

# Interim Draft Report: Existing Conditions and Needs Assessment Summary





# PRESENTATION OUTLINE:

- Project Overview
- Needs Assessment Findings
- Next Steps
- Discussion





# Project Objective: A Parks and Recreation System Vision that...

- Meets the needs of both seasonal and full-time residents
- Helps build a brand and identity for the Village of Estero
- Can be implemented, operated, and maintained in a cost-effective, fiscally-responsible manner



The Village of Estero

# FOUNDATIONAL STUDIES

**SUMMER 2017**

Traffic Study Completed

**SUMMER 2018**

Comprehensive Plan

estimated

**WINTER 2018**

Storm Water Master Plan

estimated

**WINTER 2018**

Bike and Pedestrian Master Plan

estimated

**SUMMER 2018**

Parks and Open Space Master Plan

estimated

**FALL 2019**

Land Development Code



To learn more, visit <https://estero-fl.gov>

The Village of Estero

# GOVERNMENT LITE

**SUSTAINABLE GOVERNMENT**

Zero ongoing pension liabilities.

**0.7750  
LOWEST  
PROPERTY TAX  
RATE IN SWFL**

**STRONG RESERVES**

**10.0 months**  
of operating expenses in reserves. (\$5.1 million)

**LIMITED STAFF**

Lowest actual and per capita staff rate in Southwest Florida. (10.5 full-time equivalents)



To learn more, visit <https://estero-fl.gov>



# The Village of Estero

## MAJOR PUBLIC PROJECTS

### Corkscrew/I75 Intersection Improvements

Fall 2017  
Planning Start

Summer 2019  
Expected Construction Start

Summer 2020  
Expected Construction Finish

### Corkscrew/I75 Landscape Improvements

Fall 2018  
Planning Start

Summer 2020  
Expected Construction Start

Summer 2021  
Expected Construction Finish

### Corkscrew Rd Lane Widening Improvements

Fall 2018  
Planning Start

Summer 2021  
Expected Construction Start

Summer 2023  
Expected Construction Finish

### Tamiami Trail (US-41) Landscape Improvements

Fall 2017  
Planning Start

Spring 2019  
Expected Construction Start

Fall 2019  
Expected Construction Finish

### Estero Parkway Resurfacing and Bike Lanes

Fall 2017  
Planning Start

Spring 2019  
Expected Construction Start

Fall 2019  
Expected Construction Finish

### Estero Parkway Landscaping and Pedestrian Pathways

Spring 2018  
Planning Start

Fall 2018  
Expected Construction Start

Summer 2019  
Expected Construction Finish



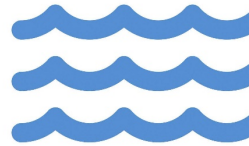
To learn more, visit <https://estero-fl.gov>

# The Village of Estero

## MAJOR IMPENDING DECISIONS



Acquisition of the Seminole Gulf/CSX railroad right-of-way for a *bike path*.



Acquisition for all, or some portion, of the Estero River property North of Corkscrew Road for preservation of *river frontage*.

Widening of Williams Road from US-41 to Via Coconut for *traffic flow*.



Collaboration with Florida State Parks System to improve Koreshan State Park for preservation of *history*.



Collaboration with Lee County Public School District on projects to improve community *education & recreation*.



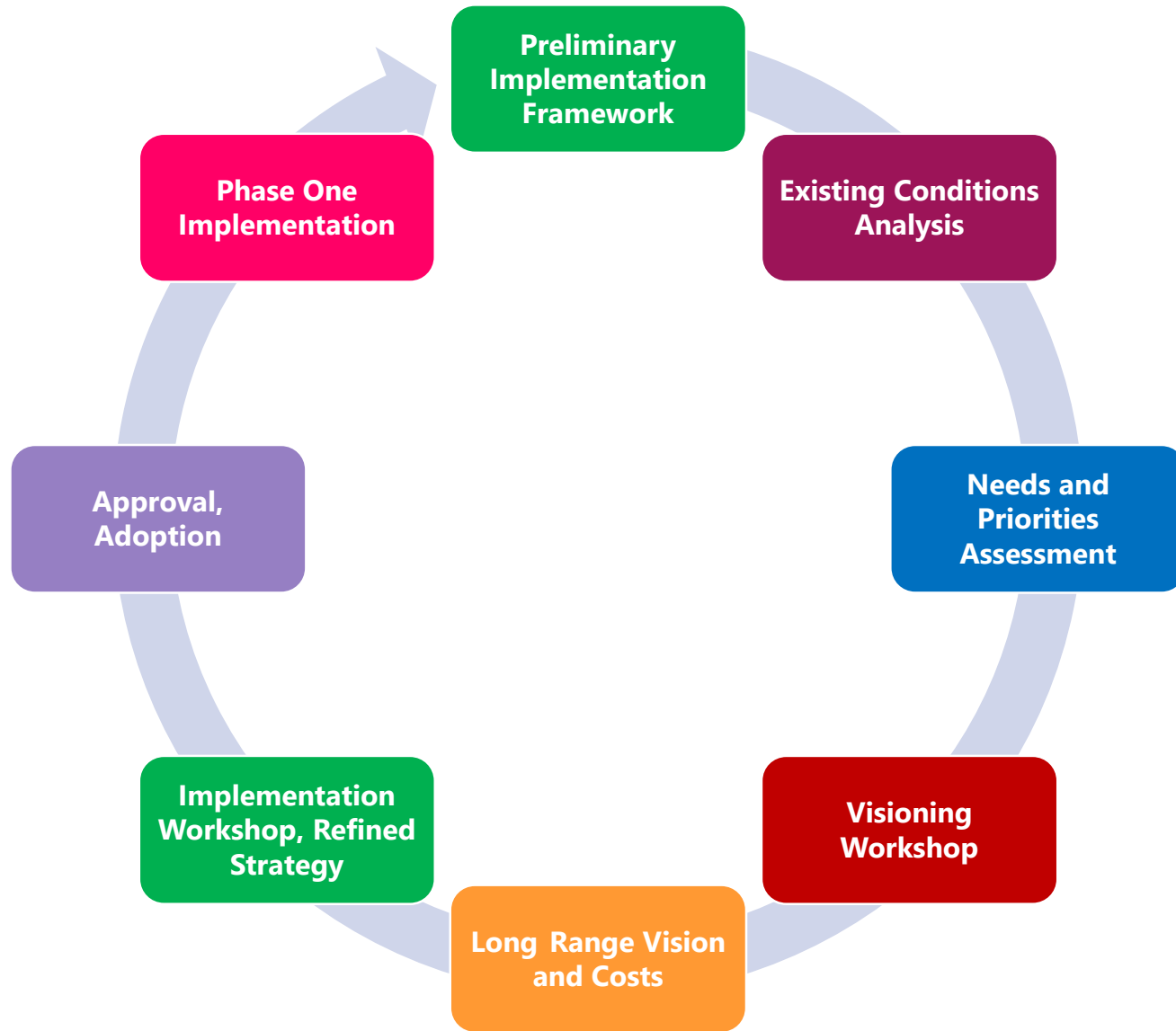
Hurricane response projects to *repair and strengthen infrastructure*.



To learn more, visit <https://estero-fl.gov>



# BARTH ASSOCIATES APPROACH





# INTEGRATED PUBLIC REALM





# THE PUBLIC REALM

“Our common property...the fundamental element in any community – the framework around which everything grows”

Alexander Garvin



# VILLAGE OF ESTERO EXISTING PARKS SYSTEM

## PARK TYPES AND NAMES

### PRIVATE FACILITIES

#### COMMUNITIES WITH PARKS

- 1 Bella Terra
- 2 Belle Lago
- 3 Breckenridge
- 4 Cascades
- 5 Coastal Village
- 6 Coconut Point Adult Living Facility
- 7 Coconut Point Mall Apartments
- 8 Coconut Shores
- 9 Colonial Oaks
- 10 Copper Oaks
- 11 Copperleaf at The Brookshow
- 12 Country Creek
- 13 Courtyards at Estero
- 14 Covered Wagon RV
- 15 Cypress Bend RV
- 16 Estero River Heights
- 17 Grandezza
- 18 Lakes of Estero
- 19 Lighthouse Bay at The Brooks
- 20 Longitude 81
- 21 Mariners Cove
- 22 Marsh Landing
- 23 Meadows of Estero
- 24 Mirasol at Coconut Point
- 25 Osprey Cove
- 26 Pelican Sound
- 27 Preserve at Corkscrew
- 28 Rapallo
- 29 Reserve
- 30 Riverwoods Plantation
- 31 Rookery Point
- 32 Shadowwood at The Brooks
- 33 Spring Run at the Brooks
- 34 Stonybrook
- 35 Sunny Grove RV
- 36 Tahiti Mobile Village
- 37 Terra Vista
- 38 The Colony
- 39 The Reef 1
- 40 The Reef 2
- 41 The Vines
- 42 Tides

- 43 Tidewater
- 44 Villa Palmeras
- 45 Villagio
- 46 Villas of Fountain Lakes
- 47 West Bay Club
- 48 Wildcat Run
- 49 Woodlands

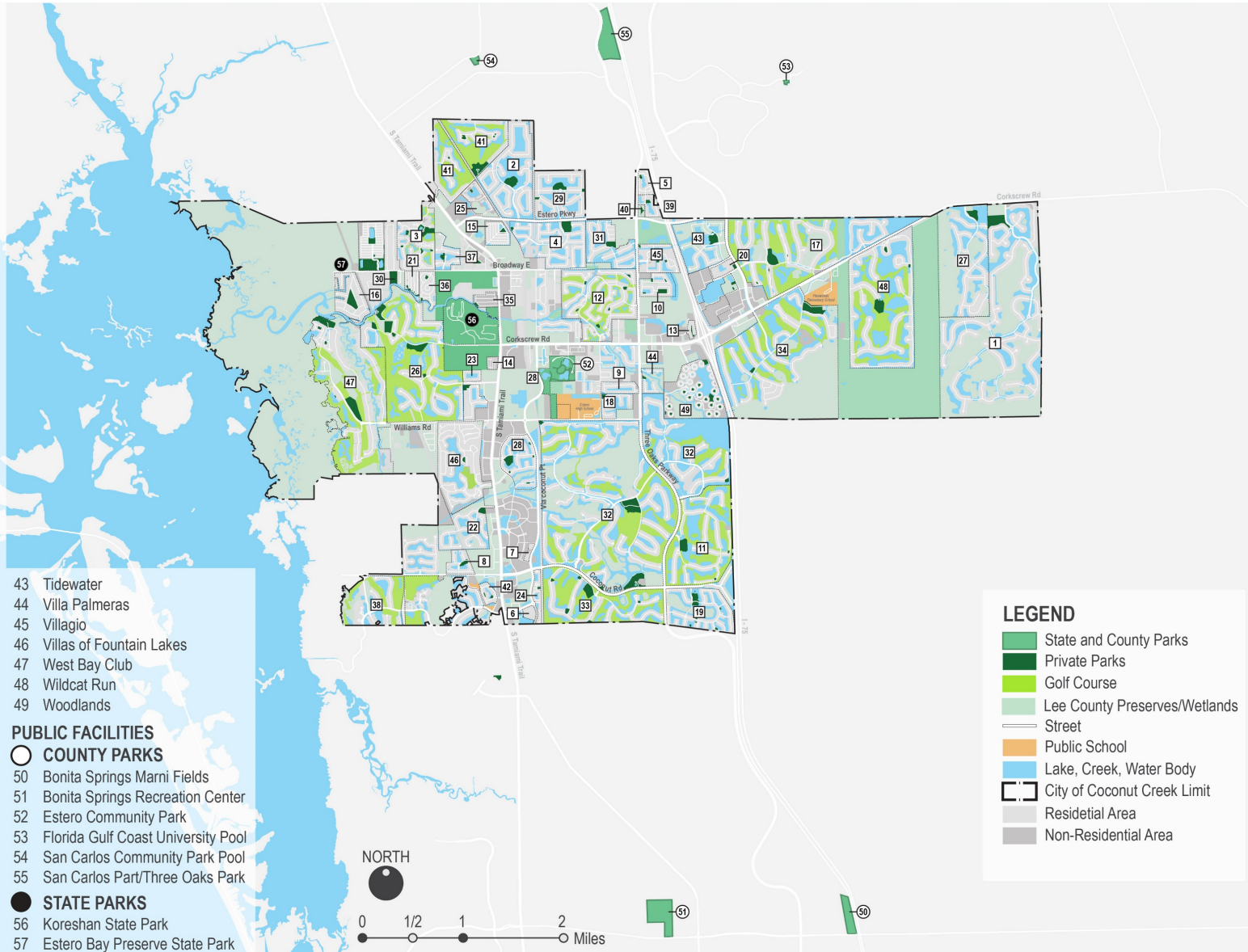
### PUBLIC FACILITIES

#### COUNTY PARKS

- 50 Bonita Springs Marni Fields
- 51 Bonita Springs Recreation Center
- 52 Estero Community Park
- 53 Florida Gulf Coast University Pool
- 54 San Carlos Community Park Pool
- 55 San Carlos Part/Three Oaks Park

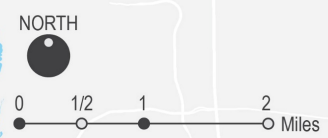
#### STATE PARKS

- 56 Koreshan State Park
- 57 Estero Bay Preserve State Park



### LEGEND

- State and County Parks
- Private Parks
- Golf Course
- Lee County Preserves/Wetlands
- Street
- Public School
- Lake, Creek, Water Body
- City of Coconut Creek Limit
- Residential Area
- Non-Residential Area





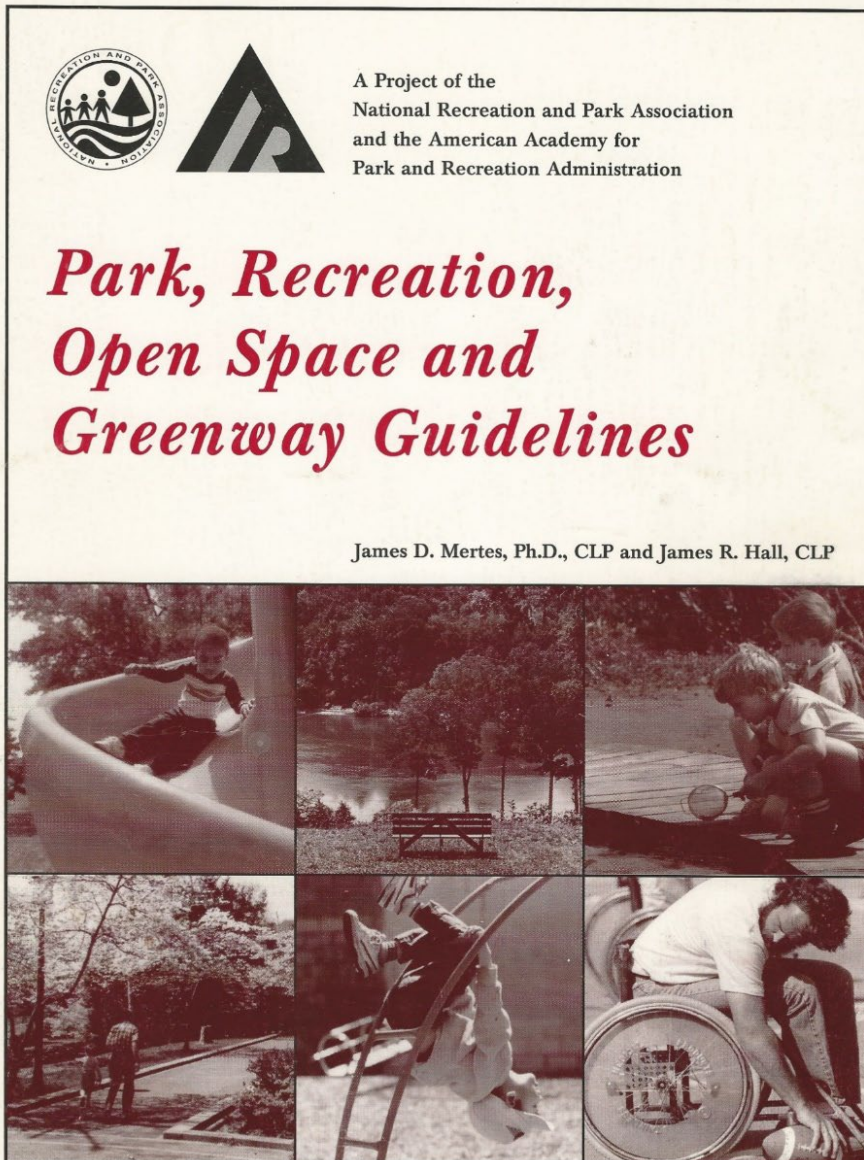
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# FUTURE FRAMEWORK – NO STANDARDS

“A standard for parks and recreation cannot be universal, nor can one city be compared with another even though they are similar in many respects”





# NEEDS AND PRIORITIES ASSESSMENT – A MIXED-METHODS, TRIANGULATED APPROACH

## **PRIMARY DATA:**

### Quantitative Techniques:

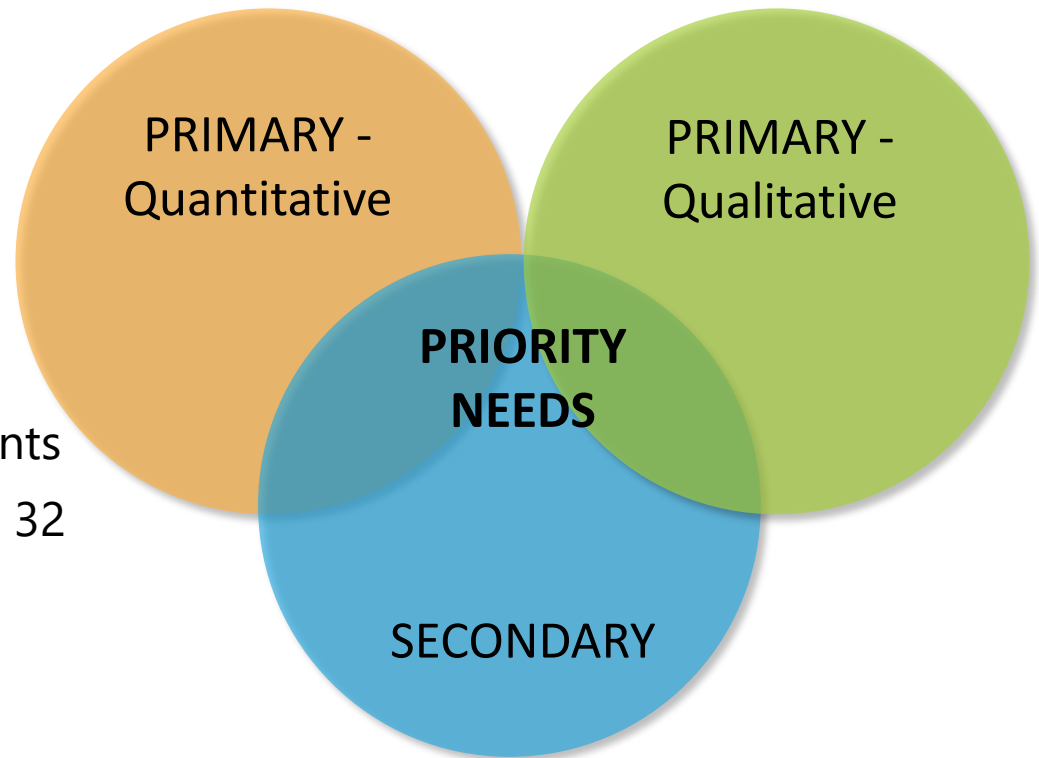
- Statistically-Valid Survey, 451 Residents
- On-line Survey, 272 Participants
- Level-of-Service Analysis
- Benchmarking

### Qualitative Techniques:

- Site Evaluations
- Public Workshop, +/-50 Participants
- Interviews and Focus Groups, +/- 32 Participants

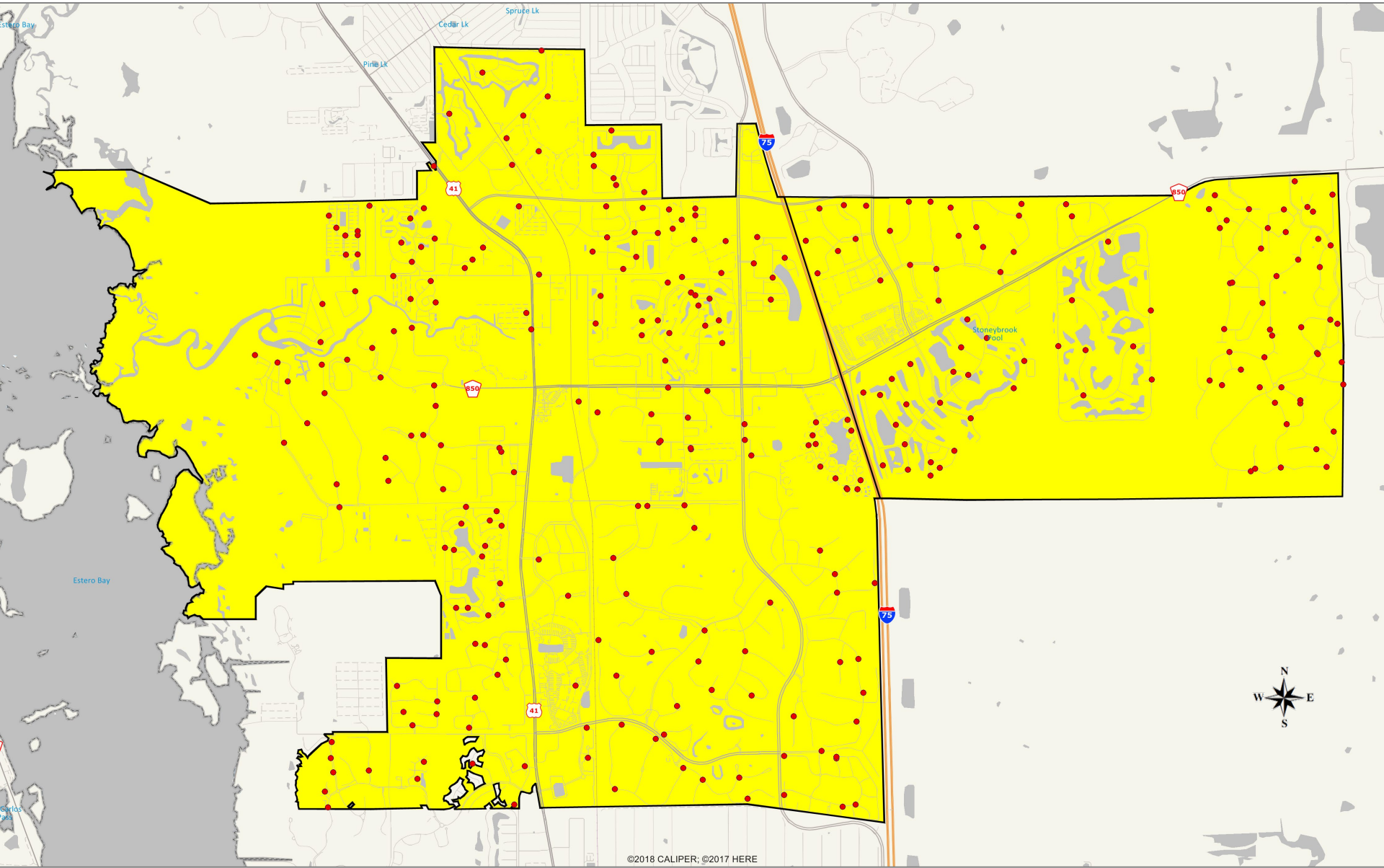
## **SECONDARY DATA:**

- Census Data
- Previous Planning Documents



# STATISTICALLY-REPRESENTATIVE SURVEY

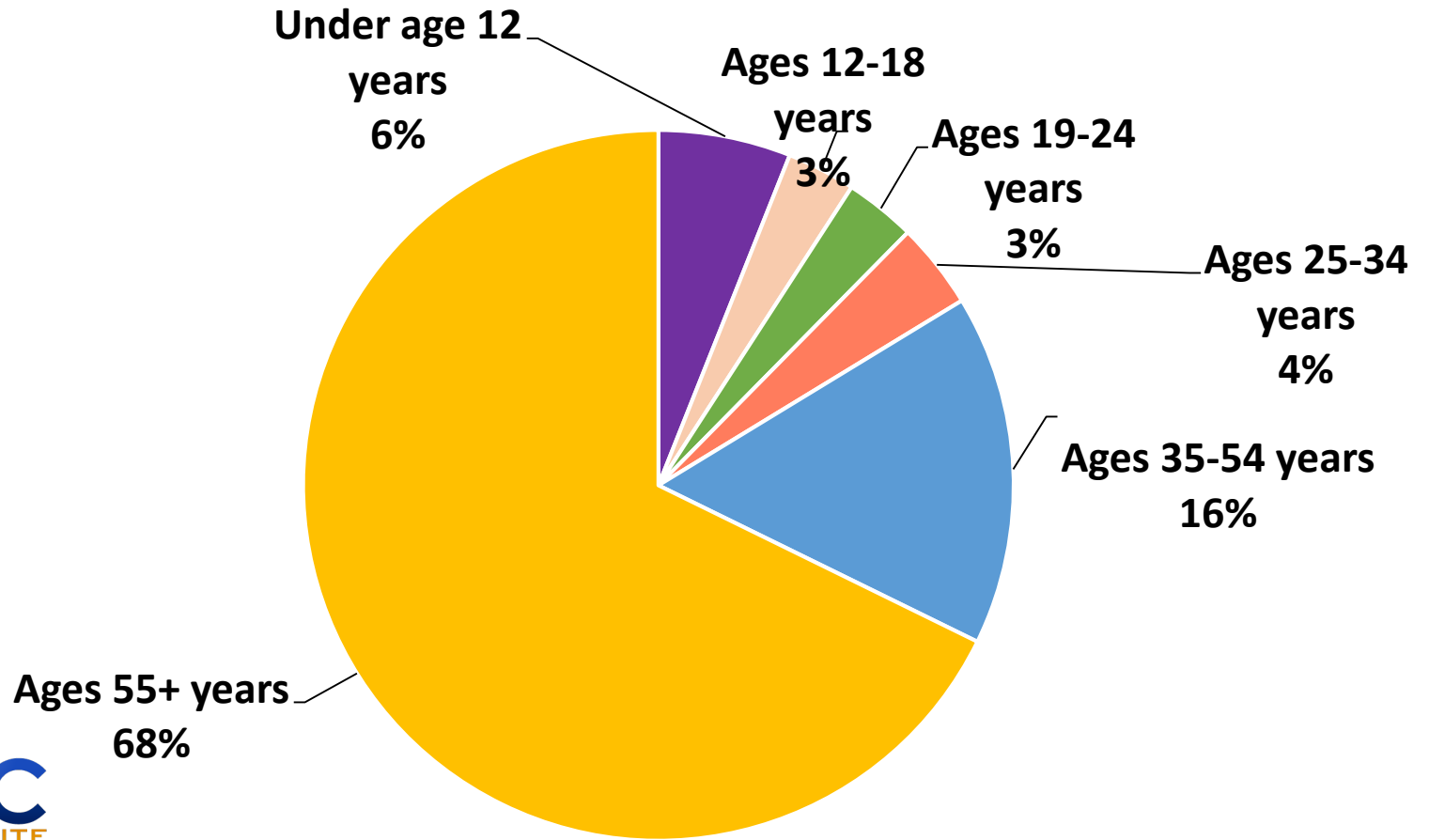
451 Respondents, 95% Level of Confidence, +/-4.6% Margin of Error



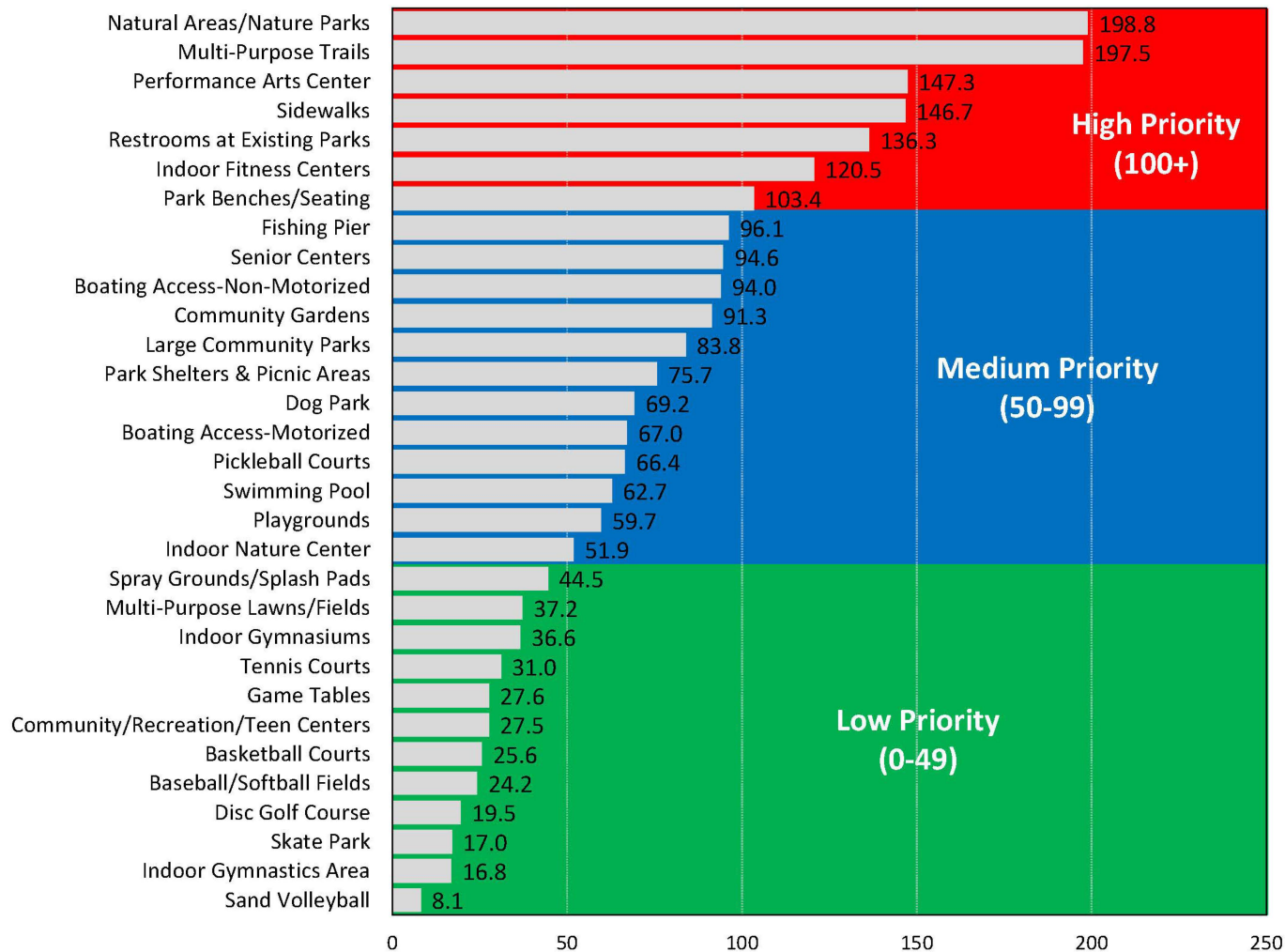


# Q17. Counting yourself, how many people in your household are:

*by percentage of respondents*

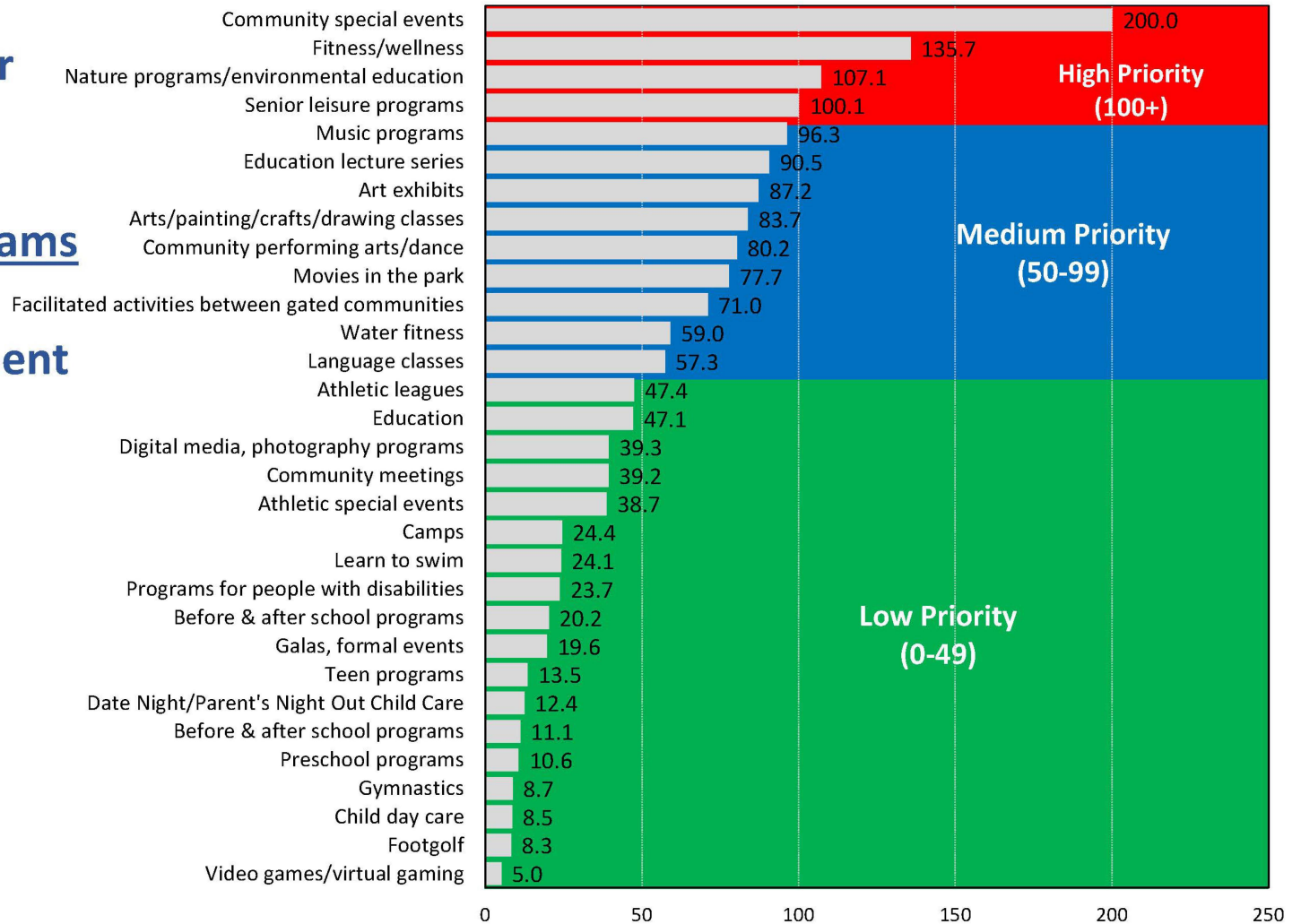


# Top Priorities for Investment for Recreation Amenities Based on the Priority Investment Rating



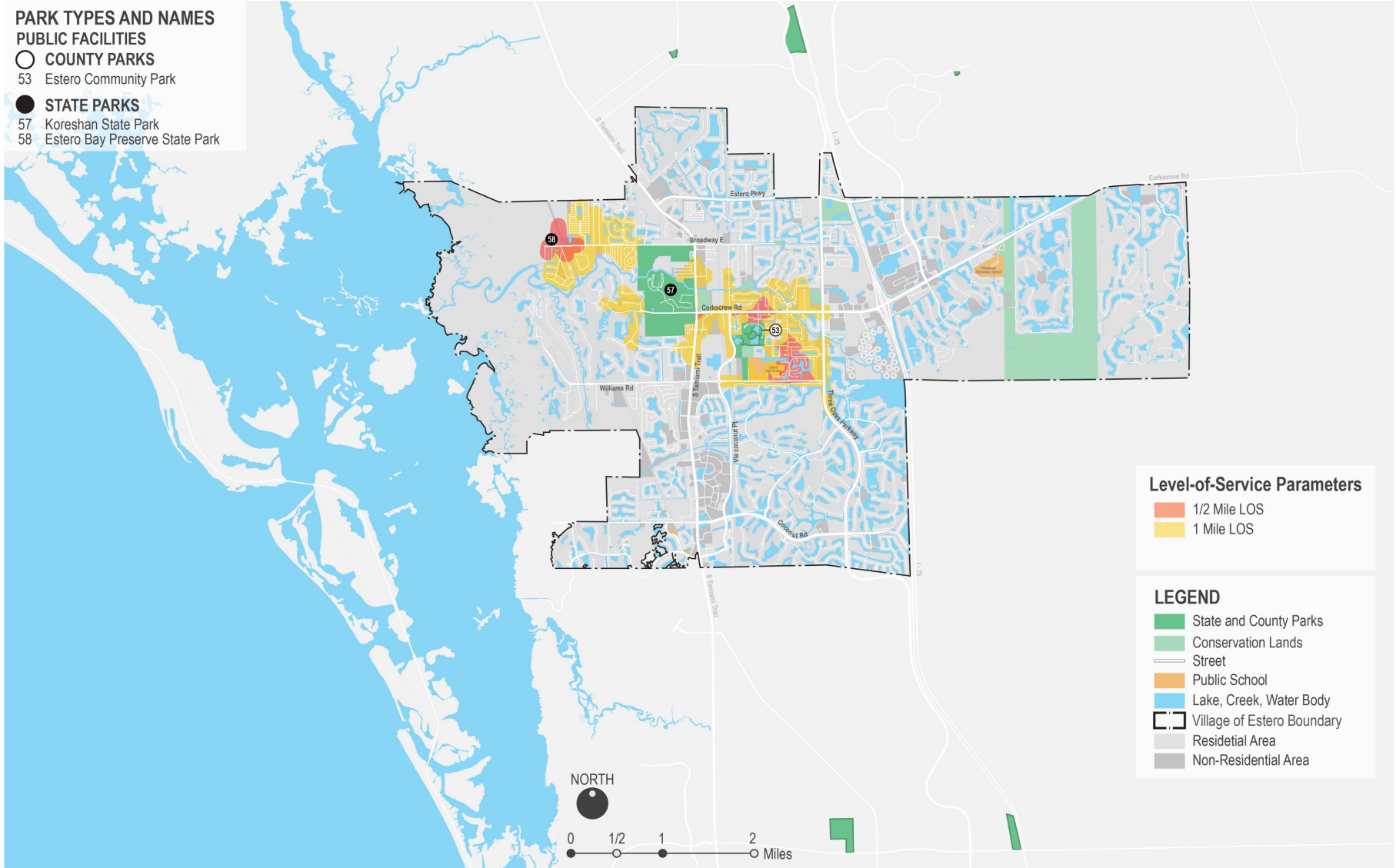


# Top Priorities for Investment for Recreation Activities/Programs Based on the Priority Investment Rating



# LEVEL-OF-SERVICE ANALYSIS – ACCESS

## Public Parks Within Village Boundary | 1/2 Mile + 1Mile





# LEVEL-OF-SERVICE ANALYSIS – ACCESS

## Public Parks Within + Near Village Boundary | 1/2 Mile + 1 Mile

### PARK TYPES AND NAMES

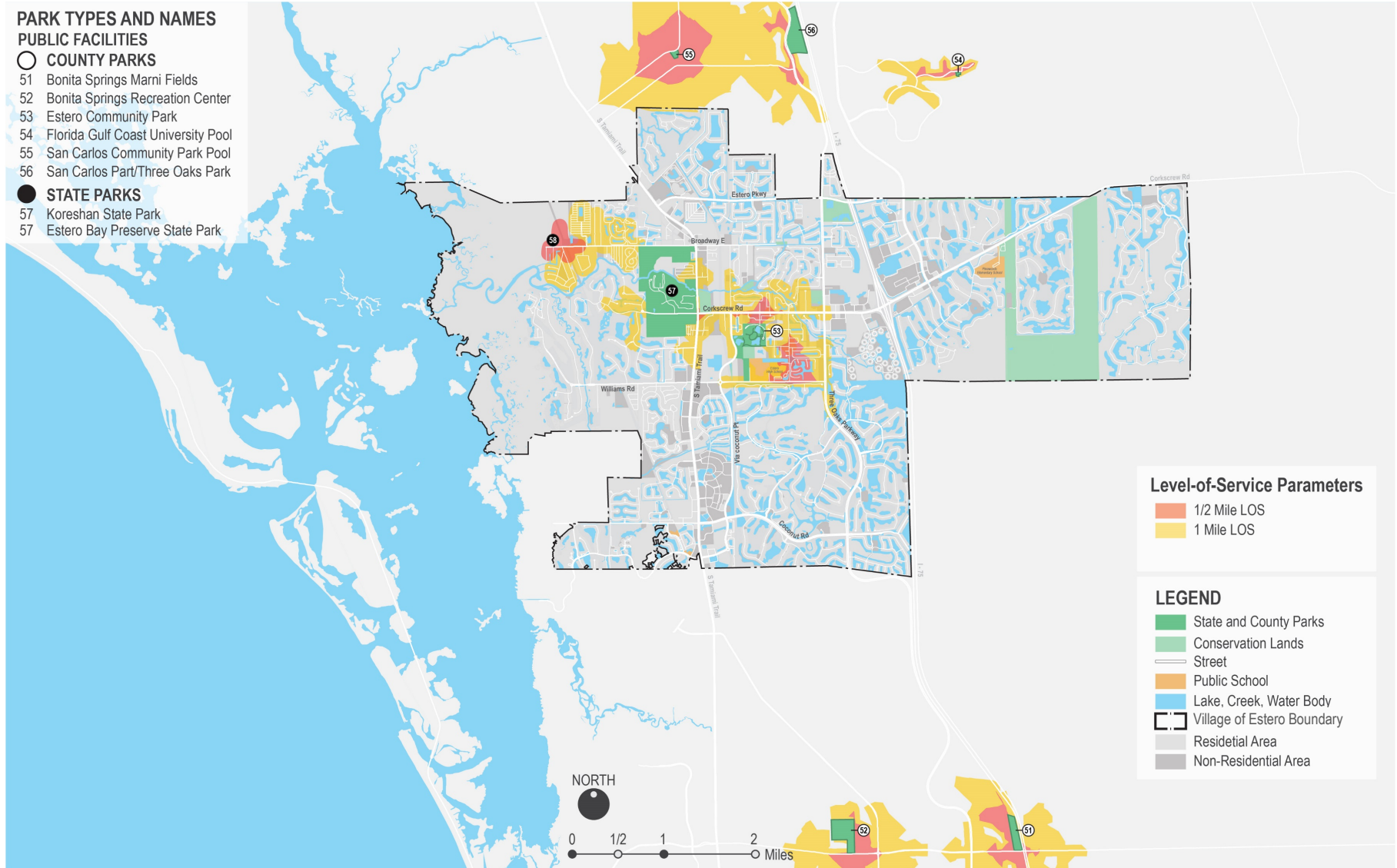
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##### ● STATE PARKS

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# LEVEL-OF-SERVICE ANALYSIS – ACCESS

## Public + Private Parks | 1/2 Mile + 1 Mile

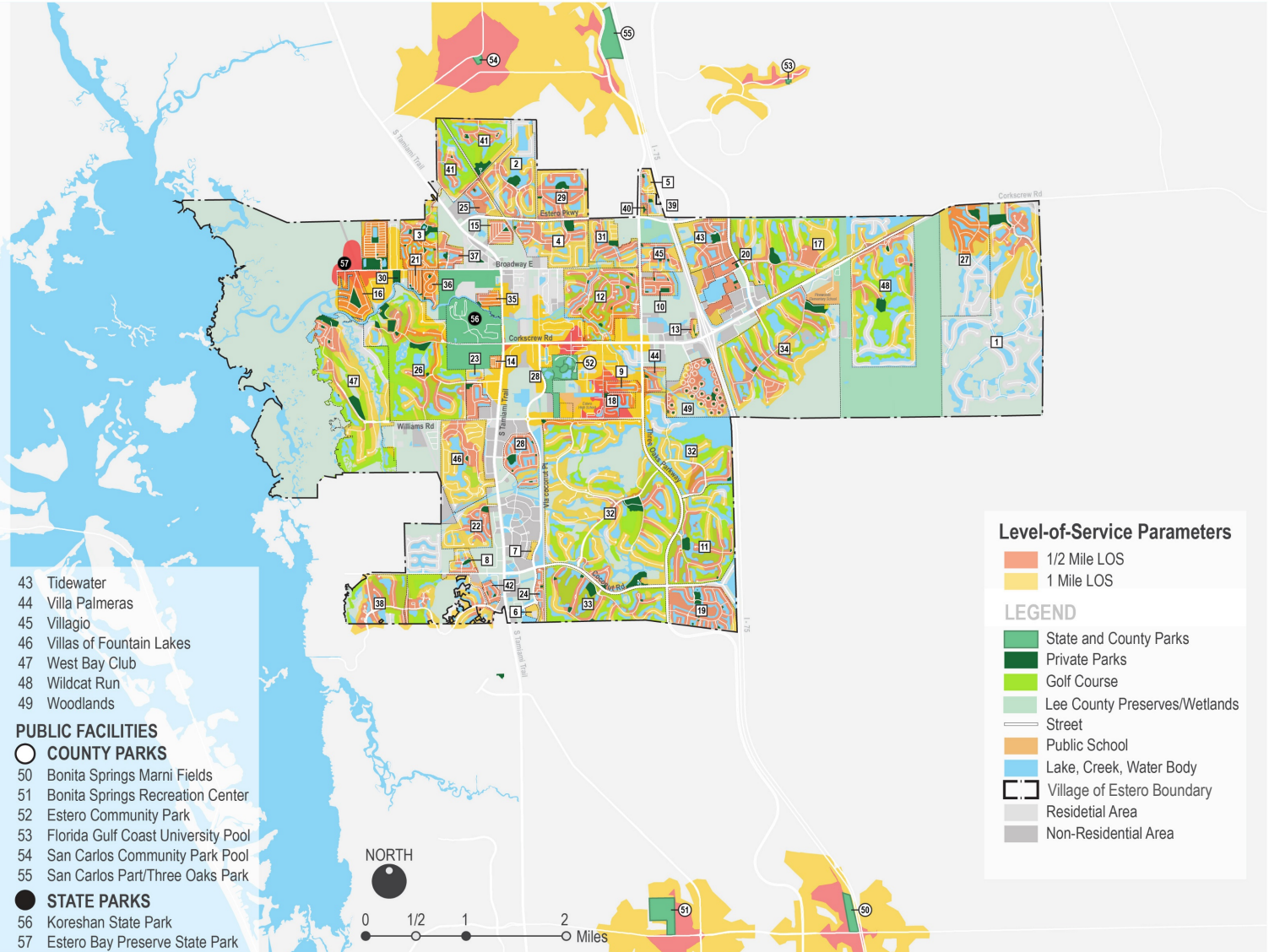
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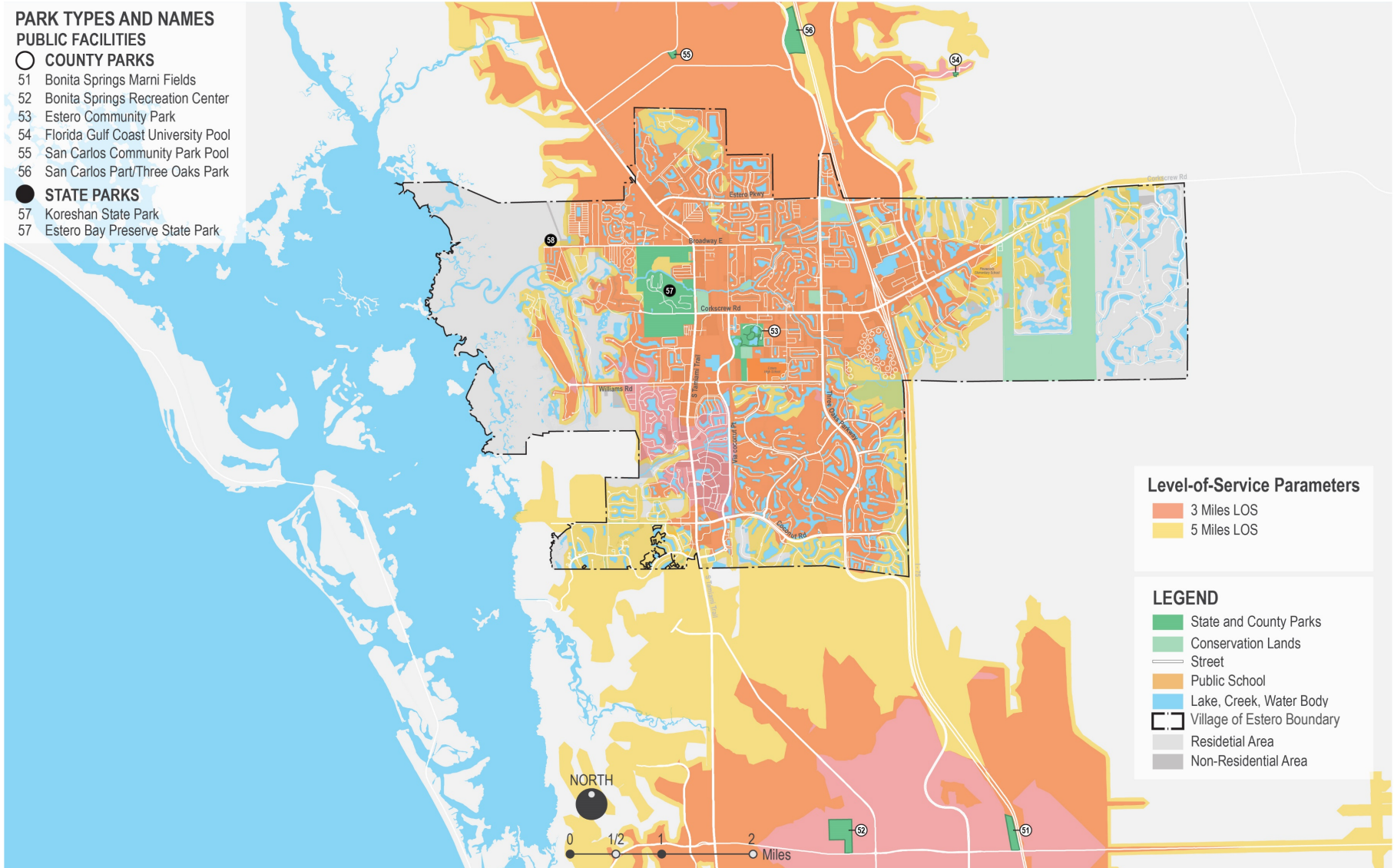
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# LEVEL-OF-SERVICE ANALYSIS – ACCESS

## Public Parks Within + Near Village Boundary | 3 Mile + 5 Mile



# LEVEL-OF-SERVICE ANALYSIS – QUALITY

## 25 Evaluation Criteria



LEGEND	Estero Bay Preserve State Park Trailhead						
	Estero High School Ball Fields / Community Park	Estero Village Community Park	Florida Gulf Coast/ Lee County Aquatics Facility	Koreshan State Park	Lee County Three Oaks Park	Average	
Needs Improvement	1.0-1.9	2.0-2.9	3.0-3.9	4.0-4.9	5.0		
<b>TOTAL SYSTEM AVERAGES</b>	<b>2.5</b>	<b>2.6</b>	<b>3.2</b>	<b>4.2</b>	<b>2.9</b>	<b>3.0</b>	<b>3.1</b>
<b>TOTAL SYSTEM AVERAGES (Without Architecture)</b>	<b>2.5</b>	<b>2.6</b>	<b>3.0</b>	<b>4.1</b>	<b>2.9</b>	<b>3.0</b>	<b>3.0</b>
<b>PROXIMITY/ACCESS/LINKAGES</b>	<b>2.0</b>	<b>2.2</b>	<b>2.3</b>	<b>3.8</b>	<b>2.5</b>	<b>3.2</b>	<b>2.7</b>
Visibility from a distance	3	3	2	3	2	4	2.8
Ease in walking to the park	2	1	2	3	1	2	1.8
Transit Access	1	1	1	2	1	1	1.2
Clarity of information/signage	2	2	3	5	5	4	3.5
ADA Compliance	1	3	3	5	3	4	3.2
Lighting	3	3	3	5	3	4	3.5
<b>COMFORT &amp; IMAGE:</b>	<b>3.5</b>	<b>2.9</b>	<b>3.3</b>	<b>4.8</b>	<b>3.1</b>	<b>3.0</b>	<b>3.4</b>
First Impression / overall attractiveness	3	3	3	5	3	3	3.3
Feeling of safety	4	3	3	5	4	4	3.8
Cleanliness/overall quality of maintenance (Exterior Site)	4	3	3	5	3	3.5	3.6
Cleanliness/overall quality of maintenance (Facilities Interior)	-	-	4	5	-	-	4.5
Comfort of places to sit	3	2	4	3	2	3	2.8
Protection from bad weather	3	3	4	5	3	2	3.3
Evidence of management /stewardship (Exterior Site)	4	3	3	5	3	3.5	3.6
Evidence of management /stewardship (Facility(ies) Interior)	-	-	4	5	-	-	4.5
Ability to Easily Supervise and Manage the Park or Facility (Interior)	-	-	2	5	-	-	3.5
Condition and Effectiveness of any Equipment or Operating Systems	4	3	3	5	3	3	3.5
Branding	3	3	3	5	4	2	3.3









Handicap Accessible  
Restroom













# LEVEL-OF-SERVICE ANALYSIS – Acreage

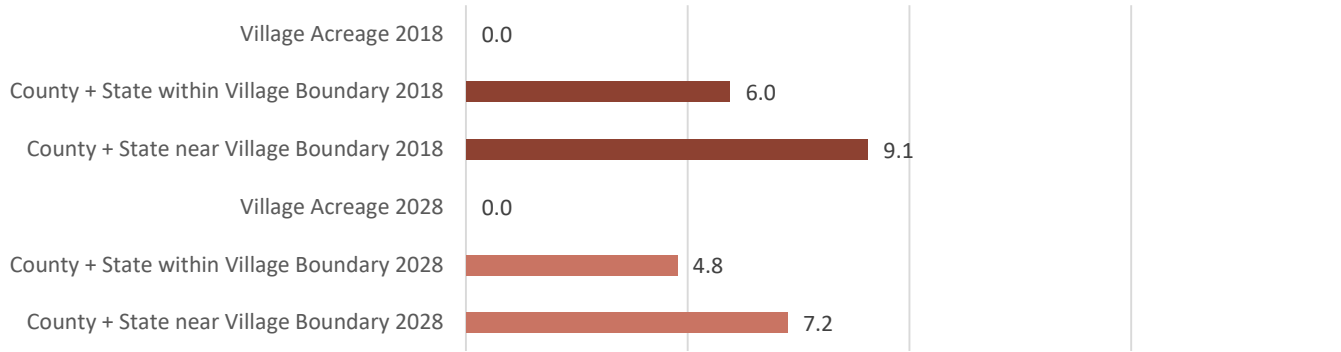
## *Comprehensive Plan:*

- Strive for 2 ac community park/ 1000 perm. pop
- Strive for 8 acres regional park/ 1,000 seasonal pop.
- Four, 25,000+ s.f. recreation centers
- 1 boat ramp/ 12,500 seasonal population
- 50% native open space

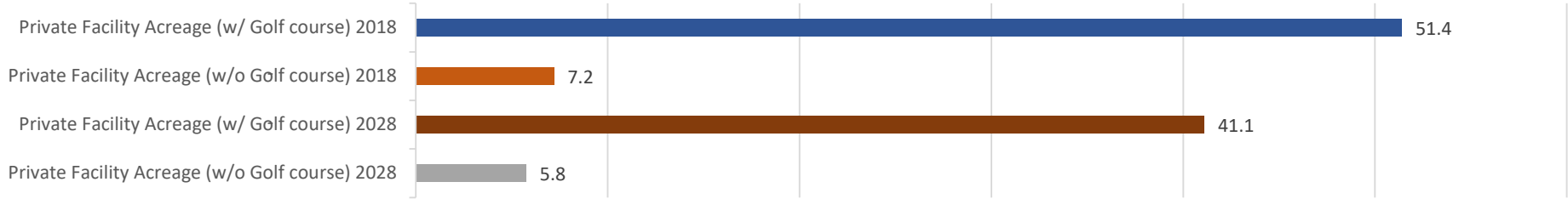


# LEVEL-OF-SERVICE ANALYSIS – Acreage LOS

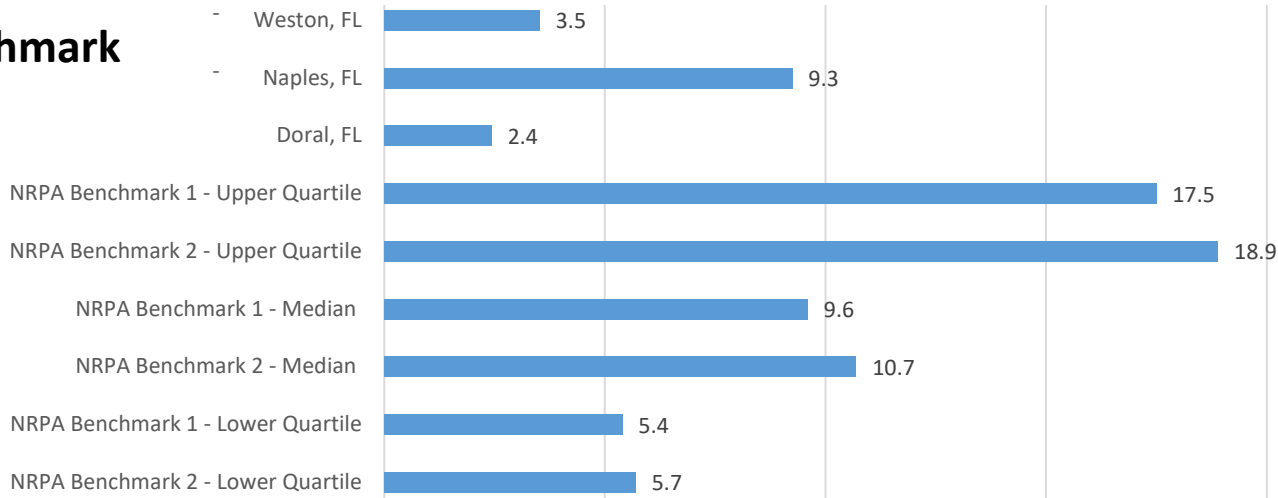
## Public



## Private



## Benchmark





# LEVEL-OF-SERVICE ANALYSIS – FACILITIES LOS

## Public

## Private

## Benchmark

	County + State Recreational Facilities				Village of Estero		Benchmark Cities			NRPA Benchmarks	
	County + State within Village Bndry LOS 2018	County + State Near Village Bndry LOS 2018	County + State within Village Bndry LOS 2028	County + State Near Village Bndry LOS 2028	LOS with Private 2018	LOS with Private 2028	Weston, FL	Naples, FL	Doral, FL	NRPA Benchmark 1 Median	NRPA Benchmark 2 Median
Playground	8,529	4,265	10,666	5,333	1,625	2,032	6,088	2,568	8,500	3,010	3,558
Multi-purpose Fields	34,116	17,058	42,665	21,333	2,132	2,667	16,743	-	6,800	7,490	6,158
Soccer Fields	-	4,874	-	6,095	34,116	42,665	16,743	-	22,667	9,182	9,833
Football Fields	17,058	17,058	17,058	21,333	-	-	-	10,271	22,667	16,765	19,023
Cricket Field	-	-	-	-	-	-	-	-	-	29,996	288,617
Field Hockey Field	-	-	-	-	-	-	-	-	-	16,167	23,034
Lacrosse Field	-	-	-	-	-	-	-	-	-	27,332	17,500
Baseball Fields (Youth)	17,058	6,823	21,333	8,533	17,058	21,333	9,567	-	-	5,572	5,358
Baseball Fields (Adult)	-	17,058	-	21,333	-	-	13,394	-	-	19,283	13,367
Baseball Fields (Total)	17,058	4,874	21,333	6,095	17,058	21,333	-	4,108	34,000	-	-
Softball Fields (Youth)	17,058	6,823	21,333	8,533	-	-	22,324	-	-	8,300	8,181
Softball Fields (Adult)	-	34,116	-	42,665	-	-	66,972	-	-	10,493	9,491
Softball Fields (Total)	17,058	5,686	21,333	7,111	-	-	-	-	68,000	-	-
Tee Ball	-	-	-	-	-	-	-	-	-	15,354	12,763
Tennis Court	-	1,312	-	1,641	262	328	3,721	1,369	9,714	-	-
Basketball Court	8,529	5,686	10,666	7,111	1,895	2,370	7,441	3,424	6,476	7,000	7,040
Volleyball Court	-	-	-	-	-	-	-	3,424	22,667	-	-
Racquetball Court	-	-	-	-	-	-	-	-	-	-	-
Multiuse courts	-	-	-	-	-	-	-	-	-	14,011	12,105
Running tracks	34,116	17,058	42,665	21,333	17,058	21,333	-	-	-	-	-
Swimming Pool	-	17,058	-	21,333	319	399	-	20,542	-	25,613	23,350
Splash Pad/Play Area	-	-	-	-	-	-	-	-	68,000	-	-
Skate Parks	-	-	-	-	-	-	-	-	-	-	-
Indoor recreation	-	-	-	-	-	-	-	-	-	-	-
Performance Amphitheater	-	-	-	-	-	-	66,972	-	-	-	-
Community Garden	-	-	-	-	-	-	-	-	-	25,525	30,346
Dog Park	34,116	34,116	42,665	21,333	6,823	8,533	-	-	68,000	27,776	37,000
Fishing Grill	-	-	-	-	-	-	-	-	68,000	-	-
Boat Ramp	-	-	-	-	17,058	21,333	-	6,847	-	-	-
Canoe & Kayak Launch	-	-	-	-	17,058	21,333	-	-	68,000	-	-

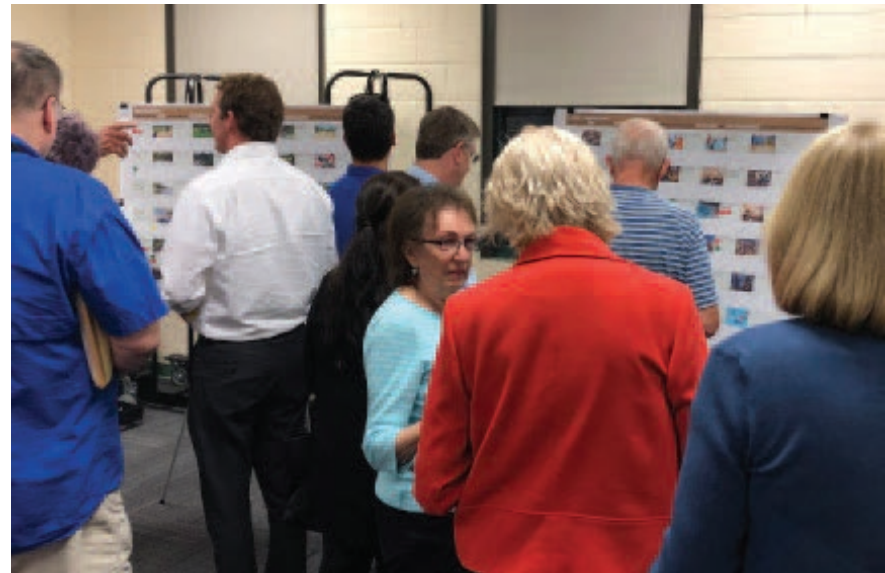


# INTERVIEWS AND FOCUS GROUPS – PRIORITY NEEDS

- More bicycle/pedestrian paths and trails; increased bike/ped connectivity (10)
- More athletic fields (especially soccer, multi-use, baseball/softball) (9)
- Preserve natural lands/places to enjoy nature/passive open space (5)
- Aquatics center/regulation pool (5)
- Acquire and connect to Boomer property (create links to Koreshan State Park and Village site) (4)
- More activities for youth/children (4)
- Koreshan State Park improvements (e.g. boardwalks, volunteers, more programs, bike/paddleboard/kayak racks) (3)
- Indoor space for volleyball, basketball etc. (3)
- Estero River access (3)
- Center for cultural/special events (3)
- Find ways to entice people out of gated communities/community engagement (3)
- Boat/ferry access to Lover's Key (2)
- Develop river frontage (62-acre parcel) (2)
- Senior center with botanical gardens (2)
- Develop greater sense of place (such as via Town Center development) (2)
- Enhance Estero Community Park (e.g. establish western entrance) (2)
- More pickleball courts (2)

# PUBLIC OPEN HOUSE – SPENDING PRIORITIES

- Acquire Land to Protect Natural Areas (120 coins)
- Develop/ Expand Athletic Fields and Courts (101)
- Develop New Greenways, Trails, Bicycle Facilities, and Sidewalks (96)
- Develop New Pool/ Aquatics Center (61)
- Offer More Recreation Programs (41)





# NEEDS ASSESSMENT FINDINGS

FIGURE 2.21 - NEEDS ASSESSMENT SUMMARY CHART

	Mail Survey (Statistically Representative)	Online Survey (50%+ "need more")	Public Workshops	Interviews and Focus Groups	Level-of-Service Analysis
<b>Recreation Facility Priorities:</b>					
1. Natural Areas/Nature Parks	●	●	●	●	
2. Multi-purpose Trails	●	●		●	●
3. Performance Arts Center	●	●	●		●
4. Sidewalks	●	●			
5. Restrooms for Existing Parks	●	●			
6. Indoor Fitness Centers	●				
7. Park Benches/Seating		●			
8. Community Gardens		●	●		●
9. Fishing Piers		●			●
10. Skate Park			●		
11. Athletic Fields			●	●	●
12. Boating Access		●	●		●
13. Pickleball Courts			●		
14. Aquatics Center				●	
15. Volleyball Courts					●
16. Multi-use Courts					●
17. Splash Pads					●
18. Picnic Areas		●			●
19. Additional Park Land					●
20. Large Community Parks		●			

	Mail Survey (Statistically Representative)	Online Survey (50%+ "need more")	Public Workshops	Interviews and Focus Groups	Level-of-Service Analysis
<b>Recreation Program Priorities:</b>					
1. Community Special Events	●	●	●		na
2. Fitness/Wellness	●	●			na
3. Nature Programs/Environmental Education	●	●			na
4. Senior Leisure Program	●	●			na
5. Movies in the Park		●			na
6. Music Programs		●			na
7. Athletic Leagues			●		na
8. Facilitated Activities between Gated Communities		●			na
9. Education Lecture Series		●			na
10. Community Performing Arts/Dance		●			na

# NEEDS ASSESSMENT CONCLUSIONS

## FACILITIES:

1. Natural Areas/ Nature Parks
2. Multi-purpose Trails
3. Performance Arts Center
4. Sidewalks
5. Restrooms for Existing Parks
6. Community Gardens
7. Athletic Fields
8. Boating Access

## PROGRAMS:

1. Community Special Events
2. Fitness/ Wellness Programs
3. Nature Programs/  
Environmental Education
4. Senior Leisure Programs

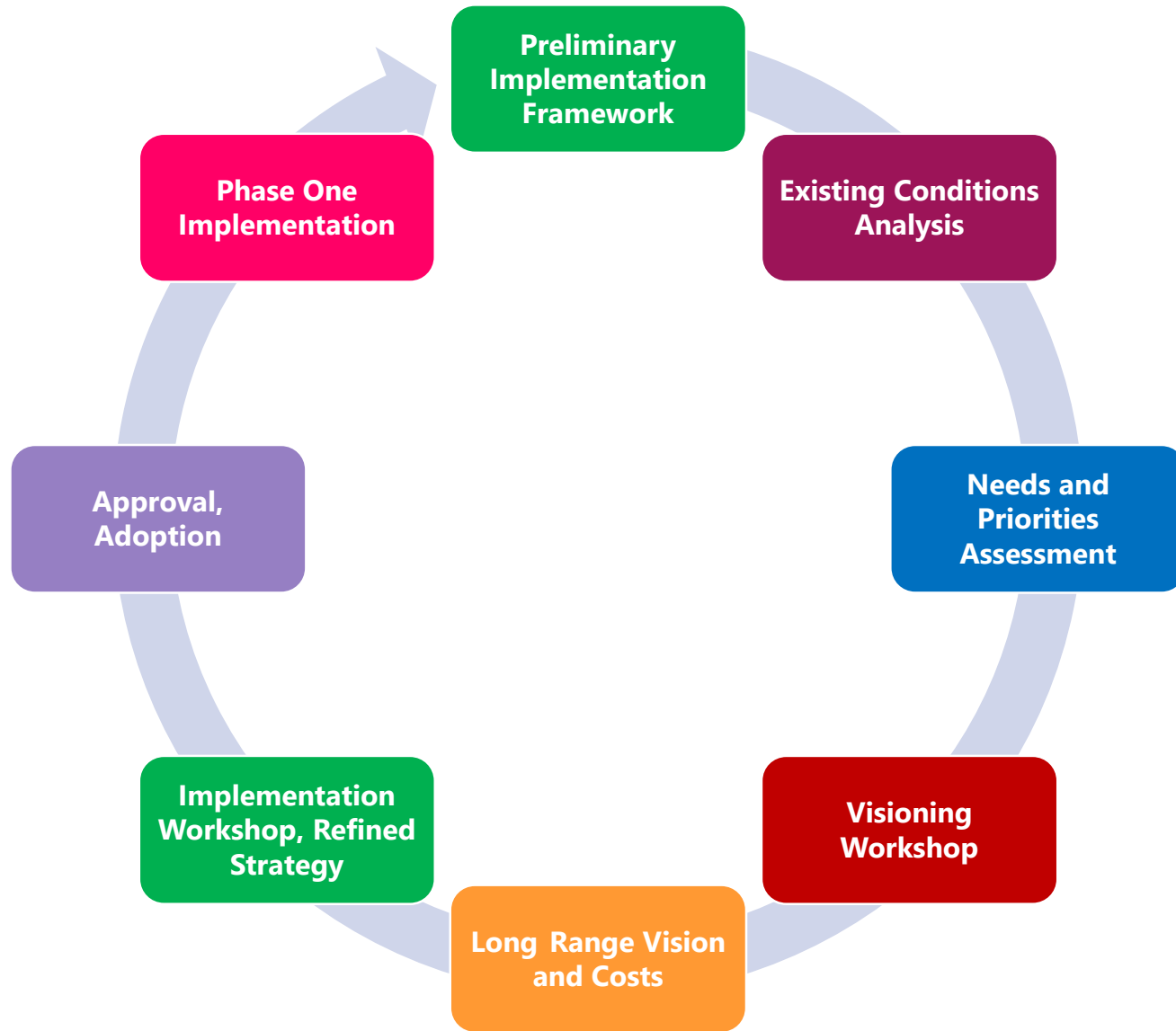
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# BARTH ASSOCIATES APPROACH



# VISIONING WORKSHOP – “Appropriate Response”

- Needs Assessment Findings
- Guiding Principles
- Role, Partnerships
- LOS Standards
- Service-Delivery Models
- New Facilities
- Land Acquisition
- Staffing, Operations, Programs, Management





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