



MEETING SYNOPSIS

July 30, 2020

The following is a summary of the sixth meeting of the Elevate Advisory Council Parks and Recreation subcommittee. The attendance sheet and other materials are attached to this summary. The agenda can be found on the Elevate Tuscaloosa website under Advisory Council > Meetings. The meeting was held virtually.

General Updates

Mayor Walt Maddox (City of Tuscaloosa) discussed two upcoming presentations.

1. **Community policing and engagement – August 11:** The mayor has been hosting engagement meetings with community leaders regarding community policing. These meetings have shown the lack of connectivity of sports and youth recreation in West Tuscaloosa. Structures are needed to eliminate these gaps to reduce the rate of juvenile crime in our community by engaging our young people. Some of the ideas presented on August 11 will come before the Parks and Recreation subcommittee later.
2. **City budget – August 25:** \$2 million has been spent on COVID-related expenses. In the city's \$164 million General Fund budget, we expect revenues to be short by \$15 million for the fiscal year ending September 30, 2020. Similarly, the city budgets for the new year based on the actual revenues collected this year. As a result, the budgeted revenues for the new year beginning on October 1, 2020 will be \$15 million lower, as well. Currently the city is under a hiring freeze and there are 121 city employees out for COVID-19 related reasons. The city is facing significant personnel shortages, but is still pushing through the Elevate initiatives that have been started. Core services will be provided at a high level and progress will be maintained. Doing so keeps people employed and sets up the city for success when a rebound comes. We are appealing to legislators to use available federal Coronavirus funding to supplement lost revenues.

All-Inclusive Playground Update

Brendan Moore (City of Tuscaloosa) noted that December is the expected completion date for Phase 1 of the All-Inclusive Playground at Sokol Park. Tuscaloosa County will perform the site work; the playground equipment is being stored. Tuscaloosa County PARA and PARA Foundation manage the project.

McDonald Hughes Community Center Update

Mr. Moore discussed construction at the McDonald Hughes Center, with demolition underway now. The project will be completed on time by October 23 and is under budget.



Mr. Moore also thanked Tripp Powell (subcommittee member) and Don Staley (Tuscaloosa Tourism and Sports Commission) for their time spent on the Tuscaloosa Tennis Center.

Snow Hinton Park

Steve Provost (Barge Design Solutions) made a presentation to the subcommittee (a copy follows the synopsis as Attachment A). He reviewed the master planning process:

1. Data Collection: Site Inventory and Analysis - Completed
2. Internal Stakeholder Input: Steering Committee Meetings - Completed
3. External Stakeholder Input: Public Input Workshop – Completed online
- 4. Master Plan Development: Concept Development Phase (current phase)**
5. Master Plan Development: Master Plan Phase

Based on the feedback gathered from the subcommittee and city staff, Barge will begin to develop a preliminary master plan from one or more of the concepts presented today.

Mr. Provost provided a brief site analysis of Snow Hinton Park. The park is an open 40-acre highly visible area for people who enter Tuscaloosa on McFarland Boulevard. Vehicles can access the park by a road that goes through the eastern side. There are large open areas within the park: approximately 7.5 acres in the north, 7 acres in the south, and 2 smaller spaces around 1-2 acres on the east side. A prominent feature of the park are the trees that line the road through the park. The park is very flat, with a 1% slope across the open areas. A ridgeline runs from the park sign to the existing restroom pavilion. Other features inside the park include a loop trail, playground equipment, pavilions, and two parking lots.

In May and June, the public participated in a virtual workshop. An online presentation and survey were available (see elevatetuscaloosa.com/snowhinton for a copy of the survey report). The survey respondents' top ten "must have" and "nice to have" *facilities* include:

- | | |
|--------------------------------------|-------------------------------------|
| • Paved walking and biking trails | • Concession stands/food truck area |
| • Pavilion with picnic tables | • Splash pad |
| • Playground | • Water feature / pond |
| • More trees and landscaping | • Outdoor board games Dog park area |
| • Open field areas for pick-up games | |

The top "must have" and "nice to have" *programs* include:

- | | |
|--|----------------------------|
| • Programs for special needs | • Walking / jogging clubs |
| • Community events (concerts, festivals, etc.) | • Gardening clubs |
| • Fitness and wellness programs | • Sand volleyball programs |
| | • Bicycle lessons |



Mr. Provost presented three concept plans to the subcommittee (copies are included in the slides following). The purpose of the concept plans is to be very high level – to show how certain elements can fit within the park and provide the programming that people have requested. Concepts provide different ways to look at the park and are not a final plan. The master plan will offer one concept for the park, but it may take different elements from each concept presented and combine them. Details are not established in a concept plan.

1. **“The Quad”**: Soil can be removed from the interior of the park to create a gentle 2% downward slope. The grand central lawn would remain large enough to hold three regulation soccer fields. A hillside will be created at the existing grade, and will sit above the grand central lawn, which will be lowered due to the soil removal. The existing playground area (climbing net) will expand with more equipment for different ages. Vehicular traffic will access new parking lots at the north and south, but the road through the park would be closed to all but emergency vehicles. A new quad would be established with four lawn areas to serve as a place for festivals, such as markets or concerts, and food trucks. Trees surround each of the quadrants and the loop trail will be expanded around the quad. Other features include a northern lawn with a pavilion/stage, an outdoor classroom, maintenance building, police kiosk, dog park, landscaping to provide a buffer along McFarland Boulevard, and an entry plaza with a gateway structure/new monument and Snow Hinton memorial.
2. **“The Pond”**: In this concept, the main new element would be a large water feature. All the storm water in the area could be directed to one place to create a pond with a fountain and an island with trees. The interior of the park could be lowered below the existing grade of McFarland Boulevard, with the soil mounded up along the natural ridgeline to create a 30-40 feet high, handicap-accessible ridge through the park. This could feature shade trees and/or shade structures and would be very noticeable from the road. Two regulation soccer fields could fit in the open area to the north. On the east, an urban forest could be created to provide shade, a 1.5-acre fenced dog park could be added, and the loop trail could be expanded. Other park features could include picnic pavilions, expanded playground area, gateway entrance, police kiosk, Snow Hinton memorial, and two parking lots, with no vehicular traffic through the park.
3. **“The Splashpad”**: In this concept, a new, large splashpad could be the central feature of the park, located close to the parking lots and facilities. In this concept, the park remains similar to how it is today in regards to slope and the vehicular traffic moving through the park. Mr. Provost noted that he believes omitting vehicular traffic through the park is preferred. However, traffic could be slowed by installing raised crosswalks that serve as speedbumps. Shade structures are another major element that provide shade near the splashpad and could be up-lighted from beneath to provide a vibrant aesthetic during the evening hours. The northern portion of the park could remain



open with room to fit two regulation soccer fields. This area could also feature a performance pavilion. The open space on the southern end is large enough to hold one regulation soccer field. Other features for this concept could include a dog park, community gardens, police kiosk, gateway entrance, expanded playground, expanded loop trail, and a Snow Hinton memorial.

Tripp Powell asked if “The Pond” concept could help alleviate the flooding in the area since the pond would use storm water. Mayor Maddox noted that the recently completed Brookhaven drainage project alleviated most of these issues in the area.

After discussion about the possibility of closing the road through the park, Chris Grace (Barge Design Solutions) noted that their firm is also looking at traffic counts and flows around the park. Once this work is complete, they will have a better idea of the potential impact to traffic if the road is closed.

Shelley Jones (subcommittee member) noted that the Snow Hinton Park memorial plaza is critical and should be very visible. She also discussed the potential for youth and local organizations to use the new features. She also noted that the splashpad in Annette Shelby Park is used frequently but is costly to maintain. Mr. Provost agreed that the cost and maintenance of a water feature like a splashpad are high, especially during the summer months. It will require almost daily care.

Gary Minor (subcommittee member) liked “The Quad” concept, as it lends itself to an experience economy with festivals and events. It could also generate revenue for the city. He noted that dog parks and community gardens may not be aesthetically pleasing at all times of the year.

Lesley Bruinton (subcommittee member) inquired about seating in the quad area. Mr. Provost explained that these types of elements do not show up in the concept plan phase. However, once the preliminary master plan starts those elements will definitely be included and seating will be critical. The proposed concept has ample room for this.

Karen Brooks (Advisory Council co-chair) inquired about fencing around the playground and dog park. Mr. Provost said fencing in these areas is necessary. Similar to the previous example, this does not show up in the concept plan phase, but will be designed later.

Amy Echols (subcommittee member) asked about the pros and cons of having a pond in the park. The pros are that it creates a very different type of environment and that it will attract wildlife and people. The con is that it does require maintenance. The water needs to be healthy, aerated, and dredged occasionally. Mr. Provost noted that with proper maintenance and design, the pros can outweigh the cons.

Tuscaloosa Tennis Center

A copy of the slides presented follows the synopsis as Attachment B. Tripp Powell thanked Katy Beth Jackson (City of Tuscaloosa), Dakota Whitten (City of Tuscaloosa), Mike Goldammer (Tuscaloosa Tennis Center), and Don Staley (Tuscaloosa Tourism and Sports – TTSC) for all their work on the Tuscaloosa Tennis Center working group.

The existing facility includes indoor courts, six clay courts, and four hard courts. Initially, Mr. Goldammer presented this subcommittee with a best-case scenario for expanding the facility. During the working group meetings, the group identified the minimum expansion needed in order to attract tournaments. This includes 12 hard courts, 12 clay courts, and some indoor courts.

The new proposal discussed in this meeting provides 12 clay courts and 12 hard courts while keeping the indoor courts as they are today. This could allow for regional and national tournaments. The existing picnic pavilion would remain on site for use by those in the area. The restrooms and the walking path are other elements that are proposed to be improved. An expansion would keep the walking trail intact but relocate it.

Mr. Powell presented two options for the subcommittee to consider.

- **Option 1: \$4,028,700 estimated construction cost**
 - Add 12 asphalt hard courts
 - Add 6 clay courts with above-ground irrigation
 - Add LED lighting to all 24 courts
 - Court maintenance costs are estimated to be \$200,076 per year, or \$2,000,756 in 10 years and \$4,001,512 in 20 years
- **Option 2: \$5,720,700 estimated construction cost**
 - Add 12 concrete hard courts
 - Convert existing 6 clay courts to hydrocourts (below-ground irrigation)
 - Add 6 clay hydrocourts
 - Add LED lighting to all 24 courts
 - Court maintenance costs are estimated to be \$122,792 per year, or \$1,227,924 in 10 years and \$2,455,848 in 20 years

The current annual net operating loss is around \$130,000. If the Tennis Center were to be improved, the projected net operating loss would be significantly less, around \$49,000.

Mr. Powell noted that he believes that Option 2 is better, as the higher initial construction costs would be recouped through lower court maintenance costs in approximately 22 years. He also noted that LED lighting would produce significant savings in operating costs.



Don Staley discussed the projected economic impact that the expanded facility could bring to Tuscaloosa through tournaments and events. Mr. Goldammer and TTSC staff would work together to recruit such events.

- **Junior Events**

- Total Annual Attendance: 3,500 participants and 12,250 spectators
- Event Days: 3 days per event / 20+ events projected
- Annual Direct Spending: \$7,137,000
- Annual Direct City Revenue: \$576,298
- Est. Economic Impact (direct and indirect): \$21,411,000

- **High School/College Events**

- Total Annual Attendance: 1,500 participants and 4,500 spectators
- Event Days: 3 days per event / 12+ events projected
- Annual Direct Spending: \$2,081,000
- Annual Direct City Revenue: \$148,039
- Est. Economic Impact (direct and indirect): \$6,243,000

- **Adult Events**

- Total Annual Attendance: 2,500 participants and 5,000 spectators
- Event Days: 3 days per event / 12+ events projected
- Annual Direct Spending: \$3,072,500
- Annual Direct City Revenue: \$237,940
- Est. Economic Impact (direct and indirect): \$9,105,000

- **Grand Totals**

- Total Annual Attendance: 7,500 participants and 21,750 spectators
- Event Days: 3 days per event / 44+ events projected
- Annual Direct Spending: \$12,290,500
- Annual Direct City Revenue: \$962,277
- Est. Economic Impact (direct and indirect): \$36,759,000

Scott Holmes (City of Tuscaloosa) discussed the legal considerations for expanding the facility. The Tennis Center sits on city-owned land. This land was acquired through different means over the years, using different sources of funding. Restrictions on the land can occur for various reasons, including restrictions on the deed or limitations due to the type of funding used to purchase the land (e.g. federal or state funds). The only restriction that comes into play with an expansion is the Land and Water Conservation Fund (LWCF) restriction. ADECA approval will be required for the Phase 1 proposal due to the LWCF. The



National Park Service may also need to provide approval. The recreational walking path may be the only problematic area but the city does not anticipate any issues, given the nature of the proposed expansion.

Mr. Goldammer expressed his confidence in seeing this concept through and bringing more people into the facility. He acknowledged there may be times during the day where some of these courts will not be in use, but there will be peak times when all the courts would be in use. Mr. Goldammer would use his 20 years of experience in the industry to bring the tournaments to the expanded facility. In addition to recruiting events, many community organizations right here in Tuscaloosa would be targeted to use the facility if there were more courts.

The subcommittee expressed interest in obtaining an official cost estimate and budget for this project. There was also emphasis placed on maintaining the ability for residents to continue to use the overall site as a park, as they have done in the past.

Mayor Maddox expressed support for advancing this project when the immediate fiscal challenges brought on by the COVID-19 pandemic are reduced or overcome.

Next Steps

City staff will continue to advance the discussion with Mr. Staley, Mr. Goldammer, and Mr. Powell and will provide updates on the Tuscaloosa Tennis Center.

The Snow Hinton Park master plan will be distributed to the group for review when a draft is available.

Subcommittee members and other Advisory Council members can expect to see updates regarding River District Park, Dual Enrollment Scholarships, and the Northern Riverwalk within the next 30-45 days.

Councilor Almond (City Council District 3) would like the Parks and Recreation subcommittee to review a proposal from the owners of the Cypress Inn property, who presented their ideas to the City Council Projects Committee a couple of weeks ago. City staff will be in touch with the group to set up a meeting.

Subcommittee Meeting Attendance
July 30, 2020

Name	In Attendance
Bruinton, Lesley	X
Corder, Blake	X
Dedrick, Terrance	X
Echols, Amy	X
Gay Jr., David	
Jones, Shelley	X
Minor, Gary	X
Parker III, Tim	
Powell, Tripp	X
Rumsey, Steven	
Brooks, Karen (EAC co-chair)	X
England, Chris (EAC co-chair)	
Holmes, Scott (staff liaison)	X
Milligan, Jarrod (staff liaison)	X



Snow Hinton Park Master Plan Update

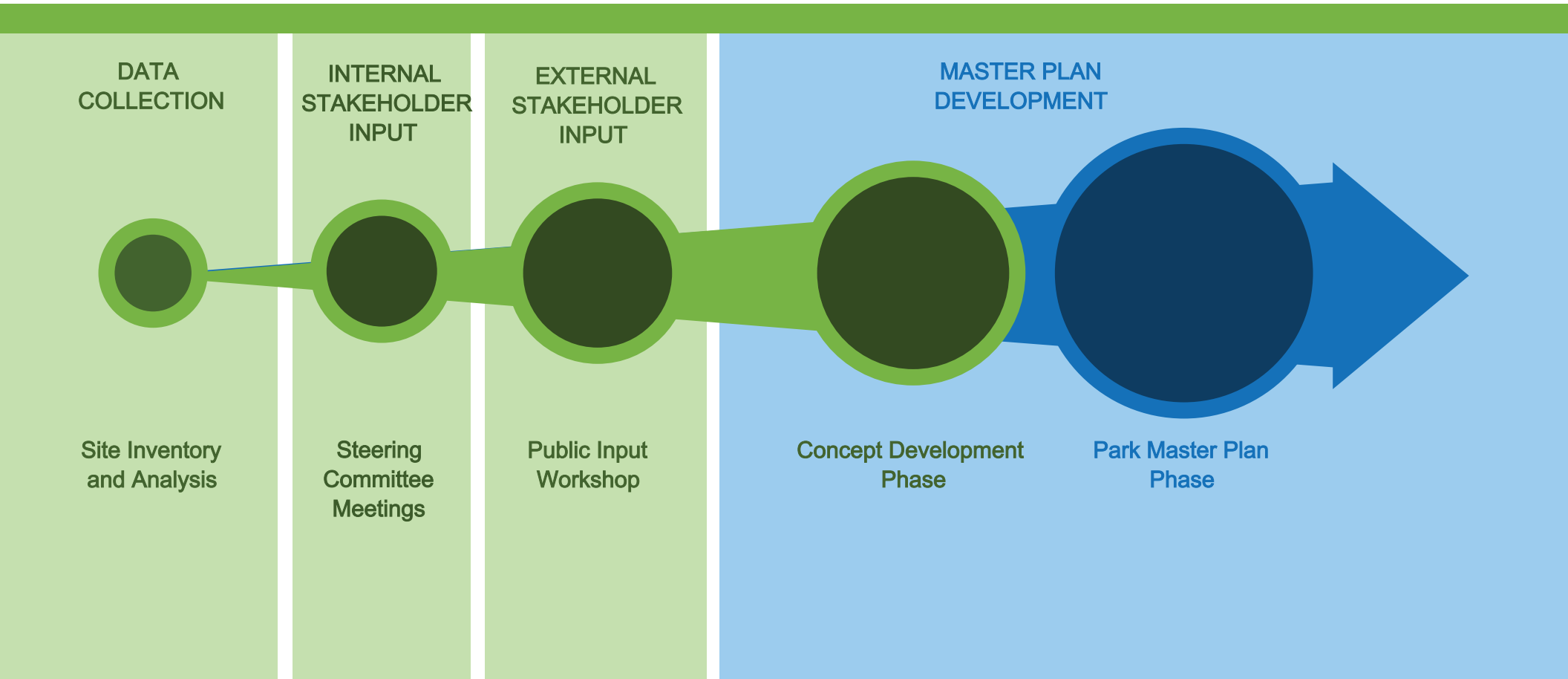
July 2020

Agenda

- Review the Process
- Site Analysis
- Survey Results
- Proposed Program
- Concept Plans

Review of Planning Process

Planning Process Phases



Site Analysis



Snow Hinton Park – Aerial View



Prepared For:
City of Tuscaloosa, Alabama
Prepared By:
BARGE
DESIGN SOLUTIONS



SITE ANALYSIS
SNOW HINTON PARK
January 15, 2020

ATTACHMENT A

Community Survey Results

Survey Results **Facilities**

“MUST HAVE” and “NICE TO HAVE”

- Paved Walking and Biking Trails
- Pavilion with Picnic Tables
- Playground
- More Trees and Landscaping
- Open Field Areas for Pick-Up Games
- Concession Stands / Food Truck Area
- Splash Pad
- Water Feature / Pond
- Outdoor Board Games (Chess, Checkers, etc)
- Dog Park Area

Survey Results **Programs**

“MUST HAVE” and “NICE TO HAVE”

- Programs for People with Special Needs
- Community Special Events (Concerts, Festivals, etc)
- Fitness and Wellness Programs
- Walking / Jogging Clubs
- Gardening Clubs
- Sand Volleyball Programs
- Bicycle Lessons

Potential Program Elements

Potential Park Program Elements

Top Priority Elements:

- Playground(s)
- Multiuse Trail
- Pavilions w/Tables
- Trees / Landscaping
- Open Play Field(s) / Greenspace

Moderate Priority Elements:

- Splash Pad
- Dog Park
- Water Feature / Pond
- Food Truck Area
- Community Garden
- Outdoor Board Games
- Outdoor Exercise Equip.
- Art Sculptures

Potential Park Program Elements

Events/Activity Spaces:

- Space(s) for Festivals
- Concerts, Outdoor Movies, etc.
- Area for Markets; Arts, Farmers, Holiday, etc.
- Fitness Classes
- Outdoor Classroom
- Gathering Spaces
- Inclusive / ADA Access to All Elements

Potential Park Program Elements

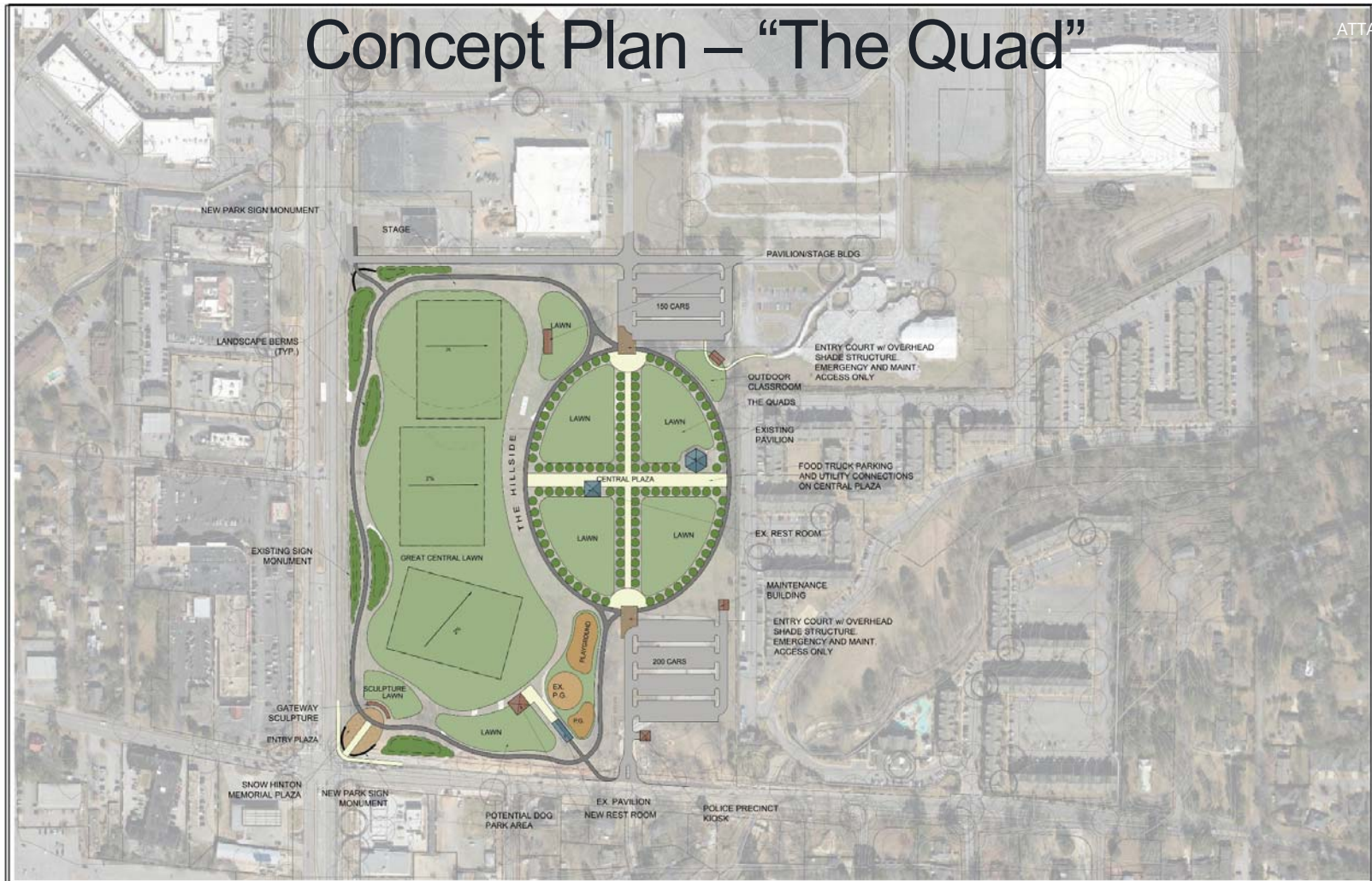
Amenities/Infrastructure/Access:

- Pedestrian Connections
- Bicycle Connections
- Bicycle Parking
- Shuttle Access
- Barrier at McFarland Blvd.
- Electrical / Water Connections
- Improved Drainage
- WiFi Connection
- Device Charging Stations
- Shade Elements
- Drinking Fountains
- Play Equip. for Teens / Adults
- Signage; Info and Directional
- Improved or New Restrooms
- Bicycle Police Kiosk
- Security Cameras
- Blue Direct-dial 911
- Site Lighting

Potential Program Elements

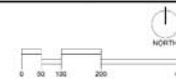
Concept Plan – “The Quad”

ATTACHMENT A



Prepared For:
City of Tuscaloosa, Alabama

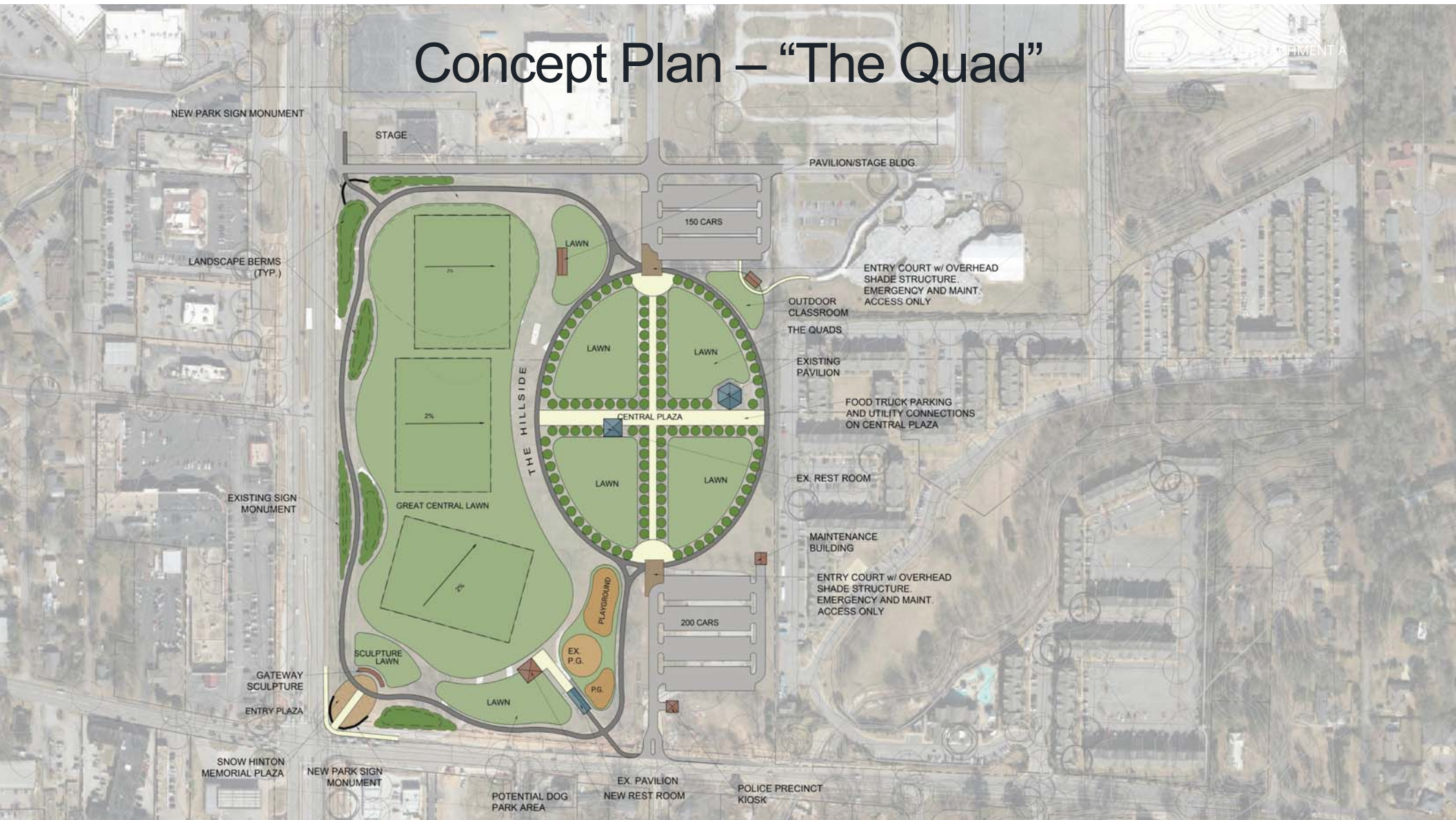
Prepared By:
BARGE
LANDSCAPE SOLUTIONS



Concept Plan - "The Quad"
SNOW HINTON PARK

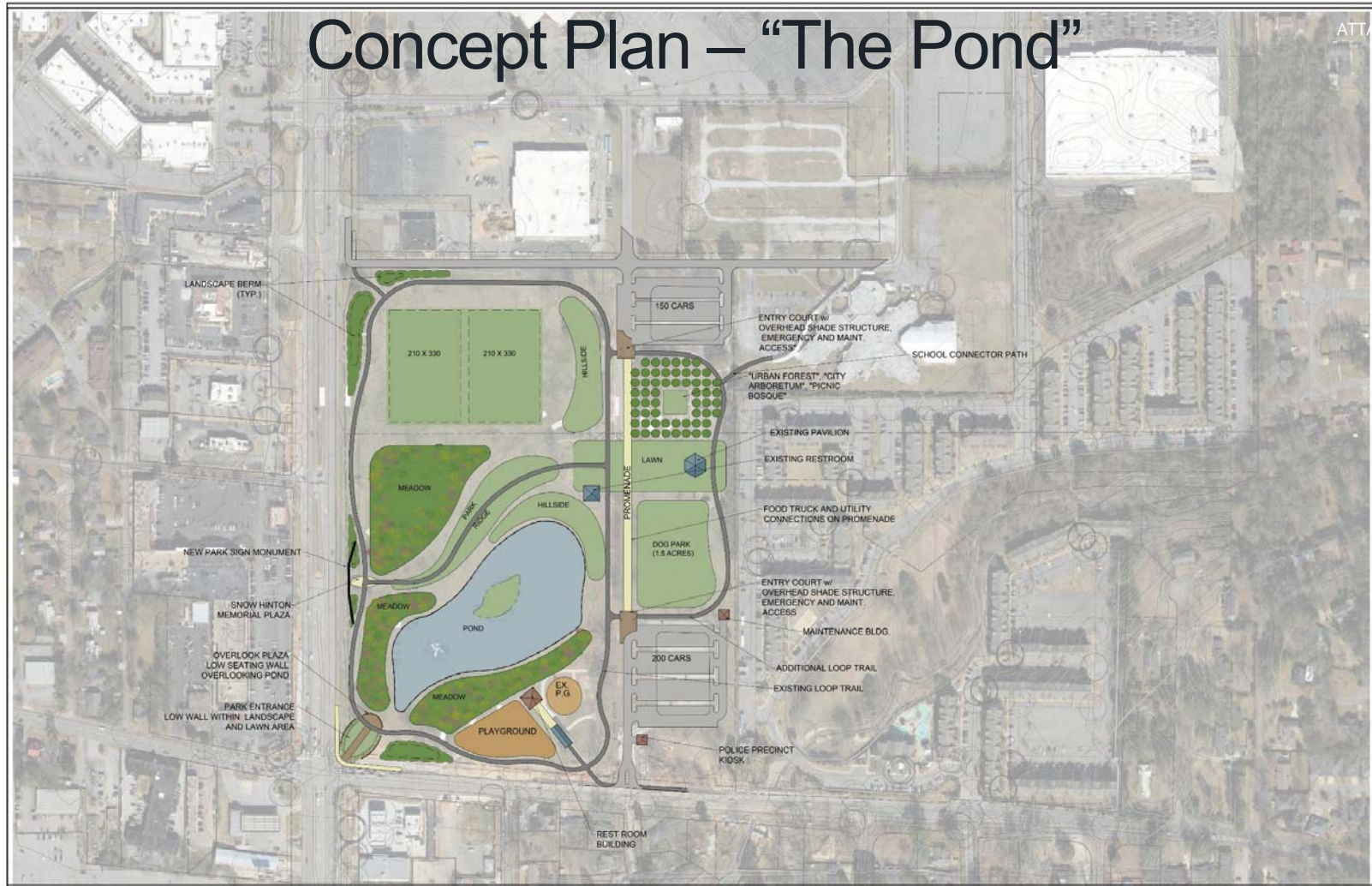
July 30, 2020

Concept Plan – “The Quad”



Concept Plan – “The Pond”

ATTACHMENT A



Prepared For:
City of Tuscaloosa, Alabama

Prepared By:

BARGE
LANDSCAPE ARCHITECTS

Concept Plan - "The Pond"
SNOW HINTON PARK

July 30, 2020

Concept Plan – “The Pond”

EXHIBIT A



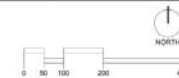
Concept Plan – “Splashpad”

ATTACHMENT A



Prepared For:
City of Tuscaloosa, Alabama

Prepared By:
BARGE
LANDSCAPE ARCHITECTS



Concept Plan - "Splashpad"
SNOW HINTON PARK
July 30, 2020

Concept Plan – “Splashpad”






Thank you

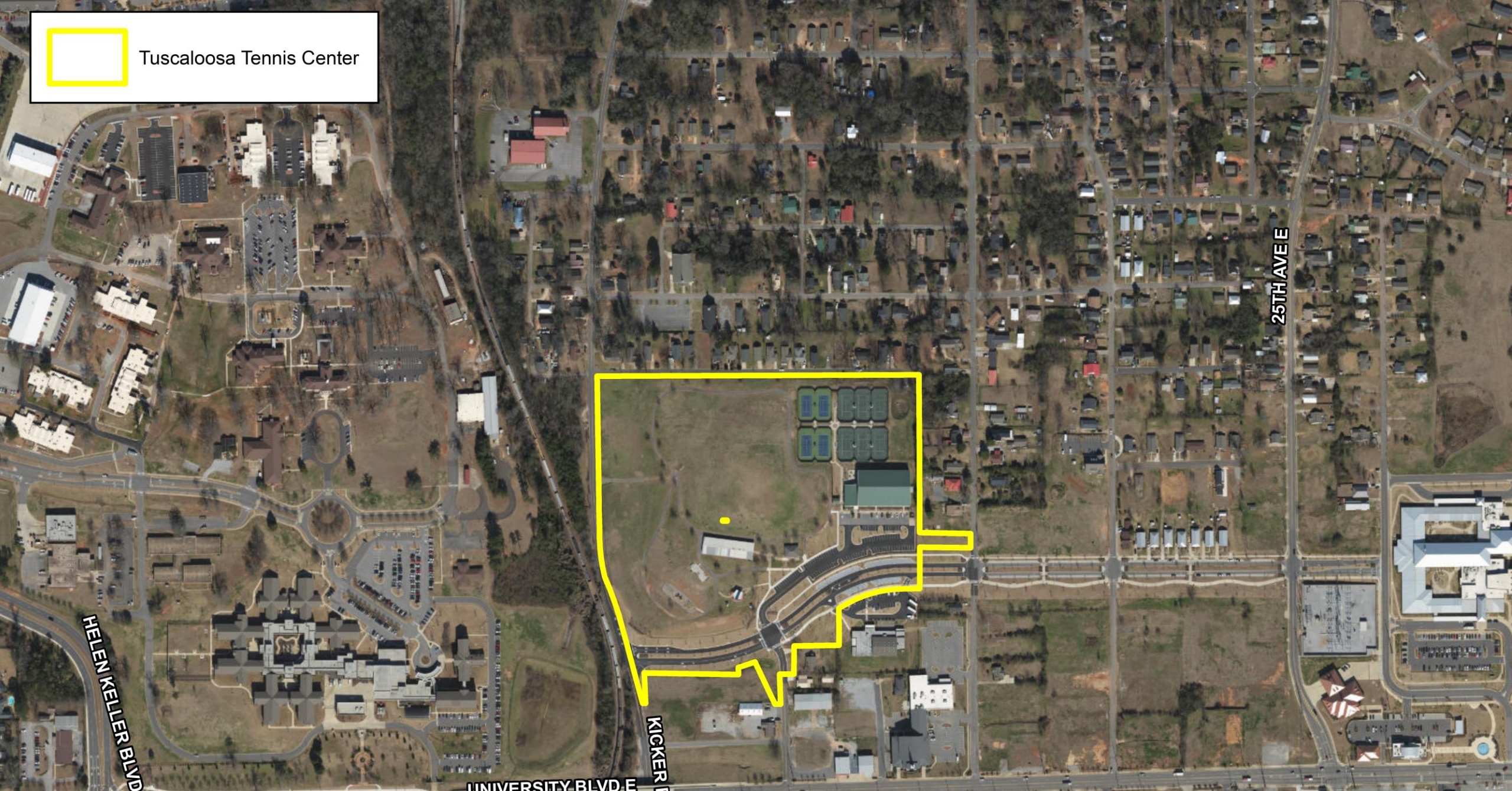


ELEVATE

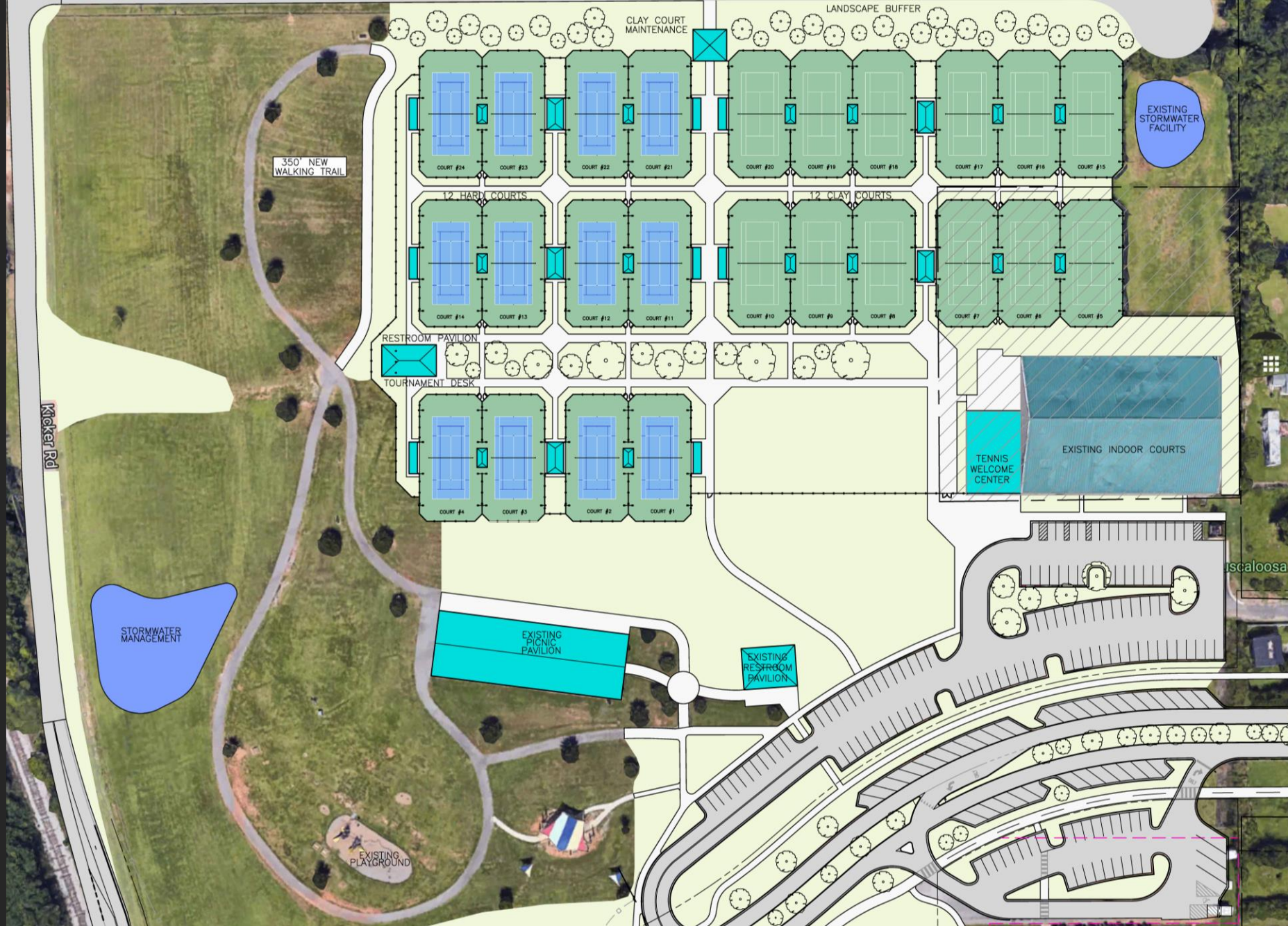
PARKS & RECREATION

PROJECT OVERVIEW AND FINANCIALS

 Tuscaloosa Tennis Center



Existing Facility



Proposed Phase 1 Expansion

PROPOSED EXPANSION

OPTION 1

- Add 12 asphalt hard courts
- Add 6 clay courts with above-ground irrigation
- Add LED lighting to all 24 courts

OPTION 2

- Add 12 concrete hard courts
- Convert existing 6 clay courts to hydrocourts
- Add 6 clay hydrocourts
- Add LED lighting to all 24 courts

ESTIMATED CONSTRUCTION COSTS

	Option 1	Option 2	Difference
Capital Costs	\$ 3,357,250	\$ 4,767,250	\$ 1,410,000
20% Contingency	\$ 671,450	\$ 953,450	\$ 282,000
Estimated Total	\$ 4,028,700	\$ 5,720,700	\$ 1,692,000

PROJECTED OPERATING INCOME & EXPENSES

Revenues

Memberships and court fees	\$ 207,720
Programming and tournaments	\$ 659,446
Total projected revenues	\$ 867,166

Expenses

Salaries, benefits, and training	\$ 729,940
Equipment and supplies	\$ 35,400
Tournaments	\$ 87,000
Utilities and other	\$ 45,560
Insurance	\$ 18,224
Total projected expenses	\$ 916,124

Projected net income (net loss)

Annual Total

\$ 207,720
\$ 659,446
\$ 867,166
\$ 729,940
\$ 35,400
\$ 87,000
\$ 45,560
\$ 18,224
\$ 916,124
\$ (48,958)

- Current annual net operating loss is around \$130,000
- Projected expenses do not include annual allowances for court resurfacing, court replacement, or lighting replacement
- Estimated annual allowances:
 - \$81,000 for Option 1
 - \$56,000 for Option 2

ESTIMATED COURT MAINTENANCE COSTS

	Option 1	Option 2	Difference
1 year	\$ 200,076	\$ 122,792	\$ (77,284)
10 years	\$ 2,000,756	\$ 1,227,924	\$ (772,832)
20 years	\$ 4,001,512	\$ 2,455,848	\$ (1,545,664)

Costs include: labor and materials; court equipment; water; and annual allowances for hard court acrylic resurfacing, hard court surface replacement, and LED lighting replacement.

BREAKEVEN ANALYSIS

	<u>Year 1</u>	<u>Year 10</u>	<u>Year 22</u>
Option 1	\$ 200,076	\$ 200,076	\$ 200,076
Option 2	\$ 122,792	\$ 122,792	\$ 122,792
Cumulative Savings	\$ (77,284)	\$ (772,832)	\$ (1,700,230)

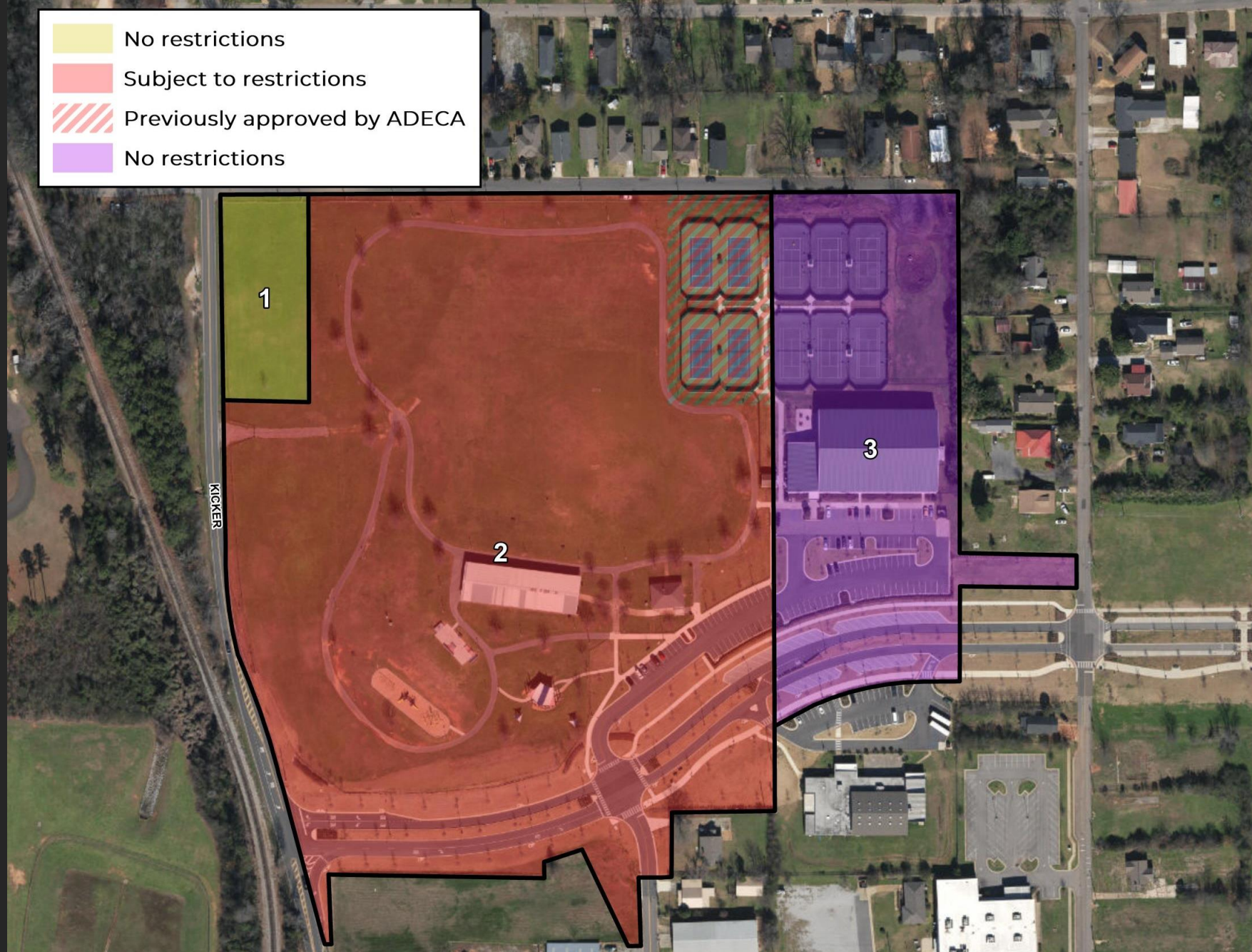
Higher initial construction costs of Option 2 would be recouped through lower court maintenance costs in approximately 22 years

ECONOMIC IMPACT

ANNUAL ECONOMIC IMPACT

	Junior Events	High School/College Events	Adult Events	Totals
Total Annual Attendance	3,500 Participants 12,250 Spectators	1,500 Participants 4,500 Spectators	2,500 Participants 5,000 Spectators	7,500 Participants 21,750 Spectators
Event Days	3 days per event 20+ events projected	3 days per event 12+ events projected	3 days per event 12+ events projected	3 days per event 44+ events projected
Annual Direct Spending	\$ 7,137,000	\$ 2,081,000	\$ 3,072,500	\$ 12,290,500
Annual Direct City Revenue	\$ 576,298	\$ 148,039	\$ 237,940	\$ 962,277
Est. economic impact (direct and indirect)	\$ 21,411,000	\$ 6,243,000	\$ 9,105,000	\$ 36,759,000

LEGAL CONSIDERATIONS



Site map - existing

- No restrictions
- Subject to restrictions
- Previously approved by ADECA
- No restrictions



Site map - proposed

LEGAL CONSIDERATIONS

	Parcel 1	Parcel 2	Parcel 3
Ownership	City of Tuscaloosa	City of Tuscaloosa	City of Tuscaloosa
Acquired	2009	1954	2009
Restrictions	None	Land & Water Conservation Fund restriction (mid-1970s)	None
Notes	Phase 1 does not affect this parcel	ADECA approval required for Phase 1 proposal, due to LWCF restriction (and possibly National Park Service)	Phase 1 changes allowed

