

PARKS MASTER PLAN



EXECUTIVE SUMMARY

City of Naples, FL – 2019 – Community Services Department



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Acknowledgements

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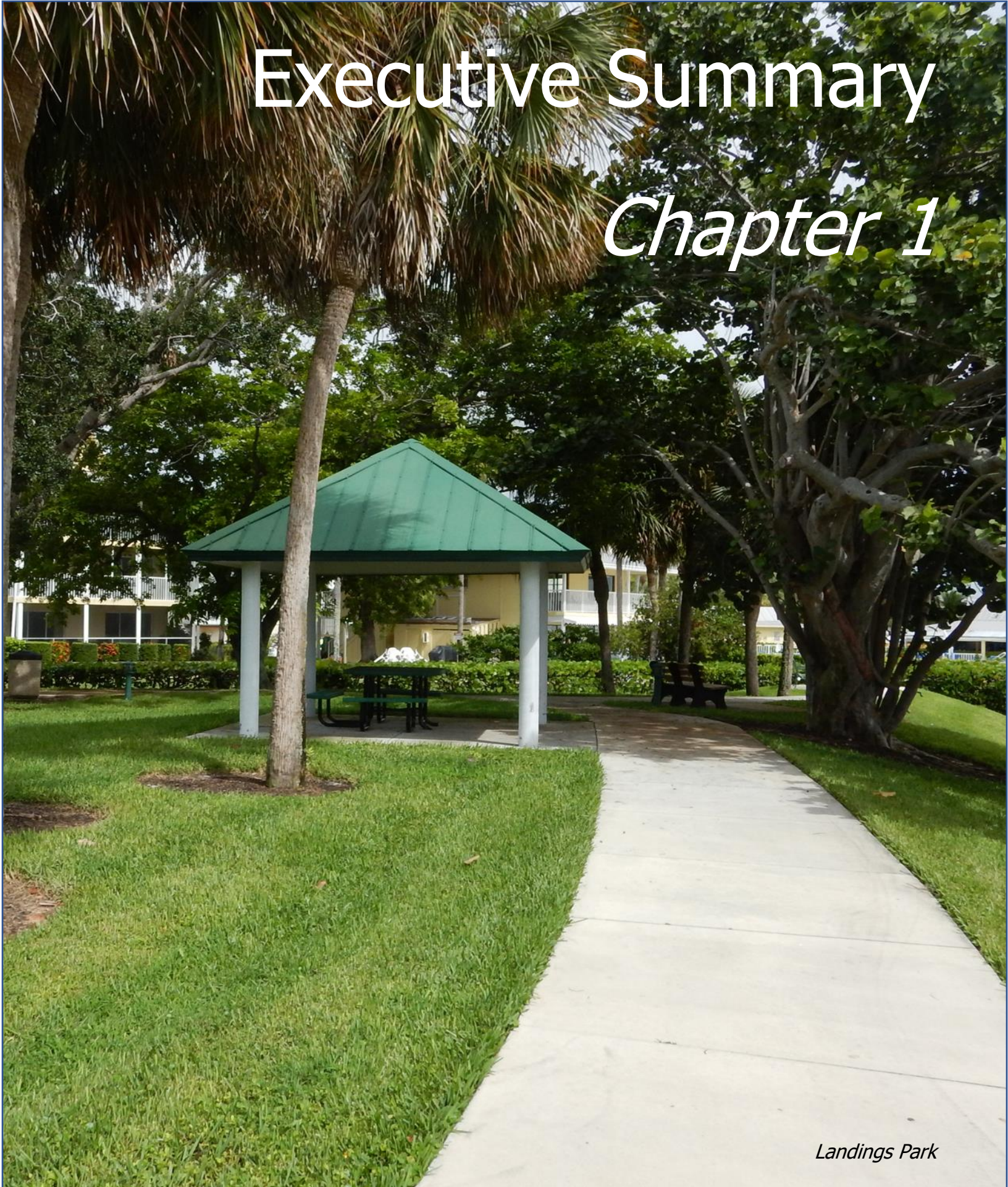
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Arthur L. Allen Tennis Center – Cambier Park

Executive Summary

Chapter 1



Landings Park

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1.1 Introduction

The City of Naples developed this 10-Year Parks Master Plan to provide a formal framework to guide City Council and City staff in the continued development of a high-quality park system that meets the needs of active residents with diverse interests. This plan was carefully crafted over a 3-year period and included significant public engagement with the community, Community Services Advisory Board and the City Council.

This final report is viewed as a *living document* that will be updated routinely and in response to any changes in the community including the economy, resident interests, recreational trends and demographics. The improvements that are recommended in this report will be reviewed by City Council, during annual budget discussions, before any funds are spent on design or construction projects. It is important to maintain the integrity of this report and the process in which it was developed by continuing to be transparent as recommendations move from ideas and conceptual plans to implementation.

This final plan includes contributions from Barth Associates draft report (2016) and City staff's narratives based upon public input and comment, the contributions of the City's Community Services Advisory Board and the final decisions made by City Council.

The development of this final report was delayed as staff focused their attention on the response and recovery needs following Hurricane Irma and other competing staff assignments.

1.2 Naples Park System

The City's park system provides a comprehensive mix of parks, beach access areas, facilities, amenities and features that are well used and enjoyed by residents and visitors. The City's Comprehensive Plan's Parks, Recreation and Open Space Element classifies City parks and open space areas into the following five categories:

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- Community Parks
- Conservation Areas
- Neighborhood Parks
- Mini-Parks
- Linear Parks

Currently, the City of Naples provides over 138 acres of active and passive park lands. Each park has its own set of facilities and activities it supports ensuring that the recreational needs of the community can be met. This means each park is truly unique and the Naples park system is successful and the ‘whole is greater than the sum of its parts’.

1.3 Planning & Engagement Process

In 2015, the City hired Barth Associates to complete a parks and recreation needs assessment and to develop recommendations for the Naples park system. The needs assessment and consultant recommendations were presented to City Council in January 2016. City Council directed staff to review these recommendations with residents through a series of public engagement meetings. By contracting Barth Associates, the City received an objective and professional assessment of the City’s park system. The recommendations developed were true to the feedback and input Barth Associates received through public meetings, stake holder meetings and the results of a statistically valid survey.

The Barth Associate recommendations served as a starting point for what was truly a robust, informative and authentic public engagement process.

Between October 2016 and February 2017, the City of Naples hosted a series of public meetings. These meetings were held to determine if Naples residents agreed or disagreed with the Barth Associates recommendations, and to document any additional needs that residents identified that were not included in the draft recommendations.

Each meeting included a presentation delivered by City staff that:

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- Explained the need for and benefits of a long-term parks master plan.
- Reviewed the existing conditions, uses and specific recommendations for the sites being discussed at that meeting.
- Allowed citizens to provide direct feedback at staff facilitated break out groups.
- Documented all recommendations from the residents in attendance and the Barth Associates report.
- Solicited and recorded priority improvements from residents in attendance using a 'Dotmocracy' process.

The recommendations prioritized through the 'Dotmocracy' process were recorded and presented to the CSAB for review and discussion. After deliberation, the CSAB forwarded its recommendations to City Council for review, discussion and final recommendations.

On October 15, 2018 and December 5, 2018, City Council provided its final recommendations to staff so this report could be generated.

1.4 Acknowledgements

The Naples City Council is grateful to the residents who contributed to the development of this Parks Master Plan. Residents completed surveys, attended meetings, shared their likes and dislikes concerning the park system and played a vital role in shaping the recommendations that will guide future investment in the Naples Park System. Active citizen participation is foundational to good government and in the development of this plan, citizen participation ensures the recommendations have the support of residents and taxpayers. Formal acknowledgments of City Council and CSAB members and staff are included in Chapter 1.

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1.5 Recommendation Summary

The following summarizes City Council recommendations and direction for improving the City's Park System. The full recommendations can be found in Chapter 6 – Park Profiles and Recommendations.

Beach Access Areas – Recommendations

City Council has approved the following recommendations for Beach Access Areas:

1. Evaluate opportunities to provide showers with foot wash stations at all beach access areas. Develop cost estimates to include installing a water supply line to those areas where water is currently unavailable.
2. Prohibiting smoking on Naples beach locations has been a goal of City Council for several years. Staff should continue efforts with the Florida League of Cities and State Legislators to enact legislation that would prohibit tobacco products at beaches state-wide or allow local government to pass laws that would prohibit tobacco products at beaches.
3. Coordinate with Collier County officials for beach renourishment projects within the City's corporate limits.
4. Evaluate dune walkover structures and repair/replace as necessary. Ramps should be widened to provide better ADA access where possible.
5. Complete the Beach Access Study in FY19 and begin implementation when funding allows. Consider use of ADA accessible beach mats where feasible.
6. Complete ADA access improvements to the *8th Ave. S. Beach Park utilizing the TDC grant funds awarded to the City in FY19.
7. Develop design standards for beach access areas including dune walkovers and site furniture.

Lowdermilk Park – Recommendations

City Council has approved the following recommendations for Lowdermilk Park:

1. Complete park drainage study funded in FY19.

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2. Develop an Improvement Plan for Lowdermilk Park. Guiding Principles for this design and planning process shall include:
 - a. Add more bike racks.
 - b. Increase trash collection times and evaluate the cost and potential use of solar power compacting trash receptacles at Lowdermilk Park.
 - c. Study parking use and determine origination of park users (city resident - vs- non-city resident) and provide a report to City Council before recommending any expansion of parking facilities at Lowdermilk Park. Preliminary information from the City's Finance Department indicates approximately 7-10% of those parking at Lowdermilk Park are non-residents.
 - d. Replace playground equipment.
 - e. Replace site furniture as needed including shower facilities.
 - f. Improve drainage in park in accordance with study (to be) completed in FY2019.
 - g. Add kayak storage facilities for the Boats on the Beach Program.

Replace storage shed utilized by the Naples Police Department and Community Services Department. Funding is available in the FY2019 budget.

6.2.6 Cambier Park – Recommendations

The most robust discussion of the parks master planning process revolved around the Barth Associates recommendation to consider relocating the Cambier Park softball field to Fleischmann Park. As noted in the public meeting section for Cambier Park, meeting attendees at both the Cambier Park public meeting and the Consensus Meeting were nearly evenly split concerning the relocation of the softball field.

During the October 15, 2018 City Council provided the following recommendations for Cambier Park:

1. Keep the softball field at Cambier Park.

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2. Develop a park improvement plan for Cambier Park. Guiding principles for this design and planning process shall include:
 - a. Improve lighting throughout the park.
 - b. Improve sidewalks and connections.
 - c. Organize the fitness equipment in a central location within the park.
 - d. Replace existing drinking fountains with bottle filler and drinking fountains.
 - e. Consider consolidating bocce courts and shuffleboard courts – reducing the overall number of courts in the park.
3. Improve lighting at the tennis courts.
4. Improve restrooms at Cambier Park. The park has four restrooms at the following locations:
 - a. Restrooms near the bandshell on the northern boundary of the park; Cambier Park Way.
 - b. Restrooms between the basketball court and tennis facility.
 - c. Restrooms at the Arthur Allen Tennis Center which are open during the tennis center's regular business hours.
 - d. Restrooms at the Norris Center which are available to the public during community center's regular business hours.

The illustration below identifies the location of each restroom facility (yellow circles).

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CAMBIER PARK



Except for the restroom at the Norris Center, all restrooms should be assessed during the development of the Cambier Park Improvement Plan for either renovation or replacement.

Charlie C. Anthony Park – Recommendations

City Council has approved the following recommendations for Anthony Park:

1. Develop a park master plan for Anthony Park. Guiding principles for this design and planning process shall include:
 - a. Engineer improvements to the softball/multipurpose field so it can be used by the neighborhood and community.
 - b. Develop staffing plan for recreation programming and activities at the existing community center. Develop program partnerships where feasible.
 - c. Redesign the park entrance to create a sense of arrival.
 - d. Explore opportunities to provide additional parking.

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- e. Evaluate need to replace the community center building.
 - f. Upgrade park lighting.
 - g. Install a large gazebo or picnic pavilion to support neighborhood and community activities.
 - h. Evaluate need to add playground equipment for children 6-12 years old.
 - i. Explore opportunity to locate and construct a spray park for children.
 - j. Explore need to cover the existing basketball court.
 - k. Do not plan for pickleball courts at the park.
2. Develop and maintain park to the same standards of other City parks.

Fleischmann Park – Recommendations

City Council has approved the following recommendations for Fleischmann Park:

1. Develop a park master plan for Fleischmann Park. Guiding principles for this design and planning process shall include:
 - a. Consider adding a fourth softball field with a 200-foot distance between home plate and the outfield fence to create a quad field complex.
 - b. Reduce the size of the existing practice field (due to artificial turf recommendation on game field) but consider retaining enough practice areas to accommodate multiple sports.
 - c. Consolidate and combine the community center with other facilities (structures) at the park to reduce the number of buildings to be maintained.
 - d. Retain the existing baseball/softball fields (3) with concession and restrooms.
 - e. Retain one multi-purpose field and install artificial turf to support multi-sport activities and increase usability.
 - f. Retain playgrounds for two separate age groups – ages 2-5 years old and 6-12 years old that are ADA compliant. The playground should include a water play area, gazebo and grass play area.
 - g. Retain the skate park.

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- h. Install additional shade structures throughout the park and construct a large picnic pavilion.
 - i. Retain two basketball courts, two racquetball courts and four sand volleyball courts.
 - j. Plant additional shade trees in park.
 - k. Develop a walking trail within the park (complete loop).
 - l. Improve park lighting.
 - m. Evaluate existing parking facilities to ensure the park has enough parking to support activities.
 - n. Eliminate open swale drainage to provide additional park space for public use.
 - o. Add bottle filler drinking fountains.
 - p. Change the racquetball court color.
 - q. Avoid multi-purpose sports courts.
2. City Council does not want to:
- a. Solicit proposals for commercial or private operation of the community center.
 - b. Construct independent pickleball courts at the park.
 - c. Cover batting cages.

Landings Park – Recommendations

City Council has approved the following recommendations for Landings Park:

- 1. Add more floating docks available for the public.
- 2. Trim vegetation to improve water views.
- 3. Repair, extend and modify as needed.
- 4. Study potential to construct a new sailing center with private funds raised by the Naples Community Sailing Center and develop terms for an agreement if construction is feasible.
- 5. Renovate the existing restroom or construct a new restroom as needed.

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6. Complete a user study to determine the number of City residents using the City's boat launch.

Naples Dog Park – Recommendations

City Council has approved the following recommendations for the Naples Dog Park:

1. Add shade trees.
2. Add shade structures in off-leash areas and consider reconfiguring fence to allow access to covered area from the off-leash area.
3. Add crosswalk on Riverside Circle to connect with future Baker Park (in Baker Park Plan).
4. Install walkway inside off-leash area to separate mulch area from grass and provide an accessible internal walkway.
5. Improve water fountain drains.
6. Improve dog wash station as feasible.
7. Improve parking as feasible.

Naples Preserve – Recommendations

City Council has approved the following recommendations for the Naples Preserve:

1. Develop a Master Plan for the Preserve.
2. Develop closer partnerships with local environmental organizations to assist with management of the Preserve and provide volunteers.
3. Evaluate opportunities to expand the role and visibility of the Preserve as an environmental education center.
4. Consider managing vegetation removal using a smokeless incinerator.
5. Add parking where feasible.
6. Improve/update exhibits in eco center.
7. Explore opportunities to expand boardwalk when developing master plan.
8. Reduce tortoise population to manageable level where population can be adequately supported within Preserve acreage.

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City Council does not support:

1. Managing vegetation by prescribed burn.
2. Removing mahogany trees from the Preserve land.

River Park – Recommendations

City Council has approved the following recommendations for River Park:

1. Consider adding more bicycle racks.
2. Evaluate where parking can be added.
3. Add drinking fountains at basketball court and playground.
4. Redesign courtyard facing 10th St. N. to provide more play area (grass).

City Council does not support:

1. Enclosing covered basketball court to create an indoor gymnasium.
2. Constructing an entrance to the pool from the north parking lot.
3. Installing lights at the aquatics center for night swimming.
4. Adding bus parking.

Seagate Park – Recommendations

City Council has approved the following recommendations for Seagate Park:

1. Develop a Master Plan for Seagate Park. Guiding principles for this design and planning process shall include:
 - a. Evaluate where parking can be added or shared with the elementary school.
 - b. Improve restrooms.
 - c. Improve nature walk/area.
 - d. Improve field drainage.
 - e. Consider artificial turf for athletic field.
 - f. Provide shaded seating at tennis court.
 - g. Consider feasibility of constructing a squash court using private funds.

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- h. Plant more trees where feasible.
- 2. City Council does not support:
 - a. Adding pickleball at Seagate Park.
 - b. Adding a basketball court.
 - c. Adding a community garden.

General Considerations

Access or Area Level of Service

As discussed in the Review of Plans and Documents section of this report, Barth Associates offered a suggestion that the City consider moving to an Access LOS. An Access LOS is defined as a methodology used to determine if a community has enough park or recreation facilities within an assigned distance from each residential unit in the City. The NRPA promotes, as a best practice measurement, that a public park should exist within a 10-minute walk of each residential unit in a given community. The CSAB and City Council determined that the City should continue to utilize the Acreage LOS and Facilities LOS methodologies and study the impacts of transitioning to an Access LOS and, that the important quasi-public parks provided by the Park Shore Association, Moorings Property Owners Association, Seagate Property Owners Association and the Port Royal Association be included in the inventory of park and recreational facilities available to residents.

City Council agreed to have staff evaluate the benefits, if any, of using an Access or Area Level of Service for the City of Naples in the future.

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Parks/Facilities Maintenance Facility

The City has Park and Facility maintenance facilities at Riverside Circle and Fleischmann Park. With the construction of Baker Park, there may be a higher and better use for the land where the Park and Facility maintenance building is located on Riverside Circle. The Utilities Department Warehouse is also located at this building.

As demand on Baker Park will be evident once it opens in October 2019, additional surface parking or park amenities may be needed.

Likewise, at Fleischmann Park, the maintenance facility occupies the northwest corner of the park. This location interrupts park users in their ability to walk the park perimeter and, it creates potential conflicts with pedestrians and maintenance vehicles. As a master plan is developed for Fleischmann Park, the land occupied by maintenance operations may be needed for community park purposes.

City Council approved a request to study the feasibility of relocating both the Riverside Circle and Fleischmann Park facilities to other land owned by the City; perhaps land owned by the City at the Naples Airport adjacent to the Solid Waste Operation. Staff will request funds to conduct a feasibility study for Park and Facility maintenance facilities and the Utilities warehouse in FY20.

Pickleball Courts – Establishing a Level of Service (LOS)

As discussed in the Trends section of this report, residents asked for the construction of dedicated pickleball courts.

The recommendation section of this report does not provide for the creation of dedicated pickleball courts because Collier County has made a significant investment to provide pickleball courts for the community. The East Naples Community Park, which is approximately 3.5 miles from downtown Naples, provides 54-courts and Veterans Community Park, which is approximately 10 miles from downtown Naples, provides 6-

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courts and makes accommodations for temporary pickleball courts. Collier County is also committed to constructing more courts at its facilities.

At the December 5, 2018 City Council meeting, City Council decided not to establish a LOS for pickleball.

Playground Shade Standard

City Council directed staff to include installing shade structures over children's playgrounds as a future 'standard' for all City owned playgrounds. As future improvements to parks are planned and budgeted, staff will include the design and installation of shade structures for all playgrounds.

Trail – Baker Park to Points North

City Council agreed to have staff develop a *conceptual* trail connection between Baker Park, Anthony Park, the Commons Property (privately owned) and the Conservancy of Southwest Florida. This concept plan will evaluate opportunities and constraints to create a safe pedestrian and bicycle corridor that is east of Goodlette Frank Rd. and takes advantage of the scenic beauty of the Gordon River. Staff will evaluate potential impacts this trail section, if developed, would have on sensitive environmental lands and mangrove stands as well as permitting requirements for such a project. Staff will collaborate with local environmental and Greenway partners when exploring this trail concept.

Cost Estimate Preliminary Order of Magnitude *Chapter 7*



Baker Park

7.0 – Cost – Preliminary Order of Magnitude

City Council reviewed the Preliminary Order of Magnitude Cost Estimates at the December 5, 2018 City Council meeting. The following tables provide the expected cost to complete implement the master plan recommendations in a 10-year period. As noted in the Executive Summary, the plan is intended to be a living document, meaning it will evolve over time and priorities will change based on a variety of internal and external factors. Therefore, these estimates are intended to provide a baseline understanding of potential costs to implement the recommendations.

In several parks and facilities, master plans, improvement plans, and feasibility studies must be conducted and completed before City Council can make final decisions on implementations. Each study will further refine resident needs and desires for the park system and the cost estimates for the projects being considered.

The cost to implement the recommendations found in this plan is \$15,535.000 million over 10-years. The tables below provide a detailed breakout of cost estimates.

Funding for parks and recreation projects could come from a variety of sources:

- Donations
- General Obligation Bonds
- Grants
- Impact Fees
- Public Service Tax Fund

Various funding options will be studied by staff and presented to City Council when implementation funding is required.

Updates to Parks Master Plan

City Council directed staff to include approved Capital Improvement Budgets as an Appendix to this plan as part of the City's annual update of the Parks Master Plan.

7.0 – Cost – Preliminary Order of Magnitude

Preliminary Order of Magnitude Estimate

Cambier Park			
Item	Barth	2018	Change
Upgrade and expand the Norris Center	\$9,000,000	\$0	-\$9,000,000
Demolish the existing softball field and structures	\$200,000	\$200,000	\$0
Convert the existing softball field to multi-use open space	\$430,000	\$0	-\$430,000
Renovate existing softball field	\$0	\$170,000	\$170,000
Renovate bandshell	\$0	\$125,000	\$125,000
Add site furnishings, amenities, trees and walks, etc.	\$90,000	\$500,000	\$410,000
Total	\$9,720,000	\$995,000	-\$8,725,000

Fleischmann Park			
Item	Barth	2018	Change
Expand existing community center (two-stories, expanded footprint 16,000 s.f estimated)	\$2,800,000	\$4,800,000	\$2,000,000
Demolish existing Field House	\$375,000	\$375,000	\$0
Construct new softball field	\$150,000	\$0	-\$150,000
Demolish and replace new restroom building	\$420,000	\$30,000	-\$390,000
Provide additional site furnishing, walkways, amenities, etc.	\$300,000	\$300,000	\$0
Artificial Turf Football Field		\$1,000,000	\$1,000,000
Renovate existing baseball and softball fields		\$500,000	\$500,000
Rebuild playground and picnic shelters in new area		\$600,000	\$600,000
Redesign Fleischmann Blvd. as an urban boulevard with on-street parking	\$1,250,000	\$0	-\$1,250,000
Drainage Improvements		\$500,000	
Total	\$5,295,000	\$8,105,000	\$2,810,000

7.0 – Cost – Preliminary Order of Magnitude

Naples Dog Park			
Item	Barth	2018	Change
Add several small picnic pavilions with tables and chairs (create seating at pavilion)	\$105,000	\$20,000	-\$85,000
Construct a walkway to provide access to restroom	\$30,000	\$40,000	\$10,000
Construct an interior walkway between mulch and grass to improve ADA accessibility	\$87,500	\$85,000	-\$2,500
Redesign Riverside Circle as an urban boulevard with on-street parking	\$140,000	\$0	-\$140,000
Trees (20 shade trees)	\$0	\$40,000	\$40,000
Total	\$362,500	\$185,000	-\$177,500
Charlie C. Anthony Park			
Item	Barth	2018	Change
Develop a Master Plan to redevelop Anthony Park, including public participation	\$50,000	\$50,000	\$0
Redevelop Anthony Park including design and construction documents	\$3,360,000	\$3,000,000	-\$360,000
Total	\$3,410,000	\$3,050,000	-\$360,000
River Park			
Item	Barth	2018	Change
Replace the covered basketball court with a two-story gymnasium	\$3,750,000	\$0	-\$3,750,000
Provide additional parking, bus access, and bicycle access	TBD	TBD	
Total	\$3,750,000	\$0	-\$3,750,000
Naples Landing			
Item	Barth	2018	Change
Reconstruct Restrooms		\$250,000	\$250,000
Dock and Boat Ramp Improvements		\$500,000	\$500,000
Construct new sailing center - \$625,000	\$625,000	Private	
Floating Docks		\$100,000	\$100,000
Total	\$625,000	\$850,000	\$225,000

7.0 – Cost – Preliminary Order of Magnitude

Preliminary Order of Magnitude Estimate

The Preserve			
Item	Barth	2018	Change
Master Plan and General Improvements	\$100,000	\$200,000	\$100,000
Total	\$100,000	\$200,000	\$100,000

Sea Gate Park			
Item	Barth	2018	Change
Master Plan and General Improvements	\$100,000	\$700,000	\$600,000
Total	\$100,000	\$700,000	\$600,000

Lowdermilk Park			
Item	Barth	2018	Change
General Improvements		\$800,000	\$800,000
Total	\$0	\$800,000	\$800,000

Beach Access Areas (Rename to Beach Parks?)			
Item	Barth	2018	Change
General Improvements		\$650,000	\$650,000
Total	\$0	\$650,000	\$650,000

Grand Total	\$23,262,500	\$15,335,000	-\$7,927,500
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Future Refinement of all Cost Estimates Required