

Source

Mike Hood

MAH

TO: City Council

FROM: City Manager and Staff *MB*

DATE: March 25, 2002

RE: Stephens Lake Park Master Plan

Summary: At the March 4, 2002, City Council meeting, the Council tabled resolution R64-02 approving the proposed master plan for Stephens Lake Park pending a future Council work session to discuss the proposed plan in more detail. A work session on the proposed plan was held March 19, 2002, resulting in some minor revisions being made to the plan. The plan as revised is being re-submitted to the Council for consideration for formal adoption.

Fiscal Impact

YES x

NO

Project Description:

At the March 4 City Council meeting, a public hearing was held on the proposed master plan for the development of Stephens Lake Park. Following the public hearing the Council tabled resolution R64-02 approving the master plan pending a future Council work session on the issue.

Other Info.

A work session on the proposed plan was held March 19, 2002. As a result of the discussions occurring at that work session, staff has made the following revisions in the proposed master plan:

1. The perimeter trail along the north boundary of the property has been relocated to as closely as possible parallel Walnut Street. Additional connections between Walnut Street and the trail have also been added.
2. A note has been added to the plan indicating that the "Pop Collins" cabin will either be relocated to the Gordon Manor site on the Stephens property or to the City's Nifong Park
3. A note has been added that the boathouse is to remain on the site pending further Council direction.
4. Development in the northwest corner of the property has been limited to the perimeter trail in order to preserve the potential for the possible realignment of the Walnut/Old 63 intersection.

With the above revisions having been made, staff is re-submitting the proposed master plan for consideration for approval.

Suggested Council Action: If the Council concurs that the revised master plan is acceptable, approve the resolution officially adopting the master plan.

Source:

Mike Hood
MH

TO: City Council
FROM: City Manager and Staff *JAB*
DATE: February 22, 2002
RE: Adoption of master plan for the development of Stephens Lake Park

Fiscal Impact

YES X

NO

EXECUTIVE SUMMARY: At the February 4, 2002, City Council meeting, the Council accepted a report from the Park and Recreation Commission on the proposed master plan for the development of Stephens Lake Park and instructed staff to schedule a public hearing on the plan for the March 4 Council meeting. If, following the public hearing, the Council determines that the proposed master plan accurately reflects the desires of the City for the development of the 111 acre site and should, therefore, be used to guide the future development and operation of the park, then this resolution officially adopting the master plan for the park should be approved.

Other Info.

SUGGESTED COUNCIL ACTION: If Council concurs that the proposed master plan is acceptable, approve the resolution officially adopting the master plan.

Stephens Lake Park
Proposed Implementation Plan
Cost Estimate
February 21, 2002

ITEM #	ITEM	UNIT	UNIT COST	# OF UNITS	TOTAL	NOTES
1	Architect/Engineering Fees	LS	\$25,000.00	1	\$25,000.00	
2	Demolition					
3	Shelter/Restroom, Boat House, Club House, Quonset Huts, Pole Barn, Roads	LS	\$5,000.00	1	\$5,000.00	Force Account Labor (FAL)
4	Asbestos Removal	LS	\$5,000.00	1	\$5,000.00	
5	Cabin Relocation/Restoration	EA	\$75,000.00	1	\$75,000.00	
6	Utilities	LS	\$125,000.00	1	\$125,000.00	
7	Site Grading	LS	\$30,000.00	1	\$30,000.00	
8	Road	LF	\$70.00	2800	\$196,000.00	
9	Parking	Per Space	\$570.00	238	\$135,660.00	
10	Trail					
11	Perimeter-10 foot Concrete Walk	LF	\$30.00	9383	\$281,490.00	
12	Lakeside/Interior-8 foot Concrete Walk	LF	\$24.00	3210	\$77,040.00	
13	Walks-6 foot Concrete Walk	LF	\$15.00	2360	\$35,400.00	
14	Shelters					
15	Medium (48 feet by 28 feet)	EA	\$58,500.00	2	\$117,000.00	
16	Warming Hut	EA	\$5,000.00	1	\$5,000.00	
17	Day Camp (50 feet by 100 feet, includes office, restroom and kitchen)	EA	\$250,000.00	1	\$250,000.00	Low Estimate \$175,000 High Estimate \$325,000
18	Playgrounds					
19	Small	EA	\$25,000.00	2	\$50,000.00	
20	Medium	EA	\$40,000.00	1	\$40,000.00	
21	Sand Volleyball	EA	\$6,000.00	1	\$6,000.00	
22	Restrooms	EA	\$100,000.00	1	\$100,000.00	
23	Aquatics					
24	Beach	EA	\$150,000.00	1	\$150,000.00	FAL
25	Bathhouse (includes beach and park restrooms)	EA	\$200,000.00	1	\$200,000.00	
26	Interactive Play Fountains	EA	\$120,000.00	1	\$120,000.00	
27	Boardwalk	EA	\$200,000.00	1	\$200,000.00	
28	Amphitheater	LS	\$30,000.00	1	\$30,000.00	
29	Landscaping					
30	Botanic Gardens Start-Up	LS	\$25,000.00	1	\$25,000.00	FAL
31	General Landscaping	LS	\$10,000.00	1	\$10,000.00	FAL
32	1% for the Art	LS	\$25,000.00	1	\$25,000.00	
33	Amenities (Signs, Benches, Drinking Fountains, Trash Receptacles, Lighting, etc)	LS	\$45,000.00	1	\$45,000.00	
34	Sub-Total				\$2,363,590.00	
35	Contingency	5.46%			\$136,410.00	
36	Total				\$2,500,000.00	

**Stephens Lake Park
Priority Projects with
FY-01 & FY-02 Funding**

February 21, 2002

ITEM #	CATEGORY	UNIT	UNIT COST	# OF UNITS	TOTAL	CATEGORY TOTAL
1	Site Administration					
	a. Architect/Engineering Fees	LS	\$20,000	1	\$20,000	
	b. Demolition & Site Clean-up: Club House, Quonset Huts, Asphalt sections	LS	\$5,000	1	\$2,500	
	c. Asbestos Removal	LS	\$5,000	1	\$5,000	
	d. Utilities	LS	\$125,000	1	\$125,000	
	e. Site Grading	LS	\$30,000	1	\$30,000	
	Total				\$182,500	\$182,500
2	Cabin Relocation/Restoration	EA	\$75,000	1	\$75,000	\$75,000
3	Broadway Entrance Area					
	a. Roads (entry, roundabout, road to existing lot) Note: existing lot to remain.	EA	\$25,000	1	\$25,000	
	b. 1 Medium shelter	EA	\$58,500	1	\$58,500	
	c. 1 Small Playground	EA	\$25,000	1	\$25,000	
	d. Restroom	EA	\$100,000	1	\$100,000	
	Total				\$208,500	\$208,500
4	Trail					
	a. Lakeside/Interior-8 foot Concrete Walk	LF	\$24	3210	\$77,040	\$77,040
5	Aquatics					
	a. Beach	EA	\$150,000	1	\$150,000	
	b. Bathhouse (includes beach and park restrooms)	EA	\$200,000	1	\$200,000	
	c. Roads & Parking Lot	EA	\$83,400	1	\$83,400	
	Total				\$433,400	\$433,400
6	Boardwalk	EA	\$200,000	1	\$200,000	\$200,000
7	Landscaping	EA	\$20,000	1	\$20,000	\$20,000
8	Amenities (Signs, Benches, Drinking Fountains, Trash Receptacles, Lighting, etc)	EA	\$10,000	1	\$10,000	\$10,000
9	Contingency	LS	\$18,560	1	\$18,560	\$18,560
	FY-01 & FY-02 Funding					\$1,225,000

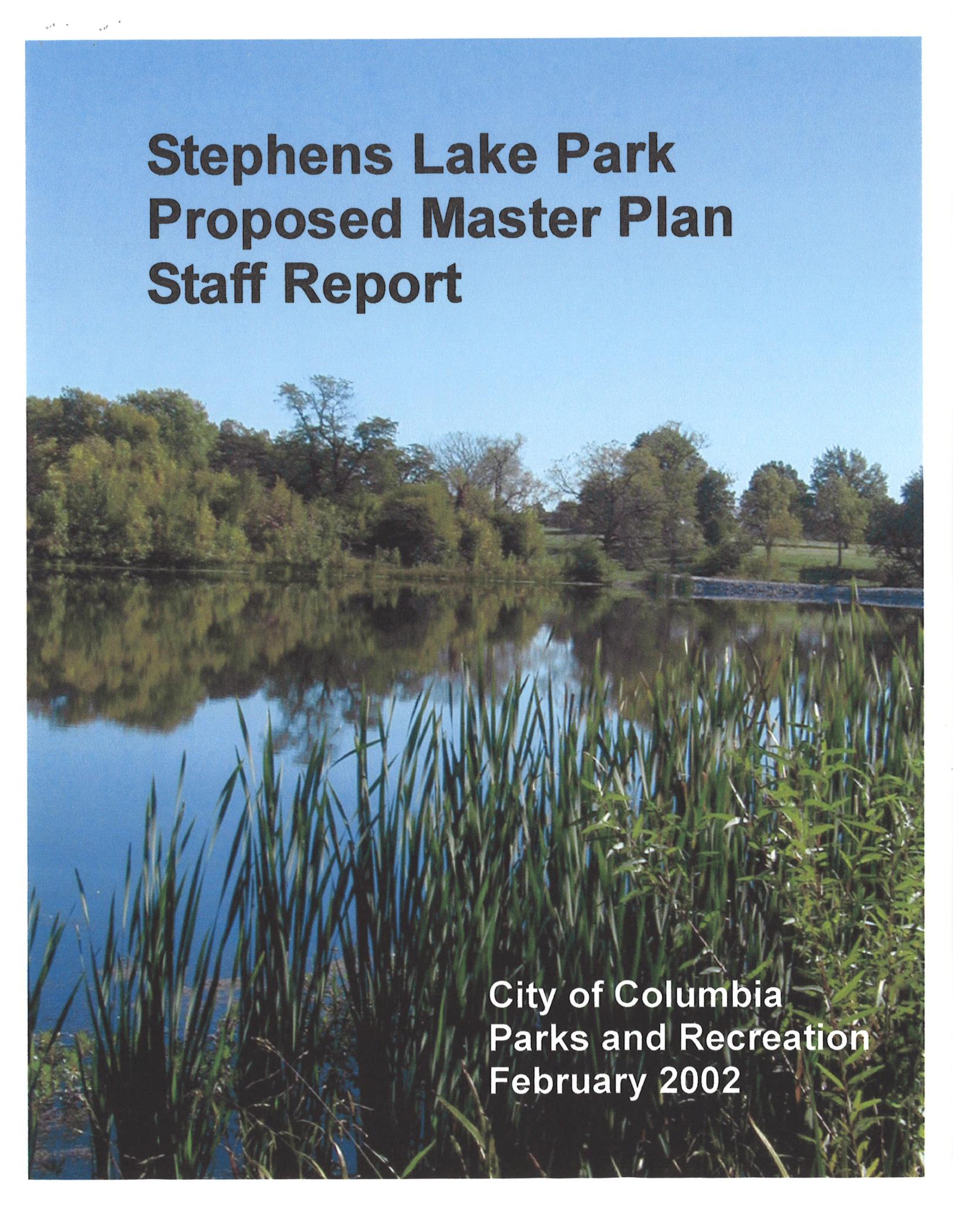
**Stephens Lake Park
Priority Projects with
FY-03 and Beyond Funding**

February 21, 2002

ITEM #	CATEGORY	UNIT	UNIT COST	# OF UNITS	TOTAL	CATEGORY TOTAL
1	Site Administration					
	a. Architect/Engineering Fees	LS	\$5,000	1	\$5,000	
	b. Demolition: Boathouse, Shelter/Restroom, Asphalt sections	LS	\$2,500	1	\$2,500	
	Total				\$7,500	\$7,500
2	Broadway Entrance Area					
	a. Parking Lots & Road to existing shelter area. Asphalt overlay 40 car lot.	EA	\$45,000	1	\$45,000	
	b. 1 Medium shelter	EA	\$58,500	1	\$58,500	
	c. 1 Small Playground	EA	\$25,000	1	\$25,000	
	d. Trailhead Parking & Road	EA	\$113,460	1	\$113,460	
	e. Warming Hut	EA	\$5,000	1	\$5,000	
	Total				\$246,960	\$246,960
3	Trail					
	a. Perimeter 10-ft Concrete Walk	LF	\$30	9383	\$281,490	
	b. Walks: 6-ft Concrete Walk	LF	\$15	2360	\$35,400	
	Total				\$316,890	\$316,890
4	Amphitheater	EA	\$30,000	1	\$30,000	\$30,000
5	Aquatics					
	a. Interactive Play Fountains	EA	\$120,000	1	\$120,000	\$120,000
6	Day Camp Shelter Area					
	a. Day Camp Enclosed Shelter	EA	\$250,000	1	\$250,000	
	b. Sand Volleyball Court	EA	\$6,000	1	\$6,000	
	c. 1 Medium Playground	EA	\$40,000	1	\$40,000	
	d. Parking lot & Road	EA	\$64,800	1	\$64,800	
	Total				\$360,800	\$360,800
7	Landscaping	EA	\$15,000	1	\$15,000	\$15,000
8	1% for the Art	LS	\$25,000	1	\$25,000	\$25,000
9	Amenities (Signs, Benches, Drinking Fountains, Trash Receptacles, Lighting, etc)	EA	\$35,000	1	\$35,000	\$35,000
10	Contingency	LS		1	\$117,850	\$117,850
	FY-03 & Beyond Funding					\$1,275,000

Total Development

\$2,500,000



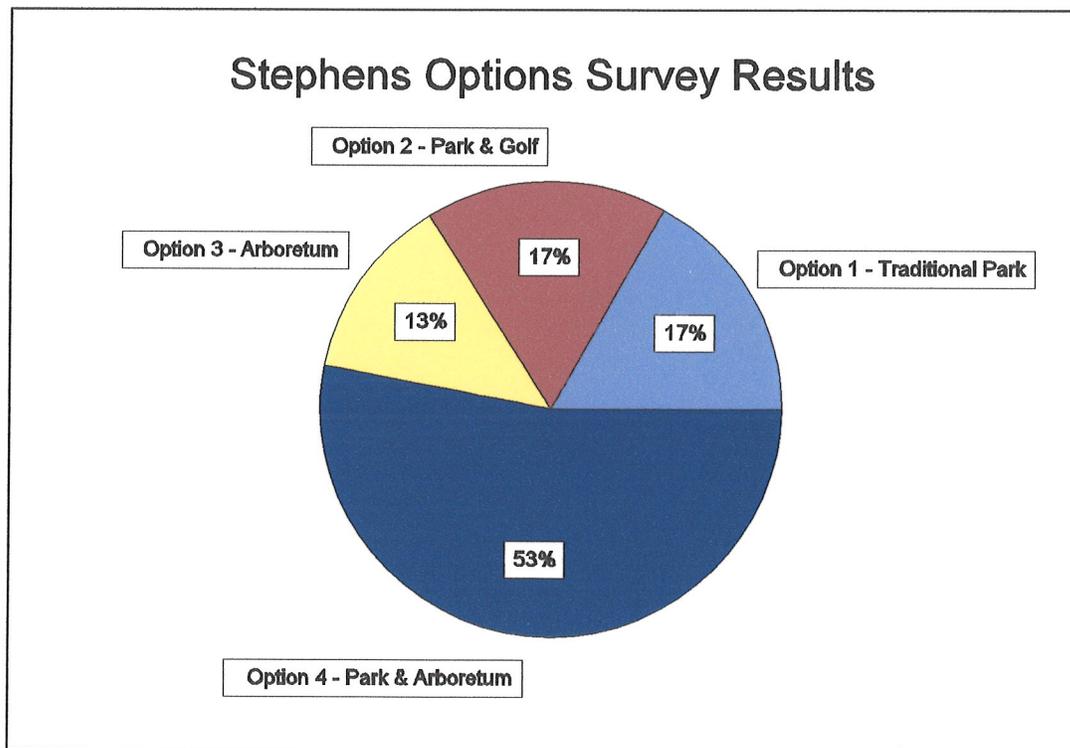
Stephens Lake Park Proposed Master Plan Staff Report

**City of Columbia
Parks and Recreation
February 2002**

STEPHENS LAKE PARK DEVELOPMENT OPTIONS SURVEY RESULTS

The Park Services Division's planning staff presented four development options for Stephens Lake Park at two public meetings held in October 2001. After the presentations the staff answered questions, and the audience was encouraged to fill out a comment form and vote for their favorite option. Citizens not in attendance at the public meetings had the opportunity to view the proposed options in the Daniel Boone lobby, at the public library, or on-line at our Parks & Recreation website. Citizens were asked to vote for their favorite plan and submit their comments by filling out a survey form. There was a total of 497 completed surveys - 193 surveys were filled out on line and 304 were filled out on hard copy. The results of the survey were as follows:

Option 1 - Traditional Park	84 votes	17% of votes
Option 2 - Park & Golf	84 votes	17% of votes
Option 3 - Arboretum	67 votes	13% of votes
Option 4 - Park and Arboretum	262 votes	53% of votes



There were many varied comments and suggestions offered. Many expressed their appreciation for being given the opportunity to voice their opinions. Attached is a sample survey form and summaries of the top answers to the questions: "What do you like about this plan?" and "What do you like least about this plan?"

**STEPHENS PROPERTY
PUBLIC COMMENT FORM**

*Name	
*Address	
*City ST Zip	
E-Mail	

*Name and address required. Please print.

These four plans indicate the master plan (long range) development potential of the Stephens property. The proposed improvements shown for each option may or may not be included in the final plan. We need your help in selecting which options and which improvements should be considered as the City's top priorities.

Please select the one option that you feel best represents your thoughts on how the Stephens property should be developed. If none of the options represent your ideas, check the one option that is the closest and use the comment section below to explain.

Check only ONE of the following:

- Option 1: Traditional Park** **Option 3: Arboretum**
 Option 2: Park and Golf **Option 4: Park and Arboretum**

1. What do you like about this plan?

2. What do you like least about this plan?

3. What would you change about this plan?

4. Please use this space for other comments on this option or any of the other options:

Place this form in the comment box. Thank you for your assistance!!!

Option 1 - Traditional Park

Top 7 answers to the question:
What do you LIKE about this plan?

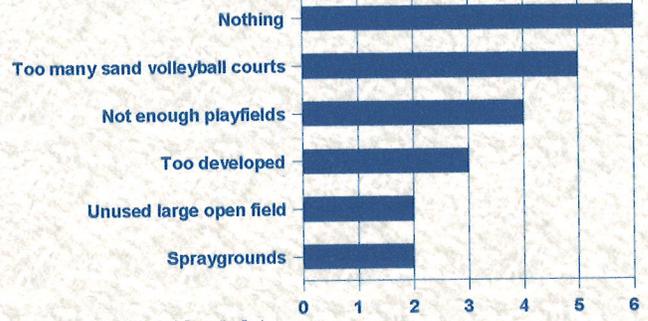


Source: City of Columbia Parks & Recreation Dept.
Stephens Options Survey (11/01)

■ # of surveys item was mentioned on

Option 1 - Traditional Park

Top 6 answers to the question:
What do you like LEAST about this plan?



Source: City of Columbia Parks & Recreation Dept.
Stephens Options Survey (11/01)

■ # of surveys item was mentioned on

Option 2 - Park and Golf

Top 6 answers to the question:
What do you LIKE about this plan?



Source: City of Columbia Parks & Recreation Dept.
Stephens Options Survey (11/01)

■ # of surveys item was mentioned on

Option 2 - Park and Golf

Top 5 answers to the question:
What do you like LEAST about this plan?

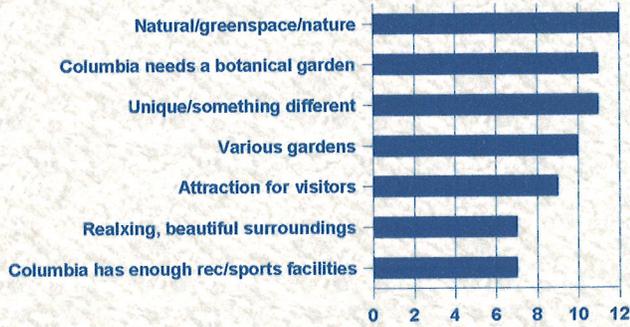


Source: City of Columbia Parks & Recreation Dept.
Stephens Options Survey (11/01)

■ # of surveys item was mentioned on

Option 3 - Arboretum

Top 7 answers to the question:
What do you LIKE about this plan?

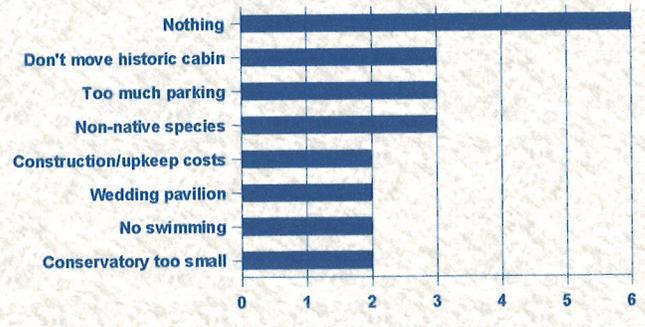


Source: City of Columbia Parks & Recreation Dept.
Stephens Options Survey (11/01)

of surveys item was mentioned on

Option 3 - Arboretum

Top 8 answers to the question:
What do you like LEAST about this plan?

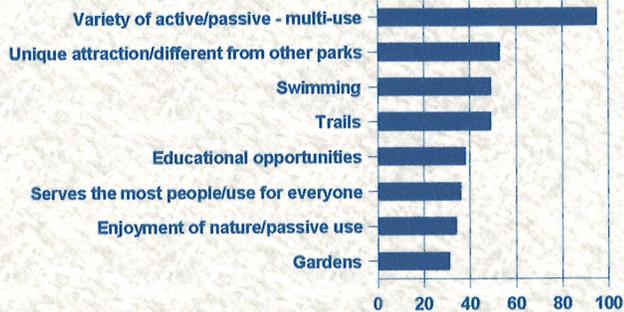


Source: City of Columbia Parks & Recreation Dept.
Stephens Options Survey (11/01)

of surveys item was mentioned on

Option 4 - Park & Arboretum

Top 8 answers to the question:
What do you LIKE about this plan?



Source: City of Columbia Parks & Recreation Dept.
Stephens Options Survey (11/01)

of surveys item was mentioned on

Option 4 - Park & Arboretum

Top 6 responses to the question:
What do you like LEAST about this plan?



Source: City of Columbia Parks & Recreation Dept.
Stephens Options Survey (11/01)

of surveys item was mentioned on

PROPOSED MASTER PLAN



- AMENITIES:**
- INTERACTIVE FOUNTAINS
5000 SQUARE FEET
 - PARKING FOR 438
 - SWIMMING BEACH
 - HARD SURFACE TRAIL
2360 LINEAL FEET (6' WIDE)
3210 LINEAL FEET (8' WIDE)
9383 LINEAL FEET (10' WIDE)
 - GRAVEL TRAIL
6233 LINEAL FEET (6' WIDE)
 - BOARDWALK TRAIL
 - OUTDOOR AMPHITHEATER AND STAGE

- 5 INDIVIDUAL PICNIC SHELTERS
8' X 14'
- 4 MEDIUM SHELTERS
28' X 48'
- 1 LARGE SHELTER
42' X 78'
- 1 ENCLOSED DAYCAMP SHELTER
50' X 100'
RESTROOM AND KITCHEN
- 1 BATHHOUSE
RESTROOM
- 3 RESTROOMS (STAND ALONE)
5 TOTAL RESTROOMS ON SITE
- WARMING HUT / SHELTER
- 4 PLAYGROUNDS
- SAND VOLLEYBALL
- FISHING AND BOATING LAKE
- SLEDDING HILL
- OPEN PLAY FIELD - 6.0 ACRES
- GAZEBO

- GARDEN TYPES:**
- ORNAMENTAL TREE COLLECTIONS
 - SHRUB AND PERENNIAL COLLECTIONS
 - WETLAND DEMONSTRATION
 - PRAIRIE RESTORATION
 - WATERFALL GARDENS
 - WOODLAND SHADE GARDENS
 - BOTTOMLAND WOODS

- LEGEND:**
- SHELTERS
 - RESTROOM
 - HARD SURFACE TRAIL
 - GRAVEL TRAIL
 - PLAYGROUND
 - VOLLEYBALL
 - PLANTS
 - EXISTING TREES
 - PROPOSED EVERGREEN TREES
 - PROPOSED ORNAMENTAL TREES
 - PROPOSED SHRUBS AND PERENNIALS

CONNECTION TO LION-STEPHENS PARK AND BENTON-STEPHENS NEIGHBORHOOD

BOONE HOSPITAL

CONNECTION TO DOWNTOWN AND EAST CAMPUS AREA

NOTE: CABIN TO BE RE-LOCATED TO GORDON MANOR SITE IF NOT RE-LOCATED TO NIFONG PARK

NOTE: FUTURE ROAD WIDENING WILL NOT ALLOW LEFT TURN OUT OF PARK.

NOTE: RECOMMENDATION IS FOR HISTORIC CABIN TO BE MOVED TO NIFONG PARK SITE. IF IT REMAINS ON SITE IT WILL BE INCORPORATED INTO DESIGN. ALL OTHER BUILDINGS TO BE PHASED OUT OVER TIME OR MOVED TO MAINTENANCE AREA.

NOTE: HISTORIC PLAQUES TO NOTE GORDON MANOR, COLLINS CABIN, HINKSON CREEK DAM, AND HAPPY HOLLOW.

STEPHENS LAKE PARK



2-20-02 DRAWN BY: MSS
REVISED 3-22-02

PROPOSED MASTER PLAN



- AMENITIES:**
- INTERACTIVE FOUNTAINS
5000 SQUARE FEET
 - PARKING FOR 438
 - SWIMMING BEACH
 - HARD SURFACE TRAIL
2360 LINEAL FEET (6' WIDE)
3210 LINEAL FEET (8' WIDE)
9383 LINEAL FEET (10' WIDE)
 - GRAVEL TRAIL
6233 LINEAL FEET (6' WIDE)
 - BOARDWALK TRAIL
 - OUTDOOR AMPHITHEATER AND STAGE

- 5 INDIVIDUAL PICNIC SHELTERS
8' X 14'
- 4 MEDIUM SHELTERS
28' X 48'
- 1 LARGE SHELTER
42' X 78'
- 1 ENCLOSED DAYCAMP SHELTER
50' x 100'
RESTROOM AND KITCHEN
- 1 BATHHOUSE
RESTROOM
- 3 RESTROOMS (STAND ALONE)
5 TOTAL RESTROOMS ON SITE
- WARMING HUT / SHELTER
- 4 PLAYGROUNDS
- SAND VOLLEYBALL
- FISHING AND BOATING LAKE
- SLEDDING HILL
- OPEN PLAY FIELD - 8.0 ACRES
- GAZEBO

- GARDEN TYPES:**
- ORNAMENTAL TREE COLLECTIONS
 - SHRUB AND PERENNIAL COLLECTIONS
 - WETLAND DEMONSTRATION
 - PRAIRIE RESTORATION
 - WATERFALL GARDENS
 - WOODLAND SHADE GARDENS
 - BOTTOMLAND WOODS

- LEGEND:**
- ☐ SHELTERS
 - ☒ RESTROOM
 - HARD SURFACE TRAIL
 - GRAVEL TRAIL
 - PLAYGROUND
 - ☐ VOLLEYBALL
 - PLANTS
 - EXISTING TREES
 - PROPOSED EVERGREEN TREES
 - PROPOSED ORNAMENTAL TREES
 - PROPOSED SHRUBS AND PERENNIALS

CONNECTION TO LION-STEPHENS PARK AND BENTON-STEPHENS NEIGHBORHOOD

BOONE HOSPITAL

CONNECTION TO DOWNTOWN AND EAST CAMPUS AREA



NOTE: RECOMMENDATION IS FOR HISTORIC CABIN TO BE MOVED TO NIFONG PARK SITE. IF IT REMAINS ON SITE IT WILL BE INCORPORATED INTO DESIGN. ALL OTHER BUILDINGS TO BE PHASED OUT OVER TIME OR MOVED TO MAINTENANCE AREA.

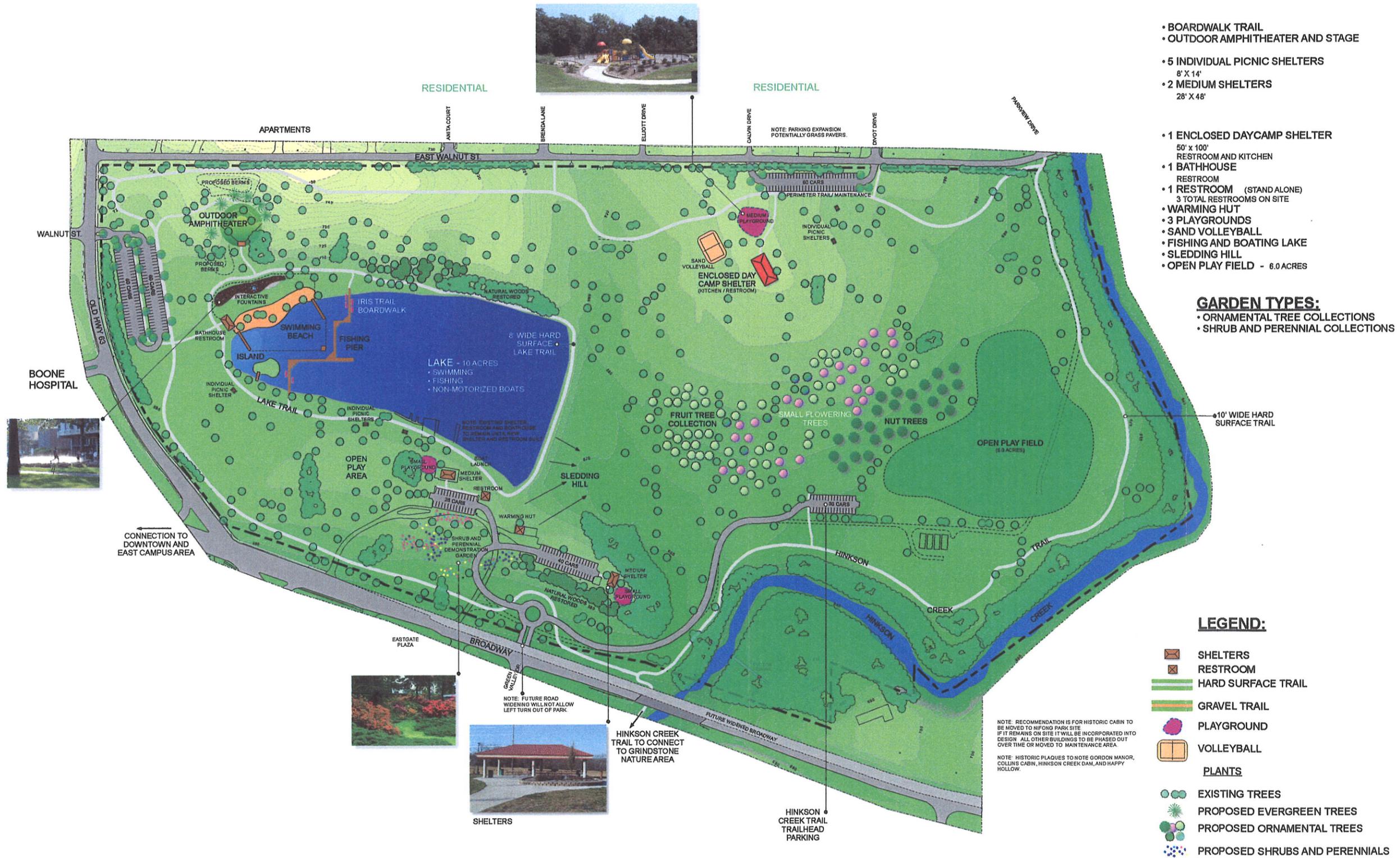
NOTE: HISTORIC PLAQUES TO NOTE GORDON MANOR, COLLINS CABIN, HINKSON CREEK DAM, AND HAPPY HOLLOW.

STEPHENS LAKE PARK



2-20-02 DRAWN BY: MSS

PHASE 1 IMPLEMENTATION PLAN



- AMENITIES:**
- INTERACTIVE FOUNTAINS
5000 SQUARE FEET
 - PARKING FOR 278
 - SWIMMING BEACH
 - HARD SURFACE TRAIL
2380 LINEAL FEET (6' WIDE)
3210 LINEAL FEET (8' WIDE)
9383 LINEAL FEET (10' WIDE)

- BOARDWALK TRAIL
- OUTDOOR AMPHITHEATER AND STAGE

- 5 INDIVIDUAL PICNIC SHELTERS
8' X 14'
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50' x 100'
RESTROOM AND KITCHEN
- 1 BATHHOUSE
RESTROOM
- 1 RESTROOM (STAND ALONE)
3 TOTAL RESTROOMS ON SITE
- WARMING HUT
- 3 PLAYGROUNDS
- SAND VOLLEYBALL
- FISHING AND BOATING LAKE
- SLEDDING HILL
- OPEN PLAY FIELD - 6.0 ACRES

- GARDEN TYPES:**
- ORNAMENTAL TREE COLLECTIONS
 - SHRUB AND PERENNIAL COLLECTIONS

LEGEND:

- ☐ SHELTERS
- ☒ RESTROOM
- ▬ HARD SURFACE TRAIL
- ▬ GRAVEL TRAIL
- PLAYGROUND
- ☐ VOLLEYBALL
- PLANTS
- EXISTING TREES
- PROPOSED EVERGREEN TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED SHRUBS AND PERENNIALS

STEPHENS LAKE PARK



2-20-02 DRAWN BY: MSS

CITY OF COLUMBIA
PARKS AND RECREATION



MASTER PLAN

ADOPTED APRIL 1, 2002



- AMENITIES:**
- INTERACTIVE FOUNTAINS
5000 SQUARE FEET
 - PARKING FOR 438
 - SWIMMING BEACH
 - HARD SURFACE TRAIL
2380 LINEAL FEET (8' WIDE)
3210 LINEAL FEET (8' WIDE)
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 - PLANTS
 - EXISTING TREES
 - PROPOSED EVERGREEN TREES
 - PROPOSED ORNAMENTAL TREES
 - PROPOSED SHRUBS AND PERENNIALS

STEPHENS LAKE PARK



3-22-02 DRAWN BY: M6S

