



WILDWOOD®

January 15, 2019

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: **Ward Five Neighborhood Park Bid Posting (Ward Five)**

Council Members:

Background >>> For many years, the Planning and Parks Committee has been assisting in the discussion and design of the future Ward Five Park. This discussion started as early as 2008, when locations in Ward Five were being identified for possible use for this purpose, primarily subdivision common areas and other unused open spaces. The length of time has several reasons in association with it, including the lack of a suitable location, considerations relating to costs, and other park and trail priorities, particularly with Community Park being a priority over the period from 2009 until now. All of those items have been addressed over this ten (10) year period of time by determining a location and funding for it has been set aside in the Capital Improvements Program by City Council for 2019.

More recently, the focus has been on the plan for this park area, which will be located at the intersection of Green Pines Drive and Hickory Crest Drive. The location is within the existing right of way of the Pond-Grover Loop Road. The plan has seen a number of changes, as it was reviewed by the Committee Members, Ward Five Council Members, and then residents of the ward. The attached plan is a reflection of this review process and shows the following changes to ensure it meets the desire of elected officials and residents of the City, and ward:

- a. The sensory/musical instruments have been removed from the plan.
- b. The parking lot area was reduced in total number of spaces and a screen wall was provided to address headlights and other impacts caused by it.
- c. The whirl was removed from Node #3 (farthest to the south) and replaced with more swings.
- d. The lighting selection was determined and they will be bollard types and not pole types to minimize spill and create atmosphere.
- e. The area of the park development will be landscaped and a plan exists for such.
- f. The site will be served by a pavilion and three (3) smaller structures as well.
- g. The Department is attempting to underground an existing overhead utility line to improve aesthetics.
- h. The area will be fenced and a main gate will provide access control for parents and children, which is to be constructed to complement the area.
- i. The trail component is included and intended to connect to the south.

Several items have yet to be finalized and will be addressed, after the last comments are provided by residents and the Committee on this revised plan. These items can be summarized as follows:

- a. The development of a stormwater management plan, if needed.
- b. The extension of other utilities to the site; and
- c. The use of shade structures at strategic locations within the three (3) nodes that are part of the park facility.

The first of these two (2) items are typically part of the final development of the engineered drawings and bidding specifications, which are completed. The third item was identified at the first public input session that was held and reinforced by the Council Members for this ward thereafter. Further study is underway on the approximate types of shade structures for this facility and best locations to install them to benefit the children using it and supervising adults.

More recently, an Open House was held on January 9, 2019 to present the revised plans to the Ward Five residents again and receive any final thoughts or input on the same. Almost thirty (30) residents attended the Open House, with many positive comments, and a few concerns voiced about impacts on nearby residential properties. The Department and the City Council representatives for Ward Five explained the process to address these types of concerns about noise, trespass, and security. Although, as noted, with almost all of the comments being positive regarding the design of the park, participants did have questions about the number of play nodes, the height of fencing, and extent, type, and placement of landscaping, which can always be enhanced, if desired by the City Council, even after the project is underway, given the ability to accommodate relocations and additions. The Committee believed that additional landscaping, given the nearby residential areas, should be considered on the site, but did not hear a clear consensus on the others. With the Open House completed, the Committee now believes the park planning process is ready for the next step.

Next Steps >>> The next steps in this process are to incorporate the applicable comments from the most recent Open House and complete the plan set for bidding. Accordingly, the Committee, at its January 15, 2019 meeting, spent an extended period of time reviewing these comments and discussing possible changes to the desire of the park. The Committee Members agreed the park was a priority at this time, but wanted Play Node #3 to be identified in any bidding documents as an 'Add Alternate,' along with landscaping being the same as well. Additionally, the Committee agreed that certain play furniture and equipment may need to be reduced in number, but agreed to proceed with the plan, as designed, and considered alternations/eliminations, once the bidding community has established costs for each of the items.

With this discussion at its January meeting completed on this matter, the Committee authorized the plans to proceed forward, as presented, with the noted 'Add Alternates' and have the bidding process commence thereafter. The Committee would note this design and associated plan sheets have been under development for almost two (2) years, while being reviewed by the Committee, City Council, and Ward Five residents at two (2) public meetings. These plans are attached to this Memorandum for the City Council Members' review.

Other steps that remain are presentation of the plans to the Planning and Zoning Commission at its February 4, 2019, depending on agenda space, along with the shelters being reviewed and acted upon by the Architectural Review Board (these shelters are almost identical to others located in City parks that have been favorably reviewed and authorized by its members). These City review processes can be completed by early February, which would allow the bidding process to begin before the middle of February.

Recommendation >>> Again, the Committee believes the plans have been through the appropriate review cycles and offered for public comment and would like to proceed to bidding in the next few weeks. With the support of the City Council, and the previous authorization by the Planning and Parks Committee, the Department can begin that process and work with the park designer on the timing and bid opening parameters. The resultant bidding process would be returned to the Planning and Parks Committee for its review of the results and direction on the same. Thereafter, the entire matter would then be provided to City Council for its review and final action. With the plans completed, limited reviews needed from a zoning perspective, public comments received, and funding available, the process is ready to proceed to determine the cost of this facility for Wildwood residents and, with a good bidding environment, develop the park.

Other >>> If any of the City Council Members should have any questions or comments regarding this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. This item is placed under the 'For Information' Section on tonight's Work Session Agenda and can be discussed, if any of the City Council Members would request such in this regard. Thank you for the opportunity to present this information to the City Council on this important matter.

Respectfully submitted,
CITY OF WILDWOOD

Debra Smith McCutchen, Chair*
Planning and Parks Committee

Cc: The Honorable James R. Bowlin, Mayor
John A. Young, City Attorney
Steve Cross, Co-Interim City Administrator
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

* The Department of Planning and Parks developed this report, in conjunction with the Planning and Parks Committee. Content reflects the Committee's consideration of this subject and not necessarily an individual's position or opinion.