



Department Source: Parks and Recreation
To: City Council
From: City Manager & Staff
Council Meeting Date: November 5, 2018
Re: Lions-Stephens Park Improvement Project

Executive Summary

The Parks and Recreation Department is requesting an ordinance authorizing the construction of improvements at Lions-Stephens Park. The proposed improvements at the park will include a new small shelter, playground, water fountain, bike racks, trash/recycling receptacles and ADA walkways. The total project budget is \$100,000 and is one of the projects identified and funded by the 2015 Park Sales Tax. 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 installation of the playground, ADA walkways and site grading. All other work will be completed by park staff. Improvements at the park are scheduled to begin winter 2018, with an anticipated completion date of fall 2019.

Discussion

The 6.8-acre Lions-Stephens Park is located at 104 N. William Street and includes a small non-reservable shelter, 0.3 mile trail, exercise equipment and two playgrounds. In 2013, park staff and local contractors completed the construction of the multi-use trail and replacement of the exercise equipment in the park. The remaining park amenities are in need of renovation or replacement.

The Parks and Recreation Department is requesting approval of an ordinance authorizing improvements at Lions-Stephens Park. Park staff is proposing to replace the playground equipment, construct a new 24' X 24' shelter on Windsor Street, remove the existing shelter, construct new ADA walkways and install a new water fountain, bike racks and trash/recycling receptacles.

After reviewing the Lions-Stephens Park proposed improvements in the *2013 Parks, Recreation and Open Space Master Plan*, staff focused internal discussions on the different options for replacing the shelter and playground at the park and other needed improvements at the park. The existing shelter is over 37 years old and the playground equipment was installed in 1993. After the review, park planning staff created a proposed plan focusing on the replacement of the shelter and playground and improving secondary amenities such as the ADA walkways, water fountain and bike racks.

Park staff held an interested parties meeting at the park shelter on Tuesday, September 18. Park staff met with citizens from the neighborhood to discuss the proposed plans and gain feedback about the park and proposed improvements. Staff also provided the public with an opportunity to provide additional comments about the project via an online survey at



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como.gov from September 5, 2018 to September 30, 2018. After the public input meeting, further discussion was needed by the neighbors in the Benton-Stephens Neighborhood Association about the proposed improvements, specifically the location of the new shelter as there was not a consensus regarding the location of the new shelter. Additionally, residents requested that P&R staff meet and discuss the improvements with the staff and students at the Windsor Street Montessori School. Members of the neighborhood met on Tuesday, October 16 to discuss the park improvements and a survey about the park improvements was completed by 28 members of the neighborhood.

Park planning staff also met with the staff and students at the Windsor Street Montessori School on Tuesday, October 2 to discuss the proposed park improvements. Staff and students at the school were very excited about the improvements, especially the new playground equipment at the park.

Based on the additional comments and survey data from citizens in the neighborhood and the staff and students at the Montessori School, park planning staff believes that the proposed plan represents a majority of the neighborhood. All feedback from the public input meeting, online como.gov survey and neighborhood survey can be found at:

<https://www.como.gov/parksandrec/cip/capital-improvement-project-lions-stephens-park-improvements/>

Staff initially introduced the proposed improvements to the Parks & Recreation Commission at their September 20, 2018 meeting. Park staff discussed the proposed plans with the Commissioners and notified them that additional public comment was being collected at the time of the meeting. Staff returned to the Parks & Recreation Commission on Thursday, October 18 with the proposed plans and additional neighborhood survey data. After discussion of the project, the commissioners voted to endorse the proposed improvement plans at the park and recommended that Council approve the plans as presented. After considering all citizen comments and the P&R Commission recommendation, staff believes that proposed improvements to Lions-Stephens Park represent a consensus of park users and staff.

The proposed improvements at Clyde Wilson Park will include the following:

1. Park staff will construct a 24' X 24' shelter adjacent to the Windsor Street entrance to the park. The shelter will be similar in size to shelters constructed at Smiley Lane Park, Strawn Park and Louisville Park. Input from park neighbors also indicated the desire for park staff to explore the option of constructing a larger shelter in this location. Staff will look at this option if funding is available. Along with the shelter construction, park staff will install a new drinking fountain, bike racks and a barbecue grill adjacent to the shelter. Upon completion of the shelter construction, contract labor will be used to widen the existing path to the shelter to create necessary maintenance access to the shelter. The existing shelter located near the middle of the park is over 37 years old and will be removed during the initial phases of the park improvement project. Trees



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adjacent to the existing shelter will be protected during the demolition phase and the area will be restored to turf after all renovations are completed. The decision to construct a new shelter with Windsor Street access allows for improved patron and maintenance access and improves visibility for park ranger and CPD security checks.

2. Contract labor will be used to replace the existing 25-year old playground structures located at the park. Contract labor will be used to install two new play structures, swing set and musical instruments. One of the playground structures will be designed for children 5-12 years old and the other structure will be designed for children 2-5 years old. The musical instruments are specially designed for outdoor use and will match the colors of the playground structures. After the installation of the playground structures, contract labor will be used to make necessary ADA walkway connections from the existing walkways to the playground. Park staff will complete the playground renovations, installing the wood fiber mulch surfacing and picnic table adjacent to the playground.
3. Contract labor will be used to install a new 5' sidewalk adjacent to Ann Street. The existing walkway has an asphalt surface and does not meet ADA compliance. Park staff will remove the existing walkway and staff will use an existing term and supply contract to complete the new sidewalk installation.
4. At the request of park patrons, park staff will install concrete pads for two new locations for trash/recycling cans and dog waste bag dispensers along the internal walking trail and perimeter park sidewalks.
5. Park staff will design and construct access to the park from the new sidewalk on Ann Street. The request for access was made by citizens at the interested parties meeting. Access from Ann Street was removed during the installation of the multi-use trail in 2013 and staff anticipates the new access will be a series of steps and walkways due to the incline in terrain on the east side of the park.
6. Additional amenities such as new trees, interpretive plaques on new/existing trees, community bulletin board, benches and shade structures will be considered if funding allows.

The \$100,000 improvement project at Lions-Stephens Park is funded by the 2015 Park Sales Tax and is included in the City's FY19 Capital Improvement Program budget. 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. Construction of the improvements is anticipated to begin winter 2019, and staff anticipates the park improvements will be completed by fall 2019.



Fiscal Impact

Short-Term Impact: The total cost of the improvement project is \$100,000 and is funded by the 2015 Park Sales Tax.

Long-Term Impact: Park staff does not anticipate any increase in expenses associated with the park improvements. Park maintenance and trash removal is already completed at the park.

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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the ordinance to authorize the Lions-Stephens Park Improvement Project.