



Department Source: Parks and Recreation  
To: City Council  
From: City Manager & Staff  
Council Meeting Date: December 2, 2024  
Re: Albert-Oakland Park Improvements

## Executive Summary

Public hearing for improvements at Albert-Oakland Park. The proposed improvements to existing park amenities, funded by the 2021 Park Sales Tax, include renovations to shelters #2 and #3, replacement of the adjacent playground and construction of a 10-court pickleball complex.

Improvements will be completed using a combination of contract and force account labor. Contract labor will be used for the playground installation and construction of the pickleball court complex. Park staff will complete all other work including shelter renovations, lighting improvements and landscaping. Improvements at the park are scheduled to begin winter 2024 and completed by spring 2026.

## 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 the construction of improvements at Albert-Oakland Park. The proposed improvements include renovations to shelters #2 and #3, replacement of the adjacent playground and construction of a 10-court pickleball complex.

After reviewing the proposed Albert-Oakland Park improvements in the *2013 Parks, Recreation and Open Space Master Plan*, staff included funding in the 2021 Park Sales Tax ballot renewal for additional improvements to Albert-Oakland Park. The funding for the park continues to focus on improvements to existing facilities utilized daily by park patrons.

Park staff held a public input meeting at shelter #3 at Albert-Oakland Park on Aug. 13, 2024. Park staff met with more than 30 citizens to discuss the proposed plans and gain feedback about the proposed improvements. Citizens had an additional opportunity to provide comments about the project on [beheard.como.gov](https://beheard.como.gov). All feedback from the public input meetings and [beheard.como.gov](https://beheard.como.gov) are included with this Council memo and may also be found at [CIP Search: Albert-Oakland Park Improvements 00864 - City of Columbia Missouri](#).

Park staff introduced the proposed Albert-Oakland Park improvements to the Parks and Recreation Commission on Sept. 19, 2024. After discussion of the project, the commissioners



# City of Columbia

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voted to endorse the proposed improvements 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 the proposed improvements to Albert-Oakland Park represents a consensus of park users and staff.

The proposed improvements to the park, funded by the 2021 Park Sales Tax, will include the following:

1. Park staff will complete renovations to shelters #2 and #3 at the park. The two shelters are more than 40 years old but do not require replacement at this time. The renovations to each shelter will include new electric service, lighting replacement, interior liner panel installation and stone veneer wrap on the shelter columns. Staff will also replace any necessary concrete flatwork around each shelter.
2. Contract labor will be used to replace the existing playground located adjacent to the two shelters. The new playground and swings will accommodate children ages 2 to 12 years old. The new ADA compliant play structure and swings will meet current ASTM safety guidelines, and park staff will install wood fiber mulch throughout the designated playground area. Park staff will also replace the existing retaining wall that surrounds the playground area.
3. A combination of contract and force account labor will be used to complete the construction of a new 10-court pickleball complex in the location of the existing pickleball/tennis court complex. The new pickleball complex will be constructed in the same location as the existing asphalt pickleball/tennis complex. The existing asphalt courts were originally three tennis courts and staff completed a short-term renovation of the asphalt courts to convert them to six pickleball courts and one tennis court in spring 2021. This was completed in order to meet the demand for pickleball courts in the community. Due to the condition of the asphalt courts and the need for additional pickleball courts, staff is proposing to remove the entire existing asphalt court complex and replace it with 10 dedicated concrete pickleball courts with individual fencing. This will provide 16 pickleball courts in one park location for daily play and tournaments. The court complex will have a 10-foot wide concrete walkway between each bank of five courts. This will provide space for bench seating and player areas for transitioning courts. Park staff will also install new pickleball court LED lighting at the complex as the existing lighting system is not adequate to meet required 2024 light levels. The Show-Me Pickleball Club has agreed to donate the nets and posts for the new pickleball court complex.

The conversion of the existing tennis/pickleball court complex to a 10-court pickleball complex does not require a change to the park master plan. The changes to the master plan were approved by City Council on Feb. 1, 2021. The last phase of the court construction project is the addition of two new tennis courts on the east side of the park. Staff will return to Council at a later date to authorize this construction project once funding is identified and the public input process has been completed by park staff.



The project is funded by the 2021 Park Sales Tax and has a total budget of \$640,000. 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 and construction of the pickleball court complex. Park staff will complete all other work at the park including shelter renovations, lighting improvements and landscaping. Improvements at the park are scheduled to begin winter 2024 and completed by spring 2026. The project will be completed in phases at different times throughout the timeline due to the need for the pickleball courts in summer 2025 and existing shelter reservations from spring to fall 2025.

### Fiscal Impact

Short-Term Impact: The total project cost is \$640,000 and is funded by the 2021 Park Sales Tax.  
Long-Term Impact: The improvements to the park will result in a small reduction in total utility expenses due to the conversion to LED lighting in the shelters and pickleball courts.

### Strategic & Comprehensive Plan Impact

#### Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

#### Comprehensive Plan Impacts:

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

### Legislative History

Date	Action
2/1/21	B36-21: Approving a revised Albert-Oakland Park Master Plan; authorizing improvements at Albert-Oakland Park to include resurfacing and restriping the existing three (3) tennis courts to create a complex that contains one (1) tennis court and six (6) pickleball courts; calling for bids through the Purchasing Division; amending the FY 2021 Annual Budget by appropriating funds. <a href="#">B36-21</a>
11/21/16	B299-16: Authorizing construction of Phase II improvements to the pickleball court area at Albert-Oakland Park to include the installation of two new pickleball courts, lighting improvements, a small shelter, water fountain and construction of walkway connections; calling for bids for a portion of the project through the Purchasing Division. <a href="#">B299-16</a>
01/21/14	B8-14: Approving revisions to the Albert-Oakland Park Master Plan; authorizing construction of four pickleball courts at the Albert-Oakland Park; calling for bids through the Purchasing Division; transferring funds. <a href="#">B8-14</a>

### Suggested Council Action

After the public hearing, approve the ordinance authorizing improvements at Albert-Oakland Park.