

# Tuscawilla Park Master Plan Report

City of Ocala  
January 2014



## Executive Summary and Purpose

The purpose of the Tuscahill Park Master Plan is to provide a framework for the preservation and rehabilitation of existing facilities and planning for future improvements of this historic park in central Ocala.

Tuscahill Park is a 53+ acre park located in the downtown park region and is classified as a community park. The original 10-acre Tuscahill Park was purchased by Ocala City Council in 1916 and remains a part of the Tuscahill Historic District today. Tuscahill Park has often been referred to as the “common ground – a place where everyone can play.” Citizens of all ages, ethnic backgrounds and economic situations feel at home in Tuscahill Park.

As Tuscahill Park neared its centennial milestone, many of its amenities were showing signs of deterioration. Careful and sometimes costly upgrades to buildings that are mostly over 70+ years old are necessary to continue meeting programming needs; and outdoor recreation facilities which had fallen into substandard conditions needed upgrades.



The need for a comprehensive park master plan was evident. Although individual elements had been updated and/or replaced through the years, there had been no balanced approach to addressing issues and programming needs for a diverse citizen group.

### An effective master plan

- Provides endorsement for future development
- Guides decision making and implementation plans
- Evaluates existing facilities and provides recommendations for retrofitting/rehabilitation of same
- Considers programming needs including passive and active outdoor recreation opportunities
- Provides consideration for both vehicular and pedestrian movement
- Assesses opportunities to preserve historically significant features
- Sets policy for conservation of natural resources.

## **The Planning Process**

In May 2011, staff presented a Conceptual Mater Plan Report for City Council's consideration and direction in preparing the Tuscawilla Master Plan. At that time, Council directed staff to prepare a master plan which identified project components and which incorporated a larger vision as relates to the downtown area and other related projects such as the Osceola Linear Park and Mid-Town revitalization. Staff began the planning process by developing a mission statement for Tuscawilla Park

### **The mission of Tuscawilla Park is to enhance quality of life by:**

1. Facilitating economic development through connectivity, amenities and programming.
2. Promoting the environment by emphasizing natural elements and enhancing open spaces.
3. Supporting recreation, education, cultural arts and community events.

With the intent of receiving community and design professional input concerning the future of the Tuscawilla District, staff created the ReInvent Tuscawilla Design Competition which was implemented in Winter of 2011 and ran through Spring of 2012. The submittals provided valuable insight for what Tuscawilla Park could become. Consideration was given to the impact that Tuscawilla could have on the surrounding communities and the downtown district as a whole.

Upon completion and evaluation of the ReInvent Tuscawilla submittals, City staff met on multiple occasions to review each and identified prominent design features that were unique, innovative and applicable to the Tuscawilla District. Goals were identified to assist staff in developing the Tuscawilla Vision Plan, which was to be a very conceptual master plan document that established defining areas and components of the plan (but not necessary specific project elements).

### **Goals for Tuscawilla Vision Plan:**

1. "Right-size" the park to meet current and future needs.
2. Establish links to adjacent areas.
3. Make improvements that emphasize the water as an organizing elements.
4. Use local design elements and materials to create a unique sense of place.
5. Encourage private/public partnerships and support mixed use developments as a catalyst for encouraging redevelopment and private investment.
6. Remove tangible and intangible barriers to increase utilization and activity in the area.
7. Include adaptable spaces that support activities at both the amateur and professional levels to be marketed both locally and regionally.
8. Provide an environment for personal growth and social interaction for all ages and abilities.

Based on community feedback, design concepts, and staff input, the Tuscawilla Vision Plan was prepared and presented for Council consideration in December of 2012.

The next step in the master planning process was identification, prioritization and cost analysis of the various project components. This has been completed and is incorporated as part of this final master plan report.

The Tuscawilla Park Master Plan process has been an extremely comprehensive three year process which has involved staff from all departments and levels of the organization as well as citizen and design professionals input. This plan will be a living document that can support future decisions related to the parks ongoing revitalization.

## Tuscawilla Park History

The original 10-acre Tuscawilla Park was purchased by Ocala City Council in 1916 and remains a part of the Tuscawilla Historic District today.

The original entrance to the park was at the intersection of Tuscawilla Avenue and Northeast 2nd Street. A set of brick pillars mark the entrance to the park. The pillars were dedicated in 1921 by the Women's Club as a memorial to the men and women of Marion County who served in World War I. The historic section of the park covers ten acres and played an important role in the development of the area. Its centerpiece was a natural spring, known originally as Howse Spring after some of the pioneer settlers who inhabited the area. It was purchased by the Ocala City Council in 1916 and improved principally through the efforts of the Ocala Women's Club. The club arranged for the construction of a sixty foot driveway into the park, known as "Victory Way," and planted water oaks and magnolias on both sides of the driveway, with a row of magnolias down the center. At the northern end of the driveway, where it originally broadened and made a circle, the Women's Club also planted trees. At the spring itself was the Elizabeth Maughs Grotto, dedicated to one of the principal promoters of the Tuscawilla Park improvements. Between the magnolias, club members planted red hibiscus and between the oaks red oleander, with palms and crape myrtles in the circle. Other varieties of flowers, shrubs, and trees planted in the park included a South American orchid tree, the Judas dogwood, poinsettia, poincianas, trailing



lantanas, and ferns. Other improvements to the park included swings, a juggling board, benches, a pergola and grandstand upon it, and tennis courts. (Source: City of Ocala Website).



1935 photo taken during the construction of tennis courts  
(Source: Florida Archives)

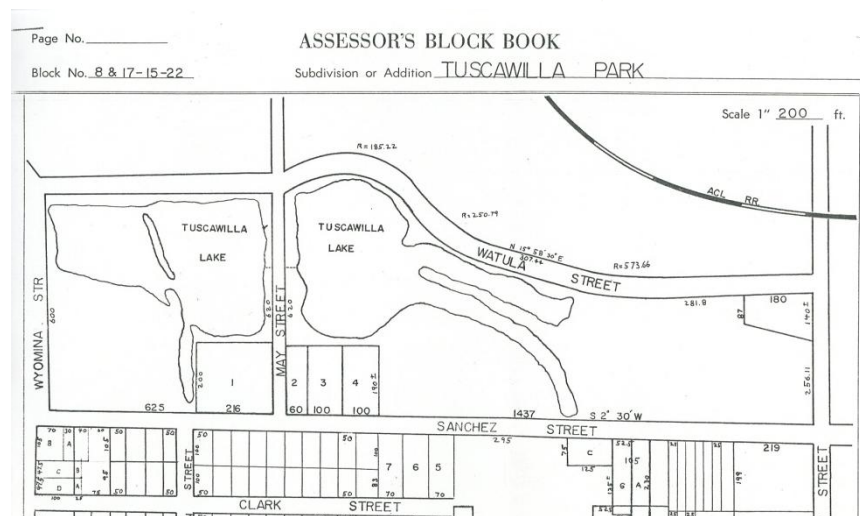
*“It possesses springs from which an artificial lake can easily be made, a natural grotto... there will be trysting places, playing fountains, grass plots, vines, plants, flowers, winding paths and other things on which our better nature can feed and feast.”*

– Ocala Banner May 26, 1916

Through the years, the City continued to expand Tuscaiwilla Park which has served to provide stormwater/flood relief and community recreation opportunities. The park is now over 53 acres and provides significant green space in the City’s Downtown park region.

**What’s in a Name?**  
*“Tuscaiwilla was the wife of Micanopy, a Seminole Chief. She was famed among her tribe for her beauty and the influence she had on her husband.”*  
 Ocala/Plus Marion Shopper, 8/13/1986

This old property map shows how May Street (5<sup>th</sup> Street) used to dissect the lake. The lake also had “fingers” to the north. Fifth Street was later removed and the lake expanded to accommodate additional stormwater from the Downtown area.





NE 5th Street (May Street) dead end after the lake was expanded  
(Source: Ocala Banner)



This photo depicts one of the lake "fingers" before the lake was expanded.

## The Facilities

Tuscahill Park is home to many community resources which are used daily to satisfy citizen's individual recreational needs. It is also used regularly to provide community events and festivals. Specific project elements related to these facilities is provided in the projects element section of this master plan.

**Discovery Center** - The Discovery Center began occupation of the Old Armory Building (also formerly known as the Tuscahill Teen Center and the Tuscahill Youth Center) in 2008. The program had previously been housed at the old Marion Theater Building and at Brick City Park. The Discovery Center offers programs designed to engage citizens of all ages. The Old Armory Building was originally constructed in 1941 and has served multiple municipal purposes through the years.



A 1990's photo of the Discovery Center



Discovery Center before the 2009 Renovation



Discovery Center Now

**Recreation and Parks Administration Office –**

The administration office was constructed in 2003 after the old administration office in Tuscowilla Park had to be demolished. In addition to providing space for administrative operations, the facility has a community conference room.



**American Legion –** The American Legion Building was constructed in 1933 to serve as home to American Legion Post 27. By 1997, the building had come into a poor state of repair and the American Legion requested the City’s assistance in renovating it. The City entered into a three party agreement with the American Legion, and the Duplicate Bridge Club to fund renovations and establish terms for operating the facility. The building, which was renovated in 1998,



continues to serve as a base for American Legion Post 27 and for the Duplicate Bridge Club who uses the facility five days a week. On Fridays and Saturdays the building serves as a banquet hall and is available for public rental. Typical uses include wedding receptions, parties to celebrate special occasions and community programs.

**Eighth Avenue Senior Center -** The senior center, which was formerly home of WTMC Radio (Marion County’s first radio station) was built in 1939. The facility received an exterior “facelift” in the late 90’s which added exterior siding, ramps for accessibility, etc.

The Eighth Avenue Senior Center provides programs for citizens over the age of 50 and includes the City’s only public shuffleboard courts.



An Undated Photo of the Eighth Avenue Senior Center



The Eighth Avenue Senior Center Now

**City Auditorium** - The Ocala Civic Auditorium, now known as the City Auditorium was constructed in 1936 - a product of the Work Progress Administration Program to stimulate the economy during the Great Depression. It cost \$62,000 to build. City Council recently approved a public/private partnership agreement with the Ocala Symphony Orchestra to allow the facility to be renovated as a community cultural center which will serve as home to the orchestra and other community cultural programs.



**Old Recreation Center** (also formerly known as the Art Center and Model Railroader Building). This building served as the City's first recreation center. It was the hub for "everything recreation" including athletic programs, table games, equipment check-out, etc. In the 1980's it was converted to an Art Center where art recreation programs were offered including a very popular ceramics program. Late in the 1990's the Art Center was closed and the building was leased to the Ocala Model Railroader club. In 2009, the Model Railroader program was re-located to the City's abandoned Nursery Building with the intent that this facility in Tuscawilla Park would be demolished. In 2013 it was decided that the building could be renovated into a group picnic pavilion to allow space for larger outdoor community social gatherings. Renovations should be complete in the summer of 2014.



**Athletic Complex** - The baseball field and tennis facilities had far exceed their useful life. In 2012, both facilities received a complete overhaul to provide state-of-the-art athletic facilities that will serve the community's needs for years to come. The basket ball courts also have been used well beyond the life expectancy and will be reconstructed in FY2014 or FY2015.





**Playground** –Tusawilla Park has had many playgrounds through the years. The all children’s playground, a wooden structure built at the south end of the park was a community favorite. In 2008, that playground was determined beyond repair and had to be removed. In 2010, the City constructed the new Tusawilla playground across from Discovery Center at the north end of the park (returning it to the 1980’s location). This playground is a destination playground that serves hundreds of kids at a time. There is plenty of shade and seating areas for adults. This playground also meets universal accessibility standards providing the optimum physical and social play opportunities.



**Walking Trail** – Tusawilla Park has a one-mile concrete walking trail that provides a venue for a shady stroll or a brisk walk. The trail meanders through the grand oaks and provides a scenic and relaxing view. In 2013, the trail was extended to provide better connectivity throughout the park.



**Lake Tusawilla** – The lake at the park provides many opportunities for outdoor recreation and serves as valuable habitat for wildlife. The park is host to several fishing derby events (youth and senior) and serves as an everyday fishing spot for citizens. Through the years, the lake has been expanded to meet ever growing stormwater flood relief for Downtown Ocala. It is one of few water bodies in the City, and serves as a central focus of the park, providing beautiful scenic views.



In 2010, lighted fountains were added to the lake and the bridge that replaced 5<sup>th</sup> street when it was removed was re-painted and lit. And in 2013 a fishing dock was added to provide for ADA accessibility for fishing programs.

## Natural Resources Management

Management of the parks natural resources continues to be a priority.

**Stormwater Retention** – First and foremost, the “lakes” at Tuscawilla serve as stormwater retention areas for much of downtown Ocala. Stormwater treatment facilities are in place to contribute to higher water quality.

**Trees** - The beautiful, mature tree canopy provides a landscape that even 50 years ago was non-existent. It is extremely important that we are proactive in managing this tree canopy for generations to come. That means paying very close attention to the condition of the trees and taking proactive measures as necessary (i.e. corrective pruning, bracing etc. that is especially important to the large oaks) and mitigating future losses with plantings today. In 2009, City Council commissioned an Arborist survey of all City parcels to identify the condition of all trees of significance and provide a recommendation as to handling of any issues. Over 15 trees (mostly oaks) had to be removed at Tuscawilla Park. These ranged in size from 24 DBH to 44 DBH. Another 38 trees required substantial corrective pruning and 9 of those trees were listed in fair condition. To mitigate both current and expected future losses of these trees; to provide “screening” in pertinent areas; and to add “color” to the park landscape, the City (with the assistance of an Urban and Community Forestry Program grant) planted 84 trees in Tuscawilla Park in 2011. These trees included red maples, pond cypress, river birch, weaver dogwoods and sparkleberry among others.



**Aquatic Vegetation/Landscaping** – Aquatic vegetation plays an important role in providing a sustainable freshwater ecosystem. Aquatic plants provide important living space for small animals which in turn supply food for fish and waterfowl. Young fish and amphibians will use aquatic plants as a source of cover from predatory fish and birds. This, coupled with the abundant food supply, makes aquatic plants important nurseries for baby fish and frogs. Sturdy emergent plants provide nest and den-building materials for many birds and small mammals. Submersed and emergent plants protect shorelines from erosion and also help stabilize the sediment which can increase water clarity. They can also influence the supply of oxygen in the water. Recently aquatic plants have received a lot of attention for their ability to soak up pollutants from contaminated water. They utilize nutrients that would otherwise be used by algae, thereby improving water clarity. (Source: State of Washington Department of Ecology). Because of their beneficial qualities in support of a healthy ecosystem, and their aesthetic qualities staff recommends the planting of aquatic vegetation in both Lake Tuscawilla as well as

the pond to the west. Staff has developed plans for aquatic vegetation that will contribute to better water quality and is seeking funding for implementation of those plans.

**Wildlife** – Preservation of natural habitats for native and migratory animal species is an important component in the revitalization of Tuscawilla park. In 2009, we saw what can happen when non native, exotic species (such as the Muscovy duck) are allowed to dominate a park setting. Not only are they a nuisance



A Cormorant seen at Tuscawilla Park

to park patrons, but they also monopolize the food source and make it

extremely difficult for native and migratory species to thrive.

Since the City took proactive measures in reducing the population of non-native ducks, we have seen a variety of native and migratory species benefit. This includes Black-Bellied Whistling Ducks (which are actually a rare breeder in Florida and only one of two “whistling ducks” native to North America); Wood Storks (which are endangered and are the only storks that breed in North America, primarily in Florida, Georgia and South Carolina); and Great Blue Heron (which is the largest North



Black-Bellied Whistling Ducks seen at Tuscawilla Park

American Heron and in Florida are year-round residents).

An important aspect of natural resource management is public education. Park patrons must help properly manage issues by changing their behaviors in the best interest of the native wildlife. Recreation and Parks staff assists with this by placing signs that explain the issues and desired behaviors, discussing the issues when citizens are seen engaging in undesirable behaviors and by providing junior ranger programs to get our younger generations on board (so they can help their parents understand!).



## Programming

Programming at Tuscahill Park ranges from active athletic programs (baseball, tennis, basketball) walking programs, events, parties, educational, stewardship/ranger programs, and more! There is something for all age groups offered at the various facilities and outdoor spaces.

**Cultural Arts Programs** – The arts and culture industry is an economic driver in communities – a growth industry that supports jobs, generates government revenue, is the cornerstone of tourism and contributes substantially to a high quality of life. The recently adopted Recreation and Parks Master Plan recommendation regarding the arts reads, *“The City should develop a Community Arts in Parks Plan designed specifically to address cultural programming parks and community centers. Whether this is a public exhibition of art or performing arts programs, City parks typically serve as a natural venue for such programs. It is recommended that staff research what other Cities are doing in this regard and engage other stakeholders in the community in moving this initiative forward.”*



In 2013, staff implemented the first ever Ocala community **Sculpture Walk** at Tuscahill Park. The program began with a continental call to artists which resulted in ten selected sculptures on display along the Tuscahill walking trail for one year. The competition will be repeated annually resulting in a renewable cultural experience each year.

**Events** - Events are a “programming” component that provides unique opportunities for the provision of cultural arts programs in addition to providing wholesome activities for Ocala’s citizens. In times past Tuscahill Park was home to God and County Day, Teddy Bear Picnic, Ocalifest and more. Over the years, these events have either been discontinued or moved to other venues. The park is still host to many events now including Art in the Park (a sidewalk art program), the PAAS Eggstravaganza, The Cracker Cattle Drive and Cowboy Roundup, the Earthfest and Arbor Day in the Great Outdoors, fishing derbies and more. With ongoing park improvements designed to facilitate events (i.e. power bollards to serve vendor power needs, the group pavilion, etc.), staff sees great potential in bringing new and exciting high quality events to Tuscahill Park.



## **Project Elements**

Staff has developed a detailed project report that provides the anticipated lifespan, location, description, relevance, return on investment and estimated cost of construction for each project included in the Tuscahill Vision Plan. The Tuscahill Park project elements are prioritized in two categories: facilities and infrastructure improvements. Conceptual drawings are provided for illustrative purposes only and are not intended to be a final design standard. Staff's intent is to provide a consistent architectural and design standard that demonstrates an appreciation for the historical significance of the park.

**This Tuscahill Master Plan Report lays the groundwork for the successful revitalization of Tuscahill Park and shall serve to guide future decision making related to park development and management.**



*Find your place*

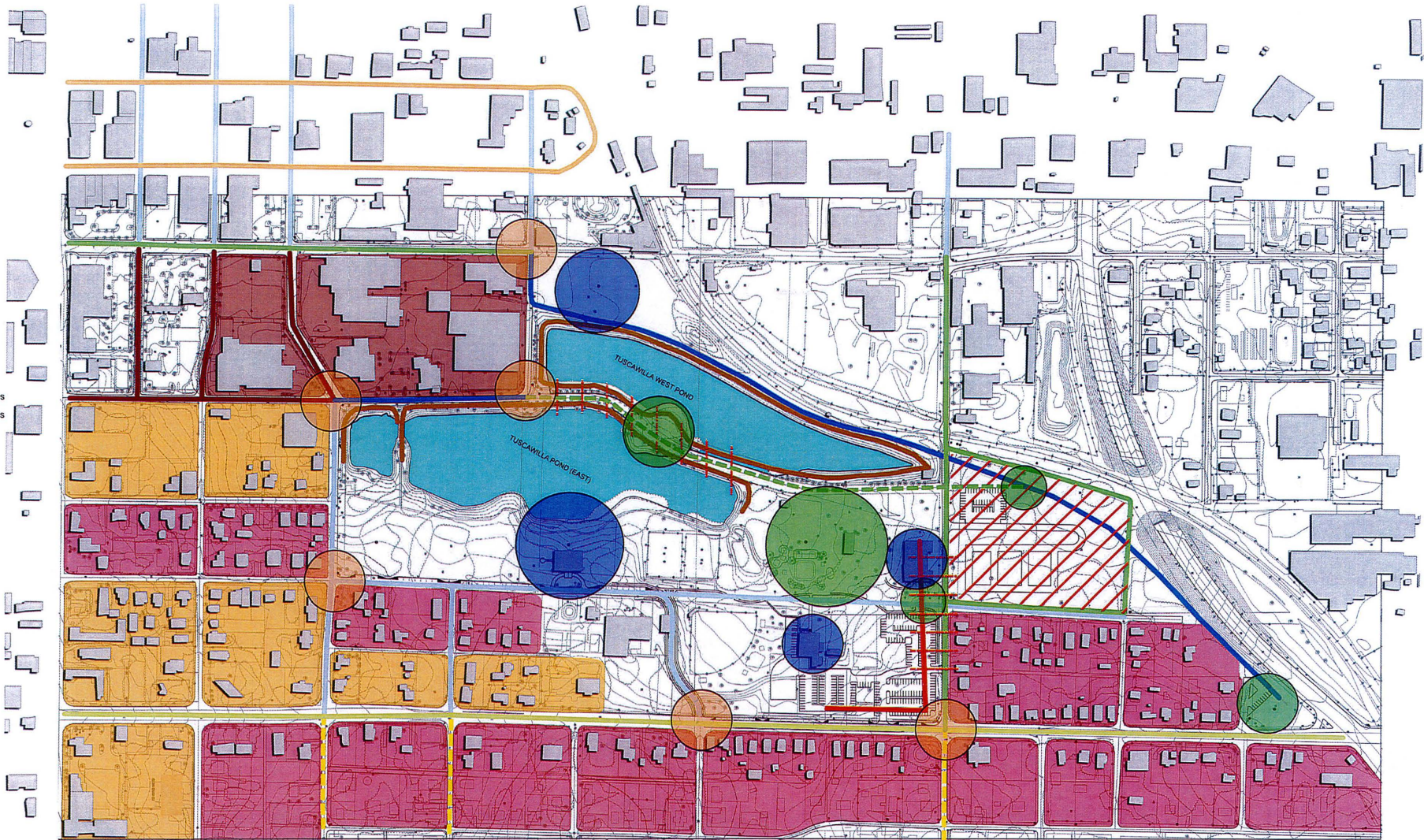


Find your place

### TUSCAWILLA VISION

#### Legend

- Reinforce the Ability of both Phases
- Reinforce the Ability of both Phases
- Tusawilla Phases**
- Future Expansion
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Depends when Redev. Happens
- NE 8 Ave
- N Magnolia Avenue Phase
- Point of Culture
- Intersection Enhancement
- Enhanced Greenspace
- Future Development
- Mixed Use
- Residential



## Tusawilla Park Enhancement - Project Report

Project Name	Brief Description	Priority	Project Duration	Project Life	
				Expectancy in Years	Estimated Cost
<b>Open Pavillion:</b>	A public project that increases the number of leaseable venue spaces for the City of Ocala.	1a	1	15-20	137,000
<b>City Auditorium Renovation:</b>	A public/private partnership that establishes a cultural arts center for the community.	2a	3	20	3,300,000
<b>Discovery Center:</b>	A public/private project that doubles the exhibition space for the Discovery Center and maximizes the building potential.	3a	2	30	1,000,000
<b>Art Park:</b>	A public/private partnership that furthers the current cultural arts renaissance in Ocala.	4a	1	30	225,000
<b>Senior Center:</b>	A public project that will provide an enhanced space for senior citizens.	5a	1-3	30	965,000
<b>American Legion:</b>	A public project that increases the number of leaseable venue spaces for the City of Ocala.	6a	1	15-20	400,000
<b>Amphitheater:</b>	A public project that creates a large exterior performance venue within Tusawilla Park.	7a	1	20	400,000
				<b>Total:</b>	<b>6,427,000</b>
<b>Infrastructure</b>					
<b>Project Name</b>					
<b>Circulation Enhancement:</b>	A public project that provides a safer and more functional environment.	1b	2	30	750,000
<b>Osceola Linear Park Trail Hub:</b>	A public project that connects walking paths of the local area to the Osceola Linear Park.	2b	2	20	125,000
<b>Pedestrian Park Lighting:</b>	A public project that provides a safer and more functional environment.	3b	1	15-20	50,000
<b>Pocket Parking Lots:</b>	parking closer to desired locations.	4b	1	15-20	140,000
<b>Intersection Enhancements:</b>	A public project that strives to create a sense of arrival to the Tusawilla District.	5b	2	15-20	565,000
<b>Waters Edge Enhancement:</b>	A public project that strives to provide enhanced amenities to visitors of Tusawilla Park.	6b	2	30	2,500,000
				<b>Total:</b>	<b>4,130,000</b>
				<b>Grand Total:</b>	<b>10,557,000</b>



## Tusawilla Park Enhancement - Open Pavillion

Type	Project Duration	Life Expectancy	Priority
Public	6 months - One year for Design and Construction	15-20 years	1a

**Project Title**

Open Pavillion

**Project Location**

Tusawilla: Located south of the City Auditorium within the Tusawilla Park limits

**Project Description/Justification**

This building is centrally located within Tusawilla Park and was used as a meeting facility for local community organizations. The building has been vacant for a number of years. Due to its location within the park, converting the space into an exterior use will allow for more use of the structure. The conversion will consist of demolishing exterior walls therefore opening the building to the exterior creating a covered pavilion with the restrooms being modified to serve the new use.

**Relevant Graphic Details**



**Strategic Goals Relevance**

This project meets Goal 4 Quality of Place & Goal 3 Operational Excellence. The Open Pavillion will provide an exterior rental space that provides the opportunity for small concerts, weddings, and other types of receptions. By doing so the Open Pavillion enhances the City of Ocala's Tusawilla asset, therefore improving the City's Quality of Place. This project also promotes Operational Excellence by providing an additional service & enhanced recreational experience to the citizens of Ocala.

**Project's Return on Investment**

This projects return on investment will provide the City an opportunity to create ticketed events or rental space for the citizens of Ocala. The return on investment would depend on the level of programming and rental revenue collected per year. In addition, by providing a rentable exterior space in the downtown core it will attract more visitors to the area thus creating a thriving downtown economy.

**Cost of Construction\***

Design	12,000
Construction	125,000

\* Cost of construction varies greatly per year. Annual cost adjustments must be performed to accommodate for inflation. Cost of construction does not include expense for design and engineering consulting services.

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<b>Total</b>	<b>137,000</b>
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## Tusawilla Park Enhancement - City Auditorium Renovation

Type	Project Duration	Life Expectancy	Priority
Public/Private	Three years for Design and Construction	20 years	2a

**Project Title**

City Auditorium Renovation

**Project Location**

Tusawilla: Located at the north end of Tusawilla Park on NE Sanchez Ave

**Project Description/Justification**

This City-Owned Auditorium is located within Tusawilla Park and is currently deemed condemned. However, there is interest from community organizations to rehabilitate the building and convert it to a music/cultural events hall. The facility's parking will need to be enhanced in order to support the anticipated 700 person occupancy load.

**Relevant Graphic Details**



**Strategic Goals Relevance**

This project meets Goal 4 Quality of Place & Goal 1 Economic Hub. The City Auditorium project will provide a cultural asset to the City of Ocala therefore enhancing its Quality of Place. By attracting 700+ guest for concerts and other cultural activities the City Auditorium will create an opportunity for local businesses to capitalize on the guests' needs for before and after activities therefore enhancing the local economy.

**Project's Return on Investment**

This project's return on investment will occur through enhanced quality of place for the citizens' of Ocala. By providing an enhanced urban space in the downtown core it will attract more visitors to the area thus contributing to a thriving downtown economy.

**Cost of Construction\***

**FY - TBD**

Construction

3,300,000.00

\* Cost of construction varies greatly per year. Annual cost adjustments must be performed to accommodate for inflation. Cost of construction does not include expense for design and engineering consulting services.

**Total**

**3,300,000.00**

## Tusawilla Park Enhancement - Discovery Center

<b>Type</b>	<b>Project Duration</b>	<b>Life Expectancy</b>	<b>Priority</b>
Private & Public Partnership	Two years for Construction	30 Years	3a

**Project Title**

Discovery Center Upstairs Renovation

**Project Location**

Tusawilla Park - North End; just north of the Baseball field

**Project Description/Justification**

The second floor of the Discovery Center will be renovated to double the programming space. The downstairs can no longer meet the demand for programs and has no space for exhibits. The upstairs does not have HVAC, insulation, restrooms and is not ADA Accessible. By providing these improvements the exhibition space will be doubled and allow for a great use of the downstairs portion of the building.



**Strategic Goals Relevance**

This project meets Goal 4 Quality of Place and Goal 1 Economic Hub. The Discovery Center provides high quality, hands-on programming that is enjoyed by citizens of all ages. School groups from not only Marion, but also Lake, Alachua and Citrus Counties visit the center for field trips. In addition, Discovery Center has spearheaded the City's Cultural Arts Program, including the new Tusawilla Sculpture Walk; and coordinates two significant events in Tusawilla Park: the Earthfest Celebration and the Cracker Cattle Drive and Cowboy Roundup. This project will also allow the center to house traveling exhibits which will contribute to the City's goals of being a regional destination.

**Project's Return on Investment**

Discovery Center has been a catalyst for change in Tusawilla Park; one the City should continue to invest in. Programming has become so popular that the demand can no longer be met without utilizing the second floor. The City has very limited resources in terms of recreation centers. Renovating the upstairs of an existing structure allows us to expand without having to build a new facility. In addition, renovating the upstairs will allow the center to host traveling exhibits.

**Cost of Construction\***

**FY TBD**

Construction	1,000,000
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\* Cost of construction varies greatly per year. Annual cost adjustments must be performed to accommodate for inflation. Cost of construction does not include expenses for design and engineering consulting services.

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<b>Total</b>	<b>\$ 1,000,000</b>
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## Tuscawilla Park Enhancement - Art Park

Type	Project Duration	Life Expectancy	Priority
Private & Public Partnership	One Year for Design and Construction	30 years	4a

### Project Title

Art Park

### Project Location

Central Business District: NE 5th Avenue & NE Watula Avenue just east of the Train Depot

### Project Description/Justification

The Art Park will be located within Tuscawilla Park and will provide a place for artists to display their work in an urban environment. The Art Park will be a designed landscape that will create an environment conducive to contemplation and observation of local art. It will also further the cultural arts renaissance that is currently underway in the Ocala Central Business District.

### Relevant Graphic Details



### Strategic Goals Relevance

This project meets Goal 4 Quality of Place & Goal 3 Operational Excellence. The Art Park will provide a designed urban space that is conducive to artists, patrons of the artists, and citizens of the community thus improving the Quality of Place for the City of Ocala. This project also promotes Operational Excellence by providing an additional venue and enhanced recreational experience to the citizens of Ocala.

### Project's Return on Investment

This projects return on investment will occur through the enhanced quality of place for the citizens' of Ocala. By providing an enhanced urban space in the downtown core it will attract more visitors to the area thus contributing to a thriving downtown economy.

### Cost of Construction\*

	FY - TBD
Construction	225,000.00
* Cost of construction varies greatly per year. Annual cost adjustments must be performed to accommodate for inflation. Cost of construction does not include expense for design and engineering consulting services.	

**Total**

**225,000.00**

## Tusawilla Park Enhancement - Senior Center

<b>Type</b> Public	<b>Project Duration</b> One - Three years for construction	<b>Life Expectancy</b> 30 Years	<b>Priority</b> 5a
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**Project Title**

Senior Center Relocation

**Project Location**

Tusawilla Park - North End; at the corner of NE 9th Street and NE 8th Avenue

**Project Description/Justification**

The Senior Center currently occupies a building that has far exceeded its useful life and the programs have outgrown the size of the facility. Because there is limited space, we can only offer one program at a time which is not conducive to the social environment we'd like to provide for our senior citizens. In addition, the master plan calls for a parking lot to be constructed on this entire lot to best serve the needs of other structures (i.e. Auditorium/cultural center, etc.). The price estimates provided for this project assume that either an existing building could be purchased and renovated Or that we could eliminate acquisition by building elsewhere in the park on land already owned by the City.



**Strategic Goals Relevance**

This project meets Goal 4 Quality of Place and provides an extremely valuable service for the community's elderly. Most of the seniors that are served at this center are low income, super-seniors; with limited social opportunities. This project will provide a high quality facility that can meet their needs.

**Project's Return on Investment**

The return on investment is healthier, more socially and physically active senior citizens in our community.

<b>Cost of Construction*</b>	<b>FY TBD</b>
Land Acquisition	800,000
Architectural Services	15,000
Construction	150,000

\* Cost of construction varies greatly per year. Annual cost adjustments must be performed to accommodate for inflation. Cost of construction does not include expenses for design and engineering consulting services. Construction costs for this particular project assume that we could purchase and renovate an existing facility.

<b>Total</b>	<b>965,000</b>
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## Tuscawilla Park Enhancement - American Legion

Can coincide with the Amphitheater project

Type	Project Duration	Life Expectancy	Priority
Public	One year for Design and Construction	15-20 years	6a

**Project Title**

American Legion

**Project Location**

Tuscawilla: Located off NE Sanchez Ave within the Tuscawilla Park limits

**Project Description/Justification**

This building is located towards the southern end of Tuscawilla Park and serves as a venue space. However, the space is not air conditioned properly and needs to be improved in order to maximize its purpose. An exterior addition will allow for the building to occupy more people and enhance its function within the park. The new addition will also support the proposed Amphitheater which will be located directly behind the building.

**Relevant Graphic Details**



**Strategic Goals Relevance**

This project meets Goal 4 Quality of Place & Goal 3 Operational Excellence. The American Legion will provide a large interior rental space that provides the opportunity for small concerts, weddings, and other types of events. By doing so the American Legion enhances the City of Ocala's Tuscawilla asset, therefore improving the City's Quality of Place. This project also promotes Operational Excellence by providing an additional venue and enhanced recreational experience to the citizens of Ocala.

**Project's Return on Investment**

This projects return on investment will provide the City an opportunity to create ticketed events or rental space for the citizens of Ocala. The return on investment would depend on the level of programming and rental revenue collected per year.

**Cost of Construction\***

	FY - TBD
Construction	400,000.00

\* Cost of construction varies greatly per year. Annual cost adjustments must be performed to accommodate for inflation. Cost of construction does not include expense for design and engineering consulting services.

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<b>Total</b>	<b>400,000.00</b>
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## Tusawilla Park Enhancement - Amphitheater

Can coincide with American Legion Renovation

Type	Project Duration	Life Expectancy	Priority
Public	One year for Design, Engineering and Construction	20 years	7a

**Project Title**

Amphitheater

**Project Location**

Tusawilla Park: Located on East Lake Tusawilla behind the American Legion Building off NE Sanchez Avenue

**Project Description/Justification**

This new addition to Tusawilla Park will be located directly behind the American Legion building and will provide a large exterior performance space within the park and downtown. This will provide additional venue options for the downtown area therefore increasing the level of activity and commerce throughout this region of the city.

**Relevant Graphic Details**



**Strategic Goals Relevance**

This project meets Goal 4 Quality of Place & Goal 3 Operational Excellence. The Amphitheater will provide a large exterior performance space that provides the opportunity for midsize concerts, weddings, and other types of events. The Amphitheater enhances the City of Ocala's Tusawilla asset, therefore improving the City's Quality of Place. This project also promotes Operational Excellence by providing an additional venue and enhanced recreational experience to the citizens of Ocala.

**Project's Return on Investment**

This project's return on investment will provide the City an opportunity to create ticketed events or rental space for the citizens of Ocala. The return on investment would depend on the level of programming and rental revenue collected per year. In addition, by providing a large exterior performance space in the downtown core it will attract more visitors to the area thus creating a thriving downtown economy.

**Cost of Construction\***

	FY - TBD
Construction	\$400,000.00
<p style="text-align: center;">* Cost of construction varies greatly per year. Annual cost adjustments must be performed to accommodate for inflation. Cost of construction does not include expense for design and engineering consulting services.</p> <p style="text-align: center;">This project only provides the space and ability for sound/lighting equipment setup. If sound/lighting are to be included, a separate estimate must be performed.</p>	
<b>Total</b>	<b>400,000.00</b>

## Tuscawilla Park Enhancement - Circulation Enhancement

<u>Type</u>	<u>Project Duration</u>	<u>Life Expectancy</u>	<u>Priority</u>
Public	Two years for Design, Engineering, and Construction	30 years	1b

**Project Title**

Circulation Enhancement

**Project Location**

Tuscawilla Park: Approximately 1,500 feet of NE Watula Avenue between NE 5th Street and NE 9th Street. Approximately 1,000 feet of NE Sanchez Avenue from NE 9th Street heading south.

**Project Description/Justification**

Currently, NE Watula and NE Sanchez Avenues cut through Tuscawilla Park. In an effort to provide a safer and more functional environment throughout Tuscawilla, portions of these two roads have been identified for conversions to a green pedestrian corridor. The new traffic patterns will divert vehicular traffic to roads around the park instead of through it. A new road will be installed from NE 8th Avenue to the remaining portion of NE Sanchez Avenue. This road will aid in the traffic patterns that move traffic around the park.

**Relevant Graphic Details**



**Strategic Goals Relevance**

This project meets Goal 4 Quality of Place & Goal 2 Fiscally Sustainable. The Circulation Enhancement for Tuscawilla will provide a unique environment within the City of Ocala thus improving the Quality of Place. The Circulation Enhancement also provides the capability of the project being constructed in multiple phases which supports Fiscal Sustainability by allowing the project to be completed as funds become available.

**Project's Return on Investment**

This project's return on investment will occur through enhanced quality of place for the citizens' of Ocala. Providing an enhanced urban space in the downtown core will attract more visitors to the area thus contributing to a thriving downtown economy.

**Cost of Construction\***

**FY - TBD**

Construction

750,000.00

\* Cost of construction varies greatly per year. Annual cost adjustments must be performed to accommodate for inflation. Cost of construction does not include expense for design and engineering consulting services.

**Total**

**750,000.00**



## Tusawilla Park Enhancement - Osceola Linear Park Trail Hub

Type	Project Duration	Life Expectancy	Priority
Public	One year for Design and Construction	20 years	2b

**Project Title**

Osceola Linear Park Trail Hub

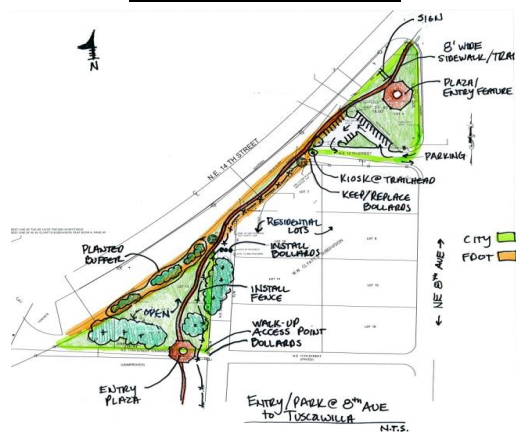
**Project Location**

Tusawilla: Located on the northern ± 8 acres that will be incorporated into Tusawilla Park.

**Project Description/Justification**

The trail hub will be based in the northern section of Tusawilla Park and will act to connect the walking paths of the park to the Osceola Linear Park as well as providing the capability of future trails to link into the Hub.

**Relevant Graphic Details**



**Strategic Goals Relevance**

This project meets Goal 4 Quality of Place & Goal 3 Operational Excellence. The Osceola Linear Park Trail Hub will be an important asset that will provide a linkage to multiple areas throughout the Central Business District. Most importantly, the Trail Hub will be an enhanced urban link to Tusawilla Park and the downtown which will improve the Quality of Place for the downtown core. This project also promotes Operational Excellence by providing an additional service and enhanced recreational experience to the citizens of Ocala.

**Project's Return on Investment**

This project's return on investment will occur through enhanced quality of place for the citizens' of Ocala. Providing an enhanced urban space in the downtown core will attract more visitors to the area thus contributing to a thriving downtown economy.

**Cost of Construction\***

Construction

**FY - TBD**  
125,000.00

\* Cost of construction varies greatly per year. Annual cost adjustments must be performed to accommodate for inflation. Cost of construction does not include expense for design and engineering consulting services.

**Total**

**125,000.00**

## Tusawilla Park Enhancement - Pedestrian Park Lighting

Type	Project Duration	Life Expectancy	Priority
Public	One year for Design and Construction	15-20 years	3b

**Project Title**

Pedestrian Park Lighting

**Project Location**

Tusawilla: Located along the sidewalks and existing venues throughout the ± 48 acres of Tusawilla Park.

**Project Description/Justification**

This project will install pedestrian lighting in areas of Tusawilla Park that do not have targeted enhancement projects. The addition of pedestrian lighting will create a safer pedestrian environment for the occupants of the park. The intent is to add pedestrian lighting around all existing venue locations and walking paths so that the park will maintain a cohesive feel once all supporting enhancement projects are completed.

**Relevant Graphic Details**



**Strategic Goals Relevance**

This project meets Goal 4 Quality of Place. The Pedestrian Park Lighting project will provide a safe and inviting environment for the citizens of Ocala therefore enhancing its Quality of Place.

**Project's Return on Investment**

This projects return on investment will occur through the enhanced quality of place for the citizens' of Ocala. By providing a safe and inviting environment in the downtown core it will attract more visitors to the area thus contributing to a thriving downtown economy.

**Cost of Construction**

Construction

**FY - TBD**  
50,000.00

\* Cost of construction varies greatly per year. Annual cost adjustments must be performed to accommodate for inflation. Cost of construction does not include expense for design and engineering consulting services.

**Total**

**50,000.00**

## Tusawilla Park Enhancement - Pocket Parking Lots

Type	Project Duration	Life Expectancy	Priority
Public	6 months - Two years for Design and Construction	20 years	4b

**Project Title**

Pocket Parking Lots

**Project Location**

Tusawilla: Located strategically throughout the park.

**Project Description/Justification**

The Pocket Parking Lots project will provide additional parking throughout Tusawilla Park as well as providing more parking options closer to the numerous venues located throughout the park. By strategically locating these throughout the park it will eliminate the need for large parking surfaces yet providing sufficient parking closely located to the visitors interest.

**Relevant Graphic Details**



**Strategic Goals Relevance**

This project meets Goal 4 Quality of Place. The community has identified a need for more parking spaces and by providing strategically placed parking lots with sufficient space, the Quality of Place will improve for the citizens of Ocala.

**Project's Return on Investment**

This projects return on investment will occur through the enhanced quality of place for the citizens' of Ocala. By providing an enhanced urban space in the downtown core it will attract more visitors to the area thus contributing to a thriving downtown economy.

**Cost of Construction\***

**FY - TBD**

Construction

140,000.00

\* Cost of construction varies greatly per year. Annual cost adjustments must be performed to accommodate for inflation. Cost of construction does not include expense for design and engineering consulting services.

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**Total**

**140,000.00**

## Tuscawillia Park Enhancement - Intersection Enhancements

Type	Project Duration	Life Expectancy	Priority
Public	Two years for Design, Engineering and Construction	15-20 years	5b

### Project Title

Intersection Enhancements

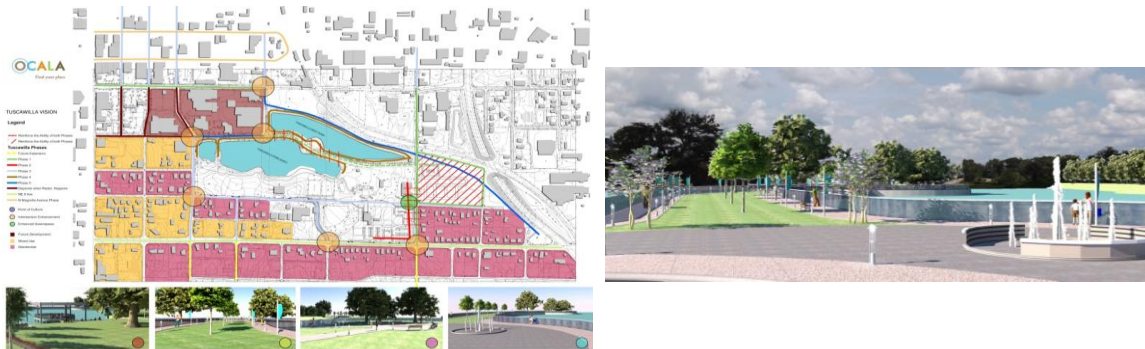
### Project Location

Tuscawillia: Located at predominant intersections around Tuscawillia park (see below map)

### Project Description/Justification

To create a sense of arrival to Tuscawillia Park, multiple intersections have been identified around the park that will be enhanced to reflect the feel and history of Tuscawillia Park. These improvements will consist of resurfacing, enhanced crosswalks, enhanced traffic management, etc. This project will aid in providing a safer environment throughout Tuscawillia Park for pedestrians of all ages. The enhanced intersections can be a phased project and perhaps portions could be included in other projects of Tuscawillia.

### Relevant Graphic Details



### Strategic Goals Relevance

This project meets Goal 4 Quality of Place & Goal 2 Fiscally Sustainable. The Intersection Enhancements will provide a sense of arrival into Tuscawillia and will aid in creating a safer environment throughout Tuscawillia Park. This project enhances the Quality of Place for citizens of Ocala. This project also provides options on implementation by having the ability to consolidate projects allowing for more work to be completed at a lower cost.

### Project's Return on Investment

This project's return on investment will occur through the enhanced quality of place for the citizens' of Ocala. By providing a safer, more visible intersection the citizens of Ocala will be able to traverse Tuscawillia Park and the downtown area thus enhancing the opportunity for economic prosperity.

### Cost of Construction\*

FY - TBD

Construction

565,000.00

\* Cost of construction varies greatly per year. Annual cost adjustments must be performed to accommodate for inflation. Cost of construction does not include expense for design and engineering consulting services.

**Total**

**565,000.00**

## Tuscawilla Park Enhancement - Waters Edge Enhancement

This project must coincide with Circulation Enhancement if it proceeds

Type	Project Duration	Life Expectancy	Priority
Public	Two Years for Design, Engineering and Construction	30 years	6b

**Project Title**

Seawall

**Project Location**

Tuscawilla Park: Approximately 1,500 feet of NE Watula Avenue between NE 5th Street and NE 9th Street

**Project Description/Justification**

The Waters Edge concept was derived from the Tuscawilla Vision Plan. This project will provide increased stormwater storage capacity for the lakes at Tuscawilla in addition to providing better access for fishing and other outdoor events. The Waters Edge will run along either side of the portion of NE Watula Avenue that will be converted to a green pedestrian corridor creating a safer environment for pedestrians.

**Relevant Graphic Details**



**Strategic Goals Relevance**

This project meets Goal 4 Quality of Place & Goal 2 Fiscally Sustainable. The Waters Edge Enhancement for Tuscawilla will provide a unique environment within the City of Ocala thus improving the Quality of Place. The Waters Edge Enhancement also provides the capability of the project being constructed in multiple phases which supports Fiscal Sustainability by allowing the project to be completed as funds become available.

**Project's Return on Investment**

This projects return on investment will occur through the enhanced quality of place for the citizens' of Ocala. By providing an enhanced urban space in the downtown core it will attract more visitors to the area thus contributing to a thriving downtown economy.

**Cost of Construction\***

	<b>FY - TBD</b>
Construction	2,500,000.00

\* Cost of construction varies greatly per year. Annual cost adjustments must be performed to accommodate for inflation. Cost of construction does not include expense for design and engineering consulting services.

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<b>Total</b>	<b>2,500,000.00</b>
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