Introduced by _____ Council Bill No. _____R 179-13_____

A RESOLUTION

declaring the necessity for construction of the Gans Creek Recreation Area – Phase I improvement project, more specifically to include construction of multi-sport athletic fields, a shelter with concession stand, a large picnic shelter, a playground, a dog park, a perimeter walking trail, restrooms and supporting amenities to include the installation and construction of utilities, roads and parking areas; stating the nature of and the estimate of the cost of the improvement; providing for payment for the improvement; providing for compliance with the prevailing wage law; and setting a public hearing.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council deems the construction of the Gans Creek Recreation Area – Phase I improvement project, necessary to the welfare and improvement of the City. The improvement project specifically includes construction of multi-sport athletic fields, a shelter with concession stand, a large picnic shelter, a playground, a dog park, a perimeter walking trail, restrooms and supporting amenities to include the installation and construction of utilities, roads and parking areas.

SECTION 2. The nature and scope of the improvements shall consist of furnishing all labor, materials, transportation, insurance and all other items, accessories and incidentals thereto necessary for the complete construction of the improvements.

SECTION 3. The estimated cost of the improvements is $1,320,000.00.

SECTION 4. Payment for the improvements shall be made from Park Sales Tax Funds and such other funds as may be lawfully appropriated.

SECTION 5. Any work done in connection with the construction of the improvements specified above shall be in compliance with the provisions of the prevailing wage laws of the State of Missouri.

SECTION 6. A public hearing in respect to the improvements will be held in the Council Chamber of the City Hall Building, 701 E. Broadway, Columbia, Missouri, at 7:00 p.m. on October 7, 2013. The City Clerk shall cause notice of this hearing to be published in a newspaper published in the City.

ADOPTED this _____ day of _____, 2013.

ATTEST:

_____ _____

City Clerk Mayor and Presiding Officer

APPROVED AS TO FORM:

_____

City Counselor

Source: Parks and Recreation

Agenda Item No:

To: City Council
From: City Manager and Staff

Council Meeting Date: September 16, 2013

Re: Gans Creek Recreation Area - Phase I Improvements

EXECUTIVE SUMMARY:

The Parks & Recreation Department is requesting Council approval to proceed with the Phase I improvements to the Gans Creek Recreation Area portion of the Southeast Regional Park Phase I Development Project. The Southeast Regional Park Phase I Development Project includes improvements to both the 320-acre Gans Creek Recreation Area and the 140-acre Philips Park. Since Philips Park has PUD zoning, staff will introduce an ordinance at a later time to request approval to proceed with the Philips Park portion of the project. The project is identified in the FY-13 CIP and the total project budget for the Southeast Regional Park Phase I Development is $1,750,000, with funding over three years, FY2013 - FY2015, from the 2010 Park Sales Tax Ballot. The City Council approved the park master plan for the Southeast Regional Park-Philips/Gans on May 3, 2010. Phase I of the Gans Creek Recreation Area portion of the project includes construction of seven multi-sport athletic fields, shelter with concession stand, large picnic shelter, playground, 2.5-acre dog park, 2-mile perimeter walking trail, two restrooms, and all supporting amenities, including utilities, roads and parking areas. The project also includes numerous storm water controls as shown on Attachment C. The estimated cost of the Gans Creek Recreation Area Phase I portion of the project is $1,320,000. The project will be bid through the City's Purchasing Department and will be completed using a combination of contract and force account labor. Work is scheduled to begin this fall with the goal of having all Phase I park improvements completed in 2015.

DISCUSSION:

The 320-acre Gans Creek Recreation Area (GCRA) is located at 3360 East Gans Road adjacent to the 140-acre Philips Park property at 5050 Bristol Lake Parkway. The need to develop a second regional park on the south side of Columbia was identified in the *2002 Parks, Recreation and Open Space Master Plan*. The park would have comparable amenities to the Department's other regional park, Columbia Cosmopolitan Recreation Area, and include multiple sports fields, shelters, playgrounds, trail system and other park facilities. After the passing of the 2005 Park Sales Tax Ballot, park staff began the process of locating land that would be suitable to accommodate the amenities for a destination park within the city. On September 14, 2007, the City of Columbia purchased the Gans Creek Recreation Area property with the goal of developing the site together with the Philips Park property into Columbia's second regional park. After an extensive public input process, the City Council approved the park master plan for the Gans Creek Recreation Area (Attachment A) on May 3, 2010. As part of the 2010 Park Sales Tax Ballot, $1,750,000 was allocated for the initial development of the new southeast regional park - Gans Creek Recreation Area and Philips Park. Funding is scheduled over three years - $650,000 in FY 2013; $500,000 in FY 2014; and $600,000 in FY 2015. The Phase I construction of the Gans Creek Recreation Area portion of the project (Attachment B) is scheduled to begin this fall with the approval of this ordinance and is estimated to cost $1,320,000. Park staff will return to the City Council at a later date to to request approval to proceed with the improvements at Philips Park.

The proposed Phase I improvements focus on the northwest corner of the property and will develop 47.9 acres of the 320-acre property. Allstate Consultants, the engineering firm that conducted the initial study for the Philips property, was retained to assist the department in developing state of the art storm water control plans. Once Allstate and park planners finalized the proposed layout and storm water BMP's, staff held an interested parties meeting at the ARC on August 21, 2013. Approximately 20 people spoke with Parks and Recreation staff regarding the improvements. Following the interested parties meeting, staff made a presentation to the Parks and Recreation Commission and received their endorsement for the plan. After the conclusion of these meetings, minor modifications to the proposed plan were made, and the proposed Phase I improvement plan was finalized.

The Phase I improvements at the Gans Creek Recreation Area will encompass amenities for all types of park user groups and allow for a variety of uses at the new park property. The initial construction at the site will focus on the addition of seven multi-sport, natural grass athletic fields that will allow the Parks and Recreation Department to program soccer, football, lacrosse and other sporting events at the park. The design and size of the athletic fields will allow for an open platform of four fields that will give park staff a programmable space of 8.8 acres. The open four field platform will allow park staff to set up the fields for a variety of sports at various field dimensions. The additional three fields will be independent platforms located on the west side of the park. A shelter with concession stand, restroom facilities, and parking lots are included in Phase 1 as support amenities for the athletic field complex. Park staff is proposing to install a pump station to irrigate the seven athletic fields from water pumped from the 40-acre lake at Philips Park. The design of the fields, surrounding parking lots, and other improvements will direct storm water through a series of collection areas and ultimately, back into Philips Lake. Most of this work will occur on the existing fescue pasture and will require the removal of approximately 30 trees with a Diameter at Breast Height (DBH) of 12-inches or less (Attachment D). Most of these trees are located along old fence lines and consist of undesirable species such as Black Locust, Hackberry and Osage Orange. The seven athletic fields will be programmed by the Parks and Recreation Department and will be available for public rental.

Phase I park improvements at the Gans Creek Recreation Area will also include multiple park amenities that will open the regional park for other use options. Park staff is proposing to construct a large 78' X 42' reservable shelter with an adjacent large playground and small concrete prefab restroom facility. The shelter will be constructed by park staff, and the playground and restroom will be installed using contract labor. Adjacent to the shelter and playground, park staff will construct a 2.5-acre dog park that will be located on the west edge of the Gans Creek Recreation Area. The facility will be an off-leash, fenced facility for all dog breeds. The final planned improvement at the GCRA site will be the addition of a 2-mile gravel perimeter trail encircling the north side of the park property. Park staff anticipates the removal of no more than 24 trees with a DBH of 8-inches or less during the construction of the 2-mile trail at the park. If the final location of the trail route requires the removal of more than 24 trees, staff will return to Council with a report seeking approval of this final route. However, staff anticipates that all desired trees will be able to be saved during the final trail routing.

During the initial stages of development at the Gans Creek Recreation Area, park staff will use contract labor to begin the construction of necessary roads and parking infrastructure at the 320-acre park. The first of the two planned park entrances will be constructed off Gans Road to provide park access and will direct park patrons into the sports complex. The initial parking lot development includes the addition of eight parking cells that will have a total of 324 parking spaces necessary to accommodate the initial use of the athletic fields and park amenities. The GCRA master plan identifies four additional parking cells that would add 226 parking spaces adjacent to the sports complex that would be necessary during large tournaments, such as state cup matches and the Show-Me State Games. Future infrastructure improvements planned for the park will create a traffic loop through the park that will assist with the flow of traffic and allow for access to all park amenities at the site. Park staff and Allstate Consultants have developed a comprehensive storm water plan to address the addition of the impervious surface at the park property (Attachment C). The plan will collect storm water through a series of dry retention cells, parking lot bio-swales, and a large wet detention cell that will ultimately lead all storm water back to the lake located at Philips Park and away from Gans Creek and Rock Bridge State Park.

The Phase I improvements at the Gans Creek Recreation Area are funded in the City's FY13 - FY15 Capital Improvement Program budget, with site construction scheduled to begin in October 2013. Different aspects of the improvements will take place throughout the next two years, with an estimated completion in 2015. All work and materials will be bid through the City's Purchasing Department and will be completed using a combination of contract and force account labor.

FISCAL IMPACT:

The total project cost is $1,750,000 and is funded by the 2010 Park Sales Tax. The estimated cost of the Gans Creek Recreation Area portion of the project is $1,320,000. Funding for the project is included in the City's Capital Improvement Program - $650,000 in FY 2013; $500,000 in FY 2014; and $600,000 in FY 2015. Impact to annual operations for the Phase 1 development would be approximately $20,000 - $30,000. Annual expenses associated with the park will be partially offset by revenues generated by the rental fees of the seven soccer fields and rental fees of the large shelter. The department anticipates using the permanent 1/8-cent Park Sales Tax to provide funding in the amount of $10,000-$15,000 for an additional seasonal part-time staff and

other expenses such as utilities, materials and supplies. This will be done as part of the FY2015 budget process. The permanent 1/8-cent Park Sales Tax has been providing the necessary funds for the department to keep pace with the maintenance and management of additional parks and trails.

VISION IMPACT:
http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php

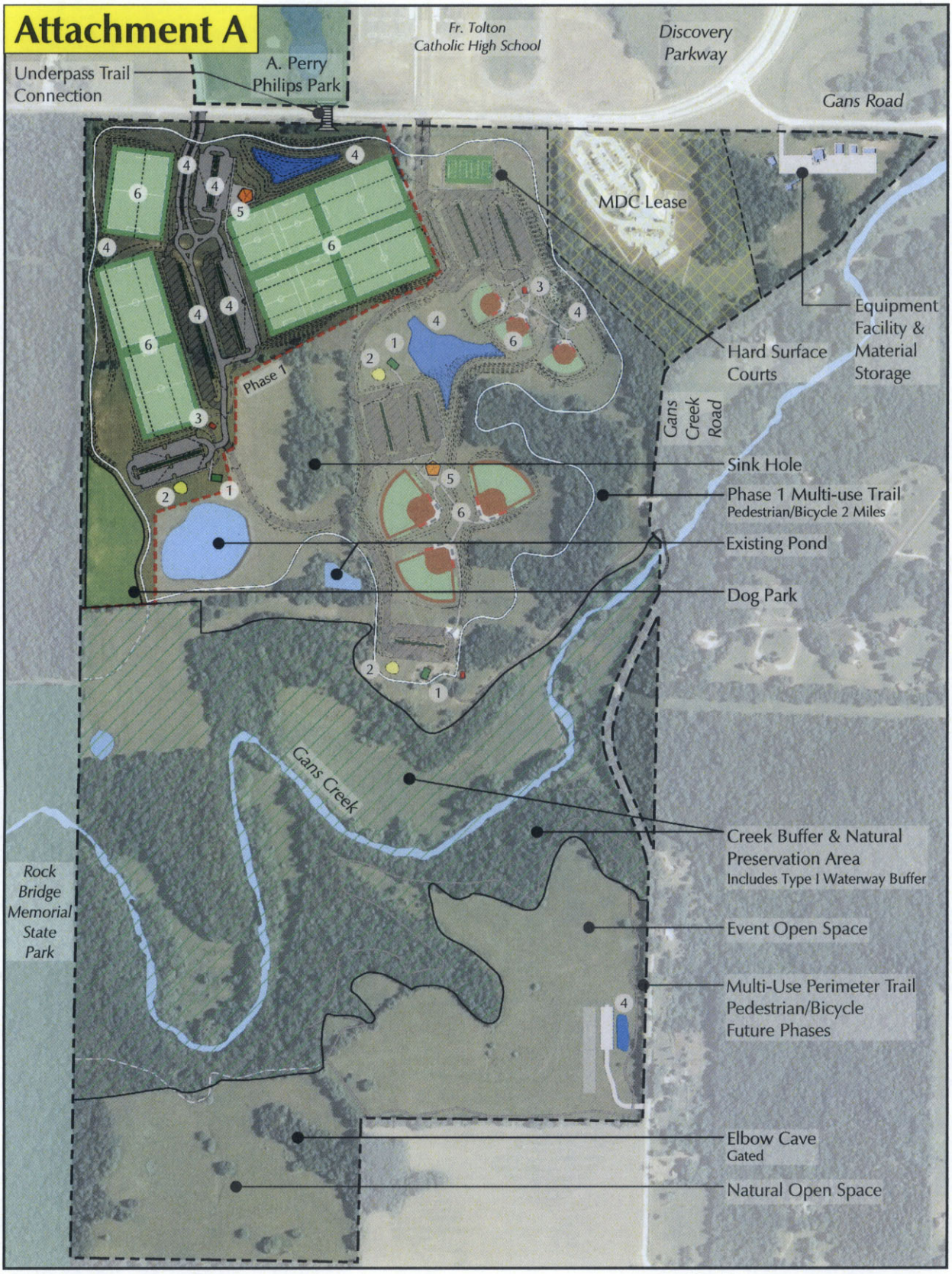
12.1 Goal: A variety of attractive, well-maintained parks throughout Columbia-including neighborhood parks, regional parks, nature parks, and urban parks-will ensure all residents have access to a full range of outdoor and indoor recreational opportunities.

12.2 Goal: Columbia's recreational needs and desires will be met through effective public and private partnerships that provide outstanding, exciting, and diverse recreational facilities such as, but not limited to, an ice skating rink, golf courses, tennis courts, soccer fields, ball fields, ball parks, and swimming pools. These facilities will be placed appropriately throughout the city to allow easy access for everyone.

Implementation task #40: Fund and complete capital improvement program projects (parks).

SUGGESTED COUNCIL ACTIONS:
Approve the resolution setting a public hearing for the proposed project. Following the public hearing, approve the ordinance authorizing the project to proceed.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		**Program Impact**		**Mandates**	
City's current net FY cost	$1,750,000.0(	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	$650,000.00	Duplicates/Epands an existing program?	No	**Vision Implementation impact**	
Amount of budget amendment needed		Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		**Resources Required**		Vision Impact?	Yes
One Time	$1,750,000.0(	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	12.1
Operating/ Ongoing	$25,000.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	12.2
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	40



Total Acreage - 320 Acres

MDC Lease Area - 17.5 Acres
Fishing Pond Existing - 3 acres
Dog Park - 2.5 acres
Multi-Use Perimeter Trail (Pedestrian/Bicycle) - Approx. 4 Miles
Creek Buffer & Natural Preservation Area - 97.25 acres (Includes Type I Waterway Buffer)
Event Open Space - 26.5 Acres
Natural Open Space - 17.7 Acres

Facility Key

1 Shelter
2 Playground
3 Restroom
4 Stormwater BMP
5 Concession/Restroom
6 Athletic Fields (Baseball, Soccer, Football)

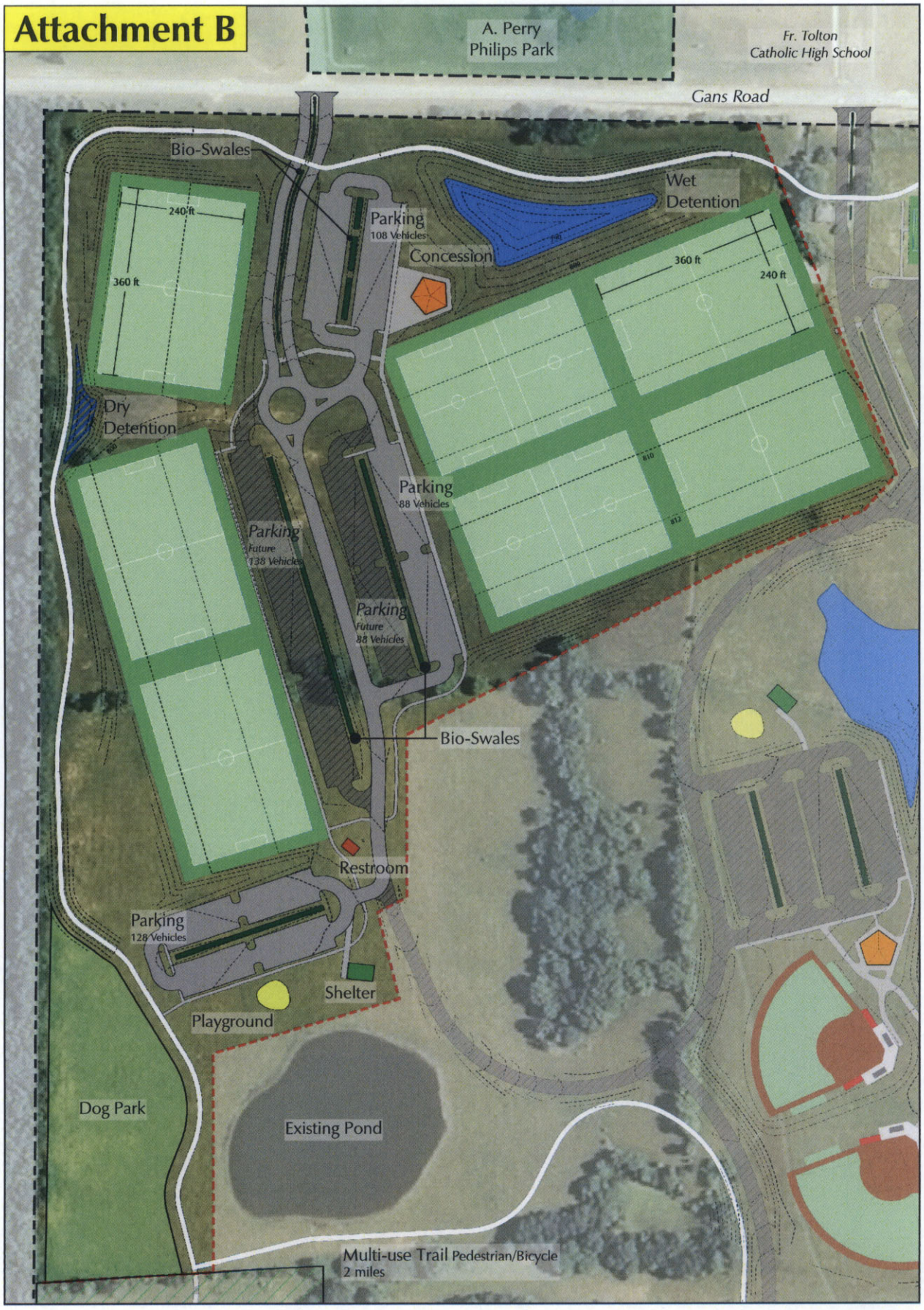
Gans Creek Recreation Area Master Plan

Gans Road & Gans Creek Road
September 16, 2013

0 200 400 600 800 1000 feet

NORTH

Columbia Parks and Recreation
Creating Community



Gans Creek Recreation Area Phase One Development

Phase 1 Acreage - 49.7 Acres
Gans Road & Gans Creek Road
September 16, 2013

80 0 100 200 feet

NORTH

Columbia Parks and Recreation
Creating Community

Attachment C

The Stormwater System

Dry Detention Basin

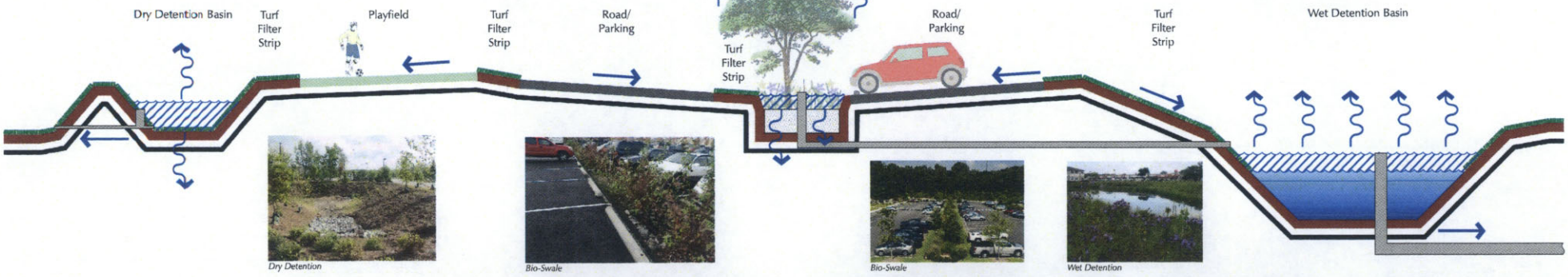
Dry detention basins are designed to detain the stormwater water to allow particles and pollutants to settle. They do not maintain a permanent water pool. However, dry basins may develop wetland vegetation and sometimes shallow pools in the bottom portions can enhance the basin's pollutant removal. Dry basins are used to improve stormwater runoff quality and reduce peak stormwater runoff rates and peak stages.

Bio-Swale

Bio-Swales are channels with a dense stand of vegetation covering the side slopes and channel bottom. They slowly convey stormwater runoff, and in the process promote infiltration, reduce flow velocities, and pretreat stormwater. Bio-Swales include an engineered soil matrix and an under-drain system for drainage. Bio-Swales promote infiltration, filter pollutants through the soil and through plant biological uptake.

Wet Detention Basin

Wet detention basins are designed to collect stormwater runoff in a permanent pool and a temporary water quality pool. This allows articles and pollutants to settle but biological and chemical activity also remove pollutants, particularly nutrients. In addition, there is temporary detention of stormwater to reduce peak stormwater runoff rates and peak stages. Wet basins can also provide wildlife and aquatic habitats and be an aesthetic amenity



Dry Detention

Bio-Swale

Bio-Swale

Wet Detention

Bio-Swale Plantings

Bio-Swales take advantage of both permeable soil and plant materials to slow the runoff of most storms and to reduce the pollutants in the runoff. Pollutants are removed as water flows through the soil and by bacterial action. When properly planted, vegetation thrives and enhances the functioning of these systems. For example, pretreatment buffers trap sediments which often are bound with phosphorous and metals. Vegetation planted in the facility takes up nutrients and their roots provide arteries for stormwater to permeate soil for groundwater recharge. Finally, successful plantings provide aesthetic value and wildlife habitat making these facilities desirable to the public.

Using the expertise of the Parks and Recreation Horticulture Division along with resources such as the Missouri Botanical Garden and The Grow Native! Program of the Missouri Prairie Foundation, a palette of plant material will be developed. These plantings will not only insure a successful stormwater management facility but will also become an attractive amenity to the Gans Creek Recreation Area.

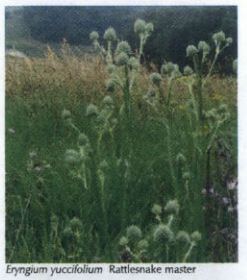
A partial list of plants is shown below. Note this is only partial list. Other appropriate materials will be added as the project progresses and the success of each species is determined.

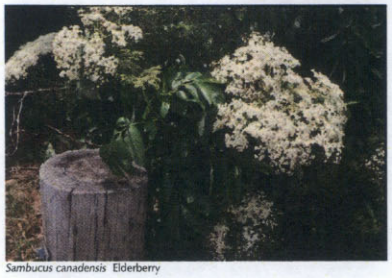
Grasses/Sedges	
Andropogon gerardii	Big Bluestem
Carex grayii	Bur Sedge
Carex shortiana	Short's Sedge
Carex vulpinoidea	Fox Sedge
Chasmanthium latifolium	River Oats
Schizachyrium scoparium	Little Bluestem
Forbs	
Amsonia illustris	Shining Bluestar
Chelone obliqua	Rose Turtlehead
Coreopsis lanceolata	Lanceleaf Coreopsis
Echinacea purpurea	Purple Coneflower
Eryngium yuccifolium	Rattlesnake Master
Hibiscus lasiocarpos	Rose Mallow
Iris virginica	Southern Blueflag Iris
Ratibida pinnata	Yellow/Grey Coneflower
Rudbeckia hirta	Black-eyed Susan
Solidago rugosa	Rough-Leaved Goldenrod
Trees/Shrubs	
Callicarpa americana	Beautyberry
Cercis canadensis	Redbud
Nyssa sylvatica	Black Gum
Quercus bicolor	Swamp White Oak
Sambucus canadensis	Elderberry


Chasmanthium latifolium River oats


Callicarpa americana Beautyberry


Nyssa sylvatica Black gum


Eryngium yuccifolium Rattlesnake master


Sambucus canadensis Elderberry


Cercis canadensis Redbud


Andropogon gerardii Big bluestem


Chelone obliqua Rose turtlehead


Amsonia illustris Shining bluestar

Gans Creek Recreation Area Phase 1 Development Stormwater BMPs

Columbia Parks and Recreation
Creating Community

Gans Creek Recreation Area Phase One Development

Existing Tree Cover in Development Area
September 16, 2013

80 0 100 200 feet

NORTH

Columbia Parks and Recreation
Creating Community