

City of Niagara Falls Tennis and Basketball Service Delivery Review

October 2017 – Draft for 2nd Public Consultation



Contents

Tennis and Basketball Service Delivery Review - Background.....	3
Existing Tennis and Basketball Court Inventory.....	3
Tennis and Basketball Service Delivery Standards.....	4
Tennis and Basketball Court Geographic Distribution.....	5
Existing Tennis Court Locations.....	5
Existing Basketball Court Locations.....	5
Tennis and Basketball Court Conditions.....	6
Tennis Court Surface Conditions.....	6
Basketball Court Surface Conditions.....	7
Public Out-Reach.....	8
November 2016 Public Out-Reach Summary.....	8
Consensus Tennis Comments.....	8
Consensus Basketball Comments.....	9
Tennis and Basketball Draft Recommendations.....	10
Service Delivery Standard.....	10
Implementation.....	10
Service Changes.....	10
Facility.....	10
Operational.....	11
Financial Investment.....	11
Priorities.....	12
Appendix 1 – Existing Tennis and Basketball Distribution Maps.....	13
Appendix 2 – Proposed Tennis and Basketball Implementation Schedule and Map.....	15

Tennis and Basketball Service Delivery Review - Background

The Tennis and Basketball Service Delivery Review is a comprehensive, internal review of all services and activities related to the public outdoor tennis and basketball courts owned and operated by the City of Niagara Falls. The Tennis and Basketball Service Delivery Review looked at;

- Achieving compliance with existing City policies documents.
- Improving customer service by making facilities easier to access.
- Enhancing playability of facilities.
- Improving public awareness of recreational opportunities.
- Developing a strategy to minimize and phase-in capital improvement costs.
- Improve ease of facility maintenance..



Existing Tennis and Basketball Court Inventory

Park Name	Address	# of Tennis Courts	# of Basketball Courts
A.G. Bridge Park	6706 Culp Street	4	
A.J. McKinley Park	4868 Crysler Avenue	2	1
Alpine Park	7830 Alpine Drive		1
Balmoral Park	6494 Balmoral Avenue		1
Bambi Park	6370 Delta Drive		1
C.B. Wright Park	6915 Ailanthus Avenue		1
Cherry Hill Park	6820 Cherryhill Drive	2	
Chippawa Lions Park	3970 Welland Street	2	1
Crimson Park	6051 Crimson Avenue		1
Deerfield Park	8740 Forestview Boulevard		1
E.E. Mitchelson Park	3750 Springdale Avenue	2	
F.J. Miller Park	7018 Valiant Street	2	
Fern Park	7516 Fern Avenue	2	
Garner Park	8690 McGarry Drive		1
Glengate Park	4190 Pettit Avenue	2	
Glenview Park	4521 Leader Lane	2	
Gustavus Munro Park	8180 Rideau Street		1

Park Name	Address	# of Tennis Courts	# of Basketball Courts
John N. Allan Park	6980 Kalar Road		1
Lind Sommerville Park	4337 Maplewood Avenue	2	1
M.F. Ker Park	3420 Sinnicks Avenue	2	
Maple Street Park	5100 Maple Street		1
Meadowvale Park	7148 Briarwood Avenue	2	
Mount Carmel Park	7812 Mount Carmel Boulevard	2	1
Mulhern Park	4585 Baldwin Avenue		1
Ontario Park	5300 Ontario Avenue	2	
Patrick Cummings M.S.C.	8965 Willoughby Drive		1
Preakness Park	7857 Preakness Street		1
Prince Charles Park	6360 Arad Street	1	1
Riverview Park	8175 Sarah Street	1	1
Robert F. Keighan Park	8030 Beaverton Boulevard		1
SCVFA Firemen's Park	2275 Dorchester Road		1
Solar Park	6519 Jupiter Boulevard		1
Theresa Park	2864 Gail Avenue	2	
Valour Park	3538 Valour Crescent	2	1
W.L. Houck Park	5709 Valley Way	2	
Westfield Park	6983 Warden Avenue		1
TOTALS		38	24

Table 1 - Existing Tennis and Basketball Court Inventory

Tennis and Basketball Service Delivery Standards

Based on Park service level standards it was found that Niagara Falls has an oversupply of tennis courts and an undersupply of basketball/multi-purpose courts.

	Official Service Standard	Courts Required	Service Currently Provided	Courts Provided	Surplus/ (Deficit) of Courts
Tennis Courts	1 court per 4000 people	22	1 court per 2,318 people	38	16 surplus in courts
Basketball Courts	1 court per 2500 people	35	1 court per 3,670 people	24	(11) deficit in courts

*City of Niagara Falls 2016 Population: 88,071 (2016 Census)

Table 2 - Existing Service Levels

Tennis and Basketball Court Geographic Distribution

City of Niagara Falls policies promote the even geographic distribution of court facilities across the City's urban area. This provides residents with fair and consistent access to recreational opportunities. To aid in implementation Community Planning Areas are used. Currently tennis and basketball services are not provided consistently across many urban Community Planning Areas. Refer to Appendix 1 for mapping that illustrates facility distribution.

Park services are delivered in a hierarchy system of parks. These are City-wide Park, Community Parks and Neighbourhood Parks. Tennis courts services are intended to be delivered in only in City-wide and Community level parks. Whereas basketball court services can be provided in all three levels of parks. Currently these court services are provided as follows;

Existing Tennis Court Locations

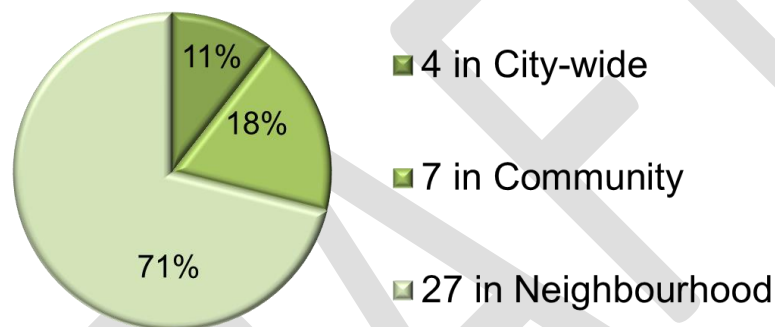


Figure 1- Existing Tennis Court Locations

The majority of tennis court locations don't comply with current City policies.

Existing Basketball Court Locations

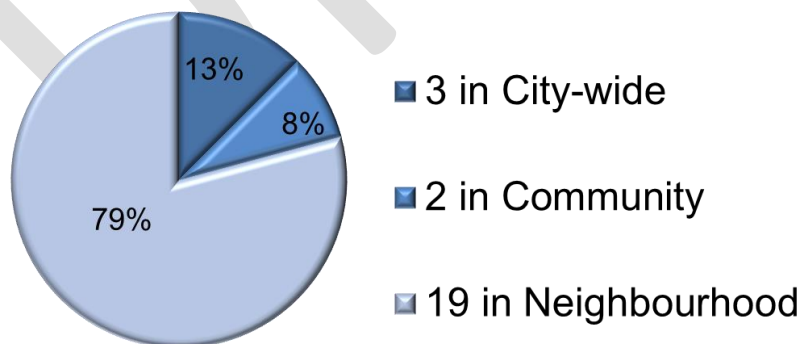


Figure 2 - Existing Basketball Court Locations

The existing basketball court locations comply with City policies.

Tennis and Basketball Court Conditions

City of Niagara Falls staff conducted an assessment of play surface conditions for Tennis and Basketball Courts. The results of the findings are as follows;

Tennis Court Surface Conditions

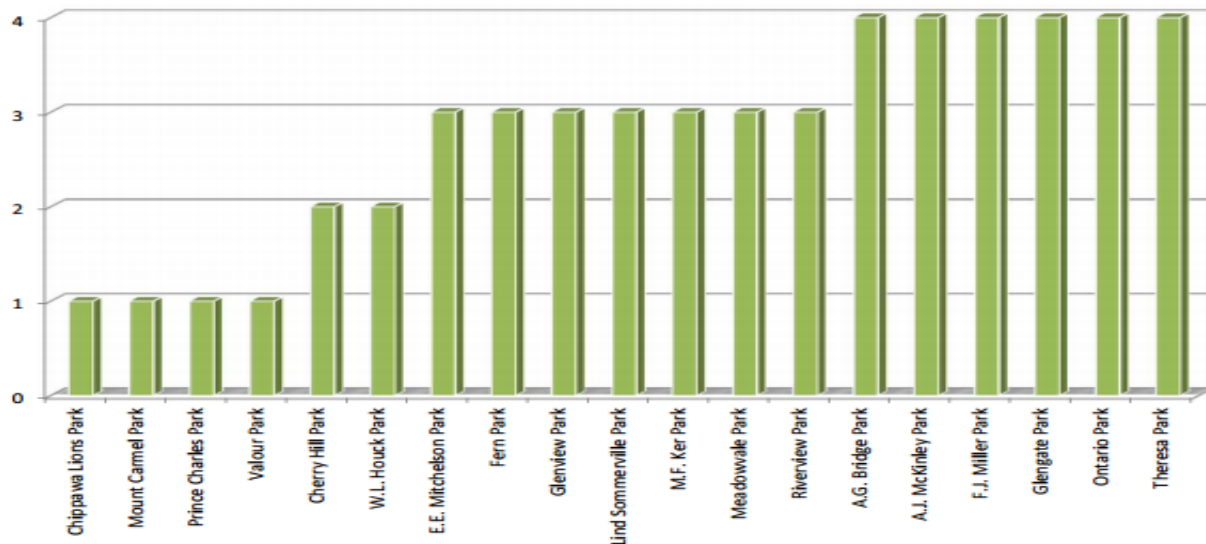


Figure 3 - Existing Tennis Court Surface Conditions

- 1= Good playable court.
- 2= Playable court with some minor cracking/surface deviation.
- 3= Playability affected by extensive cracking/surface deviation.
- 4= Unsafe/ not playable due to cracking/surface deviations. 1 or more courts have been closed at site.



Basketball Court Surface Conditions

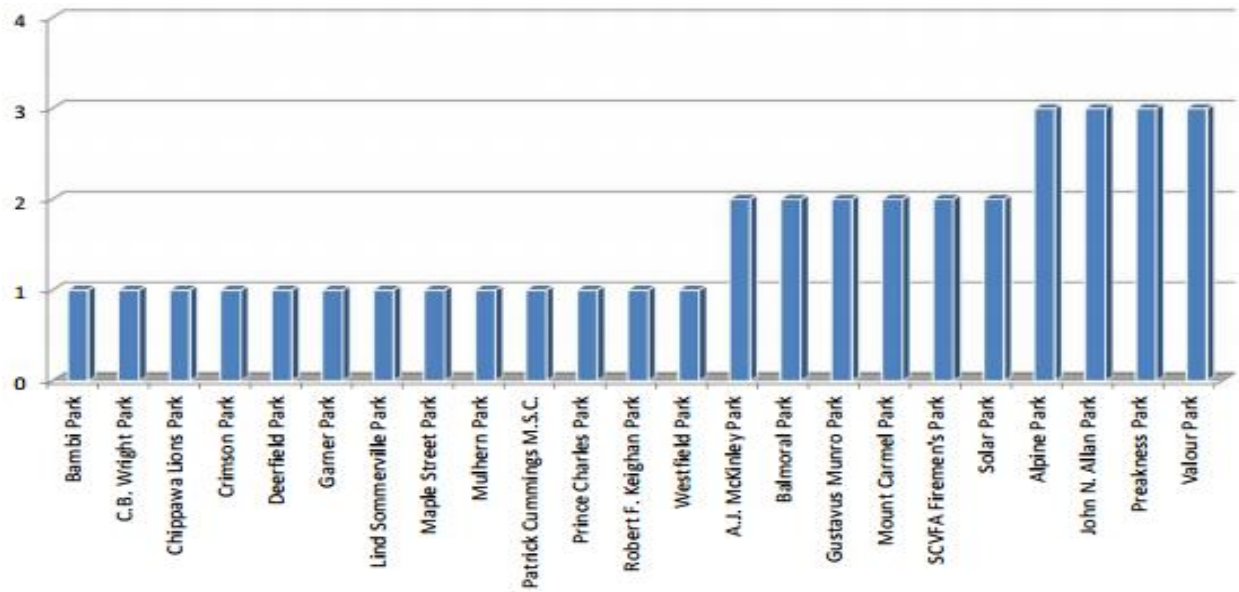


Figure 4 - Existing Basketball Court Surface Conditions

- 1= Good playable court.
- 2= Playable court with some minor cracking/surface deviation.
- 3= Playability affected by extensive cracking/surface deviation.
- 4= Unsafe/ not playable due to cracking/surface deviations. Court is closed.

The condition assessments indicate that many tennis courts and some basketball courts require investment in the near future.



Public Out-Reach

In November 2016 the City of Niagara Falls conducted a public out-reach for the Tennis and Basketball Service Delivery Review. The purpose of this was to get help from Niagara Falls residents about how the City should be delivering the service of tennis and basketball.



November 2016 Public Out-Reach Summary

- Print and digital media advertisements
- Social media (Facebook 683 Clicks)
- Mailings (approx. 3000 sent)
- Tennis survey (405 responses)
- 20 written/phone comments
- 2 Public Information Centres
 - Nov. 10, 2016 @ Gale Centre (10 attendees)
 - Nov. 14, 2016 @ MacBain CC (22 attendees)

City staff received a lot of good feed-back from the November 2016 public consultation process. A general consensus from the public was noted on a number of tennis and basketball related matters.

Consensus Tennis Comments

- Service delivery policies don't match community desires.
- Most users consider themselves as being casual players.
- Weekend/mid-day preferred. Spring/Fall play is preferred.
- Most users like to walk to courts – More frequent court users are generally willing to drive to a good court.

- Casual users not supportive of pay-for-play (user fees). More active users are often more supportive of pay-for-play.
- No capacity issues. Users generally don't wait a long time to use courts.
- Belief that courts are in bad shape. Better courts will result in more play.
- No support to remove tennis from any location.
- Lit courts for after dark use are desired.
- Parking is needed at courts.
- Tennis nets should be installed earlier in the spring.
- Build courts to higher standards. There is a preference for an acrylic play surface.
- Pickle ball lines need to be added at most courts.
- Support for high quality destination courts (tennis complex).
- Add benches/bleachers and trees around courts to encourage group activities.

Consensus Basketball Comments

- More basketball courts are needed in many parts of the City.
- Ball hockey courts should be integrated into basketball courts along with other casual use activities like hopscotch.
- Users identify themselves as being casual players. No leagues use City outdoor basketball courts.
- People like to walk to courts.
- There is some desire for lit courts.
- Add benches and trees around courts.
- Better courts will result in more play. Basketball courts should be full-size for proper game play.

Tennis and Basketball Draft Recommendations

Based largely on the feed-back received and existing City policies staff are recommending the following proposal.

Service Delivery Standard

1. Tennis and basketball service shall be provided a rate that has regard for but is not bound by the existing policy service delivery standards.
2. Based on current needs, the number of tennis courts shall be reduced to 25 and the number of basketball courts shall be increased to 36. This will bring court services more in-line with City policies while maintaining service delivery in park locations that residents are accustomed to.
3. Service delivery needs shall be reviewed periodically for changes due to population growth and land development.

Implementation

4. New, refurbished and removed courts shall be generally in accordance with the Recommended Tennis and Basketball Implementation schedule. Refer to Appendix 2.
5. The City shall work with the school boards to seek opportunities to establish shared public use facilities that solve deficiencies in the service delivery system.
6. The City shall formalize a public use agreement with the DSBN for the A.N. Myer tennis and basketball complex.
7. The City shall explore opportunities to provide a multi-purpose basketball court within the Queen Victoria Community Planning Area.
8. The requirements for a larger 6 to 8 court tennis complex shall be referred to the next Strategic Plan for Parks and Recreation for further study.

Service Changes

9. Any court removals shall occur through a phase-out process. The phase-out process will be triggered by a court becoming un-safe or the implementation of recreational facility improvements within the park.
10. Tennis and basketball services shall remain in all parks where the service is currently provided except where the service is provided in numerous other locations within walking distance. In these circumstances the City shall engage with the neighbourhood about providing other needed neighbourhood recreational amenities in conjunction with court removal.

Facility

11. New and reconstructed tennis courts shall be constructed with an acrylic or similar premium tennis surface for desired play.
12. New and reconditioned basketball courts shall integrate with multi-purpose components such as ball hockey and other court games. Except where not possible, all basketball courts shall be full-size.

13. Where possible, decommissioned tennis courts will be replaced with new multi-purpose basketball courts. This creates facilities that are easier to maintain and provides a broad amount of recreational opportunities.
14. The requirements for lit courts to allow for after-dark use shall be referred to the next Strategic Plan for Parks and Recreation for further study.
15. Pickleball lines shall be added to tennis courts.
16. Improvements to tennis and basketball courts shall include the installation of seating, bike racks and shade trees along with accessible pathways.

Operational

17. City staff will explore options to annually install tennis nets earlier in the spring and takedown later in the fall.

Financial Investment

The implementation of the recommendations requires significant investment. To aid in planning we looked at what works needed to happen within the next 10 years. New or poor condition courts will require full construction works whereas existing courts that are in relatively good shape may not need much (if any) work over the next decade. Based on this we have determined what we level of capital investment is required.

- \$2.2 million for tennis court improvements
- \$1.5 million for basketball court improvements

Although for costing purposes we looked at a 10 year period, this doesn't mean that the works need to be phase-in over a decade. Improvements could be completed sooner. Timing of investments into the courts can impact numerous factors. These may include; service delivery level, service delivery quality, maintenance burden and short term capital requirements.

	2 year phase-in	5 year phase-in	10 year phase-in
Service Delivery Level	HIGH – Closed tennis courts are fixed in the first year and the number of new basketball courts increases quickly.	MODERATE - Closed tennis courts are fixed over a couple of years and the number of new basketball courts increase slower. Some courts may become closed prior to refurbishment.	LOW – Closed tennis courts are fixed over a number of years and the number of new basketball courts increase slowly. Some courts may become closed prior to refurbishment.
Service Delivery Quality	HIGH – Playability and accessibility of courts improve quickly.	MODERATE - Playability and accessibility of courts improve over a longer period of time. Some courts may become less playable while waiting for improvements.	LOW - - Playability and accessibility of courts improve over a longer period of time. Some courts may become less playable or be closed while waiting for improvements.
Maintenance Burden	LOW – New courts will require less maintenance work/costs.	MODERATE – regular investments by maintenance staff will be required to help maintain courts at the current service levels.	HIGH – regular investments over a prolonged time by maintenance staff will be required to help maintain courts at the current service levels.
Short Term Capital Requirements	HIGHER - \$1.87 million per year.	MODERATE - \$740 thousand per year.	LOWER - \$370 thousand per year.

Table 3 - Financial Investment Phase-in Matrix

Priorities

Implementation of the tennis and basketball improvements should be prioritized based on current condition assessments and community needs. Staff will review these factors and recommend improvements on an annual basis.

Appendix 1 – Existing Tennis and Basketball Distribution Maps

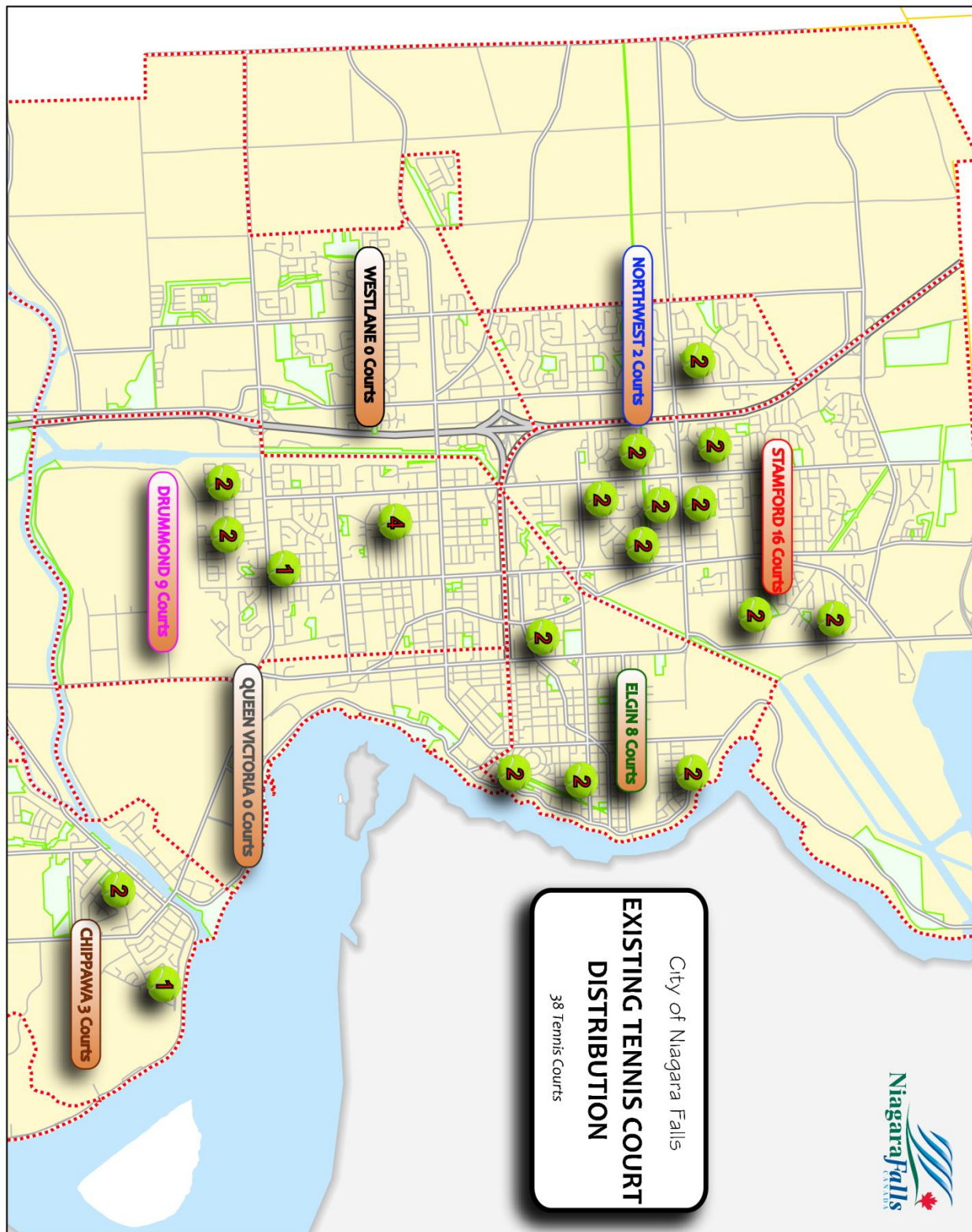


Figure 5 - Existing Tennis Court Distribution

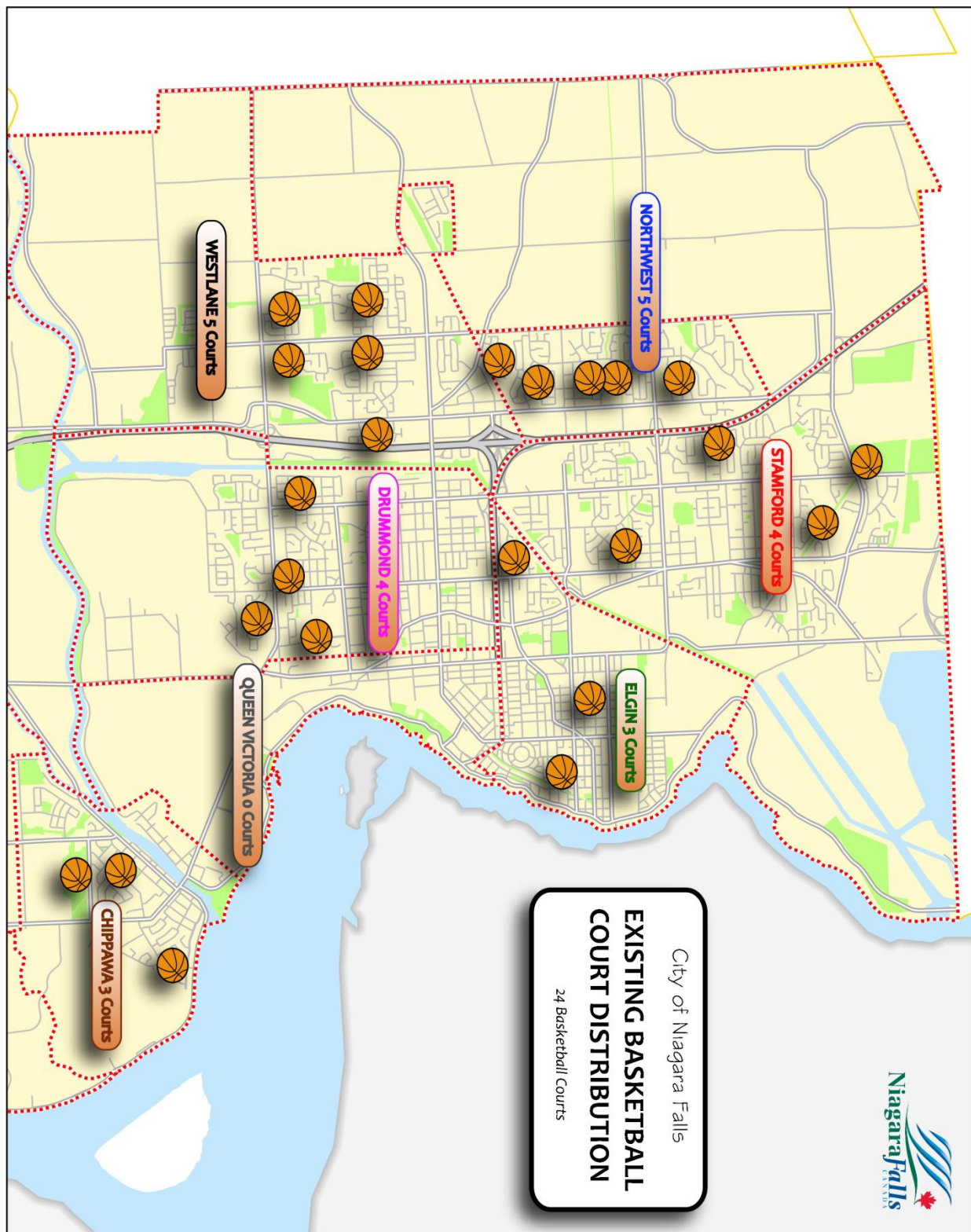


Figure 6 - Existing Basketball Court Distribution

Appendix 2 – Proposed Tennis and Basketball Implementation Schedule and Map

RECOMMENDED TENNIS AND BASKETBALL IMPLEMENTATION SCHEDULE

Site Name	Address	Exist- ing Tennis Court	Existing Basketball Court	Proposed Tennis Court	Proposed Basketball/ Multi- purpose Court	Proposed Revisions
Queen Victoria Community Area	to be determined				1	Construct 1 new multi-purpose basketball court in a location to be determined.
A.G. Bridge Park	6706 Culp Street	4		2	1	Reconstruct 2 tennis courts with premium surface, add 1 multi-purpose basketball court and remove 2 tennis courts.
A.J. McKinley Park	4868 Crysler Avenue	2	1	1	1	Reconstruct 1 tennis court with premium surface, add 1 multi-purpose basketball court and remove 1 tennis court
Alpine Park	7830 Alpine Drive		1		1	Reconstruct as full-size multi-purpose basketball court
Balmoral Park	6494 Balmoral Avenue		1		1	Reconstruct as full-size multi-purpose basketball court
Bambi Park	6370 Delta Drive		1		1	Reconstruct as full-size multi-purpose basketball court
C.B. Wright Park	6915 Ailanthus Avenue		1		1	Reconstruct as full-size multi-purpose basketball court
Cherry Hill Park	6820 Cherryhill Drive	2		1	1	Reconstruct 1 tennis court with premium surface, add 1 multi-purpose basketball court and remove 1 tennis court
Chippawa Lions Park	3970 Welland Street	2	1	2	1	no change
Crimson Park	6051 Crimson		1		1	Reconstruct as full-size multi-purpose

RECOMMENDED TENNIS AND BASKETBALL IMPLEMENTATION SCHEDULE

Site Name	Address	Exist- ing Tennis Court	Existing Basketball Court	Proposed Tennis Court	Proposed Basketball/ Multi- purpose Court	Proposed Revisions
	Avenue					basketball court
Deerfield Park	8740 Forestview Boulevard		1		1	Add multi-purpose line paint on basketball court.
E.E. Mitchelson Park	3750 Springdale Avenue	2		1	1	Reconstruct 1 tennis court with premium surface, add 1 multi-purpose basketball court and remove 1 tennis court
F.J. Miller Park	7018 Valiant Street	2		1	1	Reconstruct 1 tennis court with premium surface, add 1 multi-purpose basketball court and remove 1 tennis court
Fern Park	7516 Fern Avenue	2		1	1	Reconstruct 1 tennis court with premium surface, add 1 multi-purpose basketball court and remove 1 tennis court
Garner Park	8690 McGarry Drive		1		1	no change
Glengate Park	4190 Pettit Avenue	2				Remove 2 tennis courts. Seek further community input on what other recreational opportunities may service the neighbourhood.
Glenview Park	4521 Leader Lane	2		1	1	Reconstruct 1 tennis court with premium surface, add 1 multi-purpose basketball court and remove 1 tennis court
Gustavus Munro Park	8180 Rideau Street		1		1	Reconstruct as full-size multi-purpose basketball court

RECOMMENDED TENNIS AND BASKETBALL IMPLEMENTATION SCHEDULE

Site Name	Address	Exist- ing Tennis Court	Existing Basketball Court	Proposed Tennis Court	Proposed Basketball/ Multi- purpose Court	Proposed Revisions
John N. Allan Park	6980 Kalar Road		1	4	1	Construct 4 new tennis courts with premium surface and reconstruct basketball court as full-size multi-purpose basketball court
Lind Sommerville Park	4337 Maplewood Avenue	2	1	1	1	Reconstruct 1 tennis court with premium surface, add 1 multi-purpose basketball court and remove 1 tennis court
M.F. Ker Park	3420 Sinnicks Avenue	2		1	1	Reconstruct 1 tennis court with premium surface, add 1 multi-purpose basketball court and remove 1 tennis court
Maple Street Park	5100 Maple Street		1		1	Reconstruct as full-size multi-purpose basketball court
Meadowvale Park	7148 Briarwood Avenue	2		1	1	Reconstruct 1 tennis court with premium surface, add 1 multi-purpose basketball court and remove 1 tennis court
Mount Carmel Park	7812 Mount Carmel Boulevard	2	1	2	1	Upgrade to premium tennis court surfacing and reconstruct basketball as full-size multi-purpose basketball court
Mulhern Park	4585 Baldwin Avenue		1			Remove 1 basketball court. Seek further community input on what other recreational opportunities may service the neighbourhood.

RECOMMENDED TENNIS AND BASKETBALL IMPLEMENTATION SCHEDULE

Site Name	Address	Exist- ing Tennis Court	Existing Basketball Court	Proposed Tennis Court	Proposed Basketball/ Multi- purpose Court	Proposed Revisions
Ontario Park	5300 Ontario Avenue	2		1	1	Reconstruct 1 tennis court with premium surface, add 1 multi-purpose basketball court and remove 1 tennis court
Patrick Cummings M.S.C.	8965 Willoughby Drive		1		1	Add multi-purpose line paint on basketball court.
Preakness Park	7857 Preakness Street		1		1	Reconstruct as full-size multi-purpose basketball court
Prince Charles Park	6360 Arad Street	1	1	1	1	Upgrade to premium tennis court surfacing
Prince Edward Park	5522 Prince Edward Avenue				1	Construct a Full-size multipurpose basketball court
Riverview Park	8175 Sarah Street	1	1	1	1	no change
Robert F. Keighan Park	8030 Beaverton Boulevard		1		1	Reconstruct as full-size multi-purpose basketball court
SCVFA Firemen's Park	2275 Dorchester Road		1		1	Reconstruct as full-size multi-purpose basketball court
Solar Park	6519 Jupiter Boulevard		1		1	Reconstruct as full-size multi-purpose basketball court
Theresa Park	2864 Gail Avenue	2		1	1	Reconstruct 1 tennis court with premium surface, add 1 multi-purpose basketball court and remove 1 tennis court
Valour Park	3538 Valour Crescent	2	1	1	1	Upgrade 1 tennis court with premium surface, relocate basketball court to replace 1 tennis court

RECOMMENDED TENNIS AND BASKETBALL IMPLEMENTATION SCHEDULE

Site Name	Address	Exist- ing Tennis Court	Existing Basketball Court	Proposed Tennis Court	Proposed Basketball/ Multi- purpose Court	Proposed Revisions
W.L. Houck Park	5709 Valley Way	2		1	1	Reconstruct 1 tennis court with premium surface, add 1 multi- purpose basketball court and remove 1 tennis court
Westfield Park	6983 Warden Avenue		1		1	no change
TOTALS		38	24	25	36	

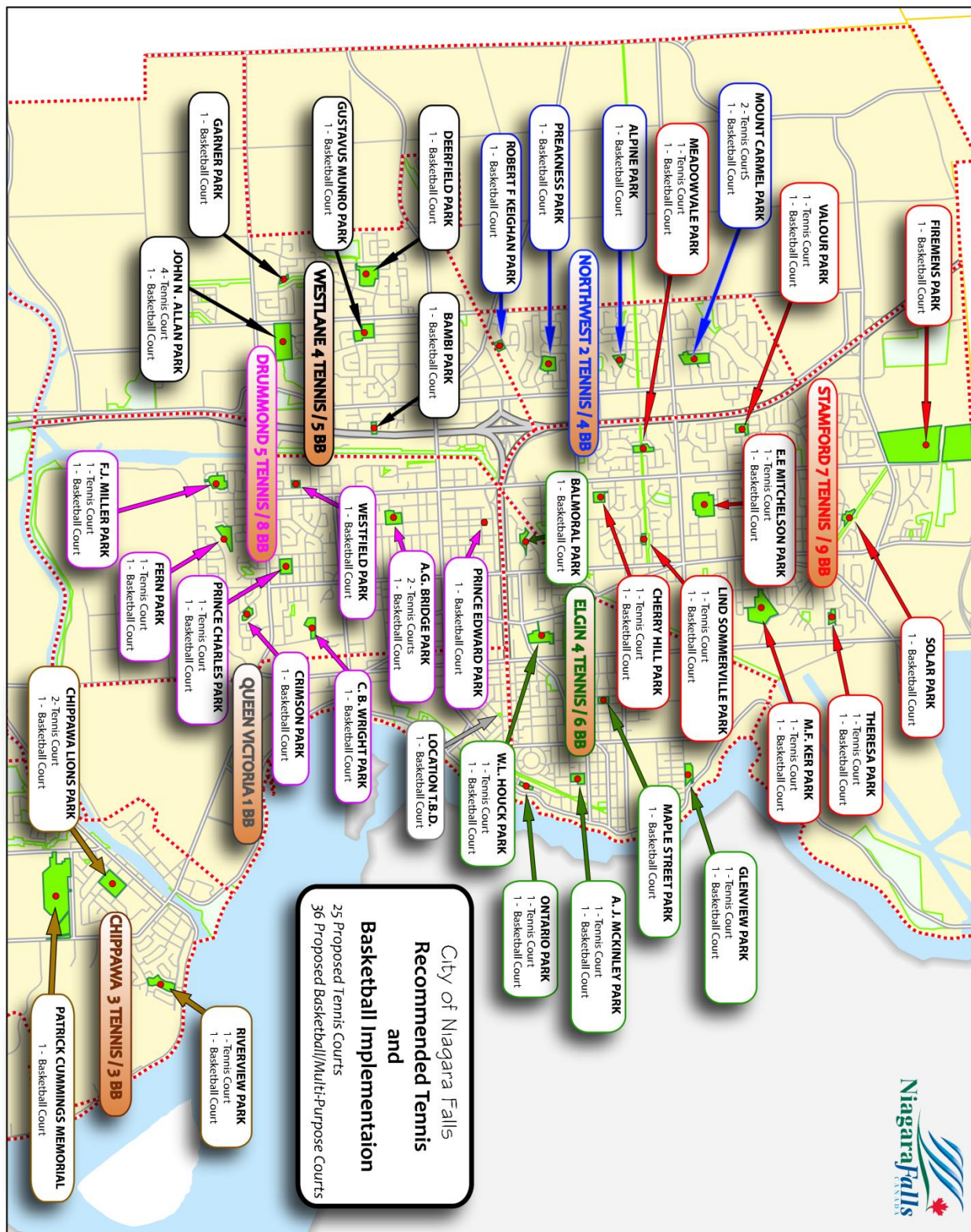


Figure 7 - Recommended Tennis and Basketball Implementation Map