



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: March 7, 2022

Re: Columbia Cosmopolitan Recreation Area: Park Shelter Improvements

Executive Summary

The Parks and Recreation Department is requesting approval of an ordinance authorizing park shelter improvements at Columbia Cosmopolitan Recreation Area (Cosmo Park). The proposed improvements include replacement of Burford Shelter, renovations to Lamb Shelter and Nickell Shelter, ADA walkway improvements and parking lot improvements. The total project budget is \$300,000 and is one of the projects identified and funded by the 2021 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 concrete and asphalt work associated with the improvements, and park staff will complete all other improvements. The improvements at Cosmo Park are scheduled to begin summer 2022, with an anticipated completion date of summer 2023.

Discussion

Columbia Cosmopolitan Recreation Area, located at 1615 Business Loop 70 West, encompasses 533 acres and includes a wide variety of recreational amenities including athletic fields, park shelters, playgrounds, sport courts, skatepark, RC car track and L.A. Nickell Golf Course. The park includes a trailhead for the Bear Creek Trail and 1.25-mile fitness trail. The park also includes 7 reservable shelters and 2 non-reservable shelters and 7 restroom facilities.

The Parks and Recreation Department is requesting approval of an ordinance authorizing park shelter improvements at Cosmo Park. Improvements at the park will include replacement of Burford Shelter, renovations to Lamb Shelter and Nickell Shelter, ADA walkway improvements and parking lot improvements.

After reviewing the proposed Columbia Cosmopolitan Recreation Area improvements in the *2013 Parks, Recreation and Open Space Master Plan*, staff discussed potential improvements for three park shelters ranging from replacement to renovations. Along with the shelter discussion, staff discussed ADA walkway and parking improvements to improve accessibility to the shelters and also discussed general parking lot improvements including an asphalt overlay and lighting improvements. Park staff held an interested parties meeting at the Activity & Recreation Center on Jan. 18, 2022. Park staff met with citizens to discuss the proposed plans and gain feedback about the proposed improvements. The public had an additional opportunity to provide comments about the project via an online survey at CoMo.gov from Jan. 5, 2022 to Jan. 25, 2022. All feedback from the public input meetings and online como.gov surveys are included with this Council memo and may also be found



online at [CIP Search: Cosmo Rec Area: Shelter Replacements - City of Columbia Missouri \(como.gov\)](https://www.como.gov/CIP/Search/Cosmo%20Rec%20Area%20Shelter%20Replacements).

Park staff introduced the proposed Cosmo Park shelter improvements to the Parks and Recreation Commission on Jan. 20, 2022. After discussion of the project, the commissioners voted to endorse the proposed improvements 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 the park shelters represent a consensus of park users and staff.

The proposed improvements at Cosmo Park include the following:

Lamb Shelter

Park staff will complete renovations to the existing park shelter including replacement of the roof, painting of exposed structure under roof, installation of liner panel under roof, new electric and lighting inside the shelter, new concrete floor and enclosing the shelter columns with stone veneer finish. This is a similar process to the renovations at Talbert Thurston Shelter at Kiwanis Park. The structure of the shelter is in good condition and this renovation process will return the entire shelter to like-new condition. Staff will install new picnic tables and barbecue grill as part of the renovation project. The existing east concrete access to the shelter will be widened from the parking lot to the shelter to allow for improved maintenance staff access and allow designated parking for food trucks during park special events.

Nickell Shelter

Park staff will complete renovations to the existing park shelter including replacement of the roof, painting of exposed structure under roof, installation of liner panel under roof, new electric and lighting inside the shelter, new concrete floor and enclosing the shelter columns with stone veneer finish. This is a similar process to the renovations at Talbert Thurston Shelter at Kiwanis Park. The structure of the shelter is in good condition and this renovation process will return the entire shelter to like-new condition. Staff will install new picnic tables and barbecue grill as part of the renovation project. Staff will also add an ADA accessible sidewalk from the parking lots at soccer fields 13-15 to the shelter to improve access for shelter users. In addition to the shelter improvements, staff is also proposing to renovate the sand volleyball court including permanent concrete border and improved access.

Burford Shelter

Burford Shelter was constructed in 1957 (65 years old) and is need of replacement due to the current condition of the structure, current drainage issues and to improve ADA accessibility. Park staff will demolish the existing wood-frame shelter and damaged brick fireplaces. Working with the Purchasing department, staff will purchase and erect a new steel shelter. The topography of the shelter will be raised two feet to eliminate the current drainage issues around the shelter and allow for improved ADA accessibility. Staff will also add new picnic



tables and outdoor grilling area during the construction of the shelter. Along with the replacement of the shelter, staff will add a 12-foot wide concrete access drive on the west side of the shelter to allow for improved maintenance staff access and allow designated parking for food trucks during park special events.

Parking

Contract labor will be used to complete an asphalt overlay of the existing parking lot from the west end at Burford Shelter to the east end of the parking lot at the entrance to the Cosmo Fitness Trail. Staff is proposing to relocate and improve ADA parking spaces for Lamb Shelter as part of the project and add crosswalk markings for pedestrians in three locations as part of the overlay project. In addition to the parking improvements by contractor, park staff will install new parking lot lighting on the north side of the parking lot to improve safety, visibility and reduce utility expenses by installing LED lighting fixtures.

In order to minimize the interruptions to park special events and maximize the availability for shelter rentals during the construction project, the shelters will be closed on the following dates:

1. Lamb Shelter – Closed for renovations from July 5, 2022 to November 1, 2022
2. Nickell Shelter – Closed for renovations from October 3, 2022 through April 30, 2023
3. Burford Shelter – Closed for replacement from October 3, 2022 through April 30, 2023

The \$300,000 improvement project at Cosmo Park is funded by the 2021 Park Sales Tax. The project is included in the City's FY2022 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 the concrete and asphalt improvements. Park staff will complete all other work associated with the project. Construction of the improvements is anticipated to begin summer 2022, and staff anticipates the park improvements will be completed by summer 2023.

Fiscal Impact

Short-Term Impact: The total project cost is \$300,000 and is funded by the 2021 Park Sales Tax.
Long-Term Impact: Park staff currently maintains the three shelters at the park and does not anticipate any increase in expenses. There is an opportunity to reduce utility and maintenance expenses with the installation of new electricity in each shelter and LED lighting. The schedule for improvements at the three shelters will help to minimize the loss of shelter rental revenue during the construction project.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable 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 ordinance authorizing the park shelter improvement project at Columbia Cosmopolitan Recreation Area.