

M E M O R A N D U M

To: Tom Harmer, Town Manager
From: Isaac Brownman, Public Works Director
Report date: February 9, 2021
Meeting date: February 16, 2021
Subject: Town Center Phase 3 Discussion

Recommended Action

None, informational only.

Background

At the January 19, 2021 Town Commission Regular Workshop Meeting, the Commission discussed Phase 3 of the Town Center including a revised Exhibit 1A as well as the original Exhibit 1 concept and a Ringling brochure from 2019. The Commission agreed to elements of a Revised Exhibit 1A with minor revisions. The full Revised Exhibit 1A document has been updated to capture these revisions.

Agreed to revisions include: ensuring the Town Center Phase 3 facility concept references single-or-two story buildings, that buildings should be scaled to the site and the surrounding area, and that cost to operate will be minimal to the Town.

Also, added to this version is a statement of intent that the Town Center Phase 3 is intended to have programming and amenities targeted to residents and visitors on the island while enabling a limited attraction to guests from the mainland.

Minor additions to the potential programming portion includes a note referencing coordination of Lifelong Learning programming with the Longboat Key Education Center, and also adding a note that Performing Arts can be accomplished within a multi-purpose flex space.

In addition, items added to the "Other Elements" section include:

- Health and Wellness
- Casual coffee, café, and/or pub opportunities with a partner
- Overall flexible space

Also, Hoyt Architects developed a concept site plan illustrating building pad sites (A and B) and associated square footages with those pad sites. The Hoyt concept has also been incorporated into Revised Exhibit 1A. Building pad areas are noted below:

- Building Pad Site A (South of circular drop-off): 11,200 SF
- Building Pad Site B (North of circular drop-off): 7,700 SF

The overall principles (as amended), which are an excerpt from the Revised Exhibit 1A, are listed below:

- The Town is creating a gathering place for our residents and visitors in the Town Center area.
- The approved master plan for the Town's property provides for an outdoor venue and retains parcels for future development to complement the site.
- The Town continues to improve the outdoor venue portion of the site.
- The Longboat Key Historical Society has located a historic cottage on the property.
- Phase 3 is the development of new facilities that would complement the site
- One of the facilities proposed for the site in Phase 3 is the concept of a community center with programming that would be based on arts, culture, and education programming (Center)
- The Center would be a privately funded initiative
- The Town would provide the land and look to partner with some private or non-profit entity to fund, construct, and operate the facility at minimal cost to the Town
- The Town's interest is in a multipurpose facility with space that is flexible, appropriately scaled to the site and the surrounding area, and may include more than one building (campus approach)

Furthermore, Revised Exhibit 1A will also include examples of potential building spaces, such as multi-purpose flex space (performances / exhibition, etc.), conference room, office space, teaching studios, computer lab, and classrooms. These are consistent with past high-level, long-term planning efforts. Buildings and uses can be phased in over time.

Town staff is working on the development of a brochure regarding the Town Center site. The purpose of the brochure is to accurately capture the current outdoor venue capabilities and future community center potential of the Town Center site using text and imagery in a concise, packaged and pleasing form.

The brochure is planned to include current activities on the site, many of the textual elements described in Revised Exhibit 1A, and also concept images provided by Hoyt Architects as described below, including images to illustrate facilities integrated with outdoor spaces.

Brochure content and intended purpose will be discussed with the Commission at the February 16, 2021 Regular Workshop Meeting.

The following are next steps:

1. Finalize Revised Exhibit 1A
2. Commission input regarding elements to be included in a future brochure
3. Commission discussion of overall approach to advancing the concept including longer term financial and donor strategies

Staff Recommendation

None, informational only.

Attachments

- A. Revised Exhibit 1A (Available from Town Clerk's Office)
- B. PowerPoint Presentation (Available from Town Clerk's Office)
- C. Hoyt Architects Concept Images (Available from Town Clerk's Office)

End of Agenda Item