



# Hallandale Beach City Wide Parks Master Plan

City of Hallandale Beach

Needs Assessment and Preliminary Conceptual Park Plans Presentation

December 14, 2010



Bermello Ajamil & Partners, Inc.  
Ballard King Associates

# Peter Bluesten Park



## Issues:

- Condition of existing facilities
- Adjacency of residential development
- Lack of regulation size athletic fields
- Athletic fields overlap - limiting use
- Parking restricted to on-street parking
- Passive/civic uses vs. active recreation uses
- Development of additional property
- Maintenance, location, size and operations of existing pool
- Limited number of athletic facilities
- Need for a central athletic facility in the City
- Laying the groundwork for a Town Center and civic activity space

**Existing Conditions**

# Peter Bluesten Park

Estimated Cost \$10,245,000.00



# Peter Bluesten Park

Estimated Cost \$16,425,000.00



# Oreste Blake Johnson Park



- Issues:**
- Condition of existing facilities
  - Reuse of abandoned pool
  - Adjacency of residential development
  - Size and location of existing playground
  - Lack of regulation size sports facilities
  - Cross use of sports facilities restricts use
  - CPTED - Visibility into all areas of the park
  - Restricted size of parking areas
  - Relationship of athletic center and social services building



**Existing Conditions**

# Oreste Blake Johnson Park

Estimated Cost \$2,180,000.00



Alternative 1

# Oreste Blake Johnson Park

Estimated Cost \$10,417,000.00



Alternative 2

# Oreste Blake Johnson Park

Estimated Cost \$12,530,000.00



Alternative 3

# B.F. James Park



## Issues:

- Condition of existing facilities
- Adjacency of residential development
- Limited size of existing playground
- Lack of regulation size baseball diamond
- Underutilized areas of site
- Parking restricted to on-street parking
- Passive uses vs. active recreation uses
- Limited landscaping and shade
- Preservation of existing large trees
- Lack of use



**Existing Conditions**

# B.F. James Park

Estimated Cost \$1,800,000.00



# B.F. James Park

Estimated Cost \$2,300,000.00



# Joseph Scavo Park



## Issues:

- Condition of existing walkways
- Lack of restroom facilities
- Adjacency of residential development
- Limited size of existing playground
- Lack of uninterrupted open space for sport activities
- CPTED - Visibility issues caused by plant material
- Parking restricted to on street parking
- Lack of facilities for dog owners
- Passive uses vs. active recreation uses
- Development vs. no development

**Existing Conditions**

# Joseph Scavo Park

Estimated Cost \$2,396,000.00



# Joseph Scavo Park

Estimated Cost \$2,700,000.00



# South Beach Park



**Issues:**

- Condition of existing facilities, playground, restrooms, structures, walkways, bocce courts
- Lack of permanent concession
- Lack of pedestrian connection to street
- Status of existing tree canopy
- Passive uses vs. active recreation uses
- Capacity of existing parking



**Existing Conditions**

# South Beach Park

Estimated Cost \$2,188,000.00



Alternative 1

# South Beach Park

Estimated Cost \$2,057,000.00



# North Beach Park



## Issues:

- Alternate uses for surface parking
- Adjacency of undeveloped parcel
- Condition and location of existing restrooms and concession
- Dune restoration
- Access to Fire Station



Existing Conditions

# North Beach Park

Estimated Cost \$4,186,000.00



Alternative 1

# North Beach Park

Estimated Cost \$5,100,000.00



Alternative 2

# Other Park Improvement Cost Estimates

Southwest Quadrant	Unit Costs	Total	Total Cost
Ingalls Park Improvements			\$230,000
Sunset Park Improvements			\$8,000
Historic Village			\$30,000
North West Quadrant	Unit Costs	Total	Total Cost
Foster Park			\$0
North East Quadrant	Unit Costs	Total	Total Cost
Sunrise Park Improvements			\$3,000
South East Quadrant	Unit Costs	Total	Total Cost
Golden Isles Park			\$65,000
Tennis Center			TBD
To Be Determined			
<b>Preliminary Order of Magnitude Estimate All Other Parks</b>			<b>\$336,000</b>
A & E 10%			\$33,500
Contingencies 20%			\$67,200
<b>Total Other Parks</b>			<b>\$436,700</b>

