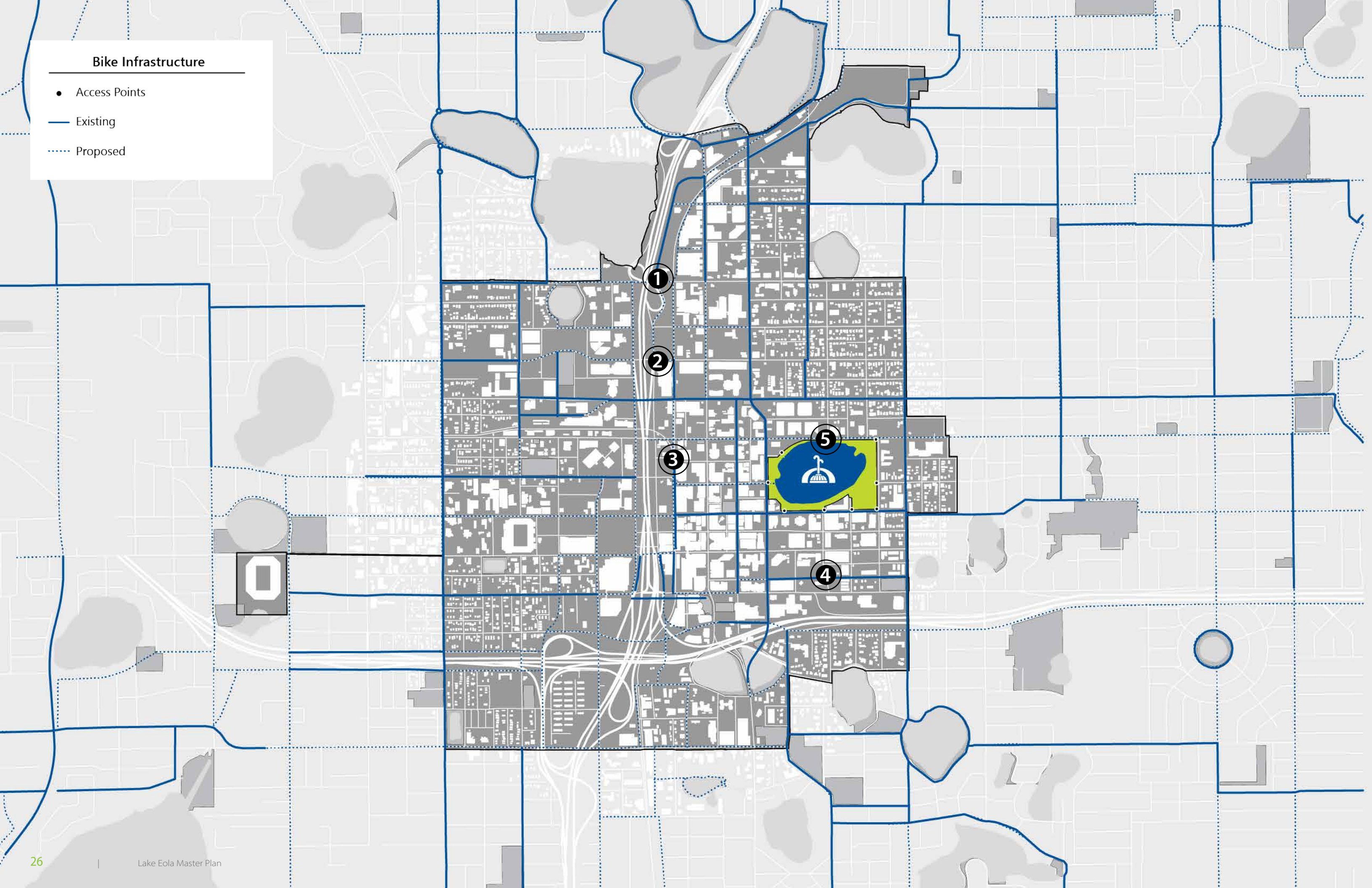


4 St. George Orthodox Church



Bike Infrastructure

- Access Points
- Existing
- ⋯ Proposed



Downtown Bike Infrastructure

A 1990 article in *Bicycle Magazine* gave Orlando an unfavorable rating in comparison to many other cities for cycling in their annual rankings. Since then, the City has focused much of its attention on providing increased safety measures and bicycle infrastructure, with several projects occurring within downtown. Recent downtown improvements have focused on closing gaps in the trail system, including the construction of the Colonial Overpass Bridge in the North Quarter as well as an additional off-road bike trail as part of the North Quarter connection to the Orlando Urban Trail. Farther south, gaps were filled in Gertrude's Walk, providing an improved north-south connection to downtown. Additionally, separated bicycle lanes have been proposed for both Pine and Robinson Streets, to provide safer, more accessible paths for cyclists. Of note, the Robinson Street improvements will greatly improve pedestrian and cyclist safety adjacent to Lake Eola Park within a corridor that is potentially unsafe to cross, and which currently limits access into the park. Additionally, the implementation of bikeshare and scooter-share programs has increased the use of these facilities and increased alternative mobility options within the downtown.

As of the writing of this master plan, the City is conducting an update to the Orlando Bicycle Plan.

NOTABLE PROJECTS:

① North Quarter Trail Gap Project



② Colonial Overpass Ped. Bridge



③ Gertrude's Walk



④ Pine St. Separated Bike Lane

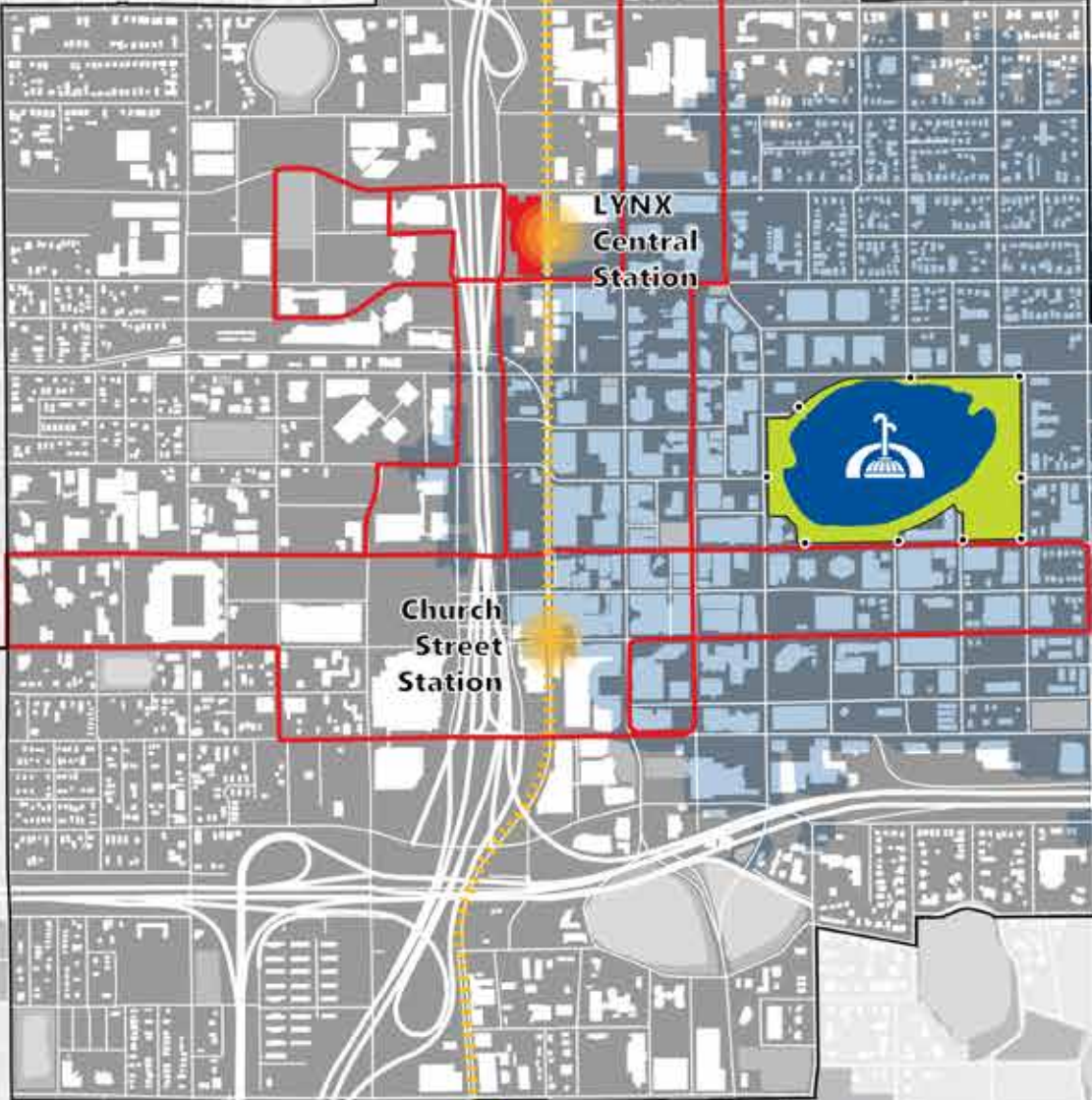


⑤ Robinson Separated Bike Lane



Transit

- Access Points
- 10-Min Walk
- LYMMO Routes
- ⋯ SunRail Commuter Train
- SunRail Station



LYNX
Central
Station

Church
Street
Station

Downtown Transit

Downtown Orlando has a multitude of transit options, making regional access to Lake Eola Park possible. SunRail provides a regional link that connects various cities within the Central Florida area along a north-south spine, and will eventually connect to Orlando International Airport. With two SunRail stops located in downtown, both within a 10-minute walk of Lake Eola, it will be possible for visitors from the Central Florida region and beyond to reach the park without ever stepping foot in a car. Similarly, the Lynx Central Station provides a centralized hub for regional buses that then connect to the local Lymmo BRT system, allowing users to move through downtown free of charge. There is one Lymmo stop directly adjacent to the south of the park, as well as two additional stops within two blocks west of the park. Finally, the addition of bikeshare and scooter-share programs has helped bridge the gap of last-mile transportation from these hubs to destinations within downtown, making it easier to reach the park through alternative modes of transit.

KEY ASPECTS:

① LYMMO Bus Rapid Transit



② SunRail



③ LYNX Central Station



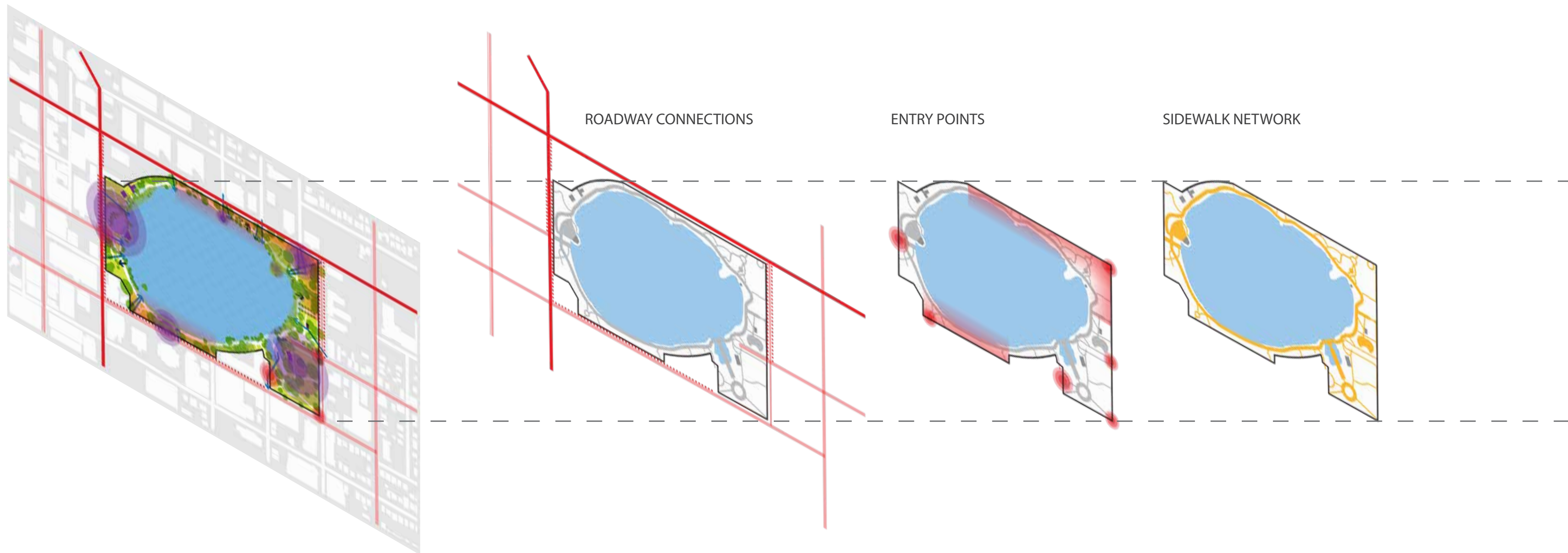
④ Bike/Scooter Share



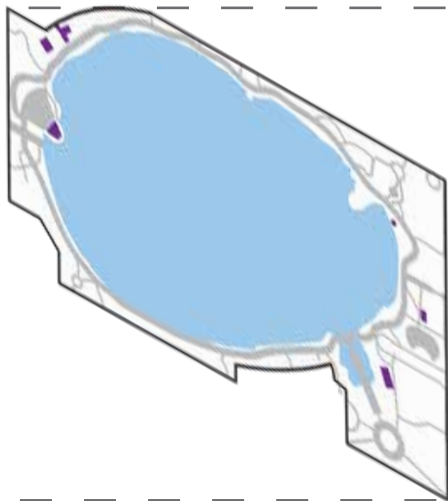
SITE ANALYSIS

Lake Eola Park performs several critical functions within downtown. It serves as the City's central park; its premier event space; and provides necessary ecological services and habitat. Because of its multiple functions, a layered approach is necessary to understand how the park performs and to take inventory of the different components that make this park tick.

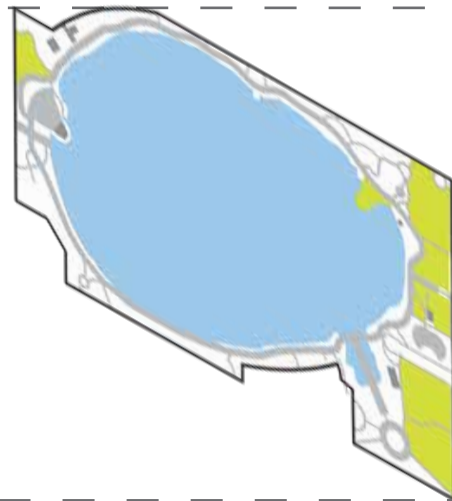
Roadway connections, entry points, and the park's internal sidewalk network provide access to the park from the surrounding community. Architecture and open space help activate the park beyond simple circulation, providing places for daily use as well as flexible and programmable space for events. Tree canopy and stormwater systems provide integral environmental services; generate wildlife habitat; and improve user comfort—all while providing beautiful vistas.



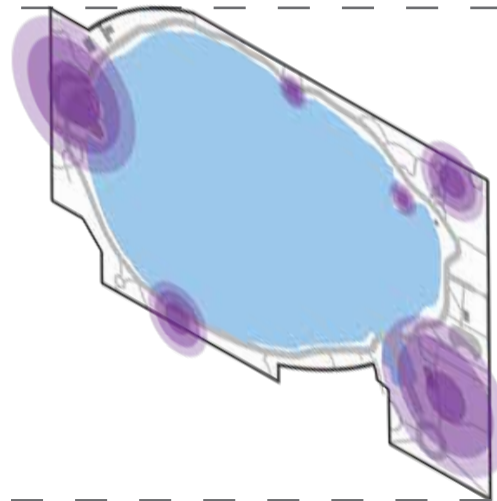
ARCHITECTURE



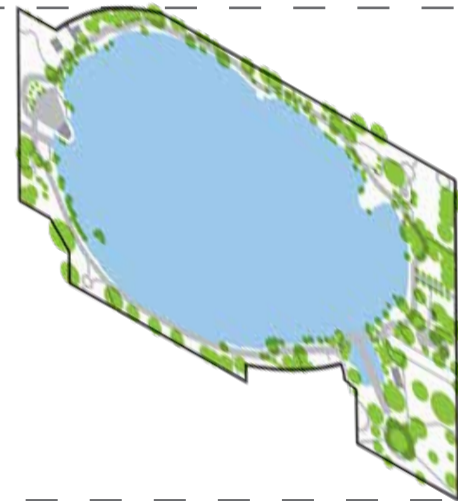
OPEN SPACE



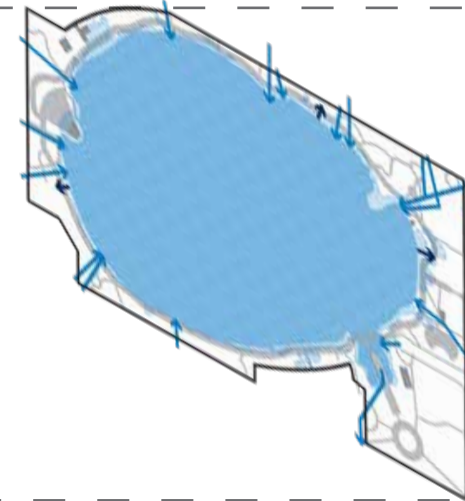
ACTIVITY ZONES



TREE CANOPY

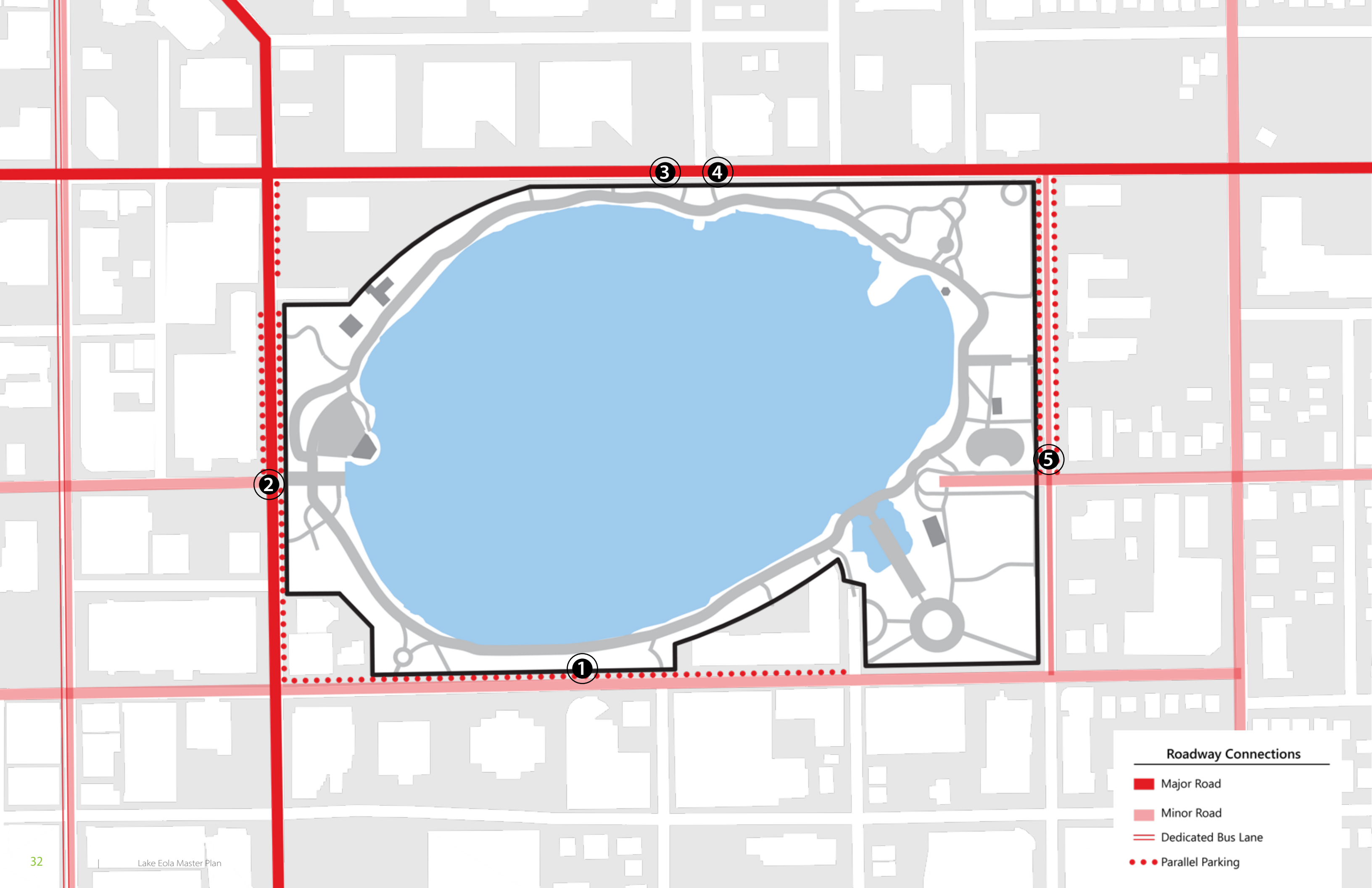


STORMWATER SYSTEM



ECOLOGY





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Roadway Connections

-  Major Road
-  Minor Road
-  Dedicated Bus Lane
-  Parallel Parking

Park Access

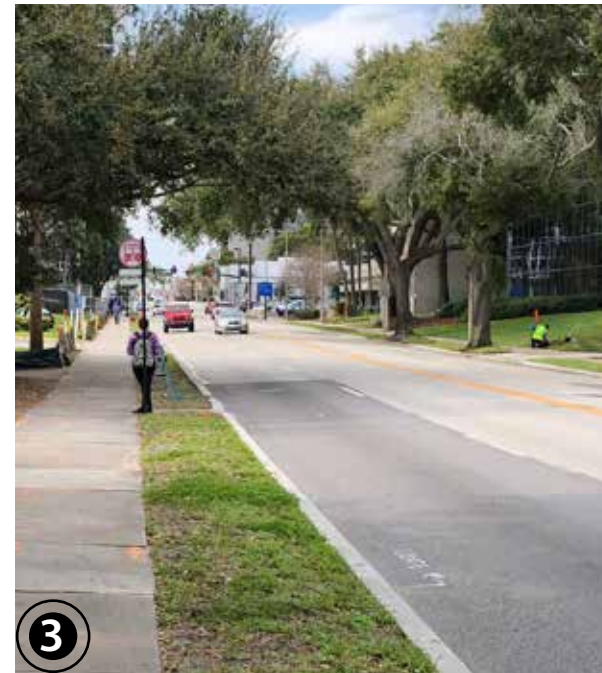
While Lake Eola Park is located within the downtown grid, not all access into the park is created equal. Rosalind Avenue and Robinson Street are busy thoroughfares that can provide a barrier to pedestrians accessing the park. Robinson Street does not provide enough safe north-south crossings—encouraging pedestrians to jaywalk or forcing them to walk longer distances. In contrast, Central Boulevard to the south and Eola Drive to the east are relatively quiet streets, with on-street parking and shaded canopy creating comfortable pedestrian conditions into the park.



1 On Central Avenue broad sidewalks and slow traffic with on-street parking provide a welcoming, comfortable walk into the park.



2 Washington Street terminates at Lake Eola and provides the primary access point for those coming into the park from the Central Business District.



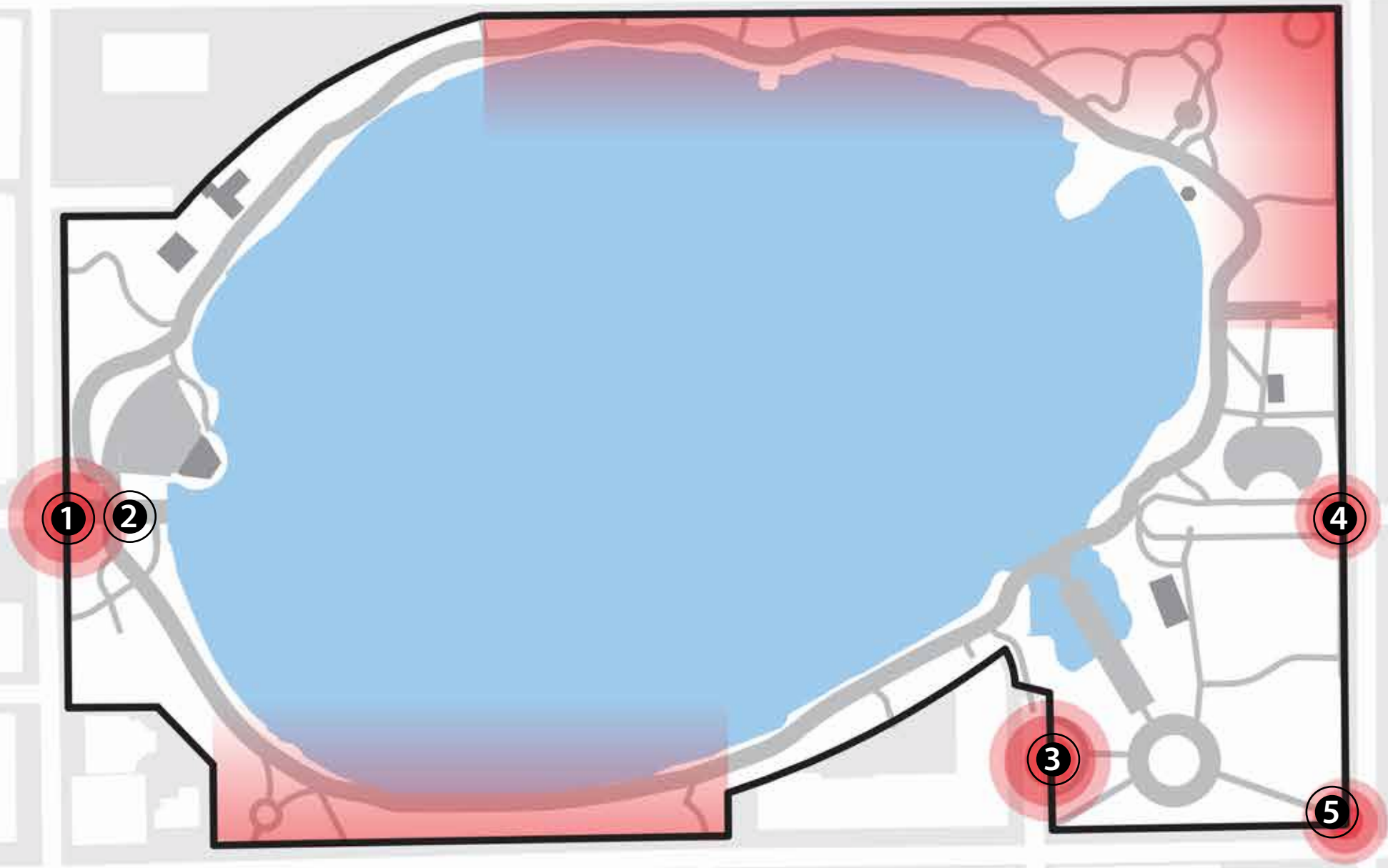
3 Robinson Street provides little pedestrian infrastructure with fast speeds and minimal pedestrian protection.




4 With no crosswalks for nearly half a mile, this pedestrian jaywalks across Robinson Street to access the park.



5 The primary parking for the park, Eola Drive's on-street parking creates a walkable, shaded access point to the park from Thornton Park and those driving from beyond.



Entry Points



Entry Points

Entry Gateways

Lake Eola Park provides a few major entry gateways on the west and east sides of the park where most users enter, as well as more informal entry points scattered throughout the north and south of the park. These more-discreet entry points correspond to areas of high pedestrian traffic and activity, such as event lawns and venues. Entry gateways set the stage for users' experiences of this iconic park. As such, they can create the first impression of the City of Orlando, and are often the first object seen of the city's most celebrated place. While an iconic art piece is located on the northeast corner of the park, not many pedestrian visitors enter the park through this point as traffic, and a lack of crosswalks makes crossing difficult along Robinson Street.



1

Most park users enter the park through the intersection of Rosalind Avenue and Washington Street



2

The plaza at the west entry provides a terminus point for Washington Street that visually and physically connects Lake Eola Park with the downtown core, and is often the first area of the park seen by pedestrians walking from the Central Business District. While the plaza is often empty, it is activated every holiday season by the Christmas Tree Show and decorations.



3

This drop-off area to the south of the park provides the primary entry point for users strolling around the shops on Central Blvd. and connects the park to many users in this dense pocket of residential towers. The area is also a hub for bikeshare and scooter-share.



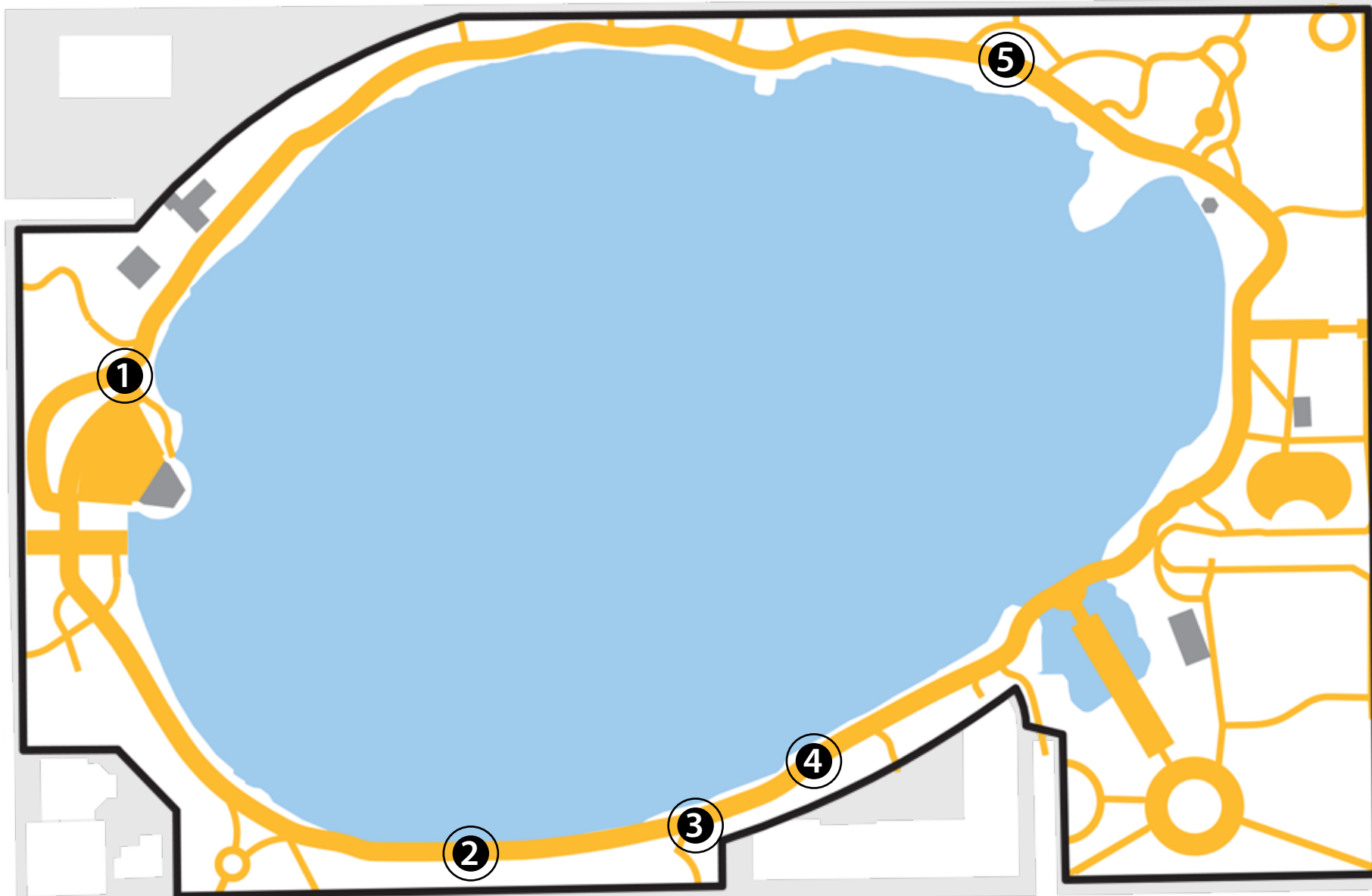
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The terminus to Washington Street to the east of the park, this entry point connects the park to restaurants and bars along Washington Street and is the main entry point for residents in Thornton Park. Many of the visitors parking along Eola Drive also use this as their primary access into the park.



5

This entry point with art sculptures provides the gateway for users throughout the Thornton Park area especially during events on the south lawn such as the Farmer's Market or Movieola.



Sidewalk Network

Architecture

Sidewalks

Sidewalk Network

The Lake Eola Park sidewalk network connects the various amenities in the park with a wide primary walk, providing an uninterrupted loop around the lake. As part of Orlando's investment into bike and pedestrian safety, the City conducted user counts on all its major trails, including this primary pathway. As of 2017, the data reflected a total average daily user count of 3,366, with the highest numbers recorded on Saturdays followed by Fridays and Sundays. In general, park activity started at 5 am and ended between 1 and 2 am, with a peak occurring around 6 pm on both weekdays and weekends based on counts conducted in November of that year. Two feet of wear on either side of the pathway is a result of this heavy use as pedestrians pass each other and stop for chance encounters.



1 The pathway network is experiencing heaving caused by tree roots. This segment pictured has been re-poured and ground several times, and does not meet ADA requirements.



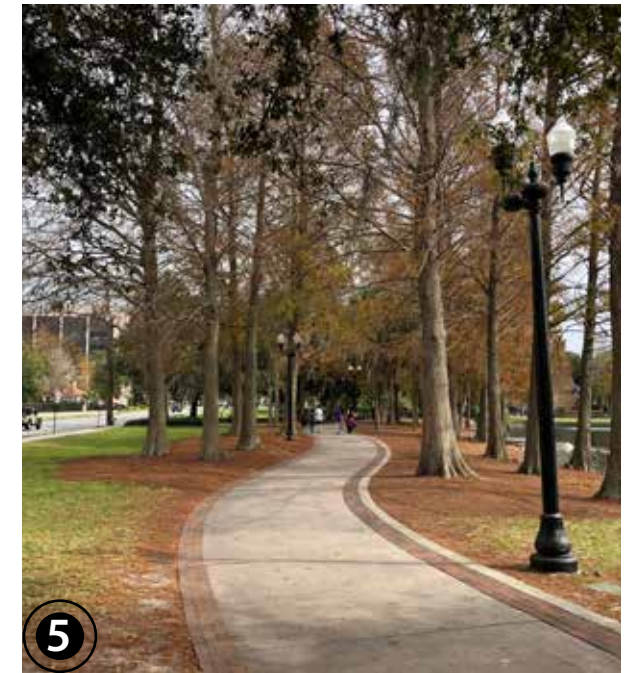
2 Some spaces on the water's edge widen, providing ample room for traversing and stopping.



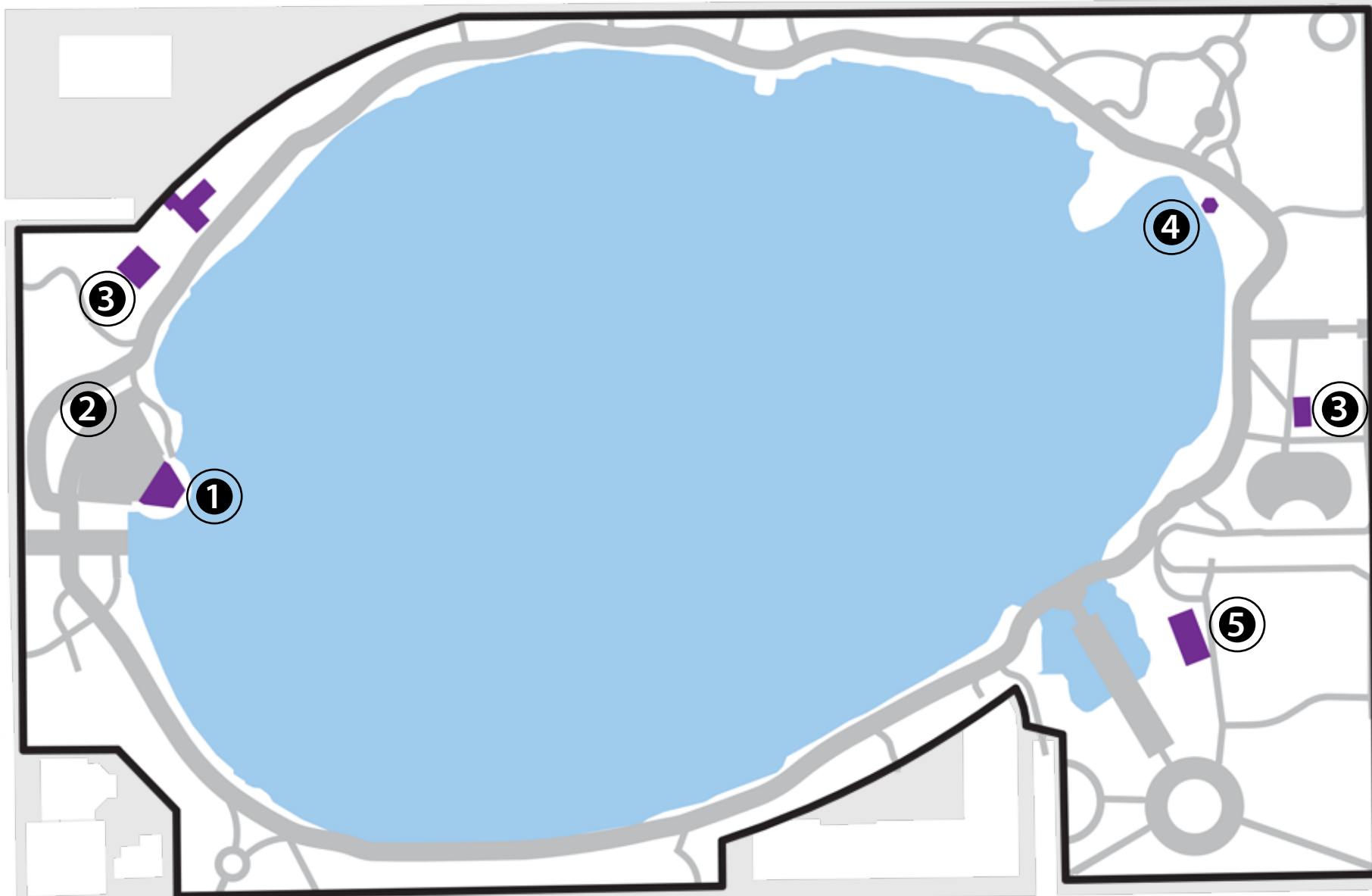
3 While posted rules prohibit wheeled equipment such as bikes, skates/kiteboards, and hover boards on the main walkway, people continue to use these devices, creating additional conflict between pedestrians and wheeled users.



4 Wear is visible on either side of the walkway as runners overtake pedestrians or users step off the path to get closer to the water.



5 The path navigates its share of magical moments, including this walk through a cypress dome.



Architecture

Architecture

Sidewalks

Architecture

Architecture at Lake Eola Park includes venue space, such as the Walt Disney Amphitheater and Eola House; support architecture, such as the restroom buildings and sound booth building; and decorative architecture, such as the Chinese Ting. With the exception of the historic Eola House, the architecture in the park was implemented during the 1980s park renovations and has received some updates and upgrades since that time.



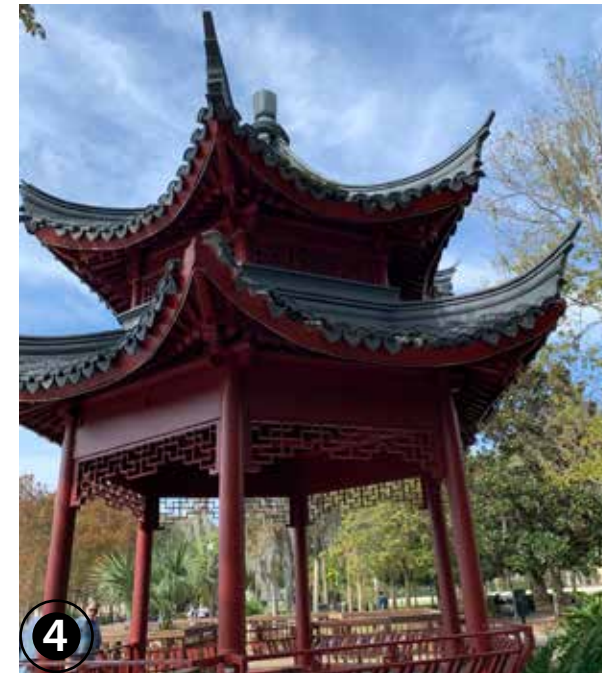
The Walt Disney Amphitheater provides performance space and seating for the park. Originally constructed during the 1980s renovations, the bandshell has received various upgrades over time, including a recent paint job commemorating the Pulse shooting victims. However, the bandshell suffers from roof leaks and needs new stage lighting. While the structure provides restrooms, there are no showers nor a formal greenroom to accommodate performers. Use of the venue is limited by both a lack of shade and adjacent road noise, as well as other acoustic issues from buildings in the area.



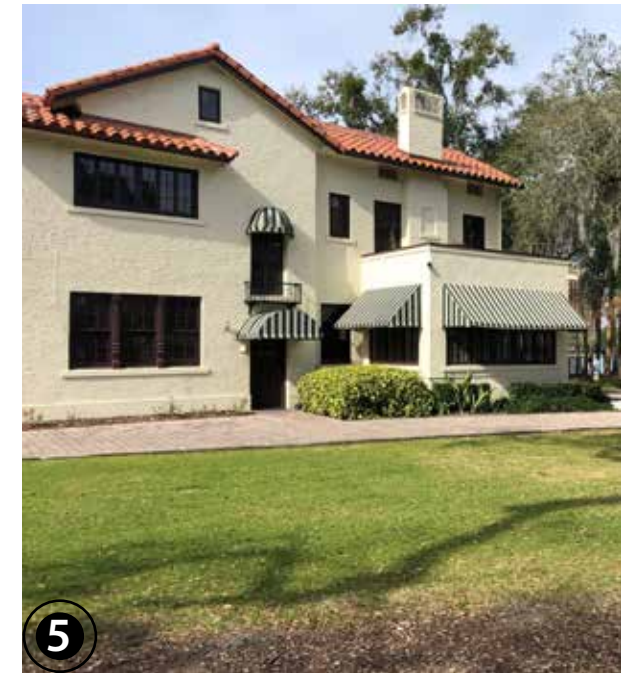
The sound booth opposite the amphitheater houses sound and lighting controls for both the amphitheater and the entire park's sound system. The structure is fully utilitarian, serving as a support facility for the venue. A fence has been placed around the structure to prevent park users from disturbing sound engineers during performances.



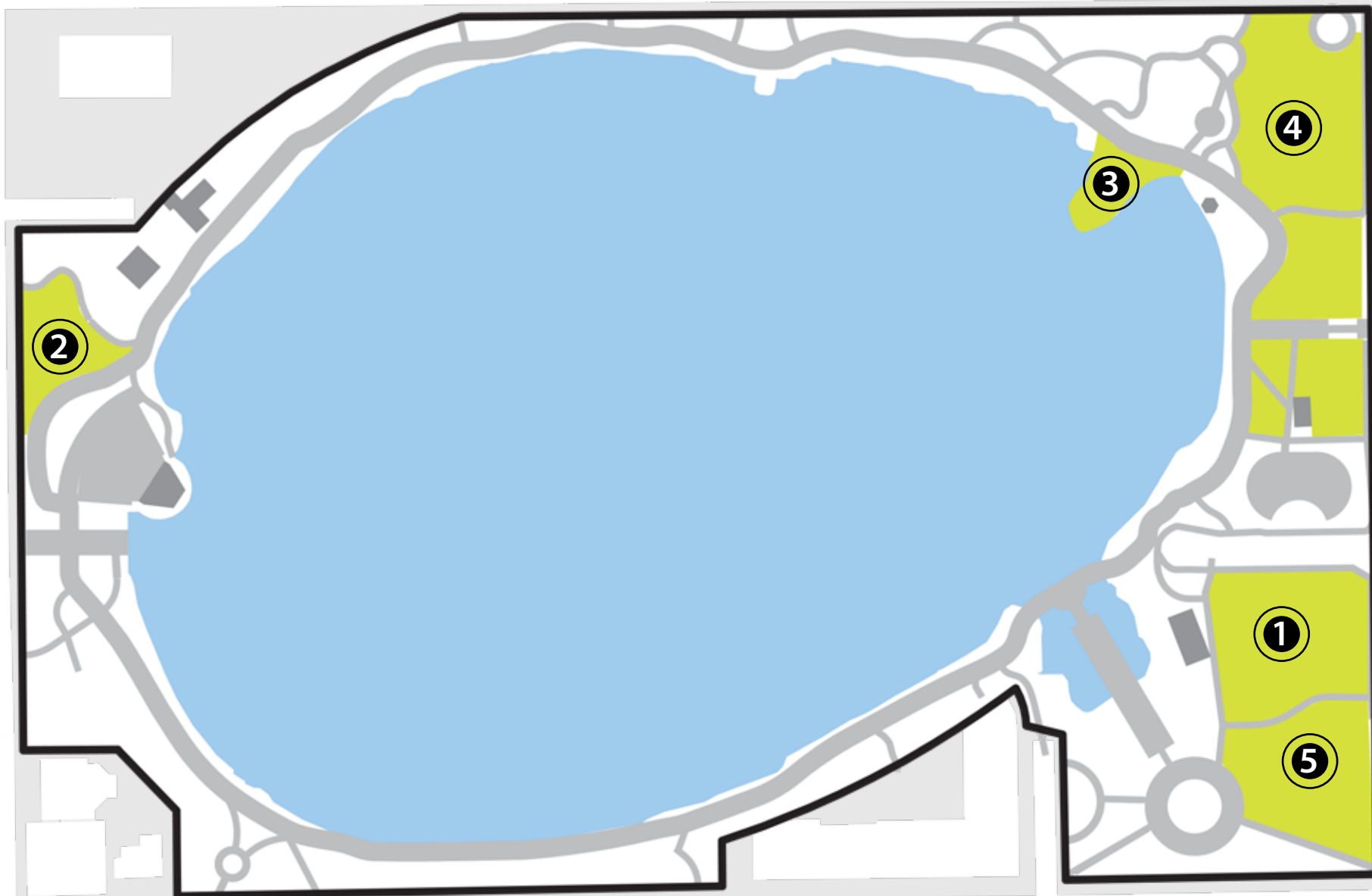
Lake Eola Park includes two restroom buildings on the east and west sides of the park, constructed during the 1980s renovations. Both are functional but outdated and require updates to better handle visitor capacity. Additionally, the west restroom serves both regular park visitors and patrons of the adjacent Eola Grill restaurant.



The Ting, similar to a pagoda, was incorporated into the park in the 1980s as a gift from Epcot Center and was built on-site using traditional Chinese practices by Chinese workers. Currently, the Ting is used to stage the camera crew during the 4th of July celebration. The structure itself is difficult to maintain and closed from public use while the boardwalk surrounding the structure is settling.



Built in 1924, Eola House is a Mediterranean Revival-style historic home providing event and administrative space for the park. The house was incorporated into the park in 2013 and is available for reservation by the public for events from small conferences and meetings to weddings. Eola House also provides support to functions for larger events as staging area.



Open Space

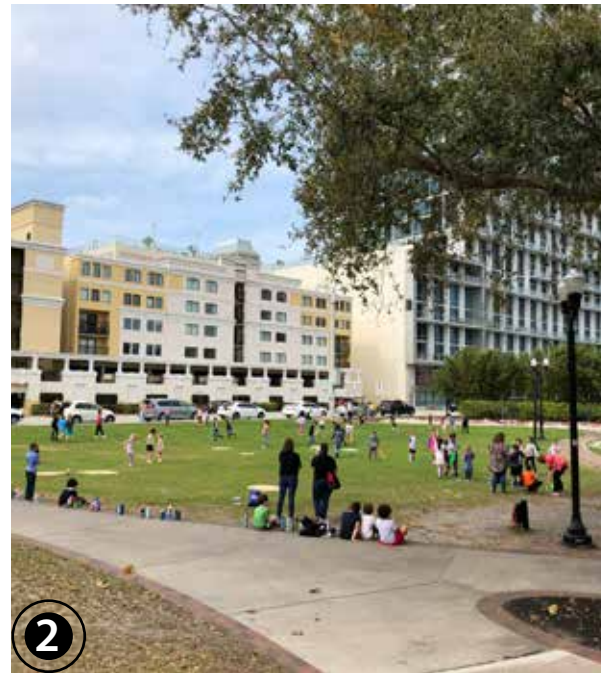
- Architecture
- Open Space

Open Space

With half of its acreage taken by Lake Eola, open space is at a premium at the park which functions much like a linear park, though encircling a lake. The flexibility of these spaces is key in allowing for open play and recreation in daily use, transforming into special event use when necessary.



1 This large open lawn comes alive during the park's regular events such as Orlando Farmers Market and Movieola.



2 Local schoolchildren play during recess using the park lawn as their playground.



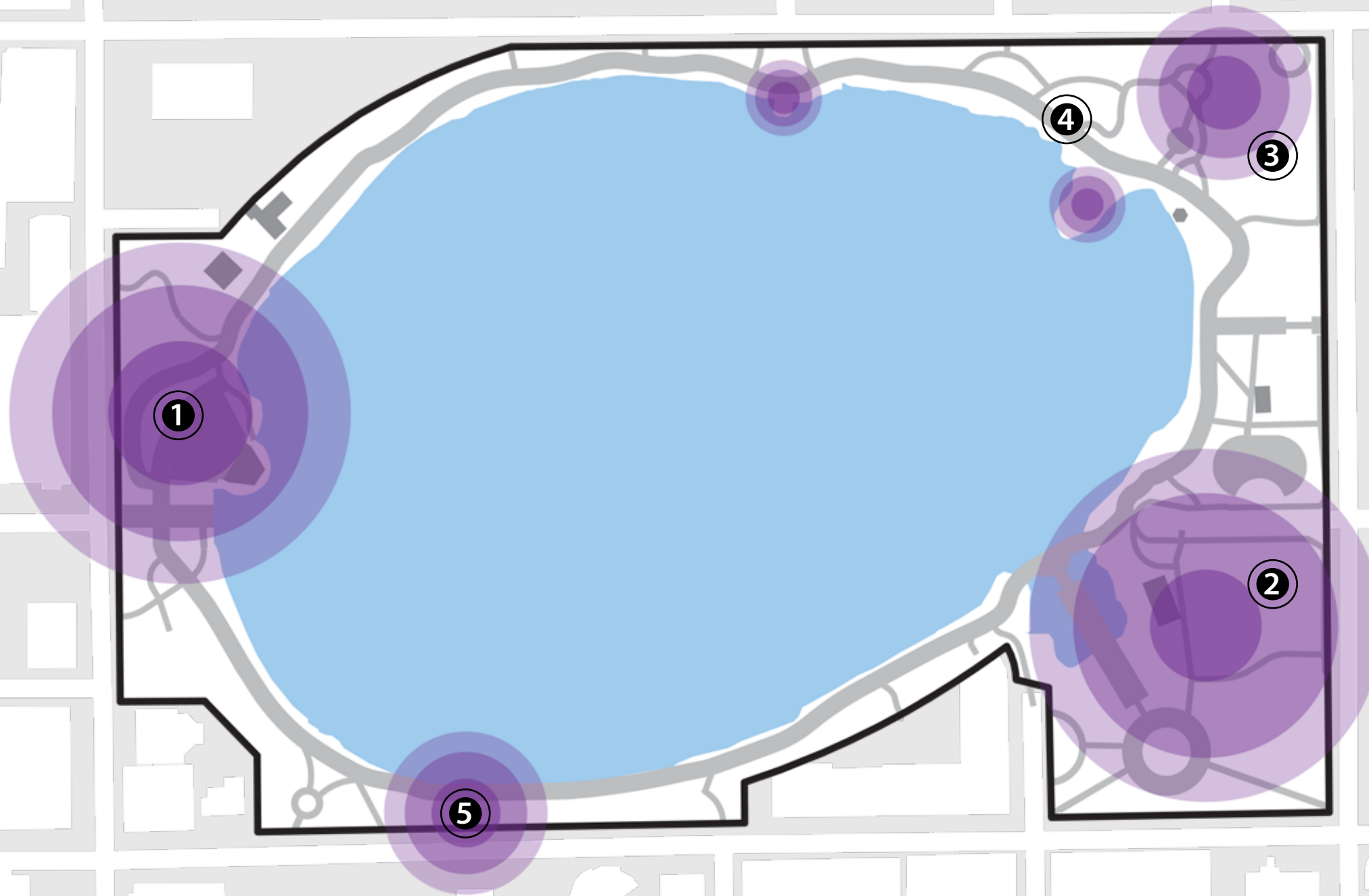
3 This grassed peninsula provides a space to lay out and enjoy the weather and often serves as the backdrop for weddings at the park.



4 On daily use, the north lawn provides space for park users to play casual pickup games like soccer or frisbee. On event days, this space becomes the setting for tents and performances.



5 Large canopy trees provide shade scattered among the open space, allowing for park use even on the hottest Florida days.



Activity Zones



Active Zones

In general, active zones, or areas where people stop to spend time rather than places they traverse through, fall into a few general categories: programmed buildings and structures, open lawn areas, and areas with a wildlife/human interface. Architectural features are purposely programmed to draw people and create spillover to adjacent areas of the park. Open lawn areas create flexibility to either be used for casual recreation like pick-up soccer or as special event space. The concentration of uses around areas where people can be near nature or the water's edge point to a general desire to celebrate the natural features of the park.



While the Walt Disney Amphitheater is generally empty for daily park use, it comes alive for programmed events such as Fireworks at the Fountain or the Tree Lighting Celebration.



Every Sunday, Lake Eola Park hosts the Orlando Farmers Market, activating the lawn with picnicking families and shoppers.



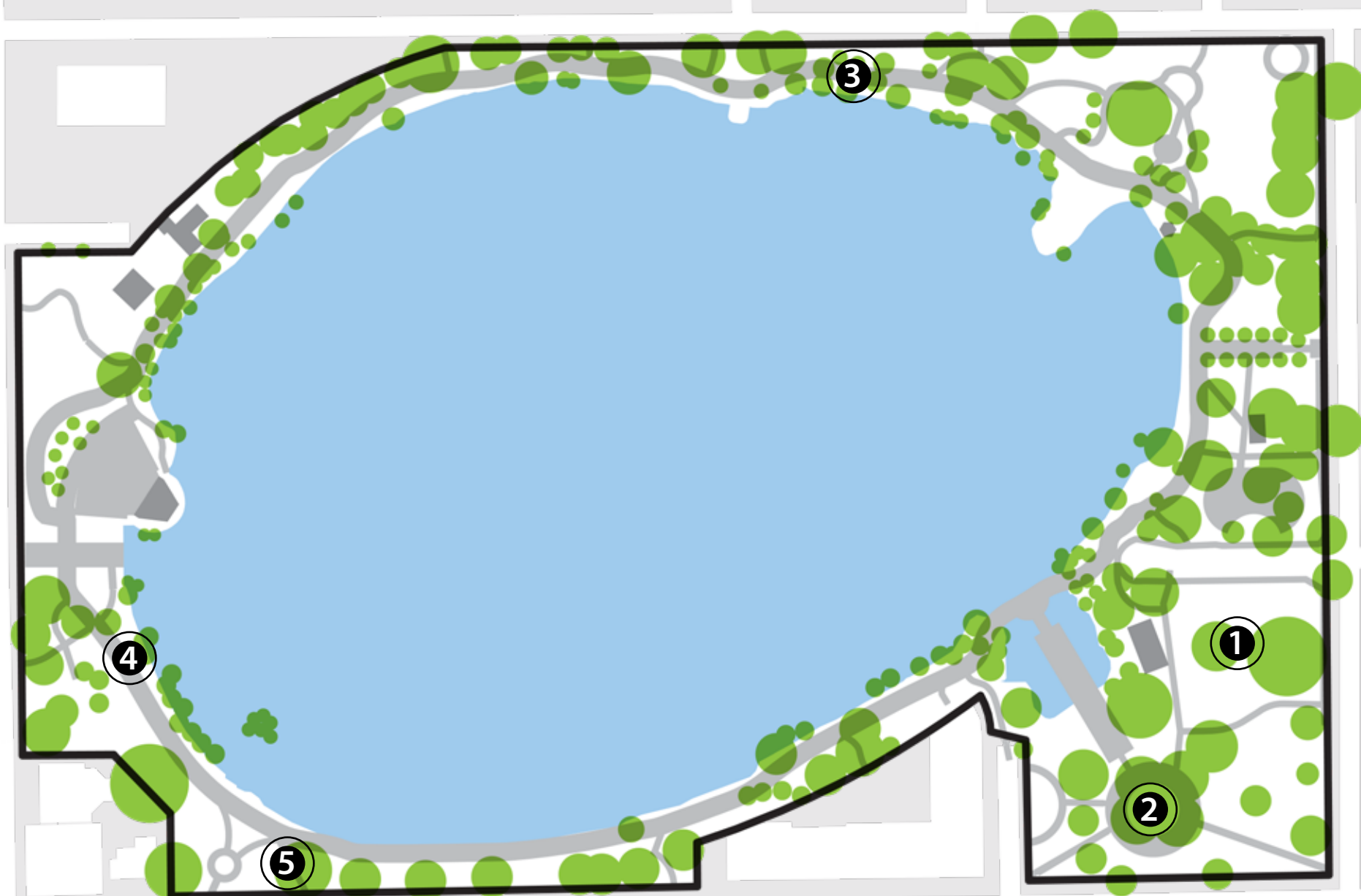
Special events are often hosted on the north lawn, such as the pictured “It’s Just Yoga” festival, filling the space with vendors and festival goers.



This otherwise quiet pond becomes the scene of activity, as parkgoers stop to peek at the new ducklings swimming in the pond.



The terraced seating area parallel to Central Avenue provides park users an opportunity to get close to the lake and enjoy views of the swans or turtles sunning on pipes. This space is often frequented at lunchtime when office workers stop by the Publix across the street and enjoy their lunch at the park.



Tree Canopy

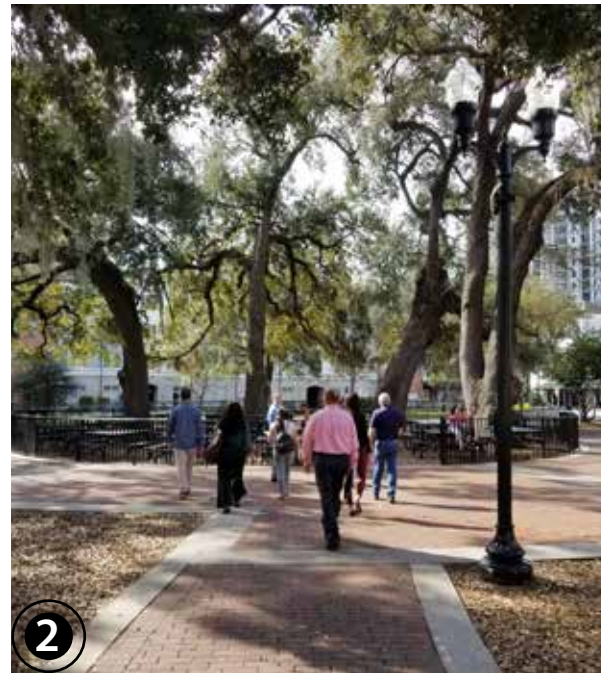
● Existing Canopy

Tree Canopy

Shade is essential in creating a comfortable, functional park in the Florida climate. Lake Eola Park provides this shade with a variety of canopy trees creating an attractive and comfortable place to visit even in the hottest months of summer. The City takes care of protecting the value of these trees by providing the necessary infrastructure to maintain the conditions necessary for healthy tree growth despite high traffic and soil compaction. Strategies include air knife, vents, microbial soil inoculants, and lightning protection. However, even with pedestrian restrictions on lawns, soil compaction is an ongoing issue for the health of the trees. Additionally, younger live oaks have been planted at the perimeter of the site creating a tree succession plan for the future.



Tree canopy provides comfortable shade within lawn spaces, and sets the character for the park as the backdrop of many events.



Oak trees within this dining space are provided with aeration vents to combat compression from aboveground use.



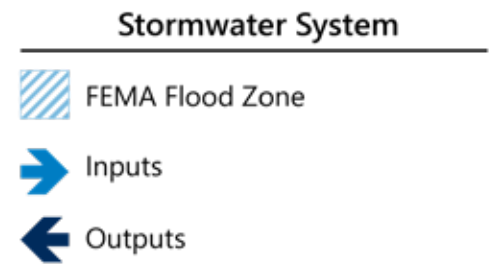
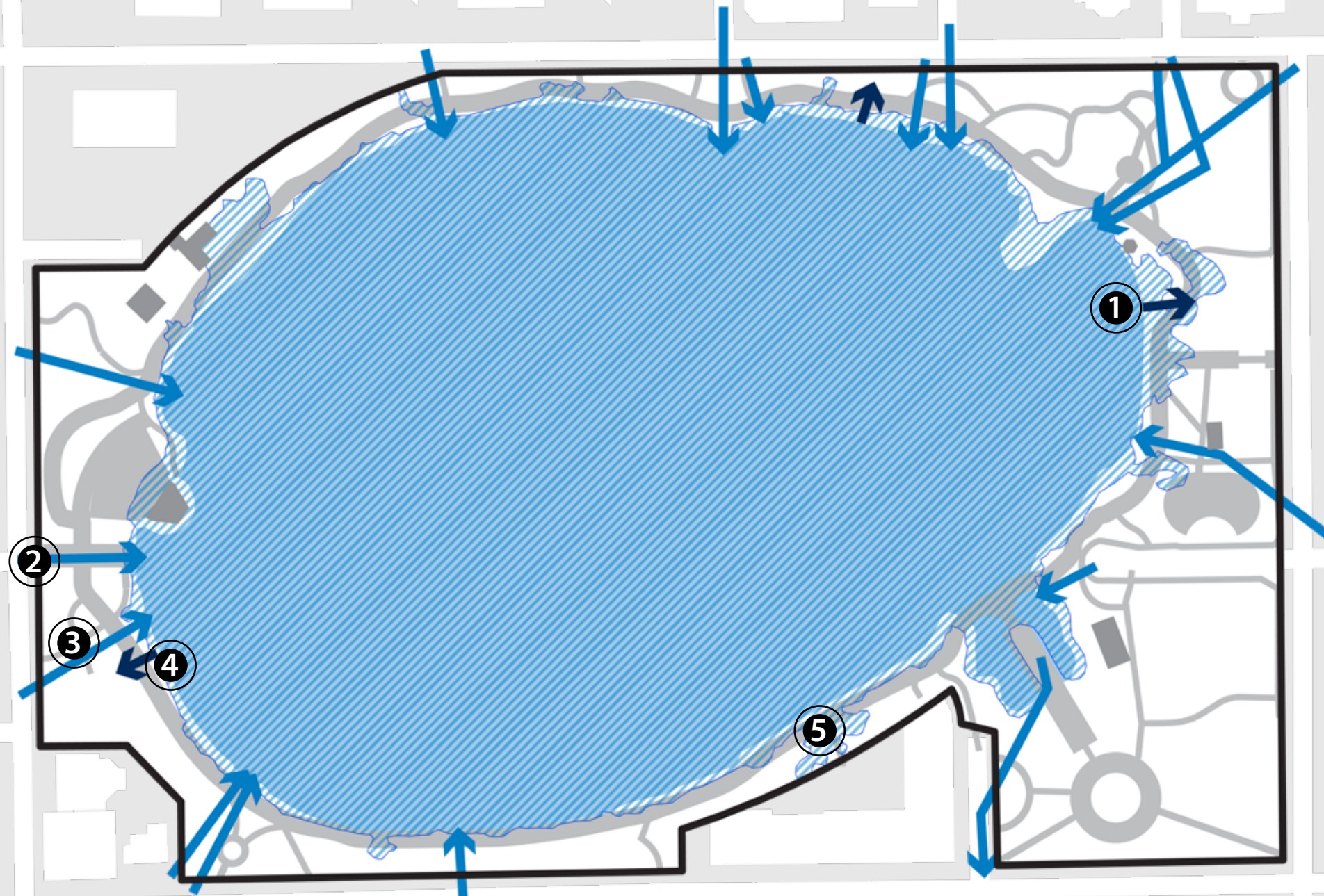
While most of the shade canopy within the park is provided by large oak trees, this stretch of bald cypress provides beautiful canopy and comfortable shade for park users. Limited understory planting creates a safer atmosphere for runners who have described a renewed feeling of safety since those plants were removed.



A few places around the park rely on sabal palm groves for shade adding variety to the linear walk.



The park includes several character oak trees that create aesthetic value and beauty beyond shade and ecological services.



Stormwater Management

The eponymous Lake Eola handles the stormwater for not only the park but also a large portion of the downtown. By the 1980s lake water quality had severely deteriorated and an alum-sludge based exfiltration system was incorporated to improve the water quality of the lake. Further investigation is necessary to determine whether this system is still functional. In 1992, the lake was de-mucked and cleaned of debris. Currently, the park drainage system can handle an event of 4"/hour without overwhelming the system.



1 The stormwater system within the park includes three outfall structures such as this one, which allows drainage of the lake into the aquifer in order to control water levels. Typically, water will be drawn down in preparation for hurricanes.



2 Road drains, such as this one, drain directly into the lake with little filtration for pollutants from roadways. The lake is monitored for metals twice a year and tested monthly for microorganisms. Based on water atlas data for the last 10 years, the lake trends between fair and good water quality in the Overall Trophic State Index.



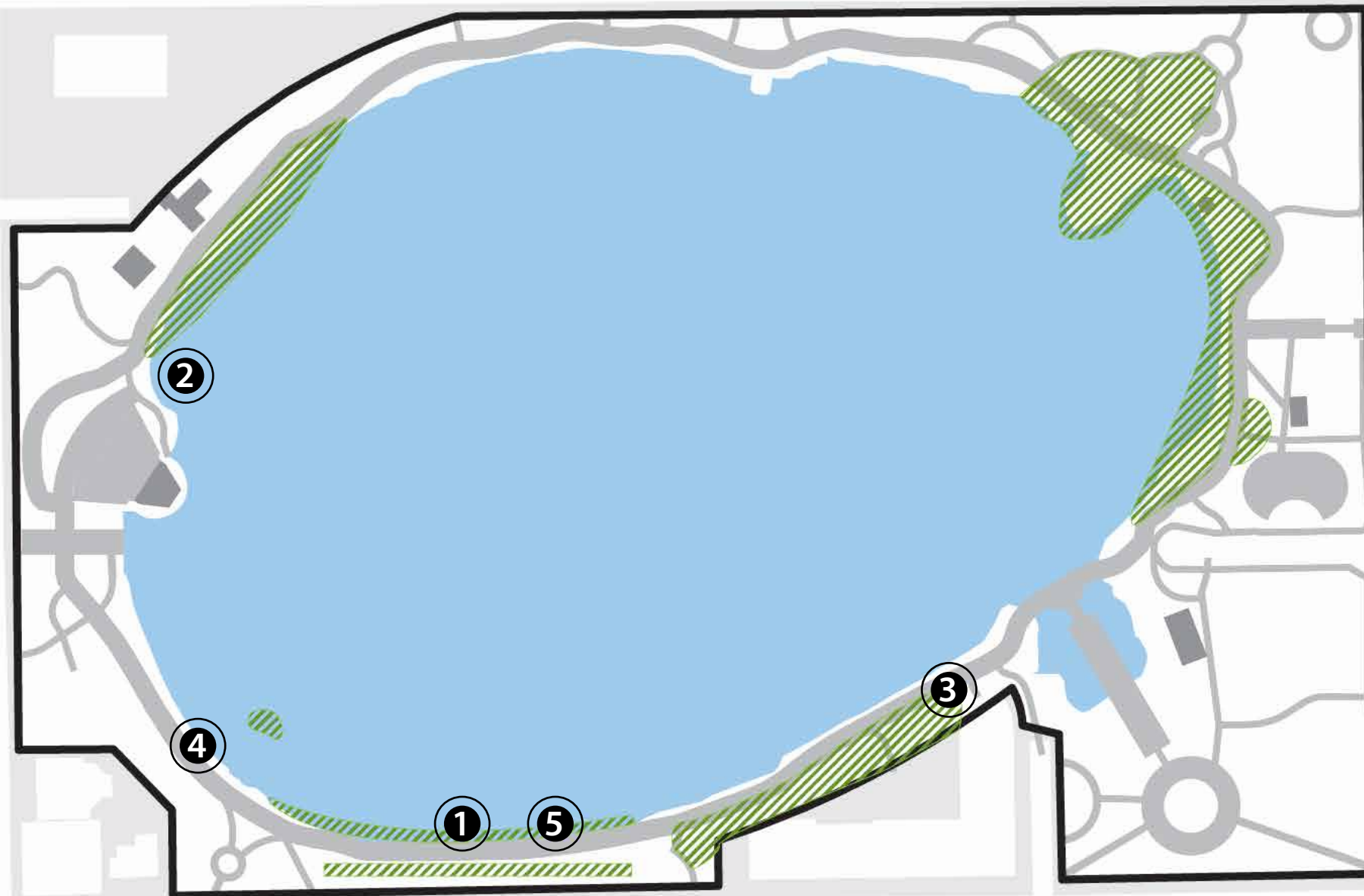
3 As part of renovations in the 1980s, a stormwater exfiltration system was incorporated into the design of the Japanese garden. Below rock at basin bottom, an alum-sludge/sand mixture was designed to serve as a filter for the adsorption of phosphorous from stormwater runoff. During a rain event, stormwater would enter an entrance structure, diverting the water to the top rock layer and flooding the excavated basin. The stormwater would then percolate through the rocks and sludge media into underdrains eventually draining into Lake Eola. Currently, this basin sits dry and it is unclear how much of this system is still functional.



4 Stormwater structures can also provide opportunities for park users to get closer to the water's edge, such as this park user taking in the views atop a stormwater inlet.



5 The lake is encircled by a retaining wall shown here, which creates a bathtub effect on the lake. The retaining wall requires continual maintenance, especially with the cap which is often removed by park users and must be replaced. The lake's water quality is maintained using Aquashade, a non-toxic algae suppressant with colorant, which causes the water to look blue as seen in this photograph.



Ecology

 Wildlife Viewing Areas

 Sidewalks

Park Ecology

Formed as the result of a sinkhole, the ecology of Lake Eola has gone through significant historic changes. It could be reasonably expected that at the time the lake and the land surrounding it were donated to the City by Jacob Summerlin, its shoreline was ringed with native plants, creating a healthy littoral zone providing habitat for birds, fish, and other animals. Over time, the natural littoral zone was removed and replaced with the hard-walled edges seen today. The landscape became much less native and more ornamental. The lack of a substantial native ecology at the park today belies its abundance of wildlife, particularly birds. Although the ecology of Lake Eola Park has been impacted, it remains alive with wildlife, and there is an opportunity to improve the natural systems of the park.



Images from the early 1900s, like this one, appear to show a natural shoreline, but by the 1930s, the natural vegetation had been removed and was replaced by turf, leading to the edge of the lake.



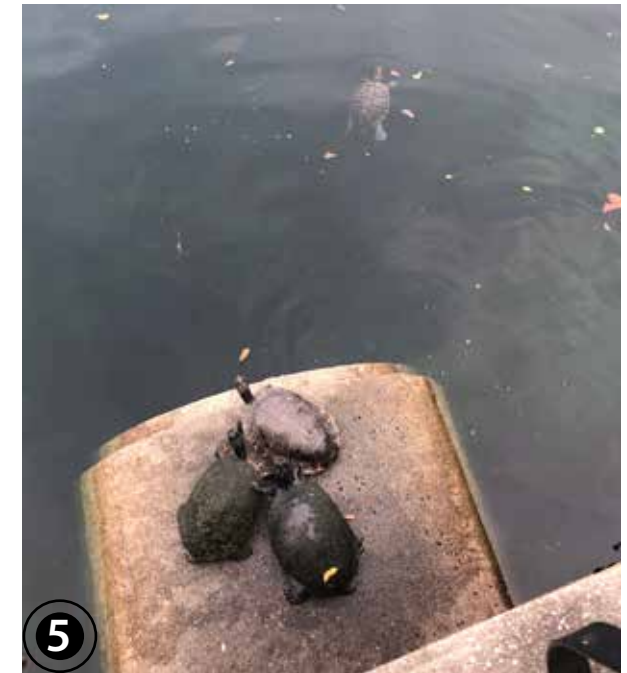
The renovation of the park in 1988 walled the edges of the lake and, as was typical for the time, no littoral zone or native shoreline plants were re-introduced, and predominant plantings were of the ornamental variety. An exception was the planting of numerous cypress trees around the lake, as well as live oak trees in the park, which remain today.



Known within the birding community as a good location for bird watching, considering its highly urbanized location, Lake Eola Park is famously home to a number of swans including Black Neck, Trumpeter, Whooper, Australian Black, and Royal Mute swans. These birds have become as iconic as the park itself, often being used in branding material throughout the City.



Aside from the iconic swans, many other birds call Lake Eola home. These include native birds such as Anhingas, Egrets, Green Herons, Common Gallinules, and Coots, as well as some non-native birds such as Muscovy and Mallard ducks. Muscovy ducks are considered invasive species because of their ability to displace native species from their habitat.



According to the Orange County Water Atlas Lake Eola is not an impaired waterbody. There are 7 water quality sampling sites within the lake, measuring a number of factors related to the health of the lake, but the Overall Trophic State Index, which takes into account the levels of nitrogen and phosphorous necessary for plant life, as well as chlorophyll, an indicator of algae, which scored 54 on November 2, 2018, well within the “Good” range. Values above 70 are typically a sign of degraded water quality. The lake is home to grass carp, koi goldfish, catfish, blue gill and bass as well as numerous turtles. Fishing is not permitted.

PARK COMPARABLES

As the centerpiece park for the City of Orlando, Lake Eola Park is of particular importance both as a functioning park and as an iconic representation of the City. When developing what Lake Eola Park could become, it is important to consider other similar iconic parks around the country and their relationship to the city around them. What follows is a selection of several parks providing a similar function in a similar urban context. Each park includes an overlay of the existing Lake Eola Park for size comparison, as well as metrics related to park size and context.

Lake Eola Park At-A-Glance

Acres 45

Dry Acres 22

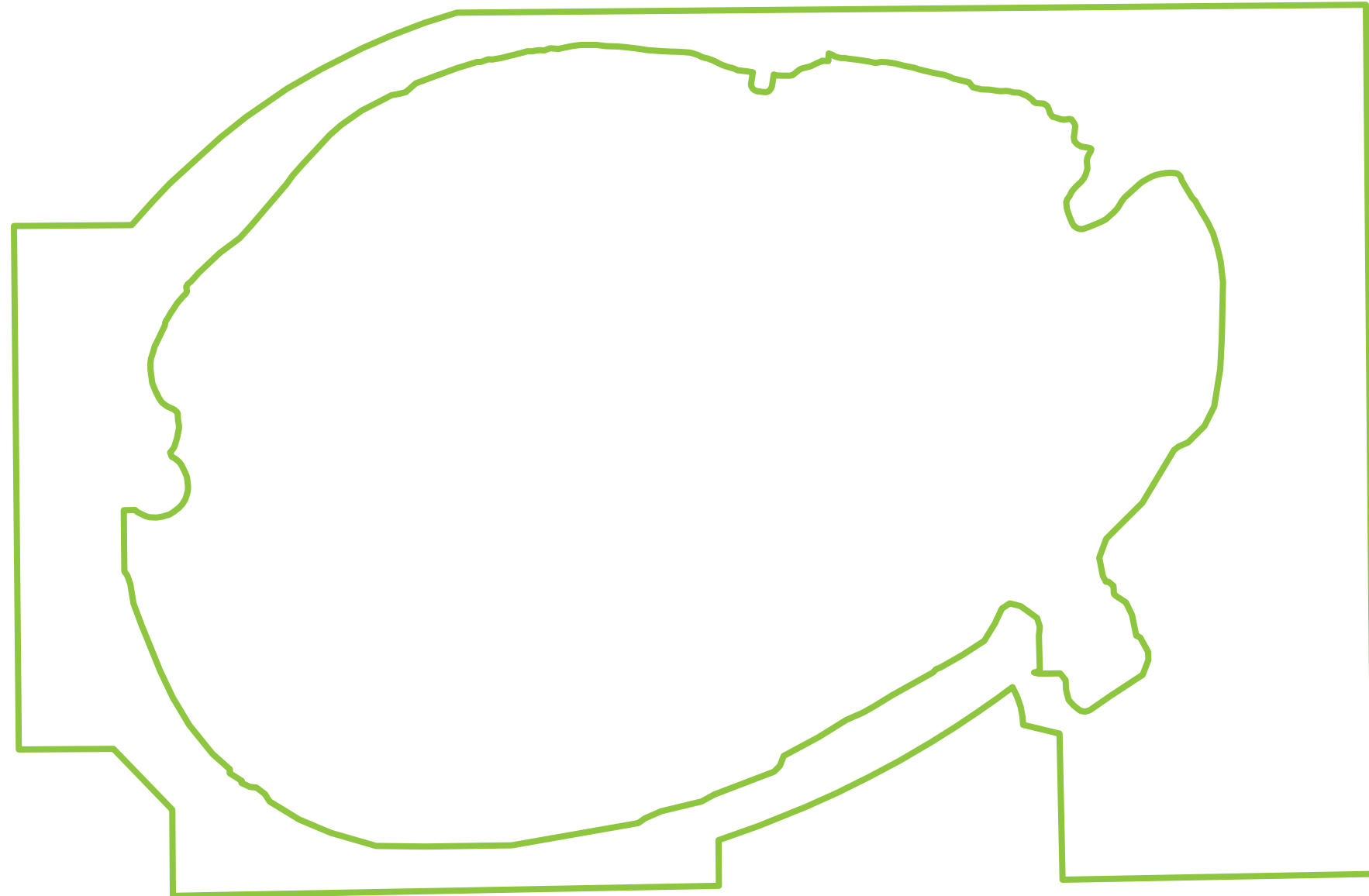
City Population 280,257

City Density 2,634.27/sq mi

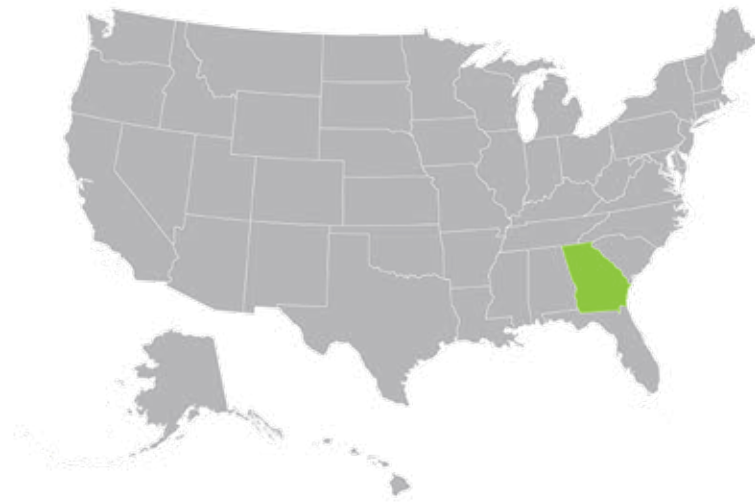
Comparable
Criteria Urban – how does the park
function within its urban
context?

Waterfront – how does the park
engage with the water?

Linear – how does the park
handle narrow spaces?







Piedmont Park Atlanta, GA

- Acres 189
- City Population 486,290
- City Density 3,669.45/sq mi.
- Park Classification Urban

Piedmont Park is a large urban park located between Atlanta’s Midtown and Virginia Highland neighborhoods. It plays host to several events on its various large lawns such as Atlanta Jazz Festival, Atlanta Pride, and movie series Screen on the Green. The park includes two playgrounds: Noguchi’s “Playscape” and a new playground known as Mayor’s Grove which features greater accessibility. Due to its large size, the park can accommodate organized sports fields and courts.

KEY ASPECTS:

Robust Trail System



Source: piedmontpark.org

Water Edge Promenade



Source: tsw-design.com

Lakeside Event Space



Source: piedmontpark.org

Flexible Open Lawn Space

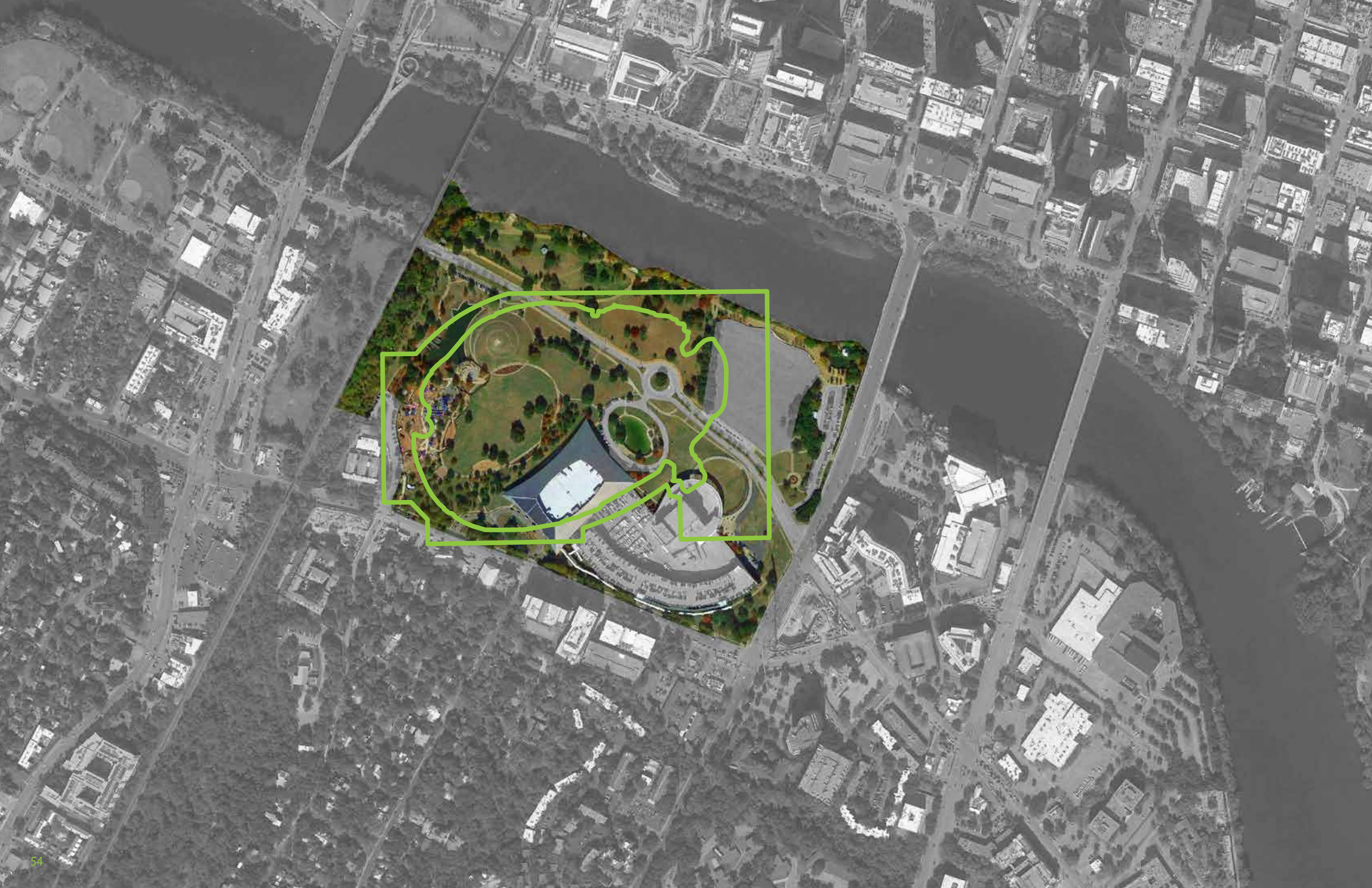


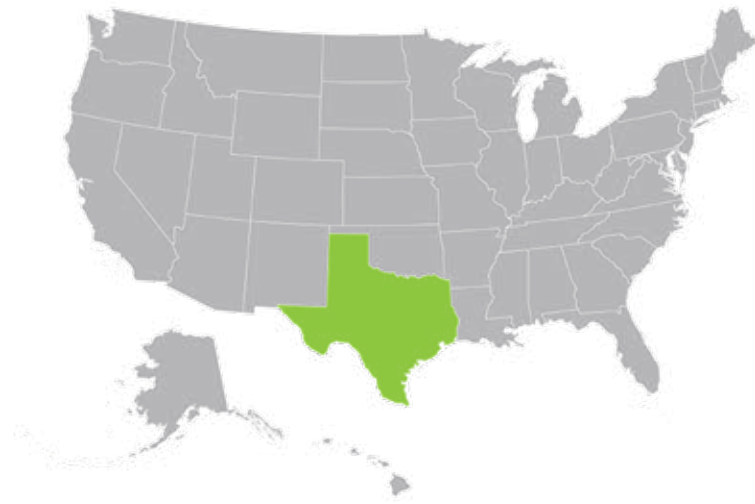
Source: artsatl.org

Iconic Art and Destination Playground



Source: savingplaces.org





Butler Metro Park/ Auditorium Park Austin, TX

Acres	49
City Population	950,715
City Density	3,182/sq mi.
Park Classification	Urban Waterfront

Butler Metro Park and Auditorium Park are two adjacent parks with views of the Austin skyline across Lady Bird Lake. The parks are often the location for outdoor concerts, festivals, and other events, and are used regularly for frisbee and other passive activities. Auditorium Park is a more passive park along the waterway, and provides flexible event space, whereas Butler Metro Park includes an interactive water feature and children's garden. It also shares space with the Dougherty Art Center and Palmer Events Center.

KEY ASPECTS:

Nighttime Activation



Source: airbnb.com

Water's Edge Boardwalk



Source: Kurt Larson via theaustinnot.com

Interactive Water Feature



Source: austinparks.org

Viewing Mound

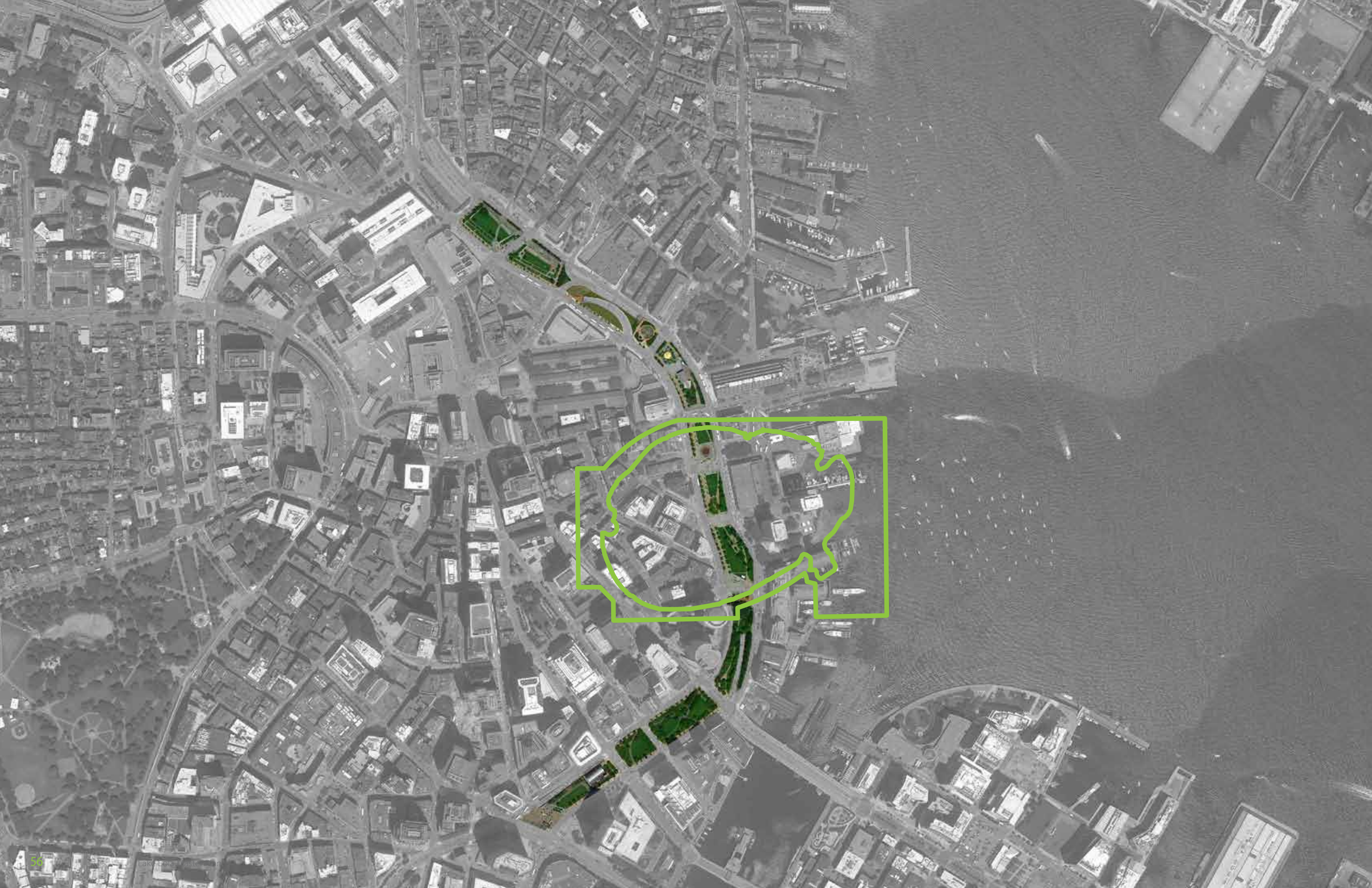


Source: Dave Wilson Photography

Event Space



Source: austinparks.org





Rose Kennedy Greenway Boston, MA

Acres	17
City Population	685,094
City Density	14,344/sq mi.
Park Classification	Urban Linear

The Rose Kennedy Greenway is a linear park located in downtown Boston, Massachusetts, created as a result of the Big Dig. The John F. Fitzgerald Expressway runs below the park. The Greenway is composed of a series of smaller parks, including various landscaped gardens, promenades, and plazas. An extensive rotating public art program draws consistent interest and has won various recognitions throughout the years. Additionally, the Greenway hosts a variety of events on its lawns, such as art festivals, concerts, markets, rotating food trucks and a seasonal beer garden. The Rose Kennedy Greenway has been transformative in both reconnecting the city fabric and providing recreational and cultural programs to downtown Boston.

KEY ASPECTS:

The iconic Greenway Carousel



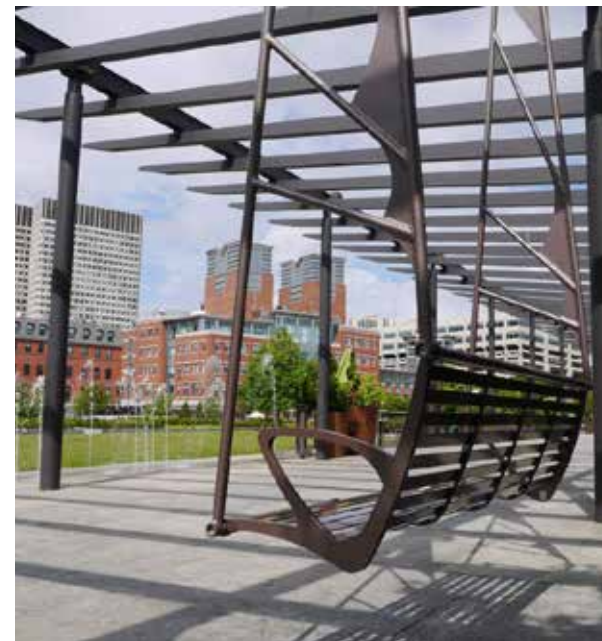
Source: northendwaterfront.com

Various lawns accommodate regular events



Source: rosekennedygreenway.org

Swinging benches activate passive areas



Source: bostoncentral.com

Gardens create interest in the park



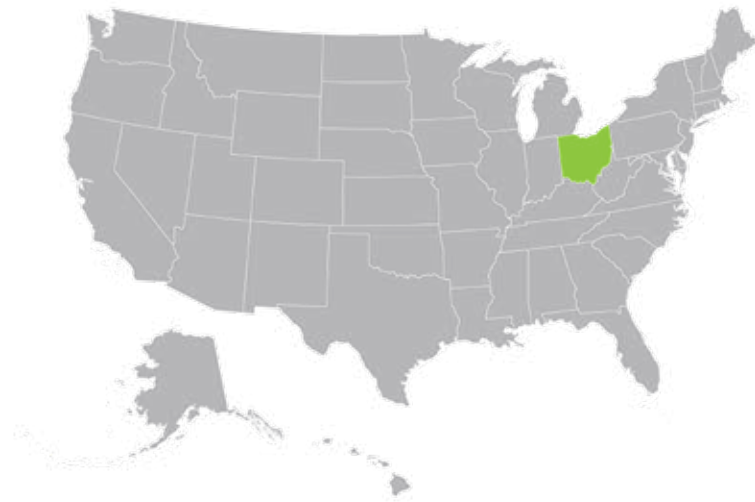
Source: rosekennedygreenway.org

Lawns provide flexible open space



Source: bostonmagazine.com





Smale Riverfront Park Cincinnati, OH

Acres	32
City Population	301,301
City Density	3,700/sq mi.
Park Classification	Urban Waterfront

Smale Riverfront Park reconnects downtown Cincinnati to the riverfront, with its event lawns, gardens, and playgrounds. The park is divided into two levels: an upper level that includes the event lawn, and a lower level with various recreational opportunities designed to flood with the river. The on-site adventure playground contains fully accessible playground equipment, taking advantage of the grade changes to create a dynamic and exciting draw into the park. Swing seating along the water provides sweeping views of the river. An addition to the event lawn, the esplanade provides space for farmers markets and other community events. Smale Riverfront Park has become an iconic feature of the City of Cincinnati, providing civic space and event space for the community.

KEY ASPECTS:

The covered Carol Ann's Carousel



Source: airbnb.com

Riverfront swinging benches



Source: Kurt Larson via theaustinnot.com

Quiet passive lawn areas



Source: austinparks.org

Iconic sculptures



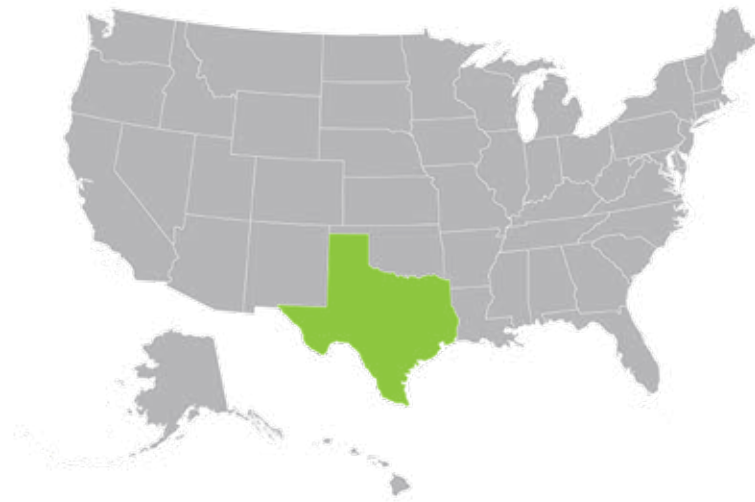
Source: Dave Wilson Photography

Flexible event space



Source: austinparks.org





Discovery Green Houston, TX

Acres	12
City Population	2.31 million
City Density	3,502/sq mi
Park Classification	Urban

Discovery Green is a park in the heart of Houston adjacent to the Convention Center, and offers playgrounds, interactive fountains, open lawns, and event spaces. The park was constructed and opened in 2009, and hosts over 600 events a year, including almost-daily fitness classes and weekly concerts. Discovery Green has become the cultural epicenter for the City of Houston. Because of this, the park has strong public art and placemaking initiatives that help ground this fairly new park as Houston's iconic green space. Discovery Green has had a strong effect on Houston, luring conventions from corporate giants such as Microsoft and Starbucks, and attracting 1.5 million visitors a year.

KEY ASPECTS:

Performance venues



Source: Discovery Green Conservancy

LID stormwater system



Source: Discovery Green Conservancy

Flexible open lawn



Source: Discovery Green Conservancy

Shaded promenade



Source: Discovery Green Conservancy

Avenida Houston as spillover event space

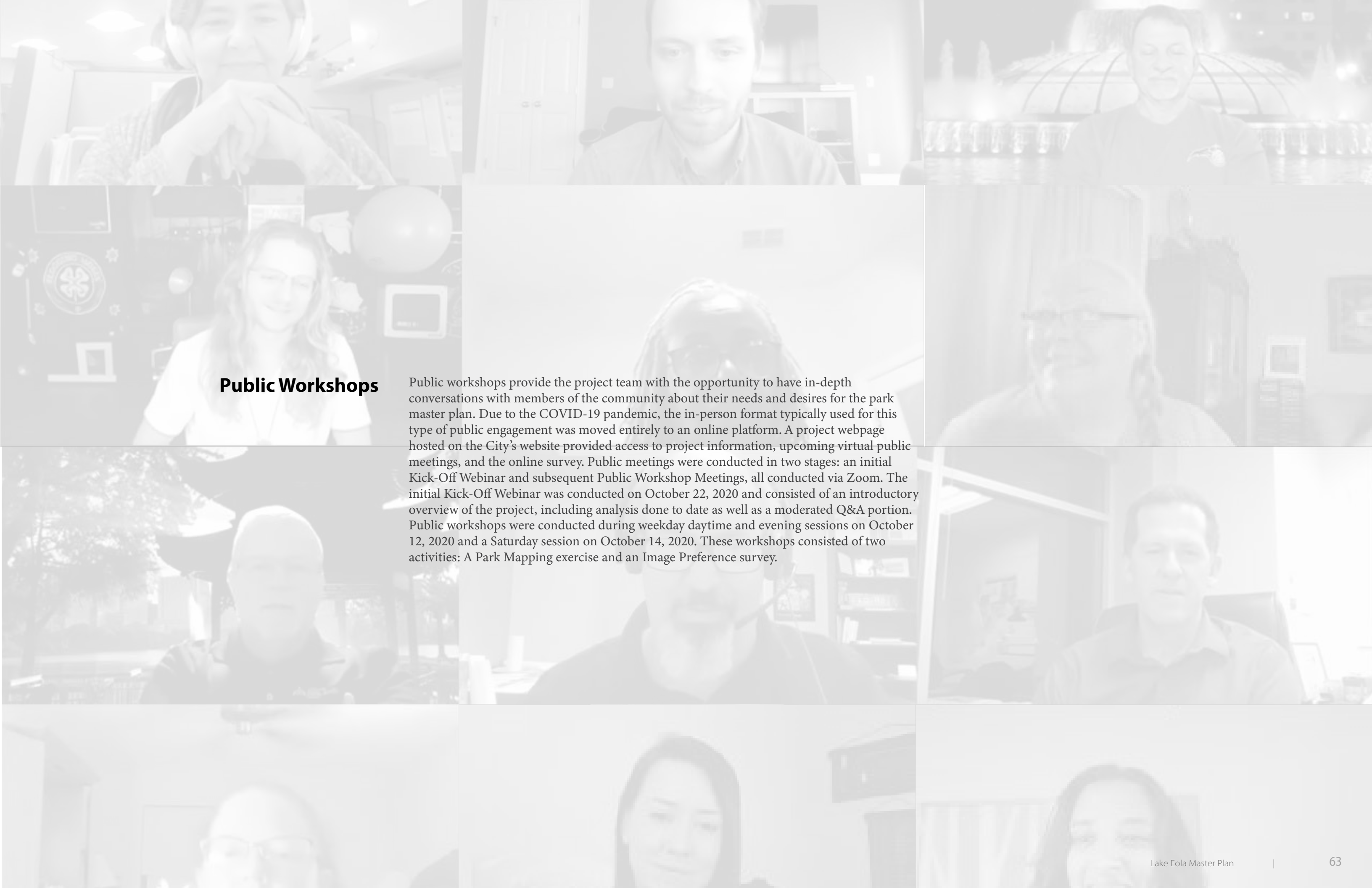


Source: SWA Group

PUBLIC ENGAGEMENT

Before beginning the design process, it is important to survey the existing conditions of the park, the current function from a user perspective, and the community's desires for the future of the park. To gain this insight, the project team conducted a series of public engagement activities, ranging from stakeholder interviews to public workshops and online surveys. This multi-pronged approach helps provide the project team with different levels of insight and knowledge—from the in-depth conversations reached through stakeholder interviews and public workshops, to the temperature-gauging data demonstrated through the online survey. Public input provides an invaluable resource, guiding the future of the design direction and avoiding preconceptions of design solutions.

The execution of this initial public participation process was affected by the onset of the COVID-19 pandemic. Therefore this stage of public participation had to be conducted through virtual means to provide a safe venue for participation.



Public Workshops

Public workshops provide the project team with the opportunity to have in-depth conversations with members of the community about their needs and desires for the park master plan. Due to the COVID-19 pandemic, the in-person format typically used for this type of public engagement was moved entirely to an online platform. A project webpage hosted on the City’s website provided access to project information, upcoming virtual public meetings, and the online survey. Public meetings were conducted in two stages: an initial Kick-Off Webinar and subsequent Public Workshop Meetings, all conducted via Zoom. The initial Kick-Off Webinar was conducted on October 22, 2020 and consisted of an introductory overview of the project, including analysis done to date as well as a moderated Q&A portion. Public workshops were conducted during weekday daytime and evening sessions on October 12, 2020 and a Saturday session on October 14, 2020. These workshops consisted of two activities: A Park Mapping exercise and an Image Preference survey.

Relax Grill/Restroom/Boat Rentals
The proximity of these activities creates a pinch point in circulation making the space feel crowded. Activities should be spaced out and modernized with improved architecture.

Robinson Street Crossing
Pedestrian crossing is currently unsafe and unwelcoming. Improvements to crossing and considerations to gateways would improve pedestrian experience.

Underutilized Amenities
The existing duck ponds, forum, and memorial are underutilized spaces that feel disconnected from the rest of the park. Upgrades or replacement of some of these features would improve park use.

Flexible Open Space
From yoga classes to picnics to event space, flexible open space was perceived to be a positive and desirable amenity in the park.

Amphitheater
While the amphitheater is a great asset to the community, its current configuration limits its use. The fixed seating prevents use during non-event days and the lack of shade makes event uncomfortable. The current circulation is awkward and creates pinch points for movement.

Playground/Restroom
While the playground is a great amenity drawing many visitors, the space is undersized and there is a need for more play space in the park. The restrooms also need to be updated and modernized.

Japanese Garden
While interesting, the Japanese Garden is not functional and takes up a large portion of the main gateway. This amenity should be updated or replaced to enhance functionality.

Farmer's Market
The weekly farmer's market draws in visitors from near and far to eat, shop, and sit under one of the many large oak trees.

Wildlife Viewing
From turtles to swans, wildlife viewing is one of Orlando's favorite things to do at Lake Eola Park.

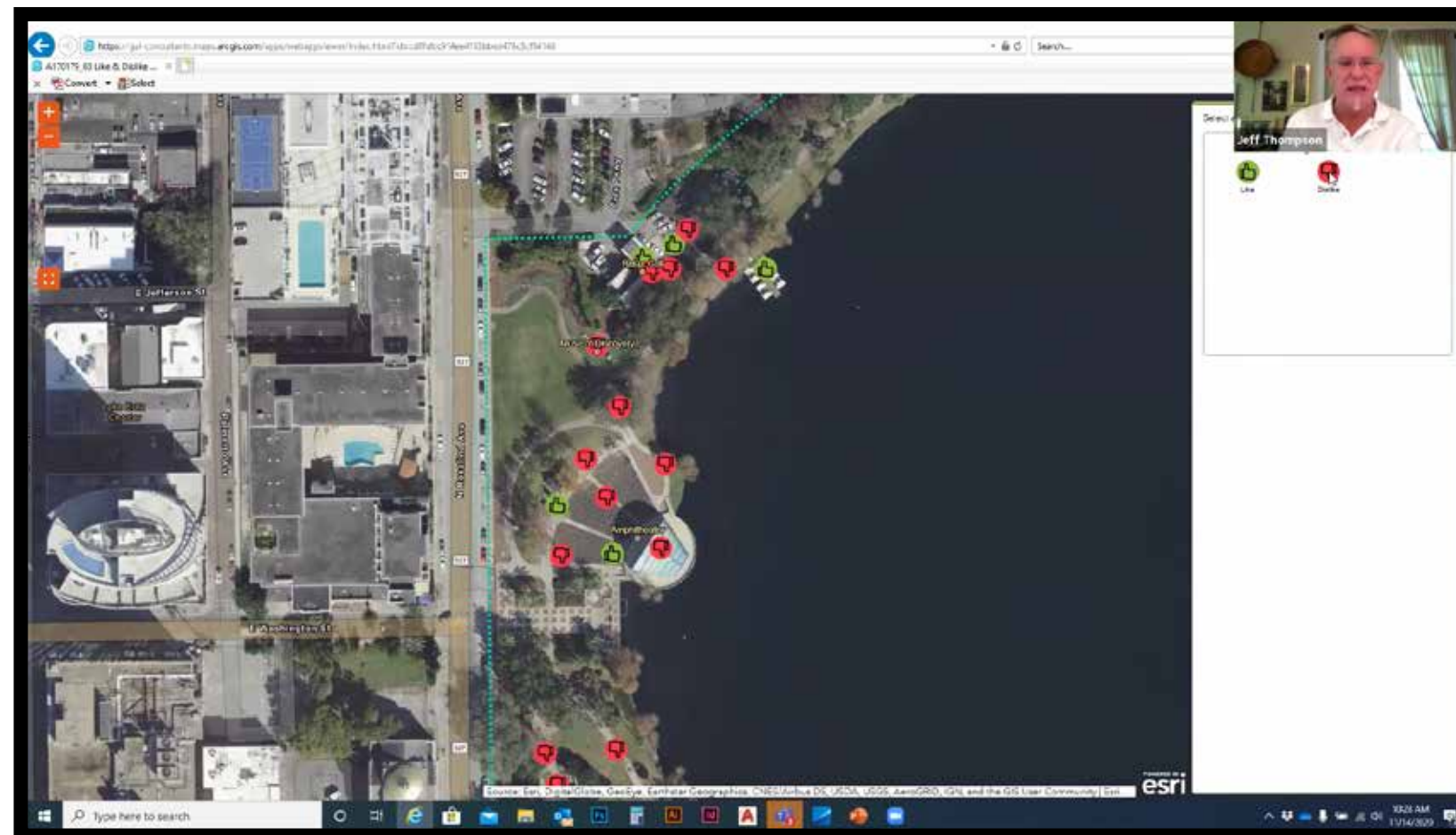


Park Mapping

Using GIS applications, participants had the opportunity to place “Likes” and “Dislikes” comments on an aerial view of the park to understand where the park currently succeeds and where it could be improved.

Throughout the park, multiple comments regarding the natural landscape stood out, including conversations about current wildlife viewing activities, opportunities to be outside, and the beautiful canopy. Further discussions showed a desire to incorporate sustainable practices in the park, such as LID strategies, littoral shelves, and interpretative signage.

Throughout all the discussions, providing a balance between programmed space and open space emerged as a key element in improving park function—especially where space is limited by the lake. Multiple participants mentioned challenges such that the current circulation of the park creates pinch points, and balancing flexible open space with needed amenities. Another common theme was the importance of history within the park, especially around features such as Eola House and the Ting, and how these could be enhanced with interpretative signage.



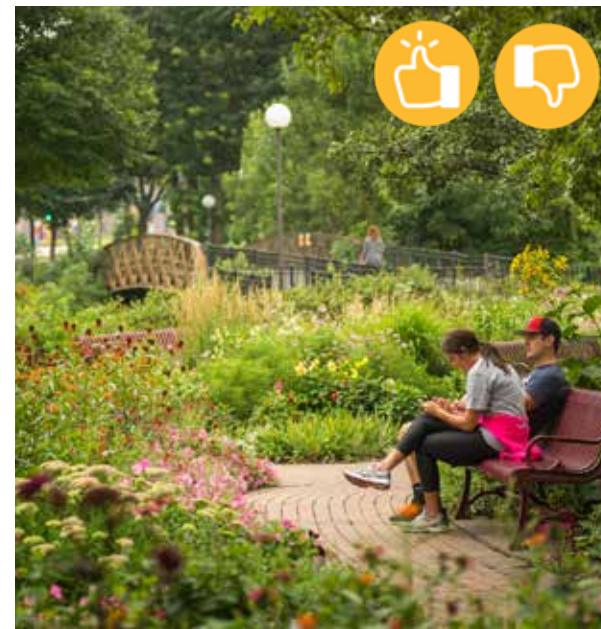


Image Preference

In the Image Preference portion, survey participants were shown a series of images of possible amenities and aesthetics, including images from various comparable parks. Participants were asked to identify whether these images were desirable or undesirable for the future of Lake Eola Park and why. This activity helps provide a guide as to the desired vision and values presented by the community.



Like

1. **Wide Walkways**
Wider walkways are desirable, especially including some seating and spaces for resting. Materials need to be in tune with the sense of place of Lake Eola and avoid feeling dated.
2. **Splash Pad**
While this image is too stark, a splash pad is generally desirable in the park, providing additional areas of play.
3. **Accent Lighting**
Lighting elevates the space and can make users feel safer.
4. **Boardwalk**
Provides an opportunity to get close to water and nature, and should be softened with native plant material.
5. **Swinging Benches**
Provides a fun seating experience and could be enhanced to include comfortable shade from the Florida heat.
6. **Flexible Event Lawn**
Flexible open space is very desirable and allows for community events.
7. **Yoga**
Regular programming activates flexible open spaces.
8. **Native planting**
Enhances the natural landscape provided by the lake and tells the story of Florida. Planting could take the shape of a littoral shelf and provides opportunities for environmental education.
9. **Shaded Promenade**
A well-shaded promenade with good canopy shade and seating provides a relaxing and comfortable experience for park users.
10. **Organized Tent Space**
Open flexible space is important and should be maintained.
11. **Seasonal Board Games**
Can help activate spaces seasonally and create spaces for community engagement. This amenity would pair well with any photo opportunities and food vendors to create a vibrant, community-centered space.



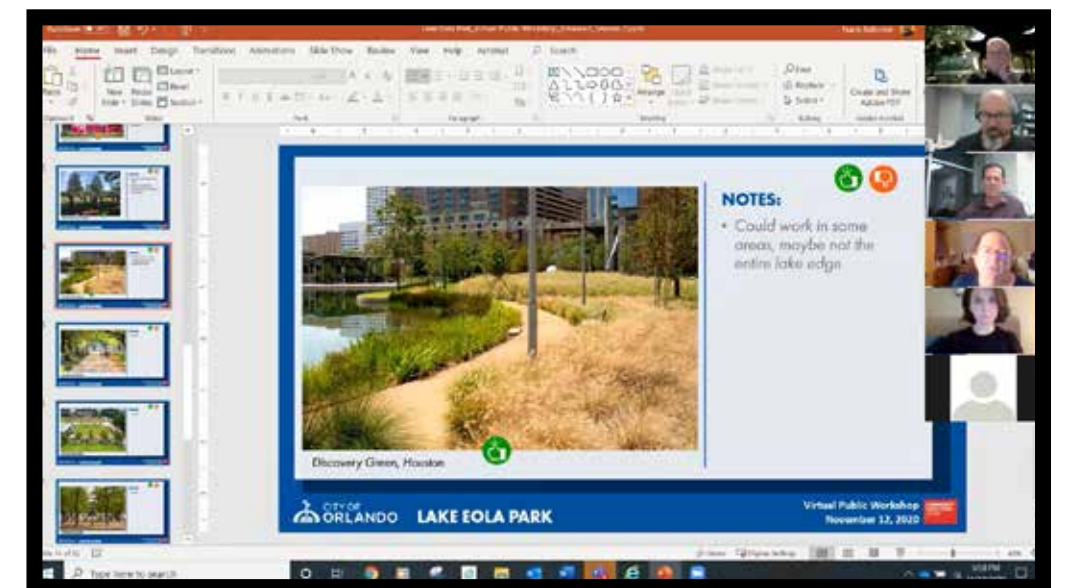
Mixed Reaction

1. **Iconic Sculpture**
Any iconic sculpture needs to not compete with the Linton E. Allen Memorial Fountain and fit in with Orlando's image.
2. **Seating Bosque**
While canopy and seating is needed throughout the park, this amenity may take up too much space and may not be as flexible as lawn space.
3. **Flower Garden**
The flower garden is beautiful but needs to be implemented carefully to maximize safety and minimize maintenance. While this is a beautiful amenity, it may not be suited for Lake Eola Park and is not a priority.



Dislike

1. **Carousel**
Lake Eola Park should primarily focus on being a park for locals and avoid amenities that feel too themed or tourist-oriented.



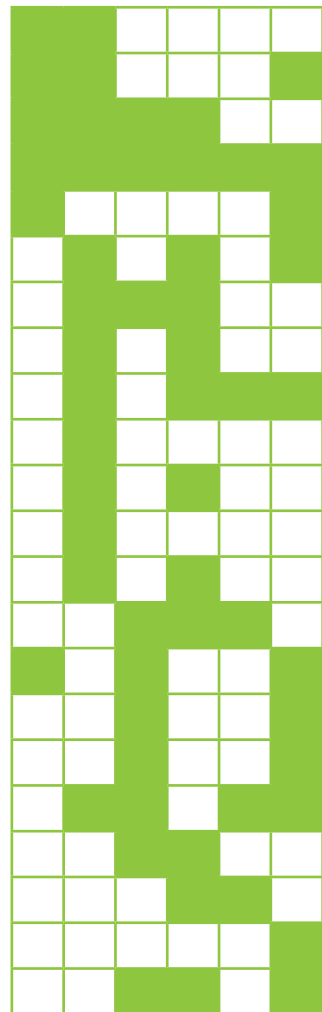
Stakeholder Groups

Stakeholder groups were selected as part of the public engagement strategy to gain in-depth technical knowledge of the current functionality of the park and future park direction. Stakeholders were grouped based on common focuses to aid conversation and guided by questions developed prior to meeting. Virtual meetings were conducted via Zoom on October 7–8, 2020.

Stakeholder groups:

- Orlando Land Trust
- Special Events Coordinators
- Neighborhood Associations
- Condo Associations
- Homelessness Outreach
- Main Street Directors

Orlando Land Trust
Special Events
Neighborhood Associations
Condo Associations
Homelessness
Main Street Directors



- 1 Expand/improve existing playground
- 2 Add a splash pad
- 3 Provide more access to waterfront
- 4 Protect canopy and wildlife
- 5 Incorporate sustainability goals
- 6 Enhance lake edge
- 7 Support event functions
- 8 Incorporate adjacent roadways into design
- 9 Re-imagine amphitheater seating
- 10 Enlarge plaza by amphitheater
- 11 Re-configure pathways to avoid pinchpoints
- 12 Reimagine underutilized areas
- 13 Improve use of Ting
- 14 Improve pedestrian safety into the park
- 15 Celebrate history of the park
- 16 Improve architectural character
- 17 Add small concessions
- 18 Improve restrooms
- 19 Provide amenities for dogs
- 20 Consider park nighttime use
- 21 Incorporate art/murals in the park
- 22 Improve relations with homeless

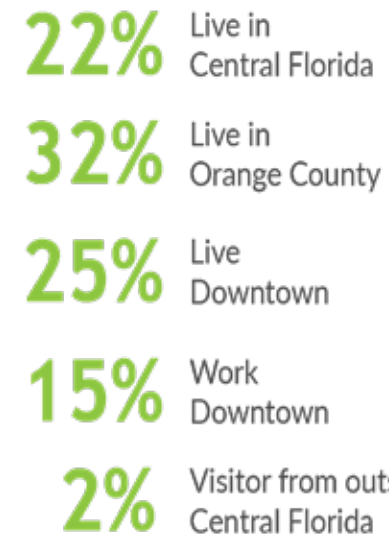
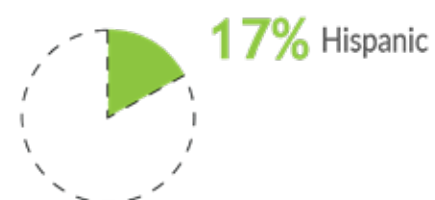
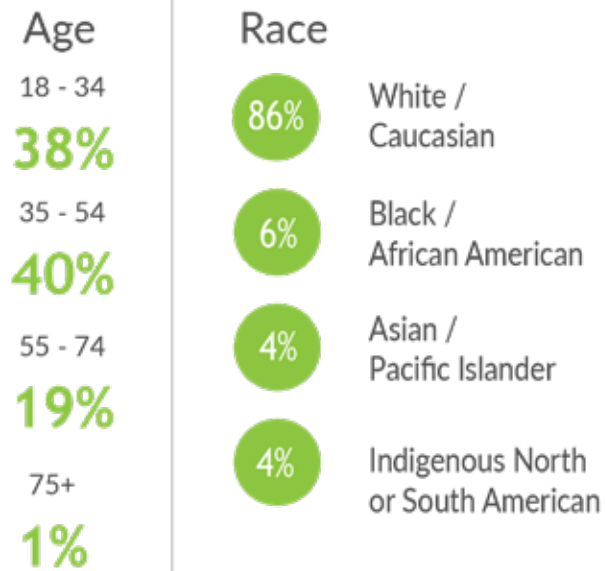


Survey Results

An additional online survey allowed the project team to reach a wider audience, along with a greater understanding of the desires and needs of the general population. The survey was an open link survey hosted through the project's website, and was conducted from October 6, 2020 to November 30, 2020. During this time, the survey was advertised through social media as well as traditional media.

2801 RESPONSES

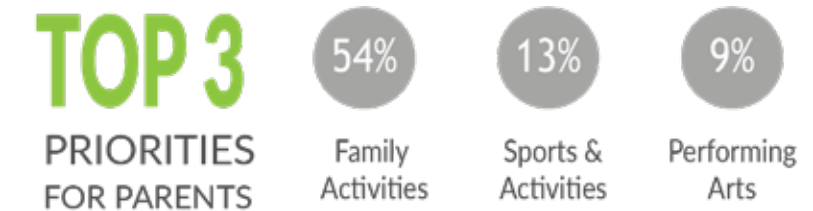
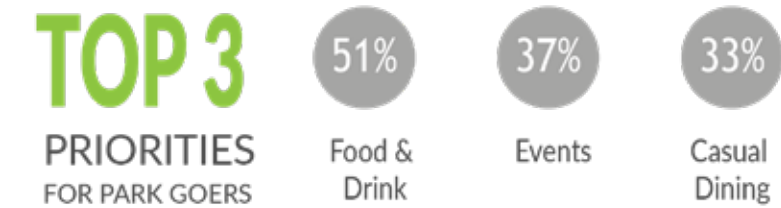
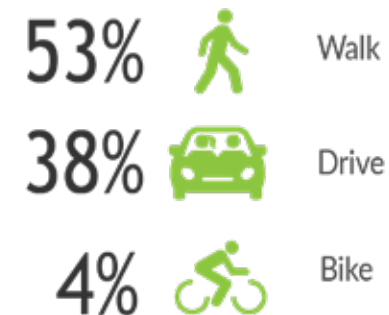
65% HOME OWNERS
35% RENTERS



How do you visit the park?



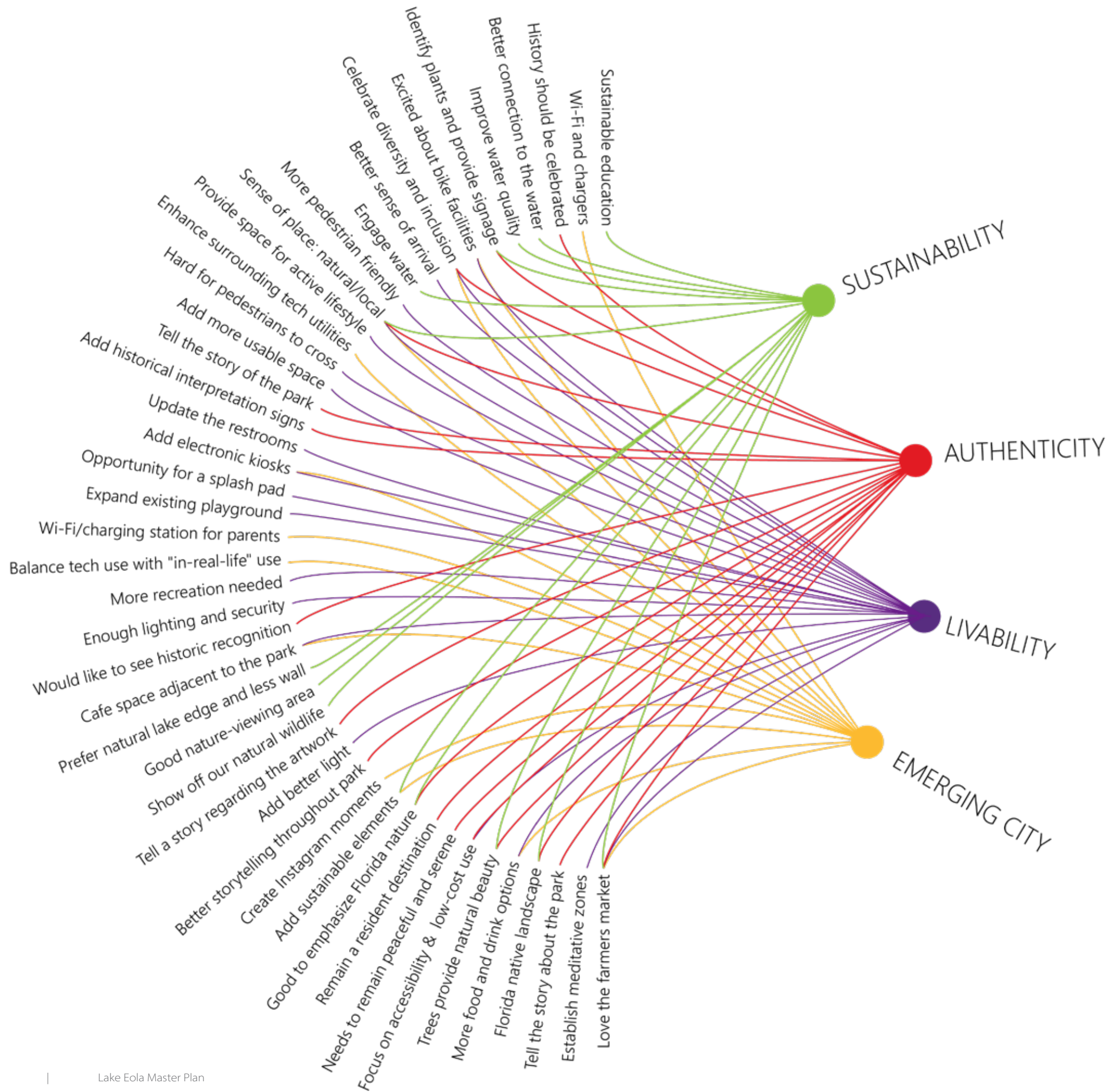
How did you get to the park?



Most Common Activities:

- Walked or exercised
- Attended events or festivals
- Took photos
- Shopped at the Farmer's Market
- Enjoyed public art





GUIDING PRINCIPLES

Lake Eola Park provides unique opportunities to get close to nature and wildlife within an urban setting. The park can serve to provide ecological services and habitat while enhancing the well-being of its visitors. Celebrating the natural beauty of Lake Eola and incorporating sustainable practices is at the heart of visioning a future for the park.

Orlando is a unique place with a growing identity that should be embraced. Lake Eola Park should celebrate the history of Orlando and its residents as part of its placemaking strategy. Future design should refrain from heavy theming and focus on the aspects that make Orlando home for many.

Lake Eola Park can serve to enhance the livability and attractiveness of downtown Orlando, by providing a vibrant landscape that allows residents and visitors to engage in various activities, as well as a safe connection for pedestrians and cyclists throughout downtown.

Orlando is a growing city attracting new residents and businesses each day. Its iconic park should reflect these needs with improved modern offerings, technology, and amenities that fit serve and reflect this growing population.





02

EXPLORING

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CONCEPTUAL MASTER PLAN

The Foundation phase provided the basis upon which a new vision for the future of Lake Eola Park could be developed. This conceptual exploration consisted of an iterative approach to design, via a collaboration between the project team and the City of Orlando—resulting in a series of sketches and vignettes detailed within this chapter. Throughout the conceptual design process, the project team referenced the Guiding Principles to ensure that changes proposed to the park were consistent with those expressed by the community during the public participation process.

GUIDING PRINCIPLES

Sustainability



Authenticity



Livability



Emerging City





E ROBINSON ST.

Relax Grill

Restroom

Pier

Peninsula

Ting

Play Zone

Restroom

Play Zone

Amphitheater

Washington Street Plaza

Festival Street

The Cove

Eola House

The Rookery

Terraced Seating

Flexible Event Plaza

Sperry Fountain

E CENTRAL BLVD.

N. EOLA DR.



Stormwater Basin

Amphitheater

Waterfront Promenade

Washington St. Plaza

Stormwater Basin

Stepped Seating

Meditative Rain Garden

The Rookery

Stormwater Basin

Boardwalk

N. ROSALIND AVE

E. WASHINGTON ST.

WALL ST.

Amphitheater

Arriving at the park from E. Washington Street, visitors cross over a new streetscape on Rosalind Avenue featuring wider walkways, street tree plantings, and ride share zones. They then enter through an expanded plaza with terraced seating leading to the water's edge and a closer view of Lake Eola and the iconic fountain. The amphitheater berm has been removed, and the sloped seating area has been extended to the west with an architectural shade covering and retaining wall that provides more seating capacity in the form of a casual turf seating area. A metal mesh shade structure will enhance the iconic character of the existing amphitheater bandshell and provide additional shade for both the stage and spectators. Circulation has also been improved, with the main pathway shifting to a new waterfront promenade, allowing park visitors to get closer to the water and experience expansive views of the lake while avoiding conflicts with performances.

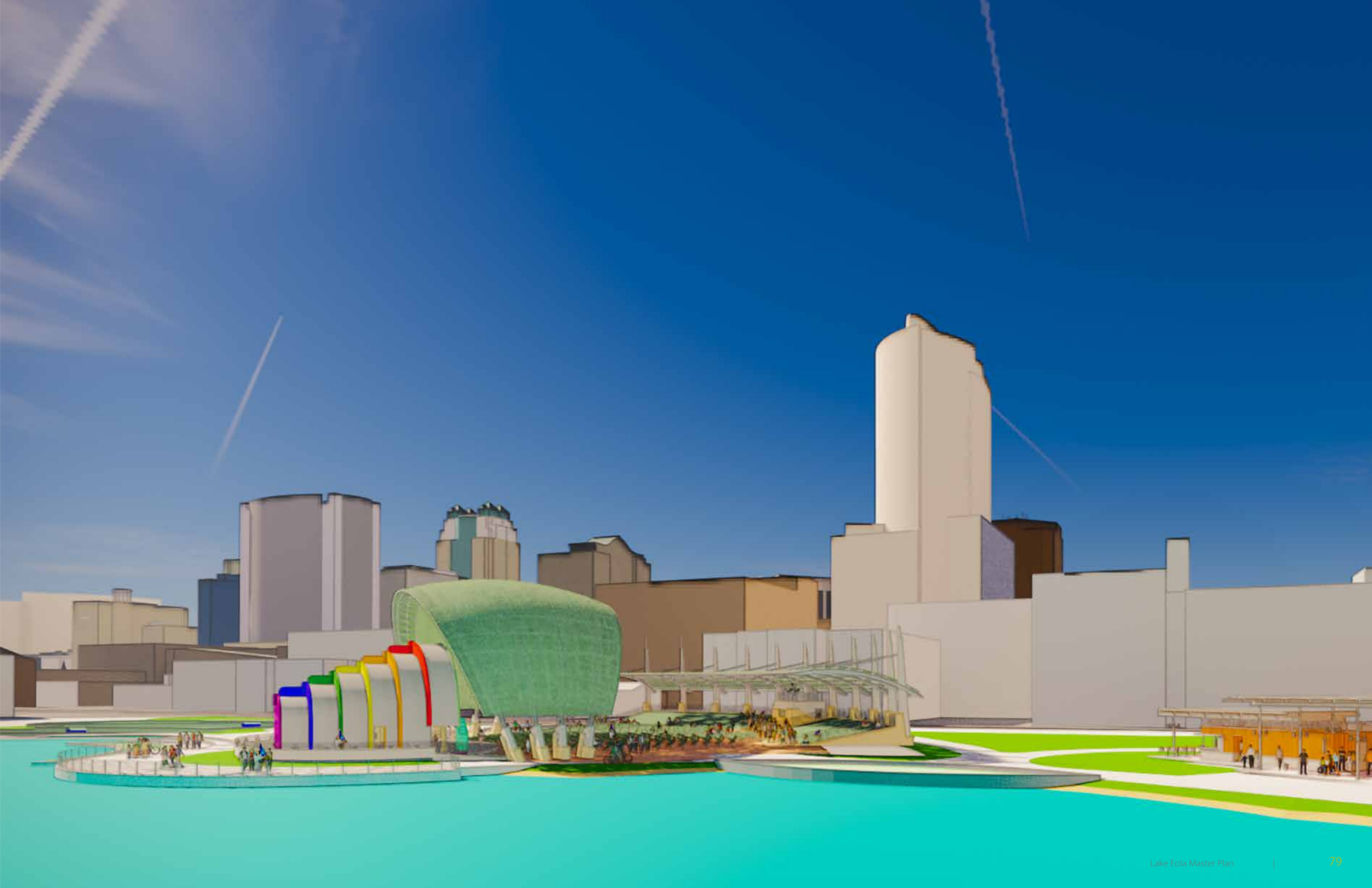
What was once the Japanese garden has been replaced with meditative rain gardens, telling the story of water in the park while providing space for the black marble stone gifted to Orlando by Tainan, Taiwan.

As one moves south along the lake edge, the story of water continues with a series of new low impact development (LID)-vegetated stormwater detention basins at all the major stormwater outfalls. The basins improve water quality within the lake, while also supporting boardwalk features enabling visitors to get closer to The Rookery and see the waterfowl that call Lake Eola home.



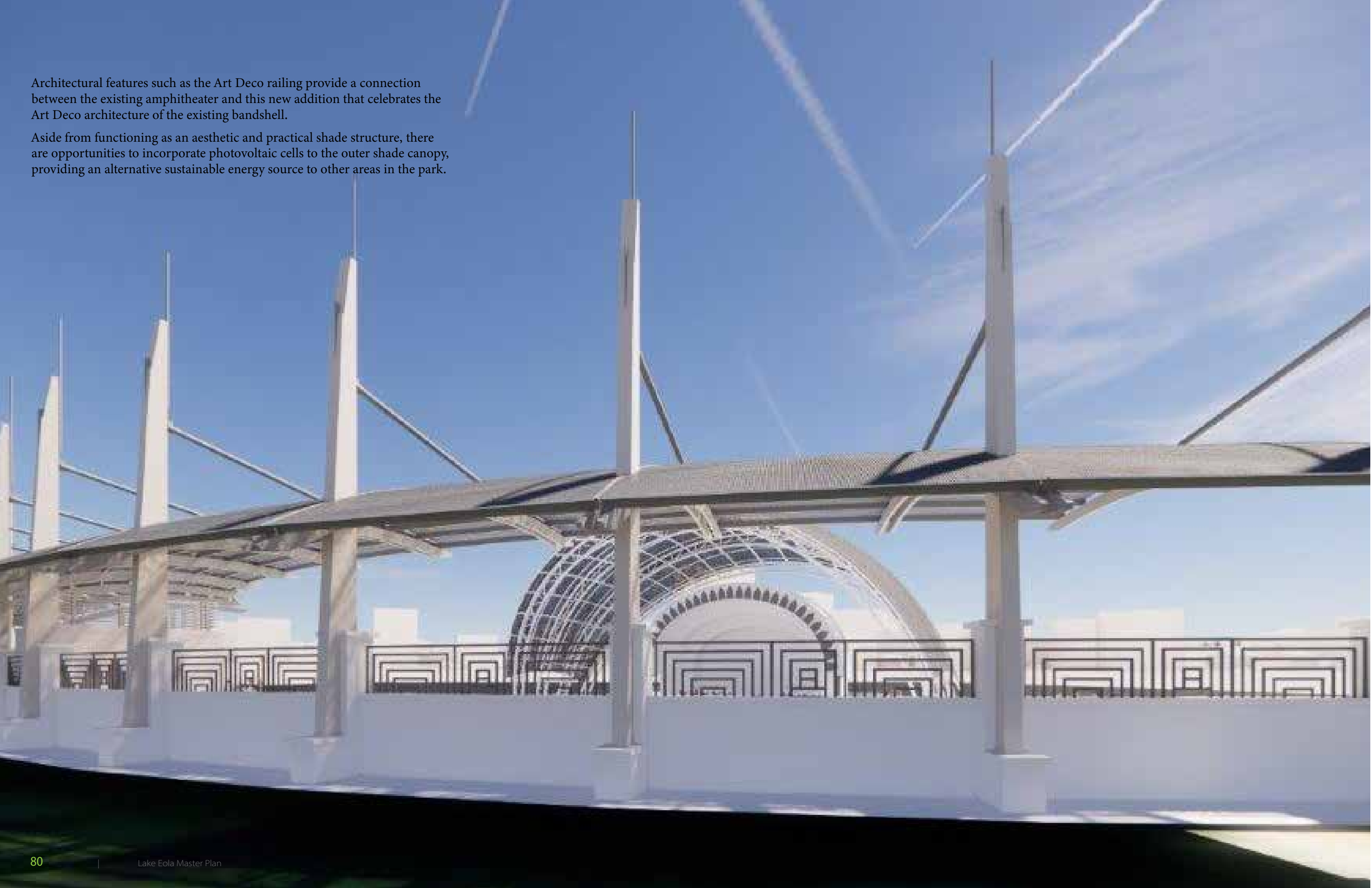


The amphitheater enhancement keeps the existing bandshell structure while providing additional shade for both performers and spectators. The arched mesh structure over the stage maintains the visibility of the existing bandshell while creating an even more iconic piece of architecture in the park. Replacing the existing berm with a slope, a turf seating area allows more space for the spectator to sit or lay down blankets, and enjoy performances in a more casual manner.



Architectural features such as the Art Deco railing provide a connection between the existing amphitheater and this new addition that celebrates the Art Deco architecture of the existing bandshell.

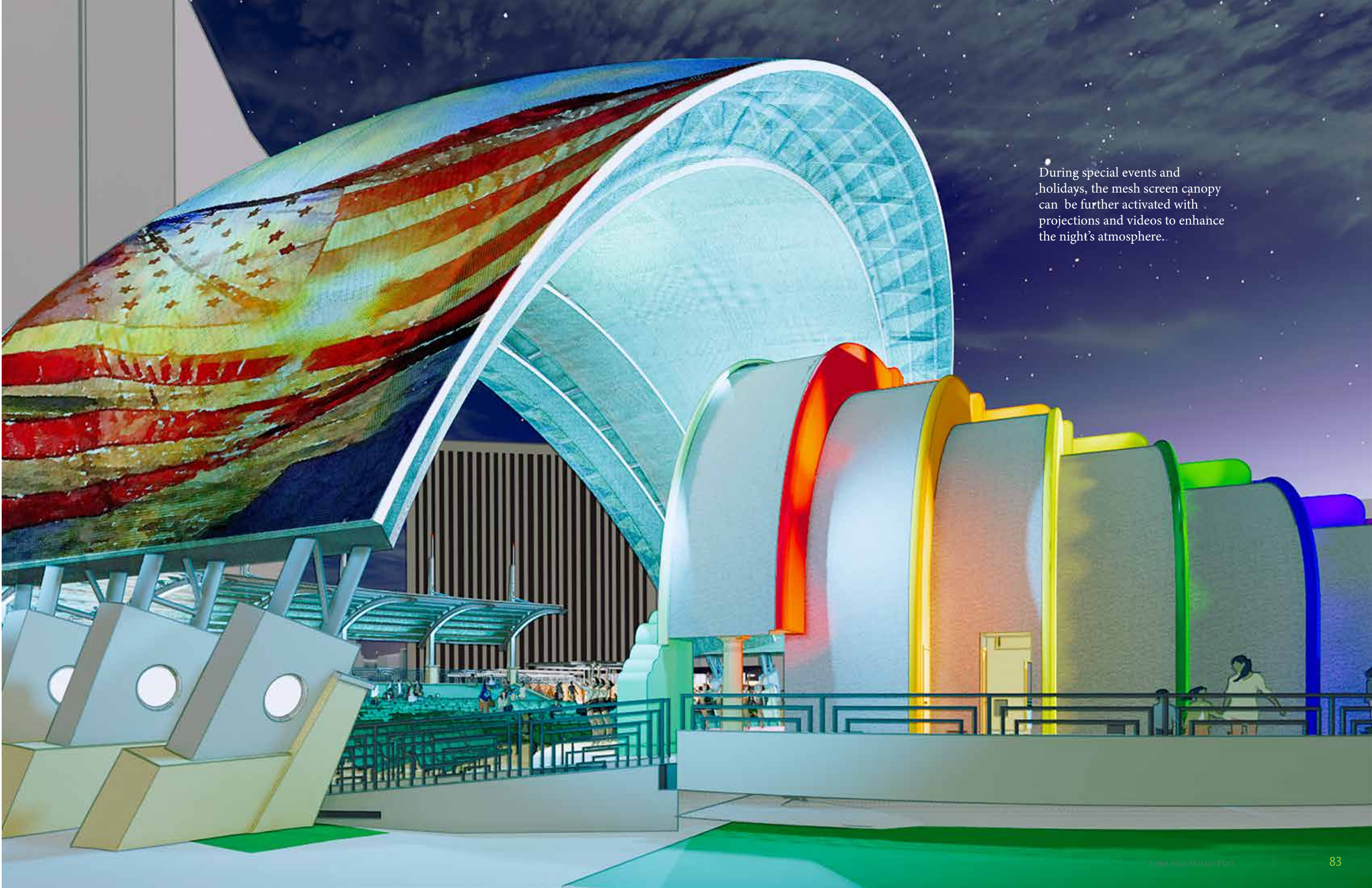
Aside from functioning as an aesthetic and practical shade structure, there are opportunities to incorporate photovoltaic cells to the outer shade canopy, providing an alternative sustainable energy source to other areas in the park.



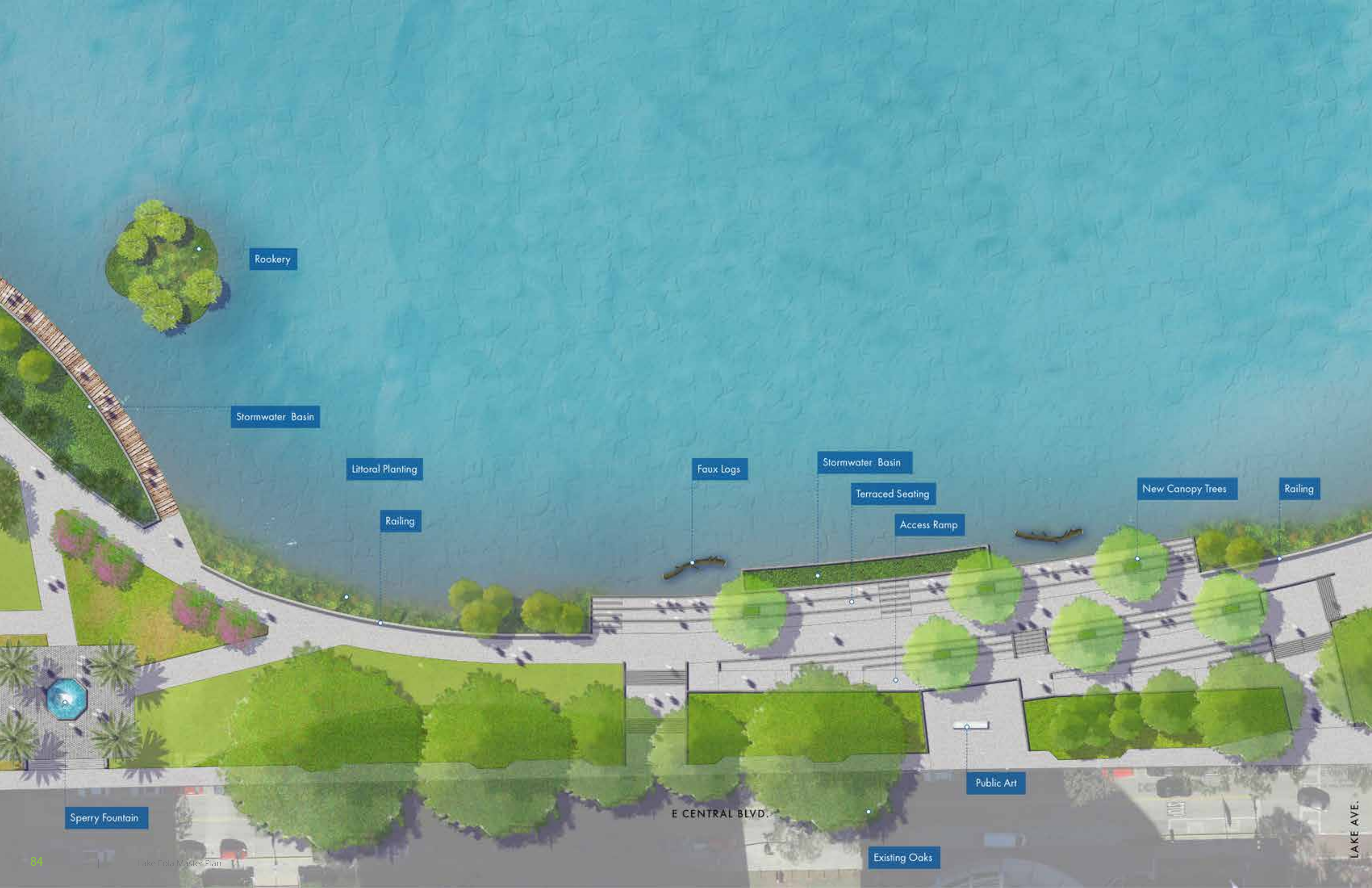




At night, the new mesh shade structure comes alive with lighting to further enhance the iconic character of the amphitheater nightscape.



During special events and holidays, the mesh screen canopy can be further activated with projections and videos to enhance the night's atmosphere.



Rookery

Stormwater Basin

Littoral Planting

Railing

Faux Logs

Stormwater Basin

Terraced Seating

Access Ramp

New Canopy Trees

Railing

Sperry Fountain

Public Art

E CENTRAL BLVD.

Existing Oaks

LAKE AVE.

Terraced Seating

A widened entry and walkway connects visitors to an expanded Sperry Fountain Plaza before leading to a re-imagined seating terrace where the existing configuration has given way to shaded stepped seating down to the water's edge—allowing visitors to sit and enjoy uninterrupted views of the lake and up-close views of wildlife. Faux logs have been placed at the water's edge to allow turtles to sunbathe; stormwater detention basins and a newly planted littoral zone provide a more natural edge to the lake. Widened entry points at this terraced seating feature provide welcoming entry points into the park. The existing large oak canopy has been protected, and an access ramp gracefully cuts through the steps to allow entry for all into the park.





Stormwater Basin

Boardwalk

Observation Deck/ Boat Ramp

The Cove

Festival Street

Event Tent Space

Eola House

Swan Wing Structure

Swan Boat Rentals

Multi-Use Lawn

Dining Area

Public Art

Flexible Event Plaza

Public Art

S. OSCEOLA AVE.

E. CENTRAL BLVD.

N. EOLA DR.

The Cove

This conceptual plan shifts the location of the swan boat rental to what is currently the International Bridge. The area is re-imagined as a natural cove for visitors to experience the beauty of the cove and its mature cypress canopy, which is currently overshadowed by the bridge structure. An expanded, flush, shared-space plaza encompassing the current drop-off on S. Osceola Avenue and the Farmers Market area provides additional event space and seating areas, while the multi-use lawn remains functional to lay down a blanket and enjoy a sunny day or attend a movie night. An improved Festival Street has replaced the current terminus of Washington Street with flush paving and a water feature, as well as event space for vendors, a stage, or more food trucks during large events. Improvements have also been made to event operations at Eola House, such as event tent space for weddings and other private events. The newly aligned wide promenade around the cove ensures there is enough space for the increased activity in this area, as well as space for vendor tents during market or festival days. The existing, large-canopy trees in this area remain, along with some proposed additional canopy trees, to provide a shaded green space for visitors and a step toward ensuring the next generation of tree canopy within the park.



Event Set-Up



5 and Up Yrs. Play Zone

Swan Beach

Covered Seating

Restroom

Splash Pad

Boardwalk

Stormwater Basin

N. EOLA DR.

2-5 Yrs. Play Zone

5-12 Yrs. Play Zone

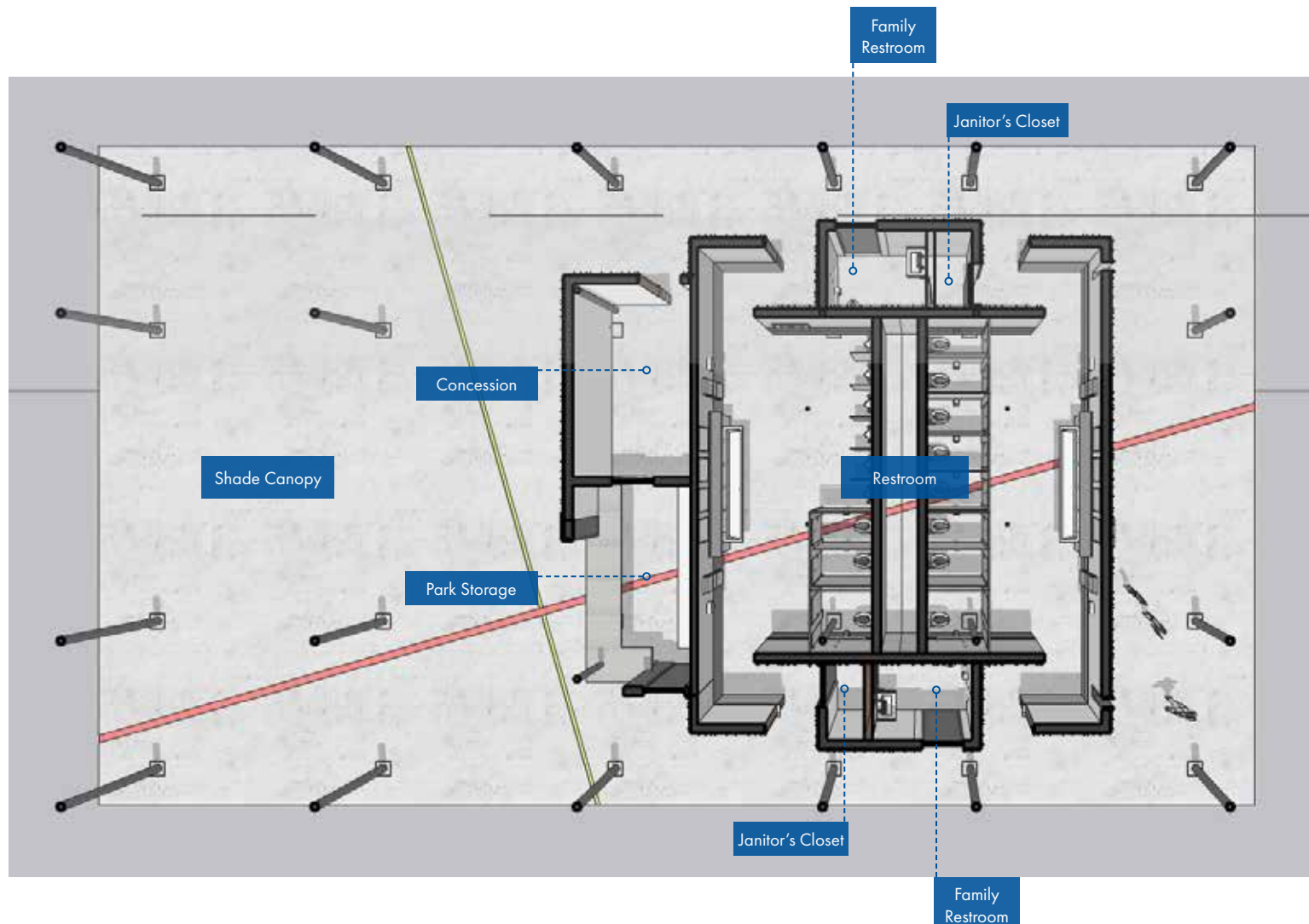
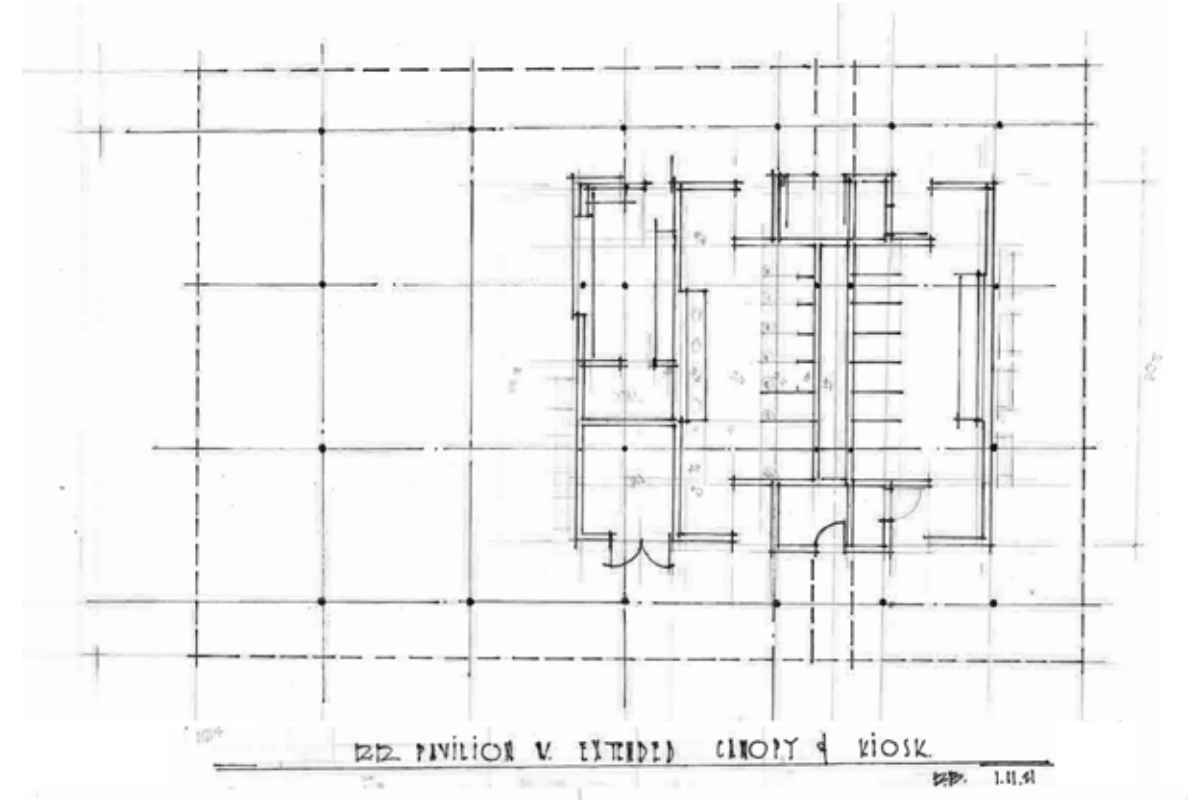
Family Zone

Approaching the new family zone, the walkway splits, allowing visitors to either enter the family zone or keep strolling on the promenade around the lake. The area that is currently the playground has been expanded north to create a shaded family seating area within an enlarged playground. This area will also include a new splash pad and a completely new restroom pavilion with an expansive covered seating area in front for families. The play areas have been split into a large play zone for 2- to 12-year-olds to the south, with a more challenging play zone for 5+ year-olds to the north. While each play zone contains its own seating for parents, fencing with controlled access points has been added to both areas located in front of the pavilion seating area to enhance security for play zones. The re-imagined restroom pavilion also provides enhanced safety, with greater visibility, light, and auditory surveillance incorporated in the building design. The LID stormwater detention basin/boardwalk and swan beach provide a link to the natural edge, allowing visitors to get close to the water and interact with Lake Eola's most famous residents.



East Restroom

The re-imagined building is more than a restroom, featuring a food service concession and covered seating in addition to expanded restroom capacity to provide a hub for families visiting the Family Zone. The new design enhances security through increased visibility and improved acoustics for surveillance, as well as opportunities to up-light the shade canopy at night. Materials chosen create a contemporary aesthetic while providing durable finishes that can withstand the test of time. Features such as the bold butterfly shed roof and material selections are repeated in other structures within the park to create an architectural language unique to the park. This proposed design doubles the capacity of the current east restroom.





Play Zone

Play structures for the expanded play zone should be modern, dynamic, and bold with opportunities for inclusive play. Playful, sculptural mounding and grading can allow for seamless integration of play elements and accessibility ramps. Climbing structures provide for non-linear play and greater imagination. The future play zones should integrate inclusive play into the space, so that children of all abilities are able to come together and experience all the social and physical benefits of play.



Entry Plaza

Public Art

E. ROBINSON ST.

N. EOLA DR.

Water Feature/ Aquatic Garden

Stormwater Basin

Outfall to Lake

Peninsula

Play /Seating Area

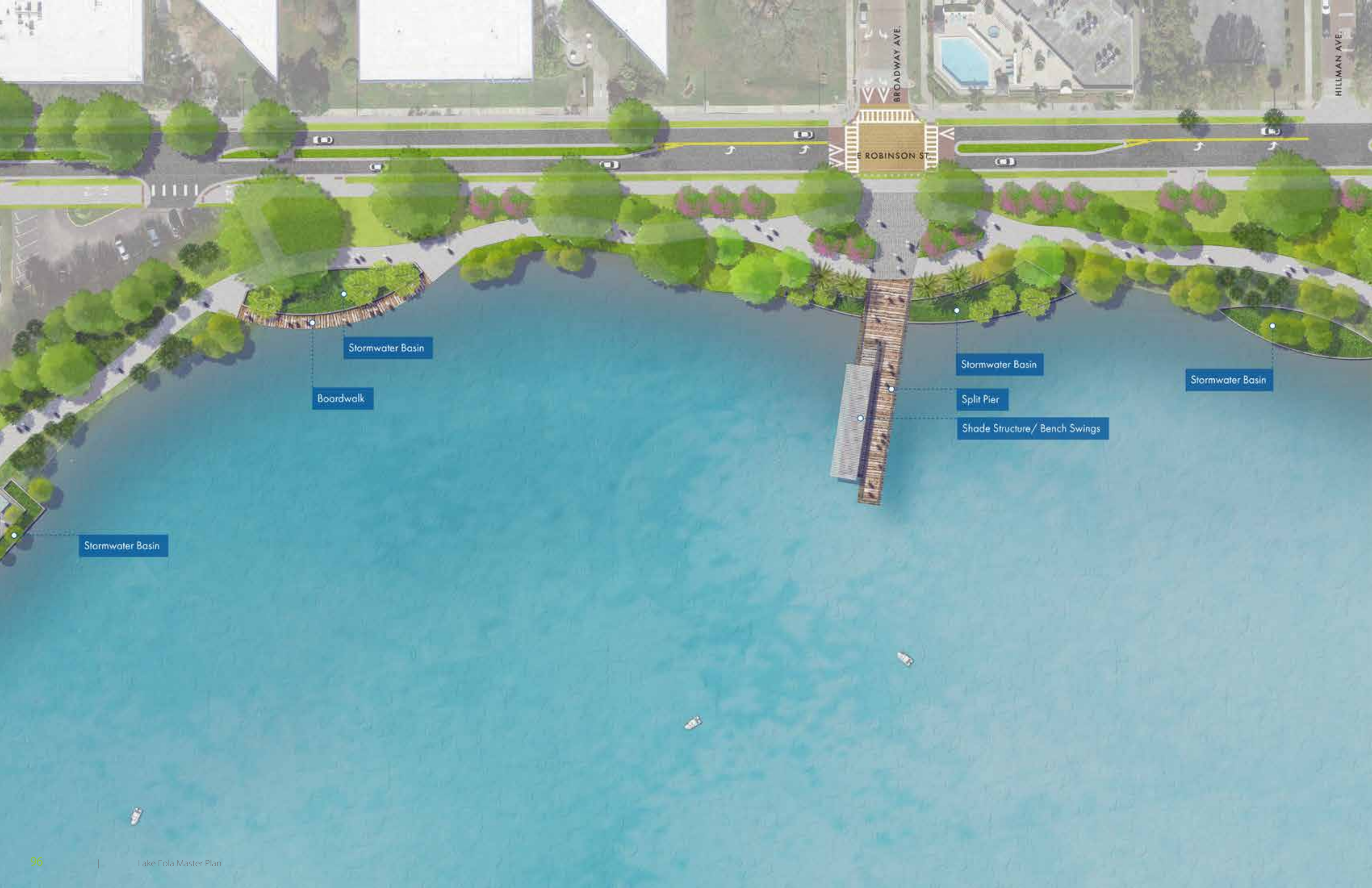
Relocated Battle of the Bulge Memorial

The Ting

Play Zone

Northeast Corner

The northeast corner has been pared down to increase the amount of flexible open space, including the removal and relocation of some current features of the park to increase the size of the open lawn. The Ting has been kept in place, but with a boardwalk that has been reduced in size. A seating area and small plaza combined with the relocated Battle of the Bulge memorial open the space and allow for flexibility during event days. The peninsula has been enhanced with specimen palms for weddings and other events. The duck pond footprint has been reduced in size and modified into a water feature with aquatic gardens and water cascading into the lake. The design would incorporate the existing fountain statue and re-envision the small bridge in a more ADA-accessible form.



BROADWAY AVE.

HILLMAN AVE.

ROBINSON ST.

Stormwater Basin

Boardwalk

Stormwater Basin

Split Pier

Shade Structure/ Bench Swings

Stormwater Basin

Stormwater Basin

North Gateway

With the improvements that the City has slated for Robinson Street, the northern edge of Lake Eola Park can become a more pedestrian-friendly entry gateway into the park. Visitors are welcomed to a Florida-Friendly landscape created through new LID stormwater bio-detention basins and additional upland and lake-edge planting. The enhanced crossing at Broadway Avenue becomes a major gateway into the park, with a new meet and greet plaza leading to a split-level pier where visitors can go down to get close to the water or up to enjoy the city skyline views and sunsets from bench swings under a shade structure. The existing cypress grove and other natural features have been preserved and enhanced with additional tree canopy.



Relax Grill

Restroom

Stormwater Basin

Dining Area

Service Boat Access

West Restroom/ Relax Grill

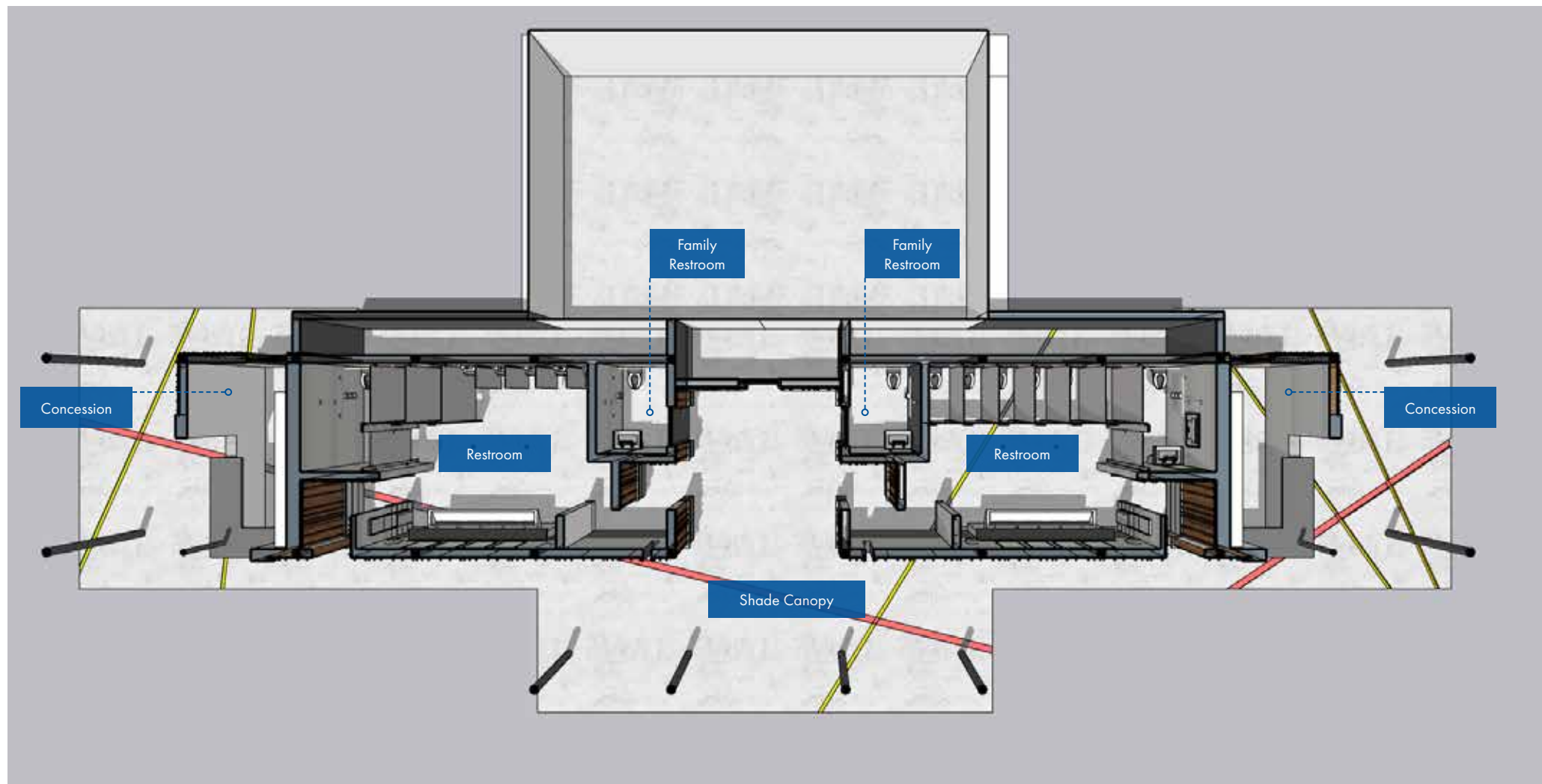
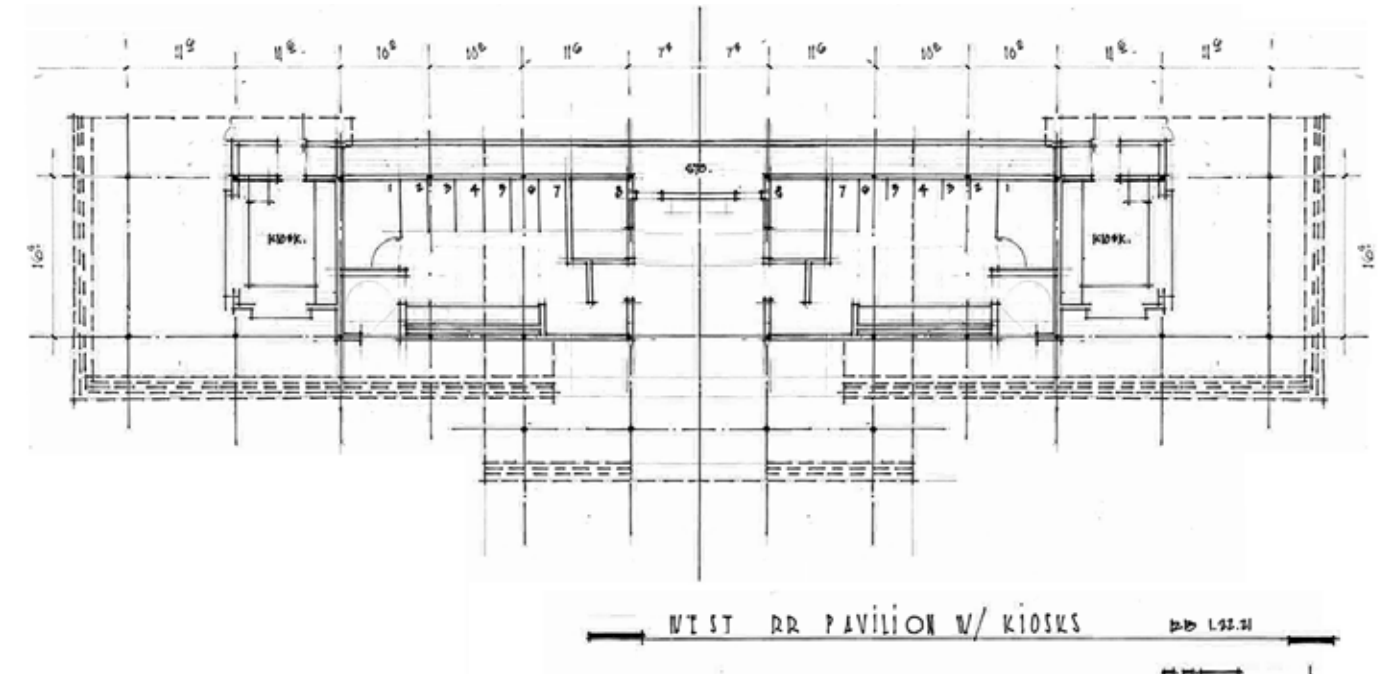
The West Restroom Pavilion and Relax Grill will be modernized with a new restroom building and updated finishes. The new restroom building will include increased restroom facilities, as well as small food service concessions and dining areas on each end of the building.

The former Swan Boat Rental area will be relocated to provide additional outdoor dining space, allowing visitors to experience lake-edge views of the water while enjoying the park's food offerings. Operations to the park service areas have been maintained, with additional screening provided for a better park visitor experience.



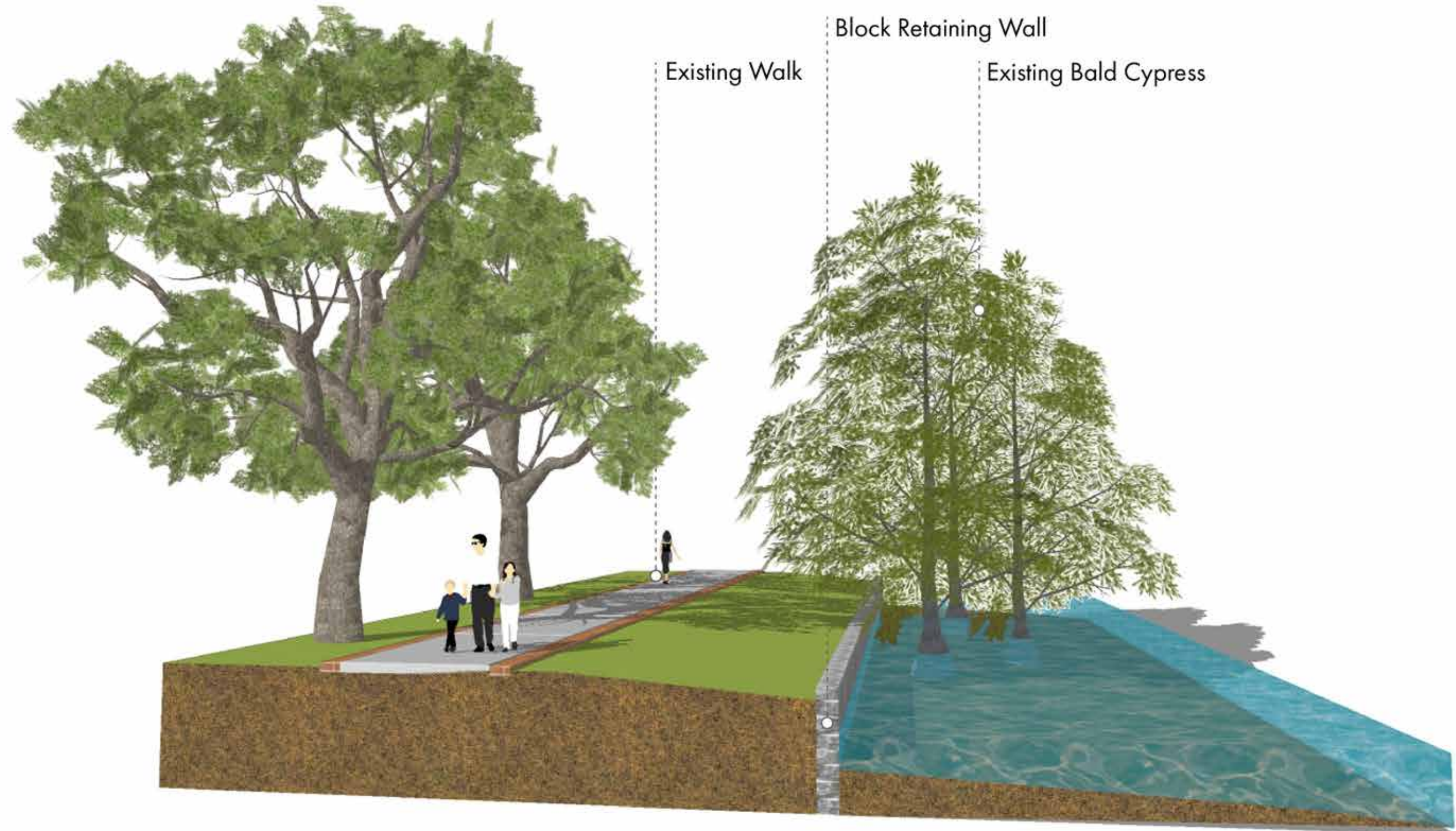
West Restroom

The new west restroom provides updated architecture and enhanced security features, as well as seating and food service concession areas. The rectilinear layout of the new structure screens views of the maintenance and service areas, while being architecturally similar to the other structures within the park. The west restroom has similar auditory surveillance features as the east restroom, with improved visibility, enhanced acoustics, and opportunities to light the shade canopy at night. The proposed design provides double the capacity of the existing west restroom.



LAKE EDGE

Currently, lake edge conditions at Lake Eola are generally the same throughout the park, composed of a modular-block retaining wall that encompasses the lake and creates a hard-edge, bathtub effect around the lake. The conceptual plan proposes a variety of lake edge conditions throughout the park, with consideration given to the existing tree canopy, upland and aquatic planting design, and the LID stormwater systems within the park plan.





The modular-block retaining wall should be replaced with concrete cast-in-place or sheet pile wall to provide a cleaner, contemporary look while eliminating current maintenance challenges. New upland and littoral planting zones will serve to soften and naturalize the edge of the lake and contribute to overall improved lake water quality.



Care should be taken, as the installation of a new wall system may impact existing trees along the lake edge. It is recommended that in these situations rip-rap is used to control the slope and prevent root damage of lake-edge trees. Planting on both sides of the rip-rap will create a softer natural edge will deterring climbing.



Low Impact Development

Low impact development (LID) is an approach to land development that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and re-creating natural site features and minimizing imperviousness to create functional, appealing site drainage that treats stormwater as a resource rather than a waste product.

Key Concepts

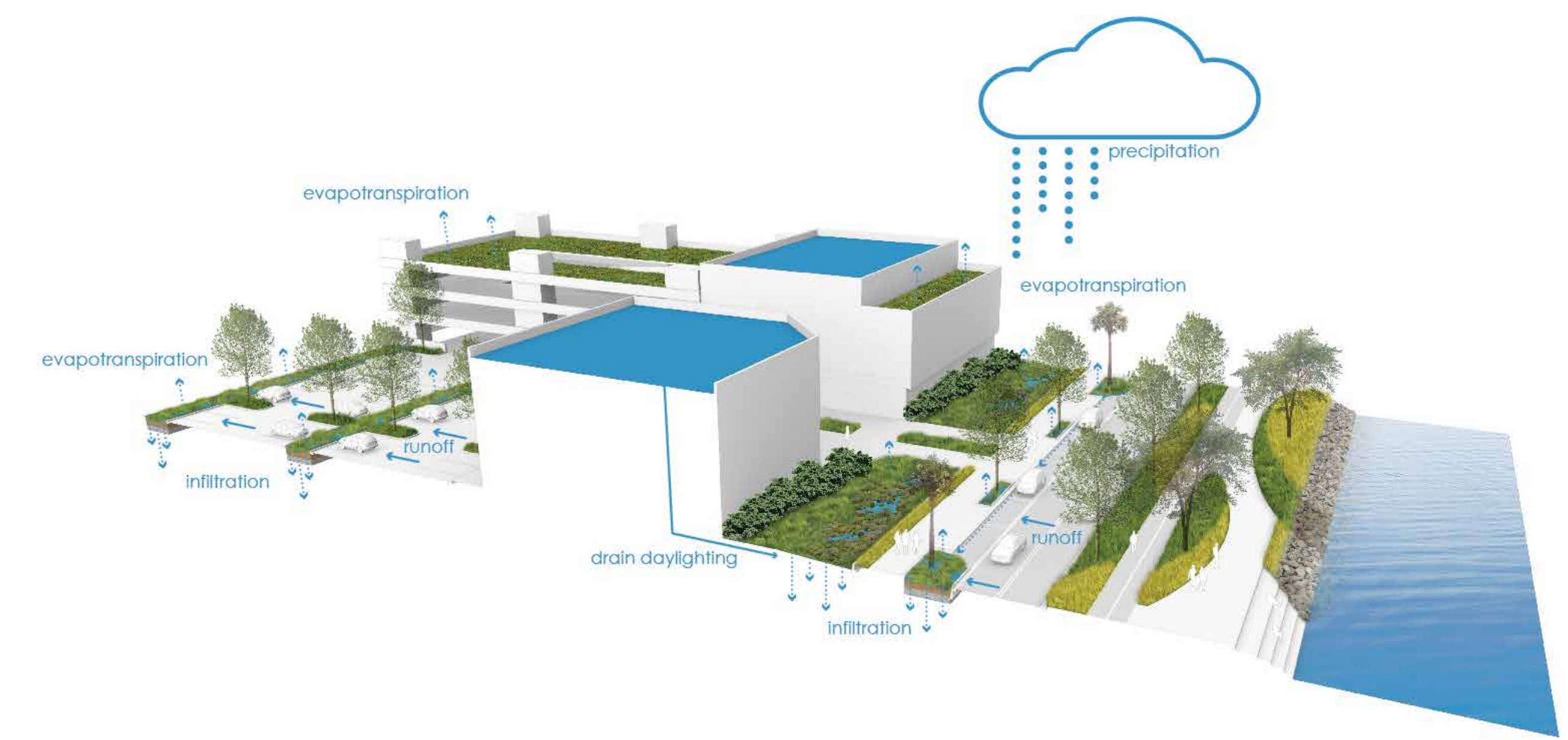
In contrast with conventional means of stormwater management that aim to control, detain, and retain water mechanically, LID seeks to slow and spread the flow of water to eventually soak back into the natural hydrological cycle.

LID principles include:

Slow – slow the velocity of stormwater runoff by replacing or covering impervious surface area with foliage surface area, such as tree canopy and grasses. This allows for suspended pollutants to settle rather than accumulate in stormwater flow.

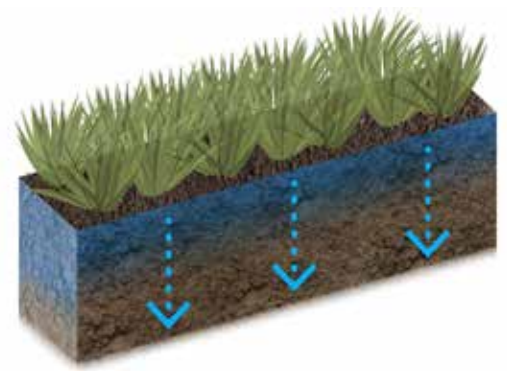
Spread – allow for water to slowly spread horizontally and vertically across space so that a greater quantity of natural elements can help filter water. This also helps reduce erosion from stormwater flow.

Soak – provide area where water will reside for a period of time in which it will be subject to evaporation and infiltration back into the hydrological cycle.



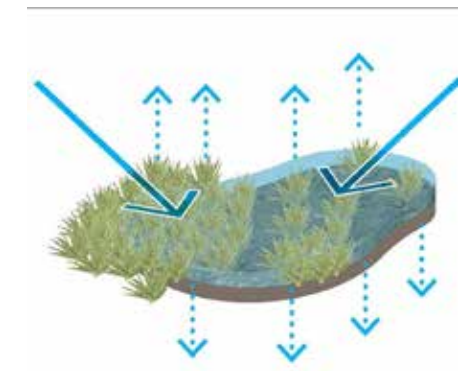
Filtration

Plant foliage, fibrous roots, sand, or other porous media help slow the flow of stormwater while also sequestering suspended sediments, resulting in cleaner water “down stream”.



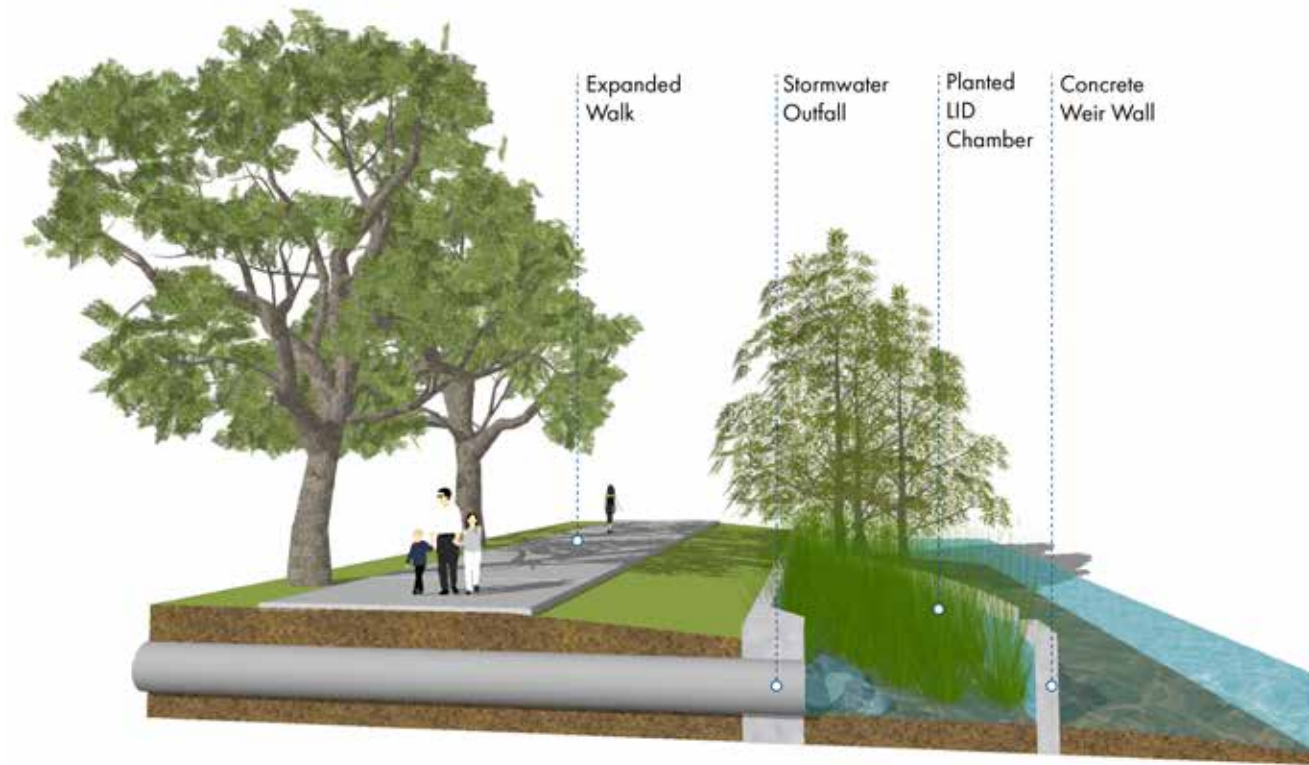
Percolation

Permeable soils and sands allow for stormwater to infiltrate vertically into groundwater flows.



Bio-remediation

Stormwater soaks in areas where various types of plants, bacteria, fungi, and the presence of light remove, transfer, stabilize, and/or destroy contaminants in the stormwater



Smaller LID stormwater detention basins such as these can be used to capture the runoff from stormwater outfalls around the perimeter of the lake, allowing contaminants from the “first-flush” upstream in the system to be captured prior to reaching the lake.



At larger stormwater outfalls, larger LID stormwater detention basins would be utilized. These larger basins would be augmented with boardwalk systems that would allow park visitors to get out over the water and provide environmental education opportunities, perhaps in the form of augmented reality interpretative elements, to learn about stormwater management benefits.



EOLA DRIVE

Eola Drive is a unique character street with tremendous potential to perform at a much higher level and become more integrated into the park. For daily use (non-event days), the street serves as a corridor for multi-modal transportation, providing mobility for vehicles, pedestrians, and cyclists. The Eola Drive corridor will provide an important connection between the Robinson Street cycletrack and proposed improvements on Pine Street—enhancing bicycle and pedestrian infrastructure in the downtown while providing additional access into the park. On event days, the street will serve as an extension of the park and may be closed to accommodate vendors and pedestrians, while maintaining the signature oak canopy of the park.



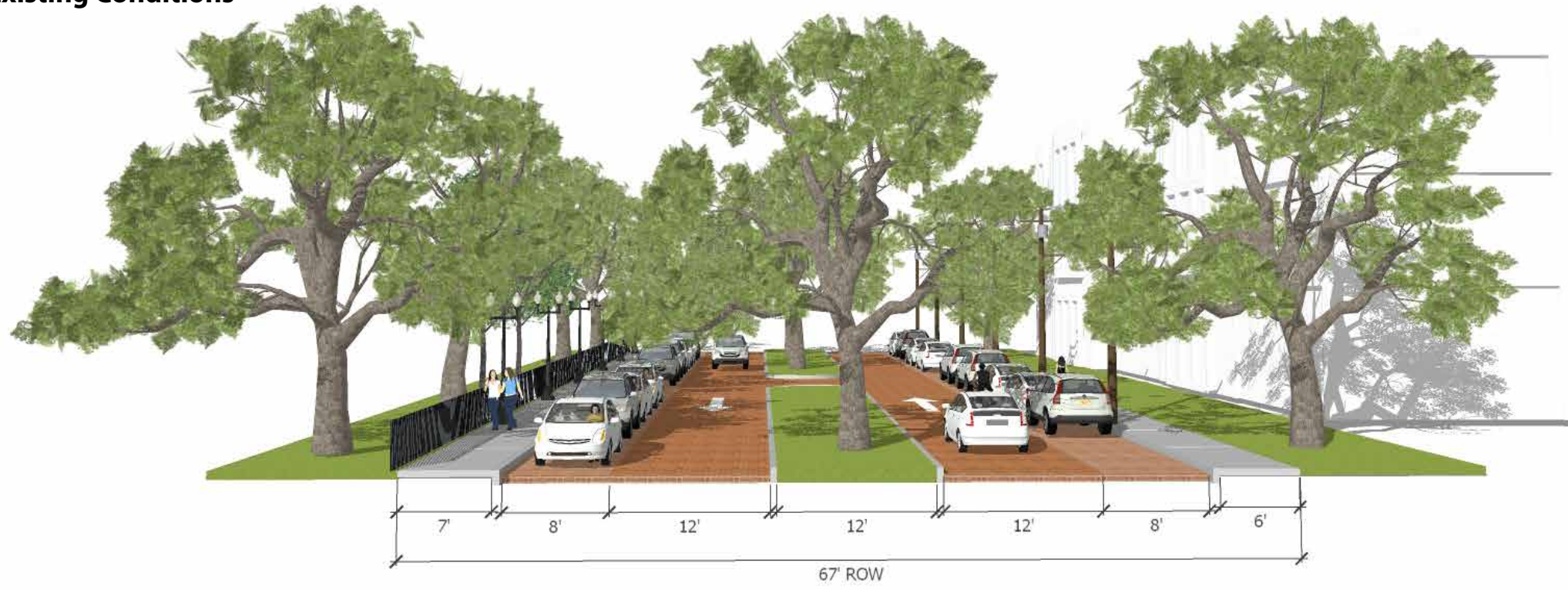
Daily Use



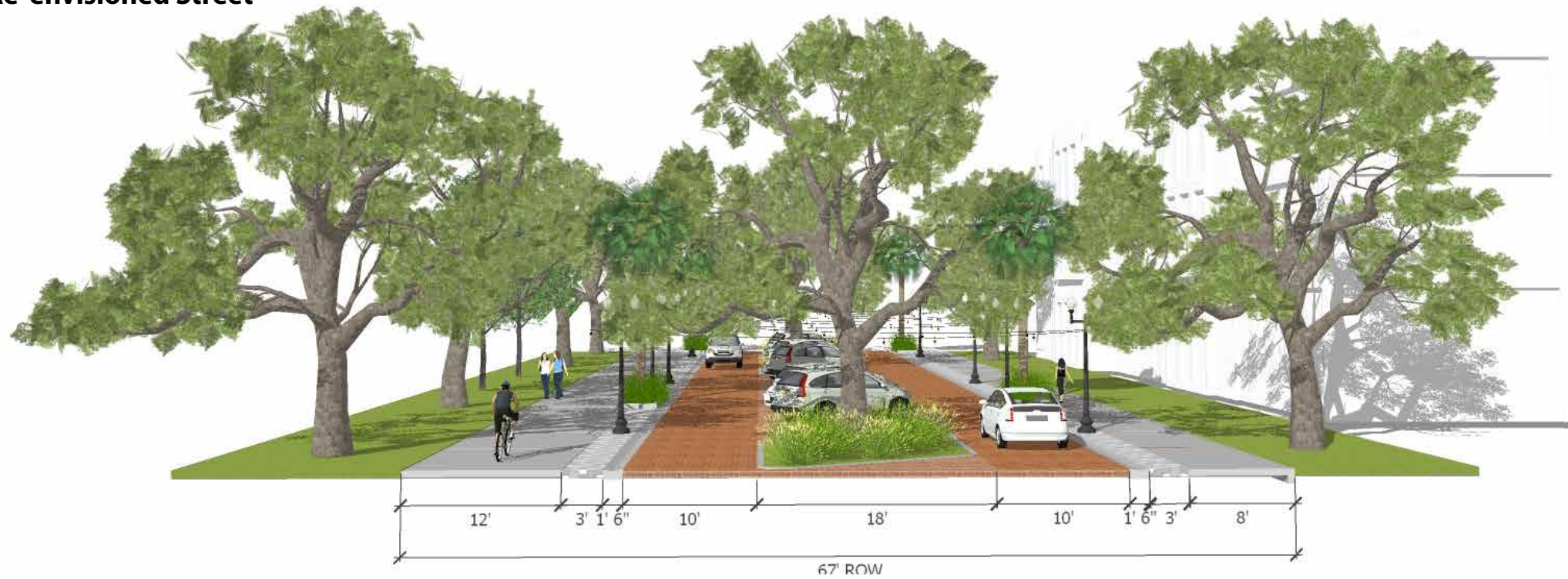
Event Use



Existing Conditions



Re-envisioned Street



Eola Drive North Segment

In this scheme, the current parallel parking configuration gives way to back-in angle parking flanked by one-way through lanes and newly planted and aerated median islands. An expanded multi-use walkway provides space for pedestrians and cyclists alike, creating a north-south connection to the pedestrian-cyclist network. The street has a more pedestrian-friendly configuration, with flush paving, pedestrian scale lighting, a furnishing zone, and wider walkways on both sides of the street. On event days, the street becomes an extension of the park, serving as a plaza event space with flush paving, twinkling string lights, electrical outlets, and room to accommodate vendors and pedestrians. The character of the space celebrates what makes this street beautiful today—i.e., the brick paving and mature oak tree canopy—while providing material upgrades and reallocation of space for a safer, more comfortable pedestrian and bike-friendly street for multi-modal and event use.

Daily Use



Event Use



Existing Conditions



Re-envisioned Street



Eola Drive South Segment

The re-envisioned south end of Eola Drive incorporates many of the same concepts as the north end. The southern portion of Eola Drive adds parallel parking along the park while maintaining existing driveways to the east of the street. These proposed parallel spaces on the park provide great opportunity for ADA-accessible parking spaces, as well as a location for car-charging spaces or a ride share zone. The improved multi-use walkway also extends through this area, providing safe connections for pedestrians and cyclists alike. Pedestrian scale lighting enhances the focus on pedestrian spaces along the street. On event days, the flush street and new parallel parking create opportunities for additional tent and vendor space.

Daily Use



Event Use





03

THE VISION

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Following the development of the conceptual master plan as part of the exploration phase, the project team conducted a series of public workshops and interviews with stakeholder groups to verify the direction of the design and accommodate changes necessary to better serve park users. In addition to the online public workshop, residents could view the plan on the website and send additional comments regarding the plan. Additional meetings with City staff, commissioners, and steering committees resulted in a series of comments to improve the vision plan addressing the needs of the community and preparing for the future.

The following sections highlight changes made between the concept plans first presented prior to public comment and the resulting final Master Plan. For a more thorough discussion of elements within the park master plan, refer to **Chapter 2 – Exploring**.

OVERALL MASTER PLAN

This resulting Master Plan is the outcome of the conceptual master plan and subsequent comments to generate a plan that best accommodates the needs of residents and prepares Lake Eola for the future. While many elements of the park design remained the same between both versions, minor changes and additional development of design ideas propelled this Master Plan to its final version. Comments focused around improving user experience, highlighting sustainability of both the built product and its construction, and preparing the park for the future.



E ROBINSON ST.

Relax Grill

Pier

Peninsula

Restroom

Ting

The Muse

Play Zone

N. ROSALIND AVE.

Amphitheater

Restroom

Play Zone

Washington Street Plaza

Festival Street

The Cove

The Rookery

Eola House

Terraced Seating

Sperry Fountain

E CENTRAL BLVD.

Flexible Event Plaza

Eola Master Plan



Stormwater Basin

Amphitheater

Waterfront Promenade

Washington St. Plaza

Stormwater Basin

Stepped Seating

Meditative Rain Garden

The Rookery

Stormwater Basin

Boardwalk

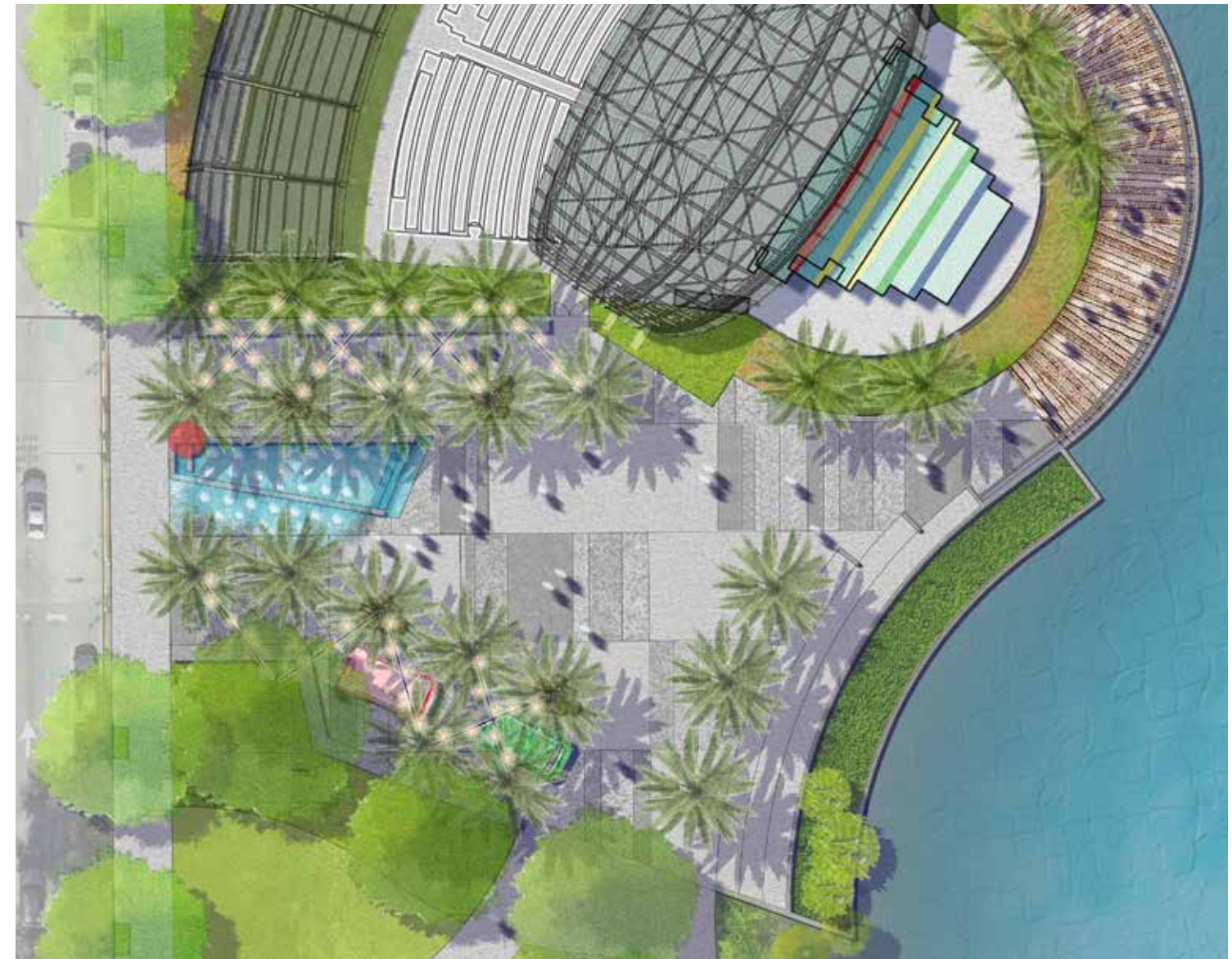
N. ROSALIND AVE.

E. WASHINGTON ST.

WALL ST.

Washington Street Entry Plaza

The Washington Street entry from Rosalind Avenue is a key entry point for many coming in from the downtown. The expanded Washington Street entry plaza provides an enhanced gateway welcoming visitors to Orlando's signature park. An enhanced water feature provides white noise and an opportunity to interact with the water, while allees of palm trees on both sides of the plaza frame views of the lake and provide space for food trucks and other activities. Steps leading down to an LID basin at the edge of the lake provide an intimate connection to the water and its wildlife. From this entry plaza, visitors can enter the newly improved amphitheater or continue to park features beyond.



An expanded Washington St. Plaza welcomes visitors to the park providing spaces for events and lake vistas.



Arriving at the improved plaza, a new water feature visually connects the entry to the iconic Linton E. Allen Memorial Fountain. The water feature animates the space, providing opportunities to touch the water and minimizing traffic noise to create a threshold into the park.

At night, the plaza comes alive with lighting that highlights architectural features and provides ambient light for programming.



The improved entry plaza also includes additional seating around statement architectural palms as well as seat walls, encouraging park visitors to linger.









Amphitheater

Design for the Band Shell focused around preserving the architectural integrity of the existing Band Shell and enhancing the theatrical experience. The concept is to create a series of canopies that enhances the art being displayed on the stage. The canopies are a functional response to an operational issue. Currently, the stage's western orientation causes mid- to late-day sunlight to compromise performances. The canopies' design addresses this issue by providing much-needed shade. Since the canopies are not attached to the Band Shell and are located toward its western side, they don't obscure visibility to the historic structure. Instead, they very gently create a frame, providing a better focus on the stage.



The canopies will consist of tubular steel frames and perforated metal panels in an Art Deco motif designed to complement the Band Shell aesthetic. The perforated metal panels are translucent and provide a lightweight feel to the structure to not overwhelm the historic Band Shell. The canopies' scale helps cement the amphitheater as the anchor for the park's west perimeter. A new sloped lawn seating area with a metal canopy cover of a similar material palette provides additional seating, increasing the capacity of the amphitheater area from 1,000 to about 1,750.

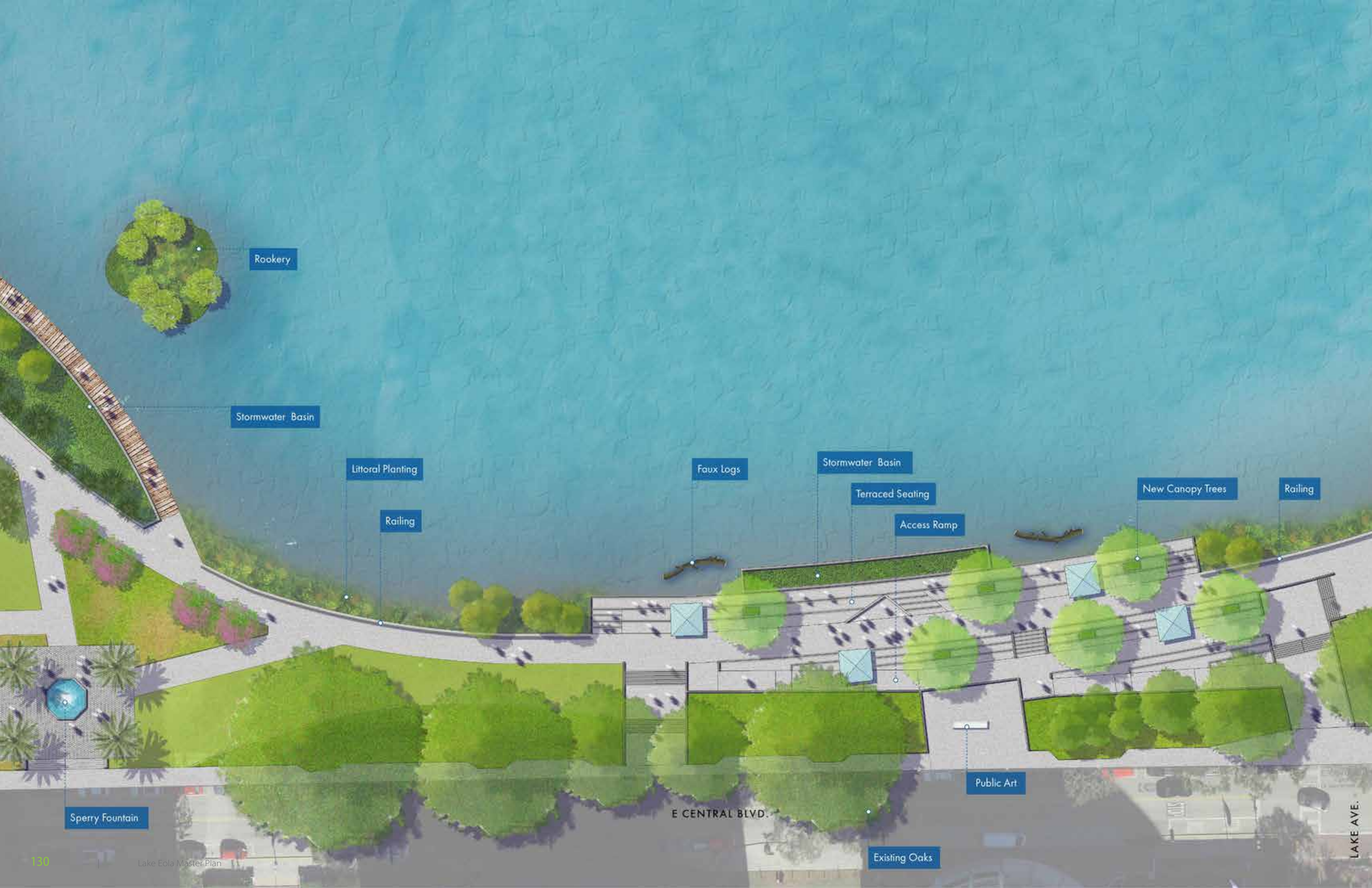


The improved Amphitheater space maintains the existing Band Shell and seating and enhances it with additional shade canopies in front of the Band Shell and a metal canopy covering an additional sloped lawn seating area.

The amphitheater canopies, with their new audio-video-light (AVL) control booth, will enhance the current technological capability of the facility—bringing it to the next level of entertainment by catering to bigger events and larger crowds. The main canopies' lighting helps reinforce the theatrical experience and sense of place. The Amphitheater will become Orlando's fourth entertainment venue.







Rookery

Stormwater Basin

Littoral Planting

Railing

Faux Logs

Stormwater Basin

Terraced Seating

Access Ramp

New Canopy Trees

Railing

Sperry Fountain

Public Art

E CENTRAL BLVD.

Existing Oaks

LAKE AVE.

Terraced Seating

The proposed terraced seating along Central Boulevard also received updates resulting from public comment. Along with the addition of canopy trees in the proposed terraced seating area, oversized umbrellas have been added to provide additional shade for park visitors wishing to enjoy views from this enhanced amenity. A new performance plinth has been added to the lower portion of the terraced seating to accommodate live performances, with the lake as a backdrop.



Typical section view of proposed terraced seating area.

Enlarged view of the terraced seating area including oversized umbrellas for shade and performance plinth.



Reference image of proposed large umbrellas for enhanced shade.





Stormwater Basin

Boardwalk

Observation Deck/ Boat Ramp

The Cove

Festival Street

Event Tent Space

Eola House

Swan Wing Structure

Swan Boat Rentals

Multi-Use Lawn

Dining Area

Public Art

Flexible Event Plaza

Public Art

S. OSCEOLA AVE

E. CENTRAL BLVD.

N. EOLA DR

The Cove

The improved southeastern corner of the park includes enhancements to the previously proposed cove area, by providing additional opportunities to get close to the water and experience the cove outside of swan boat rentals. The dining area adjacent to the newly re-imagined Osceola Circle receives a new stepped shade structure that provides cover for park visitors during events. The incorporation of Osceola Circle and re-design of Eola Drive effectively expands the park, allowing these spaces to be used during events as an extension of park functions. Overall, the redesign of this corner of the park maximizes its functional use as event space while creating a positive park experience for both everyday and event use.

Enlarged view of enhanced Swan Boat pier.



Osceola Circle improvements with new shade structure over dining area.

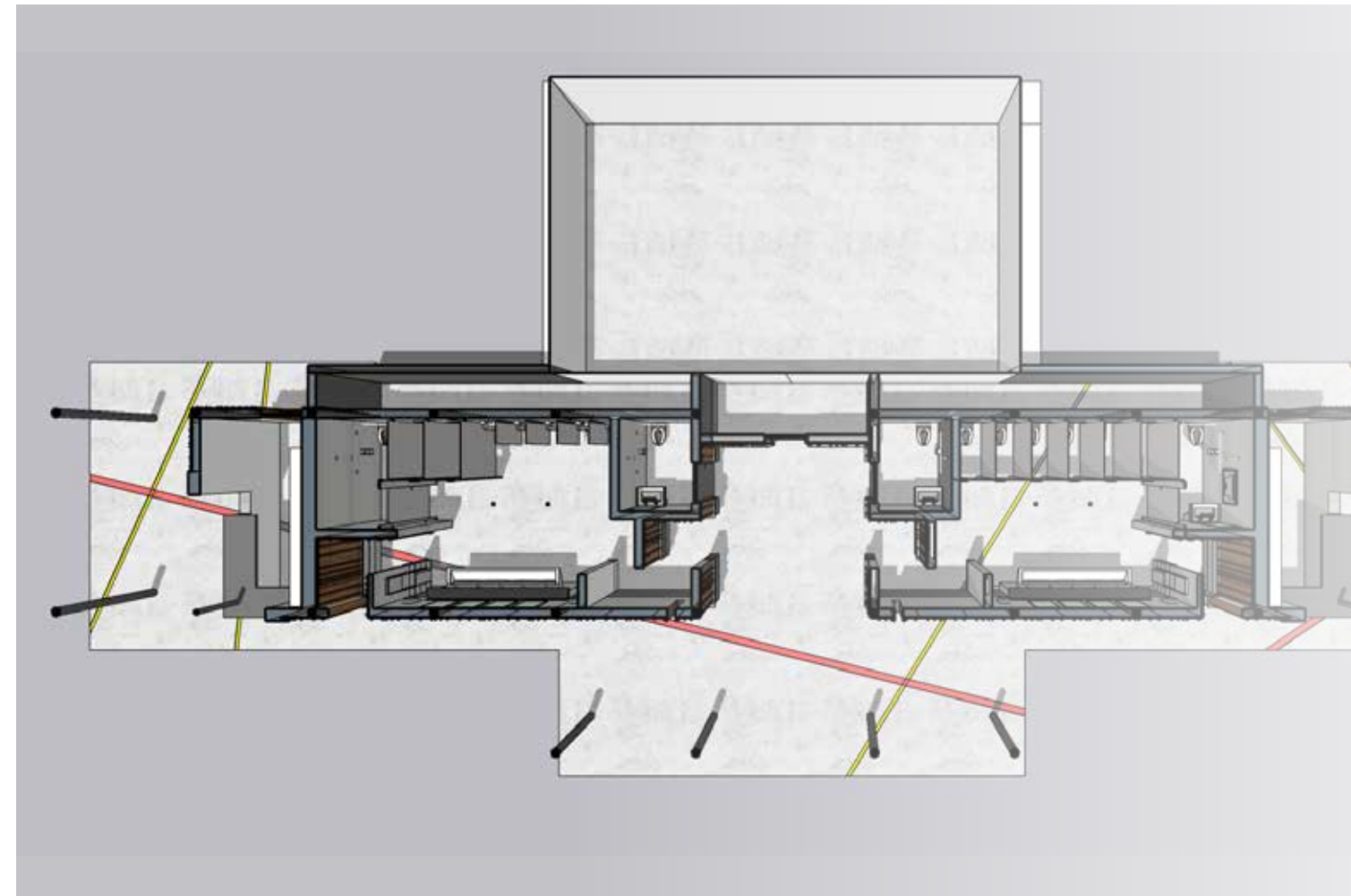
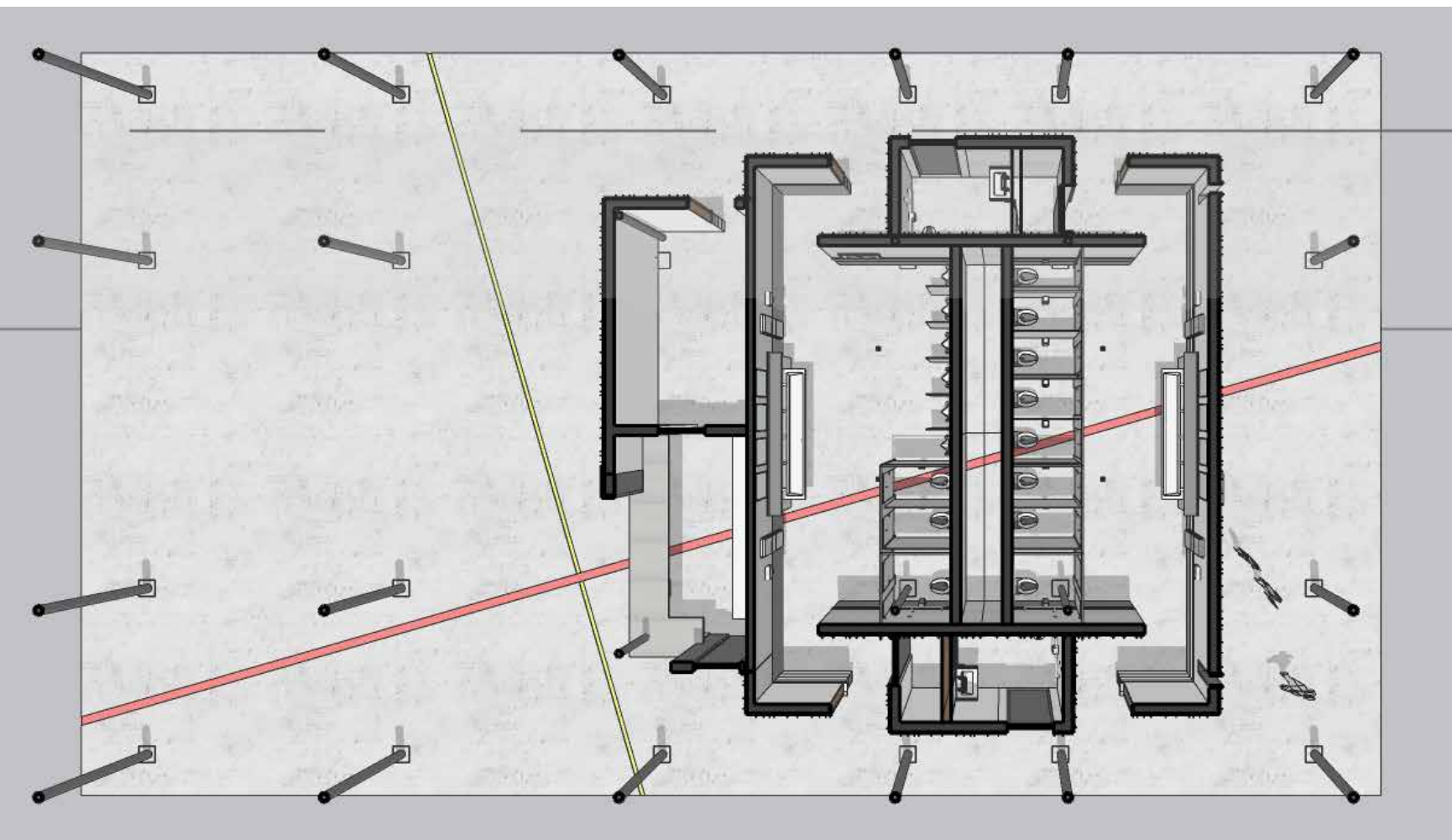


The southeastern corner of Lake Eola Park at full event capacity.

The proposed cove pier provides additional opportunities for park users to get close to the water and experience this unique feature. A large trellis structure provides shade for comfort, while a built-in planter softens the hardscape elements of the space and includes seating for park users.







East Restroom Pavilion



West Restroom Pavilion



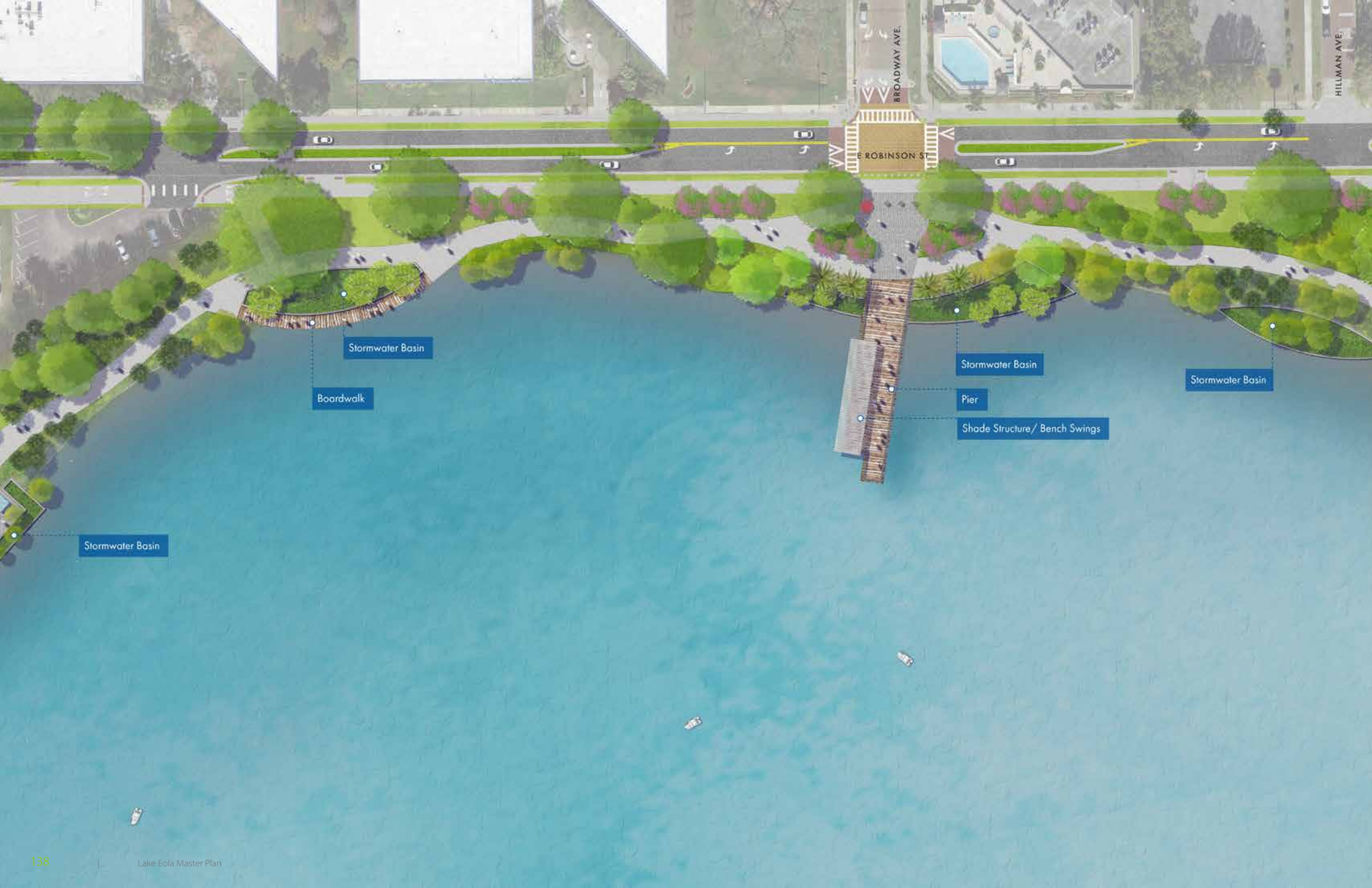
East and West Restroom Pavilions

Safety was the primary goal in developing public restroom designs. Passive design solutions were incorporated to ensure users feel safe (free from external harm) and confident to use them (free from health issues). Designed with dual egress, visitors have the added assurance of not being trapped. Large clerestory louvers provide fresh air and allow sound to travel from the inside to the outside, so visitors can feel assured that their cry for help will not go unnoticed.

The proposed pavilions provide both restroom facilities and additional covered space. The East Pavilion has a large east-facing canopy for multipurpose uses, such as seating, dining, zumba, yoga, exercise boot camp, and various small gatherings. The architectural aesthetic and color selections are a contemporary Florida vernacular. The programmable multipurpose plaza keeps the facility activated, which means more “eyes and ears” to deter criminal activity. Transforming the restrooms into a social gathering, multipurpose pavilion increases security without compromising privacy.

Durable building materials are integrated throughout both facilities. These materials are meant to handle a rigorous cleaning program. Walls are tiled, and the flooring is sealed, polished concrete; toilet partitions are anti-vandalism resistant; mirrors are polished stainless steel; and sinks are individually mounted featuring heavy-duty accessories. All of these help improve the life cycle value of the restroom facility. The ability to power-spray the interior without concern of damage promotes a cleaner environment, making visitors feel safer using the facilities from a public health perspective.

Exterior materials consist of a ground face CMU base, cementitious wall panels mimicking wood, aluminum louvers, exposed steel frame structure, and metal canopy with additional cylinder lights, AV system, exterior security cameras, and flexible seating. The butterfly metal roof incorporates an inverted drainage system, with water escaping via a sculptural scupper pouring onto a decorative rock bed.



Stormwater Basin

Boardwalk

Stormwater Basin

Stormwater Basin

Pier

Shade Structure/ Bench Swings

Stormwater Basin

North Gateway

The intersection between Robinson Street and Broadway Avenue is a major entry point to the north, providing opportunities for a welcoming gateway to those entering the park from Lake Eola Heights. The flagpoles currently situated south of the Ting have been relocated to the end of Broadway Street, creating a view at the terminus of the corridor. Further, a simplified pier with swings juts out toward the water, activating the narrower northern edge of the park, and enabling users to experience being closer to the water.

Enlarged view of north gateway pier



Existing flagpoles to be relocated



PARK GATEWAYS

Park gateways create first impression for visitors arriving at the park. As Orlando's signature park, Lake Eola Park gateways should be emblematic of both the park and the City as a whole. While the park already has some established gateway points, most notably at the southeast corner entry, additional possible gateway points have been identified to enhance sense of place and highlight the City's identity. Possible gateways should be identifiable and iconic, setting the stage for visitor's experiences.



Threshold by Susan Zoccola; source: susanzoccola.com
140 | Lake Eola Master Plan



Stacked Library by Ryan McGuire; source: mcguiremade.com



Monument in Right Foot Major by Todji Kurtzman, located at the southeastern entry of Lake Eola Park



E ROBINSON ST.

Relax Grill

Pier

Peninsula

Restroom

Ting

Play Zone

The Muse

Amphitheater

Restroom

N. ROSALIND AVE.

Play Zone

N. EOCA DR.

Festival Street

Washington Street Plaza

The Cove

Eola House

The Rookery

Terraced Seating

Sperry Fountain

E CENTRAL BLVD.

Flexible Event Plaza

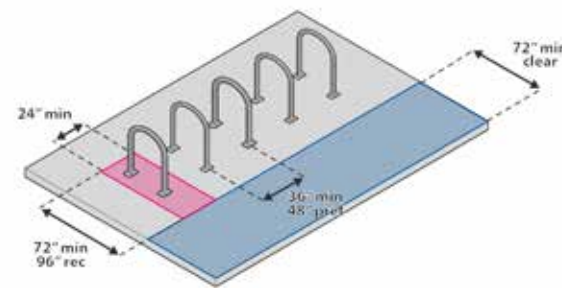
Lake Eola Master Plan

BIKE PARKING STRATEGIES

Providing high-quality bike parking benefits property owners, street users, and cyclists. Bike parking is a sign of good public space: well-designed bike parking provides more orderly use of space and preserves a clear pedestrian right-of-way. Ample and convenient bike racks prevent damage to trees and street furniture that can be caused when people improvise solutions.

The increasing popularity of Lake Eola Park and incoming bike facilities along the perimeter of the park will lead to an increase in visitors arriving at the park by bike. These visitors will need places to securely park their bikes.

Cyclists wish to park as close to their final destination as is practical. In the case of Lake Eola Park, where cycling is prohibited on park grounds, placing bike parking in highly visible locations at park entrances is essential to creating a bike-friendly space. Moreover, it will deter cyclists from entering the park on bike in search of available parking.



Bike rack spacing diagram

Rack Specifications and Rack Placement

Bike racks should be selected such that they provide security and durability. Bike racks should be placed with consideration for user access—avoiding blockages from walls, other obstacles, car doors, and other bicycles while facilitating pedestrian clearance, and park and building entrance access.

Bicycle racks should:

- Support bicycles at two points of contact (preventing fallen bicycles)
- Allow locking of bicycle frames and wheels with U-locks
- Minimize maintenance costs (e.g., galvanized or stainless-steel finish)
- Be securely mounted to a concrete pad
- Be intuitive to use
- Be visible to pedestrians
- Be accessible from all sides and meet ADA requirements
- Provide adequate spacing to avoid handlebar/rack/basket conflicts

Calculating Parking Numbers

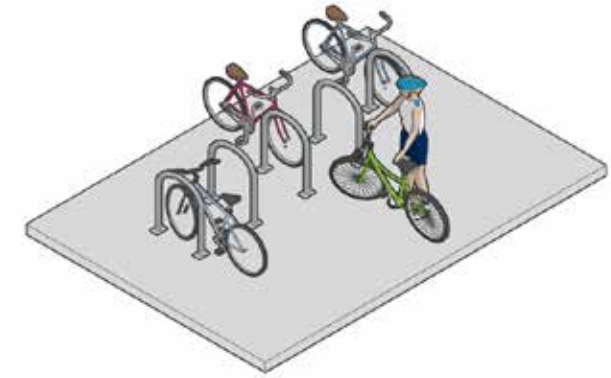
Current bike parking totals at Lake Eola Park are approximately 36 spaces. The high number of special events held at Eola Lake Park, as well as an increase in adjacent bike facilities, necessitates a dramatic increase in total bike parking spaces, relative to current numbers.

Recommendation:

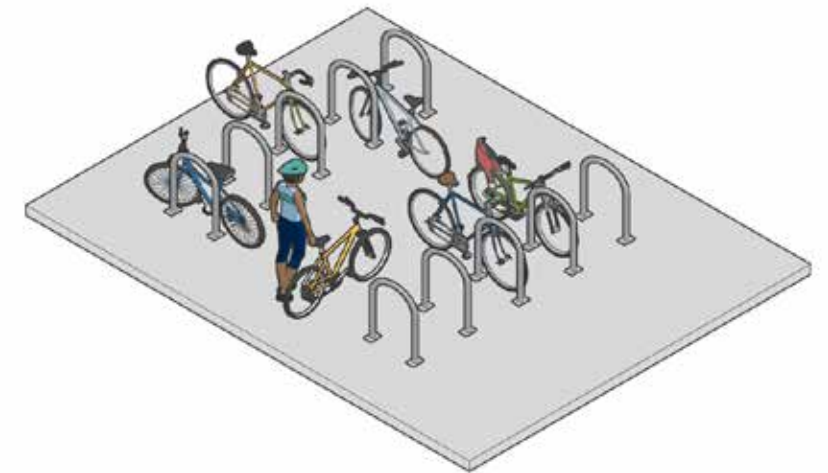
- 1 space for each 10,000 square feet of parks and recreation space, but no less than 6 spaces.

Lake Eola Park is estimated to be 44.5 acres (approximately 1,940,000 square feet). Lake Eola occupies 23 acres of the park's total area, leaving approximately 938,000 square feet of park space. Therefore, Lake Eola Park should host at least 94 bike parking spaces, 58 more spaces than it has today.

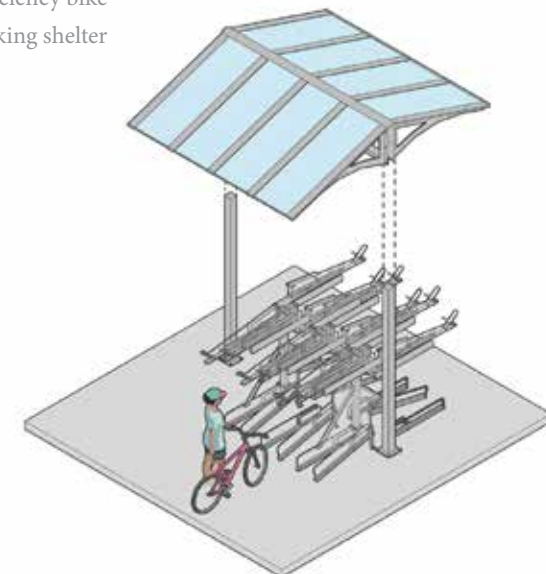
Small bike parking site



Medium bike parking site



Large high efficiency bike parking shelter



Recommendations

A four-part strategy is recommended for bike parking at Lake Eola Park. These recommendations are not mutually exclusive, and should be deployed together to provide a range of parking options, protection from weather, and security levels.



Strategy 1. Employ 100 Short-term Bike Parking Stalls

Triple the number of short-term bike parking stalls at Lake Eola Park. Site bike racks in accessible, highly visible locations at park entrances.

Advantages:

- Provides high number of short-term parking spaces
- Convenience based on proximity to destinations
- Accommodates a range of bicycle types
- Flexibility in placement



Strategy 2. Incorporate high-capacity covered bike parking at primary entrances

To further improve bike parking at Lake Eola Park, several major bike parking areas should include a shelter or roof that provides weather protection. The roof should provide shelter for bike lengths and ideally be 8 feet minimum, although the exact length is dependent on shelter design. Many bike shelters utilize glass roofs to allow sun and overhead street lighting to illuminate the bike parking area. The highest-capacity covered parking uses two tiers of parking, making use of limited space by stacking a second row of bikes above the first. Lift assists help maneuver bikes onto the upper tier. These are especially useful in constrained situations.

Where possible, incorporate bike parking into the architecture and design of the location. Additionally, structures should be three-walled, roofed structures, with the open side facing away from buildings where feasible.

Advantages:

- Provides short- to medium-term bike parking
- Two-tier system provides higher parking capacity on a smaller footprint
- Moderate shelter from weather
- Opportunities for attractive aesthetic design or incorporation into park architecture

Disadvantages:

- Two-tier racks do not work for all bikes or bike users, especially bikes with attachments or non-conventional dimensions
- Should be paired with adjacent standard inverted U racks
- Requires additional maintenance



Strategy 3. Incorporate cycling amenities at strategic locations

Improve the cycling experience by providing additional amenities for cyclists, including bike repair stations, maps to nearby bike routes and trails, and, if possible, electric charging for e-bikes.

Compact bike fixing stations typically include a bike pump, basic tools, and a stand to support a bike during repairs. Electric charging can be incorporated into bike parking canopies with the use of solar panels.



Strategy 4. Coordinate bike parking with bikeshare and other micromobility services

Dockless bikes and scooters complement a broader strategy to increase the share of active transportation in cities today. While no physical docks are used, the City of Orlando has designated space within the public rights-of-way for parking dockless and scooters at Lake Eola Park entrances and within walking distance of the park.

While dockless bikeshare spaces should not count toward the bike parking stall count within these recommendations, the spaces should be located adjacent to bike parking stalls to complement end-of-trip facilities.



SUSTAINABILITY

The Lake Eola Park Master Plan aims to align itself with initiatives set forth by Green Works Orlando, focusing on sustainable initiatives within the City of Orlando. In renovating Lake Eola Park, it is key to consider sustainability strategies that could be applied throughout the park. While the primary focus of this document is the design of the park, it is important to consider that sustainability extends well beyond design strategies and should be considered in the design and planning phases, in construction practices, and in future maintenance demands. Thoughtful planning of each of these stages is key to ensuring the most sustainable outcome for the park. Recommendations for each of these phases are detailed below.

Design and Planning

- Protect existing canopy and provide succession plan for future tree canopy
- Conserve native vegetation and implement a Florida-friendly planting palette
- Design functional stormwater features as amenities, such as Low Impact Development (LID) basins
- Provide access to green space and local farmers markets
- Enhance wildlife habitats for existing wildlife
- Encourage multi-modal and electric transportation with bike racks and EV charging stations
- Select durable, sustainable materials that extend the life of the project
- Reduce outdoor energy and resource consumption by implementing bifacial photovoltaics on structures and installing low water use fixtures and Interactive Water Features (IWF)
- Provide environmental education opportunities with interpretative signage

Construction Practices

- Provide a plan for wildlife management during project construction
- Control and retain construction pollutants
- Reuse existing materials or recycle them for on-site use when possible
- Track construction waste, and divert from landfill disposal where possible
- Hire a local workforce and support local business during the construction phase

Future Maintenance

- Provide BMP maintenance plan to maintain function of LID basins, including controlling for trash, erosion, sedimentation, and vegetation
- Minimize pesticide and fertilizer use

In addition to prior recommendations, the City may consider pursuing SITES certification for the overall park site or LEED certifications for the proposed architecture elements within the park. These certification programs begin at the pre-design phase and involve an integrative design process to certify sustainable design and construction practices. Sustainability certifications add significant cost to the project budget, and have not been considered as part of the cost estimate for this project.



FUTURE READY EOLA

The reimagining of Lake Eola Park provides opportunities to push forward and showcase the City of Orlando's Future Ready initiatives. A future ready city uses stakeholder engagement, innovation, and technology to cultivate a thriving and enduring community. The following Pillar Focus Areas have been identified as part of the City's Future Ready Master Plan:

- Connectivity
- Energy
- Health & Safety
- Materials
- Mobility
- Placemaking
- Water

These pillars should be considered in the future design and development of Lake Eola Park. The following specific recommendations have been developed to align with these pillars and forward the City's efforts toward becoming a Future Ready City. There is considerable overlap between these recommendations and those previously mentioned in this report—particularly recommendations related to sustainability and connectivity.

Connectivity

- Provide expanded public Wi-Fi services throughout the park
- Continue to provide project updates through the established online platform

Energy

- Implement solar bifacial photovoltaics on structures

Health & Safety

- Design spaces and structures to promote visibility and safety in the park, particularly in vulnerable spaces such as restroom facilities
- Design for ease of maintenance and cleanliness to prevent health hazards
- Continue partnership with Ambassador program to identify issues and provide help where needed
- Leverage tree canopy and green infrastructure to improve air and water quality

Materials

- Re-use or recycle existing materials on-site when possible, during construction phase
- Provide recycling and composting options within the park
- Implement durable sustainable materials to improve longevity of amenities within the park

Mobility

- Tie into bike/pedestrian initiatives in the City, such as providing bike parking and highlighting bike/scooter-share programs to encourage multi-modal transportation use
- Implement clear ride-sharing zones around the park
- Provide EV charging stations to tie into larger network of charging stations

Placemaking

- Update Lake Eola Park to serve as an iconic and representative signature park for the City of Orlando
- Provide access to high-quality park space, including environmental and cultural amenities
- Implement advanced AV technologies, such as dynamic programmable light shows on the improved amphitheater canopies
- Pilot Augmented Reality (AR) wayfinding and interpretative signage

Water

- Implement functional stormwater management features, such as LID basins to improve quality of stormwater prior to entering the lake
- Implement water efficient fixtures throughout the park, including efficient fixtures in restrooms and low-water use IWF
- Provide interpretative signage throughout the park highlighting stormwater processes and reduced water consumption strategies



APPENDIX

Cost Estimate

Lake Eola Park Conceptual Master Plan
Order of Magnitude Statement of Probable Cost (SPC)

Date: August 20, 2021

Item	Qty.	Unit	Unit Cost	Cost	Description
Park Feature Areas					
Amphitheater + Washington St. Plaza					
Demo./Site Prep./ Tree protection	41,547	SF	\$ 2.00	\$ 83,094	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Grading/Drainage/Stormwater Improv.	41,547	SF	\$ 2.00	\$ 83,094	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Amphitheater interior renovations	1	LS	\$ 1,500,000.00	\$ 1,500,000	Updates to BOH interior spaces
Amphitheater structure (Stage Canopy)	1	LS	\$ 2,560,000.00	\$ 2,560,000	Superstructure and metal mesh canopy
Amphitheater shade structure (Open lawn seating canopy)	1	LS	\$ 1,408,000.00	\$ 1,408,000	Superstructure and metal mesh canopy
Amphitheater control booth structure	1	LS	\$ 150,000.00	\$ 150,000	New control booth structure (structure only)
Artificial turf	8,435	SF	\$ 18.00	\$ 151,830	Synthetic turf in upper portion of seating area
Plaza special paving	18,697	SF	\$ 18.00	\$ 336,546	Large format pedestrian concrete pavers on conc. bed
Concrete paving	6,186	SF	\$ 8.00	\$ 49,488	Misc. site 6" th. conc., lt. broom finish, saw-cut joints
Boardwalk paving	3,368	SF	\$ 35.00	\$ 117,880	Ipe wood decking on sleepers on conc. pad
Retaining walls	347	LF	\$ 300.00	\$ 104,100	Misc. conc. retaining walls at lake edge (not including LID basins)
Site furniture	1	LS	\$ 34,500.00	\$ 34,500	Allowance for benches, trash receptacles, etc.
Metal railings	254	LF	\$ 250.00	\$ 63,500	St./Stl. with cable rail
LID Stormwater basin wall	405	LF	\$ 150.00	\$ 60,750	6" th. Concrete wall, assumes avg. 4' ht., no footing
LID Stormwater planting	4,002	SF	\$ 2.00	\$ 8,004	Native planting, 1 & 3 gallon material, FL #1
Trees	6	EA	\$ 3,000.00	\$ 18,000	Mix of canopy tree species, 200 Gal. , FL #1
Palms	25	EA	\$ 8,000.00	\$ 200,000	Statement palms, 18' CT, matched, FL #1
Landscape	10,283	SF	\$ 2.50	\$ 25,708	Florida Friendly planting, 1 & 3 gallon material, FL #1
Irrigation	14,285	SF	\$ 1.50	\$ 21,428	Fully automatic, cellular controlled system, on all trees, palms and LID basins
Lighting/Electrical	1	LS	\$ 100,000.00	\$ 100,000	Electrical service, conduit and misc. site lighting, re-use, audio, reposition ped. standard fixtures
Subtotal				\$ 7,075,921	
Contingency				\$ 1,415,184	20% of Subtotal
GC General Requirements (Equipment, Mobilization, Bonds)				\$ 679,288	8% of Subtotal + Contingency
Capital Improvement Subtotal				\$ 9,170,394	
Professional Design & Engineering Fees				\$ 871,187	9.5% of Capital Improvements Subtotal
Permitting Fees				\$ 183,408	2% of Capital Improvements Subtotal
Amphitheater + Washington St. Plaza Total				\$ 10,224,989	
West Restroom Pavilion					
Building Demo.	1	LS	\$ 10,000.00	\$ 10,000	Building Demo. and associated elements
Site Demo./Site Prep./ Tree protection	1,500	SF	\$ 2.00	\$ 3,000	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Grading/Drainage/ Infrastructure Impro.	1,500	SF	\$ 2.00	\$ 3,000	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
West Restroom Pavilion	1	LS	\$ 1,000,000.00	\$ 1,000,000	Large open restroom pavilion and concession building. Based on \$360/sf for the building and \$180/sf for the overhang structure.
Concrete paving	4,000	SF	\$ 8.00	\$ 32,000	Misc. site 6" th. conc., lt. broom finish, saw-cut joints
Site furniture	1	LS	\$ 40,000.00	\$ 40,000	Allowance for benches, trash receptacles, tables and chairs, etc.
Lighting/Electrical	1	LS	\$ 10,000.00	\$ 10,000	Site electrical service, conduit and misc. site lighting, re-use, reposition ped. standard fixtures
Subtotal				\$ 1,098,000	
Contingency				\$ 219,600	20% of Subtotal
GC General Requirements (Equipment, Mobilization, Bonds)				\$ 65,880	5% of Subtotal + Contingency
Capital Improvement Subtotal				\$ 1,383,480	
Professional Design & Engineering Fees				\$ 131,431	9.5% of Capital Improvements Subtotal
Permitting Fees				\$ 27,670	2% of Capital Improvements Subtotal
West Restroom Pavilion Total				\$ 1,542,580	
East Restroom Pavilion					
Building Demo.	1	LS	\$ 7,000.00	\$ 7,000	Building Demo. and associated elements
Site Demo./Site Prep./ Tree protection	5,907	SF	\$ 2.00	\$ 11,814.00	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Grading/Drainage/ Infrastructure Impro.	5,907	SF	\$ 2.00	\$ 11,814.00	Assumes \$2.00/SF for areas approximated at conceptual MP design phase

Lake Eola Park Conceptual Master Plan

Order of Magnitude Statement of Probable Cost (SPC)

Date: August 20, 2021

Item	Qty.	Unit	Unit Cost	Cost	Description
East Restroom Pavilion	1	LS	\$ 1,400,000.00	\$ 1,400,000	Large open restroom pavilion and concession building. Based on \$360/sf for the building and \$180/sf for the overhang structure.
Concrete paving	2,500	SF	\$ 8.00	\$ 20,000	Misc. site 6" th. conc., lt. broom finish, saw-cut joints
Site furniture	1	LS	\$ 40,000.00	\$ 40,000	Allowance for benches, trash receptacles, tables and chairs, etc.
Lighting/Electrical	1	LS	\$ 10,000.00	\$ 10,000	Site electrical service, conduit and misc. site lighting, re-use, reposition ped. standard fixtures
Subtotal				\$ 1,500,628	
Contingency				\$ 300,126	20% of Subtotal
GC General Requirements (Equipment, Mobilization, Bonds)				\$ 90,038	5% of Subtotal + Contingency
Capital Improvement Subtotal				\$ 1,890,791	
Professional Design & Engineering Fees				\$ 179,625	9.5% of Capital Improvements Subtotal
Permitting Fees				\$ 37,816	2% of Capital Improvements Subtotal
East Restroom Pavilion Total				\$ 2,108,232	
Meditative Rain Garden					
Demo./Site Prep./Tree protection	9,451	SF	\$ 2.00	\$ 18,902	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Grading/Drainage/Stormwater Improv.	9,451	SF	\$ 2.00	\$ 18,902	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Concrete paving	2,576	SF	\$ 8.00	\$ 20,608	Misc. site 6" th. conc., lt. broom finish, saw-cut joints
LID Stormwater basin	479	LF	\$ 150.00	\$ 71,850	6" th. Concrete wall, assumes avg. 4' ht., no footing
LID Stormwater planting	12,427	SF	\$ 2.00	\$ 24,854	Native planting, 1 & 3 gallon material, FL #1
Site furniture	1	LS	\$ 19,500.00	\$ 19,500	Allowance for benches, trash receptacles, etc.
Sculpture relocation	1	LS	\$ 7,500.00	\$ 7,500	Remove and relocate sculpture with conc. pad and footing
Trees	6	EA	\$ 3,000.00	\$ 18,000	Mix of Canopy Tree species, 200 Gal. , FL #1
Landscape	6,326	SF	\$ 2.50	\$ 15,815	Florida Friendly planting, 1 & 3 gallon material, FL #1
Sod	6,224	SF	\$ 0.50	\$ 3,112	Zoysia
Irrigation	24,977	SF	\$ 1.50	\$ 37,466	Fully automatic, cellular controlled system, on all trees, palms and LID basins
Lighting/Electrical	1	LS	\$ 15,000.00	\$ 15,000	Conduit and misc. site lighting, re-use, reposition ped. standard fixtures
Subtotal				\$ 271,509	
Contingency				\$ 54,302	20% of Subtotal
GC General Requirements (Equipment, Mobilization, Bonds)				\$ 16,291	5% of Subtotal + Contingency
Capital Improvement Subtotal				\$ 342,101	
Professional Design & Engineering Fees				\$ 32,500	9.5% of Capital Improvements Subtotal
Permitting Fees				\$ 6,842	2% of Capital Improvements Subtotal
Meditative Rain Garden Total				\$ 381,442	
Sperry Fountain					
Demo./Site Prep./ Tree protection	2,930	SF	\$ 2.00	\$ 5,860	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Grading /Drainage/Stormwater Improv.	2,930	SF	\$ 2.00	\$ 5,860	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Special Paving	3,580	SF	\$ 12.00	\$ 42,960	Pedestrian concrete pavers on sand bed
Concrete accessibility ramp	5,815	SF	\$ 10.00	\$ 58,150	4" th. conc., lt. broom finish, saw-cut joints, curb walls
Site Furniture	1	LS	\$ 10,500.00	\$ 10,500	Allowance for benches, trash receptacles, etc.
Palms	4	EA	\$ 8,000.00	\$ 32,000	Statement Palms, 18' CT, matched, FL #1
Flowering Trees	4	EA	\$ 1,000.00	\$ 4,000	Standard Crape Myrtle, 100 gal., FL #1
Landscape	6,671	SF	\$ 2.50	\$ 16,678	Florida Friendly planting, 1 & 3 gallon material, FL #1
Sod	2,619	SF	\$ 0.50	\$ 1,310	Zoysia
Irrigation	9,290	SF	\$ 1.50	\$ 13,935	Fully automatic, cellular controlled system, on all trees, palms and LID basins
Lighting/Electrical	1	LS	\$ 5,000.00	\$ 5,000	Electrical service, conduit and misc. site lighting, re-use, reposition ped. standard fixtures
Subtotal				\$ 196,252	
Contingency				\$ 39,250	20% of Subtotal
GC General Requirements (Equipment, Mobilization, Bonds)				\$ 11,775	5% of Subtotal + Contingency
Capital Improvement Subtotal				\$ 247,278	
Professional Design & Engineering Fees				\$ 23,491	9.5% of Capital Improvements Subtotal
Permitting Fees				\$ 4,946	2% of Capital Improvements Subtotal
Sperry Fountain Total				\$ 275,714	

Lake Eola Park Conceptual Master Plan

Order of Magnitude Statement of Probable Cost (SPC)

Date: August 20, 2021

Item	Qty.	Unit	Unit Cost	Cost	Description
Central Ave. Terraced Seating					
Demo./Site Prep./ Tree protection	25,789	SF	\$ 2.00	\$ 51,578	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Grading/Drainage/Stormwater Improv.	25,789	SF	\$ 2.00	\$ 51,578	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Terraced seating	1,843	LF	\$ 400.00	\$ 737,200	18" ht. x 4' w. concrete seatwalls
Terrace steps	1,197	LF	\$ 30.00	\$ 35,910	Concrete steps w st./ stl. railing
Retaining walls	192	LF	\$ 250.00	\$ 48,000	Misc. retaining walls at lake edge (not including LID basins)
Metal railings	111	LF	\$ 250.00	\$ 27,750	St./Stl. with cable rail
Sculpture plaza special paving	1,592	SF	\$ 18.00	\$ 28,656	Large format pedestrian concrete pavers on conc. bed
Concrete paving	14,360	SF	\$ 8.00	\$ 114,880	Misc. site 6" th. conc., lt. broom finish, saw-cut joints
Site furniture	1	LS	\$ 60,000.00	\$ 60,000	Allowance for large permanent umbrellas, trash receptacles, benches, etc.
Faux Logs	2	EA	\$ 7,500.00	\$ 15,000	Precast concrete faux painted, textured logs for turtles/birds
LID Stormwater basin	267	LF	\$ 100.00	\$ 26,700	6" th. Concrete wall, assumes avg. 4' ht., no footing
LID Stormwater planting	1,150	SF	\$ 2.00	\$ 2,300	Native planting, 1 & 3 gallon material, FL #1
Tree planting wells	6	EA	\$ 4,000.00	\$ 24,000	Soil cell, pavement support system, spec. soil
Trees	6	EA	\$ 3,000.00	\$ 18,000	Mix of Canopy Tree species, 200 Gal. , FL #1
Landscape	8,046	SF	\$ 2.50	\$ 20,115	Florida Friendly planting, 1 & 3 gallon material, FL #1
Sod	804	SF	\$ 0.50	\$ 402	Zoysia
Irrigation	10,000	SF	\$ 1.50	\$ 15,000	Fully automatic, cellular controlled system, on all trees, palms and LID basins
Lighting/Electrical	1	LS	\$ 50,000.00	\$ 50,000	Conduit and misc. site lighting, re-use, reposition ped. standard fixtures
Subtotal				\$ 1,327,069	
Contingency				\$ 265,414	20% of Subtotal
GC General Requirements (Equipment, Mobilization, Bonds)				\$ 79,624	5% of Subtotal + Contingency
Capital Improvement Subtotal				\$ 1,672,107	
Professional Design & Engineering Fees				\$ 158,850	9.5% of Capital Improvements Subtotal
Permitting Fees				\$ 33,442	2% of Capital Improvements Subtotal
Central Ave. Terraced Seating Total				\$ 1,864,399	
Central Ave. Market					
Demo./Site Prep./Tree protection	26,184	SF	\$ 2.00	\$ 52,368	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Grading/Drainage/Stormwater Improvements	26,184	SF	\$ 2.00	\$ 52,368	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Plaza shade structure	1	LS	\$ 200,000.00	\$ 200,000	Large open pavilion
Plaza special paving	23,003	SF	\$ 18.00	\$ 414,054	Large format pedestrian concrete pavers on conc. bed
Concrete paving	10,162	SF	\$ 8.00	\$ 81,296	Misc. site 6" th. conc., lt. broom finish, saw-cut joints
Decomposed granite	4,193	SF	\$ 4.00	\$ 16,772	Granite aggregate paving in dining area
Site furniture	1	LS	\$ 60,000.00	\$ 60,000	Allowance for benches, tables and chairs, trash receptacles, bollards, USB charging, etc.
Dining area fencing	263	LF	\$ 60.00	\$ 15,780	4' aluminum ornamental fence
Tree planting wells	4	EA	\$ 4,000.00	\$ 16,000	Soil cell, pavement support system, structural soil
Flowering Trees	5	EA	\$ 1,000.00	\$ 5,000	Standard Crape Myrtle, 100 gal., FL #1
Trees	9	EA	\$ 3,000.00	\$ 27,000	Mix of Canopy Tree species, 200 Gal. , FL #1
Landscape	2,646	SF	\$ 2.50	\$ 6,615	Florida Friendly planting, 1 & 3 gallon material, FL #1
Sod	24,751	SF	\$ 0.50	\$ 12,376	Zoysia
Irrigation	27,397	SF	\$ 1.50	\$ 41,096	Fully automatic, cellular controlled system, on all trees, palms and LID basins
Lighting/Electrical	1	LS	\$ 50,000.00	\$ 50,000	Electrical service, conduit and misc. site lighting, re-use, reposition ped. standard fixtures
Subtotal				\$ 1,050,724	
Contingency				\$ 210,145	20% of Subtotal
GC General Requirements (Equipment, Mobilization, Bonds)				\$ 63,043	5% of Subtotal + Contingency
Capital Improvement Subtotal				\$ 1,323,912	
Professional Design & Engineering Fees				\$ 125,772	9.5% of Capital Improvements Subtotal
Permitting Fees				\$ 26,478	2% of Capital Improvements Subtotal
Central Ave. Market Total				\$ 1,476,162	
The Cove					
Bridge Demo.	1	LS	\$ 50,000.00	\$ 50,000	
Demo./Site Prep./ Tree protection	38,985	SF	\$ 2.00	\$ 77,970	Assumes \$2.00/SF for areas approximated at conceptual MP design phase

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Item	Qty.	Unit	Unit Cost	Cost	Description
Grading/Drainage/ Stormwater Impro.	38,985	SF	\$ 2.00	\$ 77,970	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Swan boat pier shade structure	1	LS	\$ 200,000.00	\$ 200,000	Galv. painted steel open shade structure with metal mesh canopy
Swan boat pier seating/planter	1	LS	\$ 25,000.00	\$ 25,000	Planter/seating island feature on pier
Floating dock	1,396	SF	\$ 150.00	\$ 209,400	Modular floating dock system with alum. decking/ alum gangway
Metal railings	210	LF	\$ 250.00	\$ 52,500	Stainless steel/cable railing
Retaining walls	192	LF	\$ 250.00	\$ 48,000	Misc. retaining walls at lake edge (not including LID basins)
Concrete paving	24,945	SF	\$ 8.00	\$ 199,560	Misc. site 6" th. conc., Lt. broom finish, saw-cut joints
Site furniture	1	LS	\$ 15,000.00	\$ 15,000	Allowance for benches, trash receptacles, etc.
Ticketing structure	1	LS	\$ 20,000.00	\$ 20,000	Non-conditioned iconic structure
Tree planting wells	1	EA	\$ 4,000.00	\$ 4,000	Soil cell, pavement support system, structural soil
Flowering Trees	5	EA	\$ 1,000.00	\$ 5,000	Standard Crape Myrtle, 100 gal., FL #1
Trees	2	EA	\$ 3,000.00	\$ 6,000	Mix of Canopy Tree species, 200 Gal. , FL #1
Landscape	5,722	SF	\$ 2.50	\$ 14,305	Florida Friendly planting, 1 & 3 gallon material, FL #1
Sod	69,606	SF	\$ 0.50	\$ 34,803	Zoysia
Irrigation	75,328	SF	\$ 1.50	\$ 112,992	Fully automatic, cellular controlled system, on all trees, palms and LID basins
Lighting/Electrical	1	LS	\$ 50,000.00	\$ 50,000	Conduit and misc. site lighting, re-use, reposition ped. standard fixtures
Subtotal				\$ 1,202,500	
Contingency				\$ 240,500	20% of Subtotal
GC General Requirements (Equipment, Mobilization, Bonds)				\$ 72,150	5% of Subtotal + Contingency
Capital Improvement Subtotal				\$ 1,515,150	
Professional Design & Engineering Fees				\$ 143,939	9.5% of Capital Improvements Subtotal
Permitting Fees				\$ 30,303	2% of Capital Improvements Subtotal
The Cove Total				\$ 1,689,392	
Washington Street					
Demo./Site Prep./ Tree protection	9,507	SF	\$ 2.00	\$ 19,014	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Grading/Drainage/ Stormwater Impro.	9,507	SF	\$ 2.00	\$ 19,014	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Brick paving/Flush shared space	13,295	SF	\$ 20.00	\$ 265,900	Salvage existing brick paving, re-grade, reinstall to create flush shared, flex space
Site furniture	1	LS	\$ 10,500.00	\$ 10,500	Allowance for benches, trash receptacles, etc.
Water Feature	1	LS	\$ 150,000.00	\$ 150,000	Seatwall height concrete basin with multiple pop-jets
Lighting/Electrical	1	LS	\$ 50,000.00	\$ 25,000	Conduit and misc. site lighting, re-use, reposition ped. standard fixtures
Subtotal				\$ 489,428	
Contingency				\$ 97,886	20% of Subtotal
GC General Requirements (Equipment, Mobilization, Bonds)				\$ 29,366	5% of Subtotal + Contingency
Capital Improvement Subtotal				\$ 616,679	
Professional Design & Engineering Fees				\$ 58,585	9.5% of Capital Improvements Subtotal
Permitting Fees				\$ 12,334	2% of Capital Improvements Subtotal
Washington Street Total				\$ 687,597	
The Play Zone					
Demo./Site Prep./Tree protection	33,120	SF	\$ 2.00	\$ 66,240	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Grading/Drainage/Stormwater Impro.	33,120	SF	\$ 2.00	\$ 66,240	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Youth Play Zone	1	LS	\$ 150,000.00	\$ 150,000	Addition to existing playground - new inclusive play elements, surfacing, seating, fencing, etc.
Adventure Play Zone	1	LS	\$ 350,000.00	\$ 350,000	New playground with large scale, sculptural play elements, surfacing, seating, fencing, etc.
Perimeter Fencing	1109	LF	\$ 60.00	\$ 66,540	4' aluminum fence
Spray-jet fountain	1	EA	\$ 250,000.00	\$ 250,000	Flush pop-jet spray jets w safety surface
Plaza special paving	5000	SF	\$ 18.00	\$ 90,000	Large format pedestrian concrete pavers on conc. bed
Retaining walls	122	LF	\$ 250.00	\$ 30,500	Misc. retaining walls at lake edge (not including LID basins)
LID Stormwater basin wall	122	LF	\$ 150.00	\$ 18,300	6" th. Concrete wall, assumes avg. 4' ht., no footing
LID Stormwater struct. basin wall	122	LF	\$ 450.00	\$ 54,900	8" th. Concrete wall, assumes avg. 8' ht., with footing for boardwalk attachment
LID Basin Planting	2057	SF	\$ 2.00	\$ 4,114	Native planting, 1 & 3 gallon material, FL #1
Concrete paving	19496	SF	\$ 8.00	\$ 155,968	Misc. site 6" th. conc., Lt. broom finish, saw-cut joints
Swan Beach	3871	SF	\$ 10.00	\$ 38,710	White sand beach with feeders
Site furniture	1	LS	\$ 13,500.00	\$ 13,500	Allowance for benches, trash receptacles, etc.

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Item	Qty.	Unit	Unit Cost	Cost	Description
Trees	10	EA	\$ 3,000.00	\$ 30,000	Mix of Canopy Tree species, 200 Gal. , FL #1
Palms	5	EA	\$ 8,000.00	\$ 40,000	Statement Palms, 18' CT, matched, FL #1
Landscape	6808	SF	\$ 2.50	\$ 17,020	Florida Friendly planting, 1 & 3 gallon material, FL #1
Sod	17229	SF	\$ 0.50	\$ 8,615	Zoysia
Irrigation	26,094	SF	\$ 1.50	\$ 39,141	Fully automatic, cellular controlled system, on all trees, palms and LID basins
Lighting/Electrical	1	LS	\$ 40,000.00	\$ 40,000	Conduit and misc. site lighting, re-use, reposition ped. standard fixtures
Subtotal				\$ 1,529,788	
Contingency				\$ 305,958	20% of Subtotal
GC General Requirements (Equipment, Mobilization, Bonds)				\$ 91,787	5% of Subtotal + Contingency
Capital Improvement Subtotal				\$ 1,927,532	
Professional Design & Engineering Fees				\$ 183,116	9.5% of Capital Improvements Subtotal
Permitting Fees				\$ 38,551	2% of Capital Improvements Subtotal
The Play Zone Total				\$ 2,149,198	
East Gateway					
Demo./Site Prep./ Tree protection	38,361	SF	\$ 2.00	\$ 76,722	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Grading/Drainage/ Stormwater Impro.	38,361	SF	\$ 2.00	\$ 76,722	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Special paving 1	10732	SF	\$ 15.00	\$ 160,980	Large format pedestrian concrete pavers on sand bed
Special paving 2	1458	SF	\$ 15.00	\$ 21,870	Large format pedestrian concrete pavers on sand bed
Fountain redesign/retrofit	1	LS	\$ 150,000.00	\$ 150,000	Cascading, split level fountain centered on sculpture
Ped. bridge	1	LS	\$ 50,000.00	\$ 50,000	Ipe wood decking/ St./Stl. Railing
Ting boardwalk	1,306	SF	\$ 75.00	\$ 97,950	Wood pile / Ipe decking/ painted galv. metal railing
Concrete paving	13,067	SF	\$ 8.00	\$ 104,536	Misc. site 6" th. conc., Lt. broom finish, saw-cut joints
Site furniture	1	LS	\$ 12,000.00	\$ 12,000	Allowance for benches, trash receptacles, etc.
Flowering Trees	2	EA	\$ 1,000.00	\$ 2,000	Standard Crape Myrtle, 100 gal., FL #1
Palms	14	EA	\$ 8,000.00	\$ 112,000	Statement Palms, 18' CT, matched, FL #1
Landscape	12655	SF	\$ 2.50	\$ 31,638	Florida Friendly planting, 1 & 3 gallon material, FL #1
Sod	49431	SF	\$ 0.50	\$ 24,716	Zoysia
Irrigation	62086	SF	\$ 1.50	\$ 93,129	Fully automatic, cellular controlled system, on all trees, palms and LID basins
Lighting/Electrical	1	LS	\$ 15,000.00	\$ 15,000	Electrical service, conduit and misc. site lighting, re-use, reposition ped. standard fixtures
Subtotal				\$ 1,029,262	
Contingency				\$ 205,852	20% of Subtotal
GC General Requirements (Equipment, Mobilization, Bonds)				\$ 61,756	5% of Subtotal + Contingency
Capital Improvement Subtotal				\$ 1,296,870	
Professional Design & Engineering Fees				\$ 123,203	9.5% of Capital Improvements Subtotal
Permitting Fees				\$ 25,937	2% of Capital Improvements Subtotal
East Gateway Total				\$ 1,446,010	
Eola Drive					
Demo./Site Prep./ Tree protection	48,489	SF	\$ 2.00	\$ 96,978	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Grading/Drainage/ Stormwater Impro.	48,489	SF	\$ 2.00	\$ 96,978	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Brick paving/ Flush shared space	36,563	SF	\$ 20.00	\$ 731,260	Salvage existing brick paving to create flush shared space
Concrete paving	20487	SF	\$ 8.00	\$ 163,896	Misc. site 6" th. conc., Lt. broom finish, saw-cut joints
Site furniture	1	LS	\$ 30,000.00	\$ 30,000	Allowance for benches, trash receptacles, etc.
Tree planting wells	7	EA	\$ 4,000.00	\$ 28,000	Soil cell, pavement support system, structural soil
Trees	5	EA	\$ 3,000.00	\$ 15,000	Mix of Canopy Tree species, 200 Gal. , FL #1
Sod	9,438	SF	\$ 0.50	\$ 4,719	Zoysia
Irrigation	9,438	SF	\$ 1.50	\$ 14,157	Fully automatic, cellular controlled system, on all trees, palms and LID basins
Lighting/Electrical	1	LS	\$ 100,000.00	\$ 100,000	Conduit and misc. site lighting, re-use, reposition ped. standard fixtures
Subtotal				\$ 1,280,988	
Contingency				\$ 256,198	20% of Subtotal
GC General Requirements (Equipment, Mobilization, Bonds)				\$ 76,859	5% of Subtotal + Contingency
Capital Improvement Subtotal				\$ 1,614,045	
Professional Design & Engineering Fees				\$ 153,334	9.5% of Capital Improvements Subtotal

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Item	Qty.	Unit	Unit Cost	Cost	Description
Permitting Fees				\$ 32,281	2% of Capital Improvements Subtotal
Eola Drive Total				\$ 1,799,660	
Broadway Pier/Plaza					
Pier Demo	1	LS	\$ 15,000.00	\$ 15,000	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Demo./Site Prep./ Tree protection	5,061	SF	\$ 2.00	\$ 10,122	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Grading/Drainage/ Stormwater Impro.	5,061	SF	\$ 2.00	\$ 10,122	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Pier	5369	SF	\$ 100.00	\$ 536,900	split-level pier with shade canopy/ concrete piles, alum. structure and synthetic decking
Pier shade structure	1,700	SF	\$ 150.00	\$ 255,000	Galv. steel open shade structure with metal mesh canopy
Swings at pier shade structure	6	EA	\$ 10,000.00	\$ 60,000	Stainless steel custom bench swing
Metal railings	559	LF	\$ 250.00	\$ 139,750	Stainless steel/cable railing
Plaza special paving	2991	SF	\$ 18.00	\$ 53,838	Large format pedestrian concrete pavers on conc. bed
Retaining walls	112	LF	\$ 250.00	\$ 28,000	Misc. retaining walls at lake edge (not including LID basins)
LID Stormwater basin wall	401	LF	\$ 150.00	\$ 60,150	6" th. Concrete wall, assumes avg. 4' ht., no footing
LID Stormwater planting	3369	SF	\$ 2.00	\$ 6,738	Native planting, 1 & 3 gallon material, FL #1
Concrete paving	5676	SF	\$ 8.00	\$ 45,408	Misc. site 6" th. conc., Lt. broom finish, saw-cut joints
Site furniture	1	LS	\$ 12,000.00	\$ 12,000	Allowance for benches, trash receptacles, bollards, etc.
Bollards	8	EA	\$ 850.00	\$ 6,800	St. /Stl. w/o lighting
Flowering trees	9	EA	\$ 1,000.00	\$ 9,000	Standard Crape Myrtle, 100 gal., FL #1
Trees	11	EA	\$ 3,000.00	\$ 33,000	Mix of Canopy Tree species, 200 Gal. , FL #1
Palms	4	EA	\$ 8,000.00	\$ 32,000	Statement Palms, 18' CT, matched, FL #1
Landscape	5183	SF	\$ 18.00	\$ 93,294	Florida Friendly planting, 1 & 3 gallon material, FL #1
Sod	3702	SF	\$ 0.50	\$ 1,851	Zoysia
Irrigation	12,254	SF	\$ 1.50	\$ 18,381	Fully automatic, cellular controlled system, on all trees, palms and LID basins
Lighting/Electrical	1	LS	\$ 50,000.00	\$ 50,000	Conduit and misc. site lighting, re-use, reposition ped. standard fixtures, pier lighting
Subtotal				\$ 1,477,354	
Contingency				\$ 295,471	20% of Subtotal
GC General Requirements (Equipment, Mobilization, Bonds)				\$ 88,641	5% of Subtotal + Contingency
Capital Improvement Subtotal				\$ 1,861,466	
Professional Design & Engineering Fees				\$ 176,839	9.5% of Capital Improvements Subtotal
Permitting Fees				\$ 37,229	2% of Capital Improvements Subtotal
Broadway Pier/Plaza Total				\$ 2,075,535	
Relax Grill Dining Expansion					
Demo./Site Prep./Tree protection	2,807	SF	\$ 2.00	\$ 5,614	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Grading/Drainage/Stormwater Impro.	2,807	SF	\$ 2.00	\$ 5,614	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Concrete paving	2978	SF	\$ 8.00	\$ 23,824	Misc. site 6" th. conc., Lt. broom finish, saw-cut joints
Site furniture	1	LS	\$ 25,000.00	\$ 25,000	Allowance for trash receptacles, waterfront tables/chairs/umbrellas, etc.
Trees	6	EA	\$ 3,000.00	\$ 18,000	Mix of Canopy Tree species, 200 Gal. , FL #1
Landscape	1,500	SF	\$ 2.50	\$ 3,750	Florida Friendly planting, 1 & 3 gallon material, FL #1
Sod	2,619	SF	\$ 0.50	\$ 1,310	Zoysia
Irrigation	4,119	SF	\$ 1.50	\$ 6,179	Fully automatic, cellular controlled system, on all trees, palms and LID basins
Lighting/Electrical	1	LS	\$ 30,000.00	\$ 30,000	Conduit and misc. site lighting, re-use, reposition ped. standard fixtures
Subtotal				\$ 119,290	
Contingency				\$ 23,858	20% of Subtotal
GC General Requirements (Equipment, Mobilization, Bonds)				\$ 7,157	5% of Subtotal + Contingency
Capital Improvement Subtotal				\$ 150,305	
Professional Design & Engineering Fees				\$ 14,279	9.5% of Capital Improvements Subtotal
Permitting Fees				\$ 3,006	2% of Capital Improvements Subtotal
Relax Grill Dining Expansion Total				\$ 167,591	
Rosalind Streetscape					
Demo./Site Prep./ Tree protection	6,706	SF	\$ 2.00	\$ 13,412	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Grading/Drainage/ Stormwater Impro.	6,706	SF	\$ 2.00	\$ 13,412	Assumes \$2.00/SF for areas approximated at conceptual MP design phase

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Item	Qty.	Unit	Unit Cost	Cost	Description
Site furniture	1	LS	\$ 60,000.00	\$ 60,000	Allowance for benches, trash receptacles, bollards etc.
Concrete paving	10325	SF	\$ 8.00	\$ 82,600	Misc. site 6" th. conc., Lt. broom finish, saw-cut joints
Tree planting wells	13	EA	\$ 4,000.00	\$ 52,000	Soil cell, pavement support system, structural soil
Trees	13	EA	\$ 3,000.00	\$ 39,000	Mix of Canopy Tree species, 200 Gal. , FL #1
Sod	416	EA	\$ 0.50	\$ 208	Zoysia
Irrigation	416	SF	\$ 1.50	\$ 624	Fully automatic, cellular controlled system, on all trees, palms and LID basins
Lighting/Electrical	1	LS	\$ 45,000.00	\$ 45,000	Conduit and misc. site lighting, re-use, reposition/new ped. standard fixtures
Subtotal				\$ 306,256	
Contingency				\$ 61,251	20% of Subtotal
GC General Requirements (Equipment, Mobilization, Bonds)				\$ 18,375	5% of Subtotal + Contingency
Capital Improvement Subtotal				\$ 385,883	
Professional Design & Engineering Fees				\$ 36,659	9.5% of Capital Improvements Subtotal
Permitting Fees				\$ 7,718	2% of Capital Improvements Subtotal
Rosalind Streetscape Total				\$ 430,259	
Lake Edge Treatment					
Demo./Site Prep./ Tree protection	1	LS	\$ 50,000.00	\$ 50,000	Assumes \$4.00/SF for areas approximated at conceptual MP design phase
Grading/Drainage/ Stormwater Impro.	1	LS	\$ 50,000.00	\$ 50,000	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Retaining Wall	2,803	LF	\$ 200.00	\$ 560,600	6" x 30" avg. ht.
Rip-rap	62.7	TON	\$ 150.00	\$ 9,405	Florida fieldstone rip-rap, 12-18"
Upland Landscape	25,000	SF	\$ 2.50	\$ 62,500	Native planting, 1 & 3 gallon material, FL #1
Littoral Planting	24,810	SF	\$ 1.00	\$ 24,810	Native planting, BR and 1 gallon material, FL #1
Trees	15	EA	\$ 3,000.00	\$ 45,000	Mix of Canopy Tree species, 200 Gal. , FL #1
Irrigation	25,000	SF	\$ 1.50	\$ 37,500	Fully automatic, cellular controlled system, on all trees, palms and LID basins
Subtotal				\$ 839,815	
Contingency				\$ 167,963	20% of Subtotal
GC General Requirements (Equipment, Mobilization, Bonds)				\$ 50,389	5% of Subtotal + Contingency
Capital Improvement Subtotal				\$ 1,058,167	
Professional Design & Engineering Fees				\$ 100,526	9.5% of Capital Improvements Subtotal
Permitting Fees				\$ 21,163	2% of Capital Improvements Subtotal
Lake Edge Treatment Total				\$ 1,179,856	
Park Feature Areas Grand Total				\$ 29,498,618	
Park Common Areas					
Misc. Park Amenity Items					
Wayfinding/Signage	1	LS	\$ 100,000.00	\$ 100,000	Wayfinding elements and signage throughout the park based on a master signage plan
Interpretive signage	1	LS	\$ 50,000.00	\$ 50,000	Interpretive signage throughout the park based on a master signage plan. Assumes 6 signs/topics
Gateway Elements	1	LS	\$ 100,000.00	\$ 100,000	Signage, Iconic art, or sculptural elements at thresholds into the park at the perimeter as indicated in the master plan
Electric veh. charging stations	4	EA	\$ 7,500.00	\$ 30,000	
Subtotal				\$ 280,000	
Common Area #1					
Demo./Site Prep./ Tree protection	1,005	SF	\$ 2.00	\$ 2,010	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Grading/Drainage/ Stormwater Impro.	1,005	SF	\$ 2.00	\$ 2,010	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Concrete paving	3033	SF	\$ 8.00	\$ 24,264	Misc. site 6" th. conc., Lt. broom finish, saw-cut joints
Sod	13173	SF	\$ 0.50	\$ 6,587	Zoysia
Irrigation	13173	SF	\$ 1.50	\$ 19,760	Fully automatic, cellular controlled system, on all trees, palms and LID basins
Lighting/Electrical	1	LS	\$ 15,000.00	\$ 15,000	Electrical service, conduit and misc. site lighting, re-use, reposition ped. standard fixtures

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Item	Qty.	Unit	Unit Cost	Cost	Description
Subtotal				\$ 69,630	
Common Area #2					
Demo./Site Prep./ Tree protection	9,505	SF	\$ 2.00	\$ 19,010	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Grading/Drainage/ Stormwater Impro.	9,505	SF	\$ 2.00	\$ 19,010	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Concrete paving	8959	SF	\$ 8.00	\$ 71,672	Misc. site 6" th. conc., Lt. broom finish, saw-cut joints
Site furniture	1	LS	\$ 15,000.00	\$ 15,000	Allowance for trash receptacles, etc.
Metal railings	182	LF	\$ 250.00	\$ 45,500	St./Stl. with cable rail
Retaining walls	216	LF	\$ 250.00	\$ 54,000	Misc. retaining walls at lake edge (not including LID basins)
LID Stormwater basin wall	210	LF	\$ 150.00	\$ 31,500	6" th. Concrete wall, assumes avg. 4' ht., no footing
LID Stormwater struct. basin wall	216	LF	\$ 450.00	\$ 97,200	8" th. Concrete wall, assumes avg. 8' ht., with footing for boardwalk attachment
LID Basin Planting	5523	SF	\$ 2.00	\$ 11,046	Native planting, 1 & 3 gallon material, FL #1
Trees	4	EA	\$ 3,000.00	\$ 12,000	Mix of Canopy Tree species, 200 Gal. , FL #1
Landscape	5524	SF	\$ 2.50	\$ 13,810	Florida Friendly planting, 1 & 3 gallon material, FL #1
Sod	4576	SF	\$ 0.50	\$ 2,288	Zoysia
Irrigation	15,623	SF	\$ 2.50	\$ 39,058	Fully automatic, cellular controlled system, on all trees, palms and LID basins
Lighting/Electrical	1	LS	\$ 40,000.00	\$ 40,000	Electrical service, conduit and misc. site lighting, re-use, reposition ped. standard fixtures, boardwalk lighting
Subtotal				\$ 471,094	
Common Area #3					
Demo./Site Prep./ Tree protection	5,469	SF	\$ 2.00	\$ 10,938	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Grading/Drainage/ Stormwater Impro.	5,469	SF	\$ 2.00	\$ 10,938	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Concrete paving	9903	SF	\$ 8.00	\$ 79,224	Misc. site 6" th. conc., Lt. broom finish, saw-cut joints
Site furniture	1	LS	\$ 15,000.00	\$ 15,000	Allowance for trash receptacles, etc.
Trees	4	EA	\$ 3,000.00	\$ 12,000	Mix of Canopy Tree species, 200 Gal. , FL #1
Landscape	5701	SF	\$ 2.50	\$ 14,253	Florida Friendly planting, 1 & 3 gallon material, FL #1
Sod	5050	SF	\$ 0.50	\$ 2,525	Zoysia
Irrigation	11,402	SF	\$ 1.50	\$ 17,103	Fully automatic, cellular controlled system, on all trees, palms and LID basins
Lighting/Electrical	1	LS	\$ 30,000.00	\$ 30,000	Electrical service, conduit and misc. site lighting, re-use, reposition ped. standard fixtures, boardwalk lighting
Subtotal				\$ 191,981	
Common Area #4					
Demo./Site Prep./ Tree protection	4,540	SF	\$ 2.00	\$ 9,080	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Grading/Drainage/ Stormwater Impro.	4,540	SF	\$ 2.00	\$ 9,080	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Concrete paving	4132	SF	\$ 8.00	\$ 33,056	Misc. site 6" th. conc., Lt. broom finish, saw-cut joints
LID Stormwater basin wall	283	LF	\$ 150.00	\$ 42,450	6" th. Concrete wall, assumes avg. 4' ht., no footing
LID Basin Planting	2413	SF	\$ 2.00	\$ 4,826	Native planting, 1 & 3 gallon material, FL #1
Trees	4	EA	\$ 3,000.00	\$ 12,000	Mix of Canopy Tree species, 200 Gal. , FL #1
Flowering Trees	4	EA	\$ 1,000.00	\$ 4,000	Standard Crape Myrtle, 100 gal., FL #1
Landscape	15044	SF	\$ 2.50	\$ 37,610	Florida Friendly planting, 1 & 3 gallon material, FL #1
Sod	5166	SF	\$ 0.50	\$ 2,583	Zoysia
Irrigation	22,623	SF	\$ 1.50	\$ 33,935	Fully automatic, cellular controlled system, on all trees, palms and LID basins
Lighting/Electrical	1	LS	\$ 20,000.00	\$ 20,000	Electrical service, conduit and misc. site lighting, re-use, reposition ped. standard fixtures
Subtotal				\$ 208,620	
Common Area #5					
Demo./Site Prep./ Tree protection	12,394	SF	\$ 2.00	\$ 24,788	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Grading/Drainage/ Stormwater Impro.	12,394	SF	\$ 2.00	\$ 24,788	Assumes \$2.00/SF for areas approximated at conceptual MP design phase
Concrete paving	18527	SF	\$ 8.00	\$ 148,216	Misc. site 6" th. conc., Lt. broom finish, saw-cut joints
Site furniture	1	LS	\$ 20,000.00	\$ 20,000	Allowance for benches, tables and chairs with umbrellas, trash receptacles, etc.
Retaining Wall	109	LF	\$ 300.00	\$ 32,700	6" x 30" avg. ht. w/ footing
LID Stormwater basin wall	170	LF	\$ 150.00	\$ 25,500	6" th. Concrete wall, assumes avg. 4' ht., no footing
LID Stormwater struct. basin wall	140	LF	\$ 450.00	\$ 63,000	8" th. Concrete wall, assumes avg. 8' ht., with footing for boardwalk attachment
LID Basin Planting	3990	SF	\$ 2.00	\$ 7,980	Native planting, 1 & 3 gallon material, FL #1
Flowering Trees	3	EA	\$ 1,000.00	\$ 3,000	Standard Crape Myrtle, 100 gal., FL #1

Lake Eola Park Conceptual Master Plan

Order of Magnitude Statement of Probable Cost (SPC)

Date: August 20, 2021

Item	Qty.	Unit	Unit Cost	Cost	Description
Trees	5	EA	\$ 3,000.00	\$ 15,000	Mix of Canopy Tree species, 200 Gal. , FL #1
Landscape	7248	SF	\$ 2.50	\$ 18,120	Florida Friendly planting, 1 & 3 gallon material, FL #1
Sod	19845	SF	\$ 0.50	\$ 9,923	Zoysia
Irrigation	31,083	SF	\$ 1.50	\$ 46,625	Fully automatic, cellular controlled system, on all trees, palms and LID basins
Lighting/Electrical	1	LS	\$ 50,000.00	\$ 50,000	Electrical service, conduit and misc. site lighting, re-use, reposition ped. standard fixtures
Subtotal				\$ 489,639	
Subtotal				\$ 1,710,963	
Contingency				\$ 342,193	20% of Subtotal
GC General Requirements (Equipment, Mobilization, Bonds)				\$ 102,658	5% of Subtotal + Contingency
Capital Improvement Subtotal				\$ 2,155,813	
Professional Design & Engineering Fees				\$ 162,541	9.5% of Capital Improvements Subtotal
Permitting Fees				\$ 34,219	2% of Capital Improvements Subtotal
Park Common Areas Grand Total				\$ 2,352,573	
Capital Improvement Cost Summary					
Park Feature Areas				\$ 29,498,618	9.5% of Capital Improvements Subtotal
Park Common Areas				\$ 2,352,573	2% of Capital Improvements Subtotal
Capital Improvement Grand Total				\$ 31,851,192	

GAI has no control over the cost of labor or materials, the General Contractors or any Subcontractor's method of determining prices, competitive bidding and market conditions. This opinion/cost analysis is made on the basis of experience, qualifications, and best judgment of a professional A/E consultant familiar with the construction industry. GAI cannot, and does not, guarantee that proposals, bids or actual construction costs will not vary from this or subsequent cost opinions. GAI staff of professional consultants has prepared this opinion in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party. If Owner requires greater assurance as to probable construction cost, Owner must employ an independent cost estimator. GENERAL ASSUMPTIONS AND EXCLUSIONS: The cost indicated herein does not include infrastructure/utility upgrades not listed within this OPC which might be affected by presently unknown conditions. Such possible upgrades could include sewer, potable and/or reclaimed water systems , gas, communications or other utility infrastructure. The cost does not include LEED and/or SITES Sustainability Certifications should such certifications be sought; AV/CV or other future-ready infrastructure improvements; Security and Surveillance Systems; or Soil Remediation costs. The costs do not include relocation of any existing park monuments or any desired renovations to the Ting or Eola House.



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