



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: March 4, 2019

Re: Public Hearing: A. Perry Philips Park Tennis Complex Improvement Project and Revised Philips Park Master Plan

Executive Summary

Public hearing for the proposed phase one construction of a tennis complex at A. Perry Philips Park and the revised Philips Park Master Plan. The proposed improvements at the park include the construction of two tennis courts, a 30-car parking lot, ADA walkways and parking lot lighting. The proposed project will be constructed on the south side of the Philips Farm Road entrance to the park. The Philips Park Master Plan has been revised to accommodate the final tennis court layout. The total project budget is \$250,000 and is funded by 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, construction of the two tennis courts, parking lot construction and installation of the ADA walkways. Force account labor will be used for lighting installation and turf establishment. Improvements at the park are scheduled to begin summer 2019, with an anticipated completion date of summer 2020.

Discussion

The 140-acre A. Perry Philips Park (Philips Park) is located at 5050 Bristol Lake Parkway and includes a 1.4 mile trail, boat ramp, boat dock, fishing dock, restroom and parking lot. The construction of the Columbia Sports Fieldhouse is currently in progress on the northeast corner of the park in proximity to the proposed tennis complex site and is scheduled to be completed summer 2019.

The Parks and Recreation Department is requesting approval of a resolution to set a public hearing for the phase one construction of a tennis complex at A. Perry Philips Park and approving the Philips Park Master Plan that is changed to accommodate the final tennis court layout. The proposed improvements at the park will include the construction of two tennis courts, a 30-car parking lot, ADA walkways and parking lot lighting. The Philips Park Master Plan has been revised to accommodate the final tennis court layout.

In the fall 2018, park staff met on site at the park to discuss the layout of tennis courts and pickleball courts in the northeast corner of the park. Park planning staff developed multiple concepts with varying number of courts. Staff also discussed the need for additional pickleball courts with local players who supported the idea of pickleball courts in all areas of the community, especially in large regional parks like Philips and Gans Creek Recreation Area. Staff met with the management team of the Aria apartments who supported the proposal. Finally, the plans were shared with the Mid-Missouri United States Tennis Association



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(USTA) representative. In the cases of both USTA and pickleball, their primary concern was the need to build more courts than what we proposed in the first phase.

Once this internal review was completed, park planners hosted a public interested parties meeting with the proposed plans showing four tennis courts and four pickleball courts at the complex. The courts will be phased in over three separate construction projects with phases two and three being developed when funding is available either through private donation or as a proposed project in the 2021 park sales tax renewal ballot.

Park staff held the interested parties meeting at the Boone County History and Culture Center on Thursday, January 10, 2019. Park staff met with citizens 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 como.gov from January 3, 2019 to January 17, 2019. All feedback from the public input meeting and online como.gov survey can be found at:

<https://www.como.gov/parksandrec/cip/capital-improvement-project-southeast-regional-park-tennis-complex/>

There were a couple of negative comments from those that felt the park should be left in a natural state. Staff explained that the park was purchased to become an active recreation site, ultimately becoming a "Cosmo Park" on the south-east side of Columbia.

Park staff introduced the proposed plans for the tennis complex at Philips Park to the Parks and Recreation Commission on Thursday, January 17, 2019. After discussion of the project, the commissioners voted to endorse the phase one construction of the tennis complex 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 A. Perry Philips Park represent a majority consensus of park users and staff.

The proposed phase one construction of the tennis complex at Philips Park will include the following:

1. Contract labor will be used to construct two unlighted tennis courts in the proposed project area. The tennis courts will be constructed based on United States Tennis Association (USTA) specifications for size, court finishing and striping. The construction of the tennis courts will include all necessary court fencing and installation of the net and poles. The contractor will complete all applications of court surfacing and painting of the court lines. Lines painted on each tennis court will meet USTA specifications and the two courts will also have a different set of colored lines for pickleball use.

The two tennis courts will be bid with two types of court construction. The courts will be bid as traditional 4" thick asphalt courts similar to other tennis courts within the park



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system. Park staff will also bid the two court construction with specifications for post-tension concrete courts. Post-tension concrete tennis courts are constructed as a 4" thick concrete surface with reinforcing cables placed throughout the concrete structure. The cables allow for future tension adjustments to pull the concrete tight and mitigate any cracking of the concrete. Post-Tension concrete courts have a higher initial cost due to materials and installation but require less maintenance over the life of the court and have a longer life expectancy. Park staff will analyze the costs associated with each installation after receiving the bids from vendors and make a decision regarding type of court based on longevity, maintenance and cost.

2. Contract labor will be used for the construction of a 30-car parking lot adjacent to the two new tennis courts. The parking lot will have 28 standard parking spaces and two ADA spaces. Park staff will install necessary parking lot lighting for the 30-car parking lot.
3. Contract labor will be used to install 5' ADA walkways around the two tennis courts and parking lot.

The overall plan for the tennis complex at Philips Park includes two additional phases that will be constructed when funding is available. Phase two improvements will include the construction of four pickleball courts, a restroom, 18' X 18' small shelter, 30-car parking lot and ADA walkways. Phase three improvements will include the construction of two additional tennis courts, 30-car parking lot and ADA walkways. Lighting for each set of courts will also be proposed at a future date.

The current Philips Park Master Plan layout provided an 8 tennis court single-level layout, but after detailed site surveys and topographical analysis, the amount of grading needed to build these courts on a single level would be excessive and significantly alter the park's natural topography. Additionally, when this plan was developed in 2010, pickleball did not have the popularity that it now has, so the need to add pickleball courts became a priority. The proposed plan will allow staff to construct four tennis courts and four pickleball courts. This change will require Council approval of the master plan.

The \$250,000 improvement project at A. Perry Philips Park is funded by the 2015 Park Sales Tax and was included in the City's FY18 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 labor and force account labor. Construction of the improvements is anticipated to begin summer 2019, and staff anticipates the park improvements will be completed by summer 2020.

Fiscal Impact

Short-Term Impact: The total cost of the improvement project is \$250,000 and is funded by the 2015 Park Sales Tax.



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Long-Term Impact: Park staff anticipates a slight increase in expenses (\$1,000 to \$2,500) associated with the construction of the two tennis courts and parking lot at the park. Park maintenance staff will be responsible for trash pickup and court maintenance and park mowing staff will now mow the turf areas around the two courts and parking lot. Utility cost increases will be minimal as the parking lot lighting will have LED fixtures with low-power dimming capabilities.

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 resolution to set a public hearing for the phase one construction of a tennis court complex at A. Perry Philips Park and revised Philips Park Master Plan.