Community/Recreation Center Concept Plan
City Council Workshop Presentation

March 29, 2011

Parks Team
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
• Foundation for developing Community/Recreation Center Concept Plan

• Analysis of existing conditions
• Extensive Public Involvement
• Vision of overall Recreation and Parks system
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
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
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

Photo by Emily Fisher
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
- 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.
- For better accessibility—provide a community center in each “sector” of the City ("Satellite" Community Center)
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

Lot Size Requirement: 5-6 acres (size will depend on location, opportunities for shared parking may reduce size requirement)
“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

Uses:
- Multi-purpose rooms,
- Computer Lab,
- Exercise Room,
- Locker Room, and
- Administrative Offices.

Parking Requirements: 50 spaces (ITA Code 49E 3.34 spaces/1000 sq. ft. O.F.A.)
Lot Site Requirement: 2-3 acres (size will depend on shape and location; opportunities for shared parking may reduce size requirement).
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.
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
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
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
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

Existing Community Center

Seminole Woods Pkwy.

Town Center Blvd./Royal Palms

Community/Recreation Center Concept Plan
Potential Locations – Privately Owned Properties – Not Recommended

- Pine Lakes Pkwy.
- Portuguese-American Club
- Pine Lakes Pkwy.
- St. Joe Commerce Center

- 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