



CITY OF CORAL GABLES

MASTER PLAN PRESENTATION – AUGUST, 2021

**COMMUNITY RECREATION MASTER PLAN +
WAR MEMORIAL YOUTH CENTER MASTER PLAN**



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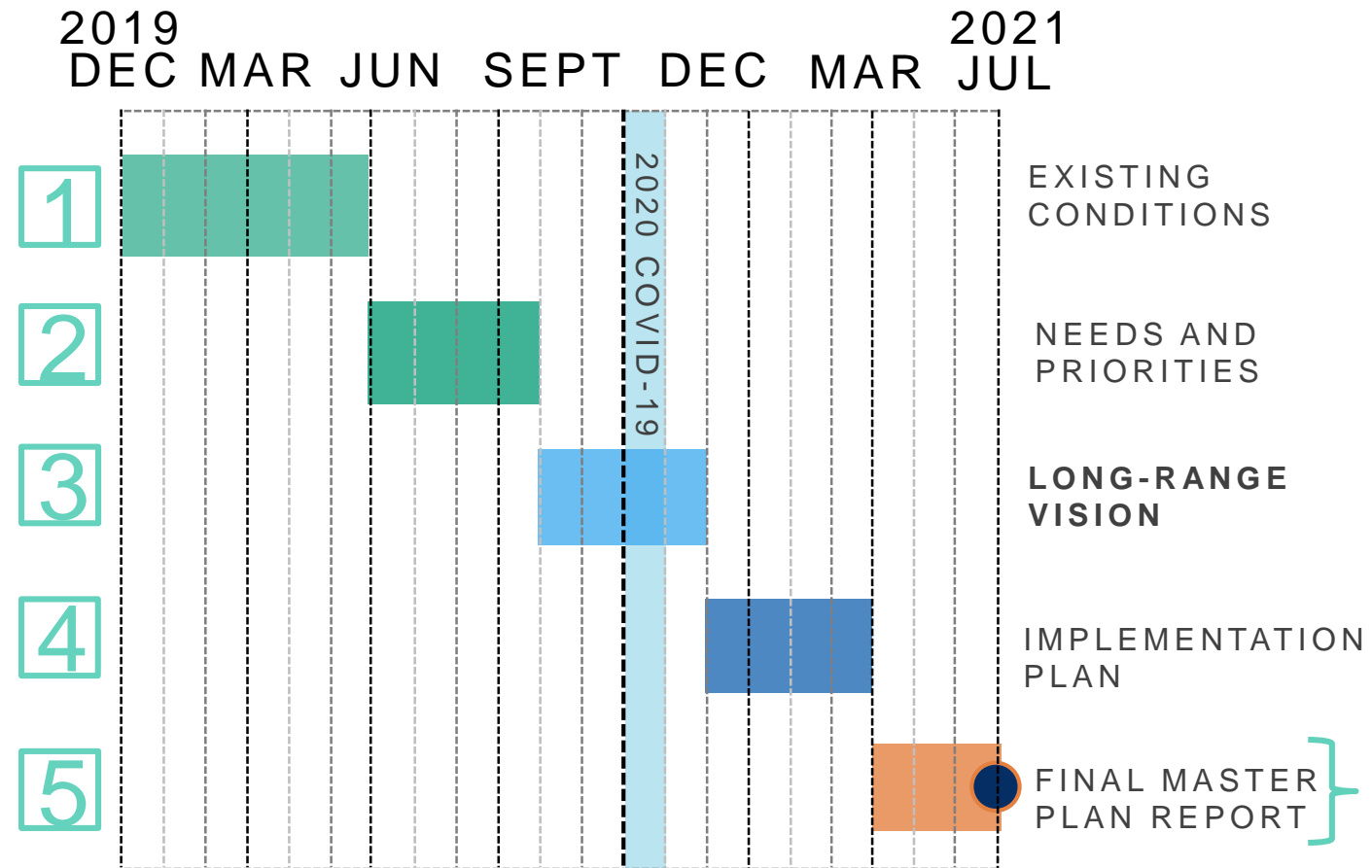
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1 INTRODUCTION



PROJECT PROCESS





PURPOSE

The City of Coral Gables Community Recreation Master Plan (CRMP) is a long-range planning document intended to shape the direction of parks and recreation facilities and services for the next ten years.



WAR MEMORIAL YOUTH CENTER

In conjunction with the CRMP, the City also conducted a master plan for the War Memorial Youth Center (WMYC). This plan is intended to provide a vision and improvement strategies for existing facilities, additional development, programs, and operations at the WMYC for the next 50 years.



2

SUMMARY OF FINDINGS

**Existing Conditions Analysis +
Needs & Priorities Assessment**

EXISTING PARKS AND OPEN SPACES

SUCCESSSES

- High level of maintenance.
- Most sites clean and free of litter, with a feeling of perceived safety.
- Parks make a good impression.
- Most parks and facilities provide a high level of comfort.

OPPORTUNITIES

- Enhance neighborhood access.
- Wayfinding and signage standards.
- Consistent application of design standards.
- Improvement in environmental sustainability, awareness, and education.
- Light touches and refreshments for functionality and comfort.
- ***Many improvements currently completed or underway!***

System-wide Ratings

100 - 75 Exceeding Expectations
74 - 50 Meeting Expectations
49 - 50 Not Meeting Expectations

Design and Construction

65

Effectiveness

61

Condition

74

Comfort and Image

73

Access and Linkages

66

Sustainability

68

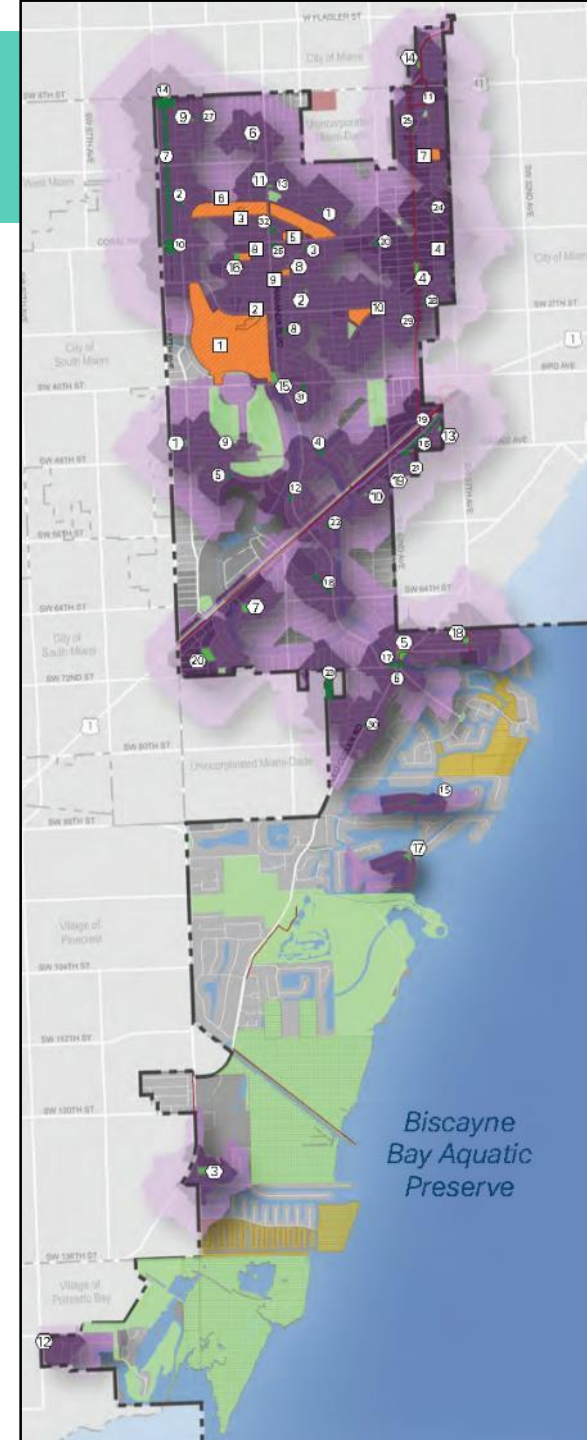
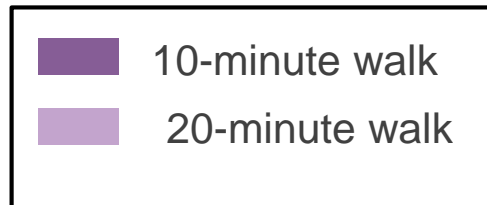
Not Meeting
Expectations

Meeting
Expectations

Exceeding
Expectations

LEVEL OF SERVICE

- **Acreage:** 5.24 Acres /1,000 residents.
- 260 acres of City-managed parks, 49,700 residents.
- **Facilities:** Coral Gables has a surplus of basketball courts, tennis courts, and soccer fields when compared to SCORP LOS figures.
- **Access** to neighborhood parks is experiencing gaps in the southern part of the City but is balanced by larger preserves and greenspace not available in the northern, more urban areas.
- Every home should be within a 10-minute walk of a meaningful open space.



PUBLIC INVOLVEMENT

Engagement Methods:

- Online Survey.
- Statistically-Valid Survey.
- Stakeholder Interviews.
- Focus Groups.
- Community Meetings.
- Advisory Board Presentations.
- Engagement Conducted Summer of 2019.



NEEDS AND PRIORITIES SUMMARY



- Maintain and enhance existing parks and facilities.
- Improve safety and security in parks and nearby areas.
- Provide new walking and biking trails.
- Improve communication between the parks and recreation department and the community.
- Promote equitable access to parks through enhanced connectivity and walkability.
- **WMYC**
 - Expand athletics and program offerings.
 - Increase participation capacity.
 - Improve access to the center.

3 LONG-RANGE VISION



VISION SUBSYSTEMS

- The Vision for the CRMP is build around a set of five subsystems that were established to help guide the development of the parks and facilities across the system.
- The guiding principles and vision recommendations for each of these subsystems are intended to guide the parks and recreation system over the next 10 years.





Parks and Facilities

- Continued Enhancement of Existing Parks and Facilities.
- Develop Additional Parks, Facilities and Open Spaces.



Orduna Dr/ Miller Rd Triangle - Potential Typical Neighborhood Park





- Provide Additional Health and Wellness Program Offerings.
- Develop Facilities to Meet Health and Wellness Needs.



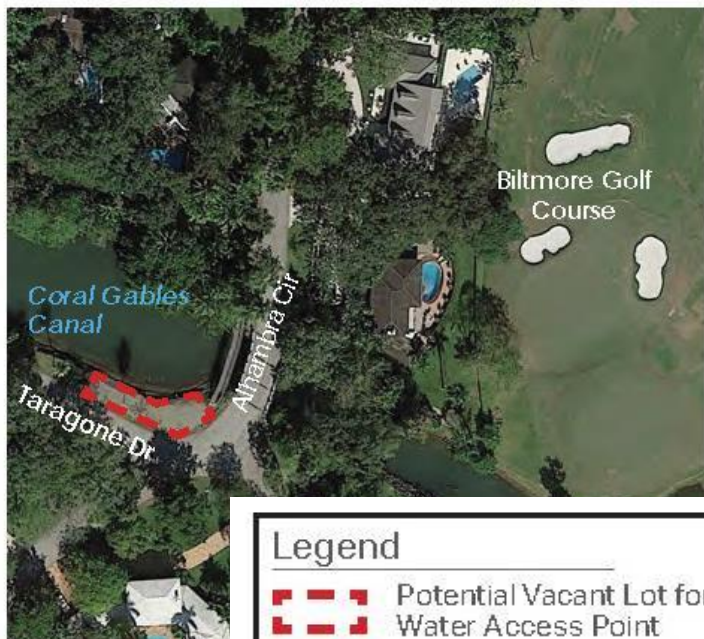
Health Benefits of Parks

- Parks, greenways, and trails enable and encourage people to exercise
- Exposure to nature improves psychological and social health
- Play is critical for child development
- Parks help build healthy, stable communities



Access and Linkages

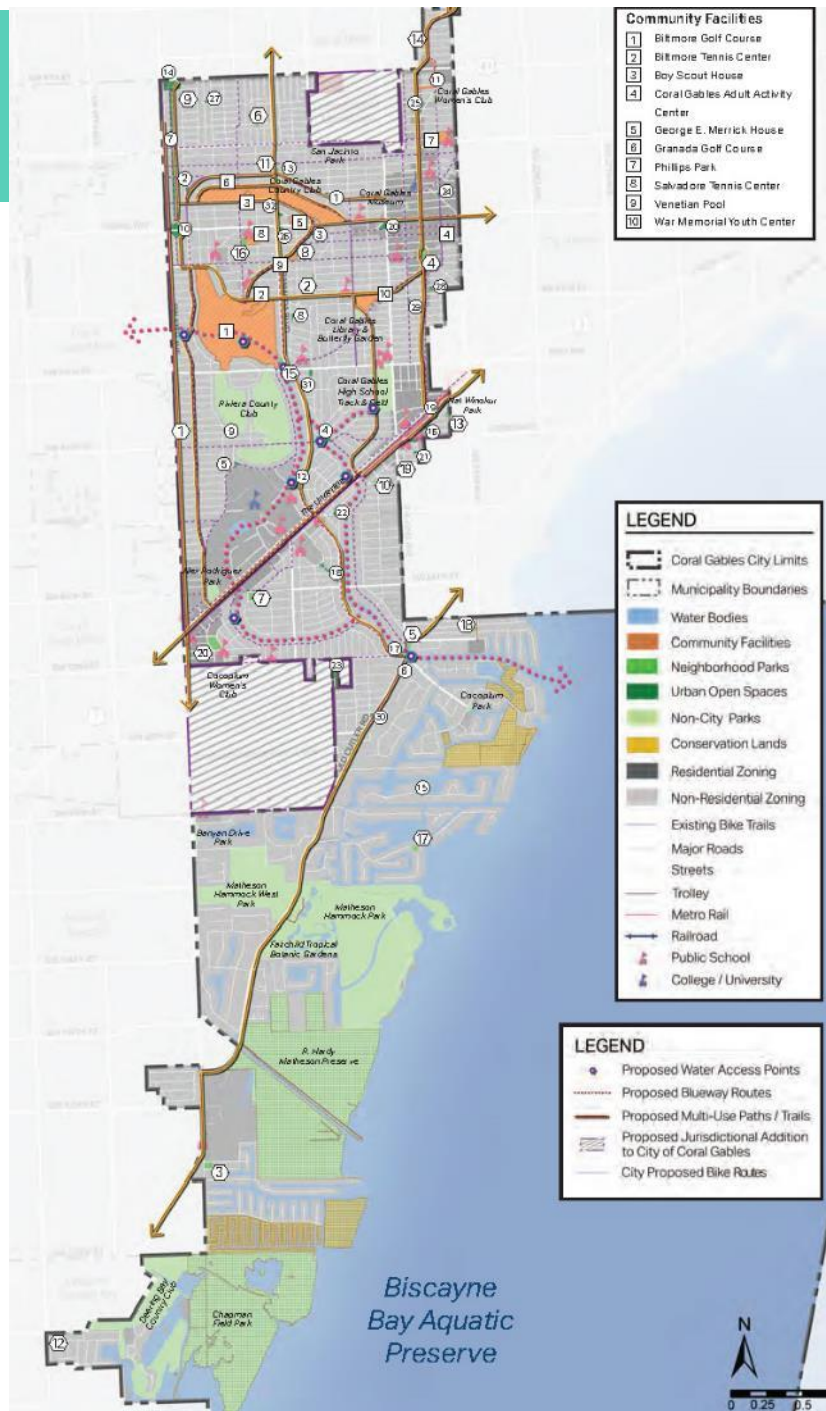
- Expand Regional Access and Linkages.
- Provide Additional Blueways and Water Access.
- Promote a Linear Park System.



Legend	
	Potential Vacant Lot for Water Access Point



Existing Linear Park - McFarlane Linear Park





Cultural and Historic Resources

- Continue to Promote the City's Cultural and Historic Character.
- Continue to Integrate Art into the Community's Open Space Fabric.





Sustainability and Resilience

- Promote Sustainability at the Park Level.
- Encourage a Resilient Park System for a Community-wide Benefit.

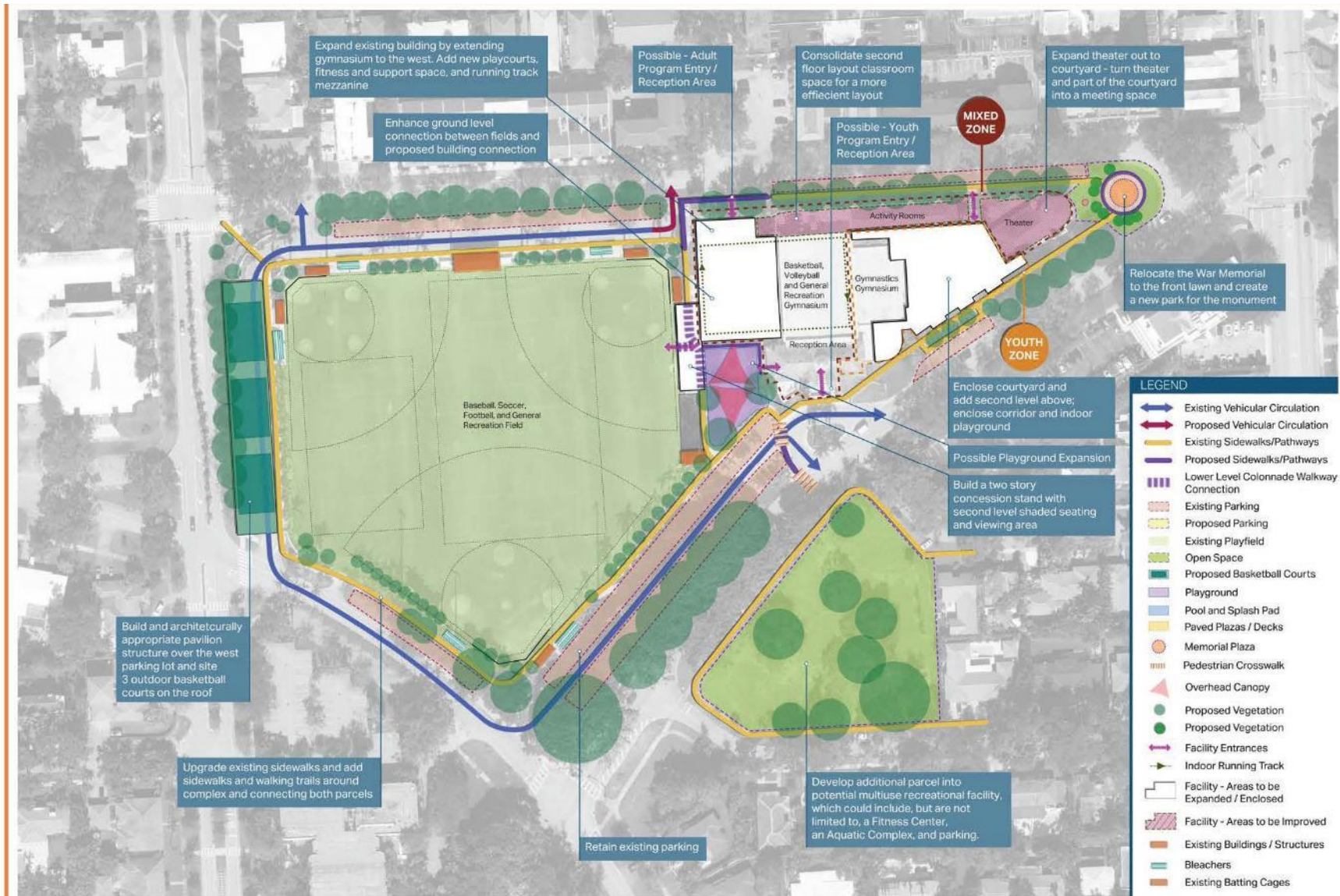


Figure 4-3: Potential Neighborhood Drainage at Ingraham Park



1. Swales and Bioretention Basins
2. Sunken Play Areas
3. Permeable Pavement
4. Grass Parking

WMYC OVERALL VISION



CORAL GABLES WAR MEMORIAL YOUTH CENTER - FUNCTIONAL DIAGRAM - OVERALL PARK SITE



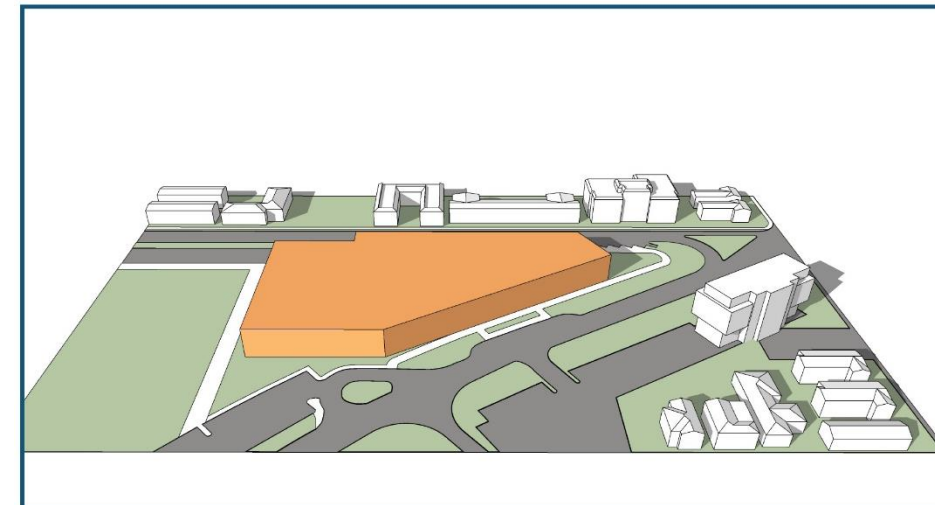
WMYC ALTERNATIVES

Alternative	Building Square Footage	Building Cost	Park Improvements Cost	Additional Need Development Cost	Total Cost
Renovation & Addition	101,300	\$30,800,000	\$90,000	\$6,200,000	\$37,090,000
<i>Renovation</i>	<i>58,000</i>	<i>\$12,600,000</i>			
<i>Addition</i>	<i>43,300</i>	<i>\$18,200,000</i>			
New Construction	100,000	\$42,500,000	\$90,000	\$0	\$42,590,000

Renovation & Addition



New Construction



WMYC ALTERNATIVE COMPARISON

Renovation & Addition Benefits

- Building expansion with support facilities and additional programming space.
- Lower cost for total project.

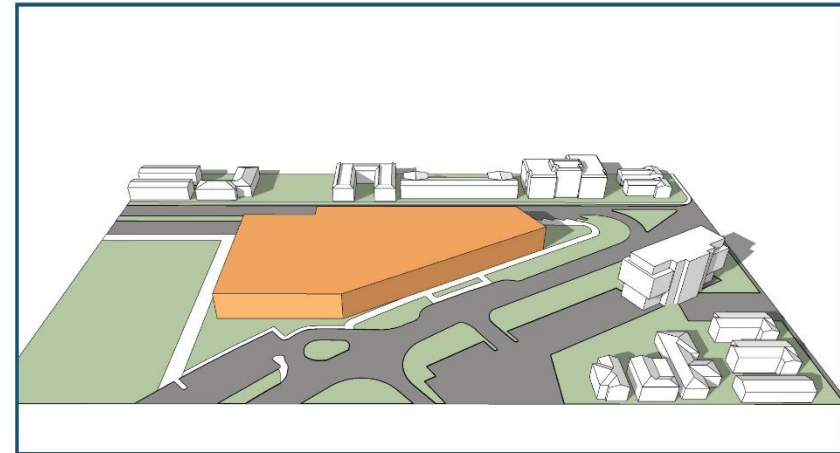
New Construction Benefits

- Increased flexibility and programmable space with new building.
- Potential for aquatics.
- Modernized infrastructure – efficient, sustainable and resilient.
- Increased security.
- Consolidates all programmable space in a single facility – no need to develop adjacent parcel.
- Improved pedestrian and vehicular circulation.
- Secondary functions for emergency management.

Renovation & Addition



New Construction



4

IMPLEMENTATION STRATEGIES & RECOMMENDATIONS



CRMP FUNDING AND PHASING

- Estimate of Probable Cost by Vision Subsystem.
 - *Recreation Programming and Community Health includes the WMYC – planning, design and contingency included in WMYC total.



Vision Elements	
Parks and Facilities	\$37,330,772
Recreation Programming and Community Health*	\$43,810,862
Access and Linkages	\$3,303,000
Sustainability and Resilience	\$3,265,000
Cultural and Historic Resources	\$11,571,991
Greenway Projects	\$39,668,840
Planning, Design & Permitting + Contingency for Existing Improvements	\$21,640,304
Total	\$160,659,557

CRMP FUNDING AND PHASING

Capital Improvement Phasing Totals

- Phase 1: Immediate needs and highest priorities to existing facilities.
- Phase 2: Further advancement of reinvestment – WMYC Facility.
- Phase 3: New parks and facilities addressing growth.

Capital Improvement Projects: 1-10 Year Total	
Total	\$136,472,736

Capital Improvement Projects: 11+ Years	
Total	\$24,186,821

Capital Improvement Projects: 1-3 Year Total	
Year 1	\$10,596,221
Year 2	\$13,870,037
Year 3	\$26,551,277
Total	\$51,017,535

Capital Improvement Projects: 4-6 Year Total	
Year 4	\$24,735,997
Year 5	\$19,908,577
Year 6	\$19,076,555
Total	\$63,721,129

Capital Improvement Projects: 7-10 Year Total	
Year 7	\$5,385,509
Year 8	\$4,772,429
Year 9	\$4,939,037
Year 10	\$6,637,097
Total	\$21,734,072

CRMP FUNDING AND PHASING

- The Funding Analysis highlights a 10-year schedule of projected funding that may be utilized to advance capital projects.
- Funding options available include:
 - Intergovernmental revenues and grants.
 - Park Impact fees.
 - Parks and Recreation Reinvestment and Acquisition Bonds.

Funding Sources for 10-Year Improvements	
General Fund CIP	\$40MM
Grants (Capital)	\$15MM
Park Impact Fees	\$5MM
Park and Recreation Reinvestment Bond	\$47MM
Parkland Acquisition and Development Bond	\$30MM
Total	\$137MM
Funding Required Beyond 10-Year Timeframe	\$24MM

PRIORITY ACTION ITEMS

- Expand on dedicated, capital funding sources to address deferred maintenance in small parks – add amenities in neighborhood parks.
- Evaluate the current use of impact fees.
- Collaborate to expand park access and walkability.
- Conduct a feasibility study for development of the WMYC – including the potential for aquatics.
- Develop a strategic land acquisition program – prioritize water access.
- Integrate Park System Master Plan into City Comprehensive Plan.
- Work with other departments to develop a park-oriented approach to sustainability and resilience.

QUESTIONS?

Thank you!

