



MIAMI SHORES VILLAGE RECREATION CENTER IMPROVEMENT PLAN

Presented by: Urban Land Institute
Leadership Initiative Team 3

MEET THE TEAM



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PROJECT SCOPE

We performed a site assessment to determine suitability of the current site for multi-use activities that included:

- Assessment for optimized use of space:
 - Athletic field space (Soccer, Baseball, Softball)
 - Courts (Tennis, Basketball, Pickleball)
 - Tot Lot Playground
- Green Space
- Cash flow estimate of potential options
- Creative funding ideas

BACKGROUND INFORMATION



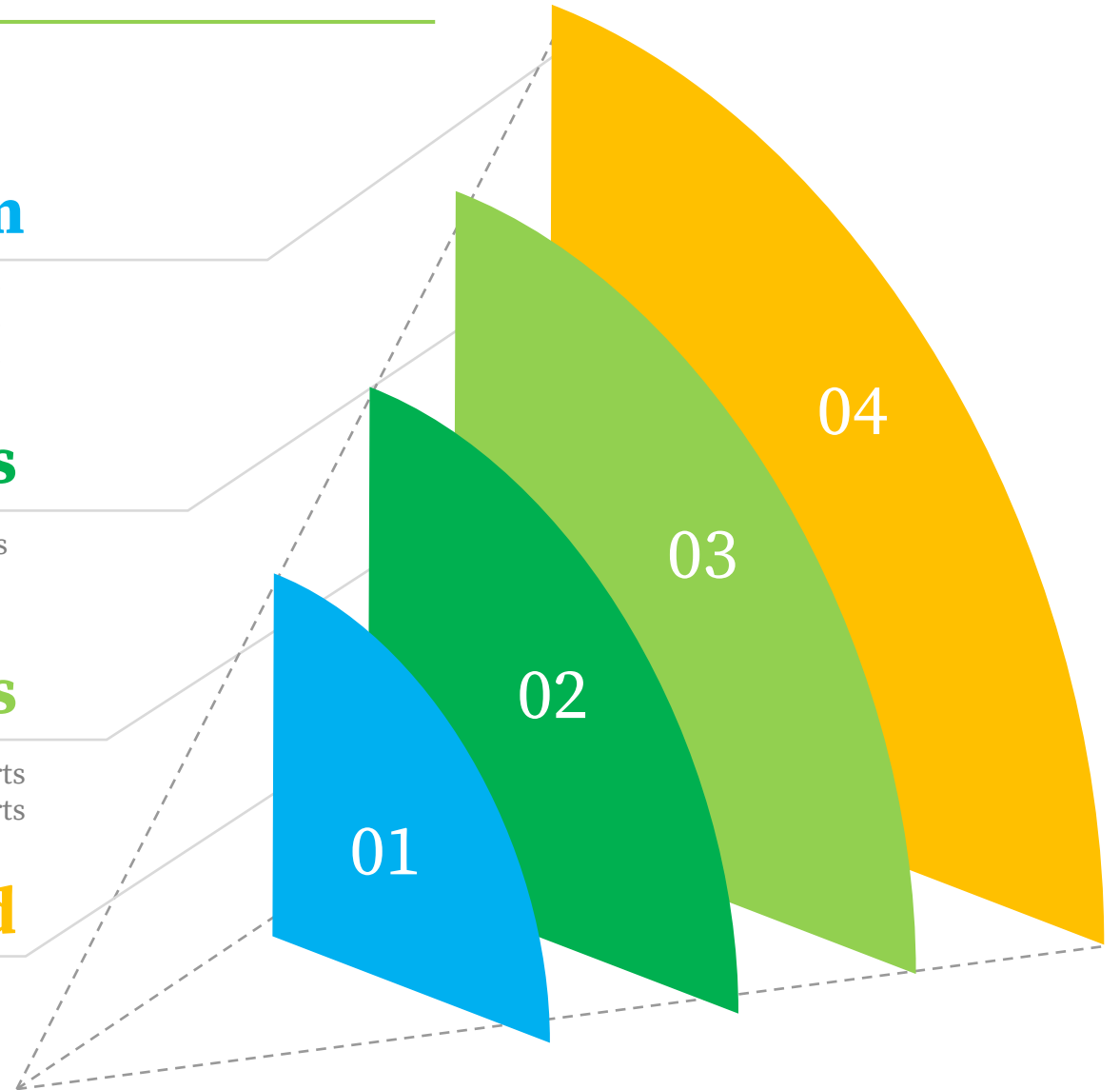
RECREATION CENTER NEEDS

- 1) **Gymnasium**
- More space to meet demand for gymnastics
 - Ability to host indoor basketball and volleyball tournaments
 - Fitness center for members

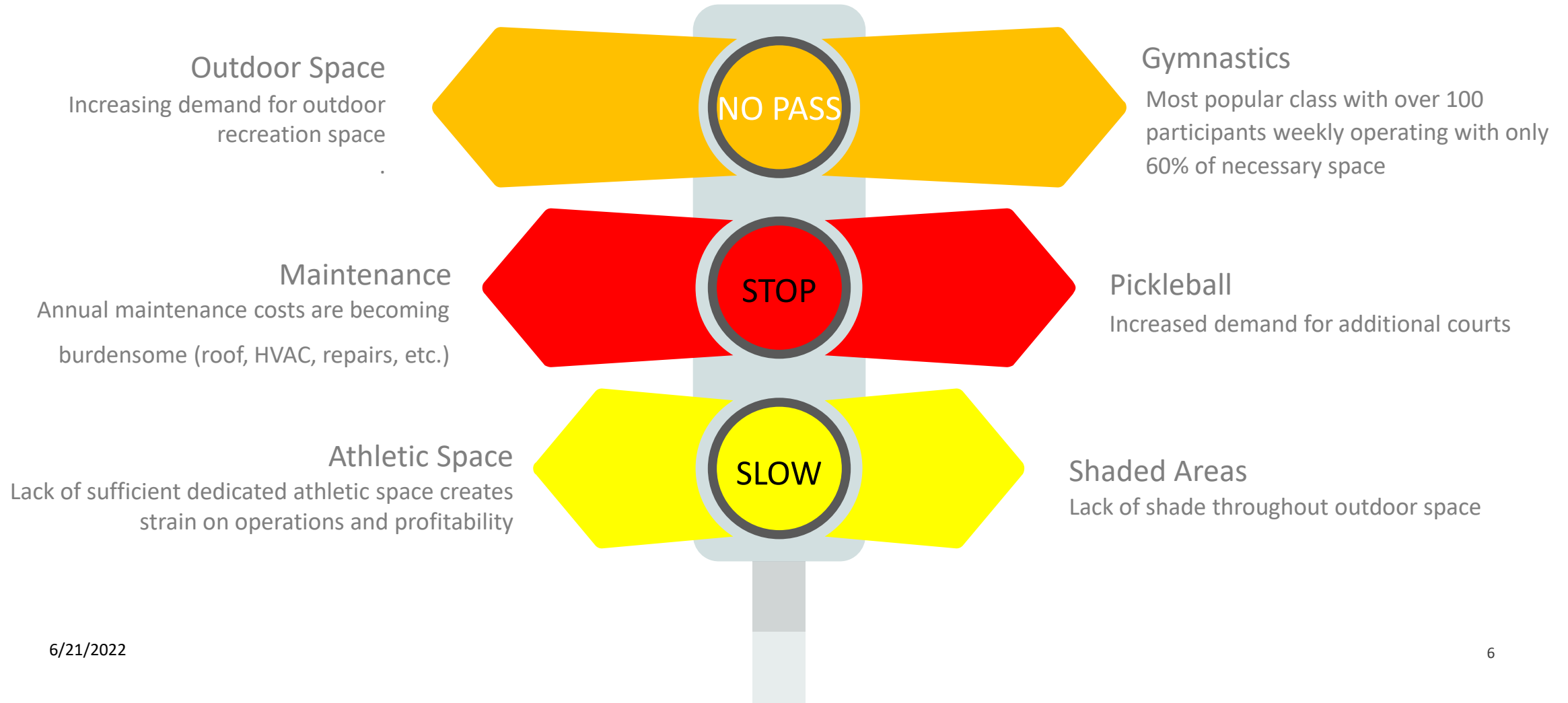
- 2) **Athletic Fields**
- Space needed to host travel and intramural sports

- 3) **Pickleball & Tennis Courts**
- 5 additional pickleball courts for a total of 9 courts
 - Tennis court returned to original use for a total of 4 courts

- 4) **Child Playground**
- Improvement to Tot Lot
 - Better Parking & Safety



RECREATION CENTER CHALLENGES



OPTION ONE

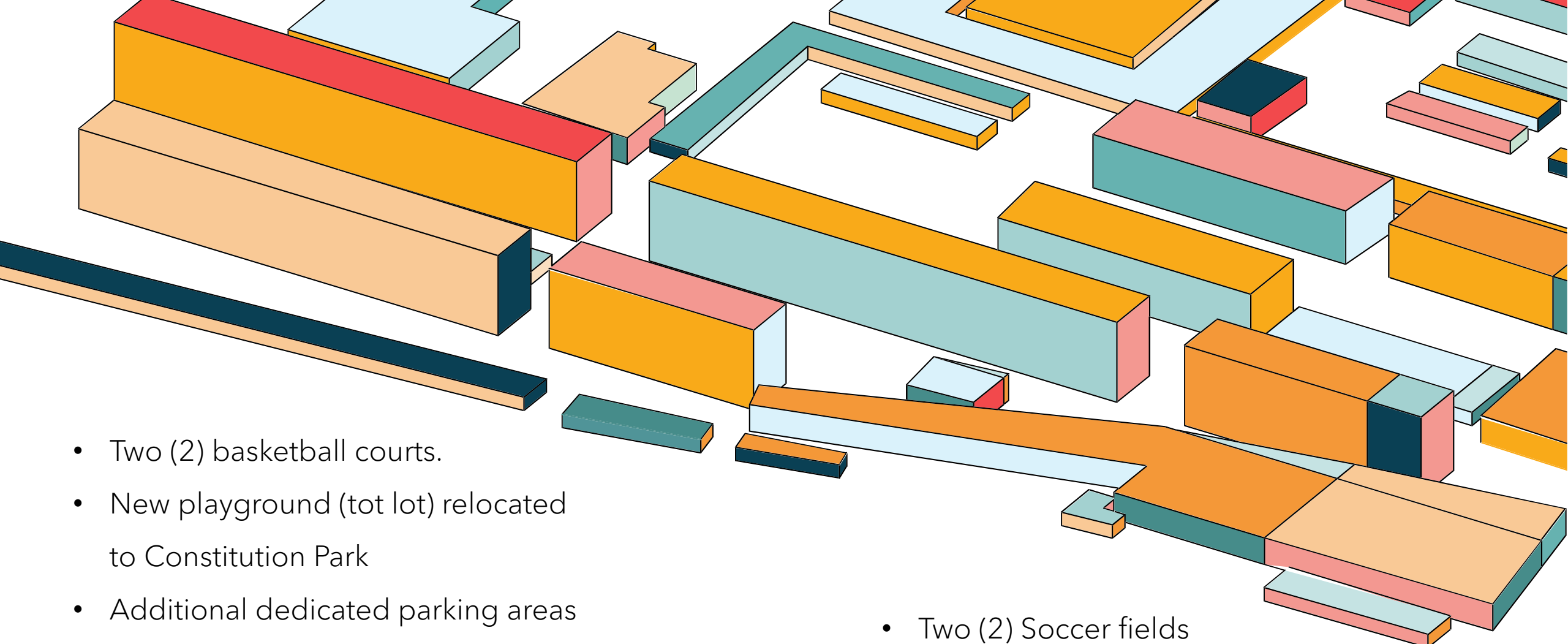
NEW CONSTRUCTION

Proposed solution to first construct new site then demolish existing later and will include multiple phases to minimize disruption in operations.

Scope of Work

- Brand-new +/- 47,000 sq ft. 2-story community center with gymnasium and indoor basketball court
- Concession stand with food and beverages
- 20,000 sq ft. of classroom, dance, exercise room area





- Two (2) basketball courts.
- New playground (tot lot) relocated to Constitution Park
- Additional dedicated parking areas
- Jogging/walking path with shade trees

- Two (2) Soccer fields
- One (1) baseball field
- Four (4) tennis courts
- Nine (9) new pickleball courts

NEW SITE AMENITIES



**CONCEPTUAL NEW
SITE AERIAL VIEW**



ESTIMATED CAPITAL INVESTMENT

- Site utilities total estimated cost - \$541,072
- Playing Fields rearrangement- \$8,700,548
- New Center and Gym Building- \$17,803,879
- Site improvements-\$669,480

TOTAL \$27,714,979

*All numbers are projected based on current construction costs and provide no guarantee

ADVANTAGES AND DISADVANTAGES

OPTION ONE

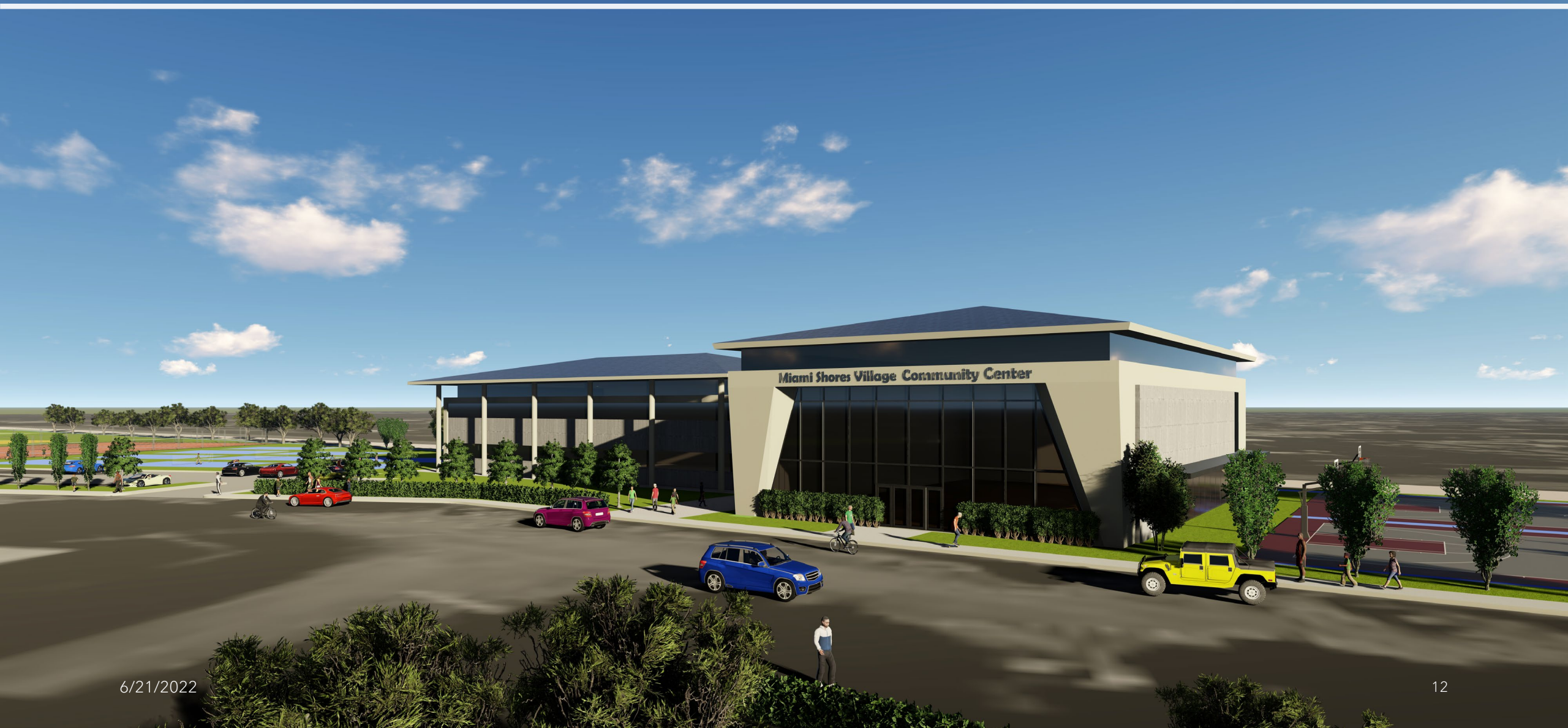
Advantages

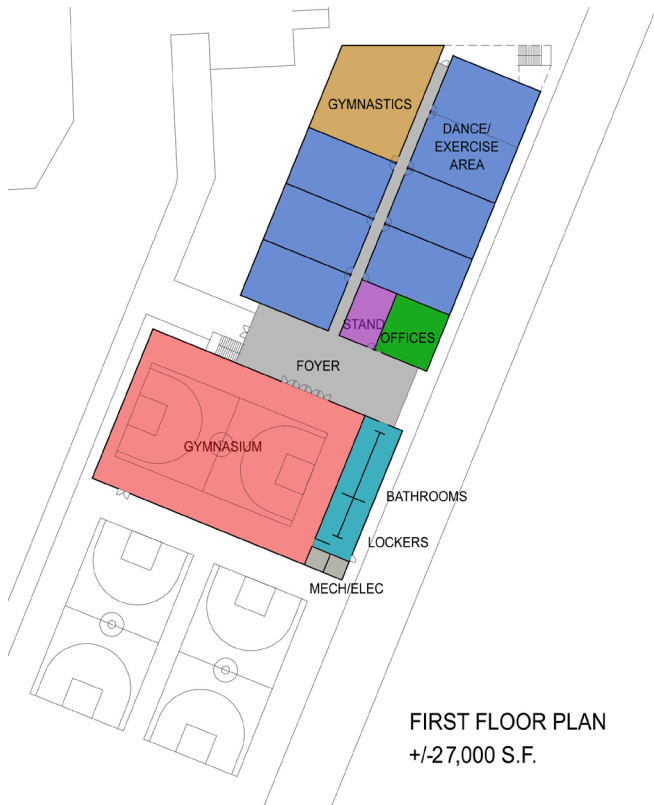
- More control over design and aesthetics
- Existing structure can remain in operation during construction phase
- Increased capacity and functionality
- More space for activities (basketball, tennis, pickleball)
- Addition of a concession stand and potential for additional revenue stream
- Additional parking and larger drop-off circle
- Shorter distance to restrooms
- Centralized playground (tot lot)
- New outdoor jogging path

Disadvantages

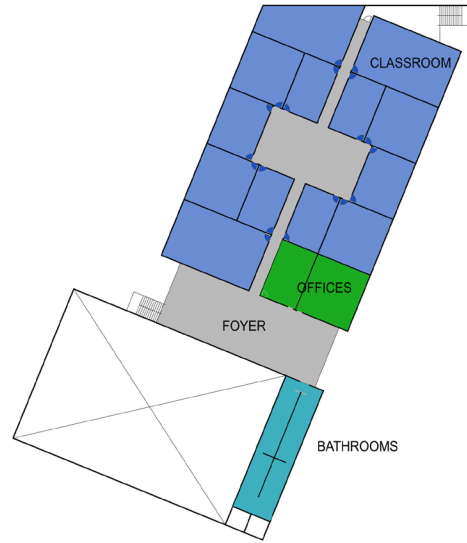
- Higher upfront cost compared to renovation
- Longer construction timeline
- A baseball field will need to be eliminated to accommodate the new site

NEW BUILDING CONCEPTUAL RENDERING





FIRST FLOOR PLAN
+/- 27,000 S.F.



SECOND FLOOR PLAN
+/- 18,000 S.F.

NEW COMMUNITY CENTER AND GYMNASIUM CONCEPTUAL FLOOR PLANS

All images used are for illustrative purposes only and are intended to convey the concept and vision for the Center. Floor plans are intended to give a general indication of the proposed layout only.

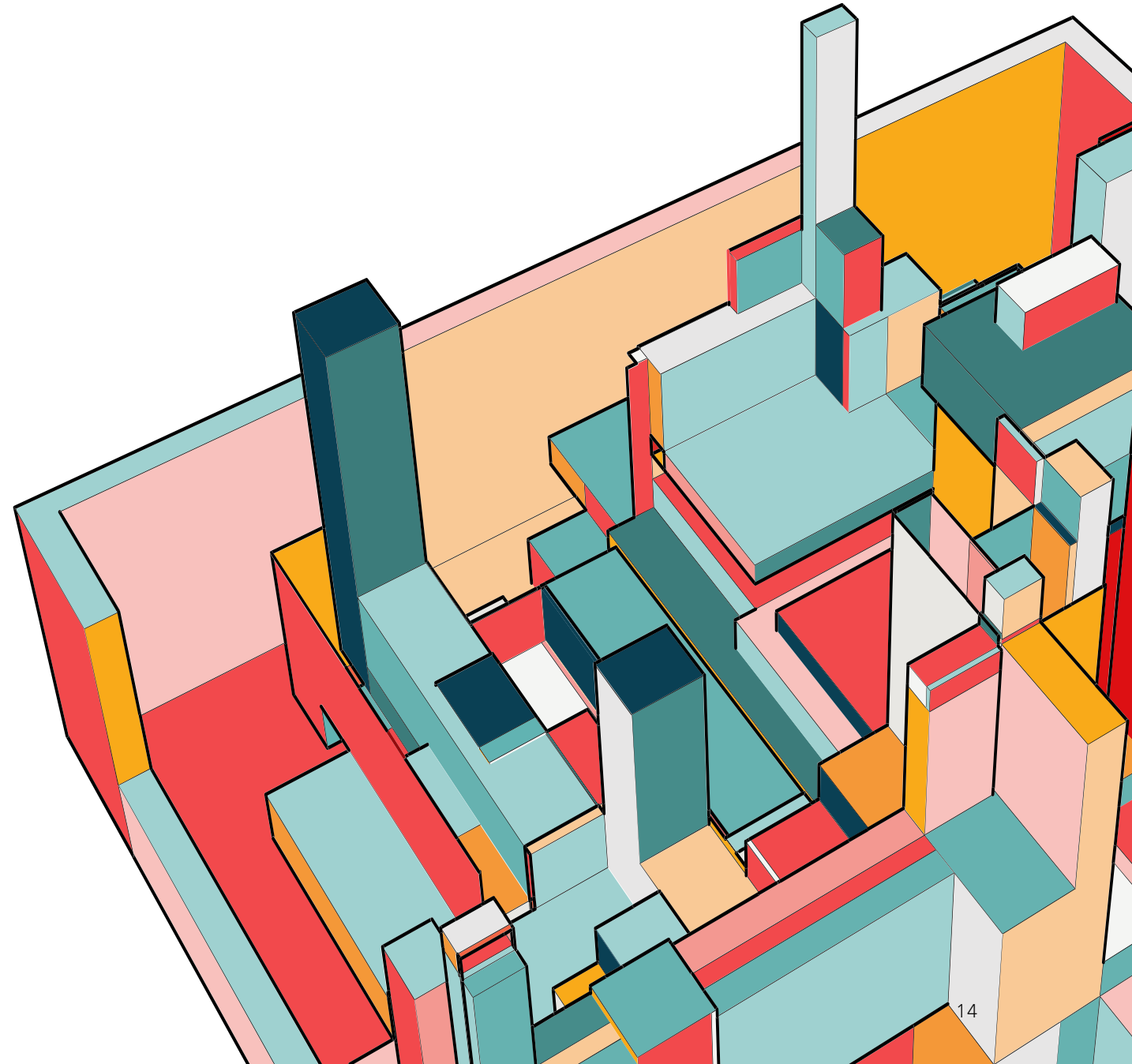
A parking needs analysis shall be prepared by design professional and approved by the Planning Board at site plan stage.
Covenant with adjacent church for use of shared parking to be included.

OPTION TWO

RENOVATION AND EXPANSION

Remodeling of the existing center will require hardening to ensure resiliency to natural disasters along with connecting to the Village sewer system.

An expansion would include the rearrangement of athletic fields and relocation of the playground (tot lot).



ADVANTAGES AND DISADVANTAGES

OPTION TWO

Advantages

- Shorter construction timeline compared to new construction
- Lower upfront cost
- Outdoor activities will be unaffected except for when the pickleball and tennis courts being relocated
- ADA issues in facilities restrooms can be remedied
- Updated interior
- Building resiliency improved against natural disasters

Disadvantages

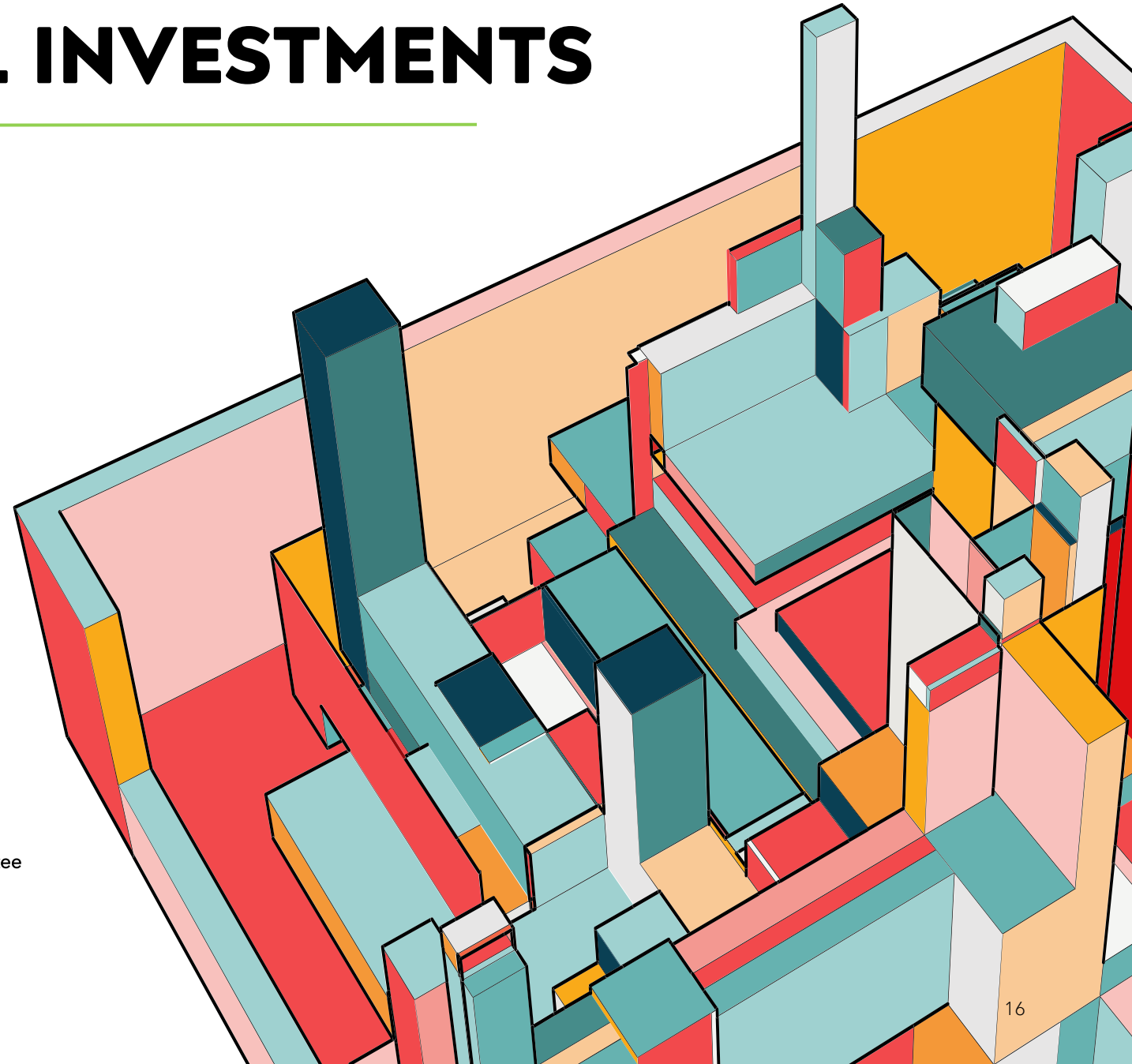
- Unable to operate building during renovations
- Existing space issues will not be resolved
- Ongoing parking limitations
- Loss of membership due to inadequate space and amenities
- Increased insurance premiums
- Higher maintenance costs than new construction
- Expense ratio increasing year over year

ESTIMATED CAPITAL INVESTMENTS

- Site utilities \$291,918
- Playing Fields rearrangement \$8,272,742
- Community Centre renovations \$4,138,685
- Site improvements \$309,253

TOTAL \$13,012,598

*All numbers are projected based on current construction costs and provide no guarantee



WHAT CAN HAPPEN?

With Action:

- Insurance premiums go down
- Branding can be an economic driver for Miami Shores
- Increase revenue from membership and activity fees
- Update to already needed septic infrastructure

Without Action:

- Loss of membership due to inadequate space and amenities
- Increasing insurance premiums with lost coverage
- Significantly higher maintenance costs than new building

BRANDING & MARKETING

Focusing on the power of communication to increase community engagement and investment.

Forms of Communication

The way information is shared is as powerful as the format in which it is presented. Mixing differing formats will provide a range that should be engaging and create a rhythm.

- Persuasive
- Narrative
- Expository
- Descriptive

Methodology

Story
Journal
Report
Op-Ed
Social
Post
List

Newsprint
Flyer
Journal
Calendar
Storybook
Poster
Card
Photobook

Community Buy-In

Background - Opportunity
for community
engagement

What will be gained

What will be lost if no
action is taken

Future Vision & New Life at
Village of Miami Shores
Recreation Center

PUBLIC ARTS INITIATIVE & MURALS

Mural Made of Panels Painted by the Community



Peacock Mural at a Broward County Elementary School



Community Cycling Center Demonstrating Unity in Cycling



Example of Painted Pavilion at a Broward County Elementary School



NET ZERO BUILDING

Time To Be Proactive

Southeast Florida Regional Climate Change Compact
Miami Shores Village is a Municipal Partner, signing the
Regional Climate Action Plan in 2016

SOLAR ENERGY



Solar panels lined with photovoltaic cells produce direct current when sunlight hits the panels.



Energy then flows through a device called an inverter, which transforms the energy to alternating current electricity.



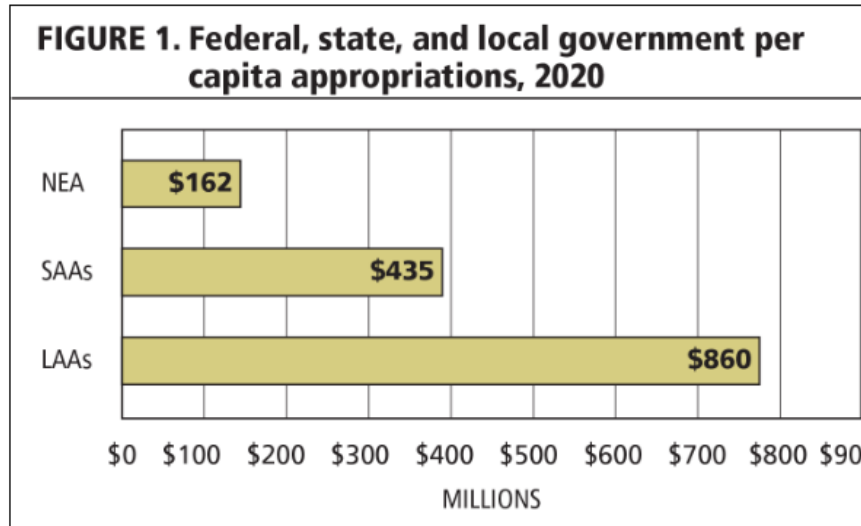
Alternating current is delivered through the electric distribution system to power homes and businesses.

Significantly reduced energy costs and
less reliance on the grid

FUNDING

There are various funding sources to be explored:

- Lines of Credit
- Impact Fees
- Corporate Sponsorships
- Endowment Funding
- Grants
 - Public Arts
 - National Endowment for the Arts (NEA)
 - State and Jurisdictional Arts Agencies (SAA)
 - Local Art Agencies (LAA)
 - Outdoor Recreational Grant Program
 - State Administered Community Development Block Grant Program
- Crowdfunding
- Bonds



Public Art
Appropriations, 2020

Community Funding Project , *Go Riverwalk*



Options Cost Comparison

ALTERNATIVES ANALYSIS AND COST COMPARISON

- Existing building at the end of its useful life
- High operational costs due to age of building and deferred maintenance
- Existing building size is inadequate to support the needs of the community.
- New building will increase classroom space
- Construction can occur without disruption to current operations
- A jogging/walking path will be added to encourage member health
- Decreased insurance premiums
- Branding opportunities for the Village
- Increase in revenue from membership and activity fees
- Decreased building operational costs
- Update to sewer infrastructure
- Much needed additional parking will ensure the safety of community members

Scope of Work	Option 1	Option 2
Site Utilities	\$ 541,072	\$ 291,918
Playing Fields	\$ 8,700,548	\$ 8,272,742
Community Center (New vs. Renovated)	\$ 17,803,879	\$ 4,138,685
Site Improvements	\$ 669,480	\$ 309,253
TOTAL	\$ 27,714,979	\$13,012,598

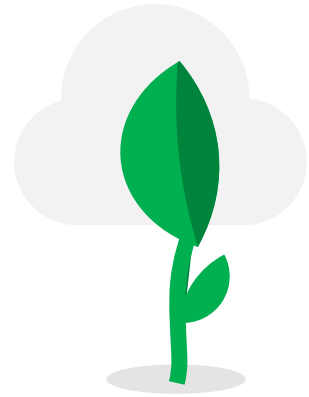
NEXT STEPS

Where do we go from here?



Community Engagement

- Establish brand strategy, design team, steering committee and interactive online Q&A platform
- Explore and initiate alternative funding sources
- Engage site plan design consultants to develop initial design phase and obtain Planning Board approvals.



Secure Funding

- Explore multiple sources including corporate sponsorships and grants



Engage Full Design Team

- Engage full design team
- Obtain building permits



Construction

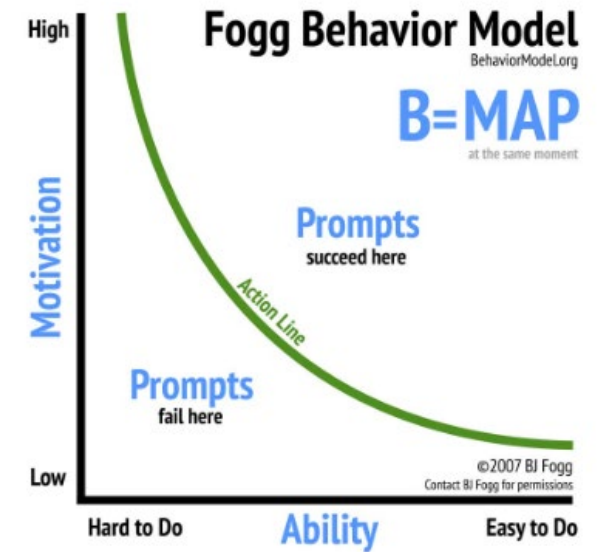
Engage General Contractor

4/13/2022

CONCLUSION

6/21/2022

The Fogg Behavior Model (FBM) states three elements must converge at the same moment for behavior change to occur. This concept focuses on three principal elements; Motivation, Ability, and Prompts, and outlines the need for these three to be consistent throughout the endeavor to achieve success.



THANK YOU

Leadership Initiative Team 3

