

I. Recreation Center Needs

Recreation centers are the focus of much of the day to day activity in El Paso, and provide a diverse range of activities in all parts of the city. El Paso began constructing the current facilities in the 1950's, and continues to add new centers, with three added so far in this decade.

The city has nineteen recreation centers, including the Three Hills Center which is now under construction. The city also has nine separate senior centers which are discussed in a subsequent section of this master plan.

Key Desirable Characteristics of Recreation Centers

In today's environment, recreation centers are expected to provide a location for both spontaneous activities, such as a quick game of pinball, as well as facilities for organized sports such as basketball, volleyball, and racquetball. For many, the fitness equipment and classes in a recreation center are its most important offering. For others, classes and the opportunity to participate in events such as dances are the most important component of a center.

Recreation centers should become a key part of the community that surrounds them, responding to the specific needs and expectations of those residents. A prominent location is most favored so as to invite residents to use the facility.

The older model of many smaller centers has given way to the current model of larger centers that are accessed by car and provide a much wider range of activities and events than previous centers two decades ago. The center of the past was commonly around 10,000 square feet in size, while centers in many cities today approach 60,000 to 80,000 square feet.

The center of today is also designed for flexibility. Its larger gym spaces can be subdivided, as can its classrooms and dance rooms. With the increasing interest in fitness, cardiovascular equipment rooms that were once 1,000 square feet in size are now three to five times that size. Indoor running tracks are popular, especially in very hot climates such as El Paso. And in the last five to ten years, many new centers are now combined with indoor swimming pools for additional recreation possibilities under one roof.

The center of today is also designed with staff efficiency in mind, so that one or two staff members at the entrance can more effectively control admission and police the facility.

Finally, today's centers rarely offer free programming. In many cities, memberships range from \$20 to \$40 per month for an individual and twice as much for a family of four. Even so, the typical center can be expected to return only 50 to 70% of its operational cost in self-generated revenue.

A Review of Existing Recreation Centers in El Paso

El Paso currently has nineteen Recreation Centers, with a total of 396,000 square feet of enclosed space. The Central planning area has the most centers with 7, followed by the Northeast area with four. Both the Northwest and the Mission Valley planning areas only have two centers.

On a per capita basis, El Paso has approximately 0.63 square feet of center for every resident of the city. Other cities have established a goal of closer to 1 square foot of space for every

resident.

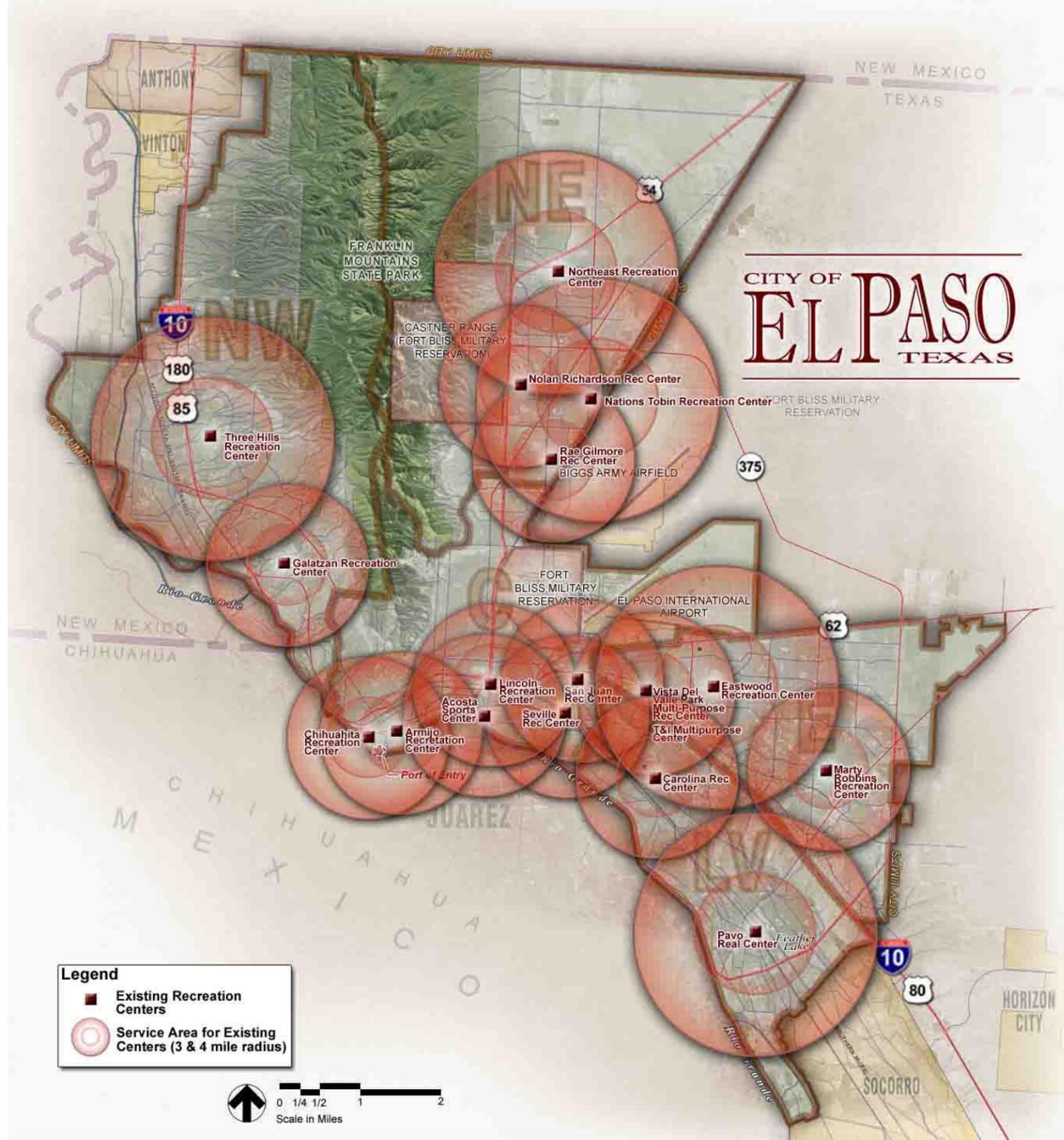
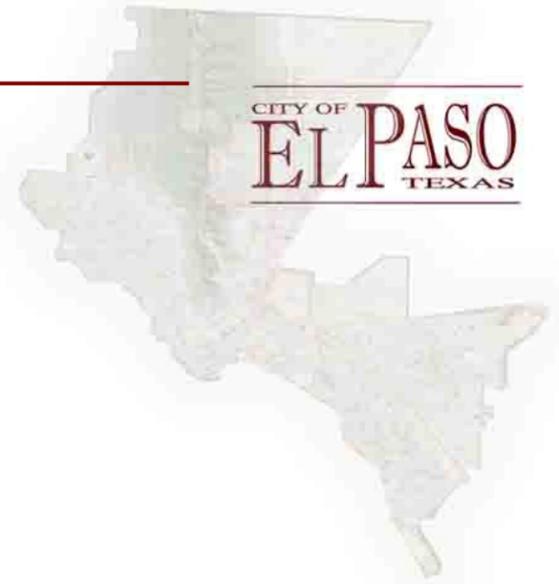
Eleven of the nineteen centers in the city are older than 25 years. Three centers, including Eastwood, Marty Robbins and the Three Hills Center, which is under construction, are new.

The average size of all centers is 22,000 square feet, which is small by today's standards. Eight of the 18 centers are less than 20,000 square feet in size, and four are less than 8,000 square feet in size and qualify more as community center buildings.

A review of the centers in each planning area follows.

Recreation Centers in El Paso

LOCATION	District	ADDRESS	BLDG DATE	SQ. FEET	VALUE	REHAB Date	Facility Maint. Cost
RECREATION CENTERS							
Acosta Sports Center.	8	4321 Delta	1960	21,361	\$2,600,000	1989, 1998	\$89,289
Marcos B. Armijo Center.	8	710 E. Seventh	1968	43,652	\$3,273,900	1993	\$182,465
Carolina Center.	3	563 N. Carolina	1978	30,200	\$3,265,000	2000	\$126,236
Chihauahuita Center	8	417 Charles	1980	2,880	\$216,000		\$12,038
Eastwood	5	3001 Parkwood	2004	25,910	\$3,400,000		\$108,304
Galatzan (Westside)	8	650 Wallenberg	1979	28,000	\$3,000,000		\$117,040
Leona Ford Washington (Missouri)	8	3400 Missouri	1953	8,000	\$600,000	1997	\$33,440
Lincoln Arts Center.	3	4001 Durazno	1977	21,342	\$1,600,650		\$89,210
Marty Robbins	6	11600 Vista Del Sol	2004	20,000	\$3,000,000		\$83,600
Multipurpose	3	9031 Viscount	1984	27,000	\$2,200,000	2003	\$112,860
Nations Tobin	3	8831 Railroad	1959	13,910	\$1,043,250	1994	\$58,144
Nations Tobin Skate Facility	3	8831 Railroad	2003	31,900	\$2,200,000		\$133,342
Nolan Richardson	2	4635 Maxwell	2000	15,000	\$2,700,000		\$62,700
Northeast Recreation Center	4	5301 Salem	1977	28,000	\$3,100,000		\$117,040
Pavo Real Center	6	100 Presa Pl.	1978	29,000	\$3,200,000	1998	\$121,220
Rae Gilmore	2	8501 Diana	1984	5,158	\$600,000	1999	\$21,560
Sambrano/Seville	3	6700 Sambrano	1981	7,480	\$1,000,000	2002	\$31,266
San Juan Center	3	5628 Webster	1998	18,200	\$2,000,000		\$76,076
Westside Regional - future	1	High Ridge	2006	19,000			\$79,420



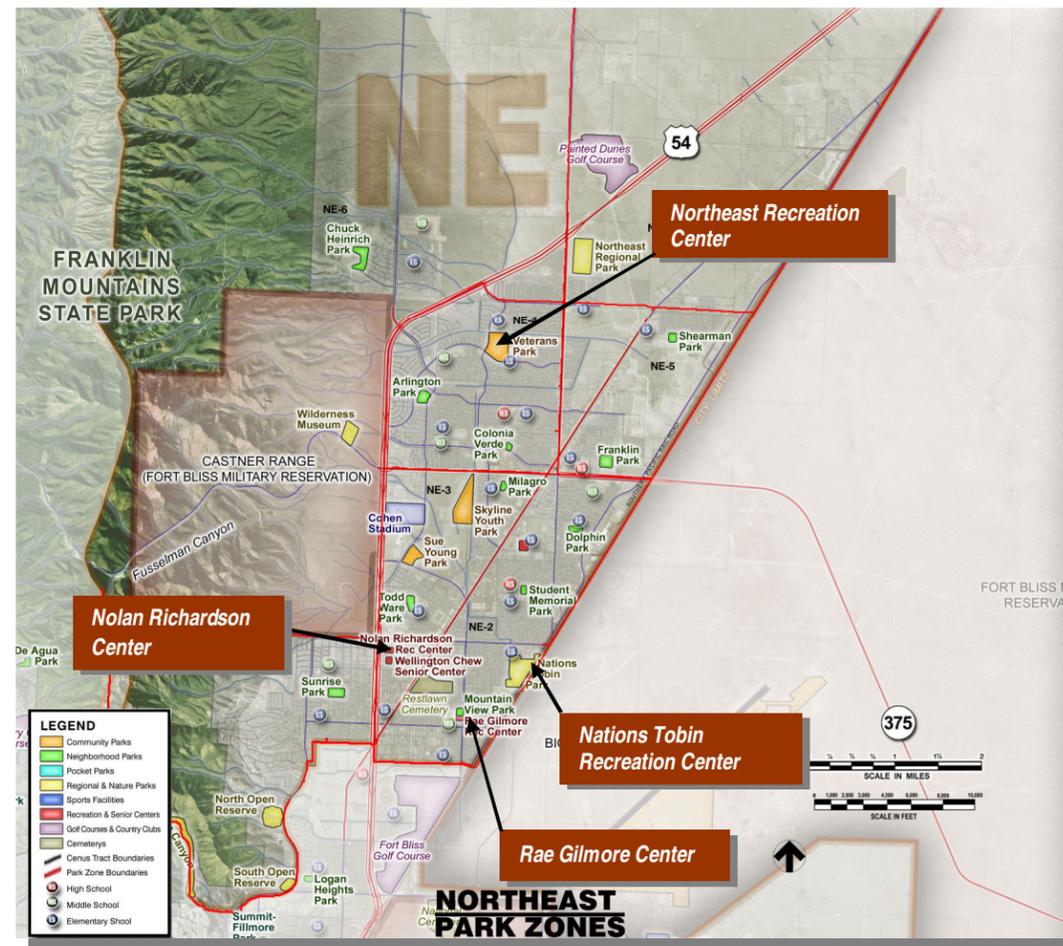
Recreation Center distribution throughout El Paso

Northeast Area Recreation Centers

The northeast area has four recreation centers with a combined size of 93,968 square feet. On a per capita basis, the Northeast area has approximately 0.98 square feet of indoor recreation space for every resident; this ratio is higher than the citywide average.

A summary of the four centers in the area is shown in the table on this page. The location of the four centers are shown in the map on this page. A review of each center follows. An analysis of the operational characteristics of the recreation centers is contained in Chapter 10.

Recreation Centers in the Northeast Planning Area			
Nations Tobin Recreation Center	8831 Railroad Dr.	NE	4
Nolan Richardson Center	4435 Maxwell	NE	2
Northeast Recreation Center	5301 Salem Dr.	NE	8
Rae Gilmore Center	8501 Diana	NE	5



Northeast Recreation (Veterans) Center

Year Built: 1977

Size: 25,000 square feet

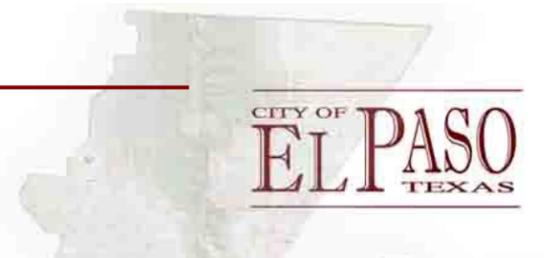
Location: In Veterans Park in the far Northeast Area

Year Last Renovated: 2006 (minor improvements)

Key Facilities and Characteristics: Veterans Center recently reopened after an interior renovation. The facility has a new fitness center, gym and open play area. Day care areas in the center were also renovated, with the installation of bathrooms that are adapted to younger users. Day care and summer camps are offered at the center. The center is very well located within the community that it serves and is easily accessible. With significant room to grow around it, this site can be further expanded to serve a large area, and should be one of the major centers in the northeast planning area.

Expansion should include an additional gym, additional meeting and classroom space, and a new general recreation room. The estimated cost for the additions to this center are \$1,500,000 to \$3,000,000 and could add up to 15,000 square feet to the building. As use increases, day care should be phased out of this center unless it does not interfere with the recreation mission of the center.





Nations Tobin Recreation and Skate Center

Year Built: 1959 (Center); 2003 (Skate Center)

Size: 13,910 square feet (Center)
21,900 (Skate Center)

Location: 8831 Railroad Drive

Year Last Renovated: 1999 (minor improvements)

Key Facilities and Characteristics: In 2003 most of the facility was converted into the city’s skating center. The center has one large skating arena, and an adjacent smaller gym has been converted into a rink for in-line hockey and indoor soccer.

The center’s location is easily accessed from most parts of the northeast planning area. The center’s skating facilities are unique, and given that the infrastructure is already in place, should be maintained and promoted as a unique venue in El Paso. However, more typical recreation center facilities should be added adjacent to the existing center to provide fitness and indoor basketball for this area of El Paso. Essentially, the floorplan for Eastwood Center should be added in the parking area in front of the existing center.

The estimated cost for the additions to this center are \$5,000,000.

Priority Level: High



Rae Gilmore Center

Year Built: 1984

Size: 5,158 square feet

Location: 8501 Diana Drive – Park Zone NE-1

Year Last Renovated: 1999 (minor improvements)

Key Facilities and Characteristics: This center is one of the smallest in the city, and includes a weight room and open play room for games. The facility also has one room for classes and events. Some of its programming is targeted towards seniors, and the facility is also used by the Boys and Girls Club for summer programming. The center has 3,756 square feet of programable space, and operates with two staff members.

This center is within a mile from Nations Tobin Center, and consideration could be given to consolidating its operations with an expanded Nations Tobin Center at some point. Center operations could be turned over to other non-profit entities as an option.

No major expansion of this facility is recommended.

Priority Level: Medium Term, consider turning over to non-city operator.

Nolan Richardson Center

Year Built: 2000

Size: 15,000 square feet

Location: 4435 Maxwell – Park Zone NE-3

Year Last Renovated: None

Key Facilities and Characteristics: The center includes a gym, day care facilities, a fitness center and rooms for karate and aerobics.

This center is also located within a mile and ½ from Nations Tobin Center. However, it serves a population on both sides of Highway 54, and should remain as a viable center. It is located adjacent to Wellington Chew Park and Senior Center, and has very little room for expansion.

Day care offerings at this center are also extensive, and are driven by both demand and by the desire to generate revenue. Additional recreational programming at this center should be considered, even at the expense of daycare.

In the long term future, consideration should be given to building one larger multi-purpose center that combines both recreation and senior activities into one larger building. The potential staff efficiencies and multi-generational exposure could prove to be very cost effective. No immediate expansion of this facility is recommended.

Priority Level: Medium Term



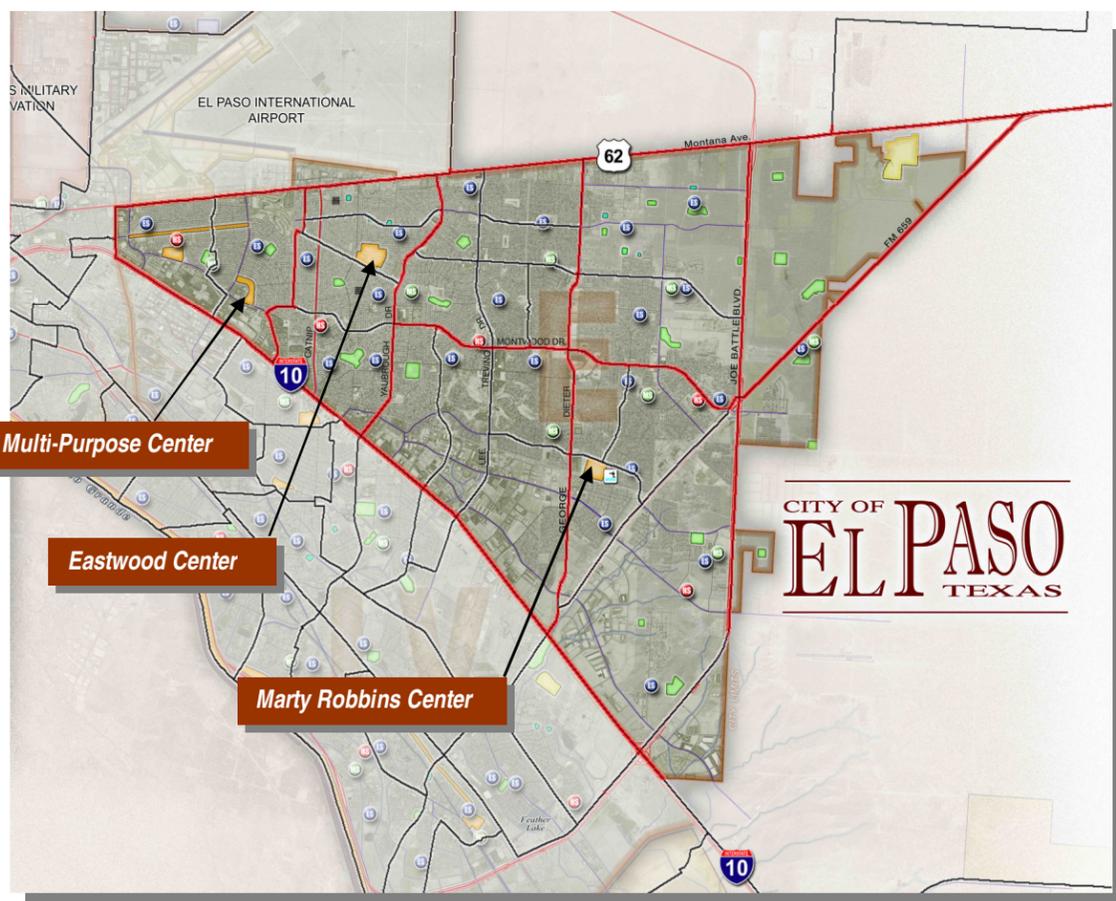
East Side Recreation Centers

The east area has three recreation centers with a combined size of 72,910 square feet. On a per capita basis, the East Planning area has approximately 0.37 square feet of indoor space for every resident; this ratio is significantly lower than the citywide average, and is critically low.

The far eastern area of the city is almost five miles away from the Marty Robbins Center. The construction of a new center to serve the far east side of the city should be the next center that the city builds.

East Area Recreation Centers	
Eastwood Recreation Center	3110 Parkwood St.
Marty Robbins Recreation Center	11600 Vista Del Sol Dr.
Multi Purpose Center	9031 Viscount

A summary of the three centers in the area is shown in the table on this page. The location of the three centers are shown in the map on this page. Two of the centers are just over a year old, and are the best two centers in the city.



Multi-Purpose Center

Year Built: 1984

Size: 27,000 square feet

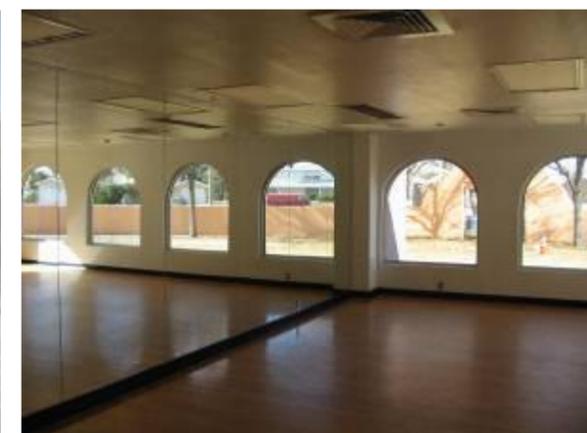
Location: Vista del Sol Park, Park Zone E-1

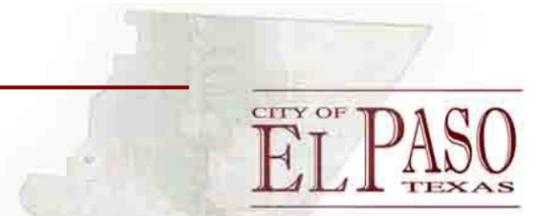
Year Last Renovated: 2003

Key Facilities and Characteristics: The Multi-Purpose Center was designed as a versatile meeting and gallery type center, with several classrooms and a large banquet/event room. The center also has a gym basketball, volleyball and indoor soccer play. The center's unusual architecture is distinctive and announces its intention to serve as both a recreation and cultural center. Outdoor patios also provide additional spaces around the building.

No additional expansion of this facility is currently recommended.

Priority Level: Medium Term (next ten years) for interior renovations.





Eastwood Recreation Center

Year Built: 2004

Size: 25,000 square feet

Location: 3001 Parkwood Park Zone E-2

Key Facilities and Characteristics: The Center opened in late 2004 and is the most modern and comprehensive center in the city. At 25,000 square feet, the center is small by current standards, and is already experiencing overcrowding. The center is well designed, with a distinctive look that is memorable and that sets the Center apart.

The two gyms are well conceived. Where the center is lacking is in classroom and event space, and in hall and entrance space. The aerobic and cardio equipment areas are small and could easily be doubled in size to meet demand.

The Center is very well located, and is an excellent prototype for other centers, as long as additional space is added. The Master Plan recommends that an additional 10,000 square feet be added to this center within the next decade to address demand in the area.

The estimated cost for the expansion of this center ranges from \$1,500,000 to \$2,500,000.

Priority Level: Medium (in next five to ten years)



Marty Robbins Recreation Center

Year Built: 2004

Size: 20,000 square feet

Location: 11600 Vista del Sol – Park Zone E-6

Key Facilities and Characteristics: This center is a companion to the Eastwood Center, but budget limitations precluded the construction of a second gym. This has limited the programming ability of the center; the gym should be added as soon as funding is available.

This center is very well placed in a large park, and has adequate room for future expansion. Marty Robbins Center serves a huge surrounding population, and is already showing signs of overcrowding in only one year of operations.

Given its strategic location, expansion of the center will be a high priority over the next few years. A new gym and additional classrooms, entrance area and fitness areas should be added within the next five years. The estimated cost range for expansion of the center is between \$2,000,000 and \$3,000,000.

Priority Level: High Priority – Add second gym, add 10,000 square feet to the center.



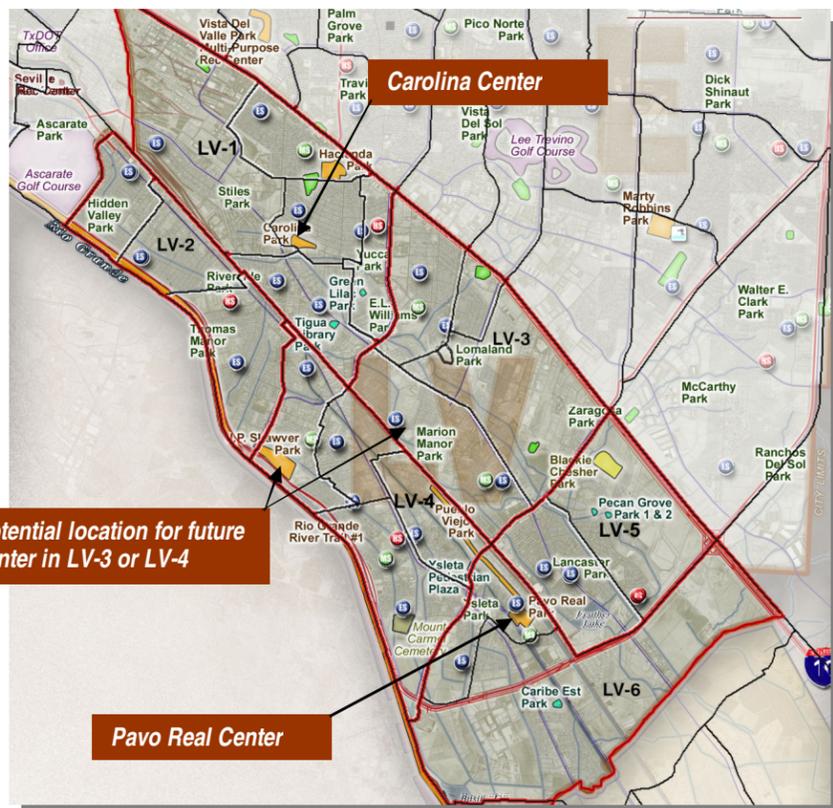
Mission Valley Recreation Centers

The Mission Valley only has two recreation centers, with a total size of 59,200 square feet. The per capita amount of space is 0.58 square feet per resident of the area.

Both centers were renovated within the last decade, and both are generally well located. At just under 30,000 square feet each, the two centers were large when constructed but show signs of overcrowding. A third center should be considered for this area as a high priority.

A summary of the two centers in the area is shown in the tables on this page. The location of the two centers is shown in the map on this page.

Mission Valley Recreation Centers	
Carolina Recreation Center	563 N. Carolina Dr.
Pavo Real Recreation Center	100 Presa Place



Carolina Center

Year Built: 1978

Size: 30,000 square feet

Location: Carolina Park, Park Zone LV-1

Year Last Renovated: 2000

Key Facilities and Characteristics: Carolina is very similar to Pavo Real Center, and lacks adequate entrance control space. The building appears to be sound, but is in need of interior updating.

The center should be expanded to provide a better control space at the front of the building, additional cardiovascular and classroom space. Additional interior updating is recommended. Space for expansion is very limited in the park around the center. The projected cost range for expansion is between \$2,500,000 and \$3,500,000.

Priority Level: Medium Term (next ten years) for expansion and interior renovations.

Pavo Real Center

Year Built: 1978

Size: 29,000 square feet

Location: Pavo Real Park, Park Zone LV-6

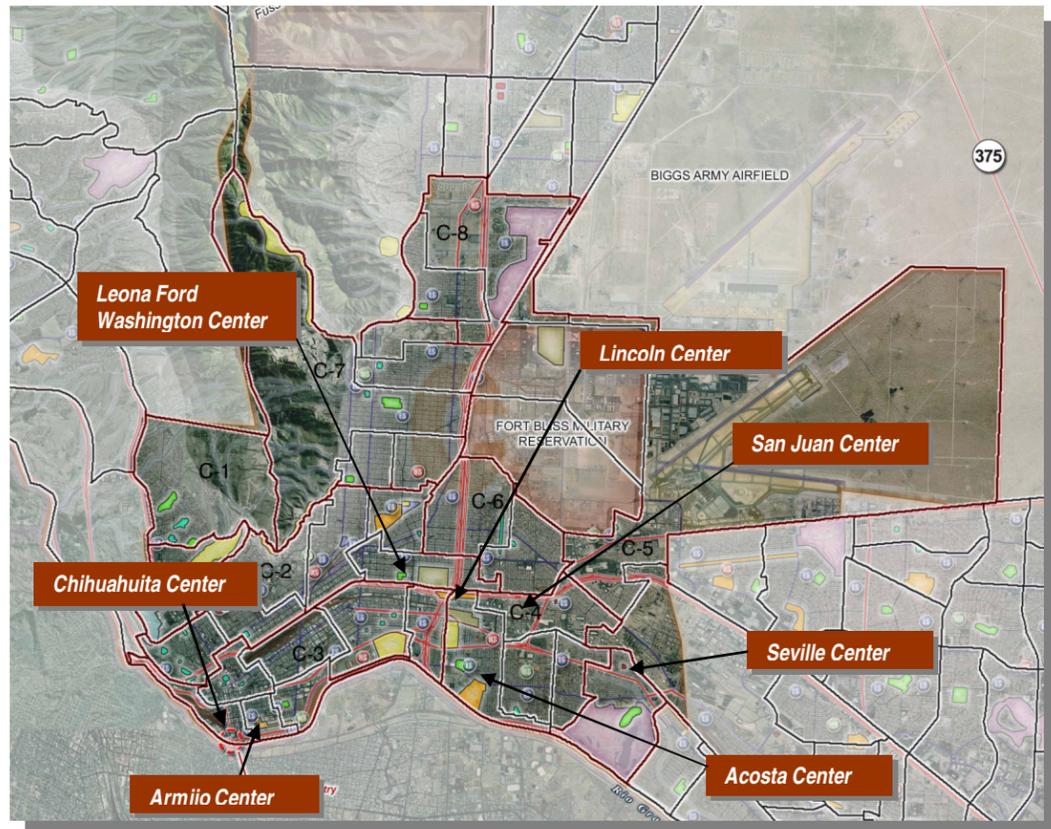
Year Last Renovated: 1998

Key Facilities and Characteristics: Pavo Real is an older style recreation center that was renovated almost 8 years ago. The center lacks a main entrance area, and is somewhat small for the population that it serves. The center is well located in Pavo Real Park, and is clustered near a branch library.

The center should be expanded to provide a better control space at the front of the building, additional cardiovascular and classroom space. Additional interior updating is recommended. Space for expansion is available in the park around the center. The projected cost range for expansion is between \$2,500,000 and \$4,000,000.

Priority Level: Medium Term (next ten years) for expansion and interior renovations.





Central Area Recreation Centers				
Acosta Sports Center	Delta Rec	4321 Delta Dr.	C	8
Lincoln Center		4001 Durazno Ave.	C	3
San Juan Rec Center		701 N. Glenwood	C	3
Seville Rec Center		6700 Sambrano Ave.	C	3
Armijo Center		710 E. Seventh Ave.	C	8
Chihuahuita Rec Center		439 Charles Rd.	C	8
Leona Ford Washington Rec Center	Missouri Rec Center	3400 Missouri	C	8

Central Area Recreation Centers

The Central planning area has seven centers, which is the most in the city. However, three of the the seven centers are under 10,000 square feet in size, and one, the Chihuahuita Center, is less than 3,000 square feet. The current ratio of centers to population is approximately one square foot for every resident of the area, which matches the ultimated target goal for the city. Over the next decade, the population of the central area is expected to increase slowly, maintaining the demand for facilities in the area.

Centers are well distributed throughout the Central planning area, with the exception of the area between Memorial and Grandview Parks. The location of Chihuahuita, San Juan and Seville Centers within neighborhoods makes these centers less accessible and reduces their potential service area. Lincoln Center is located at the intersection of two major freeways, and while the buildings remain usable, redevelopment in such a tenuous location is not recommended.

Construction of a center to serve the Memorial/Grandview Park areas is a high priority. Consider adding to the Memorial Senior Center to convert it into a larger community center.

Chihuahuita Community Center

Year Built: 1980
Size: 2,880 square feet
Location: Central El Paso, Park Zone C-3
Year Last Renovated: none

Key Facilities and Characteristics: Chihuahuita Center is the smallest community building in the El Paso system, and it serves a small but historically important community on the western side of downtown El Paso. The center is basic in nature, and requires extensive interior renovations and general building upgrades. The Center currently focuses on after school and senior programs.

Consideration should be given as to whether the role of this center could be better performed through the Armijo Center. If deemed to remain vital, the building should be renovated as a high priority over the next five years.

Priority Level: High Priority (next five years) for replacements and upgrades as needed.



Acosta Sports Center

Year Built: 1960
Size: 21,361 square feet
Location: Central El Paso, Park Zone C-4
Year Last Renovated: 1989, 1998
Key Facilities and Characteristics: The Acosta Sports Center’s main focus is on gym space, and it is used as the primary location for indoor soccer. The Center is over 40 years old, and has been renovated twice, the last time including a new outside appearance. The center is well located and has adequate parking except for major events.
 Additional replacement and renovation efforts should be programmed for the building within the next decade. Ultimate replacement should be considered in the long term future.
Priority Level: Low Priority (next ten years) for replacements and upgrades as needed.

Leona Ford Center Center

Year Built: 1953
Size: 8,000 square feet
Location: Central El Paso, Park Zone C-2
Year Last Renovated: 1997
Key Facilities and Characteristics: This center is historically significant in that it has served the African American population of El Paso since the 1950’s. The center has a gym, fitness equipment and rooms for exercise and dance classes.
 The building is approaching the end of its useful lifespan, and consideration should be given to developing a replacement building over the next decade.
Priority Level: Medium Term Priority (next ten years) for replacement of the building.

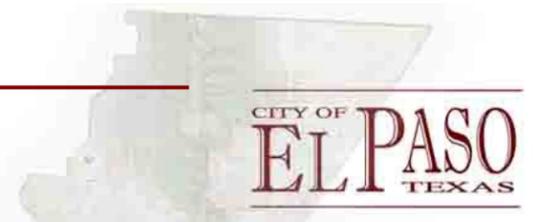
Seville/Sambrano Center

Year Built: 1981
Size: 7,480 square feet
Location: Central El Paso, Park Zone C-4
Year Last Renovated: 2002
Key Facilities and Characteristics: The Seville Center is located in the middle of a residential neighborhood and is difficult to find. The Center completely consumes its site, and has no space for expansion. As a rule of thumb, this placement model should not be used in the future.
 No immediate major renovations to this center are programmed for the next decade.
Priority Level: Low Priority (next ten years) for minor replacements and upgrades as needed.

San Juan Center Center

Year Built: 1998
Size: 18,200 square feet
Location: Central El Paso, Park Zone C-4
Year Last Renovated: 2000
Key Facilities and Characteristics: The San Juan Center is located near IH 10 and Paisano Drive East. The population of the area has been decreasing over the past decade as residents move to other parts of the city and industrial and distribution related uses move in. The Center is also somewhat removed from major roadways, making access more difficult. Spaces within the center are difficult to configure. An expansion in 2007 to add useful classroom and fitness space will be completed in 2007. The expansion can occur on the west side of the building, and could add 3,000 to 5,000 square feet to the center.
 Longer term, consideration should be given to consolidating this center and the Seville Center into one new center with a better location.
Priority Level: Medium Priority (next ten years) for expansion if demand grows.





Lincoln Center

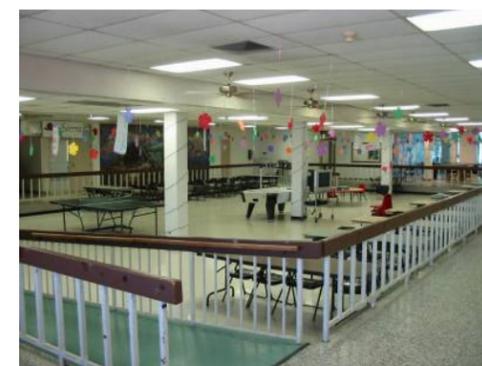
Year Built: 1977
Size: 21,342 square feet
Location: Central El Paso, Park Zone C-3, C-4
Year Last Renovated: No major renovations

Key Facilities and Characteristics: Lincoln Center serves as offices for divisions of the parks department, and also provides spaces for cultural events for the parks department. The site is the location of a former school, but is now dominated by freeway overpasses that circle the building. The geographic location in the middle of the city is excellent, but the physical location adjacent to major freeways results in high noise levels and severely restricts the ability to modify the building. With increased attention to homeland security issues, it is doubtful as to whether a new building so close to major freeway overpasses would be permitted.

The master plan recommends that a new location for Lincoln Center be identified over the next five years. A similar central geographic location is recommended. Placement as the centerpiece of a future “central” park for El Paso could be one alternative. In the interim, no major renovations to the Lincoln Center building are recommended, other than to keep the center operating for the next few years. The new center should have a multiple purposes, including cultural uses, recreation uses and as main offices for the El Paso Parks and Recreation Department.

The estimated cost of replacing Lincoln Center, without land acquisition costs, ranges from \$6,000,000 to \$10,000,000.

Priority Level: High Priority (next ten years) for replacement of the Center.



Armijo Center

Year Built: 1968
Size: 43,652 square feet
Location: Central El Paso, Park Zone C-3
Year Last Renovated: 1993 –Pool Renovations in 2003/2004

Key Facilities and Characteristics: The Armijo Center is one of the older centers in the system, and was last updated in 1993. The center includes an indoor leisure and lap pool with slides and fountain amenities. Armijo Center faces a new challenge as a federal government funded recreation center opens less than a quarter mile away in new nearby subsidized housing, and the impact of this new recreation facility should be evaluated over the next few years before changes to the Armijo Center take place. Demographics around the center are evolving as the population in central El Paso gradually decreases and as downtown El Paso is redeveloped. The Center should also begin to mold itself to respond to younger and more affluent downtown residents in the future. The Center is well situated next to a branch library, but has little space for expansion.

The interior of the center is dated and in needed of renovation and reconfiguration. Revenue in recent years has come from rental of facilities and of space within the center to other non-profit entities, and renovation should take this into consideration. The center is approaching 40 years of age, and demolition of the older areas of the building and replacement with a more modern configuration while maintaining the pool should be considered. The street in front of the center could be converted into a plaza and provide space for the reconfiguration of the center.

The projected cost of replacing the older portion of the center may range from \$3,000,000 for renovation to \$6,000,000 for redevelopment of the older portion of the building.

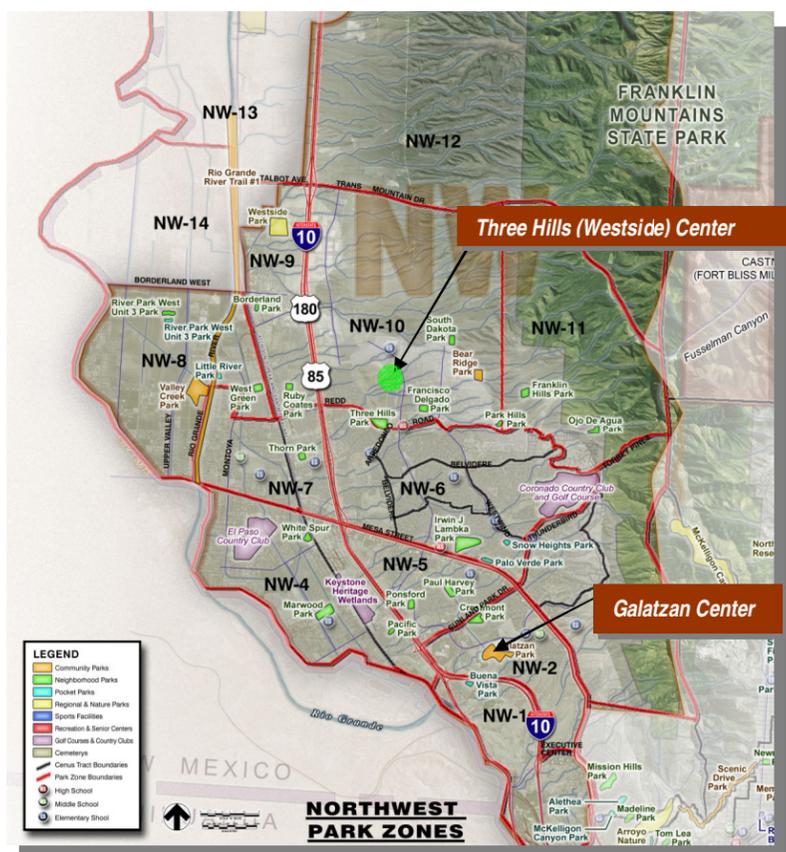
Priority Level: High Priority (next ten years) for interior modifications or redevelopment.



Northwest Planning Area Recreation Centers

The West Side of El Paso has one major recreation center and one center under construction which will open in 2007. The two centers will have a combined area of 47,000 square feet. The per capita level of service for the current 100,000 +/- population is approximately 0.47 square feet per resident. By the year 2016, with a population of over 148,000, that ratio will have decreased to a very low 0.32 square feet per resident. Both center serve a very large geographic area, but are well located for those populations.

Galatzan Center is heavily utilized, and the new Three Hills Center should also have high rates of use. Both centers are small for the population they serve, and the master plan recommends that both centers be expanded in the immediate future to provide better service. The new Three Hills Center should be increased by 10,000 to 20,000 square feet within the next decade.



Galatzan Center

Year Built: 1979

Size: 28,000 square feet

Location: West El Paso in Galatzan Park, Park Zone NW-2

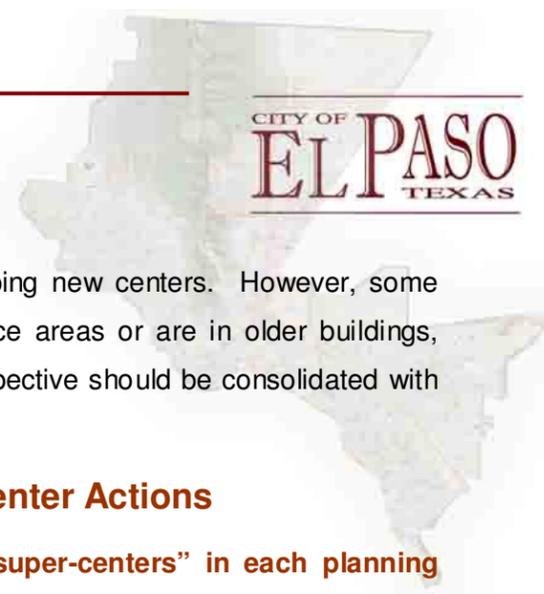
Year Last Renovated: No major renovations

Key Facilities and Characteristics: Galatzan Center has a beautiful location with the Franklin Mountains as a backdrop and overlooking a natural area. The center is easily accessed from Mesa Street and Sunland Park Drive. Parking is somewhat limited and shared with the adjacent pool.

The interior configuration is dated and needs updating to provide better flow in the center. The size of the building should be significantly increased to fulfill the proposed role as a “super center” for the area. An expansion up to 45,000 square feet is proposed.

The estimated cost of updating and expanding the Galatzan Center, without land acquisition costs, ranges from \$3,000,000 to \$6,000,000. To provide for additional parking and expansion space, the acquisition of nearby lands may be necessary.

Priority Level: High Priority (next five years) for expansion of the Center.



Recreation Center Priorities and Summary of Key Recommendations

Recreation Center priorities are shown below. Projected costs include allowances for land and development, as well as an administrative and design factor.

Most of the existing Recreation Centers are well placed in the communities that they serve, and should be expanded as a

first choice before developing new centers. However, some centers have limited service areas or are in older buildings, and from a long term perspective should be consolidated with other centers.

Other Recreation Center Actions

Designate one or two “super-centers” in each planning

Recreation Center Priority Recommendations

Priority	Action	Park Zone	New Square Feet	Land Acquisition Potential Cost Range		Development Potential Cost Range		Rationale for Need
				Low Cost Range	High Cost Range	Low Cost Range	High Cost Range	
Short Term Actions – The Plan for Today								
1	Develop new far East Side Recreation “super center”. Program the building for 45,000 sf +, and plan for adjacent aquatics facility	East Side	45,000+/-	\$0	\$0	\$7,500,000	\$10,000,000	Cost shown excludes aquatics component. Plan for future expansion. Fast growing area population makes this building a very high priority.
2	Expand the Galatzan Center to create a west side “super center”. Expansion calls for up to 20,000+ additional square feet. Land acquisition may be necessary for room for expansion.	West Side	20,000+/-	\$0	\$500,000	\$2,500,000	\$4,000,000	Needed to increase level of service in the very fast growing Northwest area.
3	Expansion of Marty Robbins Center – Add second gym, additional classroom and fitness facilities – Adds 10,000 square feet.	E-4, E-6	10,000+/-	\$0	\$0	\$1,500,000	\$3,000,000	Builds space that was deleted due to budget constraints.
4	Develop new center for Central El Paso as replacement for Lincoln Center –Locate new site and develop new cultural, office and recreation center. Consider County owned land at Stanton and Arizona.	Central	50,000+/-	\$0	\$1,000,000	\$5,000,000	\$10,000,000	Resolves use of older building. Once building is relocated, site should be converted into park or landscape space if feasible.
5	Expansion of Veterans Center.	NE-5 to NE-8	15,000+/-	\$0	\$0	\$2,000,000	\$3,000,000	Provides indoor facilities for population growth in the northeast planning area.
6	Expansion of Memorial Senior Center to add recreation components adjacent to the center	Central	10,000+/-	\$0	\$0	\$2,000,000	\$5,000,000	Provides service in an area with no nearby centers. Alternative is to use area school.
7	Expand Pavo Real Center for conversion into “super center” for the Mission Valley	LV-5, LV-6	15,000+/-	\$0	\$0	\$2,500,000	\$3,000,000	Improves service and capabilities for key older center.
8	Renovate Chihuahuita Community Center.	C-2	0	\$0	\$0	\$250,000	\$500,000	Improves older building in historical area.
9	Develop recreation center features adjacent to skate facilities at Nations Tobin Center	NE-1 to NE-4	20,000+	\$0	\$0	\$3,000,000	\$4,000,000	Provides indoor recreation for north central El Paso, and increases the variety of facilities at this center.
10	Renovate or re-build Leona Ford Washington Center	C-2, C-6	0	\$0	\$0	\$1,000,000	\$2,000,000	Older center with historic significance will require renovation or replacement in next decade.
Estimated Total - Short Term - Plan for Today			175,000	\$0	\$1,500,000	\$27,250,000	\$44,500,000	



area. These centers, whether new or expansions of existing centers, would be sized to serve a large area with a driving radius of four to five miles. This recommendation is made to increase operational efficiency and to get as much use as possible in each center. While smaller centers serving more discreet neighborhoods would be ideal, the annual budgetary impact would be too great to continue this trend.

Potential “super centers” include Pavo Real in the Mission Valley, the new far East Side Center, Veterans and Nations Tobin Centers in the Northeast, Galatzan, and Three Hills Centers on the Westside, and a redeveloped Lincoln Center in the Central Planning area.

Smaller centers adjacent to schools should be considered in the future. Where appropriate, centers can be located as a public adjunct to school sites. This allows for sharing of the cost of building and operating the center. However, the future emphasis should be on larger, more efficient centers, and not

on smaller, neighborhood based facilities.

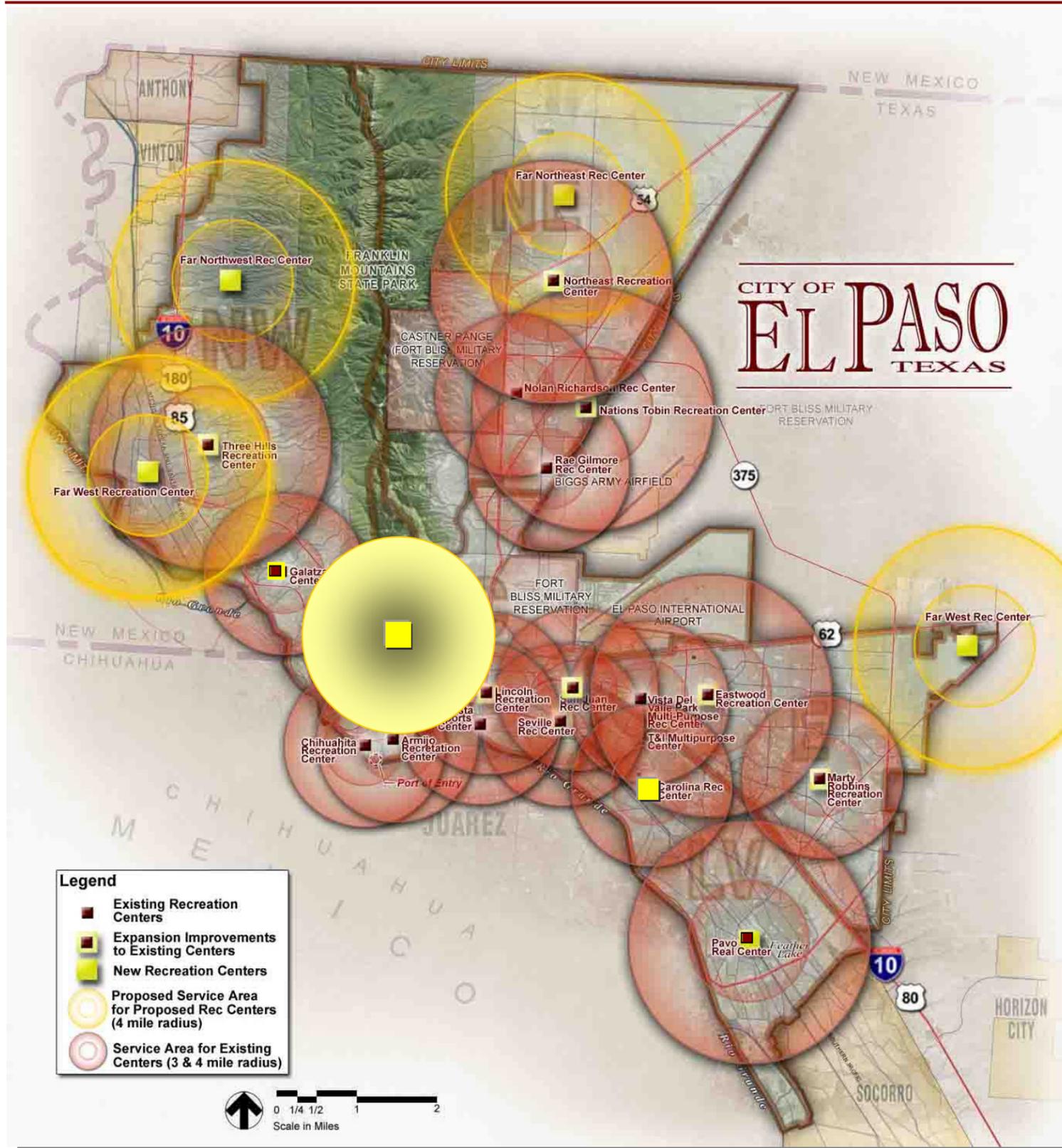
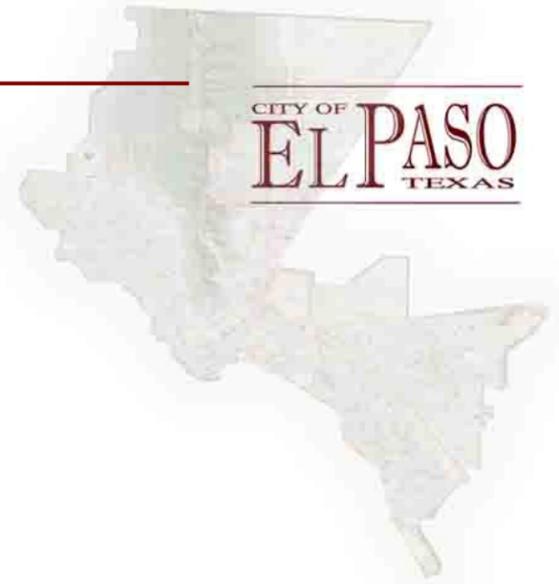
Build recreation and pool facilities together, instead of near each other. Building and staff efficiencies may be possible by sharing some parking, mechanical, office, and even locker room spaces. Recent models, such as the Marty Robbins Center and Pool buildings located a quarter mile from each other mandate that each building have its own staff, parking and even signs.

Plan for possible future expansion – Design each center so that future expansion is readily feasible. Expansion, rather than construction of new centers, is the probable trend of the future.

Combine Recreation and Senior Center functions in the future – Where feasible for greater staff efficiency, incorporate senior facilities into a wing of new or renovated recreation centers to increase the versatility of the centers.

Recreation Center Priority Recommendations

Priority	Action	Park Zone	New Square Feet	Land Acquisition Potential Cost Range	Development Potential Cost Range	Rationale for Need		
Medium to Long Term Actions-Plan for A Bright Future								
11	Develop school/community center facility to serve far west El Paso. Should include gym and classroom spaces. Develop in conjunction with EPISD	NW-7, NW-8	15,000+/-	\$0	\$0	\$2,500,000	\$3,500,000	Addresses need for facilities in far west area of the city.
12	Renovation and expansion of Armijo Center	C-2, C-3	30,000 +/-	\$0	\$0	\$5,000,000	\$7,500,000	Renovates downtown center and reconfigures it as downtown area is transformed.
13	Expansion of Three Hills Center.	NW-9, NW-10	20,000+/-	\$0	\$500,000	\$2,500,000	\$3,000,000	Addresses pent up demand in the area.
14	Combine San Juan and Seville Centers into one new center	C-4	5	\$100,000	\$500,000	\$750,000	\$1,500,000	Long range, and should be based on demand around both centers
15	Develop far northwest regional “super center”. Plan for combination center and aquatics facilities. Development not probable for next decade.	NW-11, NW-12, NW-13,	0	\$0	\$0	\$2,000,000	\$5,000,000	Long term action, addresses need in area that is already significantly deficient and facing high population growth
Estimated Total - Long Term Plan for A Bright Future			55	\$100,000	\$1,000,000	\$12,750,000	\$20,500,000	



Proposed long range recreation center development in El Paso



II. Senior Centers

El Paso has nine senior centers with a total size of 106,400 square feet. Four of the oldest centers were built in the late 1970's, and the most recent center, Washington, was developed in 2000.

The distribution of Senior Centers throughout the city is shown on the following page. In general, centers have been built in more established parts of the city with higher ratios of older residents. High growth areas of El Paso where new development is occurring currently do not have Senior Centers.

Trends in Facilities for Senior Citizens

Senior Centers provide a vital function for older residents of El Paso. They provide locations for recreation, nutrition and lunch programs, and offer social events such as Bingo and dances. Services provided at these centers tend to be subsidized by the City.

Senior Centers currently operate during 21% of their available capacity, mostly since senior services are offered during morning and early afternoon timeframes. Attendance during the last fiscal year was close to 400,000, for an average of 44,400 per center.

Usage of free standing Senior Centers is anticipated to decline over the next 10 to 20 years as seniors increasingly remain active well into their 80's. The next generation of seniors is

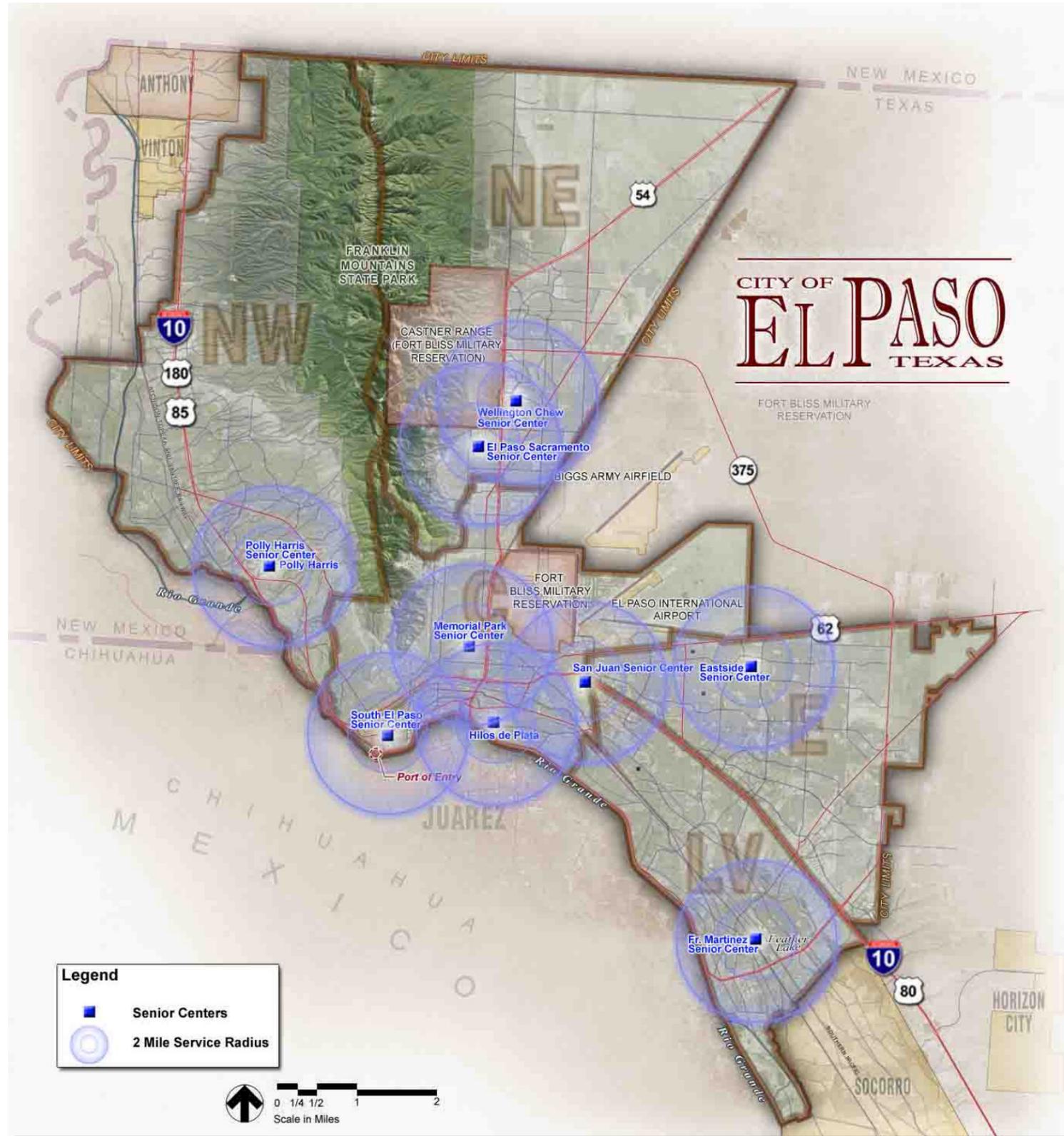
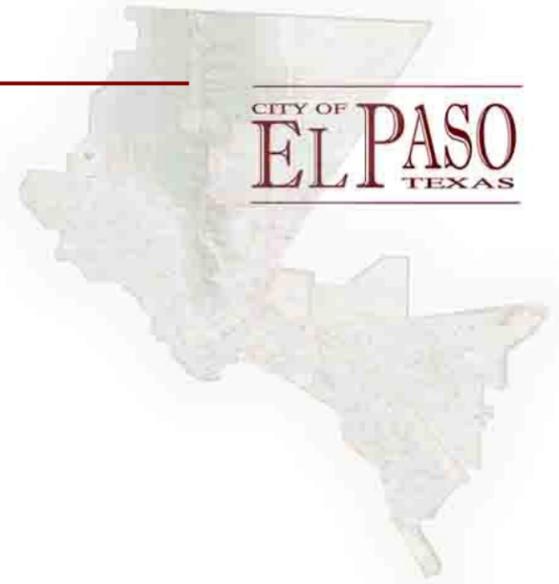
expected to want to interact with younger users of a center so as to be surrounded by vigor and activity.

As the next generation of recreation centers is built in El Paso, facilities primarily reserved for senior citizens should be incorporated into the new and renovated recreation centers.

From a citywide standpoint, the preference will be to not add new free-standing and totally separate senior centers.



Senior Centers in El Paso							
LOCATIONS	District	ADDRESSES	BLDG DATE	SQ. FEET	VALUE	REHAB Date	Facility Maintenance Cost
Eastside	5	3200 Fierro	1987	8,500	\$1,500,000		\$35,530
Memorial Park	2	1800 Byron	1977	12,000	\$2,000,000	1990	\$50,160
Pavo Real (Father Martinez)	6	9311 Alameda	1999	8,000	\$1,500,000	1999	\$33,440
Polly Harris	8	650 Wallenberg	1989	8,000	\$800,000		\$33,440
Sacramento	2	3134 Jefferson	1991	9,818	\$736,350		\$41,039
San Juan	3	700 N. Glenwood	1979	8,648	\$648,600		\$36,149
South El Paso	8	600 S. Ochoa	1979	14,112	\$2,500,000	1990	\$58,988
Washington (Hilos de Plata)	8	4451 Delta Dr	2004	25,000	\$3,000,000		\$104,500
Wellington Chew	2	4430 Maxwell	1978	12,322	\$2,000,000		\$51,506
Total Size				106,400 s.f.			



Existing Senior Centers and service areas in El Paso.



Recommendations for Existing Senior Centers in El Paso

Recommendations for each of the existing senior facilities in El Paso are shown below.

Senior Center Priority Recommendations

Priority	Action	Park Zone	New Square Feet	Acquisition Potential Cost Range		Development Potential Cost Range		Rationale for Need
				Low Cost Range	High Cost Range	Low Cost Range	High Cost Range	
Short Term Actions – The Plan for Today								
1	San Juan Center – Consider converting into flexible space that can be used by both seniors and adjacent recreation center. Requires interior renovation	Central Area	0	\$0	\$0	\$600,000	\$1,000,000	Major service area, few improvements since center was initially built.
2	Wellington Chew Center – Interior renovation	Northeast Area	0	\$0	\$0	\$1,000,000	\$1,200,000	Major service area, few improvements since center was initially built.
3	South El Paso Center – Interior renovation	Central Area	0	\$0	\$0	\$1,250,000	\$1,500,000	Major service area, few improvements since center was initially built.
4	Memorial Center – Interior renovation, entrance improvements	Central Area	0	\$0	\$0	\$1,000,000	\$1,200,000	Major service area, few improvements since center was initially built. Consider adding complimentary recreation center facilities to expand facility (see recreation center section).
Estimated Total - Short Term - Plan for Today			0	\$0	\$2,500,000	\$3,850,000	\$4,900,000	
Longer Term Actions – Plan for A Bright Future								
5	Father Martinez Center (Pavo Real) – Minor upgrades and renovation as needed	Mission Valley	0	\$0	\$0	\$400,000	\$800,000	Evaluate over next five years.
6	Eastside Senior Center – Minor upgrades and renovation as needed	East	0	\$0	\$0	\$400,000	\$800,000	Evaluate over next five years.
7	Polly Harris Center – Minor upgrades and renovation as needed	Northwest	0	\$0	\$0	\$400,000	\$800,000	Evaluate over next five years.
8	Sacramento Center – Minor upgrades and renovation as needed	Northeast	0	\$0	\$0	\$500,000	\$1,000,000	Evaluate over next five years.
Estimated Total – Long Term Plan for A Bright Future			265	\$0	\$2,500,000	\$1,700,000	\$3,400,000	