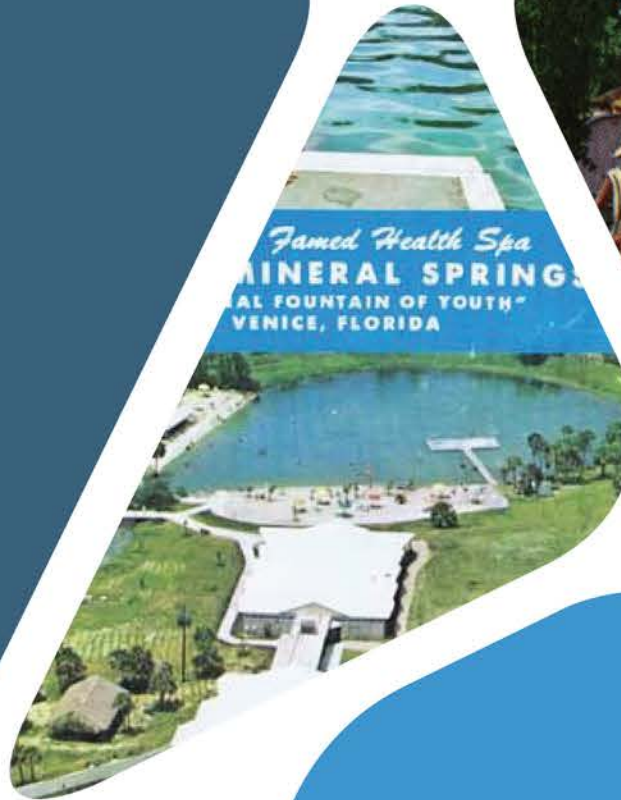


Warm Mineral Springs Park

Draft Master Plan
2/26/19



Prepared by

Kimley»Horn

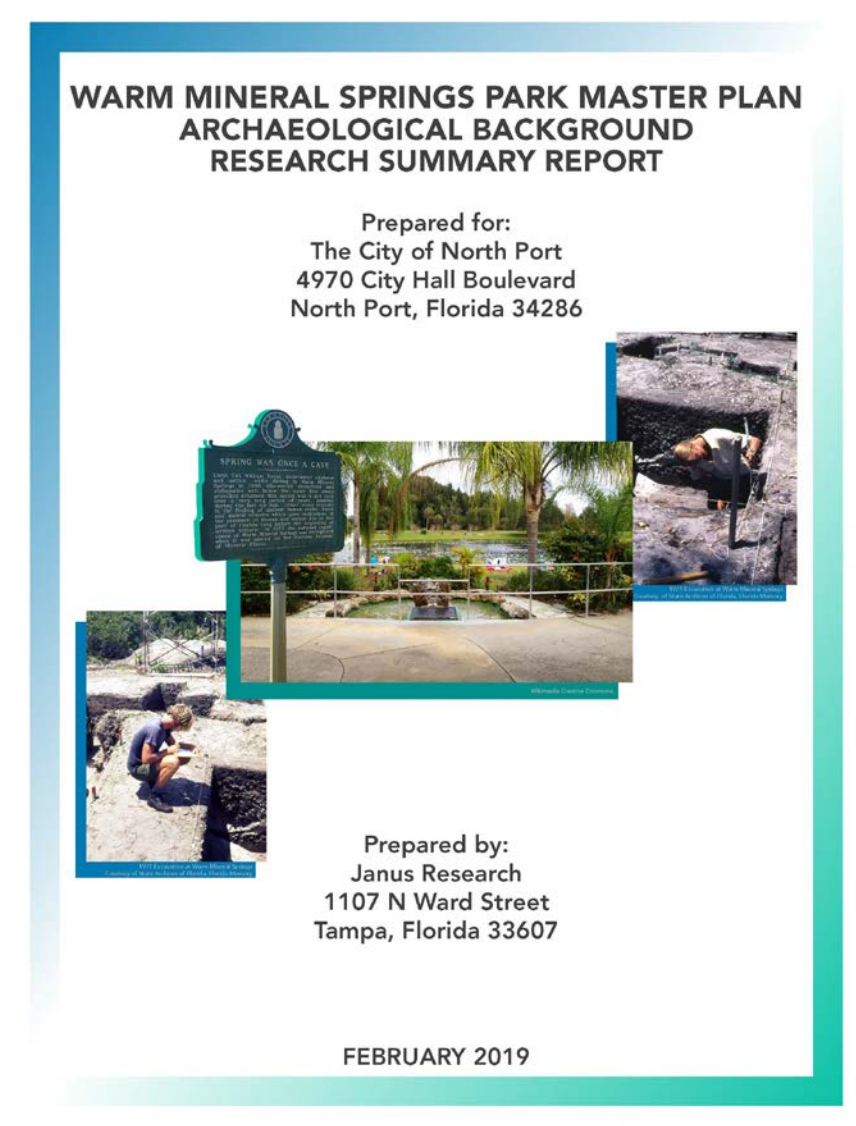
Agenda

1. Review Updates to Archaeological Summary Report
2. Review changes to Conceptual Master Plan presented at Commission Workshop on 1/7/19
3. Review Draft Master Plan
4. Review of key elements within park plan
5. Review architectural renovations, structural, MEP, and food service recommendations
6. Proposed utility infrastructure improvements
7. Project Phasing
8. Questions and comments



Archaeological Summary Report / Recommendations

1. Provide supervision for any archaeological investigations and development within the 325' buffer zone
2. **Require a detailed research proposal for any future archaeological investigations into the site**
3. No sport or recreational diving within the Spring
4. **Develop an unanticipated finds plans outlining procedures to follow should potential artifacts be encountered**
5. Provide contractor training regarding procedures, and types of artifacts that could be encountered
6. **Provide archaeological monitoring during construction**
7. Include and highlight Native American history and use of the springs, and the contributions of early explorers, the continued stewardship by the local anthropological society and local residents



Conceptual Master Plan - Presented 1/7/19

1. Preserve and incorporate existing tree canopy
2. Preserve and incorporate existing structures
3. Natural berms / noise abatement
4. Camping locations (tent and RV)
5. Area for future cabins
6. Parking improvements (daily users, RV's, horse trailers)
7. Large gathering / festival area
8. Open-air amphitheater
9. Improved site access / gateway features
10. Trails (pedestrian, bike, equestrian)
11. Trail connectivity to broader community
12. Museum and historical / educational exhibits, signage, displays
13. Light retail – boutique shopping, ice cream, etc.
14. Restroom facilities
15. Relocation of community gardens (as necessary)
16. Utility and infrastructure upgrades



Conceptual Master Plan - Presented 1/7/19

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Conceptual Master Plan - Presented 1/7/19

Modifications to Conceptual Master Plan

1. Remove camping locations (tent, RV, and future cabins)
2. Remove parking improvements for RV's, horse trailers, camping and cabins
3. Remove equestrian trail
4. Remove future parking area
5. Move north restroom closer to event pavilion
6. Move south restroom closer to historical recreation
7. Add restroom near community garden
8. Relocate event / market / flex space to 59.9 acre site and rotate

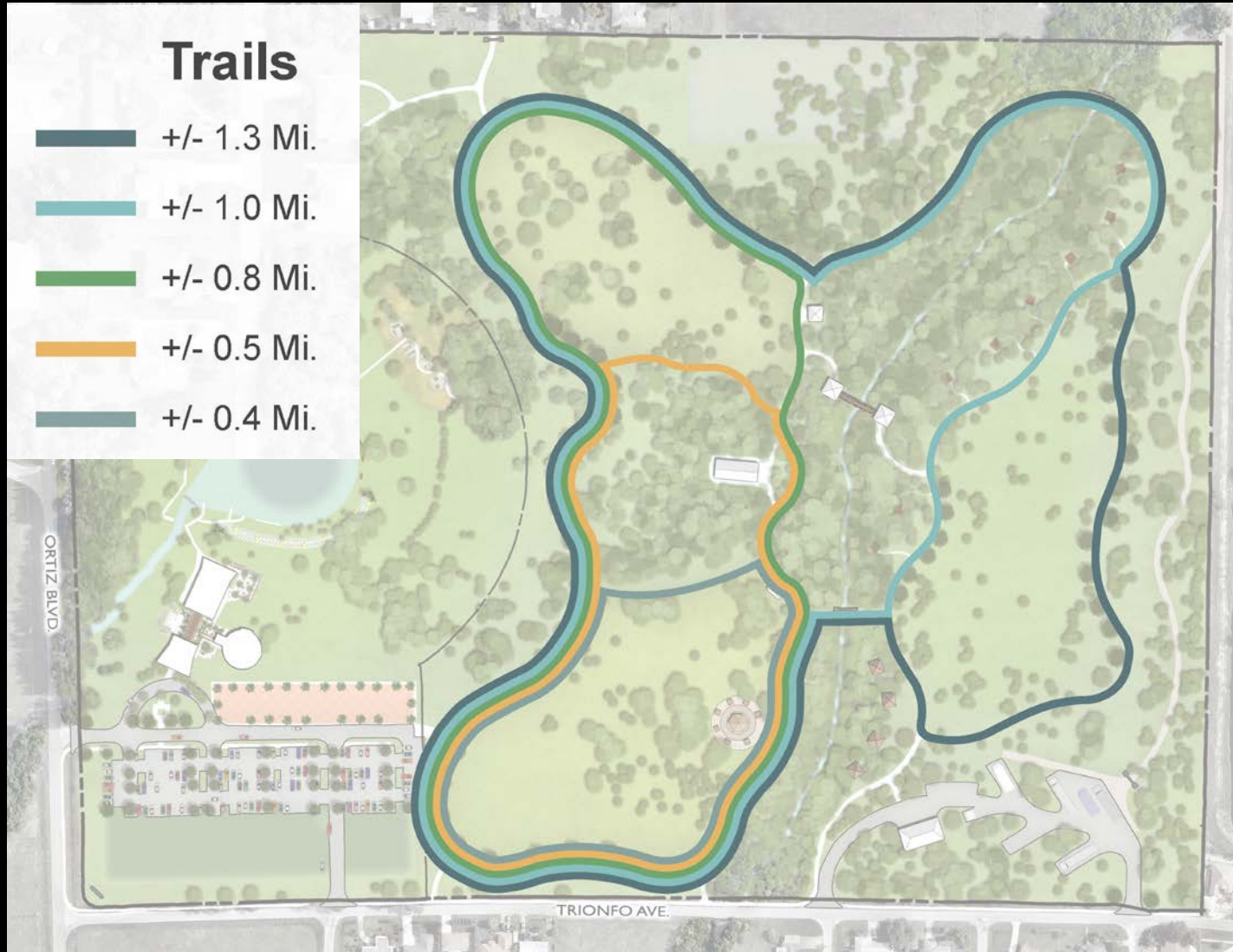


Draft Master Plan Concept

1. Preserve and incorporate existing tree canopy
2. Preserve and incorporate existing structures
3. Natural berms / noise abatement
4. Parking improvements
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6. Open-air amphitheater
7. Improved site access / gateway features
8. Trails (pedestrian, bike)
9. Trail connectivity to broader community
10. Museum and historical / educational exhibits, signage, displays
11. Light retail – boutique shopping, ice cream, etc.
12. Restroom facilities
13. Relocation of community gardens
14. Utility and infrastructure upgrades
15. Native / Historic Landscape Restoration
16. Event Pavilion
17. Multi Purpose Shelter
18. Picnic Shelters
19. Lookout Tower / Canopy Walk
20. Boardwalk Crossing



Trail Circulation



Trail Materials



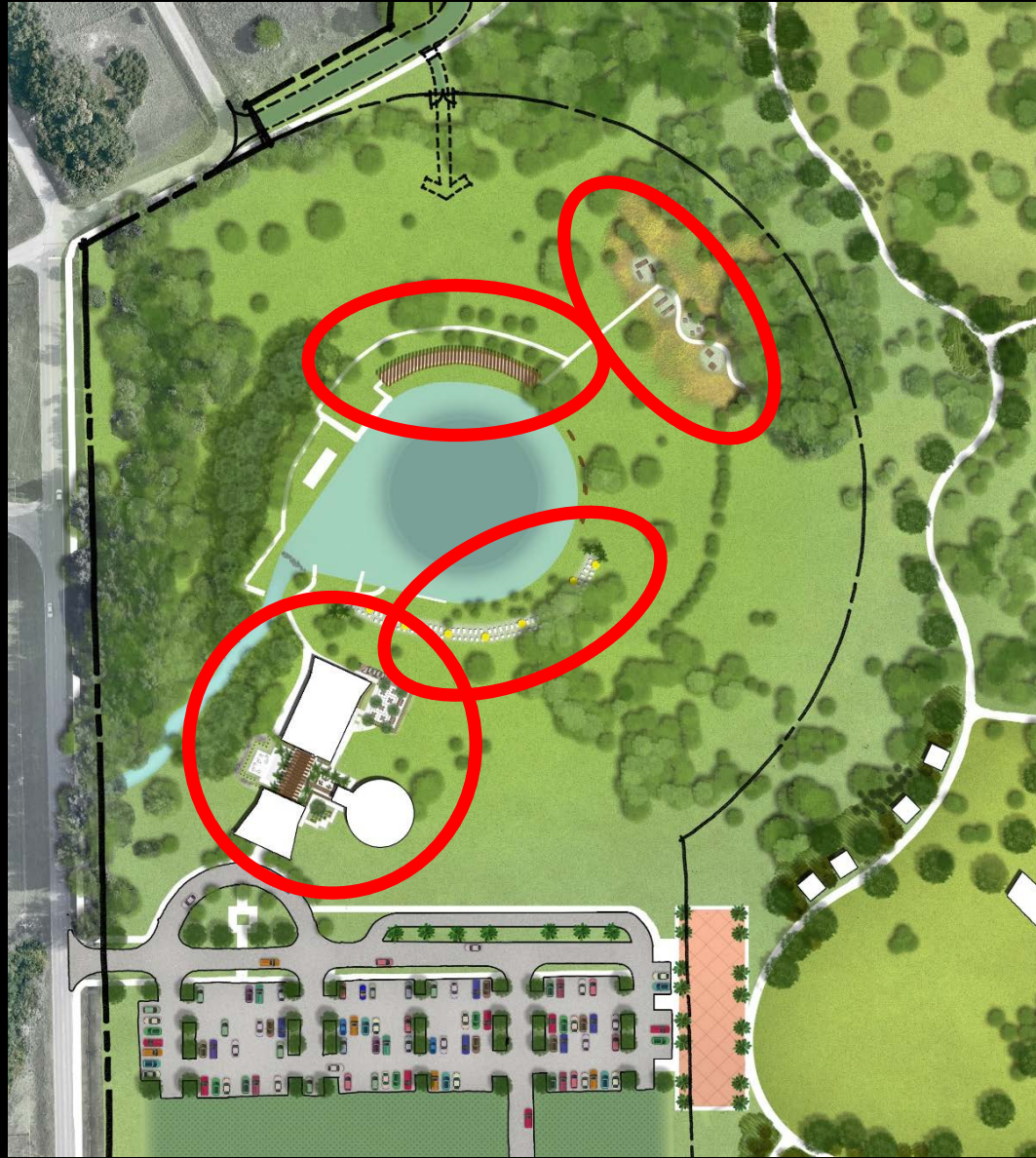
Asphalt Trail – 1 Mile



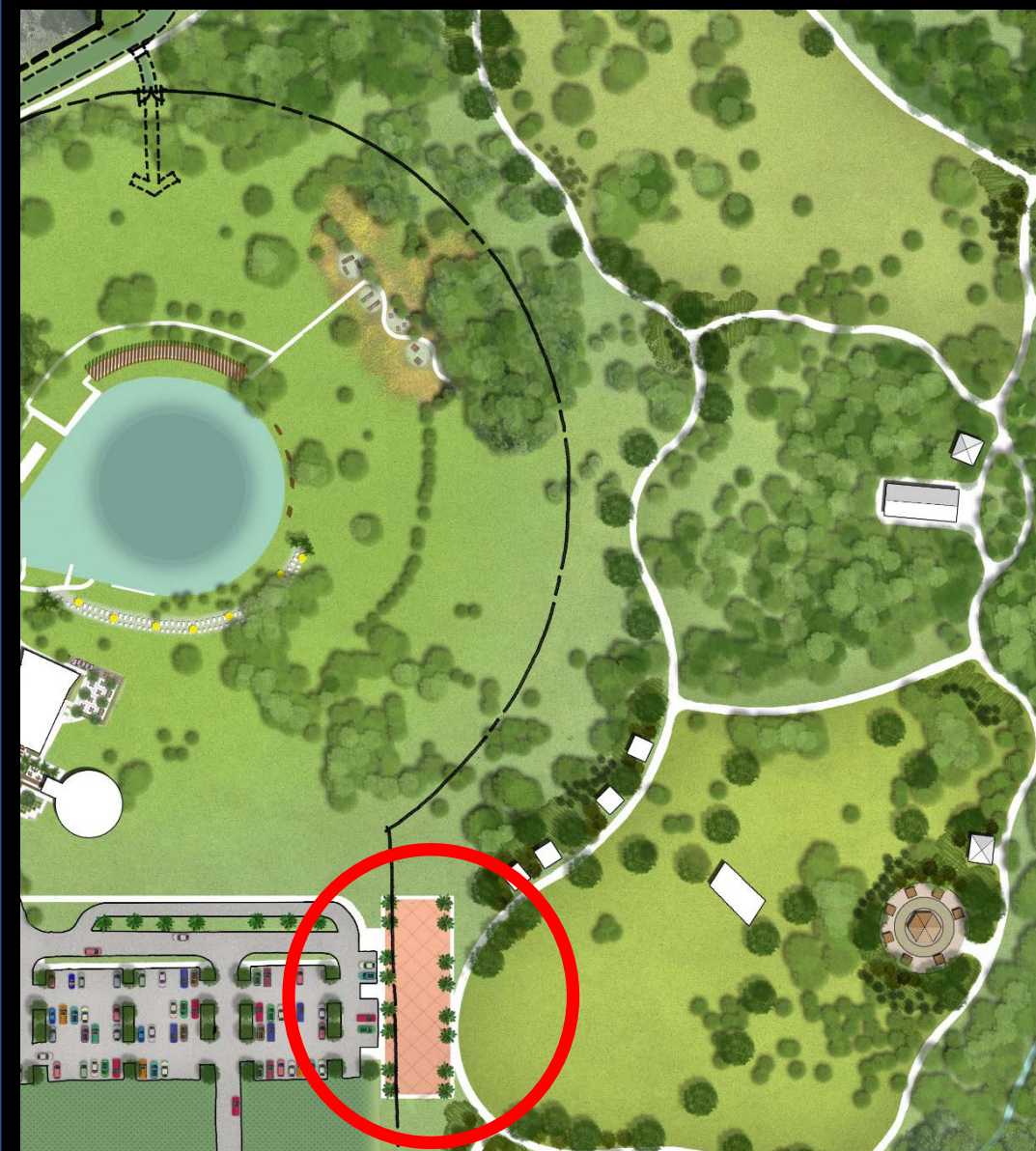
Shell / Mulch Trail – .75 Mile



Spring and Historic Building Complex



Light Retail Event / Flex Space



Open Air Amphitheater / Flex Space



Trail, Boardwalk, Overlook, Canopy Walk



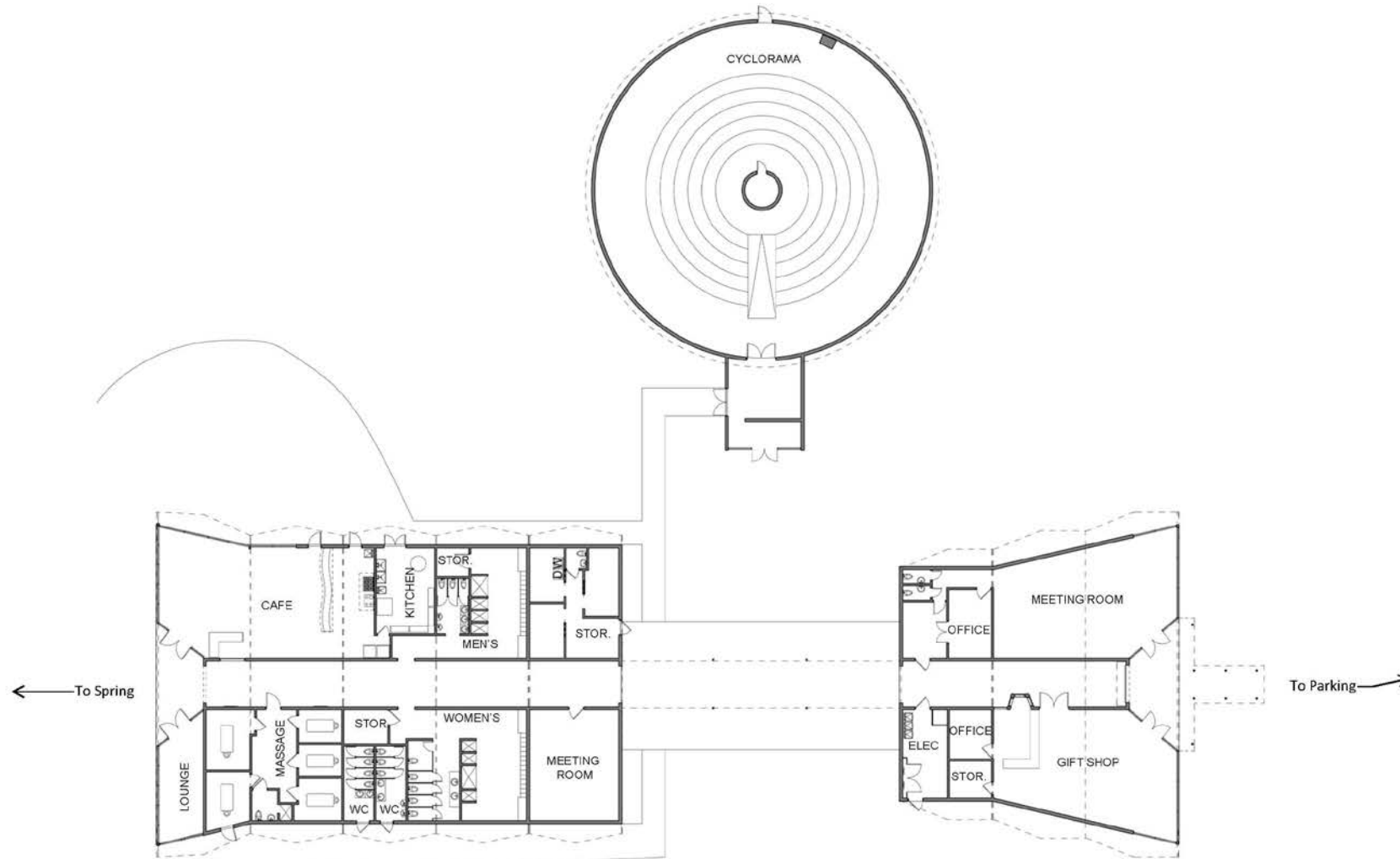
Exhibits, Educational Signage, Displays



Building Complex Outdoor Spaces



Existing Building Plan



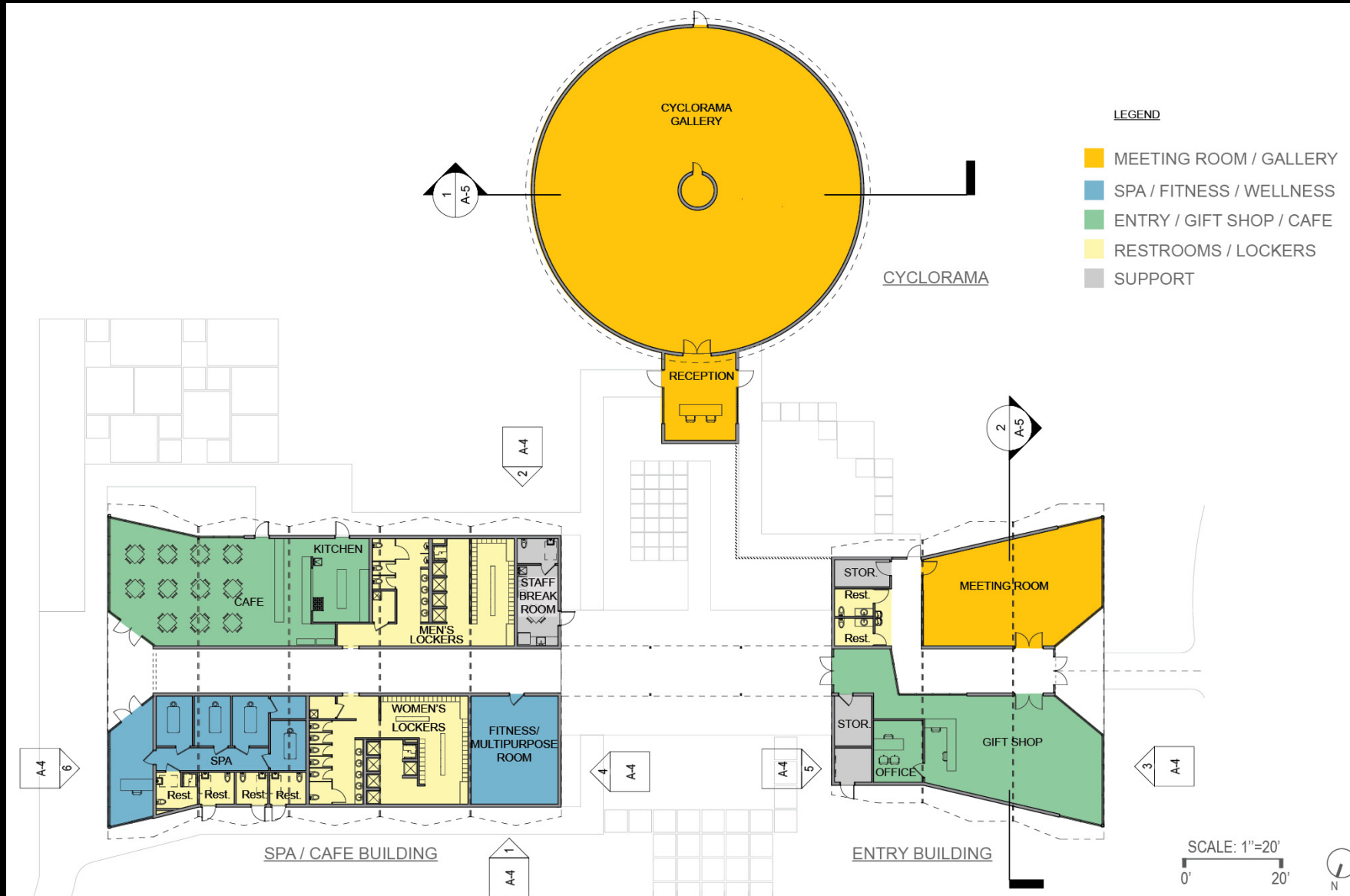
EXISTING PLAN

CITY OF NORTH PORT - WARM MINERAL SPRINGS
11/15/18 DRAFT CONCEPT PLAN

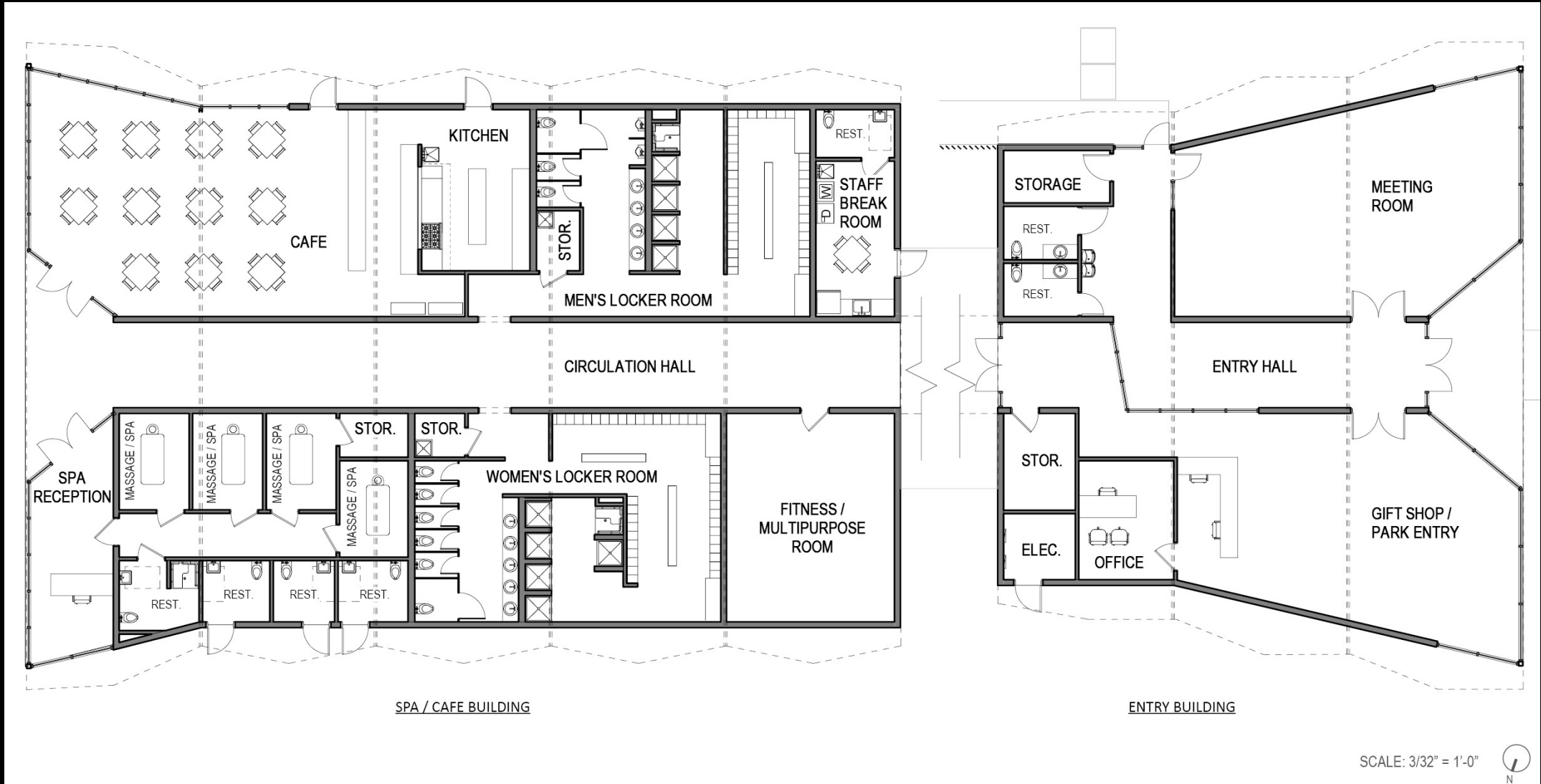
1" = 20'-0"

SWEET SPARKMAN
ARCHITECTS

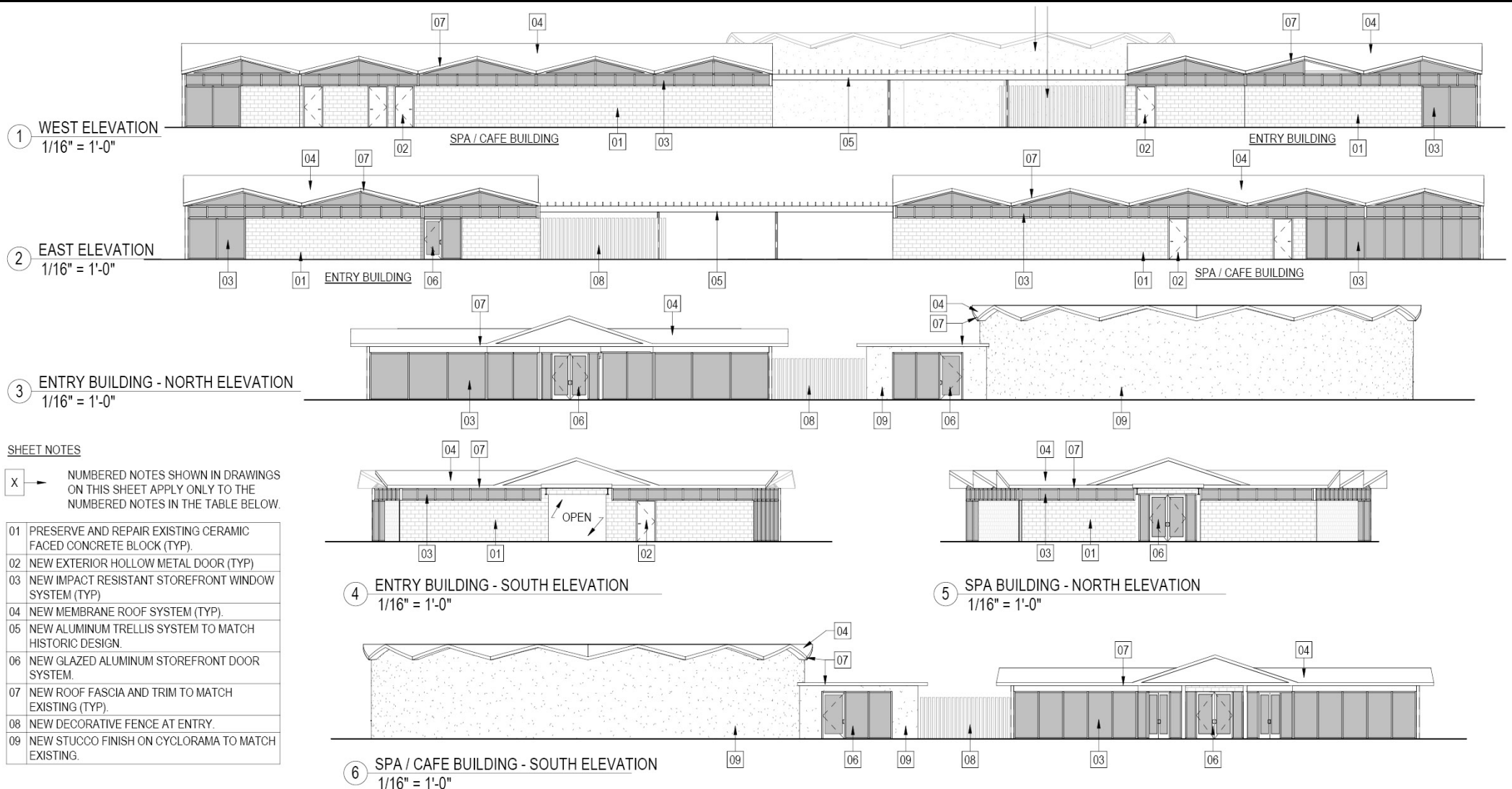
Proposed Building Plan



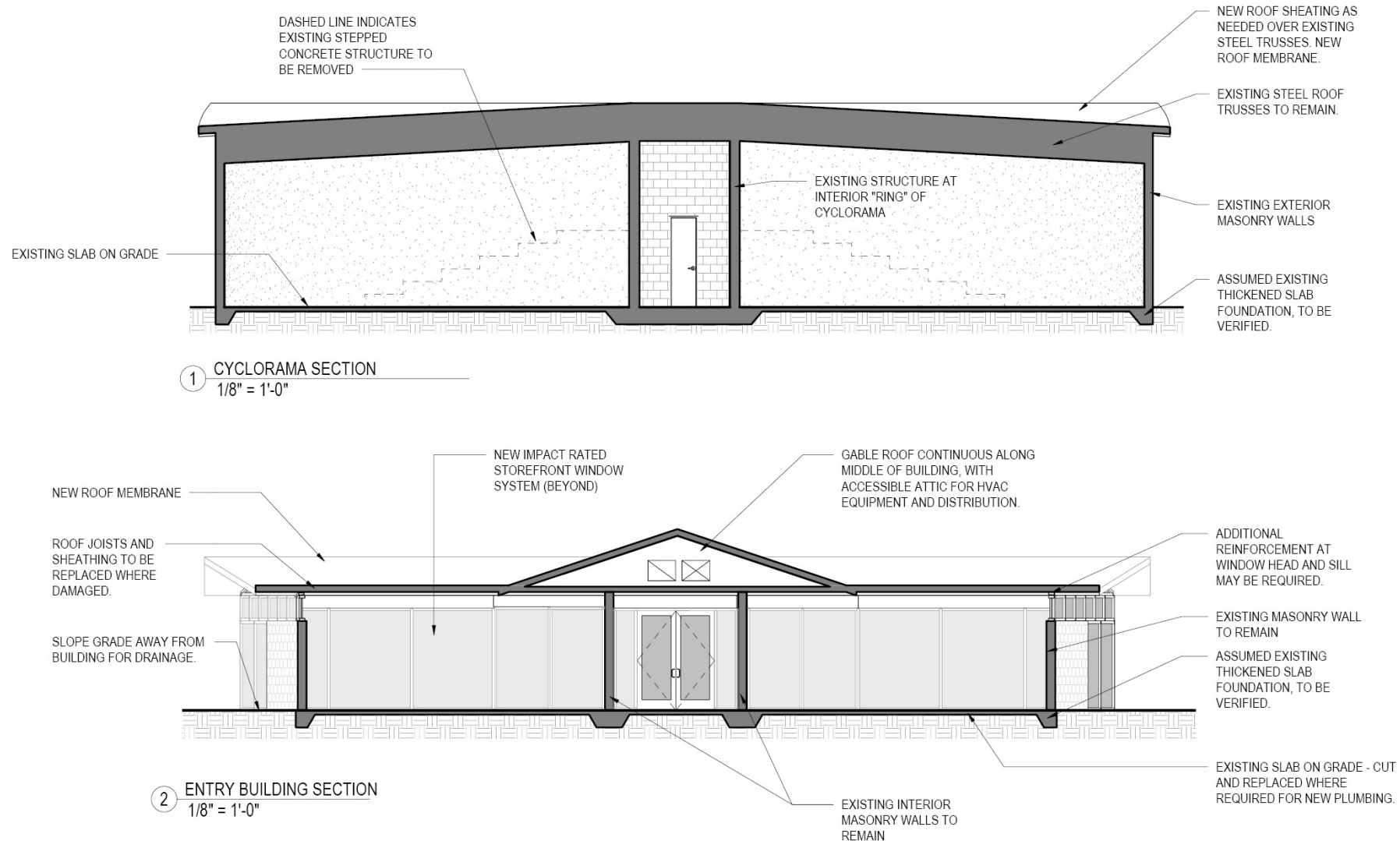
Enlarged Floor Plan



Proposed Building Elevations



Proposed Cyclorama Section



View of Main Entrance to Building



View of Café / Outdoor Dining Area



View of Large Pavilion



Front Elevation of Large Pavilion



Side Elevation of Large Pavilion

Structural Recommendations

Exterior

1. Replace window and storefront systems around the building
2. Repair all wood siding and portions of the exposed soffit and eave tails
3. Remove and replace existing roof products down to the sheathing
4. Replace existing steel trellis with new aluminum trellis to match existing design

Interior

1. Replace select instances of wood framing/beams
2. Modifications required to accommodate new access / circulation
3. Repair / replace slab as necessary to accommodate new plumbing modifications

MEP Recommendations

Plumbing

1. Incorporate recent repairs to the greatest extent possible
2. Update restrooms to ADA standards
3. Replace existing sanitary sewer piping
4. Provide low-flow fixtures
5. New tankless water heaters
6. LP gas piping for kitchen

Mechanical

1. Intermittent exhaust fans added to small restrooms
2. Replace A/C wall units with new split systems
3. New air handling units
4. New refrigerant, condensate piping and digital thermostats
5. Replace duct work
6. New condensing unit

Electrical

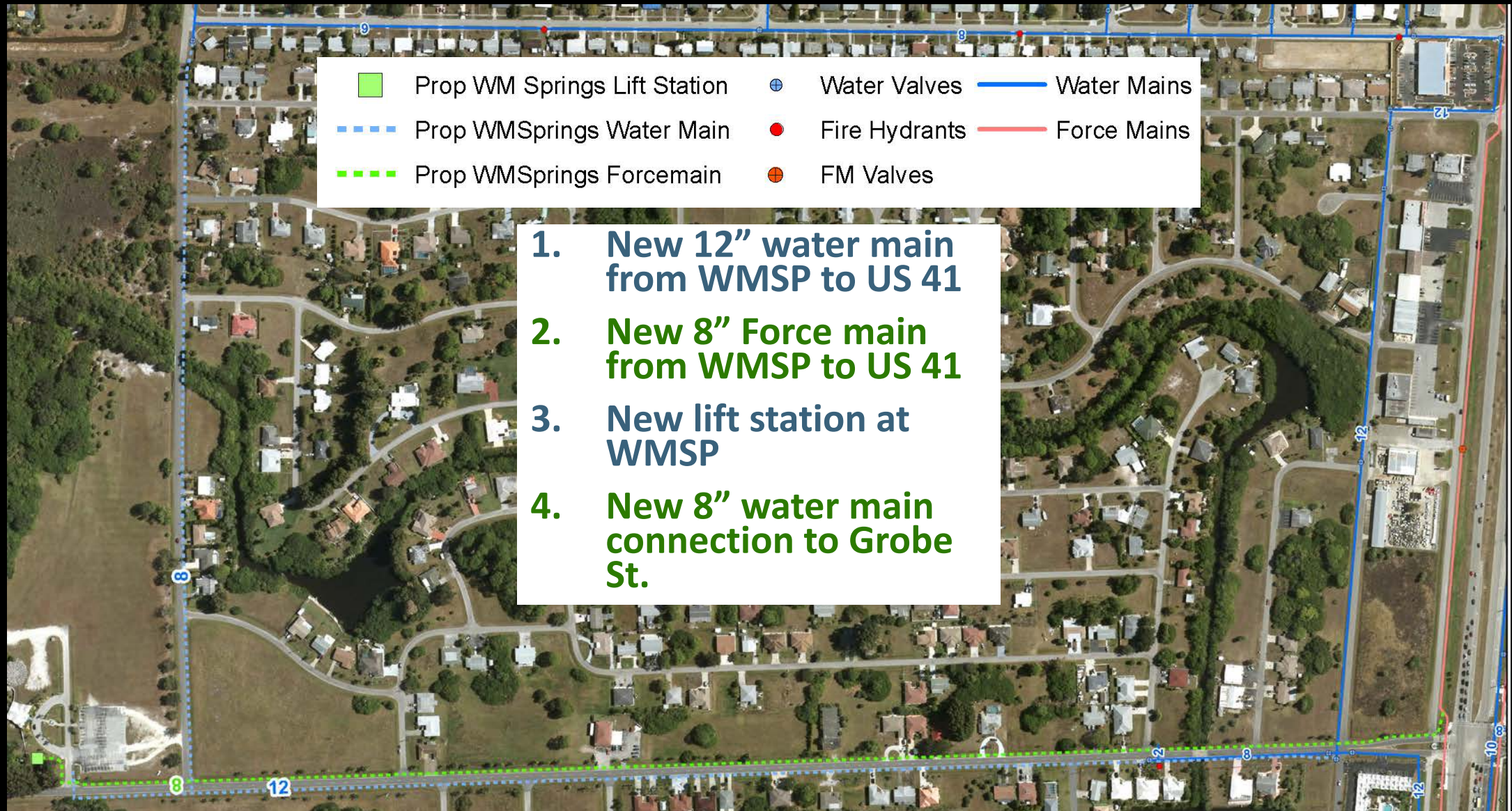
1. New underground service from pad-mounted transformer
2. New sub-panels and circuit board for each building
3. New LED lighting
4. New surge suppression system for each panel
5. New fire alarm system

Food Service Recommendations

Food Service

1. Existing footprint for kitchen and customer service are adequate
2. Provide new kitchen and customer service area design based on concessionaire's menu and operation
3. New production kitchen, equipment and storage areas
4. New utilities to accommodate proposed design

Proposed Utility Infrastructure Improvements



Phasing Recommendations

1. Renovate existing structures
2. **Parking improvements**
3. Large gathering / festival area
4. **Open-air amphitheater**
5. Natural berms / noise abatement / Landscape Enhancements
6. **Improved site access / gateway features**
7. Asphalt Trail Loop
8. **Museum and historical / educational exhibits, signage, displays**
9. Market Plaza
10. (1) Restroom
11. Utility and infrastructure upgrades
12. **Multi Purpose Shelter**
13. Picnic Shelters
14. (1) Lookout Tower

