## 10.7. PETER BLUESTEN PARK

The 2009, adopted City of Hallandale Beach City Wide Master Plan identified and established Peter Bluesten Park as the City's premier open space with the recommendation to create a Town Center on the surrounding urban area and convert Peter Bluesten Park into a "Town Center Park".

### PARK PROGRAMMATIC CONSIDERATIONS

Peter Bluesten Park is the City's largest community park that serves the totality of the City of Hallandale Beach. Programmatic considerations included the following:

- Identified conditions that determined the present facilities at the Park to be non-regulation size, overlapping venues that limit their use, overall layout that creates segmentation and isolation of activities and overall design and aesthetic deficiencies
- Need to have an indoor community center now lacking in the City's flagship park as indicated by the community needs and the lack of said facility at such a major park
- Replacement of existing pool that has been determined to be substandard, isolated from other park uses and lacking of activities to make it more attractive to users and economically more self sufficient
- Provision of regulation size baseball, football and soccer fields, where the present fields are not of regulation size and overlap in their land areas thus limiting play opportunities
- Inclusion of a minimum of two baseball fields to meet City wide demand for baseball venues as indicated by the City's Park and Recreation Department and the Police Athletic League
- Location of restrooms and field houses to support the sports field venues
- Inclusion of two racquetball courts in response to community requests during the public meetings
- Provision of quality playgrounds to meet the needs of all age groups and the location of the playgrounds within safe, easily accessible areas of the park
- Replacement and expansion of tennis courts within the Park
- Improving the physical relationship of Peter Bluesten Park to the City Hall/Cultural Center Complex and laying the ground work for the creation of a future Town Center Park and Green on the adjacent Post Office property. This will be in keeping with the goal established by the City Wide Master Plan for the area of Peter Bluesten Park while preserving the active recreation use of the Park
- Creation of walking trails and pedestrian paths
- Inclusion of a roadway running north-south between the U.S. Post Office site and Peter Bluesten Park in order to connect S.E. 5th Street with S.E.7th Street. This was expressed as a need and desire by the local residents during the community meetings and verified by B&A designers during the project analysis and design.

### PARK CONCEPTUAL ORGANIZATION

Park Plan Design Context Response – Peter Bluesten Park's proposed design responds to a number of context influences that include:

- Old Dixie Highway Diagonal Road – The present Old Dixie Highway runs at an angle to the rectilinear street pattern and rectangular blocks of the area. The diagonal street is a major presence at the intersection of S.E. 5th Street and S.E. 2nd Avenue. The diagonal road is a prominent feature of the area and today has been symbolically preserved in the City Hall Complex grounds
- Pedestrian and Visual Connection to City Hall Complex - Creating

a pedestrian and visual connection to City Hall through the location of important park buildings in as close proximity as possible to the City Hall. This also highlights the Community Recreation Center and Swim/Sports Center facilities importance within Peter Bluesten Park.

- Site Geometry and Use Space Requirements – Given the dimension of the site and the need to include the required venues, the geometry of the site became a major form determinant by forcing the baseball fields to be located at an angle in order to fit within the park's envelope. This further emphasized the diagonal nature of the park layout.

Park Plan Layout – The proposed park layout takes the diagonal pedestrian circulation originating at S.E. 5th Street and the intersection of S.E. 2nd Avenue as the main organizing axis for all activities within the Park. The pedestrian circulation spine serves to connect the basketball courts, the multipurpose field and the baseball diamonds with the Community Recreation Center as well as the playground, racquet ball courts and pool.

**PROPOSED PARK VENUES/IMPROVEMENTS**

Community Recreation Center & Swim/Sports Center Facilities – A new expanded community recreation building is proposed for Peter Bluesten Park. This community recreation building will be provided with an indoor basketball court, weight rooms, meeting rooms, administrative offices, restrooms, lockers and bathing facilities. The building will be immediately adjacent to the Swim/Sports Center Facility that will provide services for the Family Recreational/Community Pool.

Family Recreational /Community Pool - The new pool will be oriented to family use while providing swimming practice lap lanes to serve the exercise and sports needs of all users. Children's pool areas and attractions will be provided as well as a beach edge for the pool. In all it will be designed as a mini-water park to create sufficient attraction for families and young adults. The pool will be accessed from and tied directly to the Swim/Sports Center Complex. The pool will be provided with sufficient deck area for sitting and sun tanning as well as sun shade protection shelters

Tennis Courts – The plan proposes the construction of three regulation size tennis courts located on the south east side of the park

Basketball Courts – A total of three regulation basketball courts will be provided these courts will have direct access from the Community Recreation Center as well as be linked to the overall pedestrian circulation system of Bluesten Park

Multi-Purpose Sports Field – The park will contain a multipurpose sports field for either football or soccer uses. The facility will be furnished with bleachers for spectator participation. In addition, the field will be provided with lighting for night time play

Baseball Diamonds – Two regulation baseball diamonds are located at the west end of Peter Bluesten Park. The angled design reflects the most efficient use of the available land. The fields will be provided with all required dug-out facilities

Racquet Ball Courts – Two racquet ball courts are located on the north central area of the park

Walking/Exercise Trails– A walking/exercise trail will line the edge of Peter Bluesten Park to serve the purpose of a pedestrian connector as well as an exercise venue. The pedestrian path will be properly surfaced and lit to provide safety and comfort for the users

Exercise Stations – Exercise stations will be provided at regular and prescribed intervals along the walking/exercise trail and will be designed to facilitate use by all age groups

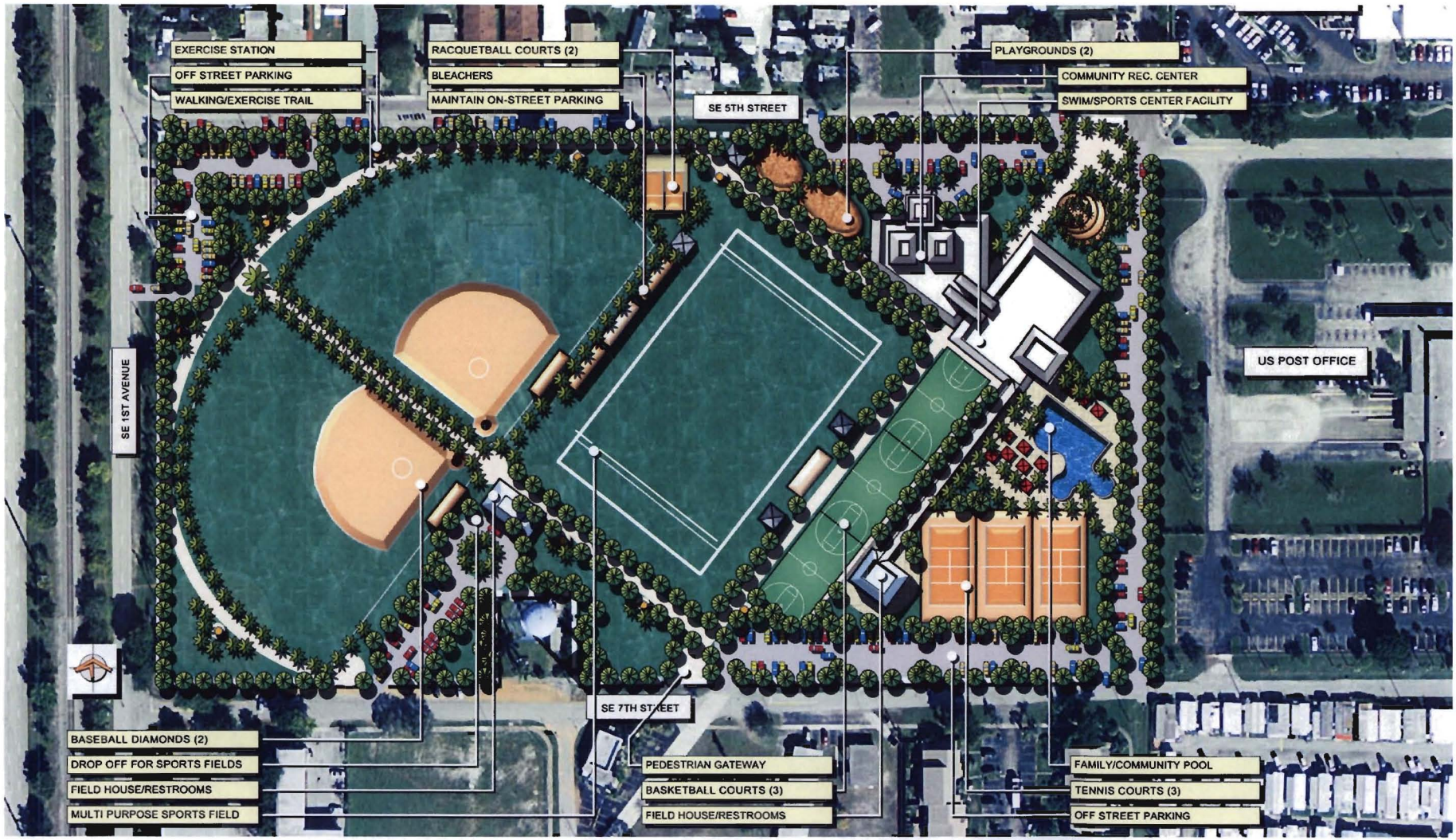
Playgrounds – Three contiguous playgrounds will be provided. These will have rubber surface play areas and covered with awning structures Covered sitting areas will be provided for parent use and supervision

Field House/Restrooms – Two field house/restroom buildings have been strategically located to serve the needs of the baseball diamonds/ multipurpose sports fields and the basketball/tennis courts. These small buildings will be provided with restroom facilities sized to meet the required user demand, as well as storage space for all necessary sports

equipment

Parking – New parking spaces are to be provided throughout the park grounds. Parking is arranged to best serve the users by allowing parking areas to be close to the sports venues and buildings. Care will be taken in the final design to address Crime Prevention through Environmental Design (CPTED) issues to create safe, visually controllable parking areas. Parking areas are distributed along the new north-south street between the U.S. Post Office and the Park, paralleling S.E. 7th Street and serving the sports venue in this section of the park and on the north west corner of the site at S.E. 1st Avenue. An additional parking area to serve the Community Recreation Center is provided adjacent to that building

New North-South Street - A new north south street will be provided between Peter Bluesten Park and the U. S. Post Office. This proposed street connecting S.E. 5th Street with S.E. 7th Street will allow traffic to easily and conveniently flow around Peter Bluesten Park while creating a convenient access for local residents and visitors through the neighborhood and to the City Hall Complex.




Peter Bluesten Park