



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: February 20, 2017

Re: Set Public Hearing: Lake of the Woods Golf Course Improvements – Driving Range Construction

Executive Summary

The Parks and Recreation Department is requesting a resolution to set a public hearing for the Lake of the Woods Golf Course Improvements – Driving Range Construction Project. On March 21, 2016, the City Council approved the acquisition of 15.88 acres adjacent to Lake of the Woods Golf Course for the future addition of a driving range. Park staff is ready to proceed with the development of the driving range, including the construction of hitting tees, target greens, irrigation installation, tree buffer plantings and connecting concrete sidewalks. As part of the project, park staff will also construct a connecting concrete cart path to the Somerset Village neighborhood. The total project budget is \$120,000, with funding of \$70,000 in this fiscal year and \$50,000 in FY2018, all from the Golf Course Improvement Fee (GCIF). Portions of the project will be bid through the City's Purchasing Department with contract labor being used for site grading and concrete installation. All other work will be completed by park staff. Improvements at the golf course are scheduled to begin spring 2017, with an anticipated completion date of late fall 2017.

Discussion

Lake of the Woods Golf Course is located within the Lake of the Woods Recreation Area at 6700 St. Charles Road in northeast Columbia. The 158-acre recreation area includes an 18-hole golf course, public swimming facility, and fishing lake. Lake of the Woods Golf Course is open year-round for play by the citizens of Columbia and surrounding communities. The golf course averages approximately 28,000 rounds of golf each year.

The *2013 Parks, Recreation and Open Space Master Plan* identified the need to acquire land, by purchase or donation, adjacent to Lake of the Woods Golf Course and Recreation Area for the addition of a driving range at the park property. In the fall of 2015, park staff began discussions with Mr. Rob Wolverton, St. Charles Road Development, LLC about the acquisition of 15.88 acres adjacent to Lake of the Woods Golf Course. After park staff and Mr. Wolverton agreed upon a selling price for the property, the City Council approved the acquisition of the land adjacent to Lake of the Woods Golf Course for the future addition of a driving range on March 21, 2016.

The acquisition of the property has numerous benefits for the Parks and Recreation Department, golfers in the community, and citizens in the surrounding area. The purchase of the property preserves approximately 16 acres of green space originally planned for single family development in an area that has had increased residential and commercial development over the past five years. The construction of the driving range will create a full



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service golf course at Lake of the Woods with all necessary golf amenities for daily play, members, and tournaments. The driving range is expected to have a significant impact on golf course revenues, rounds played, and increased number of tournaments at the golf course. The driving range will also allow for increased practice time for local area high schools, golf lessons at the course, and junior clinics.

Parks and Recreation staff (planners, construction staff and golf staff) had an initial on-site meeting at the golf course to discuss the design of the driving range, connectivity to the clubhouse and adjacent subdivision, and the daily operations of the driving range. Information from this meeting was used to develop a proposed plan for the construction of the driving range. On January 10, 2017 park staff held a public input meeting at the Lake of the Woods Clubhouse to gain feedback regarding the design and construction of the driving range at the golf course. The interested parties meeting and additional on-line survey allowed the public to provide their opinion of the proposed design, connectivity to the clubhouse, and timeline for construction.

Upon completion of the public input meeting, park staff introduced the proposed improvements to the Parks & Recreation Commission at their January 19, 2017 meeting. After discussion of the project, the Commissioners voted to recommend the proposed improvements at Lake of the Woods Golf Course. After considering all citizen comments and the P&R Commission recommendation, staff believes that proposed improvements at Lake of the Woods Golf Course represents a consensus of park users and staff.

The construction of the driving range will include all necessary grading and turf establishment for a 25,000-square-foot tee box, 10 to 12 target greens, practice chipping green and a private lesson tee box on the north end of the driving range. The size and design of the driving range will provide enough tee box space and total length for daily use and large tournaments of 100 to 125 players. Contract labor will be used for all site grading, and park staff will be responsible for all turf establishment at the driving range.

Site construction will also include all necessary concrete infrastructure to connect the driving range to the clubhouse and the Somerset Village Subdivision. Concrete infrastructure improvements will include an 8-foot-wide concrete cart path from the clubhouse to the driving range to accommodate two-way golf cart traffic and concrete parking areas at the driving range tee box for golf carts. Contract labor will also be used to construct a 5-foot wide concrete cart path from the east end of the driving range to Corey Drive and Armstrong Drive in Somerset Village. The cart path connecting Somerset Village to the driving range and Lake of the Woods Recreation Area was included as part of the agreement with Mr. Wolverton to sell the property to the City of Columbia. A gate that is designed, constructed and maintained by the City shall be erected at the intersection of Corey Drive and Armstrong Drive. This will allow Somerset residents access to the golf course whenever it is open for play and restrict access when the facility is closed. LOW golf staff will be responsible for opening/closing the gate during hours of operation.



After the completion of the driving range construction, park staff will add multiple tree plantings along the east and west boundaries of the driving range. Tree plantings will establish a buffer on the east side between the driving range and homes to be constructed as part of the development of Somerset Village to help control errant golf shots from exiting the driving range.

The construction of the driving range at Lake of the Woods Golf Course will cost \$120,000 and is funded by the Golf Course Improvement Fund (GCIF). Materials and contract services for the project will be bid through the City's Purchasing Department. The project will be completed using a combination of contract and force account labor. Contract labor will be used for all site grading and concrete installation and force account labor will be used for all other aspects of the project. The construction of the driving range will start in March 2017 and is anticipated to open late summer 2017.

Fiscal Impact

Short-Term Impact: The total project budget is \$120,000 and is funded by the Golf Course Improvement Fund (GCIF). The GCIF is a dedicated user fee comprised of a portion of golf course revenue from each paid round of golf or golf pass. Funding for the project will include \$70,000 in FY2017 and \$50,000 in FY2018.

Long-Term Impact: Park staff anticipates \$6,000 to \$8,000 in annual operating expenses for the driving range, including mowing, range ball collection, range ball purchases, hitting tee maintenance, and irrigation management. It is anticipated that these costs will be negated by \$30,000 to \$40,000 in increased revenue from the driving range addition at the golf course.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Parks, Recreation & Greenways, Secondary Impact: Environment, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Infrastructure, Tertiary Impact: Economic Development



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Legislative History

Date	Action
03/21/2016	Ordinance #022759; Authorizing a real estate purchase and sale agreement with St. Charles Road Development, LLC for the acquisition of 15.88 acres of land adjacent to the Lake of the Woods Golf Course

Suggested Council Action

Approve the resolution to set the public hearing for the Lake of the Woods Golf Course Improvements – Driving Range Construction Project.