

## PARK ACQUISITION AND DEVELOPMENT

### *Section I: Neighborhood Parks*

#### **Overview - Neighborhood Parks**

Neighborhood parks are defined as 5-10 acre parks serving the immediate residential areas within walking distance. Neighborhood parks do not typically have amenities that citizens would be drawn to drive to, such as parking areas, reservable shelters, or programmable athletic fields.

As Columbia continues to grow, one of the goals of the Parks and Recreation Department is to provide a neighborhood park within one-half mile of all residential areas of the city. Residential areas on the perimeter of town are the most deficient of neighborhood parks. To keep up with current growth and look to the future where growth is likely to occur, the department is recommending the acquisition and development of 5 - 22 neighborhood parks over the next 10 – 20 years.

The Neighborhood Parks Plan shows some areas that are not currently served by neighborhood parks, yet no acquisitions are recommended. These areas are either served by a community, regional, or private park; or they are largely zoned for commercial, government, or industrial use.

Acquisition recommendations are also guided by potential city growth. The proposed plans indicate the current city limits along with likely growth areas just outside the city limits. Historically, developers have purchased property outside the city limits and voluntarily annexed the property so that they may take advantage of the various city utilities. Since property costs increase as areas are developed, acquiring land in anticipated growth areas can save taxpayer dollars. Since the city limits will likely expand in the next ten years, this ten-year plan needs to include the likely growth areas. For these reasons, the Neighborhood Parks Plan includes areas beyond the existing city limits.



Cascades Park



Grassland Park

*Did you know?*

**87% of Columbia  
citizens use the parks!**

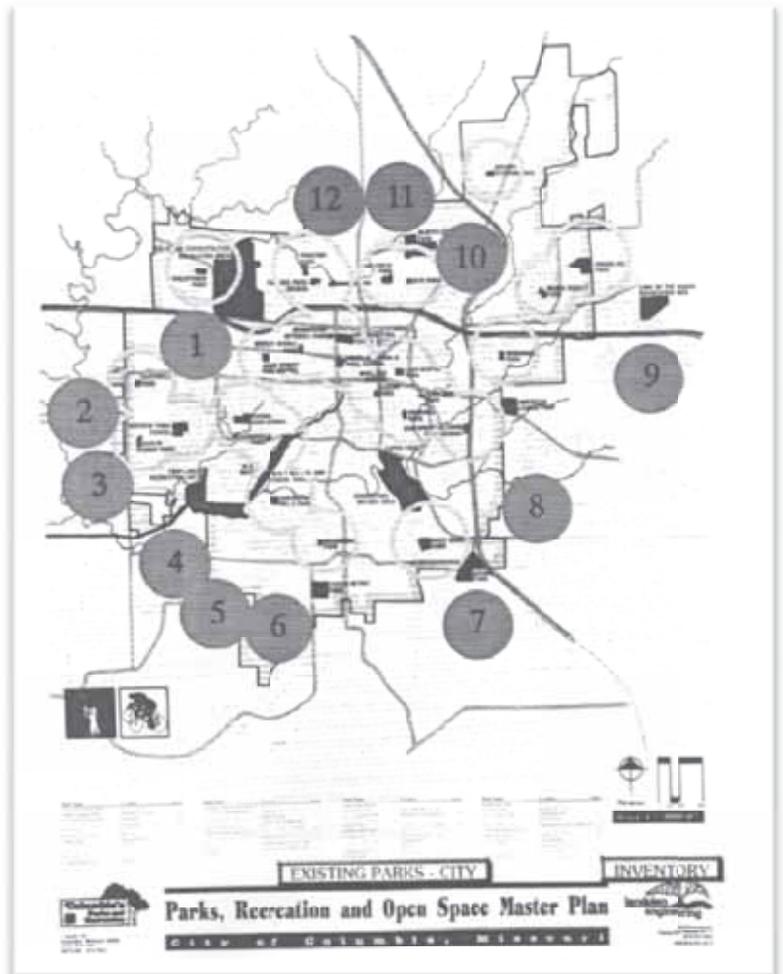
## History - Neighborhood Parks

In 1994, the Parks and Recreation Department contracted with Landplan Engineering of Missouri to produce a comprehensive Parks, Recreation and Open Space Master Plan. In addition to trails, recreation facility and staffing recommendations, this 1994 plan evaluated and recommended the acquisition of 12 neighborhood parks and two community parks. The plan below shows the 12 locations that were recommended for neighborhood park acquisition. The plan also recommended the acquisition of a community park in both the southwest and southeast parts of Columbia.

From this 1994 Master Plan, nine of the twelve neighborhood parks have been acquired with the exception of #5, #6, #8 and #10. The proposed park for area #5 (corresponds to #5 on the 2013 plan) is currently a high priority acquisition area for the City, although it is very close to Mill Creek Elementary School, which serves the adjacent neighborhoods with a playground and play fields. The area near #6 is now served by a private neighborhood park, the Highlands Park. Area #8 has developed into large residential lots (1 acre+) where the need for neighborhood parks is less critical. Area #10 on the 1994 P&R Master Plan (corresponds to #2 on the 2013 plan) is currently a high priority acquisition area for the City.

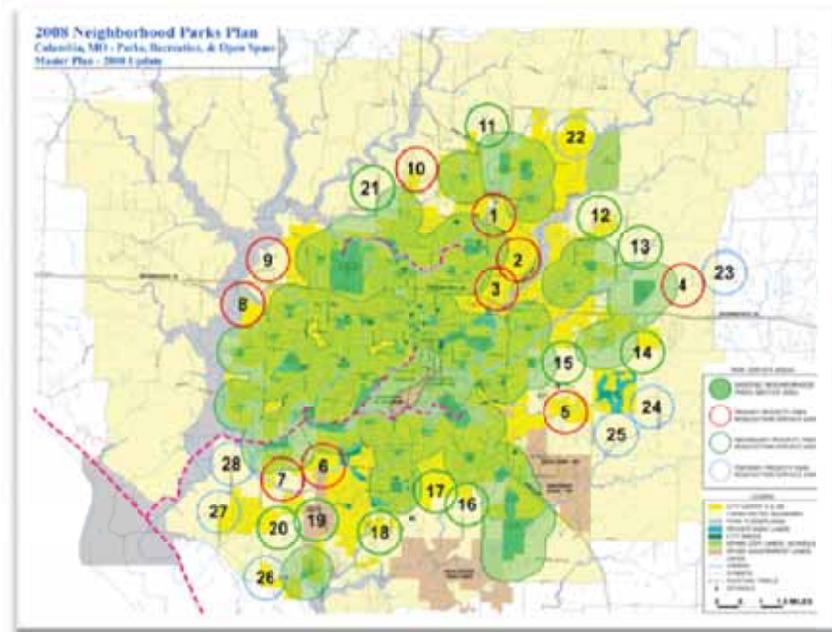
In 2002, the City of Columbia updated the *Parks, Recreation and Open Space Master Plan* via the *2002 Facility Needs Update*. The 2002 plan addressed acquisition needs for 5 categories of parks: Neighborhood, Community, Regional, Special Purpose and Greenbelt/Greenways/Trails. Trails are addressed in Chapter 10 of this document. For the purpose of the *2013 Parks, Recreation and Open Space Master Plan* an additional category of park has been added - Natural Resource Areas.

The 2002 Neighborhood Park Master Plan identified 18 proposed acquisition locations. Of those 18 identified, eight have been acquired. Six of the eight have been developed and are currently in use. The Strawn Road and Barberry properties have been acquired, funding for development has been established, and development is scheduled. There is an additional neighborhood park property that was not identified on the 2002 plan that is scheduled for acquisition south of County Rd. WW and west of Rolling Hills Road.



1994 Neighborhood Park Master Plan





### **Current Status - Neighborhood Parks**

The City currently has 34 neighborhood parks - the majority of them in the central part of the City or in established suburban neighborhoods. Several parks have been re-classified since the *2002 Facility Needs Update* based on the change in use, amenities and new classifications of parks. Douglass, Wilson, Fairview, Indian Hills, Kiwanis and Rock Quarry Parks are no longer categorized as Neighborhood Parks. While they continue to serve as a neighborhood park, their primary function is better defined as either a Community Park or Natural Resource Park.

The 2010 Park Sales Tax Ballot earmarked \$500,000 for neighborhood park land acquisition. The 2010 Park Sales Tax Ballot also included funding for the development of Barberry, Jay Dix, and Strawn Road Neighborhood Parks.

### **Acquisition Priorities - Neighborhood Parks**

The proposed acquisition targets are not limited to a ten-year plan. Often acquisition is dependent on opportunities that present themselves as properties become available or as developers seek the opportunity to include a neighborhood park as part of their residential development. The acquisition targets are distributed throughout Columbia and prioritized by the following system:

#### ***Primary Acquisition Targets***

Primary acquisition targets are areas where there is a residential area within the Columbia City limits that is not currently served by a park or an area that is likely to develop soon. As Columbia develops from the inside out, it becomes harder to find a 10-acre parcel of undeveloped land near the center of town. Primary acquisition targets are areas that if not acted upon soon, the opportunity to acquire land may become non-existent.

**Secondary Targets**

Secondary acquisition targets are under less development pressure than primary targets. There may be additional time to purchase land in these areas, as they are in the beginning stages of residential development.

**Tertiary Acquisition Targets**

Tertiary targets are usually beyond the current Columbia city limits, but are in likely development areas within the next ten years. These properties can be included as part of a large residential development by working with the developer as they are platting their properties. This enables developers to add a desirable amenity (a neighborhood park) to their development, while ensuring Columbia citizens are equitably served with neighborhood parks as the city grows.

**Acquisition Costs - Neighborhood Parks**

Land acquisition costs vary throughout the City. It is typical for land near or as part of a residential development to sell for \$20,000-\$30,000 per acre, depending on the part of town. With a goal of 5-10 acres per neighborhood park, the estimated acquisition cost is \$150,000.

Neighborhood Park Estimated Acquisition Cost: \$150,000

**Development Costs - Neighborhood Parks**

As neighborhood parks are acquired, funding for park development must be considered. Although each park is individually evaluated to determine which amenities are suitable for its location, the Department has standard development guidelines for its neighborhood parks.

As discussed in the Standards chapter, neighborhood parks typically contain the following amenities:

- Small, non-reservable shelter
- Perimeter trail
- Playground
- Multi-use hard surface court
- Open space playfield



Westwinds Park

The Department typically develops neighborhood parks in order of acquisition. Currently, the Department identifies five neighborhood parks as a primary priority for acquisition. Based on 2013 construction costs, the Department is proposing a development budget of \$150,000 per park.

Neighborhood Park Estimated Development Cost: \$150,000

## **Recommended Acquisition List - Neighborhood Parks**

### ***Primary Priority Park***

***Estimated Acquisition Cost: \$150,000***

- Map: #1 NORTH - North of Brown School Rd. and west of 763
- Map: #2 NORTH - West of Highway 63, east of Paris Rd., and north of Vandiver Rd.
- Map: #3 NORTH - North of I-70/Clark Lane, west of Highway 63, and east of Paris Rd.
- Map: #4 EAST - North of Lake of the Woods golf course, south of Mexico Gravel Rd., near the new high school
- Map: #5 SOUTHWEST - Near Mill Creek School and the intersection of Nifong Blvd. and Sinclair Rd.

### ***Secondary Priority Park***

***Estimated Acquisition Cost: \$150,000***

- Map: #6 NORTH - Northeast of Highway 63 and south of Oakland Church Rd.
- Map: #7 NORTH - Near the intersection of Brown School Road and Creasy Springs Rd.
- Map: #8 NORTHEAST - North of Mexico Gravel Rd., south of Hinkson Creek in the area of Wyatt Lane
- Map: #9 NORTHEAST - East of Lake of the Woods Road, north of Mexico Gravel Road
- Map: #10 EAST - North of I-70, near St. Charles Road and Route Z intersection
- Map: #11 EAST - South of I-70, west of Olivet and Richland Road intersection
- Map: #12 EAST - North of Route WW, south of Richland Road, and east of American Legion Park
- Map: #13 SOUTH - North of Gans Road and west of Bearfield Rd.
- Map: #14 SOUTH - Northwest of Route K, southeast of Old Plank Rd. and west of Bethel Rd.
- Map: #15 SOUTHWEST - East of Scott Blvd. near Scott and Route KK intersection

### ***Tertiary Priority Park***

***Estimated Acquisition Cost: \$150,000***

- Map: #16 NORTHEAST - North of Waco Rd., south of Heller Rd., and east of Brown Station Road
- Map: #17 SOUTHEAST - East of Old Hawthorne CC, near Route WW and Olivet Rd. intersection
- Map: #18 SOUTHEAST - South of Route WW, east of Rolling Hills Road, west of Olivet Rd.
- Map: #19 SOUTH - East of Providence Road, west of Rock Quarry Road, and south of Nifong Blvd.
- Map: #20 SOUTHWEST - Near Brushwood Lake Road, south of MKT Trail, and west of Scott Blvd.
- Map: #21 SOUTHWEST - North of Rt. KK and Rt. K intersection and west of Thornbrook Subdivision
- Map: #22 SOUTHWEST - East of Cascades Subdiv., near Scott Blvd. and Route K intersection