

# PARK ACQUISITION AND DEVELOPMENT

## Overview

Parks and open green space form an essential component of Columbia's character. These parks, whether they're a small neighborhood park like Paquin Park, or the 533-acre Columbia Cosmopolitan Recreation Area, help contribute to a desirable quality of life in Columbia. There has been a long and established planning history regarding the appropriate number and location of Columbia's parks. Existing parks and open spaces provide numerous benefits to the community, including recreational opportunities, environmental protection, cultural and historic preservation, and social benefits.



Stephens Lake Park

This chapter evaluates needs and priorities for future acquisition of park land in Columbia. Using criteria established by park standards and proposed service areas, the Department is able to identify areas with no service or those that are underserved due to proximate location of existing parks. The targeted areas for acquisition is not based on specific lots or parcels as it identifies areas of need and provides approximate locations for future parks. This allows for reasonable negotiations to occur between the City and property owners. In this 2013 P&R Master plan, the Department is proposing that the following parks be acquired within the next 10 – 20 years:

Park Category	Current Number	Primary Priority	Secondary Priority	Tertiary Priority
Neighborhood Parks	34	5	10	7
Community Parks	17	0	0	0
Regional Parks	2	0	0	0
Special Purpose Parks	6	Pending available property		
Natural Resource Areas	7	Pending available property		

The Department has identified five priority areas where the City is currently deficient in park land and recommends that those be the primary acquisition target for the next 5-10 years. Depending on residential development and growth, some of the secondary and tertiary parks could move up in priority status. The current inventory of Community and Regional Parks accommodate an adequate service area for the existing city limits. When it comes to the acquisition of land for Special Purpose Parks or Natural Resource Areas, availability of land and willing sellers are crucial to the success of preserving these types of parcels. Priorities for land acquisition in these two categories often include acreage that meets one or more of the following criteria:

- areas of significant hydrology or geology
- unique examples of biological communities
- areas of cultural or historical significance
- land that protects stream corridors

Once a parcel is acquired, the Department generally prioritizes the park development by order of acquisition unless a specific recreation need or other factors move a parcel up in priority ranking for development.

### ***Did you know?***

**84% of Missourians say when choosing a new residence, it is important to have parks and open space nearby.**

The question, “Why does Columbia need more parks?” is posed periodically. The simple answer is that Columbia is a growing community. In order for the Department to keep pace with the population growth, the acquisition of additional park land is critical in meeting the needs of citizens and maintaining the existing ratio of park land acreage to citizens.

The following park categories and desired service radius areas have been developed to describe the various parks existing and analyze the need for proposed parks within the City of Columbia's park system. The acquisition and development needs of each park category are discussed in its respective section.

Chapter Section	Park Category	Service Radius
Section I	Neighborhood Parks	½ mile
Section II	Community Parks	3 miles
Section III	Regional Parks	5 miles
Section IV	Special Purpose Parks	Citywide
Section V	Natural Resource Areas	Citywide

Section 1 – Neighborhood Parks is the only park category that has a master plan, which identifies target areas for acquisition. Adoption of this *2013 Parks, Recreation, and Open Space Master Plan* will include the adoption of the 2013 Neighborhood Parks Plan.



Cosmo-Bethel Park

## 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!**

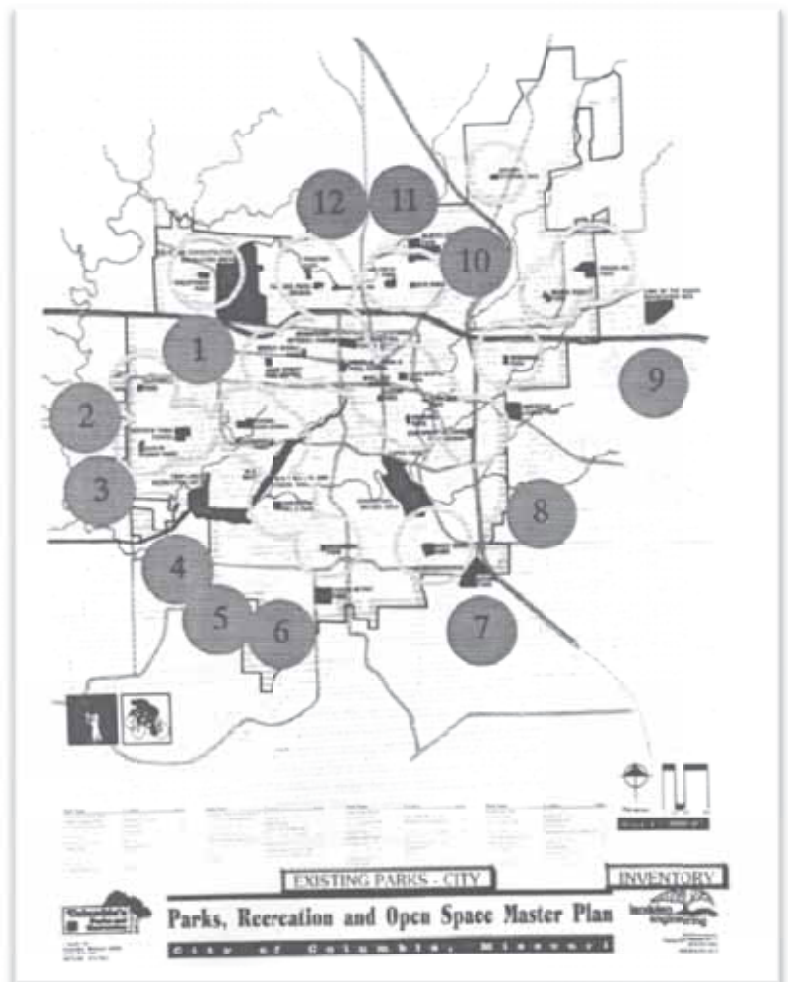
## History - Neighborhood Parks

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.

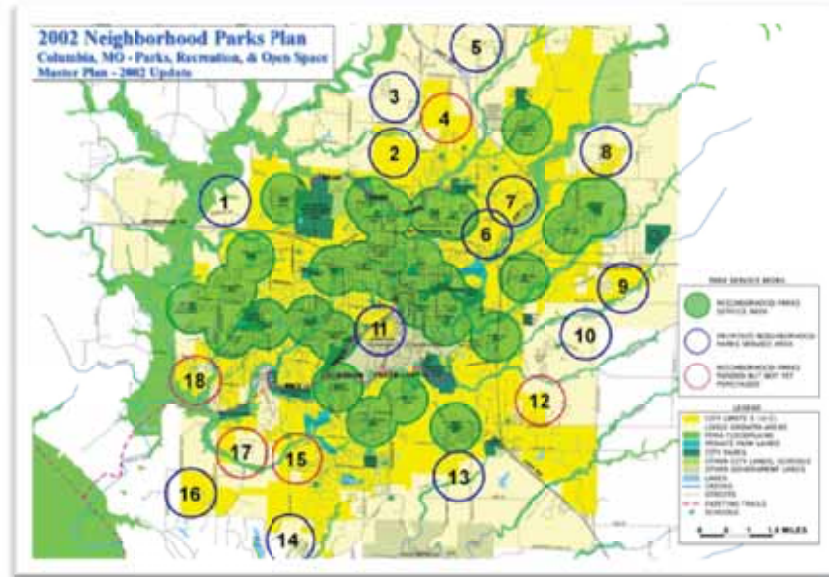
The 2002 Neighborhood Park Master Plan identified 18 proposed acquisition locations. Of those 18 identified, eight have been acquired. Six of the eight have been developed and are currently in use. The Strawn Road and Barberry properties have been acquired, funding for development has been established, 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.



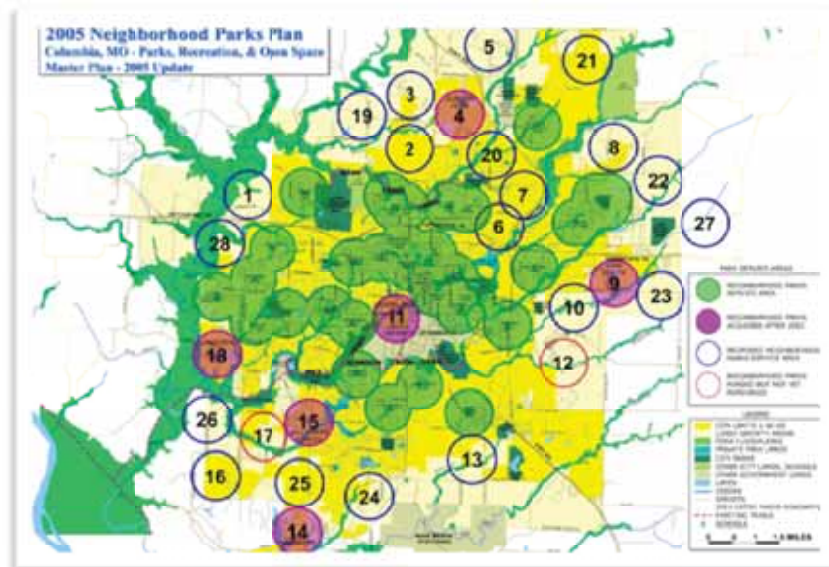
1994 Neighborhood Park Master Plan



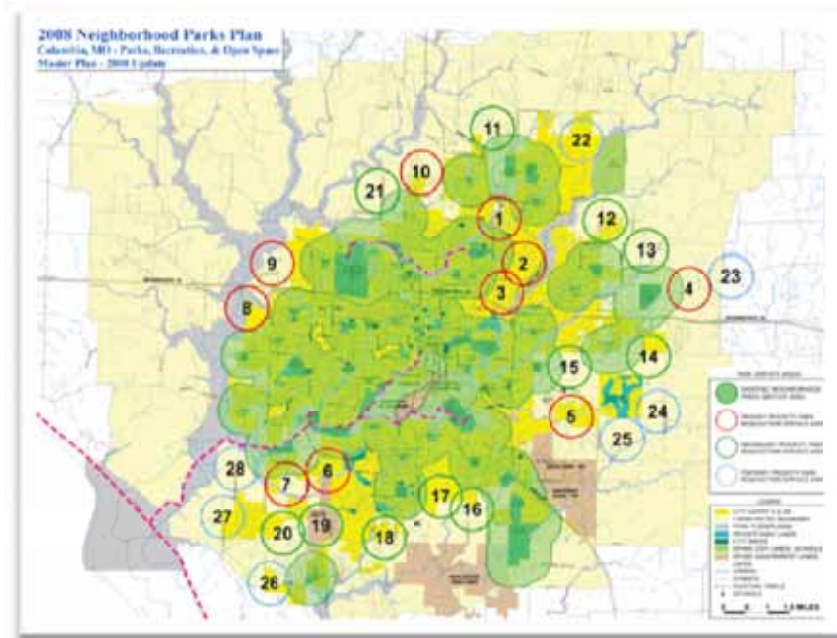
In 2002, the City had 31 Neighborhood Parks: Again Street, Bear Creek, Boxer, Brown Station, Cliff Drive, Douglass, Downtown Optimist, Dublin, Fairview, Field, Highpointe, Indian Hills, Kiwanis, Kyd, Lions-Stephens, McKee Street, Oakwood Hills, Paquin, Parkade, Proctor, Rock Bridge, Rock Quarry, Rockhill (Clyde Wilson), Rothwell, Shepard, Smith (Louisville), Smithton, Valleyview, Westwinds, Woodridge, and Worley Street Parks.



The Neighborhood Parks Plan was updated in 2005 to reflect the six acquisitions since 2002 and to add areas that were developing on the perimeter of town. Ten parks were added to the 2002 plan.



The last Council approved revision to the Neighborhood Park Master Plan was in 2008. Six areas were added from 2005. Since the 2008 revision, the following parks have been acquired: #1 (Lange), #4 (Battle Ave.), #8 (Strawn Rd.), #9 (Barberry), and #28 (Jay Dix). Number 5 is scheduled for acquisition.



### **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
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### **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
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## **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***

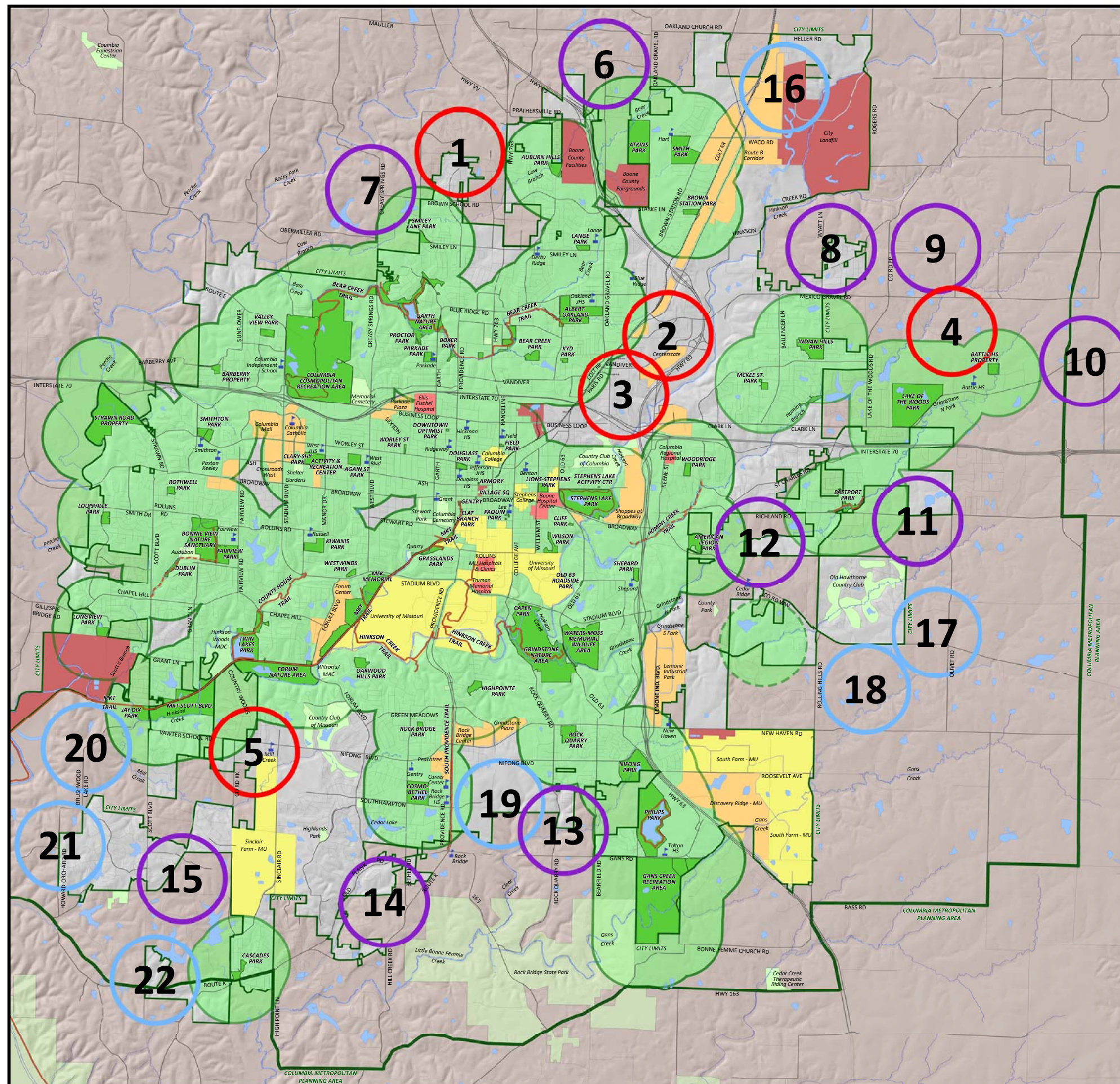
- Map: #6 NORTH - Northeast of Highway 63 and south of Oakland Church Rd.
- Map: #7 NORTH - Near the intersection of Brown School Road and Creasy Springs Rd.
- Map: #8 NORTHEAST - North of Mexico Gravel Rd., south of Hinkson Creek in the area of Wyatt Lane
- Map: #9 NORTHEAST - East of Lake of the Woods 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

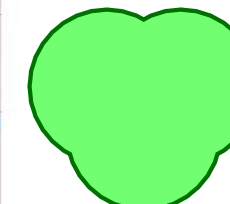
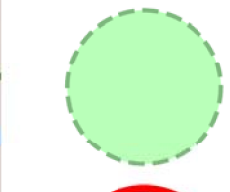
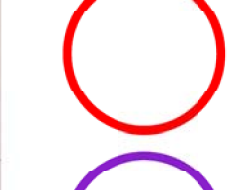
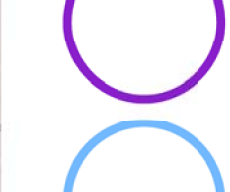

### ***Tertiary Priority Park***









***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





-  Existing Park  
1/2 Mile Radius
-  Scheduled for Acquisition
-  Primary Priority Park Acquisition Service Area
-  Secondary Priority Park Acquisition Service Area
-  Tertiary Priority Park Acquisition Service Area

-  City Limits
-  Columbia Metropolitan Planning Area
-  City Parks
-  University and Colleges
-  Commercial Areas
-  Government and Institutional Property
-  Other Park and Open Space  
(Private, County, State and Federal)
-  Schools

# 2013 Neighborhood Parks Plan

Parks, Recreation and Open Space  
Master Plan March 15, 2013

1 Mile 1/2 Mile 0 1 Mile North



**Columbia**  
Parks and Recreation  
Creating Community



## PARK ACQUISITION AND DEVELOPMENT

### *Section II: Community Parks*

#### **Overview - Community Parks**

Community parks provide a variety of individual and organized recreation activities conveniently located for short-term visits. Community parks may be located in residential neighborhoods and suburban areas. The service area for community parks generally extends up to 3 miles. The park size typically will be 15-100 acres, serving several neighborhoods.

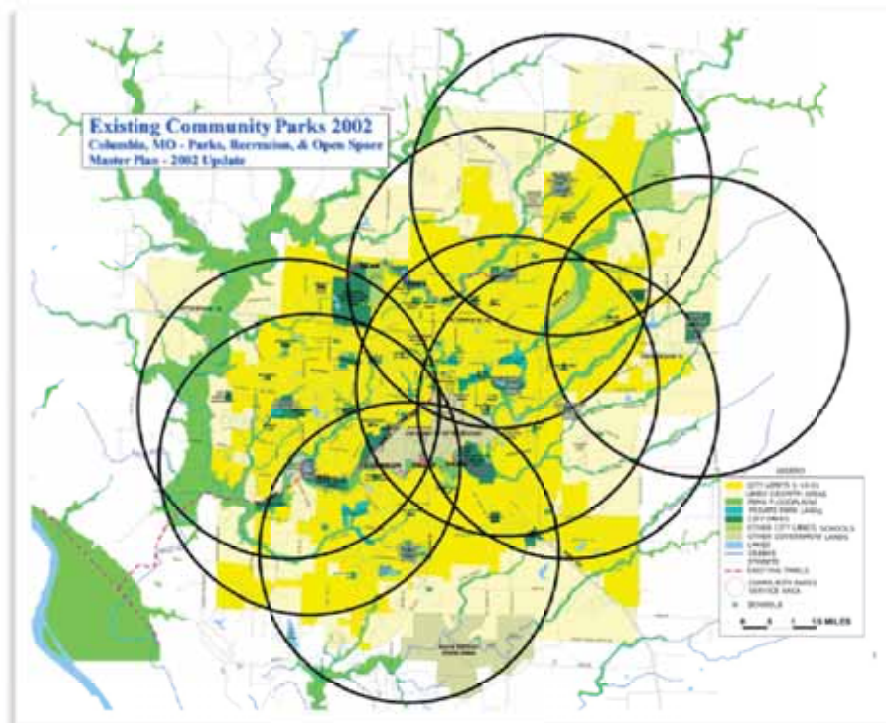


Stephens Lake Park

Facility development may include reservable picnic shelters, court facilities (tennis, basketball and/or volleyball), playgrounds, swimming pools, spraygrounds, athletic fields, trails, restroom facilities, and adequate parking.

#### **History - Community Parks**

In 2002, the city had 8 community parks: American Legion, Cosmo-Bethel, Albert-Oakland, Smith (undeveloped), Stephens Lake, Bonnie View Nature Sanctuary (undeveloped), Lake of the Woods Recreation Area, and the Twin Lakes Recreation Area. As evident by the existing Community Park map from 2002 (below), the City was served well by community parks. There were no recommended acquisition areas for community parks.



However, since a community park can also serve in place of a neighborhood park, the Department takes advantage of opportunities to fill a neighborhood park need with a larger parcel of land when opportunities lend themselves and funding is available.

Four community parks were acquired since the *2002 Facilities Needs Update* was adopted - Atkins, Strawn Road (undeveloped), Battle Avenue (undeveloped), and Philips. Five of the existing parks have been re-classified as community parks - Clary-Shy, Douglass, Fairview, Indian Hills, and Rock Quarry.

### **Current Status - Community Parks**

Currently, the 17 parks classified as Community Parks are: Albert-Oakland, American Legion, Atkins, Battle Avenue (undeveloped), Clary-Shy, Cosmo-Bethel, Douglass, Fairview, Indian Hills, Kiwanis, Lake of the Woods Recreation Area, Philips, Rock Quarry, Smith (undeveloped), Stephens Lake, Strawn Road (undeveloped), and Twin Lakes Recreation Area.



Albert-Oakland Family Aquatic Center

The 2010 Park Sales Tax includes funding for phase I development at Norma Sutherland Smith and Strawn Road Parks.

### **Recommended Acquisition List - Community Parks**

There are currently no recommended acquisition areas for community parks. The existing community parks are well distributed throughout Columbia and there is ample undeveloped park land to accommodate athletic fields, reservable shelters and other amenities typical of



Lake of the Woods Recreation Area

community parks. Often community parks become available by either donation to the City or unforeseen circumstances that make a property available. This makes community park acquisition difficult to plan for. For example, the Lake of the Woods Recreation Area was a country club that was having financial trouble, Stephens College needed to sell Stephens Lake Park for financial reasons, Strawn Road Park became available as the City sewer utility changed its operation and the property was no longer needed for sewer purposes, and the Norma Smith Property was a private donation given to the City.

The Parks and Recreation Department will remain adaptable to land acquisition opportunities. When opportunities present themselves for the City of Columbia to acquire a large parcel of land, the parcel should be evaluated individually on the merits the potential park presents versus the available funding sources and other competing park and recreation needs. There is \$1,525,000 earmarked from the 2010 Park Sales Tax for park land preservation. A portion of those funds could be used to purchase for a community park should an advantageous opportunity arise.

## PARK ACQUISITION AND DEVELOPMENT

### *Section III: Regional Parks*

#### **Overview - Regional Parks**

Regional parks provide a diversity of recreational opportunities in both natural settings and intensely developed indoor or outdoor facilities that can accommodate large numbers of people without significant deterioration of the recreation experience. The size is normally 200 acres or more, and the service area generally extends up to 5 miles.



Cosmo Park

Development may include, but is not limited to, informal picnic areas, reservable picnic pavilions for scheduled use, playgrounds, tot lots, court facilities, lighted athletic fields, running track, restroom/concession buildings, garden plots, indoor or outdoor equestrian facilities, indoor recreation center, indoor or outdoor entertainment features, amphitheater (average 150-500 capacity), 9-18 hole golf course, miniature golf, golf driving range (lighted), visitor center and interpretive exhibits, walking trails and bridle paths, and parking.

#### **History - Regional Parks**

The *2002 Facilities Needs Update* identified a need for a new regional park in the southeast portion of Columbia. That need was filled with the purchase of the 320-acre Gans Creek Recreation Area and 140-acre Philips Park. Since the two parks are individually named and separated by a road, Philips Park is classified in the park inventory as a community park and Gans Creek Recreation Area is classified as a regional park. However, the two will serve together as a regional recreation area.

#### **Current Status - Regional Parks**

There are two parks currently classified in the park inventory as regional parks: Columbia Cosmopolitan Recreation Area (aka Cosmo Park) and Gans Creek Recreation Area. The 2010 Park Sales Tax includes funding for Phase I development of the southeast regional park - Gans Creek Recreation Area/Philips Park.

#### **Recommended Acquisition List - Regional Parks**

There are currently no recommended acquisition areas for regional parks. The two regional parks are distributed as such that their service radius covers the Columbia area, and there is ample existing undeveloped land to accommodate major sports complexes, reservable shelters and other amenities typical of regional parks. Concentration over the next ten years will be to phase in development of the southeast regional park. The Columbia Cosmopolitan Recreation Area, Columbia's first regional park, took decades to fully develop. The same will be true of Gans Creek Recreation Area and Philips Park.



## PARK ACQUISITION AND DEVELOPMENT

### *Section IV: Special Purpose Parks*

#### **Overview – Special Purpose Parks**

By definition, special purpose parks include parks that provide the community with a unique purpose. Examples include parks or sub-units of parks that are designated as a natural, historical, or cultural resource, or parks with a singular purpose - such as a park that only hosts a community recreation center.



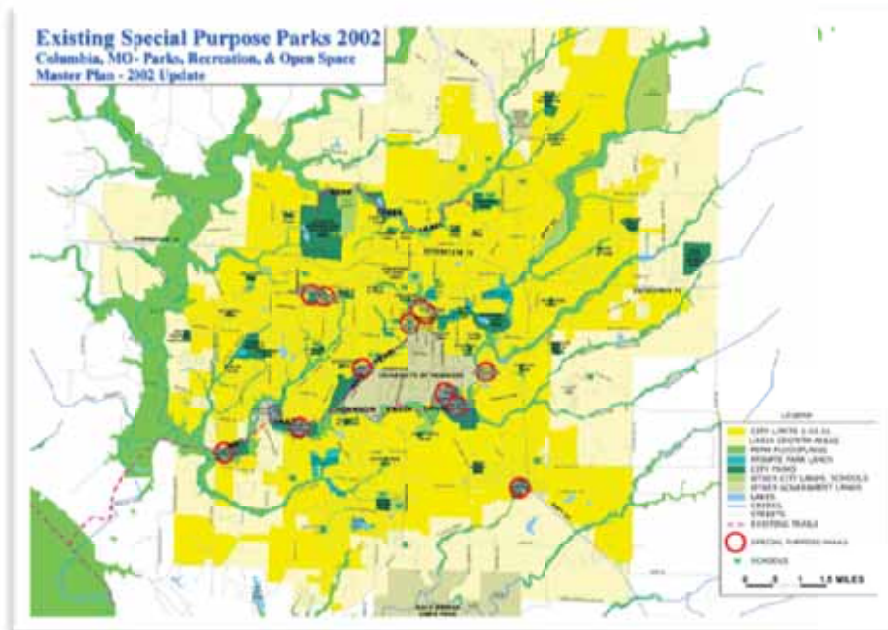
Flat Branch Park

#### **History – Special Purpose Parks**

In 2002, the City categorized 12 parks special purpose parks in its inventory: the Armory Sports Center, Clary-Shy, Capen Park, the Activity & Recreation Center, Flat Branch Park, Forum Nature Area, Grindstone Nature Area, Martin Luther King, Jr. Memorial Garden, MKT - Scott Blvd., Nifong Park, Old 63 Roadside Park, and Village Square Park.

The *2002 Facility Needs Update* listed no direct needs for Special Purpose Parks. However, it recommended that as opportunities for historic, cultural or natural resources presented themselves, the City should evaluate them for acquisition merit.

No new special purpose parks have been acquired since the *2002 Facility Needs Update* was published. However, some of the special purpose parks listed in the 2002 inventory have been reclassified. For example, the indoor Armory Sports Center is no longer classified as a “park,” as it is an indoor facility located in the downtown area with no additional green space, and nature areas have been re-classified in the new Natural Resource Parks category.



### **Current Status - Special Purpose Parks**

In 2013, the City has 6 parks classified as special purpose parks in its inventory: Flat Branch Park, Martin Luther King, Jr. Memorial at Battle Garden, MKT-Scott Blvd., Nifong Park, Old 63 Roadside Park, and Village Square Park.



Martin Luther King, Jr. Memorial at Battle Garden

### **Recommended Acquisition List - Special Purpose Parks**

Special Purpose Parks serve the entire community in unique ways and often become available not as part of a planned acquisition process, but as unique opportunities become available. As significant historical, cultural, or natural areas become available for public acquisition, individual properties and facilities should be evaluated according to suitability, need, recreation or education value and potential funding sources.

Columbia's downtown area known as the District, is experiencing rapid growth in urban dwelling units. There have been several conceptual master plans created for the downtown area over the last several years that have all called for increased park land as the residential population of the downtown increases. Planners generally agree that the vision for a vibrant downtown would include permanent residents and green space to attract and serve those residents. One property that may become available for acquisition in the downtown area is the 2-acre Ameren UE maintenance facility surrounded by Ash, Park and St. James Streets.

In addition to the Ameren property, the Department recommends careful monitoring of land or facilities available in the future that may fit into this special purpose park category. There is \$1,525,000 earmarked from the 2010 Park Sales Tax for park land preservation. A portion of those funds could be used to purchase a special purpose park should a unique opportunity arise.

## PARK ACQUISITION AND DEVELOPMENT

### *Section V: Natural Resource Areas*

#### **Overview**

Natural resource areas are lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering. These lands also preserve habitat for wildlife and afford visitors opportunities to enjoy viewing fauna in their natural environment within the city limits. These natural areas can come in the form of natural drainage-ways, creeks, wetlands, and significant stands of native vegetation.



Grindstone Nature Area

This new park category was recently added to the park inventory and was not included in the *2002 Facility Needs Update*.

#### **Current Status - Natural Resource Areas**

There are seven parks categorized as natural resource areas in the park inventory: Bonnie View Nature Sanctuary, Capen Park, Forum Nature Area, Garth Nature Area, Grindstone Nature Area, Waters-Moss Memorial Wildlife Area, and Wilson Park. This new classification is testimony to how saving and restoring natural areas has become valued in Columbia.

The 2010 Park Sales Tax includes funding for phase I development of the Waters-Moss Memorial Wildlife Area.

#### **Recommended Acquisition List - Natural Resource Areas**

There are currently no recommendations of specific areas for the City to pursue land acquisition for a natural resource area as there are no specific deficiencies identified. However, the Department should keep an eye on development around town, particularly as trails develop along stream corridors and look for trail buffer parcels that can serve to preserve the natural character of the city's stream corridors, provide habitat for wildlife, and also serve an important environmental role with storm water absorption and retention.

There is a multi-agency partnership planning effort in which the City of Columbia is currently engaged to develop an open space/green infrastructure plan for Columbia and Boone County. In 2012, the City executed a contract with Greenbelt Land Trust for Mid-Missouri for the development of this plan to be known as "Our Natural Legacy." This planning effort is in support of Goal 5.2 of the City's Vision Plan that states, "Land will be preserved throughout Columbia and Boone County to protect farmland, scenic views, natural topographies, rural atmosphere, watersheds, healthy streams, natural areas, native species, and unique environmentally sensitive areas." Identified strategies under this goal include the need to evaluate land preservation areas in Columbia and Boone County and to develop funding mechanisms to finance land preservation. It should be noted that the results of these efforts could impact future land acquisition for natural resource areas.

There is \$1,525,000 earmarked for park land preservation from the 2010 Park Sales Tax. A portion of those funds could be used to purchase a natural resource area should an attractive opportunity arise.



## PARK ACQUISITION AND DEVELOPMENT

### *Conclusion*

The adoption of this *2013 Parks, Recreation and Open Space Master Plan* by the City Council also includes the adoption of the 2013 Neighborhood Parks Plan. Having an approved Neighborhood Parks Plan provides local developers with the information they need when platting a new neighborhood development. An approved Neighborhood Parks Plan enables the Parks and Recreation Department to request developers to consider donating or setting aside a portion of their development for park land at the City of Columbia's concept review stage. It also helps developers to use planned future parks to attract buyers for their development.

Because acquiring land is less expensive and less intrusive before an area is developed, a proactive approach is needed to acquire the land needed for future park development. The Department should focus on obtaining key parcels in the primary targets, while paying attention to opportunities that may become available for secondary and tertiary targets in the 2013 Neighborhood Parks Plan.

The plans for park acquisition and development as outlined in this *2013 Parks, Recreation, and Open Space Master Plan* will enable the community to attain the Community Visioning Goal for parks as expressed below.

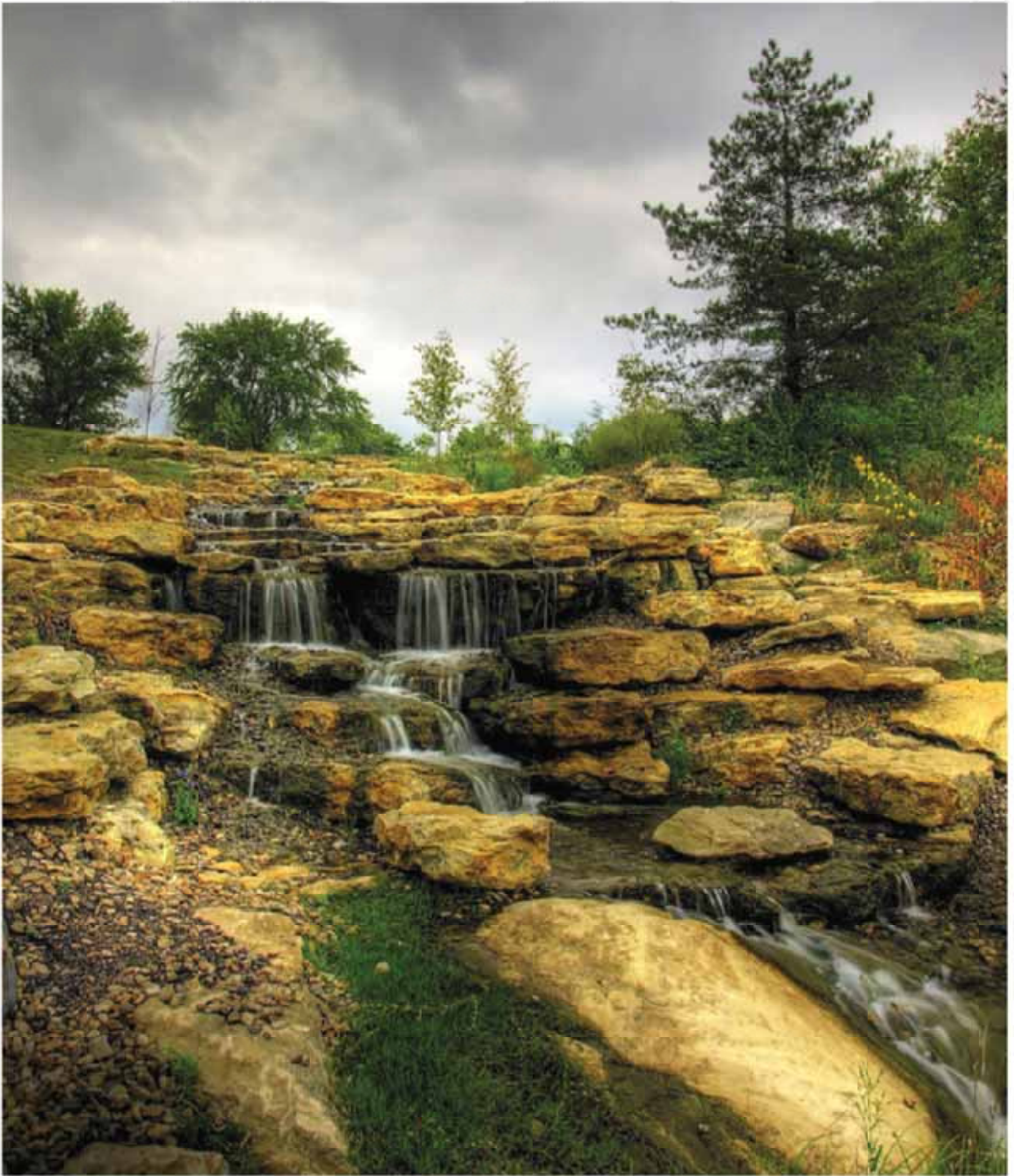


P&R Staff Work Day at Stephens Lake Park

### **Imagine Columbia's Future - Parks 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.”*





Waterfall at Stephens Lake Park - Photo by Randy Hughes