



Department Source: Parks and Recreation
To: City Council
From: City Manager & Staff
Council Meeting Date: December 7, 2020
Re: Albert-Oakland Park Improvements

Executive Summary

The Parks and Recreation Department is requesting approval of an ordinance authorizing improvements to Albert-Oakland Park. The proposed improvements to existing park amenities, funded by the 2015 Park Sales Tax, include the replacement of Shelter #1, replacement of the existing restroom adjacent to the shelter, replacement of the two east side playgrounds, and disc golf course improvements. Park staff is also requesting authorization to apply for a Land and Water Conservation Fund (LWCF) grant to fund additional park improvements. The additional improvements that would be funded by the LWCF grant would include basketball court overlay and striping, parking lot improvements, and replacement of the existing trail lighting. The total project cost is \$400,000, with \$200,000 funded by the Park Sales Tax, and potentially \$200,000 funded by the LWCF grant. If the grant is awarded, staff will return to council to appropriate the funds and authorize the grant agreement. Portions of the project will be bid through the City's Purchasing Department. Improvements will be completed using a combination of contract and force account labor. Contract labor will be used for the playground installation, utilities installation, asphalt overlay of the parking lot and basketball court, and concrete flatwork. Park staff will complete all other work at the park. Improvements at the park are scheduled to begin summer 2021, after staff receives notification regarding the LWCF grant funding award. Staff anticipates the project will be substantially complete by winter 2021.

Discussion

The 79.4 acre Albert-Oakland Park, located at 1900 Blue Ridge Road, contains a variety of recreational activities and amenities, including park shelters, playgrounds, baseball fields, disc golf courses, an aquatic facility, pickleball courts, tennis courts, walking trail, basketball court and sand volleyball court. The park is identified in the *2013 Parks, Recreation and Open Space Master Plan* as a community park serving northeast Columbia.

The Parks and Recreation Department is requesting approval of an ordinance authorizing improvements to the park and authorization to submit a grant application to the Land and Water Conservation Fund (LWCF) for the FY2021 grant cycle. Park improvements funded by the 2015 Park Sales Tax will include the replacement of Shelter #1, replacement of the existing restroom adjacent to the shelter, replacement of the two east side playgrounds, and disc golf improvements. Park improvements to be funded by the LWCF grant, if awarded, include an asphalt overlay and restriping of the basketball court, replacement of the basketball backstops, parking lot renovations, and replacement of light fixtures. If the City is awarded an LWCF grant for the park, staff will return to Council to authorize the agreement and appropriate the grant funds.



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Staff has been meeting at Albert-Oakland Park for a number of years to discuss the different improvements needed at the community park. The park is one of the oldest parks in the park system and offers a wide variety of recreational activities for citizens. Staff reviewed the proposed improvements identified in the *2013 Parks, Recreation and Open Space Master Plan* and focused internal discussions on maintaining or replacing the current amenities at the park. Park staff held an interested parties meeting at Shelter #1 on October 13, 2020. Park staff met with approximately 20 citizens to discuss the proposed plans and gain feedback about the improvements. The public had an additional opportunity to provide comments about the project via an online survey at como.gov from October 6, 2020 to October 19, 2020. All feedback from the public input meeting and online como.gov surveys are included with this Council memo and can also be found online at:

<https://www.como.gov/parksandrec/wp-content/uploads/sites/25/2020/10/IP-meeting-comments-Albert-Oakland-Park-Improvements.pdf>

The need for more pickleball courts, as expressed in the public comments, will be addressed in a separate capital improvement project. Park staff introduced the proposed improvements to the Parks and Recreation Commission on October 15, 2020. After discussion of the project, the commissioners voted to endorse the proposed improvements and recommended that Council approve the plans as presented. After considering all citizen comments and the P&R Commission recommendation, staff believes the proposed park improvements represent a consensus of park users and staff.

The proposed improvements at the park, funded by the Park Sales Tax, will include the following:

1. Park staff will construct a 24' X 46' shelter at the park. The shelter will be placed directly north of the existing shelter and will include seven standard picnic tables and one ADA accessible picnic table. Electric will be available on each shelter column and staff will install a standard outdoor barbecue grill at the shelter.
2. Contract labor will be used to replace the existing playground structures, located on the east side of the park, with new play structures located adjacent to the new shelter. Park staff will specify two playground structures for this location in the bid. One of the play structures will serve 5-12 year olds and the second structure will serve 2-5 year olds. The new ADA compliant play structures will meet current ASTM safety guidelines, and park staff will install wood fiber mulch throughout the designated playground area.
3. A combination of contract and force account labor will be used to install a pre-cast concrete restroom adjacent to the parking lot at the Edris Drive entrance to the park. The restroom design is similar to the restroom facilities located at the MKT Trailheads, Strawn Park, and Norma Sutherland Smith Park. Contract labor will be used to install necessary sewer and water lines for the restroom, and park staff will install the electric needed for the restroom. Park staff will coordinate the placement of the restroom in the park and



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complete final utility connections. The restroom will also include a drinking fountain on the front of the facility.

4. Park staff is proposing to reroute disc golf hole #5 and disc golf hole #6 on the Albert-Oakland bottom course as part of the park improvements. Staff met with members of the Columbia Disc Golf Club to review the proposed park plans and how the improvements could be implemented around the disc golf course. After discussion with club members, staff is proposing to add additional length to hole #5 and rerouting hole #6 to take advantage of space vacated by moving the playground structures. The modification to the two disc golf holes will require park staff to construct two new 10' X 6' tee pads.

The Land and Water Conservation Fund (LWCF) is federally funded through the U.S. Department of the Interior, National Park Service and is administered in Missouri by the Missouri Department of Natural Resources. The program is intended to create and maintain a nationwide legacy of high-quality outdoor recreation areas and facilities.

LWCF grant applicants are required to have City Council approval to apply for a grant and ensure commitment to maintain public access to the project in perpetuity. The maximum grant funding available for an LWCF project is \$250,000, not to exceed 50% of the projected cost of a project.

The proposed improvements that would be constructed if an LWCF grant for Albert-Oakland Park is awarded to the City of Columbia:

1. Contract labor will be used to complete an asphalt overlay and restriping of the full-size basketball court located adjacent to the baseball fields. The asphalt improvements and striping will bring the court back to like-new condition. Park staff also plans to replace the two existing backstops with rims on the court.
2. Contract labor will be used to renovate the 45-car parking lot at the Edris Drive entrance to the park. The parking lot includes 42 standard parking spaces and 3 ADA parking spaces. Contract labor will be used to complete a mill and overlay of the existing lot. Contract labor will also be used to restripe the parking spaces. The ADA parking spaces will be converted to a concrete surface to ensure long-term slope compliance for ADA. Park staff will relocate the maintenance gate to provide improved access and will replace the existing parking lot lighting with new LED lighting fixtures as part of the parking lot improvements.
3. Park staff will convert the existing light fixtures on the 0.6-mile concrete fitness loop trail and connecting concrete walkways with LED lighting fixtures for improved visibility and safety. The upgrade to LED lighting fixtures will also reduce utility expenses associated with the park lighting.

The portion of the project funded by the 2015 Park Sales Tax in the amount of \$200,000 is included in the City's Capital Improvement Program budget and will serve as the required



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50% match for the LWCF grant application. Portions of the project will be bid through the City's Purchasing Department, and the proposed improvements will be completed using a combination of contract and force account labor. Contract labor will be used for the playground installation, utilities installation, asphalt overlay of the parking lot and basketball court and concrete flatwork. Park staff will complete all other work at the park. Improvements at the park are scheduled to begin summer 2021, after staff receives notification regarding the LWCF grant funding award. Staff anticipates the project will be substantially complete by winter 2021.

Fiscal Impact

Short-Term Impact: The total project cost is \$400,000, with \$200,000 funded by the Park Sales Tax, and potentially \$200,000 funded by the LWCF grant. If the City of Columbia is awarded the \$200,000 LWCF grant in the next funding cycle, staff will return to Council to appropriate the funds.

Long-Term Impact: Park staff does not anticipate an increase in annual maintenance expenses as the proposed improvements will not alter the current maintenance taking place at the park. The maintenance expenses associated with the park include trash collection, mowing, playground mulching and miscellaneous expenses.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the legislation authorizing improvements to Albert-Oakland Park and authorizing City staff to apply for a Federal Land and Water Conservation Fund grant for the project.