

Community/Recreation Center Concept Plan City Council Workshop Presentation

March 29, 2011

Parks Team



Community/Recreation Center Concept Plan



2010 CITY COUNCIL GOALS & OBJECTIVES

PALM COAST VISION

PALM COAST is a **SAFE COMMUNITY** with a **HOMETOWN FEELING** that **RESPECTS AND PROTECTS THE NATURAL ENVIRONMENT.**

TOWN CENTER is a **VIBRANT DOWNTOWN.** **DIVERSE BUSINESSES** are the **FOUNDATION** for a **STRONG LOCAL ECONOMY.**

Our Residents enjoy **CONVENIENT MOBILITY** and an **ABUNDANCE OF LEISURE CHOICES.**

PALM COAST - A GREAT PLACE TO LIVE!

FIVE YEAR GOALS

- **PROVIDE** Quality Services, Maintaining the City's Financial Soundness
- **EXPAND** the Local Economy
- **MAINTAIN** a Safe Community
- **MANAGE** Growth for a Quality, Sustainable Community
- **PROMOTE** Town Center as Our Downtown
- **DEVELOP** Long-Term, Sustainable Water Supply

ACTION AGENDA

TOP PRIORITY

- Street Valley Gutters and Pipe Replacement Program
- Swales : 25 Miles Rehabilitation and 6 Months Response to Complaints
- **Water Reuse System Master Plan**
- **CRA for Northeast**
- Stormwater System Hydraulic Modeling
- Road Resurfacing (50 miles)
- Video Cameras/Emergency Phones for Parks and Paths
- Stormwater Utility Ordinance
- Neighborhood Signs and City Gateway
- **Community Center Concept Plan**
- City Economic Development and Incentive Policy

HIGH PRIORITY

- Coquina Coast Saltwater Desalination Project



Community/Recreation Center Concept Plan



City of Palm Coast

RECREATION & PARKS FACILITIES MASTER PLAN

 **GLATTIG JACKSON KERCHER ANGLIN**
we plan and design livable communities

in strategic association with:
Dickinson Consulting Inc.

January 2009

- Foundation for developing Community/Recreation Center Concept Plan
 - Analysis of existing conditions
 - Extensive Public Involvement
 - Vision of overall Recreation and Parks system



Community/Recreation Center Concept Plan

Outline

Introduction

- Community/Recreation Center Objectives

Background - Components of a Community Center

Criteria for Community Center

- Components
- Size requirements

Potential Locations

Next Steps



Introduction

Objectives

- Serve as a central gathering space for the community



Introduction

Objectives

- Create a sense of place and community pride
- Invitation for social interaction



Architecture



Social function



Introduction

Objectives

- Opportunities for broad range of social, cultural, recreation and wellness programs,
- Complements other City objectives and goals,
- Complements Prosperity 2021 (Economic Strength in Diversity to generate jobs and revenue)
 - Catalysts for neighborhood stabilization and (re)development
 - Discover Palm Coast
 - Promote active community with a broad diversity of recreational opportunities



Introduction

Current Community Center

(from Recreation and Parks Master Plan):

- Not easily accessible to every resident
- Existing facility offers limited opportunities for social/recreational functions (Smaller classrooms and activity rooms available in Holland Park and Palm Coast Linear Park)
- Space are within same area of City



Building the Components of a Community/Recreation Center

- Centers complement existing social and recreational facilities
- Centers can include numerous types of functions and facilities
- Functions and facilities are reflection of needs and lifestyle for community
- Certain functions are found in most centers
- Some have special facilities/amenities



Components of a Community/Recreation Center

As a reflection of community's lifestyle or location



Minnesota

- Hockey or Curling Rink
- Serves as exhibition space for trade shows



Community/Recreation Center Concept Plan

Components of a Community/Recreation Center

- Rock Climbing Wall
(Invites active user)



Components of a Community/Recreation Center

Multi-Purpose Room (Large)



- May be divided for use
- Banquet Rooms
- Meeting Rooms

- Kitchen facility to cater special events



Components of a Community/Recreation Center

Multi-Purpose Room



- Classrooms
- Meeting room



Components of a Community/Recreation Center

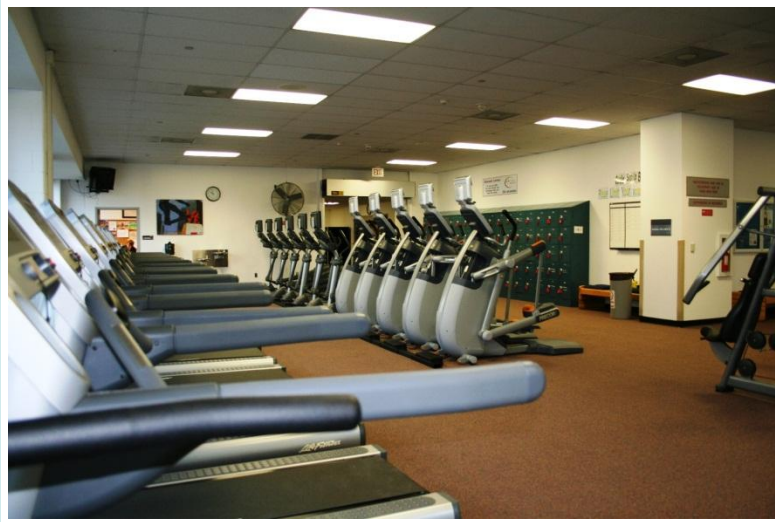
Gymnasium

- Seating for tournaments
- Second floor with running track



Components of a Community/Recreation Center

Wellness/Fitness Center



- Exercise Equipment
- Exercise rooms (Yoga, Pilates, etc.)



Components of a Community/Recreation Center

Dedicated Room for Function



Performance Auditorium



Computer Room/Library with Reading Room



Components of a Community/Recreation Center

Dedicated Room for Function



Display Area for History



Display Area for Art Shows



Components of a Community/Recreation Center

Dedicated Room for Function

- Activity Centers



Components of a Community/Recreation Center

Aquatics

- Indoor or Outdoor



Components of a Community/Recreation Center

Aquatics

- Therapeutic Pool



- Competition Facility



Components of a Community/Recreation Center

Aquatics

- Splash Park Component



Components of a Community/Recreation Center

Other Elements

- Locker Rooms
- Administrative Offices
- Snack/Juice Bar



Recreation and Parks Master Plan - Recommendations

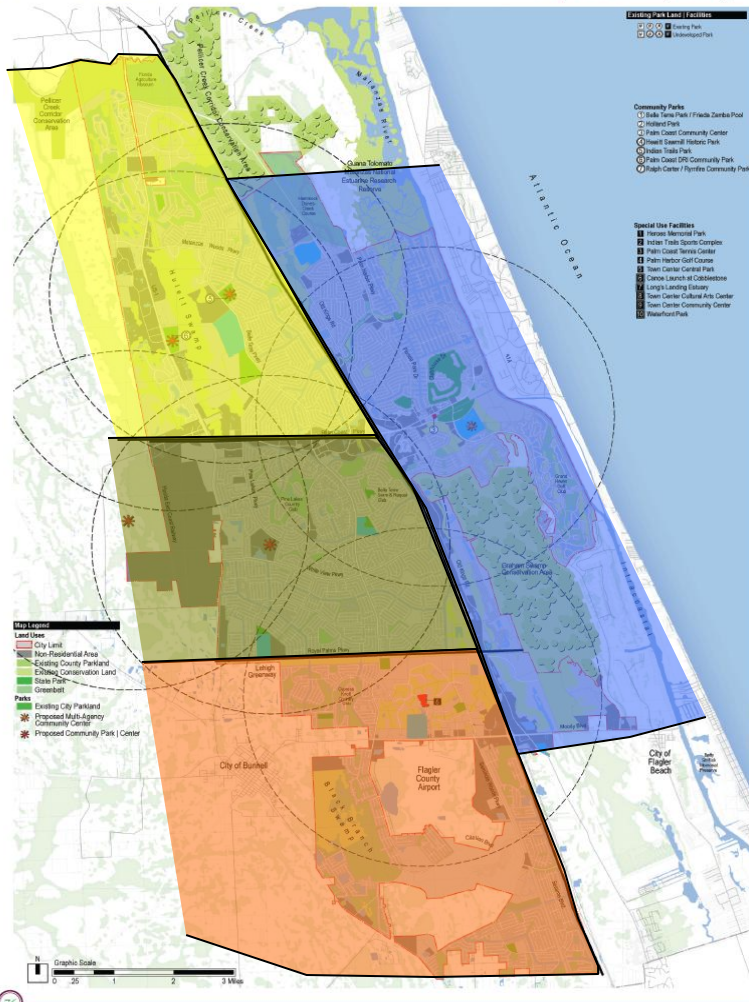
- Provide a “Primary” community center with gymnasium
- Splash play area at each community center
- Community Identity – Community Center in Town Center to strengthen its function (Town Center) as the civic heart of the community.



Recreation and Parks Master Plan - Recommendations

Section 3 | VISION

Map 3.5: Community Center System



- For better accessibility- provide a community center in each “sector” of the City (“Satellite” Community Center)



Community/Recreation Center Concept Plan

Factors to consider in determining elements of community/recreation center:

- Complement and expand services and facilities
- Provide for unmet needs of community
- Partnerships created and enhanced with facility (potential for funding or services from other entity)

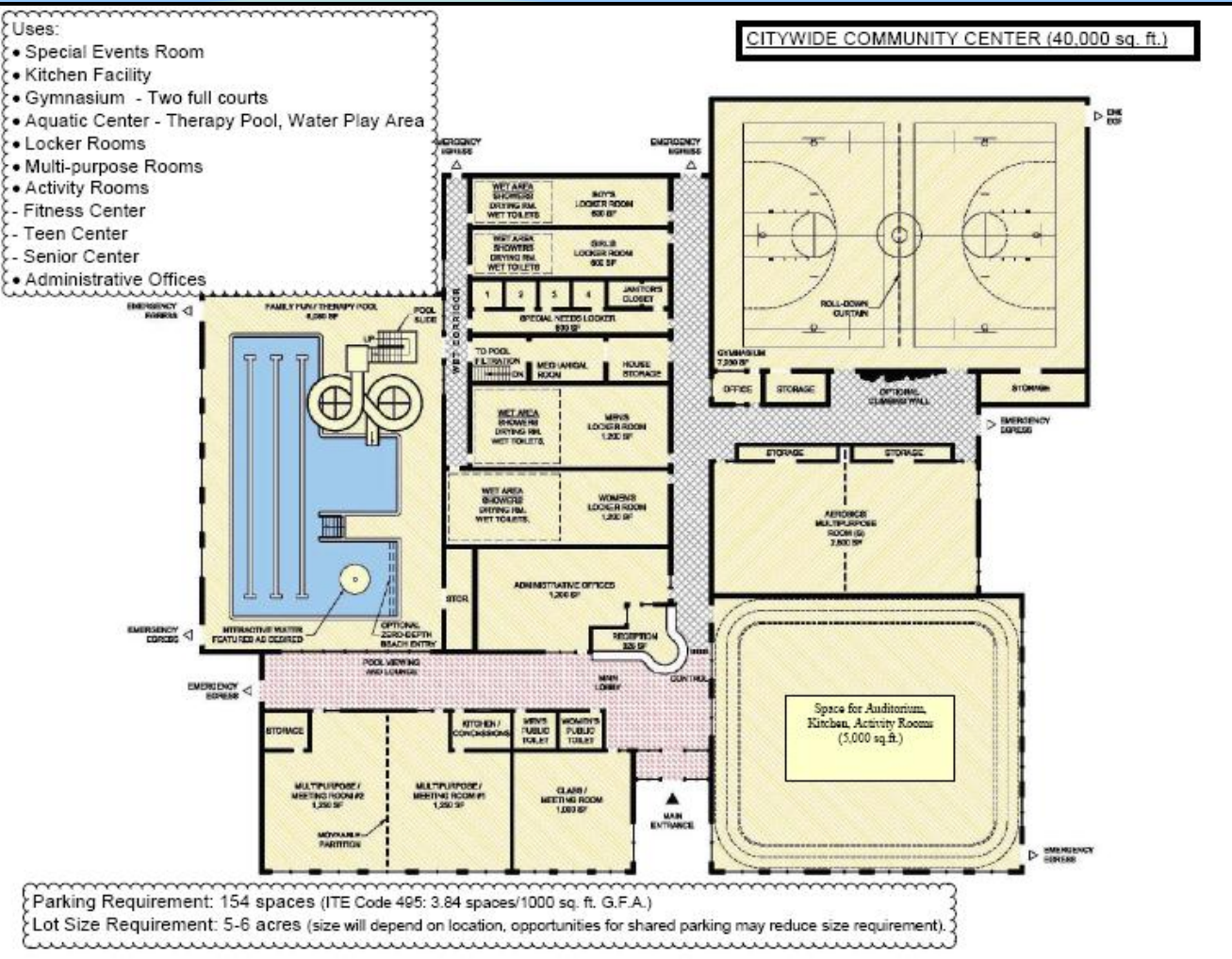


“Primary” Community/Recreation Center - Needs

- Easily accessible
- Serves the entire community
- Uses that serve entire community
- Gymnasium
- Aquatic component
- Fitness/wellness center (facilities & programs)
- Multi-purpose rooms



"Primary" Community/Recreation Center - Needs



- 40,000 sq. ft.
- 5-6 acres



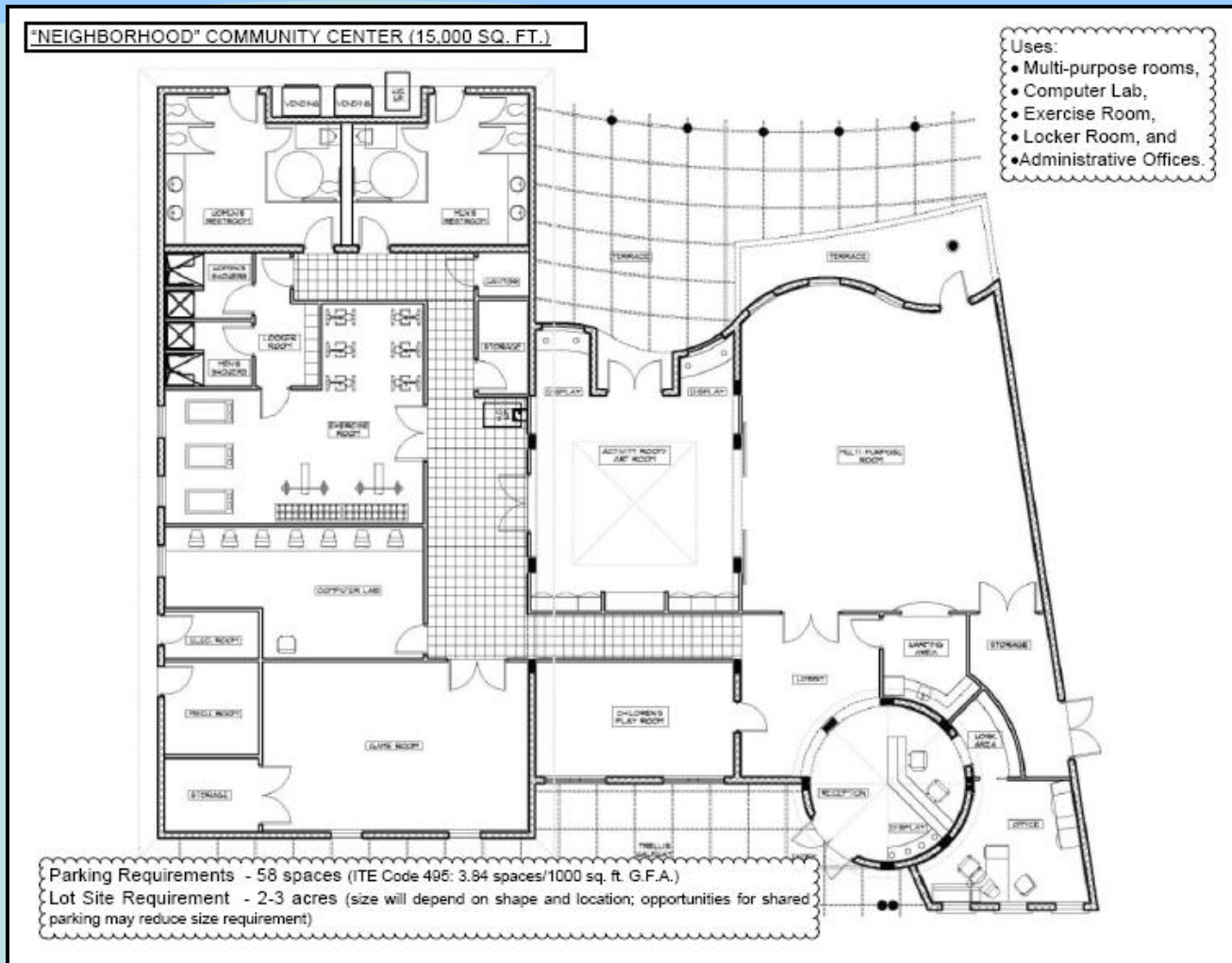
Community/Recreation Center Concept Plan

“Satellite” Community/Recreation Center - Needs

- Serve as satellite campus of “Primary” community/recreational center
- Serves a “section” of the City
- Rooms/programs determined by neighborhood needs
 - Reading Library
 - Activity Center
 - Multi-purpose rooms (card room(s), fitness/wellness facilities & programs)



"Satellite" Community Center



- 15,000 sq. ft.
- 2-3 acres



Community/Recreation Center Concept Plan

Potential Locations

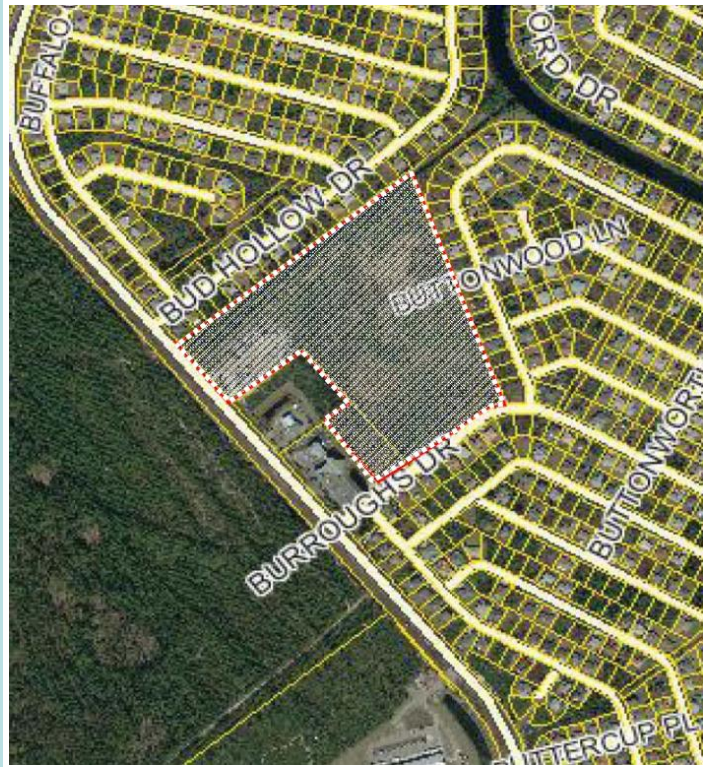
Analyze

- Acquisition Costs
 - City versus Privately owned parcels
- Size
 - Room for expansion and other facilities on-site
- Location
 - Other near-by facilities (parks, schools), accessibility (centrally located for intended service area), support facilities
- Land Development challenges
 - Environmental concerns, wetlands, floodplain, etc.



Potential Locations – Publicly Owned Parcel (North Section)

Belle Terre North (adjacent to Fire Station #23)



- ✓ 30.7 acres
- ✓ Adjacent to fire station, schools, and sports complex
- ✓ Minimal environmental challenge
- ✓ Easily accessible
- Protecting surrounding residential area



Palm Coast Park DRI (Recreational Site)



- ✓ 54 acres (21 upland acres)
- ✓ Part of planned community
- ✓ Minimal environmental challenge
- ✓ On major arterial
- ✓ Potential for support services nearby
- Wellfield Protection zones

Potential Locations – Publicly Owned Parcel (Central Section)

Palm Coast Tennis Center



- ✓ 63 acres (6-7 acres available for center)
- ✓ Existing recreational facilities (Lehigh Trail, potential multi-purpose fields, etc.)
- ✓ Combining multi-use (i.e. Clubhouse, locker rooms for tennis center into community center)
- ✓ Minimal environmental challenge
- ✓ Potential for support services nearby
- ✓ Potential use of CRA funding
- Isolated wetlands



Potential Locations – Publicly Owned Parcel (Central Section)

Town Center – Central Avenue



- ✓ Enhances Town Center as destination
- ✓ Adjacent to site for Cultural Arts Center
- ✓ Minimal environmental challenge
- ✓ Potential for support services nearby
- ✓ Potential use of CRA funding
- Limited size
- Isolated wetlands
- Conservation Easement in rear of property



Potential Locations – Publicly Owned Parcel (Central Section)

Town Center – Bulldog Drive



- ✓ Enhances Town Center as destination
- ✓ High visibility site
- ✓ Adjacent to school, youth center
- ✓ Support services nearby
- ✓ On major arterial (SR 100)
- ✓ Potential use of CRA funding
- ✓ Minimal environmental challenge
- Configuration may limit facility size



Potential Locations – Privately Owned Properties

Tennis and Racquet Club (Player's Club)



- ✓ Significant site in City's history and development
- ✓ Accommodate "Primary" or "Satellite" Community Center (13.4 acres)
- ✓ Room for expansion and other uses
- ✓ Easy Access
- ✓ High visibility entrance to Palm Coast
- ✓ Reuse of abandoned site
- ✓ Facilitates redevelopment in Parkway East District
- Acquisition Cost



Potential Locations – Non-City Owned Property

Daytona State College



- ✓ No acquisition cost
- ✓ Room for expansion and other uses
- ✓ Potential funding partnership
 - Only makes sense as part of funding partnership
 - 100-year floodplain



Potential Locations – Publicly Owned Parcels – Not Recommended

- Challenges due to size of site, environmental issues (stormwater, floodplain), access



Seminole Woods Pkwy.

Existing Community Center

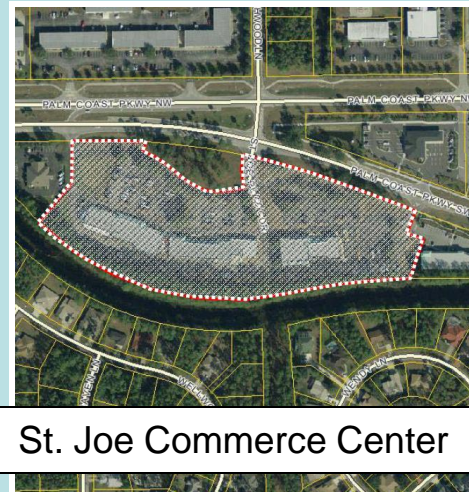


**Town Center Blvd./
Royal Palms**



Community/Recreation Center Concept Plan

Potential Locations – Privately Owned Properties – Not Recommended



- Acquisition Cost
- Limited Expansion Opportunity
- Environmental Challenge



Next Steps

- **Investigating Potential Partnerships for Funding and Programming**

- School District
- Other Educational Institutions
- YMCA
- Hospital
- Private Providers
- Private Foundations
- Other sources



Next Steps

- Develop programs with community, and potential partners
- Programs will provide definition of needs and allocation of space
- Prioritize locations

