



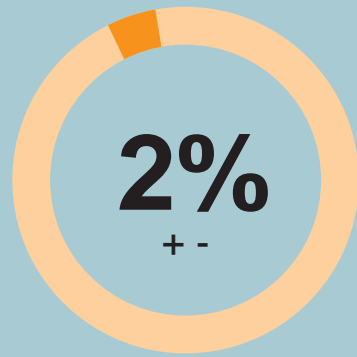
Ken Thompson Park at City Island



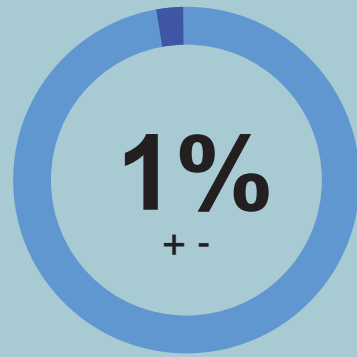


- Parking (approx. 50 spaces)
- Shaded Areas (indicated in blue)
- Dock
- Water Taxi Landing
- Potential Restaurant
- Kayak / Paddle-board Rentals
- Refurbished Beach
- Mixed-use Trail System:
run / walk / bicycle
- Zip Line Course
- Observation Pier
- Boat Ramp
- Refurbished Beach
- Parking (approx. 300 spaces)

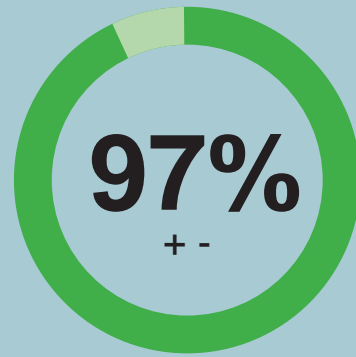
Indicates Shade Areas



Existing
Building Coverage



New
Building Structures



Green Space

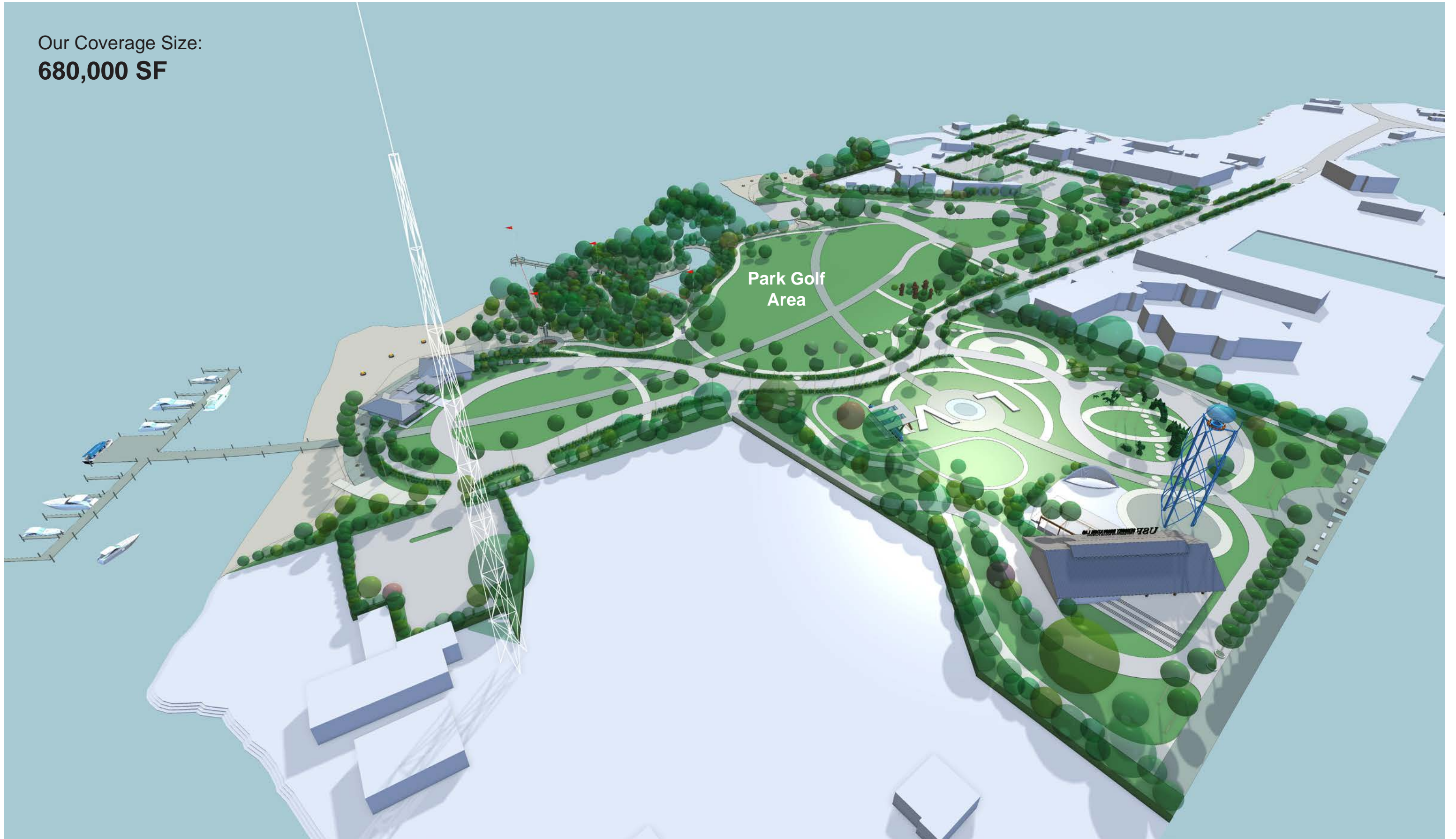


Birdseye View - South East Side
Ken Thompson Park



 Indicates Shade Areas

Our Coverage Size:
680,000 SF



Birdseye View - North Side
Ken Thompson Park



PROPOSAL FOR A PUBLIC-PRIVATE PARTNERSHIP

The primary purpose of PPPs is to harness the strengths and resources of both the public and private sectors to deliver projects or services more effectively and efficiently than either could do alone. This synergy often results in improved infrastructure, better public services, and economic growth.

Here are some of their key benefits and purposes:

Efficiency and Innovation

- Private sector expertise often leads to more innovative and efficient solutions.
- Encourages creative approaches to problem-solving.

Cost-Effectiveness

- Can reduce public sector costs by leveraging private sector funding and resources.
- Often leads to more financially sustainable projects.

Risk Sharing

- Financial risk is being assumed by the private partner in this situation, reducing the burden on the city.
- Allows for better risk management through shared expertise and resources.

Improved Public Services

- PPPs often lead to enhanced quality and delivery of public services.
- Private sector involvement can drive higher service standards.

Accelerated Project Completion

- Projects can often be completed more quickly than through traditional public sector procurement.
- Reduces delays in public service enhancements or infrastructure development.

Access to Private Capital

- Provides access to additional financial resources from the private sector.
- Helps overcome limitations of public sector budgets.

Economic Development

- Can stimulate local economies by creating jobs and using local resources.
- Often leads to broader economic benefits beyond the immediate project.

Long-Term Partnership

- Encourages long-term collaboration and relationship building between the public and private sectors.
- Facilitates ongoing innovation and continuous improvement in services.



BENEFITS TO SARASOTA CITY

Enhanced Park Utilization

The enhancements planned by RES are tailored to make the park more attractive and engaging for people of all ages.

Income Generation for the City

The city will receive fair rent for the land use, creating a new revenue stream without sacrificing public ownership.

Destination Creation

The improvements will elevate the park to a 'destination status,' attracting both residents and visitors alike, which is a boon for local businesses and the city's overall image.

Zero Investment from the City

This partnership requires no financial investment from the city's coffers. The private organization has the necessary capital funds for all enhancements.

City Ownership in Case of Default

In the unlikely event of a default, the city will retain ownership of all improvements made to the park, safeguarding the City's interests.

Ongoing Maintenance

Post-enhancement, RES will be responsible for all maintenance of the park.

Park Golf's USA Home

Sarasota will be the home of Park Golf USA.

Beach Refurbishment

The plan includes refurbishing a beach area, enhancing its appeal and safety, funded entirely RES.

Water Taxi Service

A unique feature of this partnership is the financing and operation of a water taxi service to City Island, adding a new dimension to our city's transportation and leisure options.

Offsetting the Loss of Mote Marine

The project promises to offset the loss of Mote Marine, providing a new destination and activity hub for our citizens.

Comprehensive Marketing Strategy

RES will create and execute a national and local marketing strategy, with the City, ensuring that the enhanced park receives the attention and usage it deserves.



Park Golf is a fascinating and inclusive sport that combines elements of golf and croquet, emphasizing both skill and harmony with the natural surroundings.

Park Golf is a delightful sport that combines the joy of golf with the relaxed atmosphere of a park, making it accessible to a wide range of players.

Park Golf Introduction

Invention and Origin

Park Golf was invented in Makubetsu, Hokkaido, Japan, in 1983.

Format

A round of Park Golf consists of 9 holes. There is no lower limit on course size.

International Park Golf Association

Sets upper limits on hole and course lengths. Individual holes have a maximum length of 100 meters, and a 9-hole course is limited to 500 meters or less.

Gameplay

Players use one club, one ball, and aim to complete each hole in as few strokes as possible.

Resembles

Described as a sport between golf and croquet, or “mini-golf on steroids.

Ongoing Maintenance

Post-enhancement, RES will be responsible for all maintenance of the park.

Philosophy & Purpose

Harmony

Emphasis on harmony with other players and the natural setting of the golf course.

Accessibility

Park Golf is designed to be inclusive, allowing people of all ages to enjoy golf in a relaxed, park-like setting.

Health & Fitness

Provides an opportunity for outdoor recreation, contributing to improved health and fitness.

Course Details

Hole Length

Each hole ranges from 20 to 100 meters in length from the teeing ground to the cup.

Par Categories

Holes can be Par-3, Par-4, or Par-5.

Course Layout

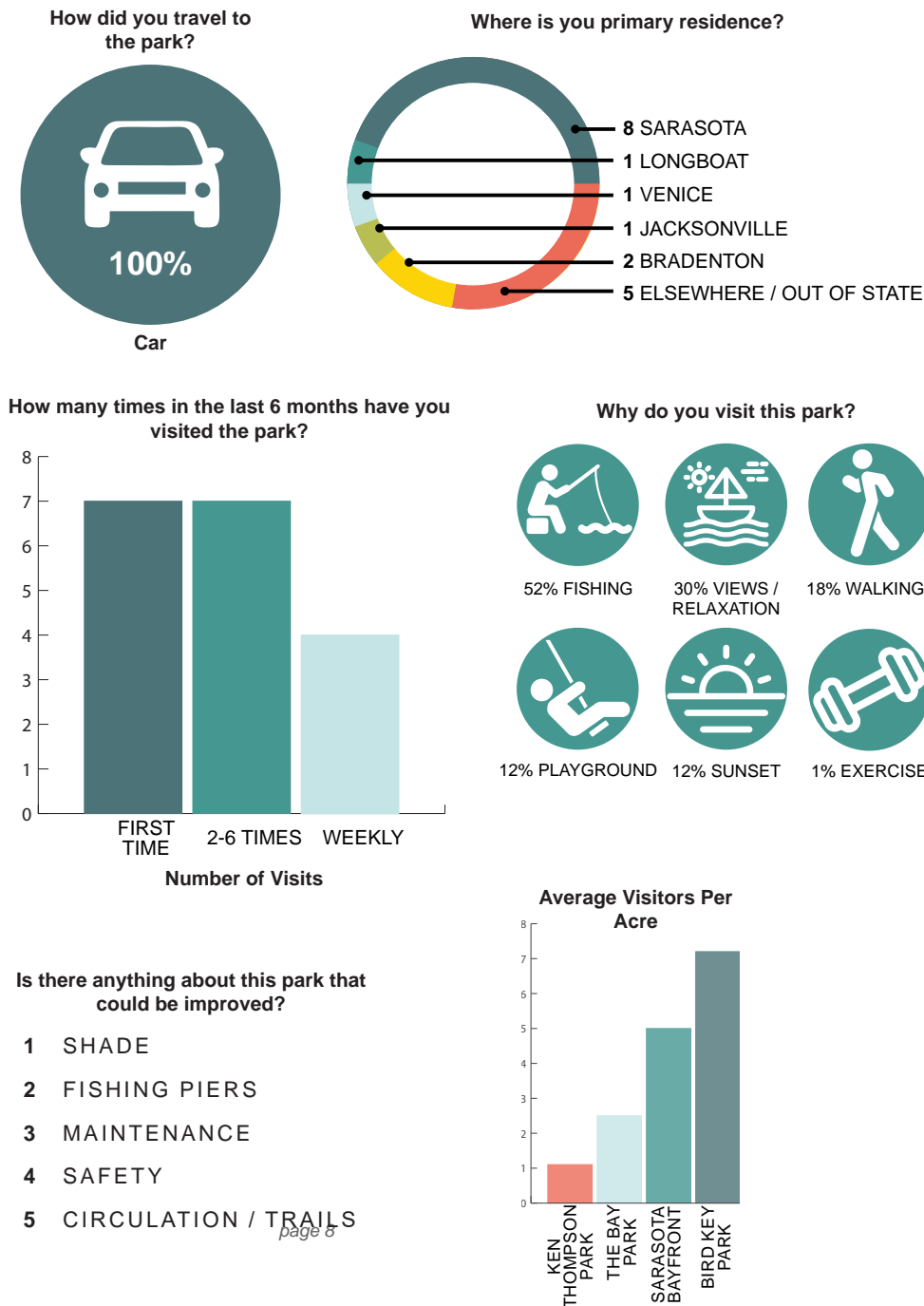
A half-round consists of 9 holes with a total par of 33. A full round comprises 18 holes with a total par of 66.

Study Goals:

- Park usage compared to other similar parks in the area
- Verbal surveys of Park visitors
- Key Park infrastructure and features inventory
- Park activation and effectiveness evaluation

Key Findings:

- The Park lacks a strong first impression that would draw users into the site.
- Underutilized spaces give the appearance of the Park being undesirable.
- Lack of shade is a common driver in how visitors experience and move within the site.
- Waterfront access is the greatest amenity of the Park and should be preserved and highlighted.
- Many of the park users come to the space for relaxation and fishing.
- The Park is currently clean and maintained.



Conclusions:

Based on the observed number of visitors, Ken Thompson Park is significantly underutilized relative to other similar parks in the area. The lack of diverse amenities, programmed spaces, clear wayfinding, and shade are all factors that contribute to lack of activation of the Park. The low density of the Park gives the sense of the spaces being undesirable. The lack of users or natural surveillance after the business hours of the adjacent properties along with the absence of modern safety features such as cameras or blue light call boxes contributes negatively to the comfort and image of the space.

The lack of a defined gateway into Ken Thompson strongly impacts a visitor's first impression. There is no indication that a visitor is entering a city park. The current entry sequence of a paved road and vast grassy field appears unattractive to a first-time visitor, and only after driving throughout the site can one discover the amenities that the Park has to offer. The eastern and western perimeters of the site are the only areas that seem to be programmed and activated to any level. Lack of shade and programming within the center of the park leaves the majority of the park unused. The few visitors using the large central areas within the site were sitting in their parked cars under trees eating lunch or enjoying the view to the water.

The greatest asset of Ken Thompson Park is its location along Sarasota Bay. Without its waterfront views and access, Ken Thompson Park has few amenities to attract residents to visit and spend time in the park. The only amenity not dependent upon the waterfront access is the playground. Driving through the site after visiting an adjacent property appears to be the prominent factor in visitors stumbling upon the Park. While there is a SCAT stop within the Park 100% of respondents to the user survey reported driving to the Park. The greatest amenity of Ken Thompson Park is the views and access to the water, which should be preserved and highlighted. Currently users launch kayaks, wade, fish, and enjoy the views to the water. A common theme throughout observation and visitor surveys was the desire for visitors to relax, especially for those that have visited the park multiple times.

Ken Thompson Park is in a desirable location along Sarasota Bay and in fair condition, but is currently underutilized and not activated to its fullest potential. The Park is currently clean and well-maintained, which is an indicator that this could persist if a future investment was made into the amenities of the Park. The lack of diverse amenities and large unused open spaces give the impression of the majority of the park being vacant land. With additional programmed spaces and more variety in amenities, Ken Thompson Park has the potential to become a great asset to the community of Sarasota.

Date	Survey Times	How do you travel to the park?	Where is your primary residence?	How many times in the last 6 months have you visited this park, and how long do you typically spend here?	Why do you visit this park?	Is there anything about this park that could be improved?
6/19/2023	Monday Morning (8am)	car	Sarasota	first time	fishing	longer fishing pier
6/19/2023	Monday Morning (8am)	car	Jacksonville	first time	fishing	better fishing piers
6/14/2023	Wednesday Noon (12pm)	car	Bradenton	every week, 4 hours	daughter volunteers at aquarium and beautiful	pleasantly surprised
6/16/2023	Friday Midmorning (10am)	car	Longboat	30 to 50 times, 1 - 1.5 hours	exercise	trash maintenance
6/16/2023	Friday Midmorning (10am)	car	Ohio	first time, 1 hour	the water	dead tree trucks in the water
6/16/2023	Friday Midmorning (10am)	car	New Jersey	first time, 2 - 3 hours	fishing	umbrellas for fishing piers and snacks
6/16/2023	Friday Midmorning (10am)	car	Sarasota county	two times, one hour	fishing	no
6/16/2023	Friday Midmorning (10am)	car	Sarasota county	two times, 30 minutes - one hour	the view and playground	shade
6/16/2023	Friday Midmorning (10am)	car	Sarasota	three times, two hours	mangrove trail and fishing with kids	shade
6/16/2023	Friday Midmorning (10am)	car	Europe	six times, 3 hours	fishing	no
6/17/2023	Saturday Afternoon (3pm)	car	Sarasota	one or twice, a couple hours	walk around, play catch	nothing
6/17/2023	Saturday Afternoon (3pm)	car	Sarasota	almost every weekend	have lunch, watch the boats	shade and cleaner tables
6/17/2023	Saturday Afternoon (3pm)	car	Sarasota	every once and a while	playground and open space	shade, playground is great but too hot to play on
6/25/2023	Sunday Sunset (8pm)	car	Sarasota	3 times a week, a few hours	sunset, relaxation, fishing, family time	keep it natural, more site safety
6/25/2023	Sunday Sunset (8pm)	car	Pennsylvania	first time	walking, nature	beautiful, more trails
6/25/2023	Sunday Sunset (8pm)	car	Ohio	first time	take pictures	Perfect
6/25/2023	Sunday Sunset (8pm)	car	Venice	2nd time, couple hours	fishing, sunset	nothing
6/25/2023	Sunday Sunset (8pm)	car	Bradenton	first time	fishing	It's good

Appendix A - Visitor Survey Responses