

PARK COMMUNITY CENTER CAMPUS + MASTER PLAN



Evaluation Report

February 12th, 2019



WHERE WE ARE!

POMPEY PARK MASTER PLAN PROJECT APPROACH

PROJECT SCOPE

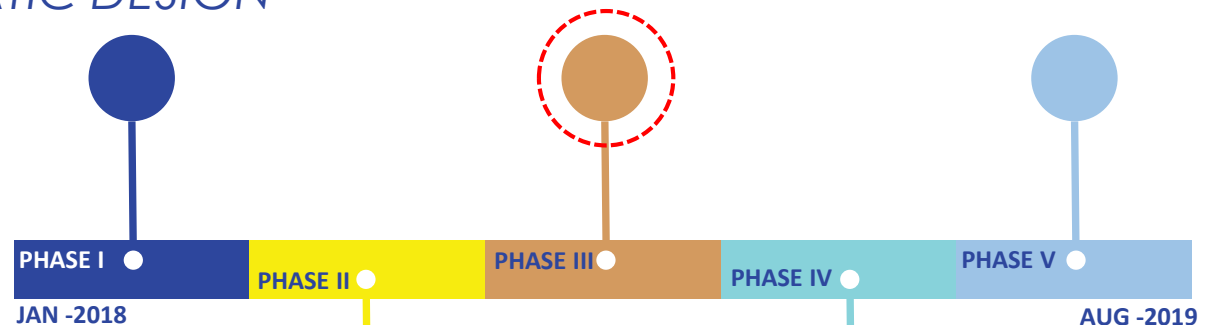
PHASE I - SITE INVENTORY + ANALYSIS (COMPLETED)

PHASE II - CONCEPT DESIGN ALTERNATIVES (COMPLETED)

PHASE III - EVALUATION (IN PROGRESS)

PHASE IV - MASTER PLAN + PRE-DESIGN REPORT

PHASE V - SCHEMATIC DESIGN



HOW DID WE GET

SITE PLAN CONCEPT DEVELOPMENT CONSIDERATIONS

- **SITE ANALYSIS** - EXISTING PARK CONDITIONS / URBAN CONTEXT
- **PARKING OPTIONS** - ONSITE / ON STREET / OFFSITE
- **MASTER PLAN PHASING** - CORE PROGRAM / FUTURE PROGRAM
- **FUTURE GROWTH POTENTIAL** - NEW TRENDS / FLEXIBILITY
- **PARK ENHANCEMENTS / CONNECTIVITY** - ACTIVE / LEISURE
- **RECREATIONAL CENTER PROGRAM EXPANSION** - FUTURE GROWTH
- **PUBLIC / PRIVATE PARTNERSHIP OPPORTUNITIES** - REVENUE
- **COMMUNITY** - HISTORY PRESERVATION

HOW DID WE GET

WORKSHOPS

- To reach out and engage with the **current and end users** of the park as an effort to receive direct input that will aid in delivering a **mindful and considerate plan** with the intention of providing and **enhancing** the recreational opportunities available to the **surrounding community**.
- Employ **simple and intuitive** exercises that will effectively extract the **essence** of the public's **desires and concerns** as they relate to parks and recreation.



HOW DID WE GET HERE

PHASE I & II PUBLIC / CITY STAFF MEETING



PHASE I & II PRESENTATIONS

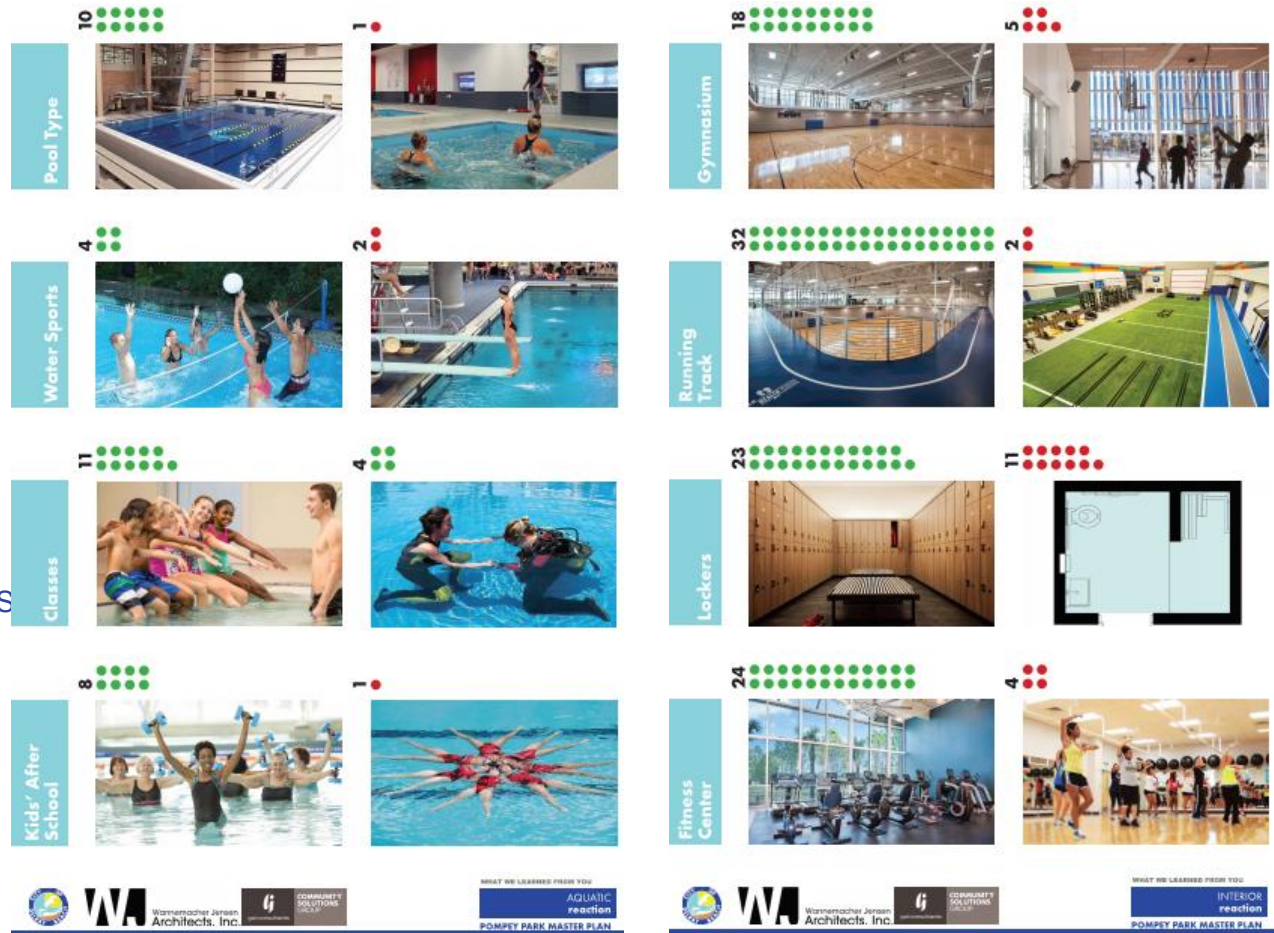
RECAP



PHASE I MEETING

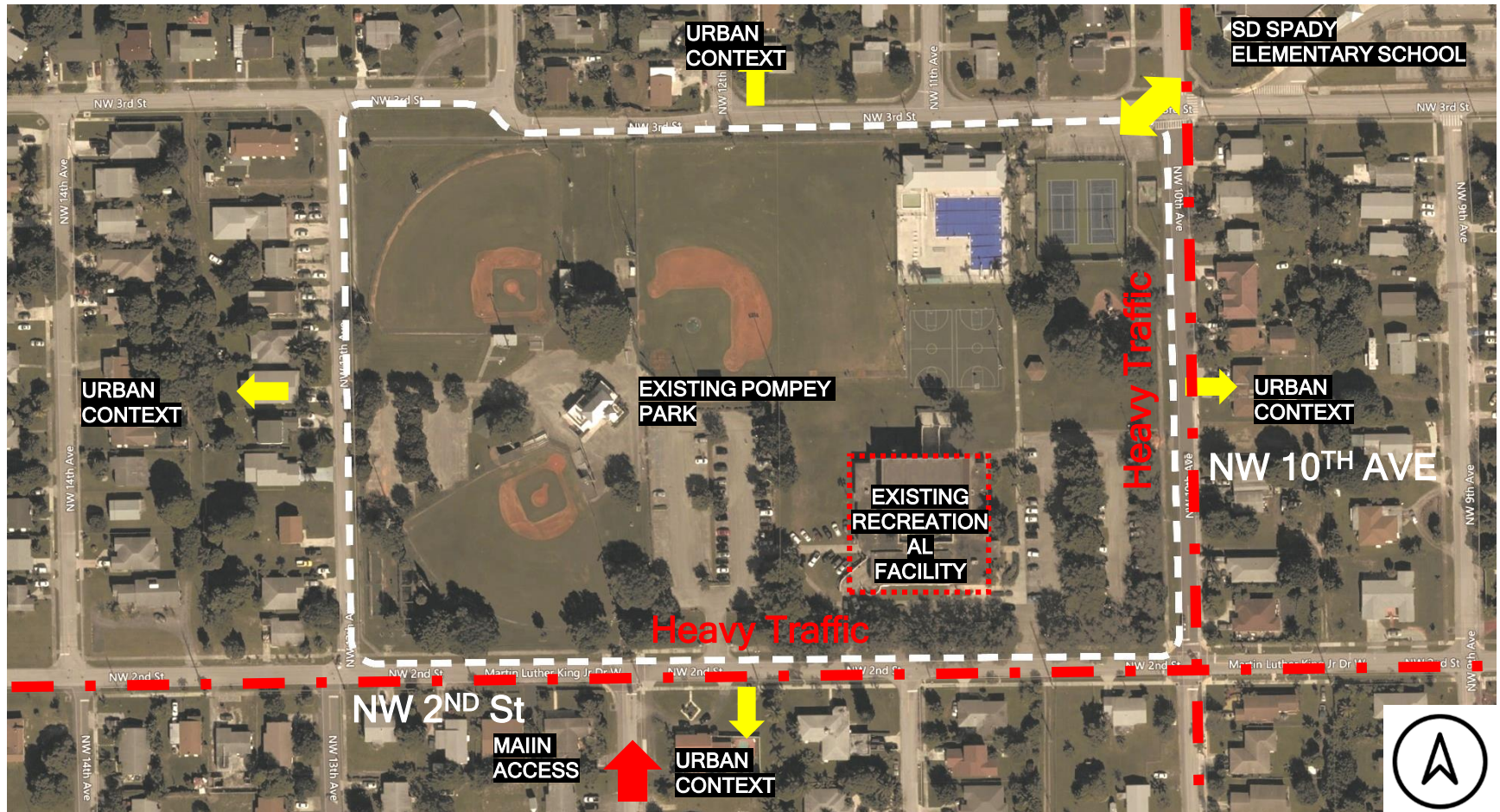
DESIGN DRIVERS

RUNNING TRACK
LEASURE POOL
FITNESS CENTER
MULTI-PURPOSE ROOMS
PAVILIONS
INDOOR PLAYGROUND
KIDS' AFTERSHOOL
TEEN ROOM
MULTI-PURPOSE LAWN
BASEBALL
BASKETBALL
FOOTBALL PRACTICE AREA
INDOOR BASKETBALL COURTS



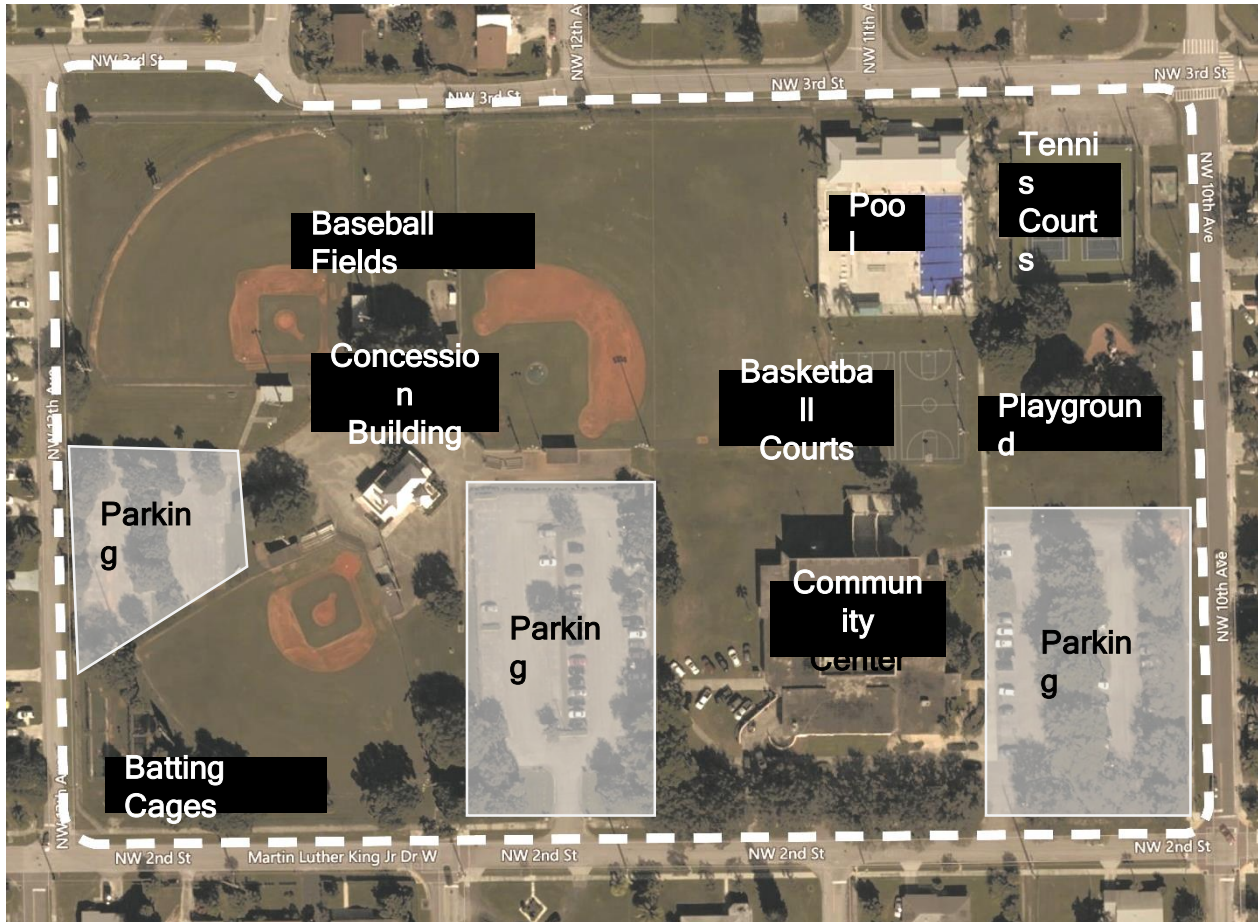
CONTEXT

SITE PLAN - CONTEXT CONSIDERATIONS



CONTEXT

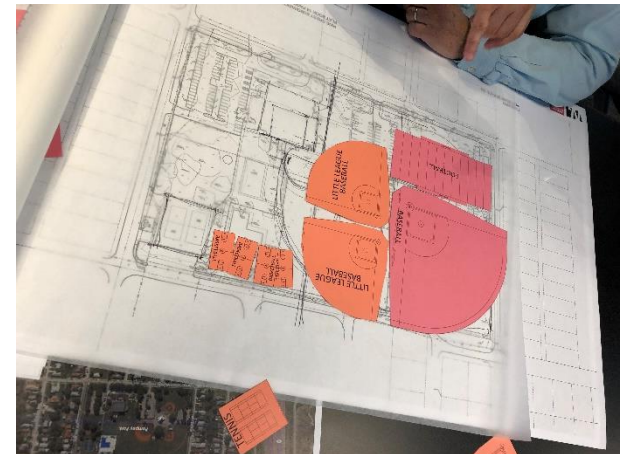
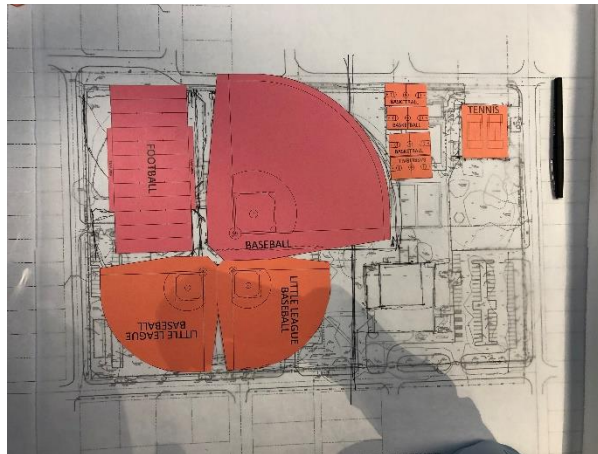
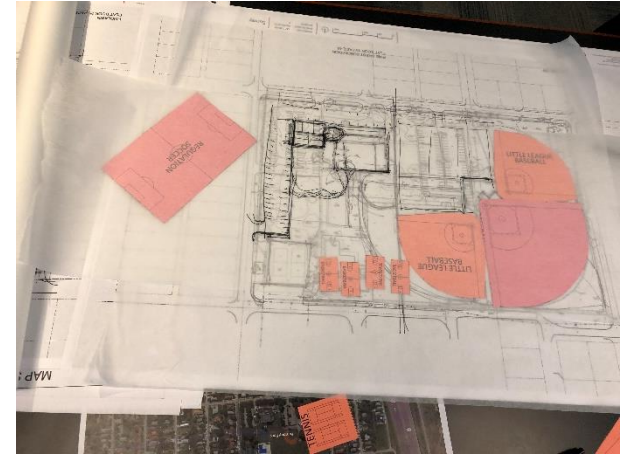
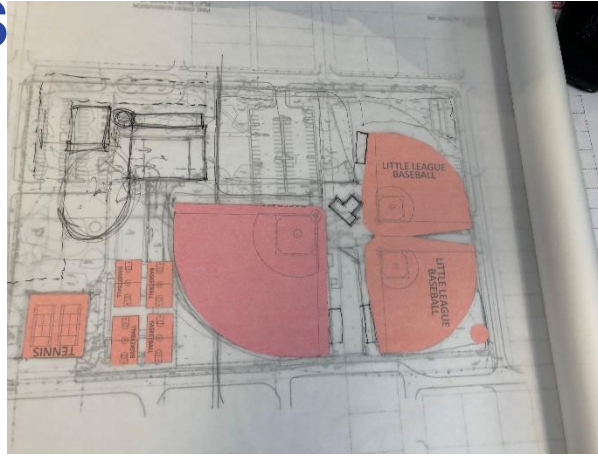
SITE PLAN - EXISTING PARK PROGRAMS AND CONDITIONS



- DISCONNECTED PARKING LOTS
- NO PASSIVE PARK COMPONENTS
- NO LARGE MULTI-PURPOSE ROOM
- LOW PARKING COUNT
- NO ON-STREET PARKING

MASTER PLAN OPTION

ALTERNATIVES STUDY



SITE PLAN - LOW OPTION



REC CENTER – LOW OPTION



BUILDING PROGRAM LEGEND

COMMONS / CIRCULATION
ADMINISTRATION OFFICES
VERTICAL CIRCULATION
ACTIVITY ROOMS
UTILITY / STORAGE
RESTROOMS / LOCKERS
SPORTS FIELDS / EQUIPMENT STORAGE
AFTERSCHOOL CARE SUITE
TEEN ROOM
LIFEGUARD / STAFF
GYM / FITNESS / DANCE / AEROBICS
CONCESSION

SITE PLAN - LOW OPTION

PROS:

- USE EXISTING BUILDING SHELL STRUCTURE
- MAINTAINS EXISTING CONCESSION BUILDING
- PROVIDES PARK ENHANCEMENTS
- CONSOLIDATED REC / POOL PROGRAM
- PROVIDES PARK AREAS FOR PASSIVE ACTIVITIES AND FESTIVITIES
- LOWER COST
- LESS PHASES REQUIRED
- MORE REVENUE OPORTUNITIES

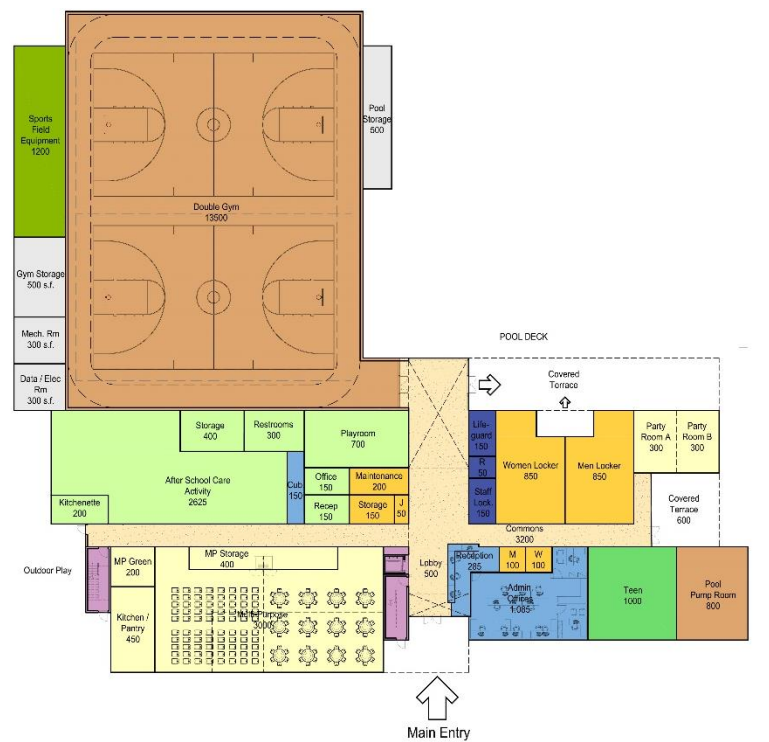
CONS:

- WILL DISRUPT/DISPLACE BUILDING PROGRAMS
- POTENTIALLY NEEDS PORTABLES TEMPORARILY
- BUILDING FOOTPRINT IS LARGE SINGLE STORY
- LEAST AMOUNT GREEN SPACE
- LOWER PARKING COUNT
- SMALLER MULTI-PURPOSE FIELD
- NO COMPETITIVE POOL

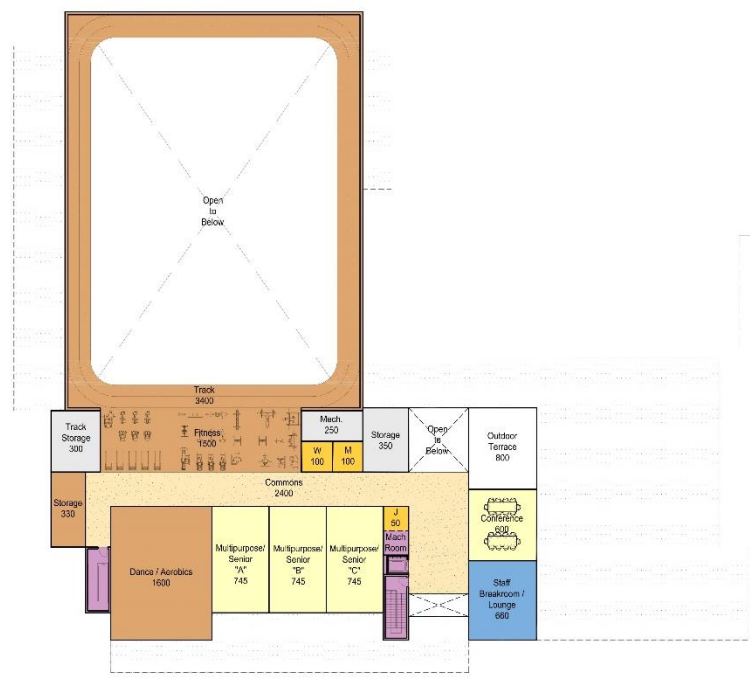
SITE PLAN - MODERATE OPTION



REC CENTER – MODERATE OPTION



GROUND LEVEL



SECOND LEVEL

- BUILDING PROGRAM LEGEND**
- COMMONS / CIRCULATION
 - ADMINISTRATION OFFICES
 - VERTICAL CIRCULATION
 - ACTIVITY ROOMS
 - UTILITY / STORAGE
 - RESTROOMS / LOCKERS
 - SPORTS FIELDS EQUIPMENT STORAGE
 - AFTERSCHOOL CARE SUITE
 - TEEN ROOM
 - LIFEGUARD / STAFF
 - GYM / FITNESS / DANCE / AEROBICS
 - CONCESSION

SITE PLAN - MODERATE OPTION

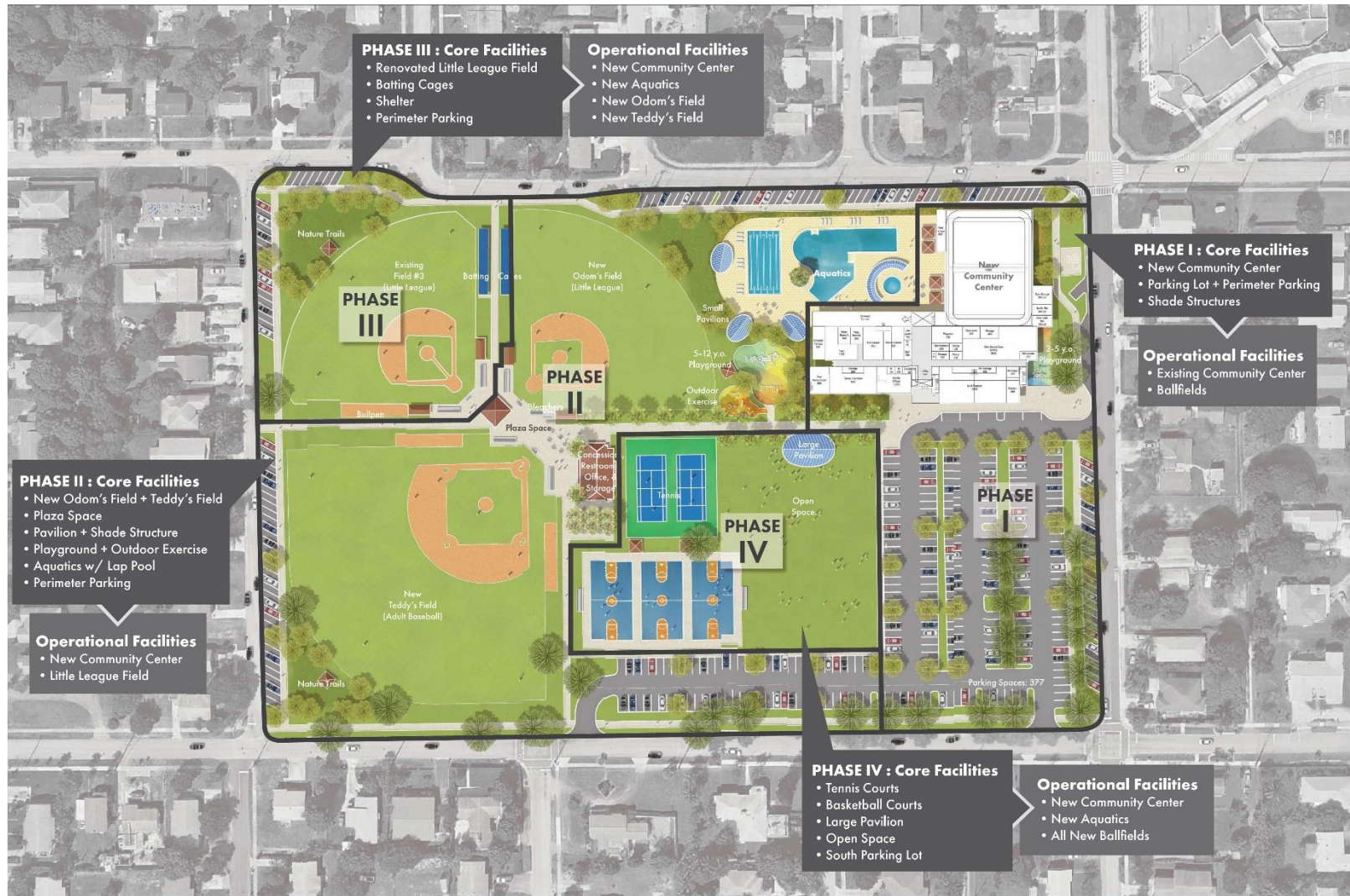
PROS:

- SMALLER BUILDING FOOTPRINT
- CENTRALIZED BUILDING LOCATION
- MAINTAINS EXISTING CONCESSION BUILDING
- PARK ENHANCEMENTS
- CONSOLIDATED REC / POOL PROGRAM
- PROVIDES PARK AREAS FOR PASSIVE ACTIVITIES AND FESTIVITIES
- MORE OUTDOOR BASKETBALL COURTS
- LARGE MULTI-PURPOSE FIELD
- MODERATE COST
- HIGHER PARKING COUNT
- MORE REVENUE OPPORTUNITIES
- COMPETITIVE POOL (5 LANES)

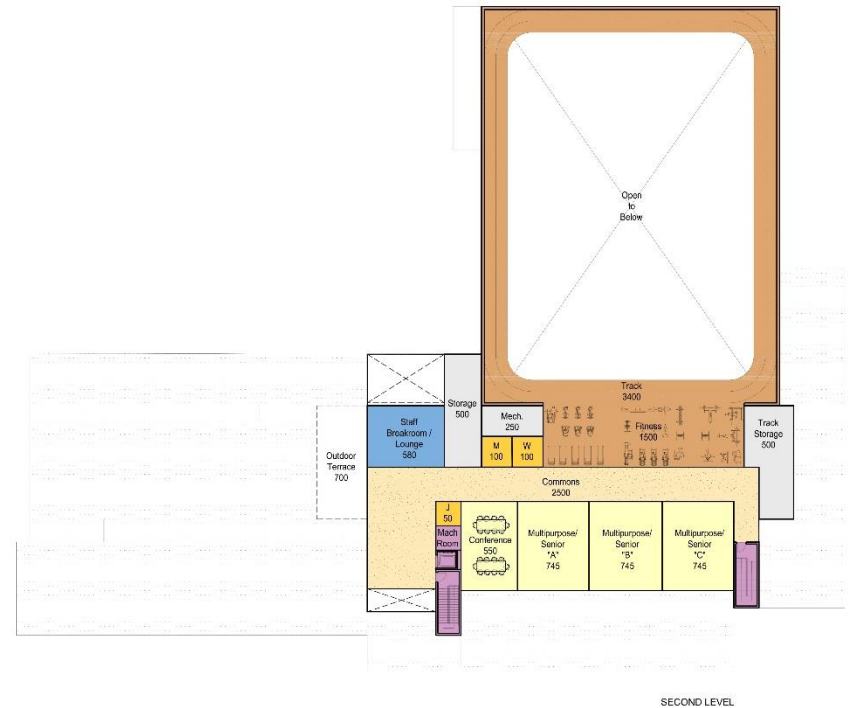
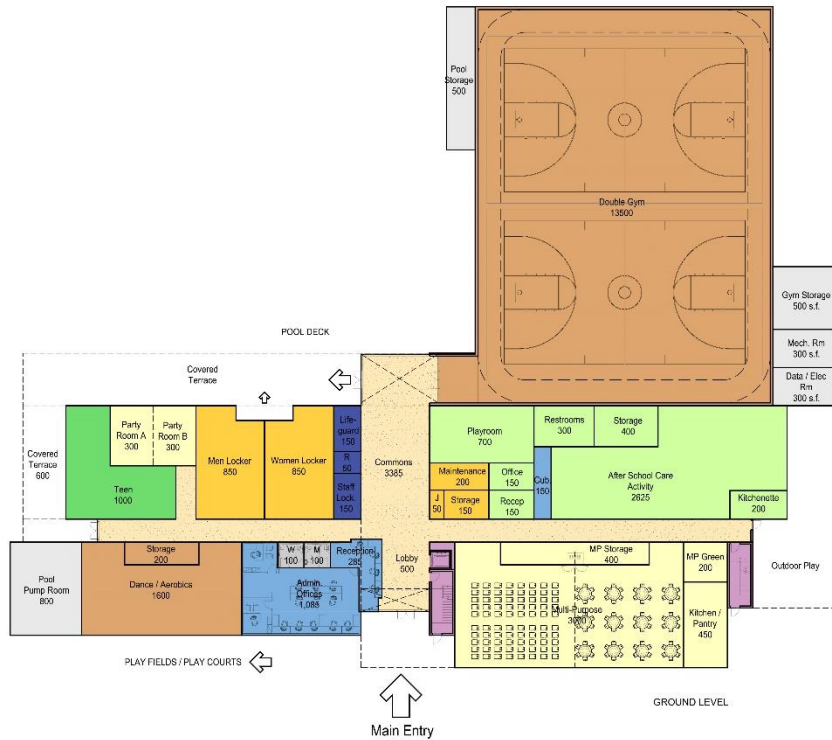
CONS:

- LESS PARKING
- AQUATICS IN TWO PHASES

SITE PLAN - HIGH OPTION



REC CENTER – HIGH OPTION



- BUILDING PROGRAM LEGEND**
- COMMONS / CIRCULATION
 - ADMINISTRATION OFFICES
 - VERTICAL CIRCULATION
 - ACTIVITY ROOMS
 - UTILITY / STORAGE
 - RESTROOMS / LOCKERS
 - SPORTS FIELDS / EQUIPMENT STORAGE
 - AFTERSCHOOL CARE SUITE
 - TEEN ROOM
 - LIFEGUARD / STAFF
 - GYM / FITNESS / DANCE / AEROBICS
 - CONCESSION

SITE PLAN - HIGH OPTION

PROS:

- SMALLER BUILDING FOOTPRINT
- CENTRALIZED BUILDING LOCATION
- MAINTAIN EXISTING CONCESSION BUILDING
- PARK ENHANCEMENTS
- CONSOLIDATED REC / POOL PROGRAM
- PROVIDES PARK AREAS FOR PASSIVE ACTIVITIES AND FESTIVITIES
- MORE OUTDOOR BASKETBALL COURTS
- LARGE MULTI-PURPOSE FIELD
- HIGHER PARKING COUNT
- MORE REVENUE OPORTUNITIES
- COMPETITIVE POOL (5 LANES)
- NEW RESTROOM/OFFICE/CONCESSION/STORAGE

CONS:

- REMOVES EXISTING CONCESSION
- HIGHER COST
- MORE PHASES REQUIRED

MASTER PLAN OPTIO

ALTERNATIVES (Master Plan)

PROGRAM COMPARISON TABLE (QUICK VIEW)

	EXISTING PARK	LOW OPTION	MODERATE OPTION	HIGH OPTION
RECREATIONAL BUILDING SIZE	22,823 S.F.	48,135 S.F.	52,420 S.F.	51,660 S.F.
PARKING	202	259	280 -298	377
PLAY FIELDS	3	3	3	3
PLAY COURTS TENNIS	2	2	2	2
PLAY COURTS BASKETBALL	2 EXTERIOR 1 INTERIOR	3 EXTERIOR 2 INTERIOR	3 EXTERIOR 2 INTERIOR	3 EXTERIOR 2 INTERIOR
POOL FACILITY	1	1	1	1
MULTI-PURPOSE FIELD	0	1	1	1
PLAYGROUNDS	1 EXTERIOR	1 INTERIOR 1 EXTERIOR	1 INTERIOR 1 EXTERIOR	1 INTERIOR 1 EXTERIOR

MASTER PLAN OPTIO

ALTERNATIVES (Recreational Building) PROGRAM COMPARISON TABLE (QUICK VIEW)

	EXISTING RECREATIONAL BLDG	LOW OPTION RECREATIONAL BLDG	MODERATE OPTION RECREATIONAL BLDG	HIGH OPTION RECREATIONAL BLDG
RECREATIONAL BUILDING SIZE	22,823 S.F.	47,200 S.F.	48,475 S.F.	51,305 S.F.
LARGE MULTI- PURPOSE ROOM	2430	3000	3000	3000
MULTI-PURPOSE / SENIOR ROOMS	1	3	3	3
INDOOR BASKETBALL COURTS	1	2	2	2
AFTER SCHOOL SUITE	NO	YES	YES	YES
INDOOR RUNING TRACK	NO	YES	YES	YES
TEEN ROOM W/ OUTDOOR AREA	NO	YES	YES	YES
INDOOR PLAYGROUND	NO	YES	YES	YES

EVALUATION

MASTER PLAN OPTIONS (SITE CONSIDERATION)

This Pompey Park master plan was developed in collaboration of the parks and recreation, city staff and community stakeholders. It is meant to provide an evaluation framework for the appropriate redevelopment selection that can embody the goals and aspirations set forth in the Campus Pre-Design Study & Master Plan. Community participants actively contributed as part of the development process through the first two phases. Pompey Parks has a rich community history that serves a strong role as a community town square



EVALUATION

MASTER PLAN OPTIONS (SITE CONSIDERATION)

FEDERAL & STATE REGULATIONS

While all three Concept Designs will require the state permits described, no one concept is favorable over the others regarding federal or state permitting.

LOCAL REGULATION

Required parking – proposed Master Plan options do not provide all required parking for the park and recreation center zoning. However, many of the patrons walk or are bused to the facility.

SITE SCOPE - CONCLUSION

The Low Concept maximizes number of retained trees on site, while the High Concept maximizes the total number of proposed parking spaces. Parking count requires off-street parking. Proposed on-street parking is back-in angle parking, this configuration is intended to improve safety of on-street parking, and is the prefer option based on public works feedback .



EVALUATION

MASTER PLAN OPTIONS (SITE CONSIDERATION)

RECREATIONAL BUILDING

Current regulations from the City's Zoning Ordinance and Land Development Code include allowable uses for recreational facilities under zoning district **OSR** and Future Land Use **CF** (community facilities). The current review and approval process for OSR districts will be pursuant to a site and development plan as per the selection and approval by the Site Plan Review and Appearance Board.

CONCLUSION

All the proposed building options meet the zoning district regulatory compliance for the building envelope, footprint and setbacks.

EVALUATION

MASTER PLAN OPTIONS (SITE CONSIDERATION)

PARTNERSHIP COMPATIBILITY

There are two possible types of partnerships that might be developed for the Pompey Park project. The first is a partnership with residents or neighborhood organizations that may wish to volunteer their time and/or services in the creation of programs that benefit the community. Other potential partnerships are financial in nature. Each of these two types of partnership are compatible with any of the three concept plans.

CONCLUSION

The proposed master plan options offer a significant increase of indoor and outdoor program components that have been designed to support and expand the many programs already present in the park, while increasing the efficiency of capital improvement investment for the project.

EVALUATION

MASTER PLAN OPTIONS (SITE CONSIDERATION) PROGRAM EFFECTIVENESS

During the initial planning stages of the project specific program elements were expressed by City Parks and Recreation leadership, key stakeholders and members of the public. Those specific elements that were requested and that have been provided include the following highly ranked design drivers:

- Running Track
- Leisure Pool
- Fitness Center
- Multi-Purpose Rooms
- Pavilions
- Indoor Playground
- Kids' After-school
- Teen Room
- Multi-Purpose Lawn
- Baseball
- Basketball
- Football Practice Area
- Indoor Basketball Courts

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CONCLUSION

The outdoor program elements that were requested by the City, stakeholders and the public have been provided on each of the concept designs. There are nuanced differences between each, but the requested elements are available on all three concepts. The only significant difference between the three concepts is the phasing required for the completion of the aquatic facility in the Moderate Concept.

EVALUATION

MASTER PLAN OPTIONS (BUILDING CONSIDERATION)

PROGRAM EFFECTIVENESS

The key to the program effectiveness has been driven from the community, primary stakeholders and the Department of Parks and Recreation involvement during the initial phases of the Master Plan development. In order to meet the immediate and long-term goals that can remain functional and improve overtime, the proposed building program has considered its context, history and current relevant sports and activities that remain as the pillars of Pompey Park.

As part of the program effectiveness framework, environmental design (LEED or equivalent) and Building Hardening (storm shelter) has been proposed by city staff as part of the building scope.

CONCLUSION

All three alternatives can significantly increase the recreational building operation for the park, but the low option has limitations due to the 1 story configuration offering the least amount of opportunity for recreational use current and future trends.

EVALUATION

ANTICIPATED CONSTRUCTION COST (Master Plan Options)

(QUICK VIEW)

Pompey Park Master Plan - Preliminary Concepts - Probable Cost Range

Low Concept		Moderate Concept		High Concept	
Existing Bldg. Renovation W/ addition @ 48,135 s.f.	\$ 7,500,000	New Rec Center @52,420 s.f.	\$ 11,800,000	New Rec Center @51,660 s.f.	\$ 12,100,000
				New Concession / Restroom / Storage / office Bldg. @2,000 s.f.	
Grand total:	13,451,048	Grand total:	19,322,344	Grand total:	21,561,190
Budget Range		Budget Range		Budget Range	
	\$13,451,048 - 15,468,705		\$19,322,344 - 22,220,695		\$21,561,190 - 24,795,368
Soft Cost @11%	\$ 1,479,615	Soft Cost @11%	\$ 2,125,457	Soft Cost @11%	\$ 2,371,730
Permit Impact Fees		Permit Impact Fees		Permit Impact Fees	
TBD		TBD		TBD	

PREFER OPTION BASED ON COMMUNITY AND CITY STAFF
FEEDBACK

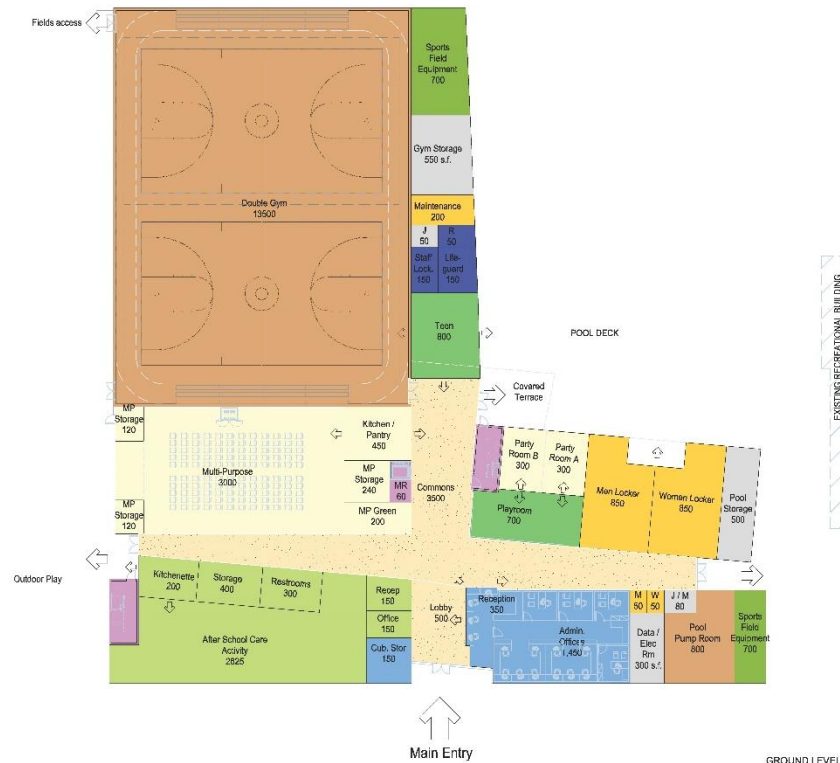
EVALUATION

PROPOSED MASTER PLAN OPTIONS - FEEDBACK

(QUICK VIEW)

- PREFER OPTION IS THE MODERATE OPTION
- INCLUDE LEED CERTIFICATION
- CRITICAL FACILITY DESIGN CONSIDERATION - HURRICANE SHELTER
- HARDSCAPE HUB - DESTINATION PLAYGROUND
- RESTROOMS NEAR TENNIS COURTS
- SMALL PLAYGROUND NEAR TENNIS COURTS
- MORE OUTDOOR BASKETBALL COURTS
- SMALL COMMERCIAL KITCHEN FOR EVENTS
- TRAFFIC CALMING DEVICES ALONG BUSY STREETS
- MORE OFFICE AREA FOR PARKS & REC STAFF
- DEEP POOL FOR WATER POLO & SWIM TEAMS
- BUILDING MAIN ENTRANCE ALONG MLK
- RECREATIONAL BUILDING FOOTPRINT - MAKE AS SMALL AS POSSIBLE TO INCREASE PARK AREAS
- AWARD WINNING PARK
- HALF BASKETBALL COURT FOR YOUNG KIDS
- ADULT BASEBALL FIELD - INCREASE OUTFIELDS AS MUCH AS POSSIBLE
- MAXIMIZED MULTI-PURPOSE GREEN AREA
- ADD VEHICULAR DROP-OFF BETWEEN FIELD 3 & TEDDYLS FIELD

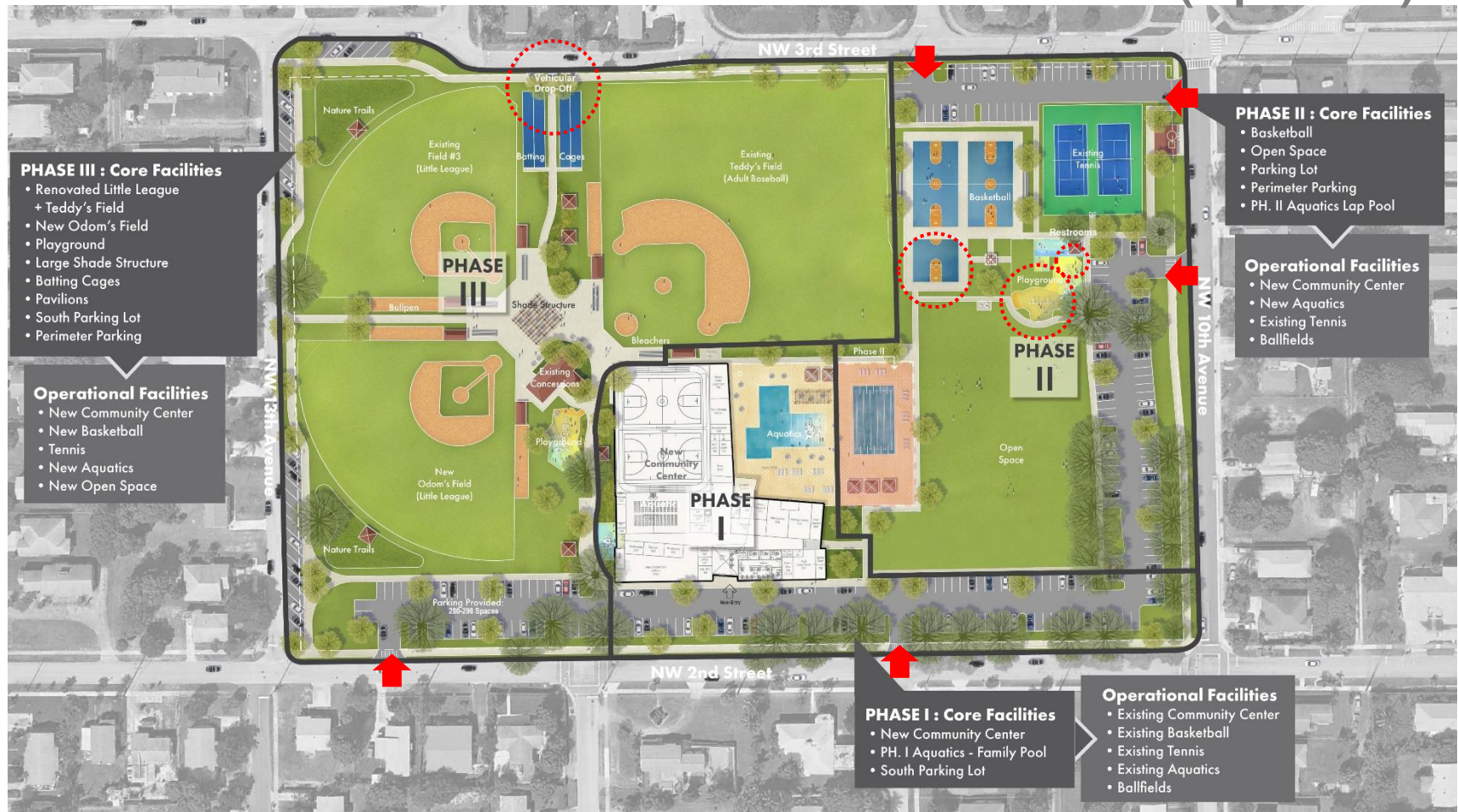
MASTER PLAN - MODERATE OPTION - REC BUILDING



- BUILDING PROGRAM LEGEND**
- COMMONS / CIRCULATION
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 - AFTERSCHOOL CARE SUITE
 - TEEN ROOM
 - LIFEGUARD / STAFF
 - GYM / FITNESS / DANCE / AEROBICS
 - CONCESSION

EVALUATION

MASTER PLAN - MODERATE OPTION - PARK (Updated)



POMPEY PARK COMMUNITY CENTER

Thank you ~~CAMPUS MASTER PLAN~~

