

Source: Mike Hood



TO: City Council
FROM: City Manager and Staff
DATE: September 11, 2009



FISCAL NOTES:

RE: Russell Property Master Plan Process

City Fiscal Impact	
Enter all that apply:	
\$0	City's current net FY cost.
\$0	Amount of Funds Already appropriated
\$0	Amount of budget amendment needed
\$0	Estimated 2 yr net costs:
\$0	One-time
\$0	Operating / On-going
Program Impact:	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
Resources Required:	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
Mandates:	
N	Federal or state mandated? (Y/N)

EXECUTIVE SUMMARY:

The Parks & Recreation Department is preparing to re-visit the proposed park master plan for the 90 acre tract that was donated by the F. Garland Russell family, commonly known as Bonnie View Park. The department has \$300,000 budgeted in the FY-2010 CIP for the initial development of the park. Since the last public planning meetings related to this issue were conducted nearly six years ago, the Department has scheduled a park planning meeting on Wednesday, October 7, 2009, 6:00-8:00 pm at the ARC. At this meeting the Department will present three new plan options (attached) as prepared by park planners. These new plans are modifications from the earlier plans (attached and labeled as Options A-D), reflect changes that have occurred primarily in the existing and planned road system serving the area, and are discussed in more detail below.

The P&R Department would like to re-open the public planning process this fall with a goal of bringing back to Council a proposed master plan in early 2010. Pending acceptance of a master plan, the department would like to begin with phase I development during the 2010 construction season.

Upon acceptance of this report, park planners will begin the public planning process on October 7 and return to Council with updates including providing a presentation during a work session if so desired.

DISCUSSION:

The Parks & Recreation Department is preparing to re-visit the park master plan for the 90 acre tract that was donated by the F. Garland Russell family, commonly known as Bonnie View farm. The P&R department conducted several planning meetings in 2003 and developed four options labeled A, B, C and D. During the planning process, the proposed extension of Cunningham Road through the park was a controversial issue. At the request of Council, the 2003 plans were submitted to the Planning and Zoning Commission and the Parks & Recreation Commission for review. Each commission voted to recommend "Option A" which did not include the extension of Cunningham Road. At a Council work session on March 10, 2004, Council voted to delay the park master plan process pending further research on the proposed Cunningham Road extension. After review by several commissions, the City Council on November 17, 2008, approved an ordinance removing Cunningham Road as a future neighborhood collector from the City's Major Roadway Plan from Cunningham's current northern terminus to Rollins Road.

In the City's FY-10 capital improvement plan, the P&R department has proposed \$300,000 in Park Sales Tax funds for the first phase of development of the Russell property. In 2003, the Rollins Road extension through the northern section of the park was proposed and not yet built. Rollins has since been built and all of the three new plans represent the road "as built" instead of "as proposed." The Rollins Road alignment is slightly different and the elevation is lower than what park planners originally anticipated causing adjustments to the size of or the possible

elimination of the lake or pond. The lake is not shown on Options 2 and 3 due to staff concerns regarding the elevation of Rollins Road and the depth of the bedrock in this area. Park planners are working with Public Works engineers to determine the feasibility of constructing the lake. If a lake is not possible, then a storm water detention area, rain gardens, or bio-swales will be likely be proposed in order to assist with storm water controls.

In paring the new options, park planners also worked closely with representatives of the Public Works Department, specifically, the engineers in the traffic division, in order to address their concerns with traffic congestion around Fairview Elementary School. In order to get the public planning process started once again, park planning staff has developed the three additional options for preliminary consideration by the public.

The first plan, Option 1, closely represents the “2003 Option A” that was officially recommended for adoption by the Planning & Zoning Commission and the Parks & Recreation Commission (see attached memos). However, following a Council work session on March 10, 2004 at which the various master plan proposals were reviewed, no further action was taken by Council in regard to approving a master plan for the park (see attached work session notes). The only modification to the “Option A” plan in the “Option 1” plan is the reduction in size of the proposed lake as a result of the lower elevation of Rollins Rd. Further on-site evaluation will need to be conducted prior to determining the actual size of the water body after construction. The goal of this lake or detention area is to slow down and reduce the storm water flow and prevent further erosion downstream in and from the park.

Option 2 represents comments from the Public Works Department, traffic engineering staff, and moves the Fairview access park road from south of the tennis courts to north of the tennis courts, placing the entrance opposite of Malibu Court. This creates the option for a future 4-way “Stop” junction if required by traffic volume. The road will bisect the tennis courts and new restroom. The garden plots are relocated off of the Rollins Road access and the parking lot is located further north than proposed in Option 1.

Option 3 is similar to Option 2 except that the Fairview access park road continues through the park and connects to Plymouth Drive, located just west of Fairview Elementary School. This creates a loop around Fairview School allowing for easy access for parents and busses in terms of school drop-offs and pick-ups. Future discussion with school district officials regarding this option will be part of the public planning process.

The P&R Department would like to open the public planning process once again this fall with a goal of bringing back to Council a proposed master plan in early 2010. Pending acceptance of a master plan, the department would like to begin with phase I development during the 2010 construction season.

FISCAL IMPACT:

There is no additional fiscal impact as a result of this report.

SUGGESTED COUNCIL ACTIONS:

This report is provided for informational purposes. Acceptance of this report will result in staff proceeding with the proposed public planning process for the park.

Council Work Session Notes - March 10, 2004
Fourth Floor Conference Room, 6pm

Noted out Hood
3/16
Hood

Council Members present: Mayor Hindman, Crayton, Janku, Hutton, Ash, John and Loveless.

Russell Park Master Plan

Mr. Beck stated that the Council received a copy of the report for the Russell Park Master Plan. After receiving the report, the Council asked that the matter be placed on a work session agenda for informal discussion of the four options. He pointed out that the project is currently unfunded, and typically funding is phased in over time.

Mr. Hood reviewed the process followed for the master planning of this property. He noted that the Parks/Rec staff has been working on this project for 3 years now. Mr. Hood then reviewed the various features of the four options including: emphasis on environmental theme, picnic shelter, playgrounds and restrooms, open space play fields, nature center, small lake, public garden plots, nature and multi-use trails, connection to city-wide trail system via Dublin Park and development to be phase in over time. Mr. Hood also reviewed the differences in each of the options.

Mr. Janku asked if there was pedestrian access on the west side. Hood responded that the intent was to have pedestrian access, and we felt comfortable there would be access to the site.

Mayor expressed an interest in a bike trail that would run from Cunningham. Hood pointed to the gray area shown on the map - MKT level trail.

Mayor asked if cost figures have been developed for the options. Hood responded that preliminary cost estimates have been developed on all of the options, excluding the Nature Center which we would consider to be a partnership. Hood stated that the preliminary cost estimates range anywhere from \$1.1M to \$1.9M. The difference is mainly due to cost of roads/asphalt.

Mayor asked if the trail route had been done for scenic quality. Hood explained the trail route - some of it would be located in wooded area instead of just going through the open area and they were looking for a scenic route. Hood repeated this is meant to be a "master plan".

Mr. Janku expressed concern regarding the sewer line. Hood indicated that they talked with the Public Works Department and, while they indicate it will take some design, it will work okay.

Mr. John stated that one element seems to be that we want access to be in someone else's neighborhood. He wondered if we shouldn't just pick one element out of the plan - for example, the lake and the small park, and say right now that's all we will do. He doesn't feel there's enough public consensus that this property should be developed at this point.

Janku indicated he would endorse Option A, modified to include more fields.

Mr. Loveless commented that he didn't see a detriment in having a large development with primarily perimeter access versus interior access.

Mr. Ash asked if the need for connectivity is more/less with the park development versus neighborhood development. Mr. Beck described the street grid and how streets were planned, classified, etc.

Mr. John stated that he'd like to suggest Option E - postpone doing a master plan since no funding is available, etc.

Mr. Loveless indicated that he would like to see pull parking off of Rollins Road and we give Plymouth/Westport some relief from parking.

Mr. Beck described the Council's options for proceeding with this issue.

Council kicked around several options/ideas for alternative access, parking, roads, etc.

Hood indicated the Russell Park will be considered a Community Park.

Council asked for the following info:

Hood Staff prepare cost estimates for each major element feature

Staff prepare cost estimates for Fairview Access Road and trail - Rollins to Cunningham.

John John commented that if Nature Center is located there traffic will be disastrous for the neighborhoods unless a connectivity is made.

Hood indicated that they are also looking at Rock Bridge area for possible Nature Center.

Cable TV

The Council discussed whether or not a consultant would be hired and, if so, what type of service(s) they would provide to the city.

Mr. Janku described the technological advances being made in the cable industry - VOIP (voice over internet protocol) and how this might be addressed in the cable franchise. He indicated that some cities have high speed cable, and there may be other issues we're unaware of and he asked how we might evaluate level of service for hiring consultant in other areas.

Fred Mayor suggested that we check with other cities and explore what their experiences have been in dealing with these issues and what their level of satisfaction has been.

Fred pointed out that the financial audit is the easiest part to deal with. Council expressed an interest in doing the financial audit. Buske Group will do as part of fee - \$10,000. It is the most favored by CMRA and may be the most expensive.

The current length of the franchise agreement is 15 years, and Bob Hutton wondered if we should be considering a shorter franchise period given the rapid changes in technology.

Agenda Item No. (B)

Source
Parks and Recreation
Commission

TO: City Council
FROM: Park and Recreation Commission
DATE: December 3, 2003
RE: Russell Property Master Plan

COUNCIL SUMMARY:

As per Council direction, the Park and Recreation Commission at their November 13, 2003, meeting held a public hearing on the four options currently proposed for the master plan for the development of the Russell property as a community park. Following a staff presentation of the planning process, the public hearing was opened and twenty-three different individuals submitted testimony. A transcription of the public testimony is attached to this report.

Fiscal Impact

YES NO

Upon close of the public hearing and following a brief discussion among Commission members, Commissioner Kloeppe moved that "The Parks and Recreation Commission support Option A." Motion was seconded by Commissioner Hine. Motion was passed by acclamation.

Other Info.

Following further discussion, Commissioner Devine moved that "As a Parks and Recreation Commission, we are unanimously opposed to extending Cunningham Road through the Russell Property, because we feel it goes against the spirit of the Russell bequest, which was specifically given to the City to be used as a nature preserve and park." Motion was seconded by Hine. Motion passed unanimously.

DISCUSSION:

Following a staff report submitted at the June 16, 2003, Council Meeting, the City Council referred the proposed master plans (four options) for the development of the Russell Property to both the Planning and Zoning Commission and the Park and Recreation Commission for public hearings and recommendations. Public hearings were to be held after staff had developed a procedure for obtaining youth input into the planning process.

The Park and Recreation Commission at their November 13, 2003, held a public hearing on the proposed options for the master plan. Prior to opening the hearing to public comment, Park and Recreation Department staff presented a detailed report summarizing the planning process and reviewing the four options being proposed. It was noted that all four options recommend an environmental/nature oriented theme for development of the property and that the number and type of recreational amenities (trails, shelters, playground, lake, playfields, etc.) recommended are very similar in all four options.

The four plans differ in how the property is accessed. Options A and B recommend that access be provided from existing streets and/or Rollins Road which is currently under construction. Options C and D propose the construction of Cunningham Road through the park with the majority of park access being provided by this new street.

Twenty -three individuals provided testimony during the public hearing and a detailed transcription of their comments is attached to this report. All but one of the speakers expressed opposition to either of the options proposing the extension of Cunningham Road. One speaker representing local soccer interests expressed some support for Option C as he felt that option created a larger soccer practice area, however he also indicated that either option A or B was also acceptable.

Upon the closing of the public hearing and after a brief discussion, the motions outlined in the above summary were made and passed by the Commission.

SUGGESTED COUNCIL ACTION

If the Council wishes to proceed with the review of the proposed master plan options, staff should be directed to schedule a public hearing on the issue. If the Council wishes to discuss the options in more detail, staff should be directed to schedule a work session prior to the public hearing.

Source

R Dudark

Fiscal Impact

YES

NO ✓

Other Info.

Agenda Item No. (43)

CB
TO: City Council
FROM: City Manager and Staff
DATE: December 3, 2003
RE: Russell Park/Cunningham Road Extension

EXECUTIVE SUMMARY

On November 20, 2003, the Planning and Zoning Commission held a public hearing to receive comments on alternate plans for the development of Russell Park and particularly whether Cunningham Road should be extended through the park from Bray Avenue to Rollins Road as currently shown on the Major Roadway Plan. A number of citizens representing the neighborhood and other community organizations spoke against the extension of Cunningham Road. No one spoke in favor of the extension. A majority of the speakers supported Option A, which provides access drives into the park from Rollins Road on the north and Fairview Road on the east, for the Russell Park Master Plan.

Following comments from the public, by a vote of 6-0, the Planning and Zoning Commission adopted the following motion:

"That Option A be adopted for the Russell Park Master Plan and that Cunningham Road be removed from the CATSO Major Roadway Plan."

Option A can be implemented without removing Cunningham Road from the Major Roadway Plan. This would allow the park to be developed without Cunningham actually being built at this time but would reserve the option for completing it sometime in the future if it determined to be needed. However, if the Council wishes to foreclose this option and remove Cunningham Road from the Plan, the matter should be referred to the Columbia Transportation Study Organization for their review and determination. If the removal of Cunningham Road receives the favorable action of the CATSO Coordinating Committee, then the matter would be referred to the Planning and Zoning Commission and the Bicycle and Pedestrian Commission for public hearing and a recommendation to the Council, who would make the final decision.

A staff report prepared for the Planning and Zoning Commission outlining the access options and issues is attached.

SUGGESTED COUNCIL ACTION

Take such action deemed to be appropriate by the Council.



BONNIE VIEW PROPERTY

PROPOSED MASTER PLAN

SEPTEMBER 14, 2009



CITY OF COLUMBIA
PARKS AND RECREATION



OPTION 2



BONNIE VIEW PROPERTY

PROPOSED MASTER PLAN

SEPTEMBER 14, 2009



CITY OF COLUMBIA
PARKS AND RECREATION



OPTION 3



LEGEND:

- BUILDINGS
- SIDEWALK
- NATURE TRAIL
- GRAVEL TRAIL
- PLAYGROUND
- PROPOSED MAINTAINED TURF
- PROPOSED WOODS

- AMENITIES:**
- NATURE CENTER
 - CLASSROOMS
 - NATURE INTERPRETATION
 - NATURE LIBRARY
 - RESTROOMS
 - (1) SMALL SHELTER
28' x 28'
 - (3) MEDIUM SHELTERS
28' x 48'
 - (2) RESTROOMS
 - (3) PLAYGROUNDS
 - PARKING FOR 212
 - (1) FISHING LAKE
 - OPEN PLAY FIELD
 - TRAILS
 - NATURE TRAIL (8748 LINEAL FEET)
 - GRAVEL TRAIL (7332 LINEAL FEET)
 - PRAIRIE RESTORATION
 - WOODED AREAS
 - GARDEN PLOTS

NOTE: SCOPE OF NATURE CENTER TO BE DETERMINED

APRIL 11, 2003

CITY OF COLUMBIA
PARKS AND RECREATION

RUSSELL PROPERTY PROPOSED MASTER PLAN OPTION A



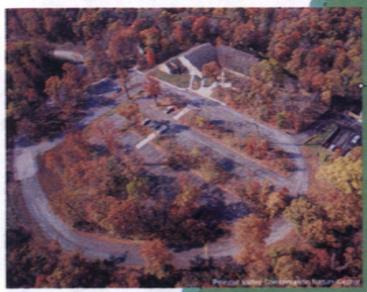
LEGEND:

- BUILDINGS
- SIDEWALK
- NATURE TRAIL
- GRAVEL TRAIL
- PLAYGROUND
- PROPOSED MAINTAINED TURF
- PROPOSED WOODS

- AMENITIES:**
- NATURE CENTER
 - CLASSROOMS
 - NATURE INTERPRETATION
 - NATURE LIBRARY
 - RESTROOMS
 - (1) SMALL SHELTER
28' x 28'
 - (2) MEDIUM SHELTERS
28' x 48'
 - (2) RESTROOMS
 - (3) PLAYGROUNDS
 - PARKING FOR 140
 - (1) FISHING LAKE
 - OPEN PLAY FIELD
 - TRAILS
 - NATURE TRAIL (5749 LINEAL FEET)
 - GRAVEL TRAIL (8809 LINEAL FEET)
 - PRAIRIE RESTORATION
 - WOODED AREAS
 - GARDEN PLOTS



PEDESTRIAN ACCESS TO BE COORDINATED WITH FUTURE DEVELOPMENT



NOTE: SCOPE OF NATURE CENTER TO BE DETERMINED



APRIL 11, 2003

CITY OF COLUMBIA
PARKS AND RECREATION



RUSSELL PROPERTY PROPOSED MASTER PLAN OPTION B



LEGEND:

- BUILDINGS
- SIDEWALK
- NATURE TRAIL
- GRAVEL TRAIL
- PLAYGROUND
- PROPOSED MAINTAINED TURF
- PROPOSED WOODS

AMENITIES:

- NATURE CENTER
- CLASSROOMS
- NATURE INTERPRETATION
- NATURE LIBRARY
- RESTROOMS
- (1) SMALL SHELTER
28' x 28'
- (2) MEDIUM SHELTERS
28' x 48'
- (1) RESTROOM
- (2) PLAYGROUNDS
- PARKING FOR 320
- (1) FISHING LAKE
- OPEN PLAY FIELD
- TRAILS
- NATURE TRAIL (8500 LINEAL FEET)
- GRAVEL TRAIL (8300 LINEAL FEET)
- PRAIRIE RESTORATION
- WOODED AREAS

NOTE: SCOPE OF NATURE CENTER TO BE DETERMINED

RUSSELL PROPERTY PROPOSED MASTER PLAN OPTION C



APRIL 11, 2003

CITY OF COLUMBIA
PARKS AND RECREATION





LEGEND:

- BUILDINGS
- SIDEWALK
- NATURE TRAIL
- GRAVEL TRAIL
- PLAYGROUND
- PROPOSED MAINTAINED TURF
- PROPOSED WOODS

AMENITIES:

- NATURE CENTER
- CLASSROOMS
- NATURE INTERPRETATION
- NATURE LIBRARY
- RESTROOMS
- (1) SMALL SHELTER 20' x 20'
- (2) MEDIUM SHELTERS 28' x 48'
- (1) RESTROOM
- (2) PLAYGROUNDS
- PARKING FOR 320
- (1) FISHING LAKE
- OPEN PLAY FIELD
- TRAILS
- NATURE TRAIL (6500 LINEAL FEET)
- GRAVEL TRAIL (6300 LINEAL FEET)
- PRAIRIE RESTORATION
- WOODED AREAS

NOTE: SCOPE OF NATURE CENTER TO BE DETERMINED

JUNE 17, 2003

CITY OF COLUMBIA
PARKS AND RECREATION

RUSSELL PROPERTY PROPOSED MASTER PLAN OPTION D