

# **Westbrook Village Long Range Plan: Facilities Master Plan Executive Summary**

## **Why a Master Plan is needed?**

The Board of Directors, Long Range Planning Committee and Administration recognized the need for evaluating the Recreational Facilities in terms of long range use and preserving community value. The questions asked were as follows: Are Westbrook’s facilities currently serving the community? How does Westbrook Village continue to secure future generations and potential buyers? Is Westbrook outdated? Are there code concerns? The Westbrook Village LRP Master Plan addresses these questions and is designed to help ensure the longevity of the community.

Westbrook Village is a truly unique community. The two recreational facilities at “The Lakes” and “The Vistas” provide a strong presence in the community and are utilized by a large number of the residents. In an effort to modernize, (update) and expand the recreational facilities to the Village, the Westbrook Board of Directors requested a Master Plan of the two recreational facilities.

The 2017 Westbrook Village Recreational Master Plan validates months of meetings, surveys, observations, examination of existing facilities and community input. It confirms that the residents are requesting more services to adequately serve the social, cultural, educational and future recreational needs of the Westbrook Village community. This “community input” helped guide what recreational facilities are needed and what facilities are required to prepare Westbrook Village for future generations. While Westbrook Village residents are proud of the recreational facilities at The Lakes and The Vistas, our evidence strongly suggests improvements are needed to meet current and future resident needs.

## **What does Westbrook currently have?**

The Westbrook Village Recreational facilities were originally designed with different intents and goals than they are now serving. The Westbrook Village Management Team has accommodated the community as much as possible, repairing items as needed, setting up and taking equipment down; but while looking to the future, it is apparent more needs to be done to better serve the community.

Some problems identified with The Lakes and The Vistas facilities include but are not limited to:

- Even as membership and the community interests change, much of the club allocated space has remained the same.
- Areas designed to be club meeting rooms are now used as gyms, dance studios and yoga rooms. These rooms will never function well as they are currently used.
- Defining club space of long standing clubs.
- There are ADA (Americans with Disabilities Act) accessibility concerns which pose risk and liability to the community and the Westbrook Village Homeowners Association.
- Some clubs and organizations are higher maintenance because there is not a proper place for them to be located, i.e. card clubs, fitness rooms and aerobic room.
- Some clubs maintain a large amount of space because that is their long-standing location.
- Lack of flexibility throughout the facilities.
- The community would like social gathering areas.

### **What should be done?**

The Westbrook Village Community Recreational Master Plan presents a realistic short, medium and

long-term vision for resolving existing deficiencies, modernizing and enhancing facilities, and accommodating future growth. The Goals for this Master Plan are as follows:

- Make The Lakes and The Vistas recreational facilities a vibrant focal point for the village that is physically attractive, socially and culturally energized and offers the opportunity for a diversity of recreational, cultural and educational activities for all interests and age groups.
- Continue to take a leadership role, increased stewardship and community involvement in The Lakes and The Vistas in order to build sustainable recreational facilities for current and future generations.
- Actively manage growth that is consistent with the community's vision and master plan and provides for a balance of recreational, educational and cultural activities.
- Provide community services in an efficient and effective manner.

### **How should it be done?**

Our Vision for Westbrook Village is to enhance the lives of residents, providing opportunities for

recreation culture and education...and ensuring a vibrant plan for the future with carefully planned projects WBV can address immediate needs and simultaneously address long term goals.

The final section of the Westbrook Village Master Plan places emphasis on how best to achieve the “vision” of the Master Plan and how to prioritize the various projects. These priorities are presented in three time frames including short term, medium term and long-term projects and goals. These projects represent an approach to establishing and implementing the Master Plan’s Goals and Objectives.

### **Conclusions**

The 2017 Westbrook Village Recreational Master Plan seeks to incorporate needed changes, modernizations, new facilities and renovation of existing facilities. For over thirty years the recreational facilities have been well maintained but have undergone very little change. Time, meanwhile, has moved forward; without updates and changes to functions and their uses, the facilities have slowly become tired and obsolete.

However, there are a lot of wonderful aspects at both The Lakes and The Vistas recreational centers as

follows:

- Both facilities share pools, auditoriums, craft rooms, and various meeting spaces.
- Both facilities provide plenty of parking and easy vehicle access.
- The Lakes’ character is more of a park-like setting while the Vistas facility exhibits more of a natural-indigenous Southwest feeling.

Westbrook Village is thriving and vibrant now; but what will need to be done over the next three, five or even ten years. To attract a new generation of residents within an ever-increasing competitive environment will help assure the continued viability of Westbrook Village’s adult living community? Without a strategic plan—a clear vision and roadmap for the community’s continued success—residents, leaders, board members can only react to critical issues.

Both facilities exhibit their age. They were once state of the art but now, as time passes (30+ years) and interests change, they are showing their age. The challenges presented are mainly one of a growing and maturing community with growing and changing interests. A new vision has been laid out in order to move forward and embrace the future. The future is here and the time has come to chart the next round of

updates and modernizations. Projects have been identified and the time is right to take the facilities to the next-level, keeping Westbrook Village a truly unique and “competitive” community. This is a time of excellence for Westbrook which will require the leadership and support of many; residents, the association, the board of directors and community stakeholders. It is only with everyone working together that this vision can be turned into reality. The Westbrook Village of today must prepare for the Westbrook Village of tomorrow.

**Next Steps**

The conclusion of the Westbrook Village Recreational Facility Master Plan is the beginning of an exciting plan of implementation, bringing the plan and ideas to reality, witnessing results and celebrating successes. As in most successes, ongoing community participation is essential in order to fully realize the Master Plan. Community Planning and Master Planning is a process to learn about where you live, how to shape it for the better, and how to sustain it for the long term.