



Future Recreation Facilities Recommendations

Listed below are a number of general recommendations for future recreation facilities. This is based in part on the information that has been derived from the community meetings, surveys and other public input sources that are part of the master plan process.

- The City will need to make a clear determination of how it wants to provide indoor recreation facilities in the future. There are two basic options:
 - Option 1 – commit to establishing no more than three community recreation centers of approximately 40,000 square feet in the community. One facility would be located in the north, one in the central and one in the south area of Pompano Beach. The existing community centers would have to be phased out over time and eventually re-purposed. Due to the fact that the City already has seven community centers, this option will be both expensive and impractical to implement.
 - Option 2 – continue to provide community centers on more of a neighborhood basis with buildings of 15,000 to 20,000 square feet. With this concept additional facilities will be required in the northern portion of the community as well as the beach area. This option recognizes that the City is already committed to the neighborhood community center plan in principle and despite the inherent costs and inefficiencies, is the most realistic approach to pursue in the future.
- With a commitment to the community center concept comes the need to alter the utilization of existing facilities as well as build new centers.
 - McNair is expanded with additional meeting and multi-purpose space being built.
 - The Highlands Park and North Pompano Park buildings are too small to be considered as true community centers and these facilities should ultimately be replaced by a larger center that is located in North Pompano Park. A role for these existing structures will have to be determined and could include a teen center.
 - A new community center is constructed in the Cresthaven area of the community.
 - In the Beach area, a community center should be included with

the planned new library. However, this should not be just another community center and it must have a unique purpose and role for the area (rentals, seniors, etc.).

- No new or expanded community centers should be developed in the central core of the community.
- The new community centers should have multi-purpose rooms, classroom areas, fitness (group exercise and possibly even weight/cardio equipment) areas and an activity room, at minimum. Lobby, offices, restrooms and storage will also be necessary. These new centers should be programmed in building aera to meet specific community needs and be located with other outdoor park amenities. However, this is a general recommendation and on specific areas, this amount of square feet could be lowered to meet local demand.
- The City should adopt a basic standard of 1 square foot per person for indoor community center space with a goal of serving a market area of approximately 15,000. This is not a concurrency measure, just a general target.
- The Recreation Programs Division should establish a comprehensive plan to ensure increased use and programming opportunities for all community centers.
- The City will need to adopt a policy for how it wants to provide aquatic facilities in the future. Much like community centers, there are two basic options:
 - Option 1 – establish a regional approach to providing outdoor aquatic facilities where one to two larger centers are developed in the City. The existing Aquatic Center already fits this scenario so this approach is viable for the community.
 - Option 2 – adopt a neighborhood concept of providing pools in key areas of the city. This could result in a total of 4 to 6 pools in Pompano Beach. With the City currently having only two pools (one of which is a regional facility), this is both an expensive and unrealistic option.

6.1. COMMUNITY CENTERS

The Master Plan defines two approaches to meeting the community center needs of the City: a city wide approach with large city wide service area

community centers; a neighborhood based approach with neighborhood community centers. The City of Pompano Beach, as identified in the Master Plan, has provided community centers on a neighborhood basis. The Master Plan also states that it is most reasonable for the City of Pompano Beach to continue on this path. A one mile service radius is an accepted service area for this type of community center.

6.1.1. CRESTHAVEN COMMUNITY CENTER

As indicated in Figure 5-A - Current City Community Centers the north sector of Pompano Beach is underserved with community center space. The Cresthaven Neighborhood is outside the one-mile service radius of both the limited-space North Pompano Park Community Center as well as the Highlands Center further north. Given this excessive travel distance a new Community Center is proposed for Cresthaven. The Community Center should be between 9,000 and 10,000 square feet and contain a large 240 person capacity multi-purpose room, classroom space, fitness room, and support spaces. A program for this facility and a site selection analysis is included as part of the Master Plan.

6.1.2. BEACH COMMUNITY CENTER

Most of the areas of the Beach fall within the one mile radius of the Emma Lou Community Center.

However, the Intracoastal Waterway is a barrier to this service radius approach. The driving distances necessary to cross the bridges spanning the Intracoastal and the travel time demands placed by traffic at major intersections make Emma Lou Center more difficult to access by Beach residents. Substantial areas of the Beach are well outside the one-mile radius; and taking a door-to-door analysis indicates that these distances are well exceeded with the median distance being approximately 1.5 miles from the Emma Lou Center.

The Beach population is substantial and with an older demographic composition; with 45% of the population over 65 years of age; 27 % of the population between 50 and 64 years of age; 11% of the population is between 40 and 49 years of age.

In summary over 83% of the population of the Beach is over 40 years of age. For the overall City of Pompano Beach the population distribution of persons over 40 years of age represents a total of 46% of the total population. The Beach area has almost twice the percentage of persons over 40 years of age. This places

additional demands on access and service distance from a community center.

Additionally, a community center can provide services that go beyond recreational uses.

Community centers serve as voting places and emergency supply centers. Having a community center on the East side of the Intracoastal can provide a benefit that goes well beyond the recreational needs of the community, particularly in cases of emergencies when the bridges could be dysfunctional.

The present Beach population (2010 Census) is 9,464 persons and population projections place this population at approximately 10,700 by 2030. Taking a standard of 1 square foot per person this will require a community center of between 9000 square feet to 10,000 square feet. Once detailed programming for the Beach Community Center is carried out the limitations on available parking and the limited space for placement of the building will have an influence on the final program decided. Ideally this center should be co-located with other community facilities (library, etc.) to maximize its benefits.

6.1.3. OVERALL CITY OF POMPANO BEACH COMMUNITY CENTER RECOMMENDATIONS

By the standard of one square foot per person, the City of Pompano Beach is presently underserved in community center space. The 2010 census established the City's population at 99,845 residents. There are presently a total of 88,400 square feet of community center space in the City of Pompano Beach. Taking the standards of one foot of community center per resident, there is today a shortage of approximately 11,000 square feet of community center space today.

Population projections indicate that within seven years, by the year 2020,

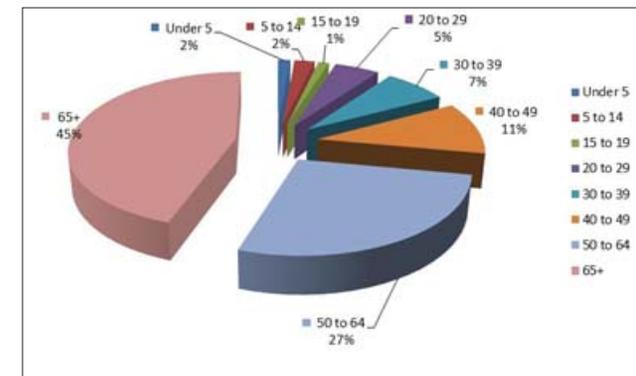


Figure 6.A - Beach Demographic Makeup

the City's population may increase to 106,300 thus generating a total deficit in Community Center space (according to the standards) of approximately 17,000 square feet. Population projections for the year 2030 indicate the potential for a population of over 113,000 persons. This will generate a total deficit in Community Center space of approximately 25,000 square feet by the year 2030.

In the short term, the Crethaven Community Center, the expanded McNair Community Center and the Beach Community Center would fill this gap and provide for future population growth in these areas. In the long term horizon (over 12 years) the expanded North Pompano Park Community Center can help to meet additional demand.

6.2. AQUATIC CENTERS

- Utilizing the regional aquatic center option, the following changes and additions will need to be made to existing facilities.
 - No new neighborhood based aquatic centers are built. If there is a continued need to provide some type of water opportunities on a more local level then the City should build spray grounds in several key parks. These would include interactive water features and a restroom facility.
 - In certain areas of the community pools provided by other providers will fill the role of neighborhood pools.
 - The City commits to building one additional community pool in the northern area of the community. This center should have a strong recreational orientation with slides, zero depth entry, lazy river and other features.
 - Recreational amenities are added to the Aquatic Center to increase use and revenue for this existing facility.
 - A plan is developed to increase use of the Houston/Sworn Aquatic Center. This could include increasing the level of programming, leasing the pool outright to another organization, or adding recreational amenities.

6.3. OTHER AMENITIES

- In addition to community centers and aquatic centers these other following amenities should be considered for future development in the city.

- Skate park
- Cultural arts center (in conjunction with the library at the Civic Campus)
- Teen center/teen programming
- Adventure sports center at the beach
- The City does not currently really utilize school facilities for recreation purposes. School amenities such as gyms, multipurpose rooms and even classrooms can be utilized for a number of recreation opportunities. The City should develop an ILA (interlocal agreement) with the Broward County Public Schools to increase use of their facilities.
- It is recognized the residents of Pompano Beach also utilize Broward County parks and facilities as well as neighboring communities' recreation facilities.
- The Recreation Programs Division should develop specific priorities of use for each indoor and outdoor facility that is owned and operated by the City to determine priorities for both internal uses as well as use by outside groups.

7.2. COMMISSION DISTRICT 1 PROPOSED PARK IMPROVEMENTS

As previously discussed the Beach has a need for a Community Center. A description of the proposed Community Center is presented as follows:

7.2.1. BEACH COMMUNITY CENTER

The Master Plan recommends the construction of a Community Center to serve the Beach area residents. As mentioned the Beach Community Center is proposed to be located in close proximity to other public facilities in the Beach area.

The City of Pompano Beach East Community Redevelopment Agency has developed a Master Plan for the area on the ocean side west of AIA where the proposed Broward County Public Library will be constructed. This is a City of Pompano Beach owned property that is presently used for surface parking and where the new Fire Station and Pump Station that were previously located on the east side of AIA has been constructed.

The proposed Oceanside Master Plan for the ocean side site west of AIA has gone through a sensitive design process to locate the facility and the support uses in the manner that will create the greatest community benefit and site usage. The final site plan has been developed based on extensive community outreach and input.

The library is being relocated as part of the pier Parking Lot Master Plan. A number of location options were proposed for the Oceanside Lot City-owned properties for both the library and the Community Center. The preferred site Maser Plan option to be presented to City Commission is shown on the next page.

The site plan indicated shows the preferred location of the proposed library building near the corner of NE 2nd Street and Riverside Drive. The plan proposes the construction of a parking structure with pedestrian oriented retail uses on the south section of the site. The proposed Beach Community Center will be located immediately north of the parking structure and south of the City of Pompano Beach Fire Station.

Proposed Beach Community Center Program

The development of a final program for the construction of the facility will need

to be prepared once the project moves forward to eventual implementation. Community input, financial necessities and functional requirements will play a major role in the final program development.

A facility of between 6,000 to 9,000 square feet, depending on the final program to be developed, is contemplated for the site.

Limitations placed on the program by site area availability, parking requirements and other functional considerations will come into play in final program development.

As with all Master Plans, the exact location of the Beach Community Center is subject to change. The building indicated in the Master Plan shows a 5,000 square feet footprint. Given the open area surrounding this footprint an expansion of the plan can be accommodated on site.

Parking Availability Impacts on Future Community Center Development

While the City has a substantial amount of parking spaces on the west side of AIA, the numbers have been reduced through the construction of the Fire Station. The redevelopment of the Master Plan sites will place additional demand for off-street parking in the immediate area. Additionally, the East CRA has parking allocation commitments for future developments planned on the Intracoastal side of Riverside Drive.

The availability of sufficient parking to serve the proposed Community Center will play a role in its implementation timing. A minimum of 65 to 70 spaces may be required for the facility and the City will need to evaluate the parking availability for both the new facility and the proposed uses. Given the proximity of major residential structures and population density, pedestrian and bicycle access may reduce the parking demand for the Beach Community Center; however, this will have to be evaluated through a careful study that takes into consideration all available parking spaces in the context of the overall area parking demands. Surface parking may not suffice.

The Master Plan shows a parking structure immediately south of the proposed Beach Community Center location. The construction of the Community Center will need to be coordinated with the additional parking to be provided.



Figure 7.B - Beach Community Center Location - Overall Master Plan Areas



Figure 7.C - Beach Community Center

A Phasing Plan is presented in the following page. The implementation of the proposed parks improvements are closely tied to available funding for land acquisition where applicable, preparation of plans and the construction proper. The development of a Phasing Plan is a policy decision that takes into consideration not only funding availability but an evaluation of community needs priority.

The Phasing Plan contemplates the required lead time to prepare plans, obtain permits and provide the construction bidding and actual construction of a project. The City Wide Parks Master Plan provides a map for overall city recreation improvements over the long term. Independent of available funding, the City Wide Parks Master Plan also requires a substantial amount of time to implement. The mechanics of the process from concept to construction are clearly laid out; each park is a construction project requiring planning, design, community input, funding and final construction. It is not unusual for a major park to take two to five years to design and construct.

Project phasing has been developed based on a number of conditioning factors such as:

Community Need – Where in the process of Master Plan development a pressing community need such as specific required or promised facility has been identified. These improvements are addressed in the Early Action Projects identified;

Required Necessary Prior Investments• – This implies the need to acquire or secure land for the proposed facility if new or requiring additional land to implement. This is the case in Cresthaven Community Center where land needs to be acquired for location of the facility; McNair Park Expansion where additional land must be secured, some by acquisition and others through negotiations with BCSB; or finally on North Pompano Park, where a new access street from N. Federal Highway must be secured. In most cases there are monetary costs that have to be met. Land acquisition, condemnation where required may take substantial amount of time.

Ease of Development and Construction - Within the parks of the City of Pompano Beach are a number of existing parks that do not require a substantial investment because of the nature of the park and their condition, or because the park is in a relatively good condition and requires a minimal investment. These parks have been identified for Early Action plan;

City Wide Benefit – Where the investment in park development provides a benefit for all areas of the City as opposed to a single quadrant or area;

Proposed park improvements projects phasing are as follows:

Early Action (1to 3 years)

- Cresthaven Community Center
- Beach Community Center
- Collier City Mini-Parks
- Norwood Pines Park Expansion

Short Term (4 to 8 years)

- McNair Park Redevelopment
- Apollo Park Expansion
- 31st. Avenue Parcel

Long Term (9+ years)

- North Pompano Park Community Center
- North Pompano Park Aquatic Center
- Highlands Teen Center Conversion

Park Investment	Early Action 1- 3 Years				Short-Term 4 - 8 Years					Long Term 9+ Years				
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
New Cresthaven Park Community Center														
Land Acquisition		Acquisition /Land Control Phase/Other Precursors												
Building Development/Procurement			Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement									
Construction					Permitting/Construction Phase	Permitting/Construction Phase	Permitting/Construction Phase							
New Beach Community Center														
Parking Issues Resolution		Acquisition /Land Control Phase/Other Precursors	Acquisition /Land Control Phase/Other Precursors											
Building Development/Procurement			Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement									
Construction					Permitting/Construction Phase	Permitting/Construction Phase	Permitting/Construction Phase							
Norwood Pines Park Expansion														
Land Acquisition		Acquisition /Land Control Phase/Other Precursors												
Design and Construction			Design/Construction Document Phase/Procurement	Permitting/Construction Phase										
Apollo Park Expansion														
Park Development				Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement									
Design and Construction					Permitting/Construction Phase	Permitting/Construction Phase								
Collier City Mini Park														
Land Acquisition		Acquisition /Land Control Phase/Other Precursors	Design/Construction Document Phase/Procurement	Permitting/Construction Phase										
McNair Park Redevelopment														
Land Acquisition		Acquisition /Land Control Phase/Other Precursors	Acquisition /Land Control Phase/Other Precursors											
Agreement with BCSB	Acquisition /Land Control Phase/Other Precursors	Acquisition /Land Control Phase/Other Precursors												
Park and Building Development			Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement									
Construction					Permitting/Construction Phase	Permitting/Construction Phase	Permitting/Construction Phase							
Highlands Park Teen Center														
Design and Construction										Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement	Permitting/Construction Phase	Permitting/Construction Phase	
North Pompano Park														
N. Federal Highway Access														
Easement Adjudication	Acquisition /Land Control Phase/Other Precursors													
Design and Procurement		Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement											
Construction			Permitting/Construction Phase	Permitting/Construction Phase	Permitting/Construction Phase									
Aquatic Center														
Design and Procurement										Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement			
Construction											Permitting/Construction Phase	Permitting/Construction Phase	Permitting/Construction Phase	
New Community Center														
Design and Procurement										Design/Construction Document Phase/Procurement	Design/Construction Document Phase/Procurement			
Construction											Permitting/Construction Phase	Permitting/Construction Phase	Permitting/Construction Phase	

Table 8.A - Phasing Plan

McNair Park Expansion

Assumptions:

- The park area will be expanded to the north.
- A new stadium with a football field, track and seating will be developed.
- The Community Center will be expanded by approximately 8,000SF.

New Operations Budget Estimates:

Park	Expenses	Revenues	Difference
McNair Park Expansion	\$327,000	\$43,000	(284,000)

Beach Community Center

Assumptions:

- This center will be located in the beach area of the City.
- The new building will be approximately 8,000 SF and contain a variety of spaces but with a focus on an auditorium and other meeting spaces.

New Operations Budget Estimates:

Beach Community Center	Expenses	Revenues	Difference
Beach Community Center	\$345,000	\$70,000	(275,000)

Highlands Park Community Center

Assumptions:

- The existing community center will be converted to a teen center.

New Operations Budget Estimates:

Park	Expenses	Revenues	Difference
Highlands Comm. Ctr.	\$63,000	\$6,000	(57,000)

Apollo Park Expansion

Assumptions:

- The existing Apollo park will be expanded to the east.
- A 17,000 SF skate park will be developed. It will be supervised.
- A multi-purpose field will be added.
- Parking for 80 is included.

New Operations Budget Estimates:

Park	Expenses	Revenues	Difference
Apollo Park Expansion	\$210,000	\$13,000	(197,000)

Collier Mini Park

Assumptions:

- A small 1/6 acre mini park will be developed in the Collier area of the City.
- No concept plan has been developed for the park.

New Operations Budget Estimates:

Park	Expenses	Revenues	Difference
Collier Mini Park	\$35,000	\$0	(35,000)

North Pompano Community Center

Assumptions:

- The existing North Pompano center will be expanded.
- The new building will be approximately 15,000 SF and contain a variety of spaces.
- The existing community center staff will still serve this center.

New Operations Budget Estimates:

Park	Expenses	Revenues	Difference
N. Pompano Comm. Ctr.	\$207,000	\$72,000	(135,000)

General

This category covers additional staff (above what has been identified in each of the individual park facility alternatives) that may need to be hired to support the operation of the new or redeveloped park and recreation facilities if they are all up and running.

- These represent staff costs that cannot be readily assigned to any one park or facility.
- The staff positions could include:
 - Park Service Worker III
 - Admin/Marketing Specialist
 - Office Assistant II

New Operations Budget Estimates:

Park	Expenses	Revenues	Difference
General	\$156,000	\$0	(156,000)

Master Plan - New Operations Budget Estimate Summary

The following chart summarizes the anticipated new expenses and revenues associated with each of the proposed new or redeveloped parks.

Park	Expenses	Revenues	Difference
Cresthaven Comm. Ctr.	\$434,000	\$82,000	(\$352,000)
N. Pompano Park & Aqua.	\$737,000	\$250,000	(\$487,000)
McNair Park Expansion	\$327,000	\$43,000	(\$284,000)
Beach Community Center	\$345,000	\$70,000	(\$275,000)
Highlands Park Comm.	\$63,000	\$6,000	(\$57,000)
Apollo Park Expansion	\$210,000	\$13,000	(\$197,000)
Collier Mini Park	\$35,000	\$0	(\$35,000)
N. Pompano Comm. Ctr.	\$207,000	\$72,000	(\$135,000)
Beach Comm. Ctr.	\$345,000	\$70,000	(\$275,000)
General	\$156,000	\$0	(\$156,000)
Total	\$2,859,000	\$606,000	(\$2,253,000)

Table 9.A - Master Plan Operating Budget Estimate Summary