

## M E M O R A N D U M

**TO:** Tom Harmer, Town Manager  
**FROM:** Isaac Brownman, Public Works Director  
**REPORT DATE:** September 12, 2019  
**MEETING DATE:** September 23, 2019  
**SUBJECT:** Town Center Outdoor Venue and Community Center Discussion

### **Recommended Action**

Continue to move forward with construction of initial green space improvements, obtain public input regarding additional green space improvements, and provide the Town Manager with any Commission agreed-upon fundamental guidance regarding long-term vision for community/cultural center.

### **Background**

At the June 3, 2019 Special Workshop Meeting, the Town Commission re-affirmed the following guiding principles for the development of the Town Center site:

- Activate the site as an outdoor venue.
- Preserve a buildable area for a future community facility while maintaining as much of open venue as possible.
- Utilize existing parking number and configuration, both for outdoor venue and future use (not minimize or reduce).
- Address slope variation and high water table (fill).
- Meet Southwest Florida Water Management District (SWFWMD) requirements for wetland mitigation and stormwater management.
- Install basic electrical, water, and sewer connections to facilitate temporary outdoor venue use.
- Provide initial improvements within existing budget and grant funding, to the extent feasible.
- Advance public input for longer term improvements to the site.

### **Outdoor Venue Status Update**

Regarding the initial outdoor venue work, the following represents a “best case” scenario for major milestones, current cost, and budget status:

- **“Best Case” Milestones**
  - SWFWMD Permit Issuance: September 20, 2019
  - Budgetary Revisions/ Construction Plans: October 2019
  - Advertise-Award-Notice-to-Proceed (NTP): January 2019
  - Construction Completion: March 2019
- **Current Opinion of Cost and Funding**
  - George F. Young 90% Plans \$282,000
  - Add Mill & Resurface Parking +\$50,000 (instead of seal coat)

▪ No Shell on Amore' pad site	- \$19,000
▪ Total	\$313,000
▪ Community Reinvestment Program	
Remaining Grant Funds:	\$225,000
<b>Grant Delta</b>	<b>(\$ 88,000)</b>

▪ **Other Potential Reductions TBD**

In addition to the Grant funding, the Town has also received a donation from the Longboat Key Foundation, and there is an existing balance within the Town's Land Acquisition Fund. That Fund has adequate capacity to accommodate the current grant delta without potential plan reductions. Total in this fund is \$870,000 at this time. Final outdoor venue construction costs will be determined at the time of bid opening.

There is also adequate capacity in the Land Acquisition Fund to support some additional (Phase 2) improvements related to the Outdoor Venue and the Longboat Key Foundation has also indicated some interest in supporting future improvements within the Outdoor Venue. We are proceeding with plans to take the current concept plan generated by Gary Hoyt Architects to a public input session. The public input will be scheduled during the upcoming season. After receiving public input we would then bring that feedback, and an updated concept plan, to the Commission for their review.

**Longboat Key Chamber Events and Public Input**

The Longboat Key Chamber of Commerce plans to use the site "as-is" this season for outdoor events, and are currently planning monthly concerts through season.

The Town also plans to obtain public input this coming late-season regarding more permanent green space improvements proposed on the Gary Hoyt concept plans, including location of stage, hardscapes and restrooms. Below is a brief outline of public outreach workshop elements:

- a) Public Outreach Workshop to pose model ideas and stage locations
- b) Obtain public input on preferred alternatives (voting)
- c) Hoyt Architects will develop rough construction costs based on preferred alternatives
- d) Town Commission approval following public input

**Town Community Center**

For several years, the Town Commission has consistently supported construction of a vertical improvement to the Town-owned property that focuses on arts,

cultural, and educational components. An exhibit was developed that addressed intended programming activity from the draft MOU previously considered by the Commission. The Commission provided individual feedback on the Community Center to the Town Manager. That information has been summarized for additional background information. The following are key questions that must be answered by the public and Town Commission before additional long-term planning can take place. These include the following:

1. Would the Town prefer two separate facilities, one for a community arts, culture and education facility and one for a Bayfront Park Recreation Center, or prefer one combined facility at the Town Center? Both are unfunded.
2. If separate facilities, is it agreeable that a new Bayfront Park Recreation Center would be 100% Town funded and a community facility at the Town Center would be primarily donor funded and/or through a public-private partnership?
3. If a combined facility, is it agreeable that it would be a cooperatively funded effort?
4. Does the Town Commission agree with the following guiding principles for a future Community Facility at the Town Center?
  - a. Facility design to be approved by the Town
  - b. Constructed-Operated-Maintained by a partner on Town-Owned land
  - c. All improvements ultimately owned by the Town
5. Are there broad uses and programs that the Commission can agree on as a “must have” for the community center space?

Once we receive initial direction from the Commission, the staff intends to schedule a public input session to receive comments on the type of facility and activities that the public is interested in. That public engagement would occur during the upcoming season. At the completion of that public input process we would then come back to the Commission with feedback and options to advance a concept plan.

#### **Next Steps**

- Incorporate Commission feedback for the current concept for the Community Center and finalize guiding principles for the facility.
- Update the concept plan for the Bayfront Park Recreation Center based on any Commission comments and potential direction related to the Community Center.
- Solicit public input on Phase 2 of the Outdoor Venue.
- Solicit public input on the Community Center concept.

- Bring back updated concepts for the Commission's consideration.

**Staff Recommendation**

Continue to move forward with construction of initial green space improvements, obtain public input regarding additional green space improvements, and provide the Town Manager with any Commission agreed-upon fundamental guidance regarding long-term vision for community/cultural center.

**Attachments**

PowerPoint Presentation



# **Outdoor Venue and Community Center Discussion**

Town Commission Regular Workshop Meeting  
September 23, 2019



# Guiding Principles: June 3, 2019 Special Workshop

- Activate the site as an outdoor venue
- Preserve a buildable area for a future community facility while maintaining as much of open venue as possible
- Utilize existing parking number and configuration, both for outdoor venue and future use (not minimize or reduce).
- Address slope variation and high water table (fill)
- Meet Southwest Florida Water Management District (SWFWMD) requirements for wetland mitigation and stormwater management
- Install basic electrical, water and sewer connections to facilitate temporary outdoor venue use
- Provide initial improvements within existing budget and grant funding, to the extent feasible
- Advance public input for longer term improvements to the site



## Outdoor Venue “Best Case” Schedule

### Major Milestone

SWFWMD Permit Issuance:

Budget Revisions/Construction Plans:

Advertise-Award-Notice To Proceed:

**Construction Completion:**

### Timeframe

September 2019

October 2019

January 2019

**March 2019**



**DELAYED**



## Outdoor Venue Opinion of Probable Cost and Funding

<b>GFY 90% Plan</b>	<b>\$282,000</b>
Add Mill & Resurface Parking	+\$50,000 ( <i>instead of seal coat</i> )
<u>No Shell Amore' pad site</u>	<u>- \$19,000</u>
	<b>\$313,000</b>
Community Reinvestment Program	
<u>Remaining Grant Funds:</u>	<u>\$225,000</u>
<b>Grant Delta</b>	<b>(\$ 88,000)</b>
Other Potential Reductions	TBD ( <i>Site Elevation, Shell Width</i> )

***Land Acquisition Fund has adequate capacity and Longboat Key Foundation continues to convey interest in helping fund.***





# Longboat Key Chamber Events

LBK Chamber of Commerce to use site “as-is” this season for upcoming events

- For example, once a month outdoor concerts





## Public Input

Later this coming season, Town obtain public input regarding Gary Hoyt concept plans, including stage location, hardscapes, and restrooms:

1. Public Workshop to pose model ideas and stage locations
2. Obtain public input on preferred alternatives (voting)
3. Hoyt Architects develop rough construction costs based on preferences
4. Town Commission approval following public input

Public Outreach  
Workshop



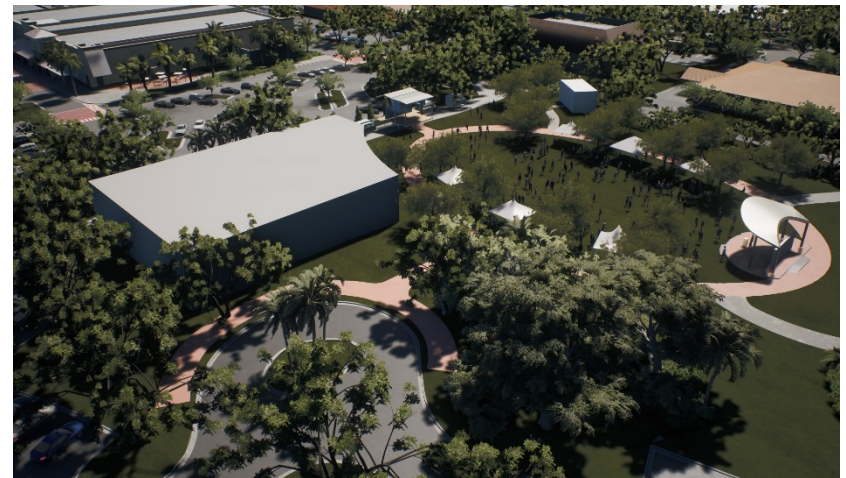


## Public Input, cont.

Also later this season, Town obtain public input regarding the type of facility and potential activities to be offered in a future Town Community Center

1. Public Workshop to pose basic questions
2. Obtain public input on preferred type of community center and activities (voting)
3. Town Commission approval following public input
4. Develop a preliminary concept plan

# Public Outreach Workshop







# Long-Term Planning: Community and Recreation Center

## Public and Town Commission Key Questions (YES, NO, UNSURE):

1. Would the Town prefer two separate facilities, one for a community arts, culture and education facility and one for a Bayfront Park Recreation Center, or prefer one combined facility at the Town Center? Both are unfunded.
2. If separate facilities, is it agreeable that a new Bayfront Park Recreation Center would be 100% Town funded and a community facility at the Town Center would be primarily donor funded and/or through a public-private partnership?
3. If a combined facility, is it agreeable that it would be a cooperatively funded effort?



## Long-Term Planning: Community and Recreation Center, cont.

### Public and Town Commission Key Questions (YES, NO, UNSURE):

4. Does the Town Commission agree with the following guiding principles for a future Community facility at the Town Center?
  - a) Facility design to be approved by the Town
  - b) Constructed-Operated-Maintained by a partner on Town-Owned land
  - c) All improvements ultimately owned by the Town
  
5. Are there broad uses and programs that the Commission can agree on as a “must have” for the community center space?



## Next Steps

- Construct initial outdoor venue improvements
- Incorporate Commission feedback for the current concept for the Community Center and finalize guiding principles for the facility
- Update the concept plan for the Bayfront Park Recreation Center based on any Commission feedback and potential direction related to the Community Center
- Solicit public input on Phase 2 of the Outdoor Venue
- Solicit public input on the Community Center concept
- Bring back updated concepts for the Commission's consideration

**End of Agenda Item**