Regular Workshop – June 16, 2014
Agenda Item 11

Agenda Item:	Bayfront Park Update
Presenter:	Anne Ross, Assistant Town Manager
Summary:	Town staff will present an update on efforts to develop a concept plan, amenities, and general layout for the Bayfront Park property. This item is placed on the Juen 16, 2014 Regular Workshop Meeting for Commission consideration.
Attachments:	6-10-14 Memo, Manager to Commission; PowerPoint Presentation; ULI Implementation Advisory Committee Summary of Findings.
Recommended Action:	Pending discussion, provide direction to Manager.

MEMORANDUM

Date: June 10, 2014

TO: Town Commission

FROM: Dave Bullock, Town Manager

SUBJECT: Bayfront Park Update

For the past several years the Town and Sarasota County have been planning the development of Bayfront Park. The Town has operated the park and Recreation Center for many years at the site. Property was added by Sarasota County in 2007 and by the Town in 2011. Concept plans were developed in 2009 and 2012. Public meetings were held in 2009 and 2012 as concepts were finalized.

In October 2013, Urban Land Institute panel recommended a community cultural center be developed at the Town Center. As a result staff and the ULI Implementation Advisory Committee has been reviewing plans and amenities for Bayfront Park. The attached presentation shows the past plans, ULI committee preferences, and a proposed park plan developed by Town and County staff.

If the Town Commission forms a consensus around the amenities and general layout, staff can move this work to a park designer and prepare a bid document for construction. The Commission may also want to decide if another public meeting around the new plans should be held.

TOWN OF LONGBOAT KEY

BAYFRONT PARK UPDATE

TOWN COMMISSION REGULAR WORKSHOP
JUNE 16 2014

BAYFRONT PARK HISTORY

- March 2007 Sarasota County Purchased Albritton Property
- Summer 2009 Sarasota County and Town Commission approve Bayfront Concept Plan
- November 2011 Town Purchases Property, 4111 GMD
- March 2012 Town Commission Approves Phase I Bayfront Concept Plan

2009 CONCEPT PLAN

- Approved by Town Commission & Sarasota County Commission
- Incorporates Albritton Property
- Incorporates Community Center

2012 CONCEPT PLAN

- Approved by Town Commission
- Incorporates 4111 GMD Property
- Incorporates Footprint for Community Center

CONCEPT UPDATE

- Utilize County Staff Park Planning Expertise
- Integrate Existing Amenities and Natural Features
- Employ 2009 and 2012 Concept Elements as Possible
- Incorporate ULI and ULI Committee Input

ULI COMMITTEE INPUT

Particularly Favored
New recreation building
Pickle ball
Restrooms
Safe entrance
Children's area/playground
Picnic area
Covered pavilion
Bocce ball
Kayak rentals, storage
Fishing pier
Shuffleboard courts
Multipurpose field, with baseball
Performance/gathering/multi-use sports court
Exercise stations
Track for running, jogging, walking
Basketball court
Volleyball/badminton
Flexible event space
Exercise/fitness classes
Technology hub
Craft making area
Bicycle facilities

ULI COMMITTEE INPUT (CONT.)

Neutral
Disaster-related
Sculpture garden
Resident activity program
Good connectivity
Boat safety class
Fishing class
Sailing class
Community gardens
Lawn bowling, croquet
Larger kayak beach launch area
Par course/fitness trail
Beach access, parking & crosswalk
Transportation engagement
Bait shop
Concessions
Information center
Origination point
Debris removal, burning area, ingress & egress

Divided
Tennis courts
Dock & boat lift
Relocated dock & boat lift
Mangrove interpretive walk
Educational classes, e.g.
Kayak concessions
Food & beverage concessions
Disaster recovery staging area

Against
Community pool/small lap pool
Rehabilitation of existing building
Dog park (leashed)
Dog park (unleashed)
Putting green

BAYFRONT PARK & ADDITION

DATE: JUNE 4, 2014 (REV.)

DRAFT CONCEPT PLAN

DRAWN BY: MIKE BOSARDIFER, RLA
PARKS & RECREATION DEPT.
SARASOTA COUNTY GOVERNMENT

2014 CONCEPT PLAN

- Recreation Center Building Future Expansion Area Designated
- Kayak Concession & Storage Possibility
- Bathroom Facility
- unbroken Access Road
- Dog Park located in Shady Area of Park

NEXT STEPS

- Seek Town Commission Concept Approval
- Contract Park Planning Professional
- Seek Sarasota County Park Advisory Board Concept Approval
- Seek Sarasota County Commission Concept Approval
- Conduct Public Workshop
- Design & Construct

BAYFRONT PARK PROGRAM OF ACTIVITIES AND USES

SUMMARY OF FINDINGS

ULI IMPLEMENTATION ADVISORY COMMITTEE

JUNE 2014

INTRODUCTION

Following their October 2013 visit, the Urban Land Institute (ULI) provided the Town of Longboat Key with a series of recommendations for enhancing quality of life on the Key. Subsequently, the Town Commission created the ULI Implementation Advisory Committee (ULIIAC) with two (2) Commissioners, two (2) Planning and Zoning Board members, and five (5) local residents to assist in the implementation of these recommendations.

Since inception by the Town Commission, the focus of the ULIIAC has narrowed to two (2) specific projects: the beautification Gulf of Mexico Drive and improving Bayfront Park. The latter, Bayfront Park, is the subject of this narrowing of findings (Report).

Bayfront Park is located mid-key on Sarasota Bay, coinciding with a dedicated public beach access on the Gulf of Mexico. The Bayfront Park currently contains tennis courts, an area assigned primarily as a baseball/softball field, an aged recreation center building, and a multipurpose field, among other, less defined amenities. Despite what Bayfront Park currently offers, there is room for substantial improvement as the Town looks forward to a resilient and robust future for current and future residents. What those improvements should be is the big question, not only for the ULIIAC and the Town currently but for other engaged community members in the past.

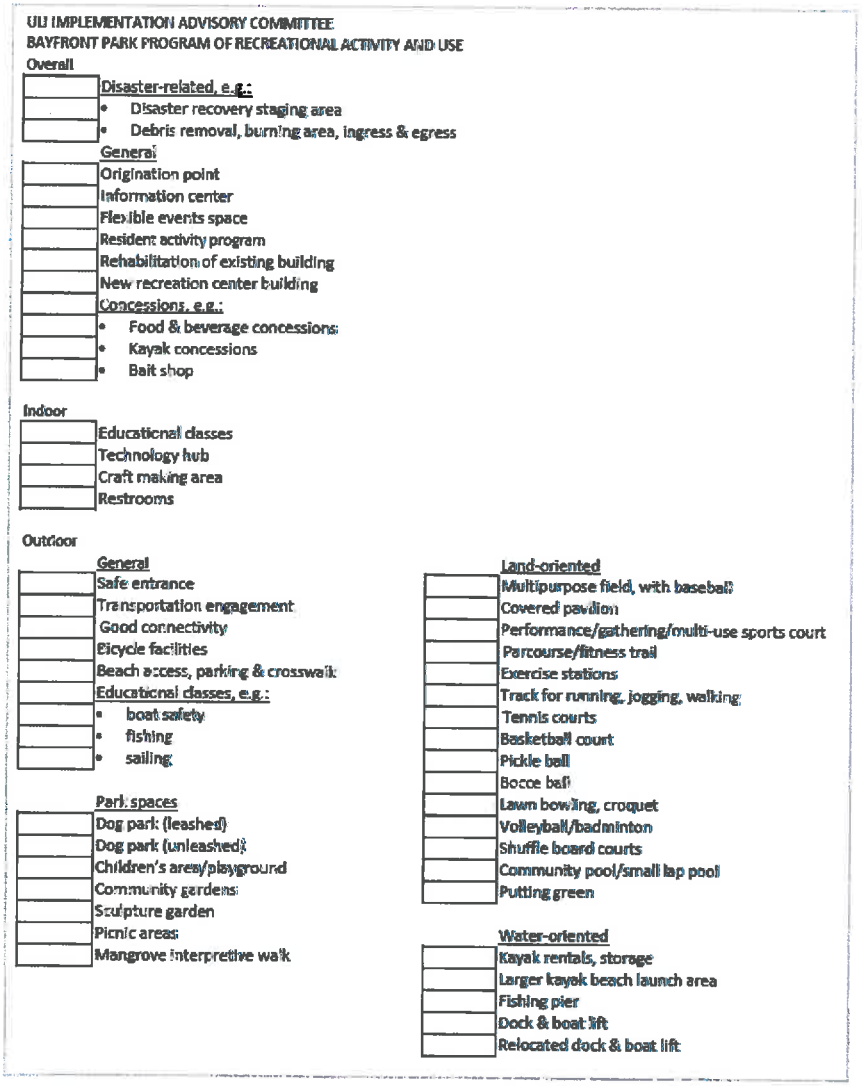
Previous work towards generating the program of activities and uses for Bayfront Park most recently includes a citizen survey conducted by former ULIIAC member, Tom Freiwald. As part of a broader survey, Freiwald asked respondent, "What type of recreational activities/features should be available in Bayfront Park to encourage more use of the area and enhance lifestyle on LBK?" Responses included the need for shade, nicer landscaping, a fishing pier, a dog park, kayak and/or boat rental, a better playground, and more recreational activities such as tennis and volleyball.

DEVELOPING THE EVALUATION

During their meeting on May 1, 2014, the ULI committee was asked to develop activities and uses they would favor for current and future users in an improved and redeveloped Bayfront Park. All of the responses were recorded from this development session and categorized. The categories were: disaster-related, general, concessions, indoor activities, outdoor general, educational classes, park spaces, land-oriented activities, and water-oriented activities. This list was formalized and provided to the ULIIAC via email to assist them in canvassing their neighborhoods and the community at-large to make final recommendations.

At the next advertised meeting on June 5, 2014, the ULIIAC prioritized the categorized list of activities and uses (see below). Each member was given four blue dots and unlimited yellow dots. They were asked to place the blue dots next to the activities and uses that they disfavored and to place yellow dots next to the activities and uses they believed were particularly favorable to current and potentially future Bayfront Park users. From this exercise, the quorum of the ULIIAC members present developed evaluations (one committee member had recently resigned

and another committee member indicated, at the prior May 1, 2014 meeting, an inability to attend this June 5, 2014 meeting due to a prior engagement) ; *see* Exhibit B.



ULI IMPLEMENTATION ADVISORY COMMITTEE
BAYFRONT PARK PROGRAM OF RECREATIONAL ACTIVITY AND USE

Overall

- Disaster-related, e.g.:
  - Disaster recovery staging area
  - Debris removal, burning area, ingress & egress

General

- Origination point
- Information center
- Flexible events space
- Resident activity program
- Rehabilitation of existing building
- New recreation center building
- Concessions, e.g.:
  - Food & beverage concessions
  - Kayak concessions
  - Bait shop

Indoor

- Educational classes
- Technology hub
- Craft making area
- Restrooms

Outdoor

General

- Safe entrance
- Transportation engagement
- Good connectivity
- Bicycle facilities
- Beach access, parking & crosswalk
- Educational classes, e.g.:
  - boat safety
  - fishing
  - sailing

Park spaces

- Dog park (leashed)
- Dog park (unleashed)
- Children's area/playground
- Community gardens
- Sculpture garden
- Picnic areas
- Mangrove interpretive walk

Land-oriented

- Multipurpose field, with baseball
- Covered pavilion
- Performance/gathering/multi-use sports court
- Parcourse/fitness trail
- Exercise stations
- Track for running, jogging, walking
- Tennis courts
- Basketball court
- Pickle ball
- Bocce ball
- Lawn bowling, croquet
- Volleyball/badminton
- Shuffle board courts
- Community pool/small lap pool
- Putting green

Water-oriented

- Kayak rentals, storage
- Larger kayak beach launch area
- Fishing pier
- Dock & boat lift
- Relocated dock & boat lift

Bayfront Park Program of Uses Evaluation`

Results of these evaluations were organized and recorded (yellow for: majority in favor, blue for: majority against, and grey for: majority neutral; *see* Exhibit A). The results illustrate where consensus and disagreement lie among ULIIAC members and are presented in this Report as a a recommended program of activities and uses for Bayfront Park.

EVALUATION RESULTS

In total, the ULIIAC generated a list of 53 activities and uses from their May 1, 2014 meeting. Based on their evaluation exercise, a majority of the committee indicated particular favor of 22

activities and uses and a disfavor of five (5). They were neutral on 18 and were split on eight (8). The following tables illustrate the majority evaluation of the ULIIIA for the various activities and uses (four (4) or more votes), ranked by the preferred evaluations o fthe majority.

Particularly Favored
New recreation building
Pickle ball
Restrooms
Safe entrance
Children's area/playground
Picnic area
Covered pavilion
Bocce ball
Kayak rentals, storage
Fishing pier
Shuffleboard courts
Multipurpose field, with baseball
Performance/gathering/multi-use sports court
Exercise stations
Track for running, jogging, walking
Basketball court
Volleyball/badminton
Flexible event space
Exercise/fitness classes
Technology hub
Craft making area
Bicycle facilities

Neutral
Disaster-related
Sculpture garden
Resident activity program
Good connectivity
Boat safety class
Fishing class
Sailing class
Community gardens
Lawn bowling, croquet
Larger kayak beach launch area
Par course/fitness trail
Beach access, parking & crosswalk
Transportation engagement
Bait shop
Concessions
Information center
Origination point
Debris removal, burning area, ingress & egress

Against
Community pool/small lap pool
Rehabilitation of existing building
Dog park (leashed)
Dog park (unleashed)
Putting green

Divided
Tennis courts
Dock & boat lift
Relocated dock & boat lift
Mangrove interpretive walk
Educational classes, e.g.
Kayak concessions
Food & beverage concessions
Disaster recovery staging area

The following activities and uses received a consensus of six(6) or seven(7) favored evaluations, with the remaining vote being neutral. (Only for kayak rentals and storage was the remaining vote in opposition).

Activities and Uses with Consensus
New recreation center building
Restrooms
Safe entrance
Children's area/playground
Picnic area
Covered pavilion
Pickle ball
Bocce ball
Kayak rentals, storage

In addition to evaluating different activities and uses, several committee members included written comments on their surveys. Some jotted down additional suggestions for activities including horseshoes, paddle boarding, and bike rentals. One member stated that administration and maintenance costs, including who pays for the improvements, should they be a primary concern moving forward. Also, several members qualified their response to the "dock & boat lift" and "relocated dock & boat lift" by specifying they were in favor of the dock only, not the boat lift.

CONCLUSION

Overall, the ULIIAC formed a robust consensus on several items including a new recreation center building, restrooms, a playground, and a safe entrance to Bayfront Park. Other activities and uses received a less robust consensus. Particularly, the dock and boat lift received divided evaluations, as did tennis courts.

The ULIIAC appreciates the opportunities to evaluate current and potential uses at Bayfront Park. Their next proposed step is to move forward with developing an evaluated program of activities and uses for Gulf of Mexico Drive (GMD). The ULIIAC hopes to report this GMD evaluation to the Town Commission in the very near future. The ULIIAC stands ready to advise the Town Commission on other proposed ULI projects as may be assigned by the Town Commission.

Thank you.

End of Agenda Item