



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: November 2, 2020

Re: Battle Avenue Park Property Development

Executive Summary

The Parks and Recreation Department is requesting approval of an ordinance adopting the master plan for the Battle Avenue Park property and authorizing phase one improvements to the park. Staff is also requesting City Council approval to adopt "Battle Park" as the official park name. The proposed phase one improvements to the park include the construction of the entry drive from Battle Avenue to the park, installation of electric and water service, construction of a 49-car parking lot with lighting, small shelter, 0.66-mile gravel trail and two-mile green level mountain biking trail. All remaining amenities proposed in the park master plan will be constructed in a future phase when funding is identified. The phase one project budget is \$250,000 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, water line installation and installation of the roadway and parking lot. 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 December 5, 2011, the City Council approved the acquisition of the 30.2-acre Battle Avenue Park property. Funding for the park land acquisition came from the 2005 Park Sales Tax. At the time of acquisition, the land was adjacent to land owned by the Columbia Public School District (CPSD). The District has since constructed a new elementary school and high school adjacent to the park property. Staff will complete the community park development with amenities suited for elementary students, high school students and citizens visiting the park property located on the east side of Columbia.

The Parks and Recreation Department is requesting approval of an ordinance adopting the master plan for the Battle Avenue Park property and authorizing phase one improvements to the park. Staff is also requesting the City Council to approve "Battle Park" as the official park name. Phase one improvements will include the construction of the entry drive from Battle Avenue to the park, installation of electric and water service, construction of a 49-car parking lot with lighting, small shelter, 0.66-mile gravel trail and a two-mile green level mountain biking trail.

After reviewing the proposed Battle Avenue Park property improvements in the *2013 Parks, Recreation and Open Space Master Plan*, staff discussed potential phase one improvements to the park that would create access to the park, install necessary utilities for the park and



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introduce citizens to the community park. Park staff also considered the long-term use of the park and the needed amenities in the master plan to provide a wide-range of recreational activities at the park. Staff held an interested parties meeting at the Lake of the Woods Golf Course shelter on August 12, 2020. Park staff met with approximately 15 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](https://www.como.gov) from August 4, 2020 to August 19, 2020. All feedback from the public input meeting and online [como.gov](https://www.como.gov) survey are included with this Council memo and can also be found online at:

<https://www.como.gov/parksandrec/wp-content/uploads/sites/25/2020/08/IP-meeting-comments-Battle-Property-Development.pdf>

Park staff also shared the proposed master plan and phase one improvements with Columbia Public School District staff. After a meeting with CPSD staff to gain feedback about the master plan and phase one improvements, park staff included a trail connection to Battle High School as part of the phase one improvements. CPSD staff did not propose any other changes to the plans.

Park staff introduced the proposed master plan and phase one improvements to the Parks and Recreation Commission on August 20, 2020. After discussion of the proposed master plan and phase one improvements, 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 "Battle 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 1300' two-lane entry drive from Battle Avenue to the park property along with a 49-car asphalt parking lot. The parking lot will include 45 standard parking spaces and four ADA parking spaces. Contract labor will be used for all facets of the entry drive and parking lot construction including site grading, base construction, asphalt construction and parking lot striping. As part of the entry drive construction, park staff will construct a five-foot wide concrete sidewalk from Battle Avenue to the parking lot on the north side of the entry road. Park staff will install necessary LED lighting for the entry drive and parking lot. During the engineering design portion of the project, staff will work with Crockett Engineering to create a plan for stormwater detention and treatment so that all water on the impervious surfaces is treated on site before exiting the property.
2. A combination of contract labor and park staff will install the necessary utilities for the phase one development of the park. Existing electric and water are located adjacent to Battle Avenue and will need to be installed along the 1300' entry drive to provide the



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utility services to the park. Contract labor will be used for the water line installation and park staff will install the electrical conduit. Once the electrical conduit is in place, staff will work with staff from the Water & Light Department to install the electrical wire and transformer at the park.

3. A combination of contract labor and park staff will be used to construct a 0.66 mile gravel multi-use trail around the perimeter of the park. Contract labor will be used for the initial grading for the trail and any necessary drainage pipe installation. Park staff will complete the gravel trail construction including gravel installation, turf establishment along the edges of the trail and sign installation. During the construction process of the trail, staff will coordinate the construction of a connector trail to Battle High School with CPSD staff.
4. A combination of park staff and volunteers will construct a 2-mile green level mountain bike trail at the park. One request from citizens during the planning phase of the project was to look at the possibility of constructing a green level mountain bike trail at the park. A green level trail is specifically designed for beginners to introduce them to the sport of mountain biking. The trail is designed without major grade changes, has an average width of 36 inches and has natural obstacles and technical trail features that can be handled by riders of all skill levels. The Parks and Recreation Department currently has one major mountain biking destination in the park system. Rhett Walters Memorial Mountain Bike Trail (Rhett's Run) at Cosmo Park measures 4.1 miles in length, has been in service since 1999 and is considered a high skill level mountain bike trail. Approximately eight months ago, park staff met with members of the Columbia Trail Association (COMOTA) regarding the construction of the trail and the group agreed to assist with the trail's design and construction. The local group is comprised of citizens with strong interests in the design and maintenance of natural surface trails in the community. The group has completed hundreds of hours of volunteer work on existing trails in the park system and is a key partner for the Department. The trail will be primarily constructed on the east side of the park utilizing the existing wooded area along with open areas in the valley of the park. Due to the design of the trail, it will also serve as a natural surface hiking trail on the park property.
5. Adjacent to the parking lot, staff will construct a small 24' X 24' shelter to provide a covered gathering place at the park and serve as the shelter for patrons utilizing the gravel walking/biking trail or mountain bike trail. The shelter will include four bike racks, as well as trash and recycling containers.
6. Additional work will be completed at the park during the grading portion of the project to enlarge the existing lake on the property and prepare the park for future amenities on the west side of the park.

The proposed amenities shown on the park master plan that will be constructed at a later date when funding is identified include a medium-sized shelter, playgrounds designed for 2-5



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year olds and 5-12 year olds, two small baseball/softball fields, an outdoor classroom/event stage, prefab concrete restroom and an additional 51-car parking lot.

The \$250,000 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, water line installation and installation of the asphalt roadway and parking lot. Park staff will complete all other work at the park. Construction of the improvements is anticipated to begin early spring 2021, and staff anticipates the park improvements will be completed by late fall 2021.

Fiscal Impact

Short-Term Impact: The total project cost is \$250,000 and is funded by the 2015 Park Sales Tax. Long-Term Impact: Park staff anticipates annual maintenance expenses after completion of the phase one improvements totaling \$3,000 to \$4,000 per year. The maintenance costs associated with the park include trash collection, mowing, trail maintenance and cleaning the small shelter.

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 adopting the Battle Avenue Park property master plan, authorizing phase one improvements and adopting "Battle Park" as the official park name.