

Source: Parks and Recreation

To: City Council
From: City Manager and Staff

Council Meeting Date: Mar 17, 2014

Agenda Item No: Supplemental
Information
B56-14

Re: Strawn Road Property - Supplemental Information

EXECUTIVE SUMMARY:

At the March 3, 2014 meeting, Council requested additional information on how the department could connect the proposed Strawn Park to the adjacent Bellwood neighborhood. The terrain and existing homes make it highly improbable to build a trail off of Stallworth Court. Staff is proposing that the official paved trail connector will be funded and developed in the second phase of the Bellwood development and until that development is constructed, staff will attempt to work with the land owner to construct a temporary gravel trail off of McMickle Drive.

DISCUSSION:

Supplement information to March 3, 2014 memo:

4. Trail connection to the Bellwood subdivision located on the south side of the park. The trail will connect citizens from the subdivision to the amenities outlined in item #3 of the original council memo. The preliminary plat for the Bellwood subdivision development identified two trail easements for neighborhood access to the park. The first dedicated trail easement is shown off of Stallworth Court. Park staff has examined this trail easement, but does not feel that this is a viable option due to a number of key factors. First, the trail easement (attachment C) is located in an area where adjacent homes have been constructed on or extremely close to the easement. Second, the topography is extremely steep making an ADA accessible trail impossible. Finally, access to this portion of the park would place neighbors within the proposed disc golf course area and not near the proposed neighborhood park amenities of a playground and shelter. Park staff feels that this would not be a cost effective access to the park and prefer to concentrate on the neighborhood connection from the trail easement located in the second phase of development.

On a proposed preliminary plat, there is a future trail easement that connects Bellwood to the park off of Perche Ridge Drive (attachment C). Once this phase of the development is constructed, staff is proposing a concrete trail connection from this point to the park. This connection will supply direct access to the neighborhood park amenities. The time frame for completion of the second phase of the Bellwood Subdivision is undetermined at this time. In order to provide access, staff is in communication with the development group to discuss a potential temporary easement so that staff can construct a gravel trail from the end of McMickle Drive to the proposed Strawn Park (attachment D). This temporary trail will allow access to the park until the second phase of Bellwood development is completed.

FISCAL IMPACT:

Cost to construct a temporary gravel trail is approximately \$3,400 and will be funded out of the project. Maintenance costs per year is \$1,250 and includes labor and materials.

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

SUGGESTED COUNCIL ACTIONS:

Informational purpose only.

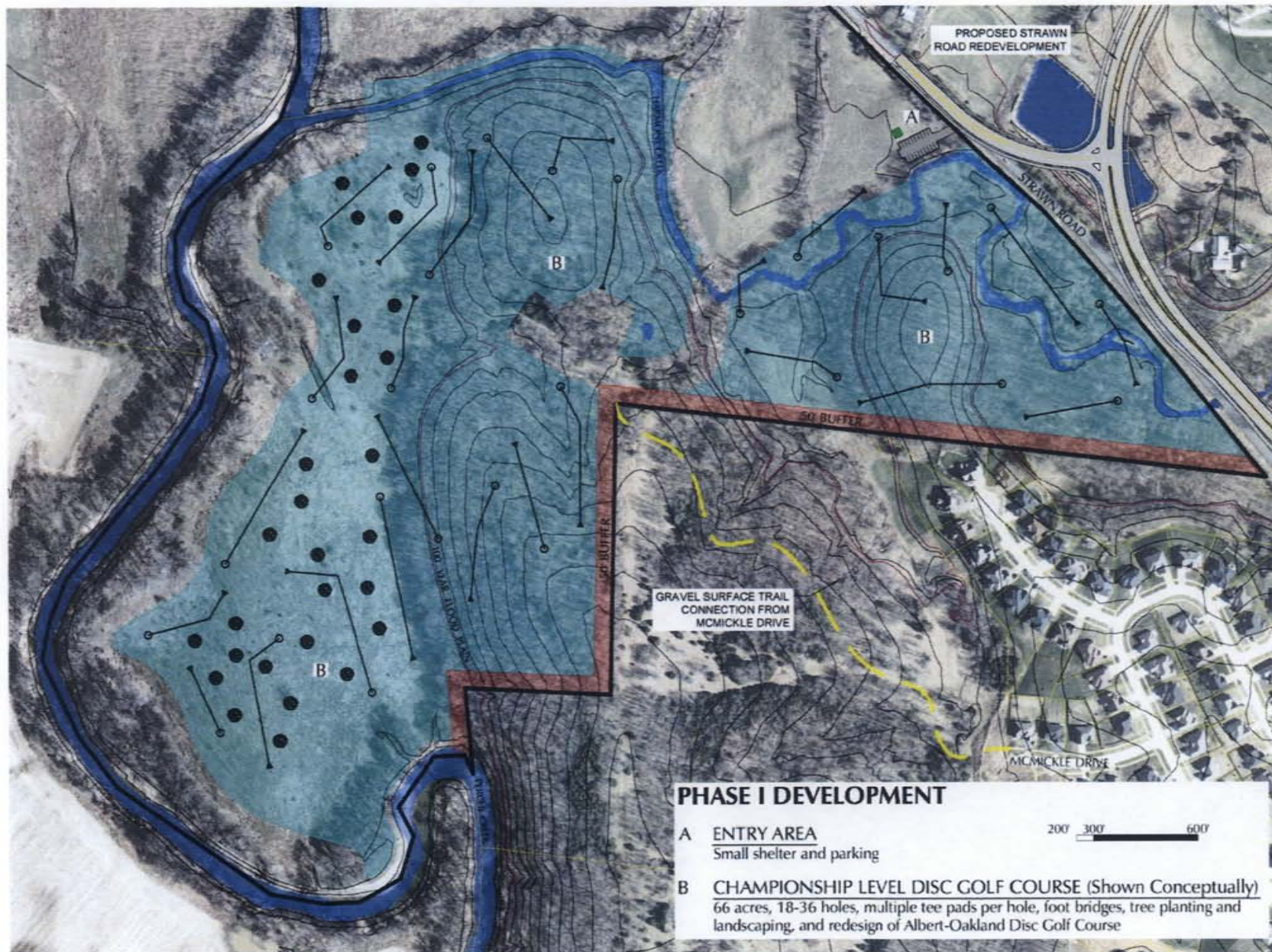
FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost		New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated		Duplicates/Epands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed		Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$3,400.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	
Operating/ Ongoing	\$2,500.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	

Strawn Road Property – Trail Easements

Stallworth Court Trail Easement

Attachment C





STRAWN ROAD PARK TRAIL EASEMENT **McMICKLE TRAIL EASMENT**

ATTACHMENT D

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 56-14

AN ORDINANCE

naming Strawn Park; approving the Strawn Park Master Plan; determining it is in the public interest to construct improvements at Strawn Park – Phase I; approving and adopting plans and specifications; determining that a portion of the project shall be done by contract; calling for bids through the Purchasing Division; determining that a portion of the project shall be done by city employees; providing for payment for the improvement; authorizing the City Manager to obtain, execute and record all documents necessary for the improvement; providing for compliance with the prevailing wage law and state-mandated construction safety training; and fixing the time when this ordinance shall become effective.

WHEREAS, the City Council adopted a resolution declaring the necessity of constructing Phase I park improvements on property located at 801 N. Strawn Road; and

WHEREAS, the notice of a public hearing on this project was published in a daily newspaper of general circulation in the city; and

WHEREAS, the City Council has held a public hearing on construction of the improvement.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The 129.37 acre tract of land located on property at 801 N. Strawn Road is hereby designated “Strawn Park.”

SECTION 2. The City Council hereby approves the Strawn Park Master Plan, a copy of which is attached hereto and marked “Attachment A.”

SECTION 3. The Council finds that the construction of improvements at Strawn Park – Phase I in the City of Columbia, Missouri, is necessary for the welfare and improvement of the city and that it is in the public interest that such improvements be made. Specific improvements include development of a championship-level disc golf course, and construction of a small shelter and 20 car parking lot. Subject to the

availability of funding, the project will also include grading for future athletic practice fields and installation of athletic field turf.

SECTION 4. The plans and specifications for this improvement, as prepared by the Director of Parks and Recreation, are hereby approved and made a part of this ordinance by reference.

SECTION 5. A portion of the construction of the improvement shall be done by contract in accordance with the plans and specifications, the laws of the State of Missouri, and the Charter and Ordinances of the City of Columbia, Missouri.

SECTION 6. The Purchasing Agent is hereby authorized to call for bids and execute a contract for construction of the parking lot and, subject to funding, the grading for the future athletic practice fields. As deemed advisable by the City Manager, City employees shall be used to construct the other improvements, including construction of the small shelter, the disc golf course and, subject to funding, installation of the athletic field turf.

SECTION 7. Payment for this improvement shall be made from Park Sales Tax funds and such other funds as may be lawfully appropriated.

SECTION 8. The City Manager is authorized to obtain, execute and have recorded all licenses, easements, deeds and any other conveyances or instruments necessary for the City to complete this improvement.

SECTION 9. The contract for the improvement shall provide that not less than the prevailing hourly rate of wages, as found by the Department of Labor and Industrial Relations of Missouri, shall be paid to all workers performing work under the contract. The contractor's bond shall guarantee the faithful performance of the prevailing hourly wage clause in the contract.

SECTION 10. The bid specifications and contract for the improvement shall provide that the contractor and any subcontractor shall provide a ten-hour Occupational Safety and Health Administration construction safety program (or a similar program approved by the Missouri Department of Labor and Industrial Relations) for all employees working on-site. All employees working on the site of the improvement are required to complete the safety program within 60 days of beginning work on the improvement project.

SECTION 11. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

PHASE I DEVELOPMENT

- A ENTRY AREA
Small shelter and parking
- B CHAMPIONSHIP LEVEL DISC GOLF COURSE
66 acres, 18-36 holes, multiple tee pads per hole, foot bridges, tree planting and landscaping, and redesign of Albert-Oakland Disc Golf Course

FUTURE PHASE DEVELOPMENT

- C ROAD CONNECTION AND PARKING
Additional parking at entrance, connection and bridge across Harmony Creek to neighborhood park area, and parking at neighborhood park area
- D NEIGHBORHOOD PARK AREA
Medium shelter, playground, parking, resrooms, and connection to future Bellwood Subdivision development
- E MULTI-USE PRACTICE FIELDS

FUTURE TRAIL CONNECTIONS

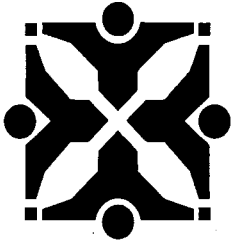
- F HARMONY CREEK TRAIL
- G PERCHE CREEK TRAIL



STRAWN PARK MASTER PLAN

801 N. STRAWN ROAD

ATTACHMENT A



Source: Parks and Recreation

Agenda Item No:

To: City Council

From: City Manager and Staff

Council Meeting Date: Mar 3, 2014

Re: Strawn Road Property - Phase I Development & Naming

EXECUTIVE SUMMARY:

The Parks and Recreation Department is requesting Council approval to approve master plan for the Strawn Road property, proceed with Phase I improvements and adopt "Strawn Park" as the official name of the park. As identified in the FY-2014 CIP, staff is proposing Phase I improvements at the 129.37 acre park including the development of a championship-level disc golf course, a small shelter, and a 20-car parking lot at the entrance of the park. The total budget for Phase I improvements is \$125,000 with funding coming from the 2010 Park Sales Tax. The project will be bid through the City's Purchasing Department and will be completed using a combination of contract and force account labor. Phase I development is scheduled to begin summer 2014 with an anticipated completion date of spring 2015.

DISCUSSION:

The 129.37-acre Strawn Road property, located at 801 N. Strawn Road, is adjacent to the Perche Creek and just south of Interstate 70. The land was acquired by the Parks and Recreation Department in two separate transactions in September 2008 and February 2009. The Department purchased 27.5 acres of land from private sellers in 2008 and transferred 101.87 acres of land, formerly known as the Old Perche Creek Wastewater Treatment Plant, from the Public Works Department in 2009. The need to develop a park in this area of Columbia was identified in the 2002 *Parks, Recreation and Open Space Master Plan*. As a new park property, the Parks and Recreation Department is requesting Council approval to accept the master plan for the property, give the Department permission to proceed with Phase I developments and establish the official name of the park.

In September 2013, park planning staff began the process of identifying possible amenities within the park and park needs in the northwest region of Columbia. The Perche Creek and Harmony Creek are integral parts of the park property, as future trails along these creeks will intersect at this property. Since part of the park property is in the flood plain, the master plan for the park has been designed to place appropriate amenities in the proper location related to the property's potential for flooding. After park staff prepared a draft master plan and possible Phase I improvements, an interested parties meeting was held on January 16, 2014 at the Activity and Recreation Center. Approximately 75 people spoke with park staff and 49 individuals filled out comment forms regarding the overall master plan and improvements to the park. Following the interested parties meeting, park staff also solicited comments via a web-based survey in order to allow citizens unable to attend the meeting the opportunity to comment on the proposed improvements. The survey was available from 1/22/14 to 2/2/14 and collected seven additional comment forms. All public comments from the interested parties meeting and the on-line survey have been posted on:

http://gocolumbiainmo.com/ParksandRec/Parks/Strawn_Rd_Property/cip_strawn_dev.php

Park staff also introduced the Strawn Road property master plan and Phase I improvements to the Parks and Recreation Commission at their January 16, 2014 meeting. After discussion of the project, the Commissioners voted to recommend the adoption of the proposed "Strawn Park Master Plan" and Phase I improvements. After considering all citizen comments and the P&R Commission recommendation, staff believes that the master plan and phase I improvements represent a consensus of park users and staff.

The proposed "Strawn Park Master Plan" (Attachment A) includes the following amenities:

1. Championship level disc golf course that is sanctioned by the Professional Disc Golf Association. The course would be constructed over 66 acres of the park site and include 18 to 36 holes. The course is designated for the southern portion of the park site with a portion of the course in the wooded areas outside

of the flood plain and a portion of the holes inside the flood plain along the Perche Creek. The Harmony Creek will serve as the natural northern barrier for the disc golf holes, and the disc golf course will encompass space to the southern border of the Strawn Road property. Park staff is proposing a 50' buffer between the designed holes of the disc golf course and the Bellwood Subdivision.

Park staff is proposing to hire a certified disc golf course designer to assist with the design of the championship level disc golf course. The designer will complete all duties associated with surveying the proposed property, creating a design based on the appropriate number of disc golf holes for the site. The designer will assist with the coordinating construction with forestry and park construction staff and volunteers from the Columbia Disc Golf Club. The Department will put out an RFP to solicit proposals for design from certified course designers. The decision to hire a certified course designer for this project was made so that a championship level course could be created that will draw disc golf players from around the country and allow disc golf to become an economic driver for the City of Columbia by attempting to bring state and national tournaments to the City on an annual basis. The use of a certified designer will also allow the Department to maximize the use of the property with minimal disturbance to the property for the course construction. Park forestry staff will work closely with the designer to develop the course with minimal tree removal and use as much of the natural terrain as possible to install the disc golf holes. A championship level disc golf course will have hole lengths that vary from 230' to 360' with a total distance of 7,000' for 18 holes. Width of each hole is determined by the designer based on terrain, key course features and available hole space with playing widths from 25' to 40' per hole. The construction of a disc golf hole consists of three concrete tee pads (5'X12'), one disc golf basket at the other end of the determined length for the hole, and necessary signage for each hole.

To offset the costs associated with the hiring of a disc golf designer, park staff will apply for an attraction development grant from the Columbia Visitor and Convention Bureau upon project approval from the City Council. The grant funding will range from \$10,000 to \$25,000, and staff anticipates using these funds for the designer fees and course development. The Department also anticipates having the selected designer provide input and recommendations regarding the existing disc golf courses at Albert-Oakland and Indian Hills Parks.

The construction of a championship level disc golf course is identified in the 2013 *Parks, Recreation and Open Space Master Plan* as a tourism development facility for the City of Columbia. The Parks and Recreation Department has had extensive discussions with the Columbia Disc Golf Club concerning support for the construction of the course and on-going maintenance support by the club. The interested parties meeting comments supported the inclusion of this amenity at the Strawn Road property and the benefits it could bring to the community.

2. The addition of seven practice athletic fields to the north of the Harmony Creek. The need for additional practice field space is frequently requested by user groups, and the area identified for this space is located within the flood plain. This makes it difficult to construct or place any other amenities in the area due to the potential for damage from flooding events.

3. Construction of a medium-sized shelter, restroom facility, playground and a 30 car parking lot on the south edge of the property in the wooded area outside of the flood plain. The amenities will be placed at the highest point of the property in the area where the former buildings were located on the site. The placement of park amenities at this location will decrease the impact to the wooded areas of the property. The placement of park features at this location will also be within walking distance for citizens living in the Bellwood Subdivision. Park staff is also proposing a future trail connection to the subdivision.

4. Infrastructure improvements to the site to accommodate the proposed amenities at the property. Park staff is proposing to construct two 20 car parking lots at the entrance to the park; a small shelter at the park entrance; and a two lane road leading to the top of the property to allow for access to the shelter, playground, restroom and additional parking for 30 cars. Infrastructure improvements will also include the construction of a bridge across the Harmony Creek to allow for access to the amenities located at the top of the property.

5. Proposed trailhead for the Harmony and Perche Creek Trails. The Strawn Road property will be a major access point for two future trail projects and park planning staff has identified the park for trail access for both trails. The Perche Creek Trail will run north and south along the western border of the property, and the

Harmony Creek Trail will dissect the park property running east and west through the middle of the park. The two trails are identified as proposed future trail additions in the 2013 *Parks and Recreation Trails Master Plan*.

In an effort to maximize funding allocated for Phase I improvements at the park and to prepare the park site for future development, staff is proposing the following improvements for Phase I finding (see Attachment B):

1. Park staff will construct a 24' X 24' small shelter and through a contractor, construct a 20 car parking lot at the entrance to the park. The construction of these two amenities will open the park for citizen access and provide a shelter for users of the athletic fields and disc golf course.

2. Staff will design and construct the championship level disc golf course on the property, including the hiring of the course designer and construction of the individual golf holes. Staff will work with the designer to allow for initial walking access to the disc golf course located on the south side of the Harmony Creek by installing one or two walking bridges near the parking lot and shelter. Any large tournament will be accommodated by overflow parking in the turf areas surrounding the parking lot.

If funding allows, staff will use a private contractor to grade the site for the future athletic practice fields and use park staff to establish athletic field turf. All other proposed improvements to the property will be done through future phases of park development based on the availability of funds.

The Parks and Recreation Department is also asking for Council permission to adopt the official name of the park property. During the interested parties meeting, staff included a survey question related to proposed names for the park property. "Strawn Park" received the highest number of votes and at their February 20 meeting, the Parks & Recreation Commission voted to recommend to Council "Strawn Park" as the proposed name for the property. Staff is asking for Council approval to officially adopt "Strawn Park" as the name of the property or direct staff to name the park as the Council desires.

Copies of the January 16, 2014 and February 20, 2014 Parks & Recreation Commission meeting minutes are attached.

The Phase I improvements at the Strawn Road property are funded in the City's FY14 Capital Improvement Program budget, with site construction scheduled to begin in the summer of 2014. Staff anticipates that all Phase I work will be completed by spring 2015. All work and materials will be bid through the City's Purchasing Department and will be completed using a combination of contract and force account labor.

FISCAL IMPACT:

The total project cost for Phase I improvements is \$125,000 and is funded by the 2010 Park Sales Tax. Staff anticipates a minimal initial impact to the operating budget. Annual maintenance and utility costs associated with the small shelter, parking lot and disc golf course are estimated at \$2,000 to \$4,000 annually and include utility costs, supplies and labor associated with trash removal, disc golf course maintenance and shelter maintenance. The Columbia Disc Golf Club assists the Department with the maintenance of the disc golf courses at Indian Hills Park and Albert-Oakland Park and has expressed their support to assist with maintenance of the disc golf course at Strawn Park.

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

12.1 Goal: A variety of attractive, well-maintained parks throughout Columbia-including neighborhood parks, regional parks, nature parks, and urban parks-will ensure all residents have access to a full range of outdoor and indoor recreational opportunities.

12.2 Goal: Columbia's recreational needs and desires will be met through effective public and private partnerships that provide outstanding, exciting, and diverse recreational facilities such as, but not limited to, an ice skating rink, golf courses, tennis courts, soccer fields, ball fields, ball parks, and swimming pools. These facilities will be placed appropriately throughout the city to allow easy access for everyone.

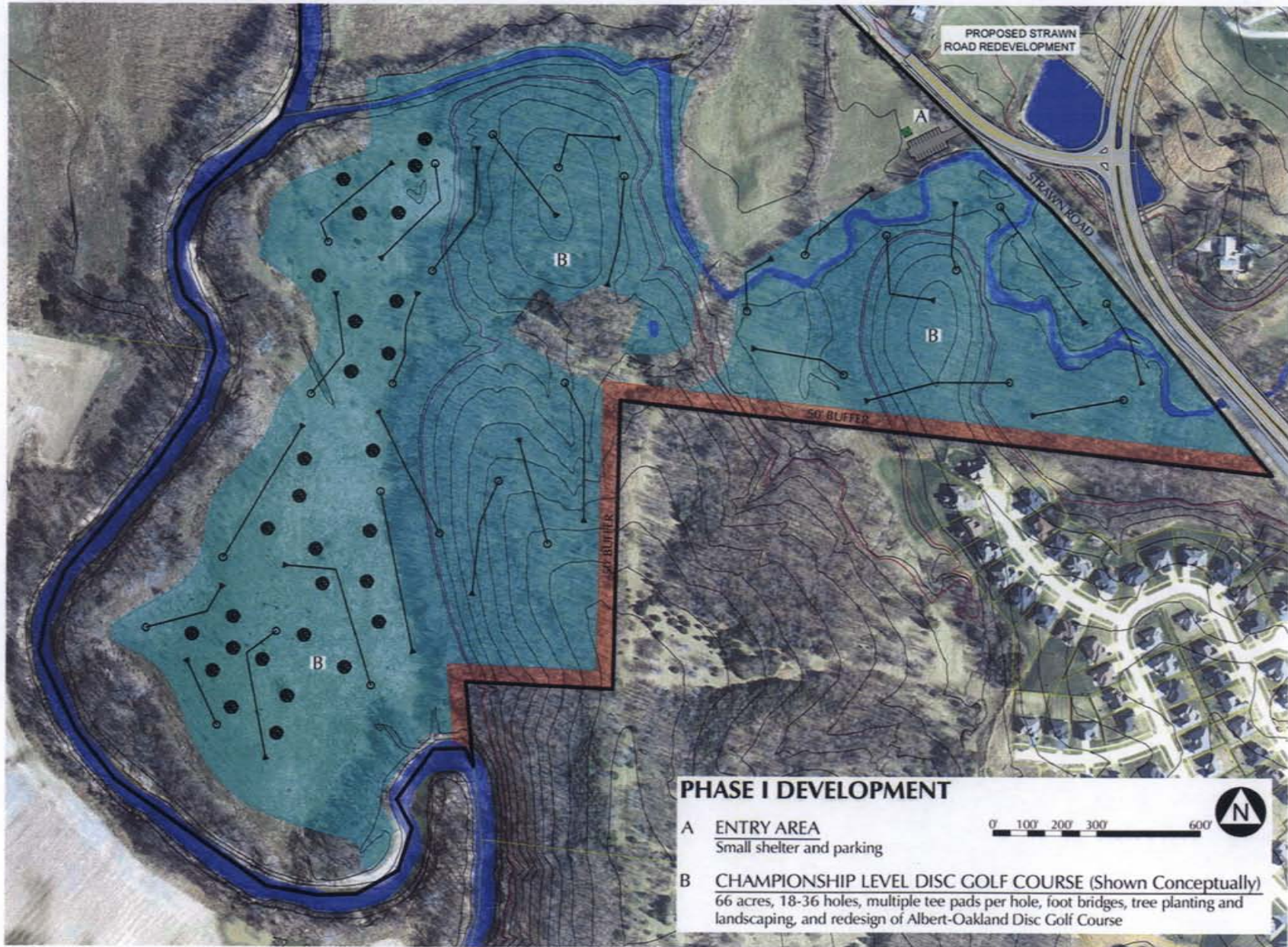
Implementation task #40: Fund and complete capital improvement program projects (parks).

SUGGESTED COUNCIL ACTIONS:

Approve the Council resolution setting a public hearing for the proposed project. Following the public hearing, approve the ordinance authorizing the project to proceed and adopting the official name of the park.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$125,000.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$125,000.00	Duplicates/Epands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed		Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	Yes
One Time	\$125,000.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	12.1
Operating/ Ongoing	\$3,000.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	12.2
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	40

STRAWN PARK PHASE I DEVELOPMENT
801 N. STRAWN ROAD



PARKS AND RECREATION COMMISSION

Thursday, January 16, 2014 7 p.m.
ARC, 1701 W. Ash

MINUTES

Commission Present: Marin Blevins, Sue Davis, Bill Pauls, Dan Devine (7:30), Linda Hutton

Commission Absent: Terry Kloeppel and Meredith Donaldson

Strawn Road Property – First phase

The new park on Strawn Road will be 125 acres in size. Huffington said staff is seeking approval or recommendations regarding the master plan for the entire park and for the first phase of development for Strawn. The master plan shows 7 multi-purpose athletic fields for Strawn, to occupy the floodplain. Another large portion of the site would be a potential championship disc golf course, which would allow larger tournaments in Columbia. The park would also feature parking, shelter and playground, as well as future Perche and Harmony trails. Huffington said 3D archery is also a possibility for the site.

Phase I would include construction of the parking lot and shelter. Funds would come from the Park Sales Tax, with future phases possibly being paid for with future Park Sales Tax ballots.

Blevins asked about catching up with national standards for miles of trails for communities of Columbia's size?

Griggs said the newer trails would help with that.

Hutton asked about timing of the new trails?

Griggs said Hominy would be open for the summer.

Blevins commented that Strawn's future phases would be great projects for the 2015 Park Sales Tax issue.

Hutton made a motion, seconded by Davis, that the Commission recommend approval to Council of the master plan for the Strawn Road park property and related first phase development. Motion passed 4-0.

PARKS AND RECREATION COMMISSION

Thursday, February 20, 2014 7 p.m.
ARC, 1701 W. Ash

DRAFT MINUTES

Commission Present: Marin Blevins, Sue Davis, Bill Pauls, Dan Devine, Meredith Donaldson, Linda Hutton

Commission Absent: Terry Kloeppel (excused)

Naming of Strawn Rd park property

Huffington reminded the Commission that they had approved the master plan and first phase of development for this property at their January meeting. The next step is to

recommend a name for the park, since the Council is considering the master plan for the park. Huffington presented several names for consideration including: Harmony Creek Park or Harmony Park, Perche Creek Park or Perche Park, Harmony-Perche Park, or Strawn Park. As part of the interested parties meetings, Park staff asked the public to vote on potential park names.

Huffington shared those results with vote tallies: Harmony-Perche Park (7), Perche Park (6), Harmony Park (15) and Strawn Park (21).

Huffington pointed out that many of these names come from area creeks and the street that passes in front of the property. It is common for parks to be named for nearby natural features and streets, Griggs said, when there is no donor to name the park for. Perche Creek is located to the west of the park property, Harmony Creek will cut through the park and the property is located on Strawn Road.

Devine asked about Harmony-Strawn as a name? He asked if the main park entrance would be off of Strawn?

Huffington said that it would.

Blevins commented that Perche and Harmony are prettier names, but Strawn identifies the park's location. He would favor that name.

Griggs reminded the Commission that the park will be the likely site of a championship disc golf course, so the name of the park will be used prominently in marketing and promotions, when events and tournaments are held there. He mentioned that a shorter name may be more useful when it comes to those efforts.

Huffington added that the planned overpass there over I-70 will make the location more visible and Strawn a more commonly known street name in the future.

Hutton agreed, saying the Commission could recommend Strawn as a name now, then possibly add to it later if needed.

Devine made a motion, seconded by Pauls, that the Commission recommend the name of Strawn Park to the Council for approval. Motion passed, 6-0.