



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: November 16, 2020

Re: Vineyards Park Property Development

Executive Summary

Public hearing for the adoption of the master plan for the Vineyards Park property and authorizing phase one improvements to the park. Staff is also requesting the City Council approve "Vineyards Lake Park" as the official park name. The proposed phase one improvements to the park include the construction of a portion of the 8' wide concrete lake trail, installation of a 12' X 16' floating dock, small playground, one-table shelter and 11-car parking lot. The only remaining portion of the master plan that will be completed as a phase two project is the completion of the concrete lake trail. The total phase one project budget is \$75,000 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 site grading, concrete installation and parking lot installation. Park staff will complete all other work at the park. Improvements at the park are scheduled to begin winter 2020, with an anticipated completion date of fall 2021.

Discussion

On April 4, 2016, the City Council approved the acquisition of the 42.8 acre Vineyards Park property. The property acquisition included the purchase of 24.8 acres from Vineyards Columbia, LLC. and an 18-acre donation of land from Property Development Incorporated. On August 3, 2020, the City Council accepted a 1.05-acre property donation from THD-REB Properties that provides access to the property from Dumas Drive in the Vineyards Subdivision. The 43.85-acre property is comprised of mainly wooded area with an 11.6-acre lake located on the property. The Missouri Department of Conservation will assist with the management of the lake as part of the Community Assistance Program agreement approved by Council on October 19, 2020.

Under separate legislation, the Parks and Recreation Department is requesting approval adopting the master plan for the Vineyards Park property and authorizing phase one improvements to the park. Staff is also requesting the City Council to approve "Vineyards Lake Park" as the official park name. Phase one improvements will include the construction of a portion of the 8' wide concrete loop trail, fishing dock, small playground, parking lot and one-table shelter.

Staff met at the park property multiple times throughout the last year to discuss potential improvements to the park that would create access to the different areas of the park and allow park patrons to access the lake for fishing and non-motorized boating. Staff created the proposed master plan and phase one improvement plan based on the need for access



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to the park, amenities suited for the property and protection of natural resources on the property. Park staff held an interested parties meeting at the Vineyards entrance to the park property on September 16, 2020. Park staff met with approximately 20 citizens to discuss the proposed plans and gain feedback about the master plan and phase one improvements. The public had an additional opportunity to provide comments about the project via an online survey at como.gov from September 3, 2020 to September 17, 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/25/2020/09/IP-meeting-comments-Vineyards-Park-Property-Development.pdf>

Park staff introduced the proposed master plan and phase one improvements to the Parks and Recreation Commission on September 17, 2020 but tabled the discussion about the park development so that staff could consider additional improvements based on public input gathered at the meeting and online. Staff returned to the P&R Commission on October 15, 2020. After discussion of the project, the commissioners voted to endorse the master plan and proposed phase one improvements and recommended that Council approve the plans as presented. The Commission also recommended naming the park "Vineyards Lake Park" as part of the motion. After considering all citizen comments and the P&R Commission recommendation, staff believes that the master plan, phase one improvements and park name represent a consensus of park users and staff.

The proposed phase one improvements at the park will include the following:

1. Contract labor will be used to construct a small parking lot at the park entrance off Dumas Drive in the Vineyards subdivision. The lot will include 10 standard parking spaces and one ADA parking space. Contract labor will be used for site grading, base construction, asphalt construction and parking lot striping. Park staff will add an ADA walkway along the north side of the parking lot that will connect to the existing sidewalk on Dumas Drive and provide an ADA connection to the concrete loop trail. Park staff will also install one LED lighting fixture at the parking lot.
2. A combination of park staff and contract labor will be used to install a small playground adjacent to the parking lot. The installation of a playground at the park was not in the original park plans and was included in the park master plan after multiple requests from citizens during the public input process. Park staff will specify a playground to serve 5-12 year olds in the playground bid. Park staff will construct a concrete curb around the playground and install certified wood fiber mulch throughout the designated playground area to complete the playground installation.
3. Park staff will complete multiple miscellaneous improvements around the playground and parking lot area to provide necessary amenities for the park. Staff will construct a one-table shelter adjacent to the playground to provide a seating area for park patrons. A



new park sign, bike racks, drinking fountain and trash/recycling containers will be placed adjacent to the parking lot.

4. A combination of park staff and contract labor will be used to construct a portion of the 8-foot concrete lake trail and kayak/canoe ramp. Park staff will also install a 12' x 16' floating fishing dock accessible from the concrete trail. The total length of the concrete trail around the lake is 0.675 miles. Park staff will construct a small portion of the lake trail on the south side of the lake, approximately 850 feet, to create patron access from the parking lot to the fishing dock and kayak/canoe ramp. The remaining portion of the trail will be a mowed path until funding is identified for phase two improvements to complete the concrete loop trail. The remaining portion of the trail is the only proposed improvement not completed in phase one construction of the master plan.

Along with access to the park from Dumas Drive in the Vineyards subdivision, future access to the park from El Centro Ct. in the El Chaparral neighborhood will also be established when the Vineyards subdivision is developed on the north side of the park property. The plans for the subdivision show Dumas Drive connecting to the El Chaparral neighborhood at El Centro Ct. and South El Dorado Drive. The road construction will include sidewalks on each side of the road. Park staff will construct a connection from the south sidewalk to the concrete lake trail.

The \$75,000 improvement project is funded by the 2015 Park Sales Tax and is included in the City's FY2021 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. Contract labor will be used for site grading, parking lot construction and concrete installation. Park staff will complete all other work associated with the phase one improvements. Construction of the improvements is anticipated to begin winter 2020, and staff anticipates the park improvements will be completed by fall 2021.

Fiscal Impact

Short-Term Impact: The total project cost is \$75,000 and is funded by the 2015 Park Sales Tax.
Long-Term Impact: Park staff anticipates annual maintenance expenses of \$2,500 to \$3,500 per year at the park. The maintenance costs associated with the park include trash collection, mowing, playground mulching and miscellaneous expenses. No additional staff or materials/supplies is needed at this time.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

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



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[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

After the public hearing, approve the ordinance adopting the Vineyards Park property master plan, authorizing phase one improvements and adopting "Vineyards Lake Park" as the official park name.