

CALVIN PEETE COMMUNITY CENTER & PARK

CONCEPTUAL DESIGN SUMMARY

DECEMBER 2002

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a p l a n n i n g , d e s i g n , a n d m a n a g e m e n t c o m p a n y

Prepared for:

St. Johns County Commissioners

St. Johns County Parks and Recreation Department

Florida Memorial College



THE VISION



PROJECT BACKGROUND AND PROGRAM STATEMENT

Calvin Peete Community Center and Park shall be developed as a full-service community center, which addresses the social, recreational, administrative and public safety needs of the surrounding neighborhood and the west St. Augustine area. St. Johns County has established this area as a Community Redevelopment District with numerous proposed neighborhood projects such as improved drainage, sewer, paved roads, landscape enhancements and housing opportunities. The Calvin Peete Community Center and Park provides an important focal point for the delivery of community services and neighborhood identity. The development of the community center shall become a “kit of parts” prototype for the entire community.



STAKEHOLDER INTERVIEW SUMMARY

The following is a summary of 10 interviews given to project stakeholders (see page 24 for a list of all stakeholders).

1. What are your impressions of the current facilities at the park?

The general consensus was positive especially about the maintenance and quality of staff direction under T.J. Jackson. Some reservation about the message of housing programs in trailers and the general lack of character.

2. What new physical facilities and features should a new community center provide?

Multi-purpose space, Individual classrooms, Kitchen, Central reception, Computer/Study room, Gymnasium, and Swimming Pool.

3. What programs or events would you like to see offered at the community center?

After school tutoring/mentoring, Evening teen and family activities, Organized activities and athletics, and Adult education and parenting.

4. What programs or space needs does your organization require of the community center?

Multi-purpose space, Small classrooms, Mentoring activities, Shared office and storage, Flexible spaces, Audio/Visual connectivity, and Spectator amenities.

5. How might the County improve the appearance of the community center and park?

Enhanced landscaping, Improved parking and infrastructure, Architectural character, and Shaded places to sit.

6. What are the three (3) most important needs that a community center should provide for each of the following groups?

a. Children/pre-teenager

1. Safe nurturing environment
2. After school mentoring
3. Organized activities

b. Teenagers

1. After school mentoring and social responsibility
2. Organized recreational activities
3. Evening activities

c. Families

1. Parenting classes and education
2. Health and wellness
3. Family building and affirmation activities

d. Senior Citizens

1. Elder care issues and classes
2. Nurturing and self-worth activities
3. Daytime activities and care-giving

7. How would you improve the safety and security at the community center?

Police sub-station, Initiate neighborhood watch and involvement of park stakeholders, Adequate lighting, and Traffic management.

8. What other suggestions would you have for improving the park or creating a new community center?

Purchase adjoining land to the North for future expansion and linkage to Murray Middle School.

PROJECT GOALS

COMMUNITY CENTER

- The center would provide a **multi-purpose room/gymnasium** for recreational activities, meetings and banquets for 200-250 people.
- The **multi-purpose room/gymnasium** would have 25' ceilings, a small stage, sound system, and sound-proof dividers so that the space may be subdivided into smaller spaces.
- **Break-out rooms** or **small conference spaces** would be adjacent to the multi-purpose space for use as counsel rooms, exhibit spaces or quiet rooms.
- A small **catering kitchen** would be located adjacent to the multi-purpose room with an additional outdoor entrance.
- The center would provide a **computer room** with adjacent library and study space.
- The building shall provide a weight/exercise **wellness room**.
- Abundant storage spaces will be provided.
- **Shared offices** will be provided for administration, social services and community groups. A front desk reception counter will provide a focal point.
- The **entrance/reception area** shall be controlled by the reception counter giving a restricted, but friendly, common area entry to the building.
- The building shall have a **covered entrance** and a **separate patio/terrace** for adjacent outdoor gatherings.
- The building appearance shall be **friendly, inviting and well-lit** with clearstory windows and skylights. Materials should be **durable, low maintenance and vandal resistant**.
- Crime Prevention through Environmental Design (**CPTED**) standards should be utilized throughout the design.
- The building shall be designed to accommodate **security elements** such as standard life safety, sound, alarm and digital camera equipment.

PARK

- The park shall provide comfortable **spectator facilities** for the existing ball field and court areas.
- The **existing playground and pavilion** shall be utilized.
- The park shall have a **bus stop, sidewalks** and appropriate circulation elements.
- The park shall preserve and enhance the **existing tree canopy** as appropriate.
- **Landscaping** shall be provided to improve appearance and user comfort.
- An **additional pavilion** shall be added.
- **Appropriate lighting** for safety and security shall be provided.
- Adequate **paved parking** shall be provided for daily and typical use. Stabilized parking shall be provided for overflow events.



SITE INFLUENCES AND PROJECT OPPORTUNITIES

LOCATION, USE AND SURROUNDING CONTEXT

The Calvin Peete Park site is presently owned by the Florida Memorial College and leased to the St. Johns Recreation Department. The entire area includes approximately 5.6 acres and is located in west St. Augustine along King Street, between Hurst Street and Holmes Boulevard.

The park is open every day from sunrise to 9 pm, allowing an additional thirty minutes of extended time following any scheduled special event.

Adjacent sites impacted by the park are the surrounding rural residential areas and Murray Middle School located to the west behind an adjacent mobile home development. The abandoned Florida Memorial College campus and Fire Station No. 14 West St. Augustine Volunteer Fire Department are located on the other side of King Street.

TOPOGRAPHY

The park itself has a relatively flat grade sloping less than one percent (1%) in all directions from a high spot located at the center of the park.

There are two drainage swales located just outside of the park, collecting water primarily from Holmes Boulevard and from the Hurst St. and King St. intersection. Both drain into an inlet at the east end of the park. In addition, there are two retention ponds, approximately one foot (1') deep at the center of their basins, located outside the west end of the baseball field. These ponds collect water from the baseball field and from the basketball, volleyball, and tennis courts.

UTILITIES

Water

A city water main runs parallel to Holmes Boulevard along



the southern boundary of the park and connects to the King Street water main. A water line leading into the park runs from Holmes Boulevard to the public restroom facility. All water use at the park is located at this public restroom building, consisting of a potable drinking fountain and one sink and toilet in each of the men's and women's rooms. The remainder of the park has no additional water fountains or existing irrigation system.

Sewer

A sewer line has been extended from the city eliminating the need for a septic tank.

Electrical

The city's overhead electrical lines run primarily along the south, southwest, and southeast edges of the park property line. Another overhead line is located along the west edge of the site's parking lot and crosses over Hurst Street. All overhead lines are adequately clear of any park trees or structures.

Underground wiring provides electricity to the eight concrete light poles located on site and are connected to the overhead line located on Holmes Boulevard.

VEGETATION

The majority of the site consists of an open field of non-irrigated grass that is patchy with weeds and worn in high traffic areas. The site consists of very few trees and shrubs. The trees that do occur are all located on the eastern end of the park and are composed of eleven oaks, four sabal palms, and a few cedars. These trees need significant attention, such as appropriate pruning and fertilization. A row of established azaleas is located under the canopy of a large line of oaks, which run perpendicular to the eastern edge of the park.

SITE INFLUENCES AND PROJECT OPPORTUNITIES



EXISTING CONDITION OF SITE USES BUILDING STRUCTURES

Parking Lot

The existing parking lot is composed of gravel surfacing and provides angle parking for under twenty vehicles. During large events, site users are forced to park along adjacent roadways in order to access the park. Park users have commented that dust from the unpaved parking surface blows into the adjacent outdoor pavilion area when the weather conditions are hot, dry, and windy.



Playground

The existing play structures are generally in very good condition and include two climbing structures and a swing set. However, the plastic slides located on both of the climbing structures have a high heat absorption capacity in full sun and children have complained that they are frequently too uncomfortable to use. None of the playground area supports safe and creative play for ages infant through toddler.



Outdoor Pavilion

There is currently only one sheltered picnic pavilion located between the parking lot and playground area. The pavilion contains six picnic tables and is used frequently by all age groups for shelter and appears to be in very good condition.



Tennis, Volleyball, and Basketball Courts

While the volleyball court is in fair condition, the tennis and basketball courts are in relatively good condition and provide light for potential night use.



Neither the tennis, volleyball, nor basketball courts were in use during the five site observations completed during July 2001. Site observations ranged in time from early morning to late afternoon Thursday through Sunday. Currently, there is extensive community use of the existing tennis, volleyball and basketball courts, but there are limited organized activities

and programmed uses for the facilities.

Baseball Field

The baseball field appears to be relatively well maintained and is surrounded by chain link fencing with vehicular service through a double gate located on the east side. There are two team benches under shelter behind the fence, both with individual gate access to the field. Six concrete light poles spotlight the field for potential night use.

Park users have commented that spectator bleachers would be a helpful addition during events since.

The baseball field is currently being used for hardball by the Police Athletic League (PAL). PAL and other recreation leagues use the outfield for football activities and the parking lot as a "pick up" zone for their 1st tee golf team. The baseball field is also used quite heavily for "spill-over" from the Triple Crown tournaments scheduled at Treaty Park.

Temporary Community Center Building and Restrooms

The temporary community center structure is two doublewide modular buildings. Currently, the community center is being used by the St. Johns County Head-Start programs, the Democratic Community for Change, the Community Redevelopment Agency, the Masonic Lodge, the West St. Augustine Improvement Association, 4H groups, PAL, and YODA.



Restroom Building

The building structure and plumbing seem to be in good working condition, however its appearance and single-use provide a challenge.



SITE INFLUENCES AND PROJECT OPPORTUNITIES

SITE CONSTRAINTS AND OPPORTUNITIES

Physical Comfort

Currently, only the outdoor pavilion provides the adequate protection from sun and rain. This creates the potential for conflicting uses among separate groups who are forced to share the same space. There are opportunities on site for the addition of another pavilion area located toward the center, east, or southeast end of the park.

A lack of trees in the park creates a hot, uncomfortable environment for park users during the summer months and limits potential habitat for birds and other small wildlife. There are opportunities for providing more trees along the edge of the property, near seating areas, around the playground, and around the community center's foundation.

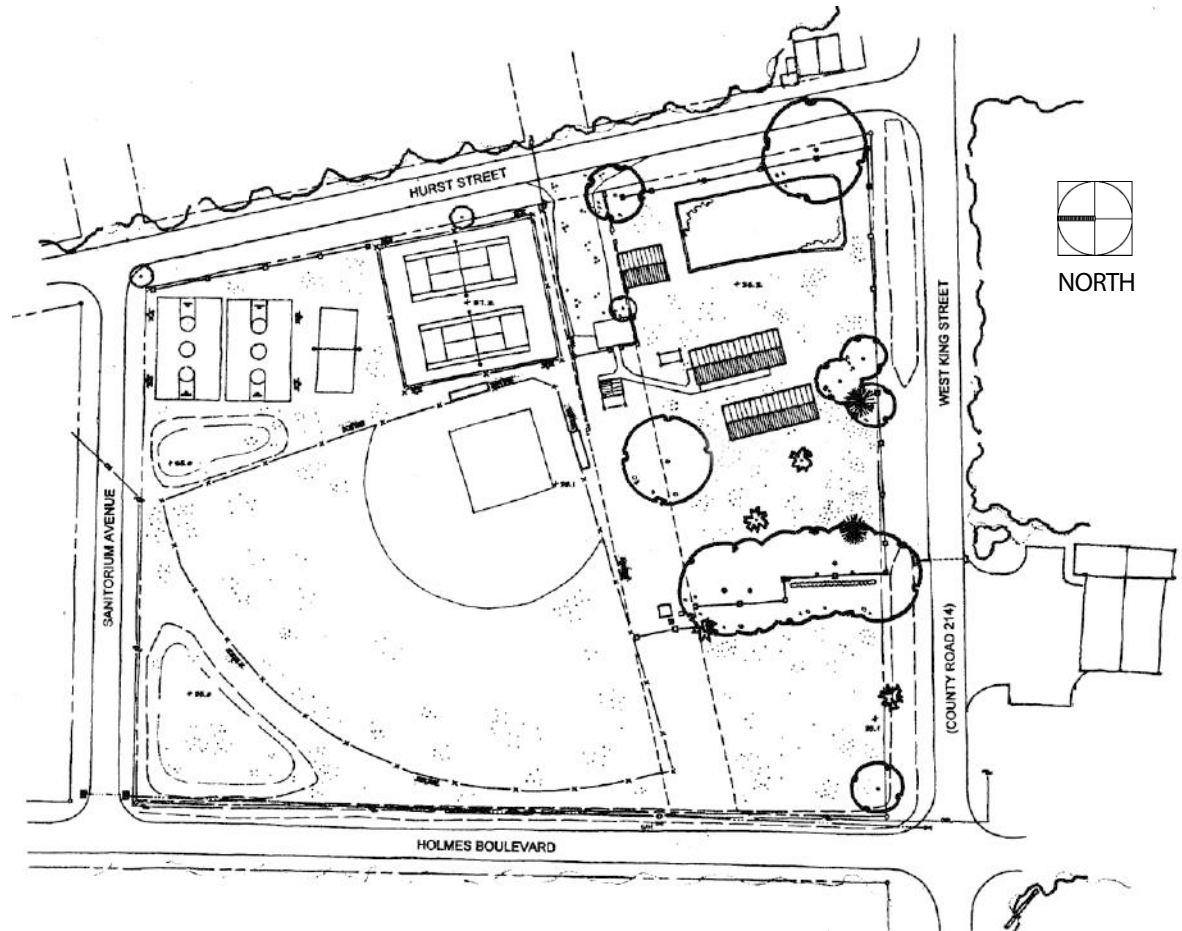
St. Johns County Parks and Recreation Department has developed a landscaping program and nursery. A tree spade will be available at this site to retrieve healthy tree specimens from local site developments. Trees credits will be given to developers for tree specimens that can be adequately removed and re-used for county park projects. A program like this can provide large, healthy trees for the Calvin Peete Park, provided that enough water is available on site to water the trees until established.

Community Center and Site Programming

Much of the park site, including all of the ball courts and the open space located at the southwestern end of the park, appear to be under-utilized. Presently, there is enough capacity in the park to provide opportunities for increasing local programming.

When the community center is expanded, future programming is possible for other County services, local neighborhood groups, church organizations and professional associations that may require larger room capacity. Examples include

the Boys and Girls Club of N.E. Florida and the Florida Memorial College who have expressed an interest in setting up community outreach and other programs at the park.



FLEXIBLE MODULES OF DESIGN

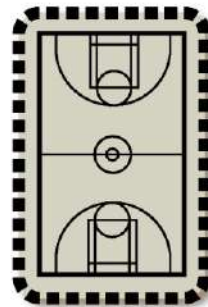


INDOOR RECREATION COMPONENTS

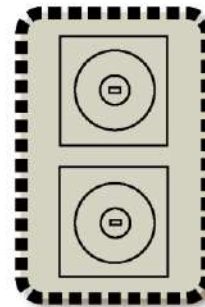
The following pages utilize prototypical components that make up a kit of parts that can be applied to a variety of community center configurations.



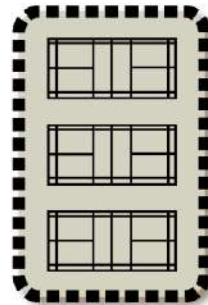
SPORT USES



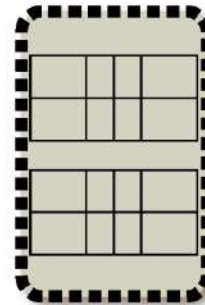
basketball



wrestling



badminton

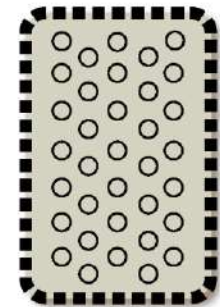


volleyball

COMMUNITY USES



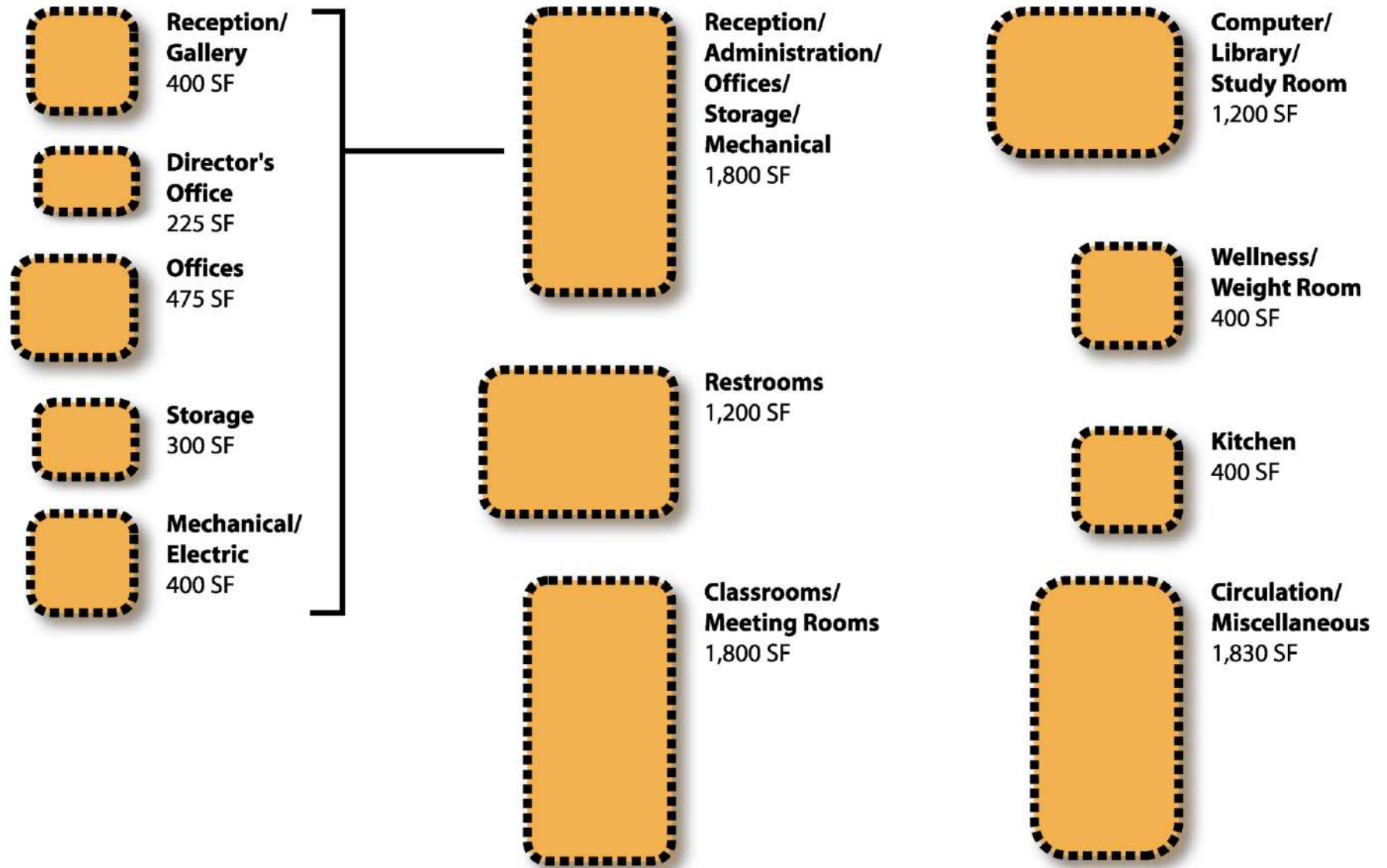
conference seating



banquet seating (265 person capacity)

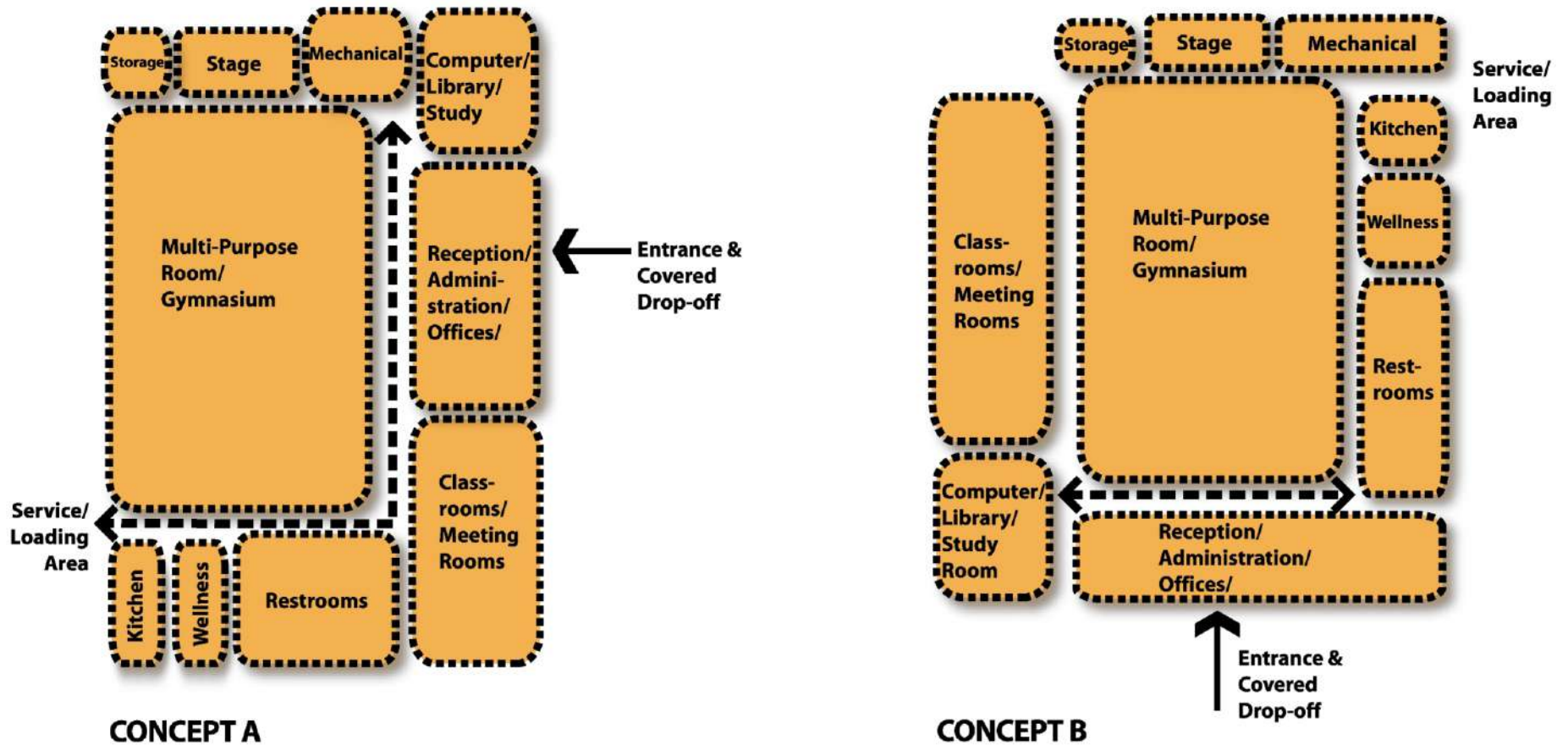
The gymnasium/multi-purpose room, as featured on this page, can not only be used for a wide variety of sports and activities, but also provides opportunities for dancing and large formal functions. In conjunction with the gymnasium, the theatre/stage area can feature a variety of arts and cultural events.

INDOOR RECREATION COMPONENTS



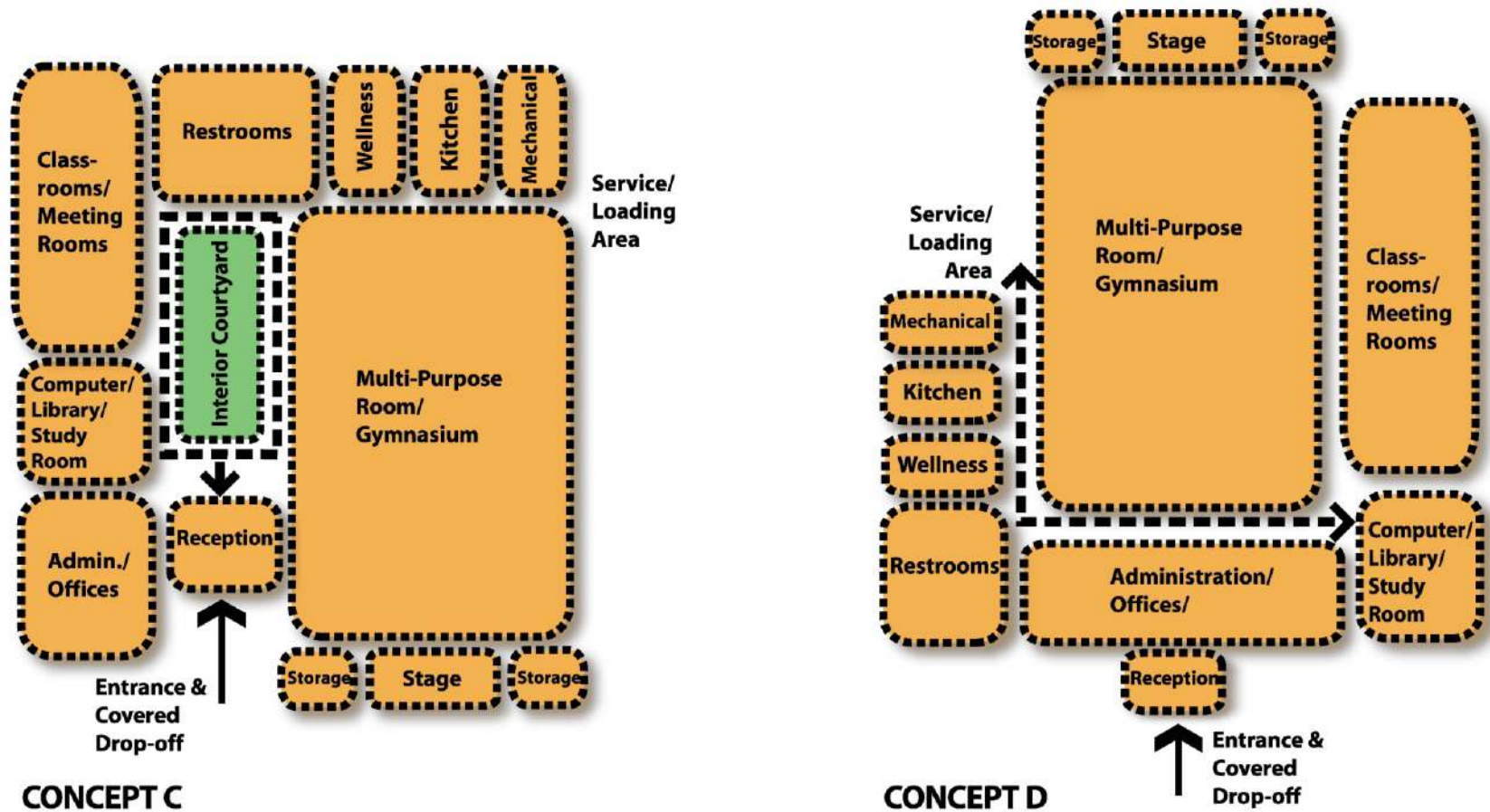
COMMUNITY CENTER CONCEPTUAL LAYOUTS

The following concepts are prototypical examples of layouts that can be established using the 'kit-of-parts' shown on pages 10 and 11. Ultimately, the community center layout chosen for an individual site should respond to the specific needs of that site.







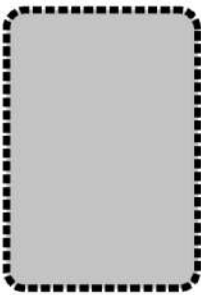


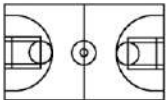
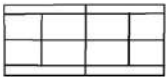
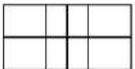
COMMUNITY CENTER CONCEPTUAL LAYOUTS

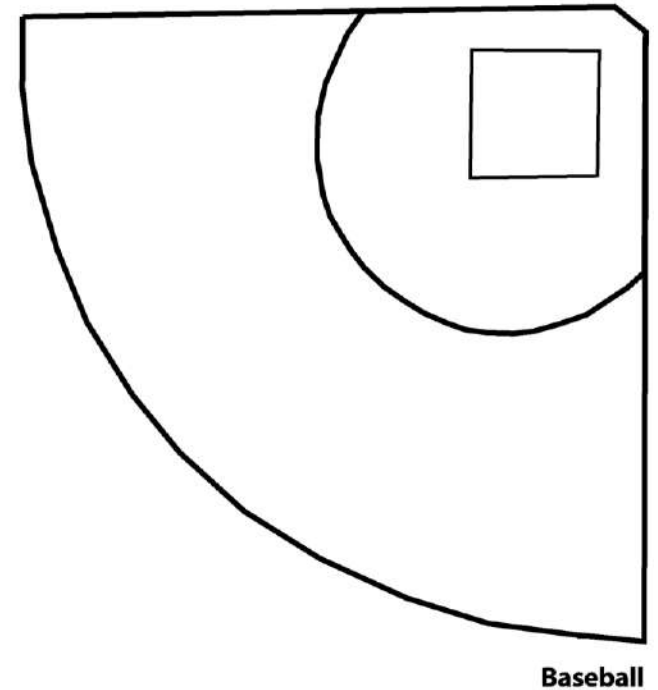
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OUTDOOR RECREATION COMPONENTS

This section features the prototypical components selected for the Calvin Peete Park site. Other additional components could be added or substituted in this kit of parts to produce a variety of community park configurations.

	<p>Community Center 15,530 SF</p>		<p>Picnic Areas 5,000-6,000 SF</p>
	<p>Paved Parking 350 SF/space x 36 spaces= 12,600 SF</p>		<p>Playground 6,500-7,500 SF</p>
	<p>Overflow Parking 400 SF/space x 36 spaces= 14,400 SF</p>		<p>Outdoor Terrace 4,500-5,500 SF</p>
			<p>Picnic Pavillions 20'x22.5' = 450 SF</p>
			<p>Basketball 84'x50' court= 4,200 SF</p>
			<p>Tennis 80'x36' court= 2,880 SF</p>
			<p>Volleyball 59'x29.5' court= 1,740.5 SF</p>

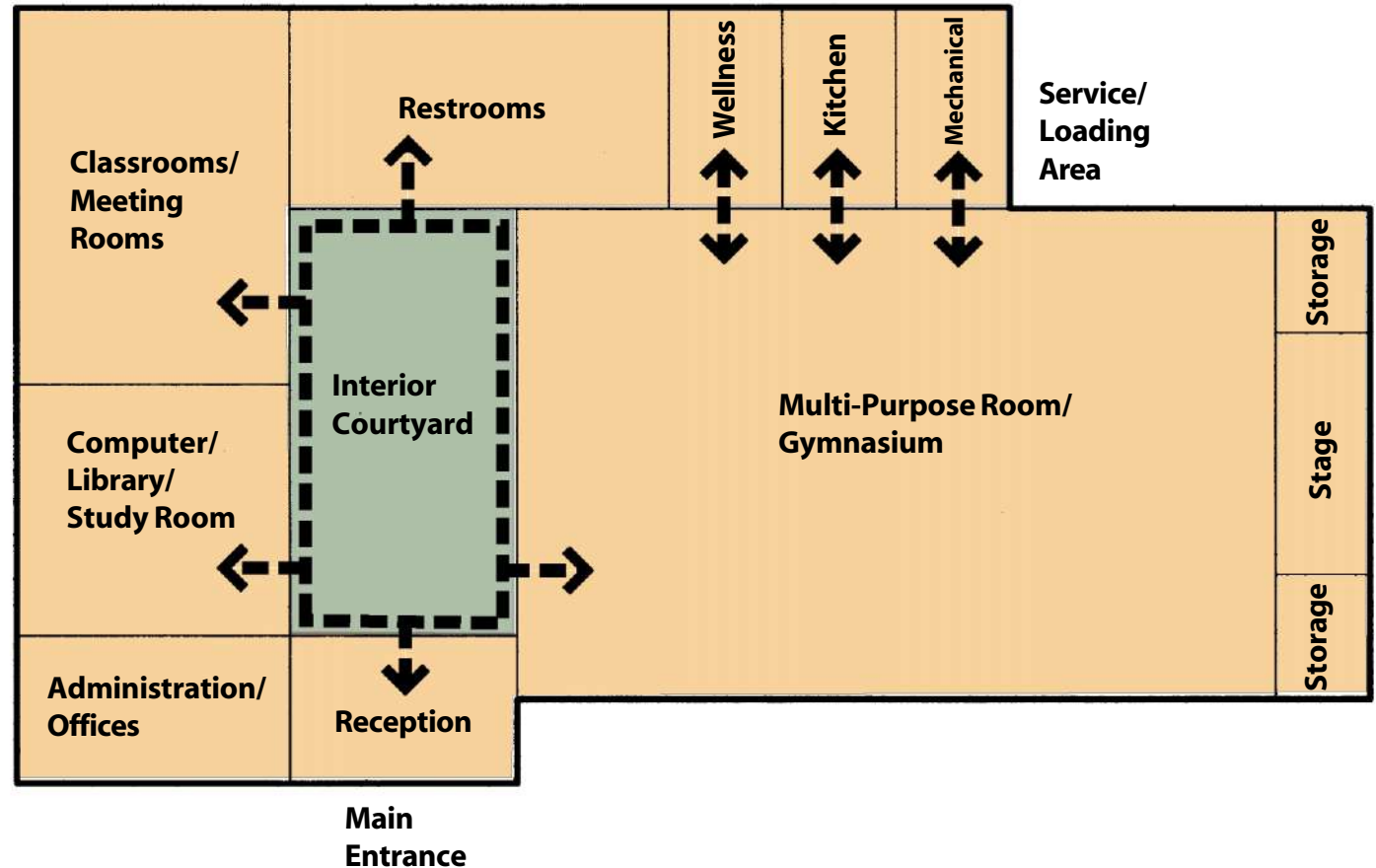


THE PIECES COME TOGETHER

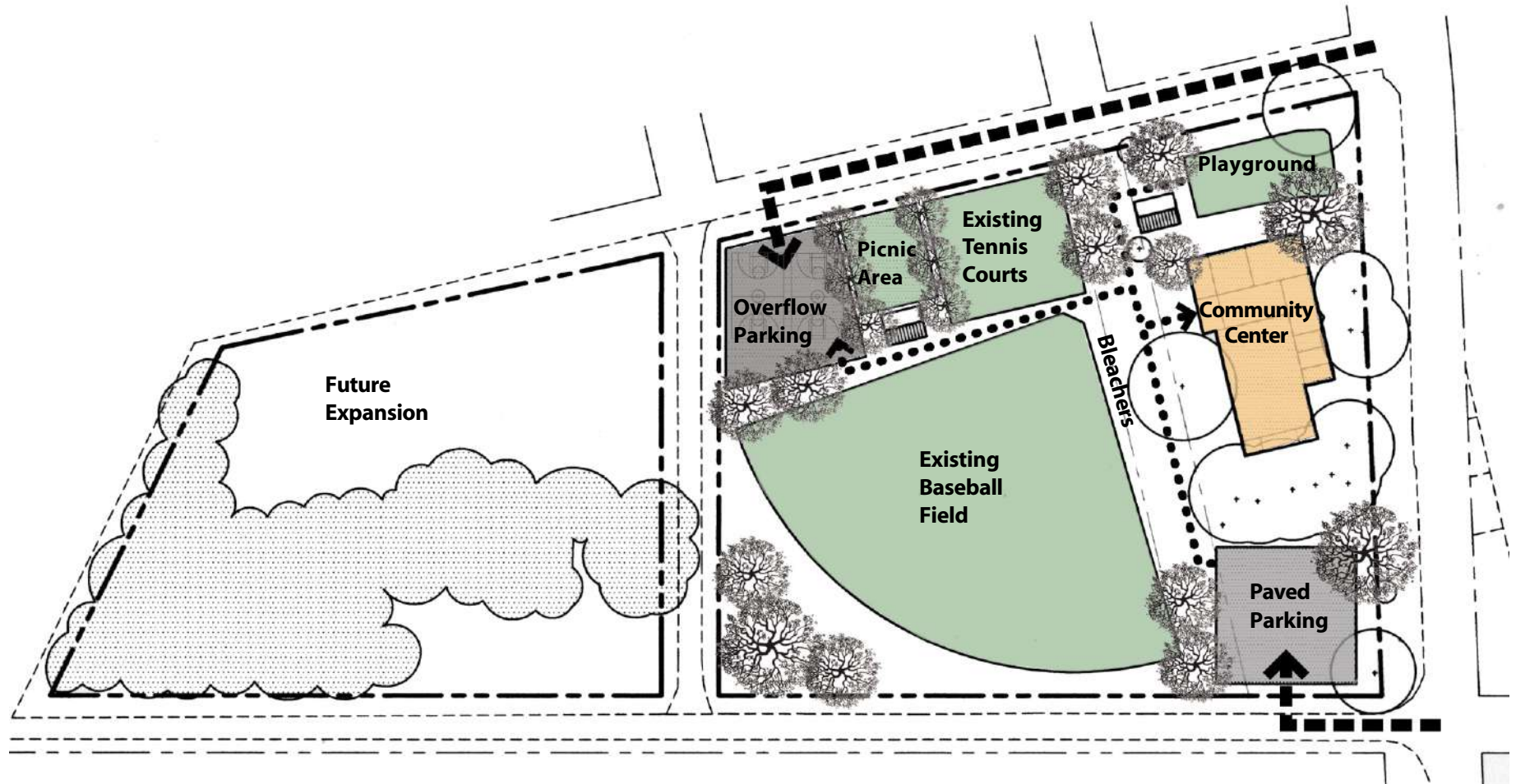


PREFERRED COMMUNITY CENTER LAYOUT

The preferred Community Center layout utilizes a central interior courtyard for circulation, eliminating long hallways and wasted space. A reception area, located near the offices, computer room and gymnasium, directs visitors and monitors Community Center activity. The wellness/weight room, kitchen and mechanical room are located right off the gymnasium for better accessibility for loading and service.



PREFERRED SITE DESIGN

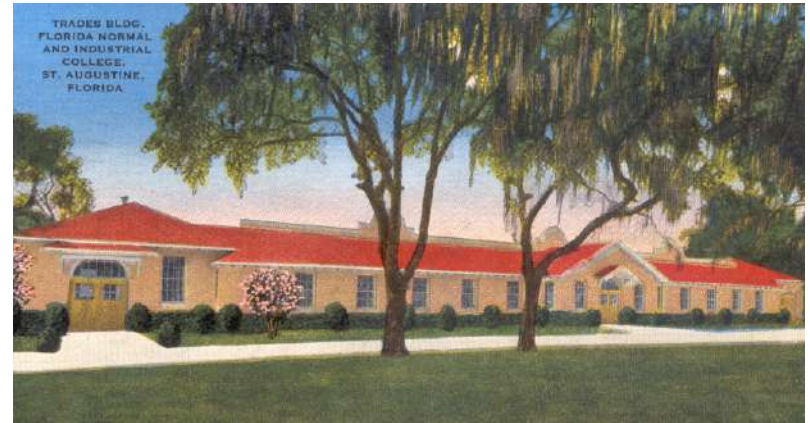


The preferred site design concept preserves the existing tennis courts, baseball field, playground, and picnic pavilion. Overflow parking is pushed to the northwest corner of the site, and a new picnic area and pavilion are placed adjacent to the tennis courts and ball field. The proposed

Community Center is located within the existing tree canopy, and paved parking is isolated to the southeast. The parcel of land to the west of the Calvin Peete Park property is shown for possible future expansion.

COMMUNITY CENTER AND PARK CHARACTER

The Calvin Peete Community Center and Park can serve as a prototypical facility for other communities. The character of the built structures could draw upon the historic character of the Florida Memorial College, whose campus once stood adjacent to the park site, evoking a sense of pride and history for the residents and users. The illustration and photographs featured on this page serve as examples for the quality and character the new park structures should imitate.



The original entrance to the campus is shown at left. Remnants still stand in clear view of the park site and offer an inspiration for the style of architecture the new facility should feature.



The Herksher Gymnasium, shown at left, offers examples of the style of architectural details and outdoor character that can be imitated in the Calvin Peete Community Center.



COMMUNITY CENTER AND PARK CHARACTER

The photographs featured on this page are examples of different design details taken from community centers around the country. They are meant to provide ideas for a variety of park and community center elements, including signage, sculpture, indoor lighting and detail, planting, entrance designs, and architecture.



GENERAL SPECIFICATIONS

INDOOR SPORT/USE

SQ. FT. REQUIREMENTS

Indoor Recreation Center	15,500 (Size will vary)
<i>Components of the Recreation Center:</i>	
Multi-Purpose Room/Gymnasium	6,500 SF
Basketball (High School)	4,200 SF (84' x 50' court)
Volleyball	1,740.5 SF (59' x 29'-6" court)
Wrestling	2,025 SF (45' x 45' mat)
Badminton	880 SF (44' x 20' court)
Reception/Gallery	400 SF
Offices	700 SF
Storage	300 SF
Mechanical/Electric	400 SF
Restrooms	1,200 SF
Classrooms/Meeting Rooms	1,800 SF
Computer/Library/Study	1,200 SF
Wellness/Weight Room	400 SF
Kitchen	400 SF
Circulation/Miscellaneous/Interior Courtyard	1700 SF

OUTDOOR SPORT/USE

Paved Parking	14,700 SF (350 SF/Space x 42 spaces)
Overflow Parking	12,000 SF (400 SF/Space x 30 spaces)
Picnic Pavillion	450 SF
Playground	7,100 SF
Picnic Area	5,700 SF
Outdoor Terrace	Size will vary

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