

Westbrook Village Recreational Facilities Master Plan



DRAFT



Why is a Master Plan needed?

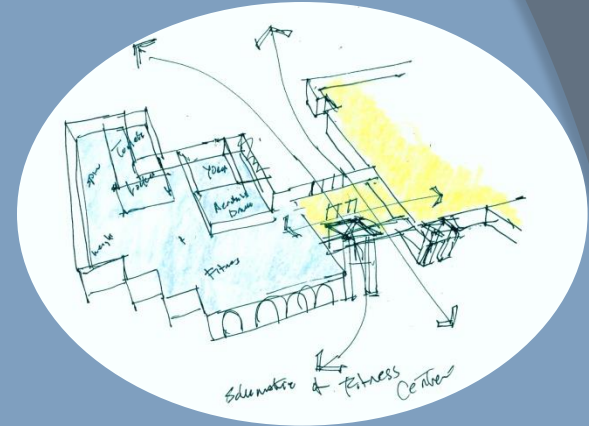
- ◎ Are Westbrook's Recreational Facilities currently serving the community?
- ◎ How does Westbrook Village continue to secure future generations and potential buyers?
- ◎ Is Westbrook outdated?
- ◎ Are there code compliance concerns?



Master Planning Process

PHASE I

- ✓ Plan to Plan
- ✓ Site Investigation – As-Built
- ✓ Gather and Analyze Data
- ✓ Surveys 1 & 2
- ✓ Town Hall Meetings 1 & 2
- ✓ Identify Problems



PHASE II

- ✓ Assists in Developing Goals and Objectives
- ✓ Develop a Vision
- ✓ Charettes – Committee Meetings
- ✓ Board Meeting/Presentation
- **Prioritize Projects – Where We Are**
- Adopt Master Plan

PHASE III

- Select and Develop a Project
- Construction
- Project Completion
- Repeat



What does Westbrook Village currently have?



Pro's/Positives:

- ◎ A unique and engaging community
- ◎ Recreational facilities offer a wide range of activities and interests.
- ◎ A small village atmosphere.
- ◎ Great people with a great sense of ownership and pride in their community.



What does Westbrook Village have?

Cons/Room for Improvement:

- ◎ The WBV 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.
- ◎ We are “*maxed*” out of space with very little flexibility.



What are the problems that we identified at Westbrook Village?

- ◎ Even as membership and community interests change, much of the club allocated space has remained the same.
- ◎ Areas originally 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. Some need a permanent home.



What are the problems that we identified at WBV? (cont.)

- ◎ ADA (Americans with Disabilities Act)
Accessibility concerns pose a risk and liability to the community and to 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.



What are the problems that we identified at WBV? (cont.)

- ◎ Some clubs maintain a large amount of space because that is their long standing location.
- ◎ Lack of space and flexibility throughout the facilities.
- ◎ The community would like additional social gathering areas.



What should be done?

The goals of the Master Plan are to:

- ◎ Make The Lakes and The Vistas recreational facilities a vibrant focal point for the village.
- ◎ Refresh and modernize the facilities
- ◎ Offer the opportunity for a diverse recreational, cultural and educational activities for all interests and age groups.
- ◎ Provide community services in an efficient and effective manner



What should be done? (cont.)

- ◎ Continue to take a leadership role and stewardship
- ◎ Increase community involvement in The Lakes and The Vistas
- ◎ Build sustainable recreational facilities for current and future generations.
- ◎ Actively manage growth that is consistent with the community's vision and master plan
- ◎ Provide a balance of recreational, educational and cultural activities.



Surveys show Community Interests in...

- Improved/updated Fitness Center
- Improved Sports Courts
- Larger updated Library and Media Center
- Need for Community Gathering Spaces/Social Spaces
- Need for Community Meeting Rooms
- Multipurpose Rooms
- Dance Studio / Exercise Space
- Reuse Existing Space
- Landscaping and Signage
- Sense of Identity



How should it be done?

Our Vision for Westbrook Village is to enhance the lives of residents, providing opportunities for recreation, culture and education.....

By ensuring a vibrant plan for the future with carefully planned projects, we can address immediate needs and simultaneously address long term goals.



How to keep Westbrook current?

- ◎ Value and impact for the entire community
- ◎ Build for the future and design for flexibility
- ◎ Code required upgrades and modernization, i.e. ADA improvements
- ◎ **Take care of infrastructure to ensure successful projects going forward.**
- ◎ Repair things for the long haul, do it correctly.
- ◎ Retain the small community identity of Westbrook Village.



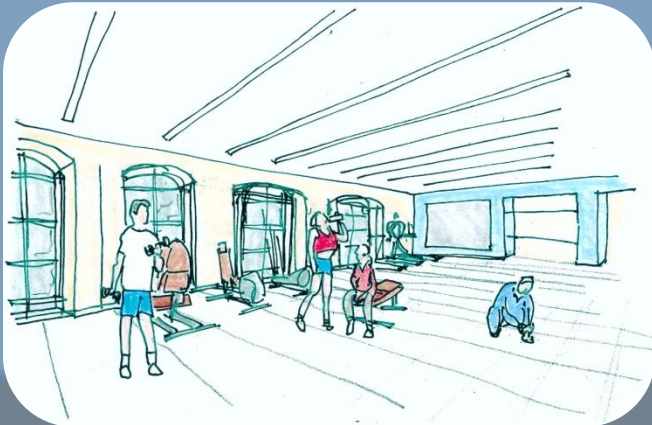
How to keep Westbrook's identity?

- ◉ Integrate Westbrook Art & Culture into each project and throughout the facilities.



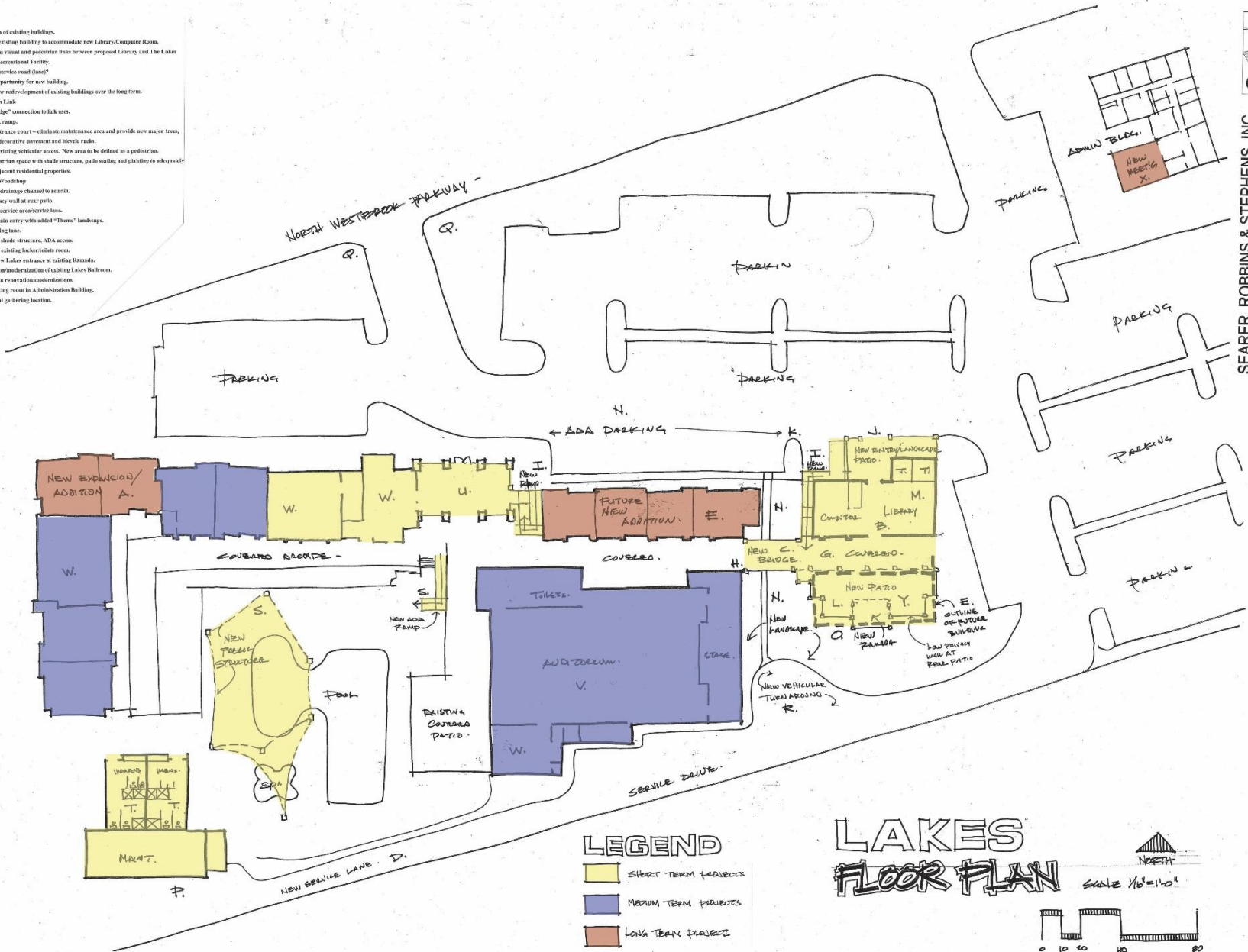
Why's

- ◎ Why can't we repurpose existing buildings into fitness center and facilities?
 - Form vs. Function
 - Upgrading infrastructure is cost prohibitive
 - Building height is not suitable for function



The Lakes

- A. Expansion of existing buildings.
- B. Upgrade existing building to accommodate new Library/Computer Room.
- C. Strengthen visual and pedestrian links between proposed Library and The Lakes Central Recreational Facility.
- D. Add new service road (lane).
- E. Future opportunity for new building.
- F. Upgrade or redevelopment of existing buildings over the long term.
- G. Pedestrian Link.
- H. New "Bridge" connection to link uses.
- I. New ADA ramp.
- J. Create entrance court - eliminate maintenance area and provide new major trees, benches, decorative pavement and bicycle racks.
- K. Remove existing vehicular access. New area to be defined as a pedestrian.
- L. New pedestrian space with shade structure, patio seating and planting to adequately screen adjacent residential properties.
- M. Relocate Washroom.
- N. Concrete drainage channel to runoff.
- O. Low privacy wall at rear patio.
- P. Screened service area/service lane.
- Q. Bolster main entry with added "Theme" landscape.
- R. New turning lane.
- S. New pool shade structure, ADA access.
- T. Renovate existing locker/toilet room.
- U. Create new Lakes entrance at existing Ramada.
- V. Renovation/modernization of existing Lakes Ballroom.
- W. Club room renovation/modernization.
- X. New meeting room in Administration Building.
- Y. New social gathering location.



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Recommended Projects at The Lakes

LEGEND

- SHORT TERM PROJECTS
- MEDIUM TERM PROJECTS
- LONG TERM PROJECTS



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Recommended Projects at The Vistas

Recommended Project List for Westbrook Village

*This is not an all inclusive list. Due to space and site limitations, once a firm prioritized list of projects takes place, a domino effect will happen and all club spaces will be further defined.
Projects can be done in tandem*

Lake's Pool Area Improvements

- Tension Shade Structure
- Lighting, replace trellis overhead w/ Alumawood
- Repair Pool Equipment room, curbing, epoxy, exhaust, etc.
- ADA Access to pool
- Resurface pool with new pebble tech & tile
- ADA Toilet renovation, expand structure to columns
- Renovate Aerobics/Yoga room, insulate and address storage issue

Vista's Pickleball Courts - PHASED

- Install Acoustical fencing, ensuring success
- Convert 1 tennis court into Pickleball
- Address stadium court with drywell, raised/repair court floor
- Lighting is done, new lightbulbs
- Possible tension shade structure at new stadium court
- Eventually replace head lamps to LED fixtures

Card Playing Central Area - minimize setup/take down

- Possibly relocate (temporarily) in West side of Lakes
- Long term goal, potential development zone (new building)
- Room/Wall flexibility for small and large club games
- Storage
- Screens or boards for presentation or scores

Lakes Entrance Expantion (frees up ex. Reception area)

- Creates another room/entrance under existing roof line
- ADA accessibility improvements
- Potential space for club or storage
- Integrate Westbrook Art & Culture

Relocate woodshop to Vista's

- improve work flow, more storage and a display area
- closer to toilets
- improve sound control
- 2 points of access/exit for materials
- Expansion of Stained Glass to roof line
- Reorganize Stained Glass w/ added space: storage, kiln and workflow

Combine Ceramics & Pottery Clubs at the Lakes

- Poss. Expand space from re-done entrance,
- more storage
- Room fixture and finish refresh
- Address lighting and power needs

Veteran's Memorial Area

- Location To Be Determined
- Must be a reflective area, but allow enough access for public events

Library/Media Center (possibly in old Woodshop) at the Lakes

- evaluate structure
- Library possibility (existing approximately 400 sq.ft.)
- AARP Tax Group area
- Computer club needs a 20x20 room
- Book Stacks/shelving areas
- Computer "Lab" checkout area
- Secure Storage
- Office
- "Business Center" maybe copier/fax/scanner (tax center?)
- Lounge area with couches and tables
- Outside Lounge/Social Area
- Coffee bar w/ pastries/healthy vending, poss. Club sponsored
- Board Game area
- Chess game tables/checkers

Gym/Fitness Building - ties to existing Vistas entrance

- Fitness/Gym area
- Physical Therapy area
- Yoga Room
- Aerobic Room
- Spin Room poss.
- Dance Room
- Meditation Room/Massage Therapy
- Locker Rooms
- Showers
- Steam-shower/Infrared Sauna
- Juice Bar/Healthy Vending Machines, poss. Club sponsored
- Social Seating Gathering Area
- Integrate Westbrook Art and Culture throughout

Life Safety Issues (Ongoing - project per project)

- Fire Sprinkling (what will City require, what does WBV want?)
- ADA Access, address as we progress with projects
- Windows? Dual Pane/replace as we go?
- Possible electrical upgrades

Vistas Pool Area Improvements

- Tension Shade Structure - partial coverage
- ADA Access Ramps and lift
- ADA Toilet & Shower renovation

Club Room Updates - phased

- Fresh Paint
- Storage
- Counter tops
- Flooring
- Address Lighting & Power needs

Lakes Ballroom Renovation

- Fire Sprinkler
- ADA Toilet Renovation
- Kitchen Upgrades
- New and improved storage
- Scissor lift for stage access
- Sound improvements
- Screens (dropdown?) for presentations and games
- Ceiling/Lighting improvements
- Flooring and finish improvements
- Evaluate room partitions
- HVAC management/system evaluation

Vistas Ballroom Renovation

- Stage Evaluation, orientation/finishing
- Sound Room evaluation
- Fire Sprinkler
- ADA Toilet Renovation
- Kitchen Upgrades to Commercial Grade
- New and improved storage
- Scissor lift for stage access
- Sound improvements
- Screens (dropdown?) for presentations and games
- Ceiling/Lighting improvements
- Flooring and finish improvements
- HVAC management/system evaluation

Final Destination for Temporarily Relocated Clubs...

- Fine Arts Club, poss. In Vistas near sewing or at Lakes in old reception
- Photography Club, poss. In Vistas current gym space
- Sheriff's Posse, poss. In Vistas current gym space or in Admin Addition

Facilities Maintenance Relocation

- possibly into old aerobics room and expand yard behind pool
- possibly in "new building/development zone across from wood shop
- possibly near Admin Building

Dog Park/Walk Potential

- perhaps in retention area behind FALC
- perhaps West side of proposed gym building where FALC currently is

Common Meeting Room in the Administration Building

- Larger Board Room or Meeting space

LEGEND

Short Term Projects (0 - 4 Years)

Medium Term Projects (4 - 8 Years)

Long Term Projects (8 - 12 years)

Why?

- Westbrook Village is thriving and vibrant now; but what will need to be done over the next three, five or even ten years is essential to attract a new generation of residents.
- Within an ever-increasing competitive environment, what will help assure the continued viability of Westbrook Village's adult living community?



Going Forward...

- Change is both inevitable and somewhat predictable. Maintaining the 'Village' in Westbrook Village is not necessarily a 'sure thing'. Bearing this in mind, we hope the vision and planning contained in this Master Plan document will be of lasting value to Westbrook Village. It is an aid in creating informative decisions, providing a pathway for future residents, guidance and a new vision for the entire community.



Thank you for the opportunity to be a part of your Community.

Planning is bringing the future into the present so that you can do something about it now. – Alan Lakein

Some people strengthen the society just by being the kind of people they are. – John W. Gardner

