

M E M O R A N D U M

TO: Tom Harmer, Town Manager
FROM: Isaac Brownman, Public Works Director
DATE: June 10, 2019
SUBJECT: Bayfront Park Recreation Center Planning Update

Recommended Action

Approval of Scheme "A" location and receive commission direction regarding floor plan program and space size.

Background Bayfront Park Improvement Project

The new and improved Bayfront Park is an open-to-the-public Town park featuring a variety of amenities to the Key. During the park design and development, several public meetings were held to gather input regarding park amenities to be included in the renovation and expansion. The public input meetings began in 2003 as part of the Community Center Advisory Committee surveys, and another series of public input meetings were held in 2009, after Sarasota County purchased an additional 3.88 acre parcel in 2007 expanding the overall park to 8.91 acres. The park was ultimately designed and constructed as an fully integrated recreational space that includes the following interconnected amenities:

Wide walking paths along the entirety of the park, pavilions and shelters, restrooms, hardcourt offerings including tennis, pickleball, basketball, and shuffleboard, green space play/event area, playground, fishing decks, dog parks, kayak rental and storage, low impact design stormwater areas, mangrove restoration project/lagoon, a beach access, and the existing recreation center building.

The public input process confirmed maintaining and/or providing the variety of uses that were constructed as part of the park improvement project. Due to the park's popularity, thoughtful design intent, and public input regarding uses, it is Public Works staff recommendation to maintain the current variety of amenities and not remove tennis courts and convert into pickleball courts. Public Works also does not recommend converting other hard court or green space uses into pickleball courts as this takes away from the diversity and availability of amenities as designed. As an example, in 2004, a referendum failed by 67% for Bayfront Park improvements. One of the main factors was the plan to eliminate one of the pre-existing tennis courts.

Exact pickleball demand Town-wide is unknown and based on observation is very seasonal whereas other hard-court amenities at Bayfront are used year-round with greater frequency. Also, private condominium and other private areas are trending to providing their own pickleball courts either through conversion of existing tennis courts or building pickleball courts. At this time, there are over 20 private condominiums with pickleball courts.

Bayfront Park provides a diversity of amenities year-round for residents and visitors alike. In fact, the park was recently recognized through the Florida Recreation & Park

Association (“FRPA”) 2018 Facility Showcase and recognized by Sarasota Magazine as the “Best New Park Experience”.

Bayfront Park is centrally located at the County line and is the only public park to offer residents and visitors, every recreational amenity the Town provides, at no cost.

Background Bayfront Park Recreation Center

The Bayfront Park Recreation Center building was donated to the Town by the late Dr. Murf Klauber in 1984 and transported to its current location. The existing building 2nd floor exterior totals roughly 2,800 sf and includes approximate space dimensions:

Existing 2nd Floor

- Multi-purpose Room 1,340 sf
- Patio/Porch 690 sf
- Office 180 sf
- Mechanical/Storage 150 sf
- Kitchen 110 sf
- Restrooms (3) 150 sf
- **Total 2,620 sf**

The multi-purpose space is used for private events, fitness classes, and Town events albeit one at a time and with limited capacity. Due to the age of the building, available space, and current Building Code considerations such as wind loading and accessibility, the Town has been planning various concepts for a new facility for some time.

Wannemacher Jensen Architects (“WJA”) was hired to continue this latest effort to develop location and space concepts. Two locations are under review: Scheme “A” at the current building location and Scheme “B” over the existing low-impact stormwater area. Scheme “A” provides the least disruption to the recently renovated, award-winning park. Both schemes provide views of the bay with Scheme “B” providing closer views of the bay.

New Recreation Center program concepts have been under review to hold multiple classes and/or activities at one time, be large enough to host weddings and other special events, and provide space for the Town and other organizations. The current concepts for interior space include:

2nd Floor

- *Lg. Multi-purpose Room*
 - Scheme “A” 3,052 sf
 - Scheme “B” 3,024 sf
- *Sm. Multi-purpose Room*
 - Scheme “A” 982 sf
 - Scheme “B” 752 sf
- *Flex Space*
 - Scheme “A” 792 sf
 - Scheme “B” 839 sf
- *Kitchen*
 - Scheme “A” 267 sf
 - Scheme “B” 344 sf

- *Office and Workroom*
 - Scheme "A" 413 sf
 - Scheme "B" 416 sf
- *Storage*
 - Scheme "A" 648 sf
 - Scheme "B" 370 sf
- *Restrooms (4)*
 - Scheme "A" 308 sf
 - Scheme "B" 360 sf
- *Patio*
 - Scheme "A" 547 sf
 - Scheme "B" 1,098 sf
- *Mechanical Room*
 - Scheme "A" 130 sf
 - Scheme "B" 130 sf
- *Elevator Shaft*
 - Scheme "A" 77 sf
 - Scheme "B" 83 sf
- *Lobby*
 - Scheme "A" 834 sf
 - Scheme "B" 824 sf
- *Hall*
 - Scheme "A" 226 sf
 - Scheme "B" 438 sf
- *Stairs*
 - Scheme "A" 225 sf
 - Scheme "B" 130 sf (est.)
- **Scheme "A" Total 8,501 sf**
- **Scheme "B" Total 8,808 sf**

1st Floor

- *Open Space*
 - Scheme "A" 7,797 sf
 - Scheme "B" N/A – Stormwater Area
- *Restrooms (2)*
 - Scheme "A" Yes
 - Scheme "B" Yes
- *Elevator Shaft*
 - Scheme "A" 77 sf
 - Scheme "B" 83 sf
- *Mechanical*
 - Scheme "A" 130 sf
 - Scheme "B" 130 sf
- *Storage*
 - Scheme "A" 301 sf
 - Scheme "B" N/A

The above space allocations reflect smaller spaces than conceived in previous planning efforts. The program can be further reduced as follows:

- Eliminate either the Flex Space or the small multi-purpose room leaving the larger multi-purpose room and one smaller space.
- Reduce amount of storage in Scheme “A.”
- Reduce the amount of patio space in Scheme “B.”
- Reduce size of the Large Multi-Purpose Room.
- Reduce the size of the lobby space in both schemes.

Regarding the Large Multi-Purpose Room space, the current proposal at approximately 3,000 sf can accommodate roughly 200 people in a reception-type setting (tables, chairs, DJ/music area, etc.). As a standing space, approximately 400-people can be accommodated. Reducing the size of the space will have a commensurate reduction in capacity for events.

The Flex Space can accommodate roughly 50-people with tables and chairs or 114 people as a standing space. The lobby was sized based on previous planning and input to allow for small card games, reading area, as an available space without reserving a larger room.

Recreation Center Funding

At this time, the construction of a new facility is not funded in the Town’s five (5) year capital plan. Once the location and general size of the concept are established, the Town will work with WJA to develop a preliminary cost for planning and future budgeting purposes. An assumed cost escalation per year will need to be included.

Next Steps

Public Works to proceed with finalizing a concept that includes the existing recreation center location with a conceptual program that includes the current schemes unless specific reduction(s) are requested. As part of finalizing the concept, WJA can document square foot reduction alternatives.

End of Agenda Item