

Facilities Recommendations and Criteria

VI. Facilities Recommendations and Criteria

The Facility Recommendations and Criteria Section describes the facilities with design criteria intended to define the recommended facilities and provide general guidelines to consider in follow-up planning and design. Photographs of other facilities are included to illustrate the concepts discussed.

A. Picnic Areas

The development of picnic areas and picnic shelters were very high on the list of items identified in the survey and the public workshops. Picnic areas are best if developed in a natural setting. Shelters would be developed in each of the neighborhood, community and county parks. Community parks provide better opportunities for the development of large shelters and group reservable picnic shelters which could be used for company picnics, family reunions, church outings, etc. These group rental facilities are best if developed in conjunction with a playground, sand volleyball court, walking trails and open fields for games. Shelters should be located in close proximity to parking and restrooms. Shelters that are the most reserved in other communities are those which are located in wooded areas or that overlook water bodies.

It would also be appropriate to develop picnic shelters and facilities in the vicinity of athletic complexes. Families often spend many hours at the ball fields on game days and this provides a place to get out of the sun and a facility for the teams to meet.

The natural settings that are most inviting for picnic areas would include wooded areas, open fields, lakes for fishing, riverfronts and natural stream corridors.

For the above reasons, new picnic areas should be developed as part of all new neighborhood and community parks. In addition, the plans for picnic shelters and tables should be implemented in at least ten of the following parks.

1. Tindall between tennis courts and mini-golf
2. Tindall between basketball and mini-golf
3. Tindall adjacent to mini-golf
4. Lincroft Acres in open area near the playground
5. Fairview Fields along the road between fields 3 and 4
6. MTT near the playground in woods
7. Croydon Hall near the playground
8. Dorsett (small shelter)
9. Normandy near volleyball and playground
10. Applebrook by the playground
11. Belford
12. Bicentennial Park overlooking the pond

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13. Countryside near playground – small shelter
14. Evergreen-near playground – small shelter
15. Church Street – near playground – small shelter
16. Gordon Court – near playground – small shelter
17. Greeley – near playground – small shelter
18. Hillside – take out and move to Croydon Hall
19. Schultz – small shelter
20. Waloo – near playground – small shelter
21. Wilmort – near playground – small shelter
22. Skate park – small shelter
23. Lincroft Village Green – Bandstand, (but there is no parking to support it currently)

B. Indoor Recreation Facilities

1. Community Recreation Centers

a. Recommendations

The Plan recommends the development of two recreation centers, with one being located in the central area of the Township and the other to be located in the location of the existing Tonya Keller Bayshore Recreation Center. This will be a smaller facility. The largest of these facilities would include:

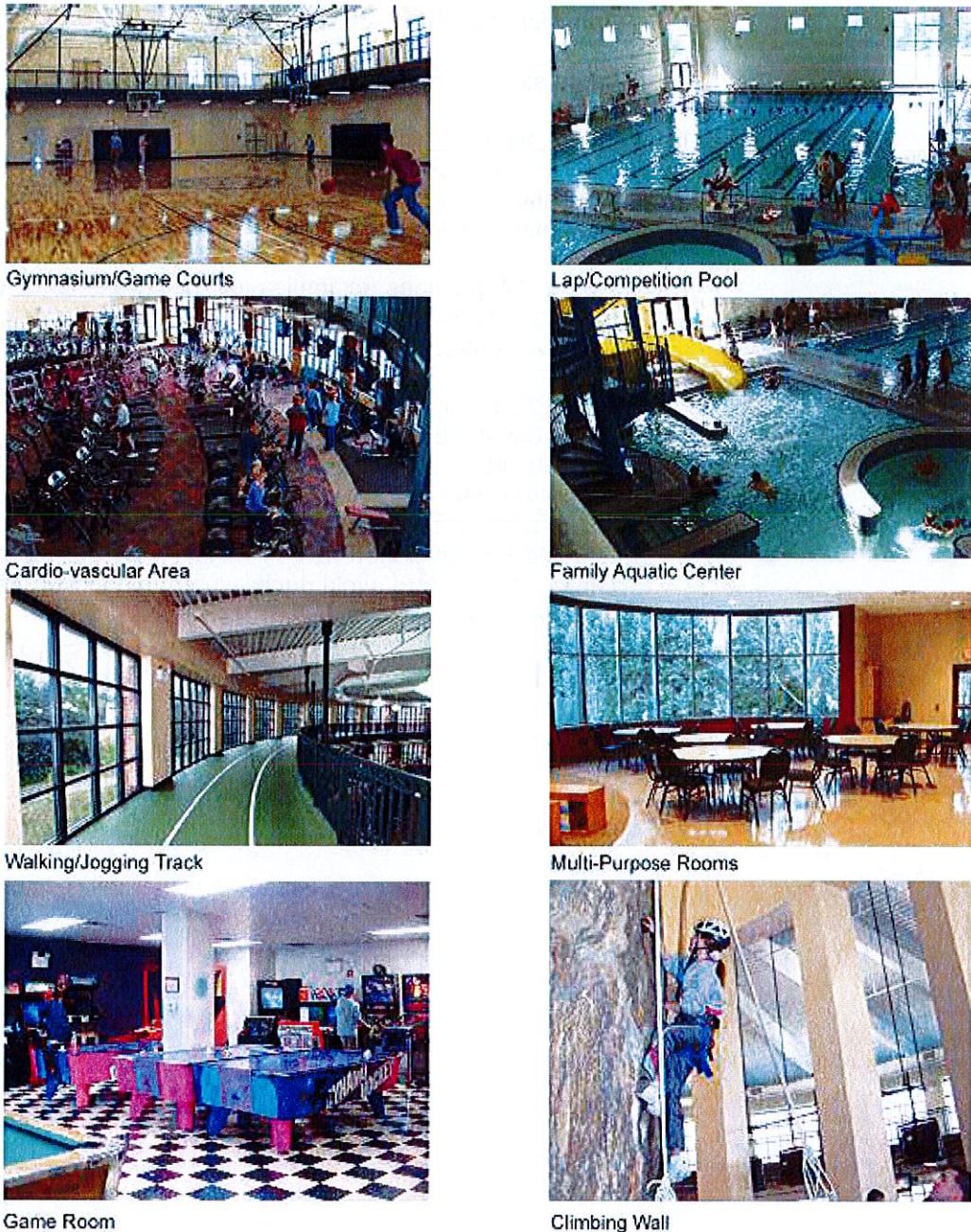
- (1) A gymnasium area large enough for two-full sized basketball courts.
- (2) A large cardiovascular fitness area with exercise machines.
- (3) Aerobics room.
- (4) Senior area.
- (5) Community meeting room with kitchen facilities.
- (6) Concession and snack bar.
- (7) Walking track.
- (8) Children's activity rooms and babysitting rooms.
- (9) Teen lounge.
- (10) Locker rooms.

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- (11) Restrooms.
- (12) Administrative office space.
- (13) Large storage rooms.
- (14) Indoor aquatic facility with 25 yard competition pool, and family activity pool at the facility in the central area of the Township. The pool should meet standards to qualify for competitive swim meets.
- (15) Figure 12 provides examples of these elements within recreation centers and Figure 13 provides a floor plan from a similar center.
- (16) Table 20 provides a conceptual space list for the Tonya Keller Bayshore Recreation Center replacement and Table 21 illustrates a conceptual space list for the larger, centralized facility. Table 22 identifies a conceptual space list for a stand alone indoor swimming pool facility. Ideally it would be developed in conjunction with the recreation center or ice rink to avoid duplication of the locker facilities and common areas.

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Figure 12: Typical Community/Recreation Center Features



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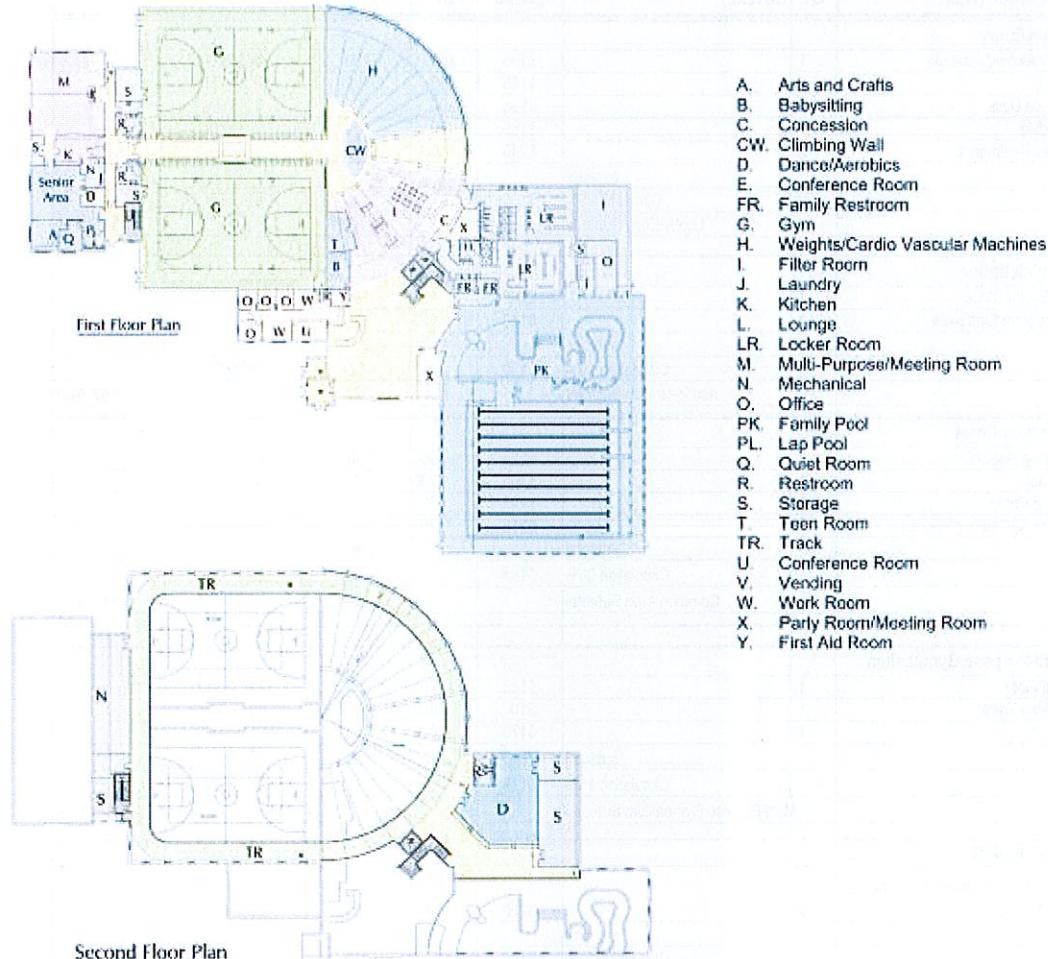
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Typical Community/Recreation Center Features

Department of Parks, Recreation and Cultural Affairs
Middletown, New Jersey

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Figure 13: Typical Community/Recreation Center Floor Plan



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Typical Community/Recreation Center Floor Plan

Department of Parks, Recreation and Cultural Affairs
Middletown, New Jersey

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Table 20: Concept Space List for Tonya Keller Bayshore Recreation Center Replacement

PROGRAM ITEM	QY	NOTES	BASIS	SF	CONCEPT PROGRAM	
					NSF	COST
1 Lobby/Entry						
1a Entry Airlock/Vestibule	1		\$185	400	400	\$74,000
1b Lobby	1		\$185	600	600	\$111,000
1c Service Desk	1		\$185	200	200	\$37,000
1d Vending	1		\$185	150	150	\$27,750
1e Public Restrooms	2		\$240	150	300	\$72,000
		subtotal			1,250	
		Circulation 5%	\$185		63	\$11,563
		Lobby/Entry Subtotal			1,313	\$333,313
2 Administration						
2a Director Office	1		\$180	160	160	\$28,800
2b Program Staff Area	1		\$180	120	120	\$21,600
		subtotal			280	
		Circulation 15%	\$180		42	\$7,560
		Administration Subtotal			322	\$57,960
3 Common Areas						
3a Meeting Rooms	2		\$185	500	1,000	\$185,000
3b Storage	1		\$165	200	200	\$33,000
3c Game Room	1		\$185	1200		
3d Warming/Catering Kitchen	1		\$215	200	200	\$43,000
		subtotal			1,400	
		Circulation 20%	\$185		280	\$51,800
		Common Area Subtotal			1,680	\$312,800
4 Multi-Purpose Gymnasium						
4a Gym Floor	1		\$185	12400	8,500	\$1,572,500
4b Walking Track	1		\$100	5400	5,400	\$540,000
4c Storage	1		\$175	1000	1,000	\$175,000
		subtotal			14,900	
		Circulation 15%	\$175		2,235	\$391,125
		Multi-Purpose Gymnasium Subtotal			17,135	\$2,678,625
5 Class Rooms						
5a Pre-school Program Class Rooms with Restrooms	2		\$220	900	1,800	\$396,000
		subtotal			1,800	
		Circulation 15%	\$185		270	\$49,950
		Locker Facilities Subtotal			2,070	\$445,950
Subtotal; Program Spaces & Circulation					21,207	\$3,828,648
Mechanical/Storage @ 5%					1,060	\$185,561
Structure @ 5%					1,060	\$190,863
Sub-Total Building Bid Value		Gross Square Feet			23,328	\$4,205,072
New Construction Bid Value						\$4,205,072
Site Development						\$400,000
Subtotal Conceptual Budget Bid Cost						\$4,605,072
Construction Contingency @ 10%					10%	\$460,507
TOTAL CONCEPTUAL CONSTRUCTION COST						\$5,065,579
OTHER PROJECT (SOFT) COSTS						
A/E fees @10%					10%	\$506,558
FURNISHINGS & EQUIPMENT					LS	\$100,000
TOTAL PROJECT COST						\$5,672,137

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Table 21: Concept Space List for Middletown Community and Recreation Center

PROGRAM ITEM	QY	NOTES	COST		CONCEPT PROGRAM	
			BASIS	SF	NSF	COST
1 Lobby/Entry						
1a Entry Airlock/Vestibule	1		\$185	400	400	\$74,000
1b Lobby	1		\$185	600	600	\$111,000
1c Service Desk	1		\$185	200	200	\$37,000
1d Vending	1		\$185	150	150	\$27,750
1e Public Restrooms	2		\$240	150	300	\$72,000
		subtotal			1,250	
		Circulation 5%	\$185		63	\$11,563
		Lobby/Entry Subtotal			1,313	
						\$333,313
2 Administration						
2a Reception	1		\$180	100	100	\$18,000
2b Director Office	1		\$180	180	180	\$32,400
2c Center Manager Area	1		\$180	120	120	\$21,600
2d Program Staff Space-4 Cubicles	1		\$180	320	320	\$57,600
2e Staff Workroom	1		\$180	300	300	\$54,000
2f Staff Lounge and Lockers	1		\$180	350	350	\$63,000
2g Conference Room	1		\$180	250	250	\$45,000
		subtotal			1,520	
		Circulation 15%	\$180		228	\$41,040
		Administration Subtotal			1,748	
						\$332,640
3 Fitness Center						
3a Cardio/Circuit Training	1		\$180	5500	5,500	\$990,000
3b Free Weight Area	1		\$180	1200	1,200	\$216,000
3c Fitness Workstation	1		\$180	150	150	\$27,000
3d Equipment Storage/Maintenance	1		\$180	300	300	\$54,000
3e Aerobics/Dance/Martial Arts Studio	2		\$180	1350	2,700	\$486,000
		subtotal			9,850	
		Circulation 10%	\$180		985	\$177,300
		Fitness Center Subtotal			10,835	
						\$1,950,300
4 Common Areas						
4a Meeting Rooms	2		\$185	500	1,000	\$185,000
4b Storage	1		\$165	200	200	\$33,000
4c Warming/Catering Kitchen	1		\$215	200	200	\$43,000
4d Childcare	1		\$185	400	400	\$74,000
4e First Aid Room	1		\$185	250	250	\$46,250
		subtotal			2,050	
		Circulation 20%	\$185		410	\$75,850
		Common Area Subtotal			2,460	
						\$457,100
5 Multi-Purpose Gymnasium						
5a Gym Floor	1		\$185	12400	12,400	\$2,294,000
5b Walking Track	1		\$185	5400	5,400	\$999,000
5c Storage	1		\$175	1000	1,000	\$175,000
		subtotal			18,800	
		Circulation 15%	\$175		2,820	\$493,500
		Multi-Purpose Gymnasium Subtotal			21,620	
						\$3,961,500
6 Locker Facilities						
6a Men's Lockers	1		\$220	1800	1,800	\$396,000
6b Women's Lockers	1		\$220	1800	1,800	\$396,000
6c Family Lockers	4		\$220	100	400	\$88,000
		subtotal			4,000	
		Circulation 15%	\$185		600	\$111,000
		Locker Facilities Subtotal			4,600	
						\$991,000

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			COST		CONCEPT PROGRAM		
	PROGRAM ITEM	QY	NOTES	BASIS	SF	NSF	COST
7	Community Space						
7a	Community Room	1		\$185	1200	1,200	\$222,000
7b	Teen Lounge/Game Room	1		\$185	1200	1,200	\$222,000
7c	Senior Room/Activity Room	1		\$185	1200	2,400	\$444,000
7d	Senior Staff Office	1		\$185	200	200	
			subtotal			5,000	
			Circulation 15%	\$185		750	\$138,750
			Community Room Subtotal			5,750	\$1,026,750
	Subtotal; Program Spaces & Circulation					47,013	\$9,052,603
	Mechanical/Storage @ 5%					2,351	\$411,364
	Structure @ 5%					2,351	\$423,117
	Sub-Total Building Bid Value		Gross Square Feet			51,714	\$9,887,083
	New Construction Bid Value						\$9,887,083
	Site Development						\$700,000
	Subtotal Conceptual Budget Bid Cost						\$10,587,083
	Construction Contingency @ 10%			10%			\$1,058,708
	TOTAL CONCEPTUAL CONSTRUCTION COST						\$11,645,792
	OTHER PROJECT (SOFT) COSTS						
	A/E fees @10%			10%			\$1,164,579
	Telephone System			LS			\$0
	Sound System			LS			\$0
	FURNISHINGS & EQUIPMENT			LS			\$150,000
	TOTAL PROJECT COST						\$12,960,371

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Table 22: Concept Space List for Middletown Aquatic Center

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b. Site Requirements

- (1) Approximately seven acres required for the building and parking.
- (2) Could be located within a larger park with other facilities and activities, but not absolutely necessary
- (3) Should be easily accessible by major roads throughout the Township
- (4) Does not require the high level of visibility because many of the activities are programmed.
- (5) Water, sewer, and major utilities are required.
- (6) Parking for a minimum of 300 cars.

2. Ice Rink

a. Recommendations

Indoor ice rinks were one of the consensus items from many of the public input processes. An ice rink complex should be developed in conjunction with a partner. A concept space list (Table 23) and a concept floor plan (Figure 14) are included to identify the features of the proposed complex.

A complex with two rinks could be developed and would meet the needs of the community, but some private groups and other communities have indicated that three sheets of ice are needed for the quantity of programs desired to be scheduled. The third rink could be phased in.

b. Site Criteria

- (1) Approximately twenty acres required for the building and parking.
- (2) Should be easily accessible to the Township and to the Garden State Parkway to maximize revenue generation from the region.
- (3) Water, sewer and major utilities are required.
- (4) Parking for a minimum of 700 cars.

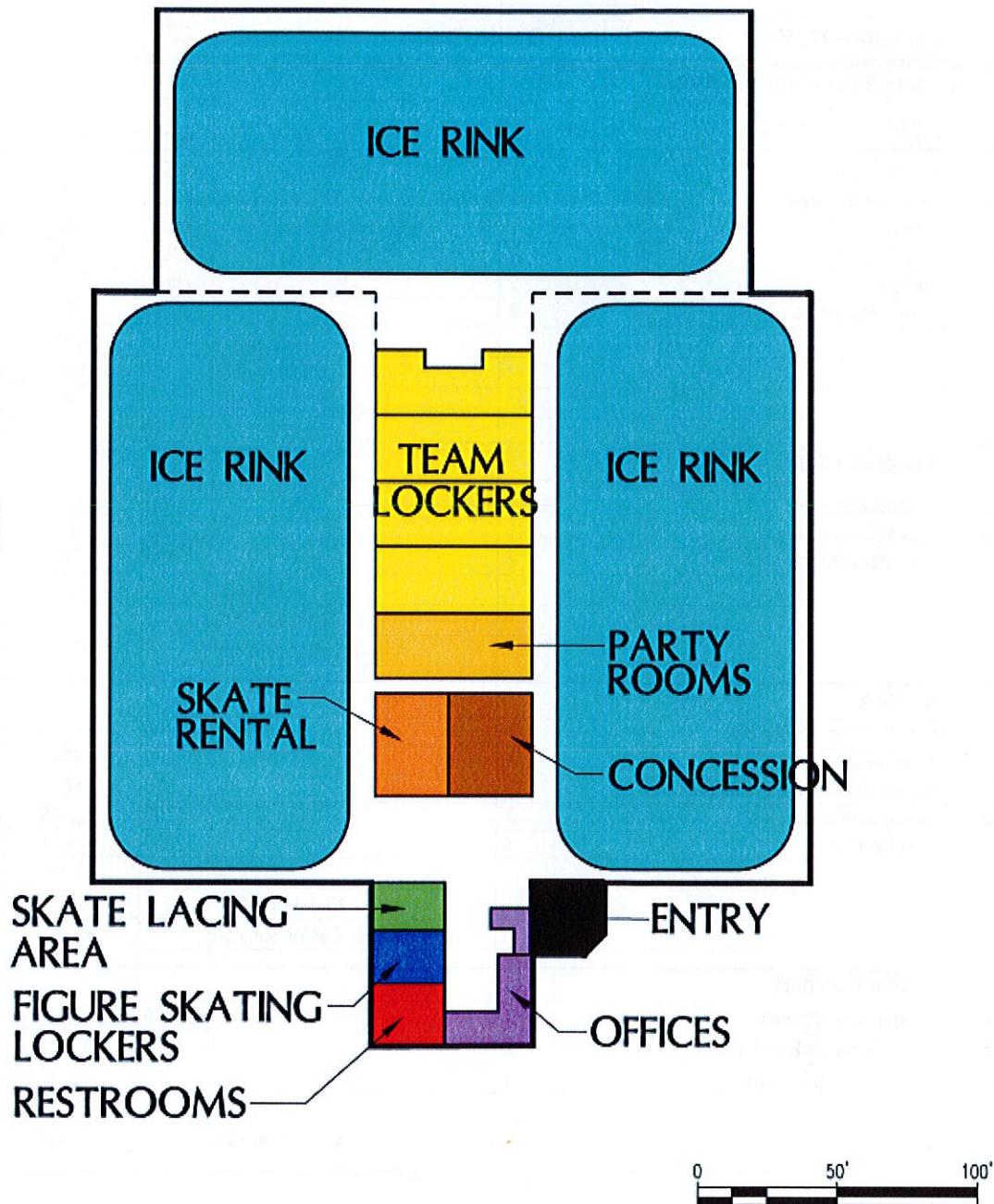
Facilities Recommendations and Criteria

Table 23: Ice Rink Concept Space List

				PROGRAM	
	PROGRAM ITEM	QY	NOTES	SF	NSF
1	Lobby/Entry/Common Areas				
1a	Entry Airlock/Vestibule	1		400	400
1b	Lobby	1		600	600
1c	Service Desk	1		200	200
1d	Skate Rental Area	1		600	600
1e	Concession	1		750	750
1f	Party Rooms	3		400	1,200
1g	Pro Shop	1		750	750
1h	Public Restrooms	2		300	600
			subtotal		5,100
			Circulation 5%		255
			Lobby/Entry Subtotal		5,355
2	Administration				
2a	Reception	1		100	100
2b	Director Office	1		180	180
2c	Coach's Offices	2		120	240
			subtotal		520
			Circulation 15%		760
			Administration Subtotal		1,280
3	Ice Rink				
3a	Sheets of Ice (200' x 85')	3		17000	51,000
3b	Zamboni Storage	1		800	800
3c	Equipment Storage/Maintenance	1		500	500
3d	Space surrounding ice	3		5700	17,100
3e	Spectator area	3		2250	6,750
			subtotal		76,150
			Circulation 10%		7,615
			Fitness Center Subtotal		83,765
4	Locker Facilities				
4a	Team Locker Rooms	8		725	5,800
4b	Open Skate Locker / Lace-up Areas	2		1200	2,400
4c	Figure Skating Lockers	1		600	600
			subtotal		8,800
			Circulation 15%		1,320
			Locker Facilities Subtotal		10,120
	Subtotal; Program Spaces & Circulation				95,165
	Mechanical/Storage @ 5%				4,758
	Structure @ 5%				4,758
			Gross Square Feet		104,682

Facilities Recommendations and Criteria

Figure 14: 3 Sheet Ice Rink Concept



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Lexington Louisville Cincinnati Cleveland

3 Sheet Ice Rink Concept
Department of Parks, Recreation and Cultural Affairs
Middletown, New Jersey

Facilities Recommendations and Criteria

C. Trails

Hiking trails, bike trails, and paved and unpaved trails were among the top activities that residents would use more if facilities were provided and which had the highest unmet demand. This illustrates a very strong desire for more trails and a series of interconnected communities. The ultimate goal is to have a series of interconnected trails that link the neighborhoods, schools, parks, and community facilities.

1. In addition to the desire to connect to a county-wide system, the residents also desire the development of trail loops within the parks. These should be both paved and unpaved trails. Paved trails should be developed around the main activity areas of general use parks to link the facilities and provide a smooth walking surface. Natural trails with earth, stone, or bark chip surfaces are appropriate to provide opportunities for nature education, wildlife viewing, and hiking. Some opportunities for these activities must also be accessible by paved trails to meet ADA requirements.

The parks with potential additional trails include:

- a. Bodman
- b. Tindall
- c. MTT
- d. Lincroft Acres
- e. Croydon
- f. McMahon
- g. Nutswamp
- h. Stevenson
- i. Normandy
- j. West Front St.



2. Trail Design Criteria

- a. The trails that will be developed will receive a great deal of use and the desire has been expressed for use for bicycling, walking and jogging. Therefore, the trails in these heavily used areas should be at least 8 to 10 feet wide and paved to provide ample room for this wide variety of potential users. Where land is available, a path for wheels (bikes and rollerblades) separated from the other walking paths will avoid conflicts among users. In areas where the slopes are steep or land is not available, the trails can be combined. The initial phases could include natural or wood chip type trails to allow pedestrian access only, but these would be subject to removal during flooding and would not allow the maximum use of the proposed facility. It is recommended that greenways be developed segment by segment, completing each segment entirely before moving on to the next. This will allow the

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completed segment to become an example for the overall greenway, therefore building public enthusiasm and support for the project.

- b. The hike and bikeways routes recommended suggest a three class system.

Hikeways

Class One: Hiking Only

Class Two: Hike and Bikeway combined

Class Three: Hikeway on the berm of a vehicle right-of-way

Bikeways

Class One: Bikeway Only

Class Two: Hike and Bikeway Combined

Class Three: Bikeway shared with vehicles, without a barrier but with marked off lanes or signs indicating bike lanes.

In this Plan, the primary corridors should be Class One or Class Two Trails. Where necessary to connect destinations in developed areas, Class Three Trails are acceptable.

D. Skate Parks/Teen Parks

1. Skate parks are very commonly mentioned by the youth as having a strong need. Currently, there are only a few opportunities for this activity in the County. The goal would be to create a teen oriented park, not just a skatepark.
2. This activity provides teens with an active recreation pursuit for individuals who typically do not participate in other organized sports and activities. Ownership of rollerblades and skateboards is very common among teenagers in this area. It is recommended that a facility be located so that a maximum number of people can reach it relatively simply and a location within the more heavily populated areas of the Township would be most ideal. The design of the facility should be developed in conjunction with the community's youth. Involvement of the youth in the planning, design, promotion, and operation of the facility will help to ensure the success of this facility. A skatepark of county-wide or regional significance should be constructed of concrete and include a series of bowls, half pipes, ramps, rails, curbs, and other streetscape type elements such as walls, stairs, benches, ramps, etc.

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Skatepark Examples

Elements that complement the skatepark activities include shelters for shade, drinking water, restrooms, concessions, viewing areas, and possibly other activities such as volleyball courts and basketball courts.

3. Experience at other larger skateparks and teen parks indicate that they require a high level of maintenance to keep the areas free of trash and to repair facilities due to a tremendous amount of use, but that the benefits of providing a unique opportunity for the Township's youth is well worth the extra effort.

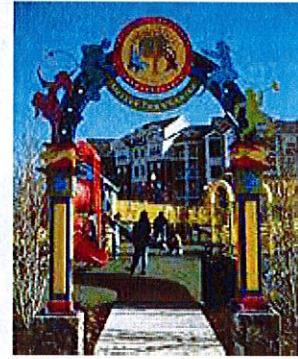
E. Playgrounds

1. Playgrounds are typically developed at nearly every mini-park, neighborhood, community or county park. Playgrounds should be designed for the age specific group for which they are intended. At larger community parks, areas should be designated for pre-school and school aged children. It is recommended that a variety of experiences be provided at each playground. It is also recommended to use safe and durable materials such as plastic components, plastic coated steel decks, steel posts, and similar materials. The overall design of the playground in each facility should meet the Consumer Product Safety Commission Guidelines. Proper safety surfacing should be provided under all equipment. Handicap accessibility is a major issue, which must be considered in the design of each playground.
2. At the larger community parks, it is recommended that larger and very creative destination playgrounds be developed since these parks typically

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have the infrastructure to handle larger groups of people and will draw from a longer distance.

3. All playgrounds must meet ADA requirements, but a higher level of universal access is desired at county or community parks. The main general use parks should all have large destination playgrounds.



F. Athletic Fields

1. The demand for athletic fields is ever increasing as the population and participation grows. It would be ideal for these facilities to be developed in complexes rather than single fields scattered throughout the Township. This is more efficient for several reasons, including the following:

- More efficient for maintenance and equipment.
- Increased concession sales.
- Better oversight by league officials.
- Convenience to league officials.
- Easy to store equipment in one location.
- The location of several games in one site increases the chance of qualified medical staff will be at the site when an injury or accidents occur.

2. The following are some recommendations and observations for specific types of fields.

- Baseball Fields – The main need for new baseball fields are for 90 foot base paths fields. Some of the areas that have been discussed as potential for implementation of these baseball fields include upgrading of the Butler Field, which would require some grading, and possibly expanding the field at Gordon Court. To increase the potential for usage, the two fields in the front of MTT Park could be lighted as well as the large field at McMahon Park.

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- b. Soccer Fields – A variety of soccer fields are provided at park and school sites. The fields at both the parks and the schools should be improved with turf maintenance, filling of worn areas and new site infrastructure where needed. One possibility of lighting fields for increased play is at West Front Street Park.
- c. Synthetic Turf Fields – It is recommended to develop synthetic turf fields at two locations throughout the Township. The one most obvious choice is at Croydon Hall, where the existing football field would be replaced with an artificial turf field. A new infrastructure for concessions and restrooms have already been placed at this site. The other sites were ranked in the previous section of this document which identified several sites. These sites that would include the artificial turf fields would be used primarily by football in the fall and would be used by soccer, lacrosse, and other sports requiring rectangular fields in the other seasons. It would be used by other sports in the fall as well, but football would have the primary use.
- d. Support facilities that should be included with these fields include the following:
 - (1) Bleacher stadium seating.
 - (2) Parking for at least 200 cars.
 - (3) Restroom and concession facilities.
 - (4) The fields should be lighted to extend their use.
 - (5) Ideally one and one half fields should be developed to allow additional area for warm up and practice space.

G. Outdoor Aquatic Facilities

Primary outdoor aquatic facilities provided in Middletown Township include the beaches at Leonardo and Ideal Beach and also the Middletown Swim and Tennis Club.

- 1. Beaches – A lobbyist is currently trying to obtain funds to replenish the sand at the Leonardo Beach and Ideal Beach. At both of these locations, there should be restrooms added or upgraded. These facilities should be monitored on a regular basis to keep the beach sand in very good condition to encourage people to use these two locations.
- 2. Spraygrounds – The development of spraygrounds, or water playgrounds, has become very popular among communities for a variety of reasons. One reason is that they are less costly to both develop and operate than an outdoor swimming pool or aquatic center. They do not require lifeguards. They do require pumps, filtration system, chemical feeders, and systems similar to swimming pools to recirculate and reuse the water.

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The photographs on the following page identify potential elements of some spraygrounds.

Features that would be included within the sprayground area include areas for shade, sitting, restrooms, and parking.

Sites that offer potential for the development of a spray park include the following:

- a. Bodman Park between the picnic area and the restrooms.
- b. Normandy Park built into the hillside.

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Figure 15: Typical Sprayground Features



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Lexington Louisville Cincinnati Cleveland

Typical Sprayground Features

Department of Parks, Recreation and Cultural Affairs
Middletown, New Jersey

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H. Pavilion/Amphitheater

The development of a pavilion, amphitheater, or bandstand provides the opportunity for a variety of cultural arts programs, concerts, and other presentations that are of value to the community. These facilities should be designed to accommodate the types of performances for which the programs would be planned. The design must consider whether there would be concerts, plays, orchestras and what types of activities would take place in the facility. The photographs indicate some typical types of amphitheaters and bandstands that have been used in other communities and they are used on a regular basis.

Some of the potential sites for the development of a pavilion, amphitheater or bandstand include the following:

1. Normandy Park.
2. Lincroft Village Green desires to develop a bandshell in the center of the facility.
3. An amphitheater has been planned for the rear of the Arts Center.



These facilities should be supported by the presence of restrooms, drinking fountains, parking areas and paved walkways for access.

I. Dog Parks

Dog parks have become a very common element in many park systems throughout New Jersey and the United States. They provide an opportunity for people living in areas with small yards to have a place to let their dogs run free in a large area.

Support facilities at dog parks would include:

1. Three fence enclosed areas of approximately one half to one acre each. One would be for large dogs, one for small dogs, and one would be rotated so that there would be a chance for the grass to grow.

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2. Drinking fountain with a bowl accessible to dogs.
3. Shade areas and sitting areas.
4. Parking area.
5. Dog waste bags.

Potential locations for dog parks include the following:

1. Rear of Bodman Park
2. McMahon Park
3. Fisler Park, but trees would need to be cut to accommodate this.

J. Restrooms

One of the items which the respondents to the survey identified as most needed to improve the parks are restrooms. This is common of many of the surveys recently completed by this Consulting Team. Not all parks need restrooms, but the ones where people will be there for extended stays and that would attract a lot of children should have restrooms. Ideally, these would include restrooms with running water, flush toilets and with sinks for hand washing. Typically, they would be developed of masonry materials, easily cleaned and designed to withstand heavy use and frequent cleaning.

Potential sites where restrooms could be added to improve the use of the park include the following:

1. Tindal Park with indoor room for parties.
2. Normandy Park.
3. Lincroft Acres Park.
4. Fairview (no structures are allowed on the leased land).
5. Leonardo Beach

