



**City of North St. Paul
Parks & Recreation Commission
Regular Meeting Agenda**

**December 15, 2021
6:30 PM**

The Parks and Recreation Commission Meeting will be conducted on **December 15, 2021** at 6:30 p.m. The meeting location is the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

The Parks and Recreation Commission meeting will also be meeting by interactive TV under Minn. Stat. 13D.02. Members of the public are permitted to attend the meeting in person. However, it is encouraged to participate in the meeting remotely. Instructions can be found below.

The **December 15, 2021 Zoom meeting can be accessed via: <https://tinyurl.com/NSPparksandrec> (from a PC, Mac, tablet, iPhone or Android device) or by phone at 1-929-205-6099, meeting ID 821 4097 2224, password 362656.**

The Parks & Recreation Commission Zoom meeting will be 'open to the public' to listen in, but will be muted from contributing at all times with the exception of a Public Hearing and open to the public forum.

Please join the meeting early to test your audio and video settings. If you join via a device and your audio is not working, you may need to use the dial-in phone number option in order to be heard.

I. Call to Order

II. Roll Call

Lloyd Grachek, Chair
Laura Greenlee-Karp, Vice Chair
Larry Amsden
Heather Haas
Ingrid Koller
Sue Springborn
Nancy Thorsen
Sarah Zahradka
Arthur Alvarez, Jr.
Tim Cole, Council Liaison

STAFF

Lisa Ritchie

III. Adopt Agenda

IV. Approval of Minutes

A. Meeting Minutes 11/17/21

V. Meeting Open to Public

Note: This is a courtesy extended to persons wishing to address the commission who are not on the agenda. A completed public comment form should be presented to the Parks & Recreation Commission Secretary prior to the meeting; presentations will be limited to 3 minutes. This session will be limited to 15 minutes.

VI. Public Hearings

VII. Commission Business, Action Items & Recommendations

A. Review Park Improvement Plan

VIII. Reports from Staff

IX. Reports from Commissioners & Park Liaisons

X. Adjournment

The next regularly scheduled Parks & Recreation Commission meeting is January 27, 2022

November 17, 2021

6:30 PM

The November 17, 2021 Parks & Rec Commission meeting was held at: City Hall, 2400 Margaret Street, North Saint Paul

An audio recording was done for the meeting.

I. Call to Order

Chair Lloyd Grachek called the meeting to order at 6:30

II. Roll Call

Lloyd Grachek, Chair - Here

Laura Greenlee-Karp, Vice Chair - Here

Larry Amsden - Here

Heather Haas - Absent

Ingrid Koller - Here

Sue Springborn - Here

Nancy Thorsen - Absent

Sarah Zahradka - Here

Arthur Alvarez, Jr - Here.

Council Liaison: Tim Cole – Via Zoom

Staff: Lisa Ritchie - Here

III. Adopt Agenda

On motion by Commissioner Greenlee-Karp, seconded by Commissioner Zahradka with all present voting aye, motion carried to adopt the agenda.

IV. Approval of Minutes

Approve the October 7, 2021 regular meeting minutes.

On motion by Commissioner Zahradka, seconded by Commissioner Greenlee-Karp with all present voting aye, motion carried to approve the minutes.

V. Meeting Open to Public –

Mario Mitchell Gonzales was in attendance by zoom and stated she did not have any business or the commission and was attending for listening purposes only

VI. Public Hearings - None

VII. Commission Business, Action Items & Recommendations

A. Mission & Vision Statement Draft

A draft of the mission and vision statement was created by Laura Greenlee carb. The document was reviewed and updated by the commission. The marked-up copy will be included in the December 15th meeting packet along with the revised document. The commission agreed the Mission & Vision Statement should be included in the Park Improvement Plan.

B. Rotary Park Signage

Lisa stated the local vendor gopher signs is back to full staff and accepting custom sign designs. Lloyd questioned if the Rotary Park proposed sign met the design requirements of the city. Lisa stated that needs to be discussed in the next Park and Recreation commission meeting.

Laura suggested inquiring with Graffic Traffic another local vendor. Lisa will be contacting Graffic Traffic to inquire.

C. Park Improvement Plan update

Lisa informed the commission she had received a draft of the Park improvement plan from WSB.

She indicated there are changes in the priorities and proposed budget from what had been agreed upon by the commission and forwarded to North Saint Paul Finance for the 2022 Capital Improvement Plan. Lisa did request and received an explanation for the deviation from Candance Amberg of WSB who is working on the project. Her explanation:

- Not understanding available budget, I moved some items from their 1-5 year period out to the 5-10 year since I added potential planning projects. If there is funding available, some of the other projects can be moved up.
- The downtown lot / park, McKnight and Casey I moved further out to allow time to explore layout plans and updated estimates through a planning process first. At first glance I think some refinements would improve the experiences at existing parks and you need a plan to determine what the downtown lot should or shouldn't include. A clear plan will guide the improvements appropriately.
- Projects should avoid the piecemeal approach with little improvements scattered around. Take Northwood as an example. Rather than a gaga pit one year, a shelter a different year, a warming house a different year, and the court a different year, focus on one larger park improvement project that does it all at once. This approach is much more impactful and avoids multiple years of construction efforts at

one site. It can also cost less to do one larger project since you are reducing redundant costs such as earthwork, mobilization, erosion control and restoration and larger quantities are typically less than smaller quantities for paving and such.

- Priorities from the Commission were more focused on smaller items and avoided the larger existing needs, as well as those that are upcoming. The plan states that Community Parks are a high priority in terms of upkeep and improvements but I didn't see budget numbers that reflect those needs. It was my hope the information would show potential costs that may be necessary.

Tim Cole stated he would like to hold a workshop to review the document as there are changes that need to be made. Possibly having a few people get together to review and take that info back to the commission. Laura Greenlee-Karp questioned having a committee review so then could then bring it back to the Park & Rec commission for recommendation to the Planning Commission (it had been confirmed by Terry Furlong that the Planning Commission does need to review/make a recommendation for it to go to Council. Tim stated that no one has read the draft and he is aware of changes that need to be made. It was 7:30 PM and the document is over 60 pages. He added that if the commission would like to divide into a small group to review at a later date or if the commission wants to tackle it tonight, they can. It is up to the commission as to how they want to handle it, he is just looking for conservation of time. Ingrid asked for confirmation that the Mission & Vision Statement will be part of the Park Improvement Plan. Laura confirmed it will and that they were just informed it won't happen before the end of the year. Lisa stated being as there were deviations from what the Park & Rec commission original proposed, she knew there would be questions/changes to the draft by the commission. She stated she thinks the Planning Commission will be onboard to approach the park improvements from a high level rather than the proposed adding a piece here and there. Sara asked if the Park & Rec commission will have authority over WSB for final decision? Lisa stated she is proposing for the Park & Rec Commission to review the document, mark it up for the changes they want. That will be sent to the Planning Commission for review, they will add their comments (in addition to proposed changes from NSP Communications Specialist, Kari Erpenbach and WSB will combine all proposed comments into a final draft for Council's review. Lisa stated she doesn't know who has authority over what. What she can say, is that it may be a disappointment to learn there was deviation from what the Park & Rec Commission wants, there is valid reasoning for doing so. They are licensed professionals advising and giving reason for their advice. Candance is a licensed landscape designer and specializes in Park Improvement Plans for many cities across the nation. Laura Greenlee-Karp stated she is wondering why the Park & Recreation commission even exists. Ingrid stated, Let's not get too far in the weeds...our next plan of action is to form a sub committee to review. Lisa stated that is what Tim Cole is recommending but it is up to the commission if they want to review it tonight and keep the ball rolling or if you want to form a committee to work on it later. Sara stated it is too much to go through. Laura and Ingrid agreed. Sara stated she likes hard dates, and requested for a meeting to be set up in December.

VIII. Reports from Staff

IX. Reports from Commissioners & Park Liaisons

X. Adjournment

Sarah made a motion to adjourn, seconded by Commissioner Alvarez.

Lloyd apologized and asked Nancy if she wanted to say something about the budget? Nancy said, "No, I would like clarification on that Market Value adjustment...exactly what that is." Laura said, "Yeah, is it interest?" Nancy said it could be. Laura noted it is in both which makes her thing it is like a small interest." Lisa reaffirmed she would ask Dan to attend a meeting to explain the financials.

Lloyd summed up the adjournment, motion by Sarah, seconded by Artie with all present voting aye, motion carried to adjourn.

Meeting adjourned at 7:57PM



NORTH ST. PAUL

PARK IMPROVEMENT PLAN 2022

TABLE OF CONTENTS

Purpose	3
Introduction	4
Park Map	7
Park Classifications	8
Inventory and Conditions	
Small Neighborhood Parks	12
Large Neighborhood Parks	22
Community Parks	31
Specialty Parks	41
Recreation Standards	48
Facilities Charts	49
Implementation Plan	
Implementation Strategy	51
Park Prioritization Table	53
Project Descriptions	
Short-term Projects	54
Mid-term Projects	60
Conclusion	66
Appendix A: Detailed Maps	67

PURPOSE

The purpose of the North St. Paul Park Improvement Plan (PIP) is to:

1. Identify and prioritize capital improvements ~~that are~~ needed in the city's parks, based on a full inventory of the equipment and structures in each park;
2. Estimate project costs for capital improvements;
3. Recommend timelines ~~that will~~ enable the city to complete the highest-priority projects within five years and ~~the remaining projects to be completed in the next 5-10 years.~~

Most of the recommended improvements ~~will~~ involve replacing existing equipment and/or structures, as opposed to adding new amenities to parks.

The Park Fund is the main revenue source for park improvement projects. The Park Fund consists of proceeds from Local Government Aid, community events, donations from individuals and organizations that support public access to parks and recreation areas.

INTRODUCTION



~~Photo of Silver Lake Park~~

North St. Paul residents have always loved their parks. When the City was founded and platted by Henry Castle in 1887, several acres of land were set aside for this purpose. Today, our community of only 3.1 square miles is privileged to enjoy a total of 14 parks, including three nature preserves and two recreational lakes. Much of the playground equipment has been replaced in recent years. ~~To further enhance the park system, keep in good condition a variety of maintenance items and accessible paths are.~~

The natural question to ask is, why should the community continue to invest in its parks? One reason is to protect property values. Research has shown that quality parks raise the property values of homes in the area. ~~Real estate trends show that home prices in suburban areas are continuing to decline at a faster rate than those in more urban areas. Investing in our parks could be a tool to prevent the further decline of home prices.~~ ▲

INTRODUCTION



~~Photo of~~ Casey Lake Park

Furthermore, ~~Continued~~ investment in the parks satisfies several of the goals ~~that were~~ set by the North St. Paul City Council in 2010. The first of the four goals was to “improve quality of neighborhoods.” Parks are a crucial neighborhood asset. The aesthetic improvement that renovated parks bring to a neighborhood can serve as a catalyst by encouraging residents to invest in the upkeep of their own homes. Aging and declining parks send a signal that the neighborhood and the city are also aging and declining. This is not the message we want to send to potential homebuyers or development professionals who visit our community

Another goal established by the Council is to further economic development. Parks and open space ~~has been~~ a proven community asset that helps to attract economic development. By continuing to maintain and strengthen our current neighborhood and regional parks, we can make North St. Paul not only more aesthetically appealing, but more attractive to developers. In summary, parks and open space contribute to higher home prices and more economic development, which in turn increases the tax base for the community. Indeed, maintaining and conserving parks and open space is a crucial part of North St. Paul’s economic health.

INTRODUCTION

The Park Improvement Plan, which is a culmination of inventory and research by City staff and input from the ~~Parks Commission~~, will serve as a guide for capital improvements as we look to improve North St. Paul's parks over the next 15 years.

Included is a complete inventory of the amenities and infrastructure in each of the parks, the status of their age and condition, as well as the estimated cost to replace structures and equipment. It is our hope that by highlighting the needs of our parks and communicating the cost for replacement, the community will recognize the need for prioritization and creativity in fundraising to leverage all available financial resources.

Recommendations for prioritization, project phasing, and funding sources are also provided for all parks. Additionally, the City of North St. Paul may consider a future comprehensive park planning study be undertaken to ensure ~~that~~ recommendations are in line with community needs. Factors include park distribution and level of service provided, current trends in recreation, and evolving demographics and housing densities.

Photos: Wildlife at Silver Lake



PARK MAP



PARK CLASSIFICATIONS

SMALL NEIGHBORHOOD

Definition:

A park classified as a “Small Neighborhood Park” is primarily used by residents of the neighborhood ~~in which~~ it is located. These parks occupy less than one square block of land within the community and may provide a variety of amenities.

Parks with this Classification:

- Dorothy Park
- Polar Park
- Country Club Park
- Colby Hills Park

Prescription:

Improvements to parks under this classification will be ~~more~~ minimal.

- The focus will be on maintenance/repair of existing equipment and amenities.
- Efforts will be made to enhance the visual appeal of these parks so they continue to serve as an asset for the neighborhood.
- As park equipment and infrastructure in these parks reaches the end of its lifespan, the Parks Commission will work with the neighborhood to gauge interest in replacing infrastructure and to explore new uses for the park, including open green space, community gardens, walking paths, public art, etc.



PARK CLASSIFICATIONS

LARGE NEIGHBORHOOD

Definition:

A park classified as a “Large Neighborhood Park” generally has more amenities than a small neighborhood park and takes up more than one square block of land. These parks are still primarily used by residents of the neighborhood, but they may also draw in other people from the larger community due to the diversity of amenities offered there.

Parks with this Classification:



- Northwood Park
- Tower Park
- Hause Park

Prescription:

- Improvements to these parks will be more substantial than for small neighborhood parks.
- Funding will go toward maintenance and repair, and when equipment and infrastructure reaches the end of its life, funding for replacement and/or potential new uses will be explored.

PARK CLASSIFICATIONS

COMMUNITY PARK

Definition:

A park classified as a “Community Park” differs from a neighborhood park by the fact ~~that~~ it draws in visitors from the larger community and even a larger region due to a unique natural feature or amenity. This classification replaces the previous “Regional Park” classification as described by the City of North St. Paul to avoid confusion with parks meeting the criteria for a Regional Park status, as recognized by the Metropolitan Council.

Parks with this Classification:

- Casey Lake Park
- Silver Lake Park
- McKnight Fields

Prescription:

- Community parks serve a crucial purpose in the community, as they attract a large number of visitors. Thus, these parks promote a positive and prosperous image for North St. Paul.
- Funding will be available for capital improvements, and maintenance and repair will be performed with greater frequency.
- Specifically, efforts will be made to maintain and enhance the amenities that generate a community-wide and regional draw to the park. For instance, shoreline restoration will eventually be necessary at Silver Lake Park in order to preserve the water quality.
- Similarly, the baseball fields at McKnight Field will be frequently considered for improvements because they draw ~~large quantities~~ of people from both within and outside the community.



PARK CLASSIFICATIONS

SPECIALTY PARK

Definition:

A park classified as a “Specialty Park” serves a special pupose within the eity and can include varying levels of development.

Parks with this Classification:

- Rotary Park
- Veteran’s Memorial Park
- Southwood Nature Preserve
- Urban Ecology Center
- Undeveloped Downtown Parcel

Prescription:

- Specialty parks serve varying purposes in the community, dependent upon the actual type of development it offers.
- Funding will be available for capital improvements, and maintenance and repair will be performed in line with the actual level of development to ensure the parks are adequately meeting the needs of the users.
- Some specialty parks may have partnership opportunities to ensure its success in terms of development, maintenance and replacement efforts.
- Specifically, efforts will be made to maintain and enhance the amenities that generate a community-wide and regional draw to the park and eity. For instance, Rotary Park is located along the Gateway State Trail which can service users from outside the local community.

INVENTORY AND CONDITIONS

SMALL NEIGHBORHOOD PARKS

INVENTORY AND CONDITIONS

SMALL NEIGHBORHOOD PARKS

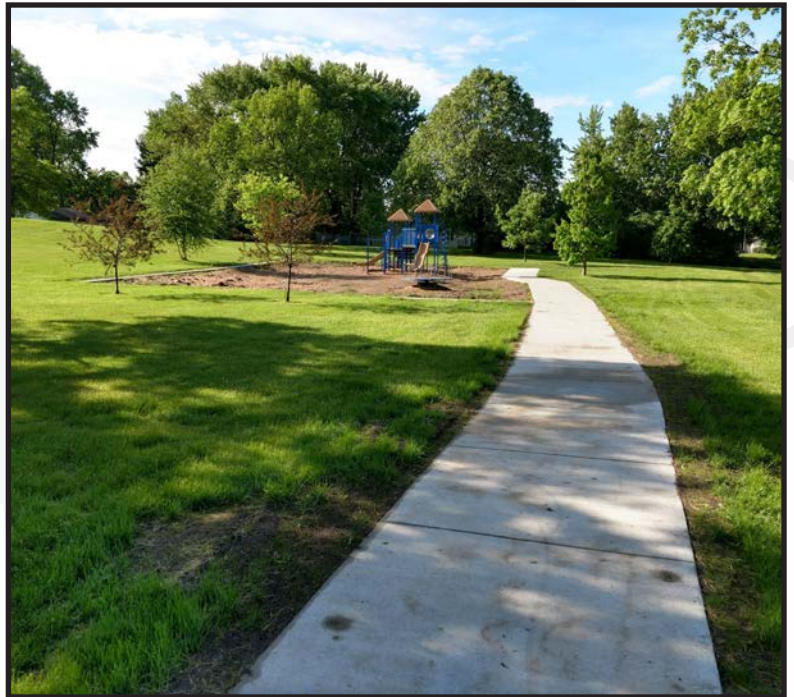
Polar Park

Location: Hilltop Court (between Shawnee Drive and 19th Street)

Polar Park is approximately 2 acres in size and primarily surrounded by residential lots with three points of access from adjacent residential streets. The park has mature trees that provides a nice character and shade.

Amenities

- Playground Area
- Picnic Spaces and Grills
- Informal Lawn / Field
- Accessible Walk to Playground



	Year Built
Concrete Walks	2020
Bench	2020
Swings	2020
Playground	1997
Bench	2020

INVENTORY AND CONDITIONS

SMALL NEIGHBORHOOD PARKS

Polar Park (...Continued)

A new concrete walk from Shawnee Dr. to the playground was recently completed along with a concrete playground border per the park concept plan, which also illustrates the following:

- New /expanded playground equipment with engineered wood fiber surfacing.
- ~~Trail connection to 19th Ave with optional trail loop and connection to Hilltop Ct.~~
- New park amenities: benches, tables, receptacles, grills, etc.



INVENTORY AND CONDITIONS

SMALL NEIGHBORHOOD PARKS

Polar Park (...Continued)

Recommendations

General recommendations for the park are based on the park concept plan, which should continue to be confirmed by the City and residents in order to meet the actual needs and desires.

Estimated costs are in 2021 dollars based upon a project of similar size and complexity and assumes work is completed by a licensed, bonded general contractor.

Estimates should assume a 3-5% increase per year for inflation.

Description	Estimated Costs
Earthwork & Removals	\$10,000
Play Equipment Replacement	\$75,000
Benches, Tables & Grills	\$10,000
Concrete Playground Pad	\$4,000
6' Concrete Walk to South (~ 360 lf)	\$21,600
Restoration & Erosion Control	\$2,000
Park Signs (3)	\$9,000
Optional: 8' Bituminous Trail Loop (~ 850 lf)	\$23,000
Subtotal:	\$131,600
15% Contingency & Mobilization	\$19,740
15% Engineering & Design	\$19,740
Total:	\$171,080

INVENTORY AND CONDITIONS

SMALL NEIGHBORHOOD PARKS

Country Club Park

Location: Eldridge Ave E (0.15 acres)

Amenities

- Open green space



Play structure has been removed, open green space remains

Recommendations

Evaluate and confirm community need prior to implementing new park amenities.

INVENTORY AND CONDITIONS

SMALL NEIGHBORHOOD PARKS

Colby Hills Park

Location: Corner of 7th St N and Belmont Lane E

Approx. 1.5 acres in size with a developed park on the north side of Belmont Lane and an open lawn space / skating area on the south side of the street. A new concrete walk to the shelter and playground was recently completed.

Amenities

- Playground Area
- Picnic Shelter
- Picnic Tables & Grills
- Drinking Fountain
- Accessible Walk to Shelter & Playground
- Open Lawn Lot



	Year Built
Playground	2019
ADA Updates	2019
Open-air Shelter	2010
Swings	2009

INVENTORY AND CONDITIONS

SMALL NEIGHBORHOOD PARKS

Colby Hills Parks (...Continued)



Playground Structure



Park Sign



Picnic Shelter



Green space

INVENTORY AND CONDITIONS

SMALL NEIGHBORHOOD PARKS

Colby Hills Parks (...Continued)

Recommendations

General recommendations for the park continue previous improvements to complete the project for the near term.

Estimated costs are in 2021 dollars based upon a project of similar size and complexity and assumes work is completed by a licensed, bonded general contractor. Estimates should assume a 3-5% increase per year for inflation.

Description	Estimated Costs
Fence Replacement	\$6,000
Benches	\$2,500
Park Sign (1)	\$3,000
Optional: Volleball Net Only	\$3,500
Subtotal:	\$15,000



INVENTORY AND CONDITIONS

SMALL NEIGHBORHOOD PARKS

Dorothy Park

Location: Lake Boulevard

Approx. 1 acre in size and located along the lake with very scenic views. A new walk to the playground was completed in 2019.

Amenities

- Playground Area
- Benches & Picnic Tables
- Canoe Storage Rack
- Walk to Playground



	Year Built
Walk	2019
Playground	2017
Swings	2017
Bench	2017

INVENTORY AND CONDITIONS

SMALL NEIGHBORHOOD PARKS

Dorothy Park (...Continued)



Swings and playground equipment were replaced in 2017 with an accessible walk in 2019 as part of the street project.



Canoes racks are available for rent for a nominal fee.

Recommendations

General recommendations include a new park sign and ongoing maintenance.

Description	Estimated Costs
Sign	\$3,000

INVENTORY AND CONDITIONS

LARGE NEIGHBORHOOD PARKS

INVENTORY AND CONDITIONS

LARGE NEIGHBORHOOD PARKS

Tower Park

Location: Along 13th Ave E between 2nd St and E 2nd St

Approx. 3 acres in size and located halfway between North High School and Richardson Elementary School on a water tower site. Nice character and appeal.

Amenities

- Playground Area
- Picnic Shelter
- Benches, Picnic Tables & Grills
- Sand Volleyball Court
- Basketball Court
- Trails / Drive (0.12 miles)



	Year Built
Volleyball Border	2020
Playground	2015
Open-air Shelter	2012
Swings	2009 (Qty 3)
Merry-go-round	1999

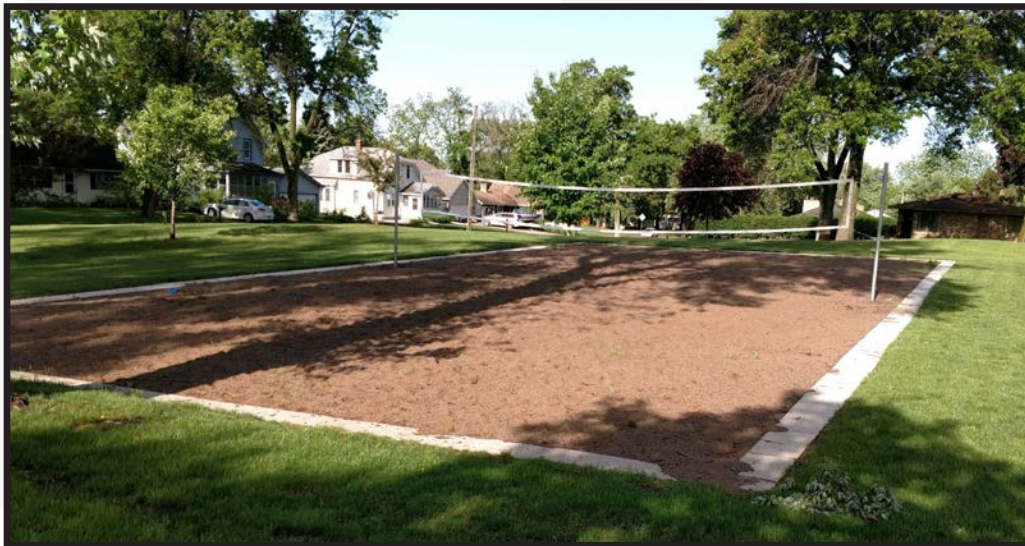
INVENTORY AND CONDITIONS

LARGE NEIGHBORHOOD PARKS

Tower Park (...Continued)



Playground installed in 2015



Volleyball Court Improvements

Recommendations

General recommendations include a new park sign and ongoing maintenance.

Description	Estimated Costs
Sign	\$3,000

INVENTORY AND CONDITIONS

LARGE NEIGHBORHOOD PARKS

Hause Park

Location: 2616 - 4th Ave E

Approx. 2 acres in size and located downtown district. Nice character and appeal with recent updates. The tennis court is undersized, in poor condition and not accessible. The ballfield is in need of repair / replacement.

Amenities

- Playground Area
- Park Building / Warming House with Restrooms
- Picnic Shelter
- Benches, Picnic Tables & Grills
- Tennis Court (undersized)
- Basketball Court
- Ballfield
- Concrete Walk to Building



	Year Built
Playground	2017
Swings	2017
Merry-go-round	2015
Open-air Shelter	2012
Building	Unknown



INVENTORY AND CONDITIONS

LARGE NEIGHBORHOOD PARKS

Hause Park (...Continued)



Shelter replaced in 2012



Ball field needs improvements



Tennis court in poor condition and is undersized



Renovation of the park building 2018



Playground replaced 2017

INVENTORY AND CONDITIONS

LARGE NEIGHBORHOOD PARKS

Hause Park (...Continued)

Recommendations

General recommendations for the park continue previous improvements to complete the project for the near term which may include a new court for either a double pickleball within the existing footprint or slightly longer, or a single tennis court if it is widened to the proper width, along with walk connections for accessibility. It should be noted that pickleball can be a noisy sport so the surrounding residences should provide input on the suitability of the pickleball court here. Additional improvements include walk connections to the existing shelter which can be extended further down to the park building, and improvements to the ballfield with a new backstop, players benches and added agg-lime.

Estimated costs are in 2021 dollars based upon a project of similar size and complexity and assumes work is completed by a licensed, bonded general contractor.

Estimates should assume a 3-5% increase per year for inflation.

Description	Estimated Costs
Earthwork & Removals	\$30,000
Double Pickleball Court	\$80,000
Concrete Walk & Ped Ramp to Court	\$11,000
Concrete Walk to Shelter & Building	\$18,000
Ballfield Improvements	\$25,000
Restoration & Erosion Control	\$2,000
Park Sign (2)	\$6,000
Subtotal:	\$172,000
15% Contingency & Mobilization	\$25,800
15% Engineering & Design	\$25,800
Total:	\$223,600



INVENTORY AND CONDITIONS

LARGE NEIGHBORHOOD PARKS

Northwood Park

Location: 1995 1st St N

Approx. 5 acres in size with a linear configuration. Nice character and appeal with recent updates. Ballfield has less than ideal orientation and many amenities are not connected by trails / walks. Buildings are at end of useful life.

Amenities

- Playground Area
- Sidewalk (along 1st St)
- Paved Hockey Rink
- Pleasure Rink
- Park Building / Warming House with Restrooms
- Picnic Shelter
- Benches, Picnic Tables & Grills
- Drinking Fountain
- Ball Field (not ideal orientation)
- Basketball Court



	Year Built
Ballfield Renovations	2018
Playground	2016
Swings	2016
Merry-go-round	2015
Open-air Shelter	1980
Park Building (warming house)	

INVENTORY AND CONDITIONS

LARGE NEIGHBORHOOD PARKS

Northwood Park (...Continued)



Building is at end of useful life



New playground installed 2016



Basketball Court in poor condition



Shelter is at end of useful life

INVENTORY AND CONDITIONS

LARGE NEIGHBORHOOD PARKS

Northwood Park (...Continued)

Recommendations

General recommendations for the park include redevelopment of some of the park amenities with proper trail connections. The recommendations listed below are general suggestions and should be determined with the residents to ensure any improvements are in alignment with community needs and desires.

Estimated costs are in 2021 dollars based upon a project of similar size and complexity and assumes work is completed by a licensed, bonded general contractor.

Estimates should assume a 3-5% increase per year for inflation.

Description	Estimated Costs
Earthwork & Removals	\$40,000
Hockey Rink Boards	\$120,000
Warming House w/Restrooms & Open-Air Shelter Component	\$1,000,000
Basketball Hoops on Rink (2)	\$14,000
Gaga Pit	\$6,000
Playground Open-Air Shelter	\$40,000
Benches, Tables & Grills	\$25,000
6' Concrete Walks (~ 500 lf)	\$30,000
Restoration & Erosion Control	\$10,000
Park Sign (1)	\$3,000
Optional: Volleyball Court Addition	\$15,000
Subtotal:	\$1,303,000
15% Contingency & Mobilization	\$195,450
15% Engineering & Design	\$195,450
Total:	\$1,693,900

INVENTORY AND CONDITIONS

COMMUNITY PARKS

INVENTORY AND CONDITIONS

COMMUNITY PARKS

McKnight Fields

Location: 2310 - 10th Ave E

Approximately __ acres in size adjacent to the North High School and primarily focused on athletics.

Amenities

- Concession Stand
- Announcing Building
- Restrooms
- (4) Ball Fields in Wheel
- (1) Baseball Field with Turf Infield
- (1) Ball Field / Multiuse Field (ballfield has poor orientation)
- Tennis Courts
- Small Picnic Shelter
- Batting Cages
- Storage Shed



	Year Built
Field #1 Renovation	2016
	

INVENTORY AND CONDITIONS

COMMUNITY PARKS

McKnight Field (...Continued)



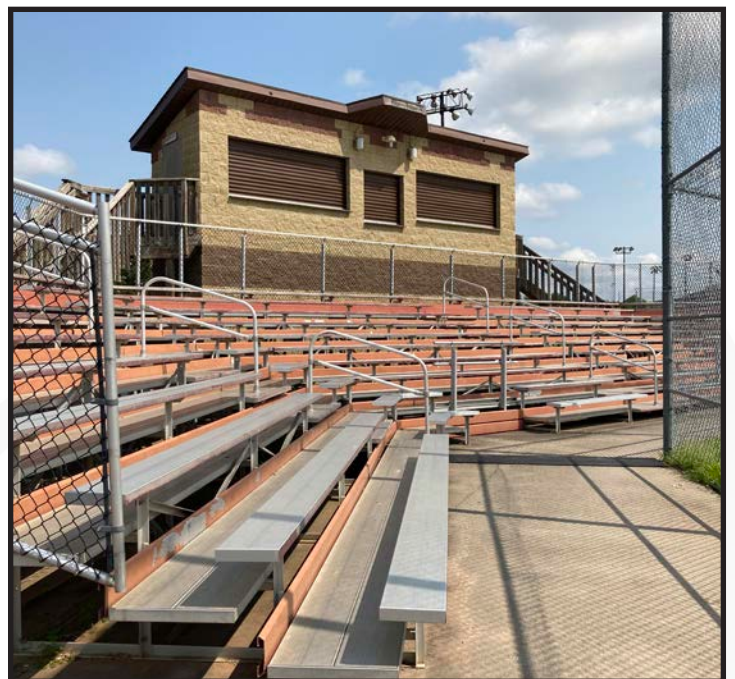
Field #4 renovated 2016



Concession stand and poor trail conditions



Tennis courts in poor condition



Announcing Booth & Bleachers

INVENTORY AND CONDITIONS

COMMUNITY PARKS

McKnight Field (...Continued)

Recommendations

General recommendations for the park include improvements and replacement of existing amenities that are in poor condition, at the end of their useful life and do not meet current codes or accessibility standards.

It is recommended ~~that~~ an updated master plan be completed that includes a thorough assessment of the age and condition of existing buildings and amenities to fully understand the replacement needs. The planning process should consider potential additional amenities that may ~~be~~ appropriate to add at this site and should include a corresponding estimate of probable costs.

Some items for consideration includes the following:

- Determine actual number of tennis courts needed. There may be potential to create dedicated pickleball courts on the park site that take up less space separate from dedicated tennis courts.
- Determine needs of informal ballfield on NW corner of site. If necessary to keep, reorient the field for optimal play.
- Consider new parking layouts for improved capacity and circulation.
- Consider exercise station area.
- Consider open air picnic shelter.
- Consider playground.
- Improvements to existing ballfields.
- Determine updates to concessions and announcement booth.
- Trail replacement.
- Consider a potential splash pad though this should be vetted with additional sites that may be more appropriate.

INVENTORY AND CONDITIONS

COMMUNITY PARKS

Casey Lake Park

Location: 2089 17th Ave E

Approximately 33 acres in size with a scenic natural setting along Casey Lake. The park has a variety of active and passive outdoor recreation that are spread out within the park with natural spaces that break up the developed areas and create numerous places to gather.

Amenities

- Park Booya Building and Shelter
- New Building w/Restrooms & Meeting Room
- Picnic Shelter
- Upper Casey Playground (Janie's Playground)
- Lower Casey Playground (Army Park)
- Upper & Lower Parking Lots
- Sand Volleyball
- Hockey Rink
- (4) Ballfields (Fields 1 & 2 Fenced)
- Trails (~1 mile)
- Fishing Pier
- Picnic Tables, Grills & Benches
- Wooden Exercise Equipment (old)



	Year Built
Jerry Bell Ball Field	2017 Renovation
Park Building New	2016
Booya Building	2016 Renovation
Fishing Pier	2015
Upper Casey Play Equipment	2015
Janie's Playground / Swings	2014
Open-air Shelter	
Wooden Equipment	1970's

INVENTORY AND CONDITIONS

COMMUNITY PARKS

Casey Lake Park (...Continued)

Fields 3 & 4 have a poor orientation for play. The hockey rink has a poor orientation, is in poor condition and is a long distance from parking. The eastern playground (Army Park) will soon ~~be in need of~~ replacement.



*Shelter and park building renovated/
rebuilt in 2016*



*New monument sign
2018*



*Janie's playground constructed
in 2014*



Sand volleyball court



Field #1 renovated in 2017



Fishing Pier constructed in 2015

INVENTORY AND CONDITIONS

COMMUNITY PARKS

Casey Lake Park (...Continued)

Recommendations

General recommendations for the park include redevelopment / replacement of some of the park amenities. The recommendations listed are general suggestions and should be determined with the residents to ensure they are in alignment with community needs.

It is recommended to develop a community involved master plan process for any reorganization for improvements and develop a corresponding estimate of probable costs at that time.

Some items for consideration if reorganization of amenities is warranted includes the following:

- At time of further improvements to Fields 3 & 4, the infields could be relocated for optimal orientation for play.
- The hockey rink could be moved closer to the eastern parking lot in order to orient the rink north-south and improve proximity to parking.
- Add warming house building with restrooms and open-air shelter.
- Pave the rink to allow for multiple uses for year-round recreation.
- A new playground or natural play features could be relocated in the center near the ballfield locations for better proximity to the ballfields.
- Add one or two picnic shelters near the relocated playground and ballfields.
- Develop cross-country ski trails.
- Exercise equipment along trails.

INVENTORY AND CONDITIONS

COMMUNITY PARKS

Silver Lake

Location: 2601 19th Ave E

Approximately 6 acres in size along the southern shores of Silver Lake. The park is very linear and has a variety of recreation elements and picnic spaces with ~~the swimming beach being a popular draw.~~ There ~~have been~~ some improvements to playground equipment and pickleball striping ~~has been~~ added to the tennis courts. There are some accessibility issues to be addressed along with ongoing management of natural resources and water quality.

Amenities

- Swimming Beach
- Restrooms / Changing Rooms
- Fishing Pier
- (2) Playground Areas
- Sand Volleyball Court
- Double Tennis Court / Pickleball Overlay
- Walking/Biking Trails 0.37 Miles
- Picnic Tables, Grills & Benches
- Open Air Picnic Shelter
- Drinking Fountain



	Year Built
Merry-go-Round & Swings	2015
Open-air Shelter	2015
Fishing Pier	2014
Playground (East)	2006
Restroom Building	

INVENTORY AND CONDITIONS

COMMUNITY PARKS

Silver Lake (...Continued)



Eastern Playground



Restroom Building



Merry-go-Round



Picnic shelter with views of the lake



Fishing pier added in 2011



New playground in 2015 at Silver Lake West

INVENTORY AND CONDITIONS

COMMUNITY PARKS

Silver Lake (...Continued)

Recommendations

General recommendations for the park include ongoing maintenance and replacement as needed with added trail connections as necessary for improved accessibility. When the playground on the eastern side is replaced, more unique or challenging pieces could be considered to meet a varying demographic from the equipment on the western side. The existing restroom building should be evaluated for code compliance to determine if improvements are necessary, or if replacement is a better value.

Estimated costs are in 2021 dollars based upon a project of similar size and complexity and assumes work is completed by a licensed, bonded general contractor. Estimates should assume a 3-5% increase per year for inflation.

Description	Estimated Costs
New Prefabricated Restroom Building	\$500,000
6' Concrete Walks (~150 lf)	\$10,000
Playground East	\$200,000
Security Light	\$6,000
Receptacles & Signage	\$8,000
SubTotal:	\$724,000
15% Contingency & Mobilization	\$108,600
15% Engineering & Design	\$108,600
Total	\$941,200

INVENTORY AND CONDITIONS

SPECIALTY PARKS

INVENTORY AND CONDITIONS

SPECIALTY PARKS

Rotary Park

Location: North St. Paul Drive & 2nd St. [↗](#)

This park serves as a trailhead for the Gateway State Trail and is a more recent development with newer amenities.

Amenities

- (2) Open Air Shelters
- Picnic Tables & Benches
- Drinking Fountain
- Trails
- Bike Fix-It Station



	Year Built
Open Air Shelters	2014 - 2016
Drinking Fountain	2011

INVENTORY AND CONDITIONS

SPECIALTY PARKS

Rotary Park (...continued)



Recommendations

General recommendations for the park include ongoing maintenance and replacement as needed with added wayfinding and interpretive maps.

Description	Estimated Costs
Kiosk / Wayfinding Maps	\$15,000

INVENTORY AND CONDITIONS

SPECIALTY PARKS

Veterans Memorial Park

Location: 2480 Margaret St N

Amenities

- Veteran's Memorial
- Benches



INVENTORY AND CONDITIONS

SPECIALTY PARKS

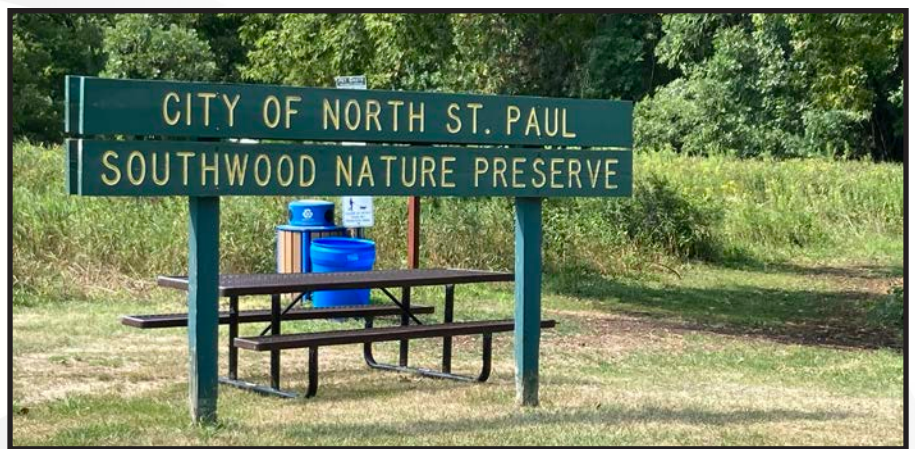
Southwood Nature Preserve

Location: Holloway Ave E

A natural resource park with approximately 28 acres containing a variety of ecosystems.

Amenities

- Walking Trails (natural)
- Overlook Deck
- Benches



Recommendations

General recommendations for the park include ongoing maintenance and replacement as needed with added wayfinding and educational / interpretive maps.

Description	Estimated Costs
Interpretive / Wayfinding Signs	\$5,000

INVENTORY AND CONDITIONS

SPECIALTY PARKS

Urban Ecology Center

Location: West of ~~McNight~~ Road along South Ave E

A natural resource park along the Gateway State Trail with approximately 24 acres operated and maintained by the Ramsey-Washington Metro Watershed District as part of a wetland restoration project.

Amenities

- Walking Trails (natural) & Boardwalk
- Overlook Deck
- Wetland Restoration
- Education

Recommendations

General recommendations for the park include ongoing maintenance and replacement as needed in conjunction with RWMWD.

INVENTORY AND CONDITIONS

SPECIALTY PARKS

Undeveloped Downtown Parcel

Location: 2498 7th Ave E

A city-owned lot in the downtown business district.

Amenities

- None

Recommendations

General recommendations include preparation of a master plan for development to meet the recreational needs of the growing populations within the surrounding neighborhoods while enhancing the downtown business district.

The design could accommodate a new or complementary type of recreation while providing opportunities for events and gathering spaces that would attract more users to the business district.

INVENTORY AND CONDITIONS

RECREATION STANDARDS

Recreation Design Standards

The National Park and Recreation (NRPA) is an organization that strives to help communities provide access and recreation to all people, no matter the race, age, income level, or ability. The NRPA provides a range of tools and resources to local park and recreation agencies to use for community engagement, program participation, and funding opportunities.

The NRPA has park metrics that can be used to generally evaluate the existing park system in comparison to similar communities. They provide general recreation standards per population for general evaluation purposes but are not intended to be applicable for every community.

The NRPA, and many communities, typically strive to have a quality developed park with recreation amenities within a quarter to half mile of every household which is considered to be a 10-minute walk.

There are numerous factors that come into play beyond the overall distance and population-based standards and it is recommended that cities conduct routine evaluations to determine how their overall system is functioning based on more community-specific data to identify improvement opportunities. For instance, an overall map may identify a park within a half mile of its residents yet does not account for any barriers that may prohibit or deter safe access to the parks. It also does not account for the actual size of the park or types of recreation available in relation to the populations being served.

Facilities Chart

The following chart identifies the total listed recreation amenities for the City of North St. Paul.

Facility Type	Number of existing in the city
Playgrounds	8
Picnic Areas	9
Enclosed Pavilions	4
Open Air Shelter	7
Parks with Grills	6
Baseball Fields	12
Basketball Courts	2
Tennis Courts	2
Volleyball Courts	3
Outdoor Ice Rink	2
Fishing Pier	2
Outdoor Swimming	1

Park	Polar Park	Country Club Park	Colby Hills Park	Dorothy Park	Tower Park	Hause Park
Park Category	SNP	SNP	SNP	SNP	LNP	LNP
Nature areas						
Undeveloped						
Walking Trail						
Beach						
Baseball						
Basketball						
Ice Rink						
Volleyball						
Tennis						
Open Air Shelter						
Enclosed Pavilion						
Drinking Fountain						
Restrooms						
Fishing Pier						
Grills						
Picnic Tables						
Benches						
Playground						
Swings						

Park	Northwood Park	McKnight Fields	Casey Lake Park	Silver Lake Park	Rotary Park
Park Category	LNP	RP	RP	RP	SP
Nature areas					
Undeveloped					
Walking Trail					
Beach					
Baseball					
Basketball					
Ice Rink					
Volleyball					
Tennis					
Open Air Shelter					
Enclosed Pavilion					
Drinking Fountain					
Restrooms					
Fishing Pier					
Grills					
Picnic Tables					
Benches					
Playground					
Swings					

IMPLEMENTATION PLAN

IMPLEMENTATION STRATEGY

Implementation Strategy

Implementation of recommended improvements should be based upon several factors:

- **Community Needs:** Based on identified community need assessment studies that indicate missing or desired amenities or programs, as well as identification of underserved populations that are based on park proximity and population density factors.
- **Park Condition Factors:** Action is warranted due to unsafe conditions, poor quality, end of life cycle, and ineffective at servicing current needs.
- **Available Funding:** Based on available funding or potential partnerships or funding opportunities for improvements or development.

While the data related to condition factors and funding can be easily accessed, it is recommended that a true community-involved needs analysis be undertaken as part of comprehensive park and trail planning effort to guide priorities.

The strategy for implementation and determination of priorities should work towards the goal of developing a balanced system that offers multiple community values. The priorities will need to be continually updated to reflect changes in recreation trends, demands, city demographics and land uses, as well as opportunities that arise.

An important consideration in development of strategic investments is to avoid spreading investment dollars too thinly across the entire system. This often results in having a minimal effect of the public perception of the value of the investment. As an example, rather than changing out or adding a couple of pieces of equipment within a playground, replace the entire playground at one time. Rather than undertake one improvement each year at a park site, undertake a more comprehensive improvement project. This is beneficial in reducing costs related to redundant items needed with each project and allows for a more manageable maintenance and replacement schedule for the park as well.

It is also recommended that the City of North St. Paul develop a park asset management plan to effectively project yearly anticipated maintenance and replacement costs for annual budgeting purposes.

IMPLEMENTATION PLAN

Implementation Strategy (...Continued)

The biggest challenge facing the City of North St. Paul will be securing the funding needed to make the necessary improvements. The estimates below are significant as shown but currently do not include new park developments or some of the larger parks that will have substantially higher funding needed to make necessary improvements.

While there are partnership and funding opportunities to help in the cost-sharing, the City will need to determine a method of making more significant investments in the coming years in order to meet the goals of this plan.

Implementation Estimates

Classification	Park Name	Total Estimated Costs
Small Neighborhood	Dorothy	\$3,000
Small Neighborhood	Polar	\$171,080
Small Neighborhood	Country Club	TBD
Small Neighborhood	Colby Hills	\$19,500
Large Neighborhood	Northwood	\$1,693,900
Large Neighborhood	Tower	TBD
Large Neighborhood	Hause	\$223,600
Community	Casey Lake	TBD: ~\$2.5M+
Community	Silver Lake	\$941,200
Community	McNigh Fields	TBD
Specialty	Rotary	\$15,000
Specialty	Veteran's Memorial	-
Specialty	Southwood Nature Preserve	\$5,000
Specialty	Urban Ecology Center	-
Specialty	Downtown Parcel	TBD: ~\$500k +

PARK IMPLEMENTATION PLAN

PARK PRIORITIZATION TABLE

The following Park Implementation Table with identification of potential projects does not necessarily reflect recommendations based on a Community Needs Analysis. General costs have been rounded and recommendations beyond the 10-year timespan are not provided.

Timeline	Park	Improvement	Est. Project Cost	Total Cost
Short Term (1 - 5 years)	General	Park Signs	\$32,000	
	Rotary Park	Signage	\$15,000	
	Hause	Tennis Court, Trails & Ballfield	\$224,000	
	Polar	Playground & Trails	\$171,000	
	Downtown Park	Master Plan	\$8,000 - \$10,000	
	McNight	Master Plan	\$8,000 - \$10,000	
	Casey Lake	Master Plan (East Side of Park)	\$8,000 - \$10,000	
	Casey Lake	Hockey Rink Improvements	\$50,000	
Short Term Projects Total Estimated Cost				\$516,000 - \$522,000
Mid Term (5 -10 years)	Downtown	TBD	TBD: \$500K+	
	Northwood	Improvements	\$1.7M	
	McNight	TBD		
	Silver Lake	Playground & Miscellaneous	\$941K	
	Casey Lake	TBD	TBD: ~\$2.5M+	
Mid Term Projects Total Estimated Cost				\$5.64M +

PROJECT DESCRIPTIONS

SHORT TERM PROJECTS

TIMELINE: 1 - 5 YEARS

SHORT TERM PROJECTS

Project name: Park Signage Improvements

Park classification: Varies

Description: Replacement of park identification signs at select sites and adding in a sign / kiosk at Rotary Park for wayfinding.

Justification: Park identification signs are in need of replacement. Rotary Park signage would help direct trail users from the Gateway State Trail into the downtown business district destination areas and provide wayfinding for the trail system. A partnership or grant opportunity may be available for the Rotary Park Kiosk sign costs.

Estimate of Probable Costs

	Estimated Costs	Funding	Timeline
Park Identification Signs	\$32,000		2022
Rotary Park Kiosk	\$15,000		2022-2023

SHORT TERM PROJECTS

Project name: Hause Park Improvements

Park classification: Large Neighborhood

Description: Continued park improvements to include the replacement of the existing court with either a standard sized tennis court and/or two pickleball courts. Additional improvements include walkways for improved accessibility and general ballfield improvements such as a new backstop, fencing, players benches and topdressing agg-lime.

Justification: Complete park improvements so the entire park will be complete for the next life cycle. The existing tennis court is in a very poor condition and is not the proper size.

Estimate of Probable Costs

	Estimated Costs	Funding	Timeline
Hause Park Improvements	\$172,000 - \$224,000		2022-2023

SHORT TERM PROJECTS

Project name: Polar Park Improvements

Park classification: Small Neighborhood

Description: Continued park improvements to include the replacement of the existing playground and site picnic and seating areas with new trails for improved accessibility.

Justification: Continue park improvements so the entire park will be complete for the next life cycle. The existing playground is beyond its life span and likely does not meet current safety standards.

Estimate of Probable Costs

	Estimated Costs	Funding	Timeline
Polar Park Improvements	\$132,000 - \$171,000		2023

SHORT TERM PROJECTS

Project name: Master Plan Projects

Park classification: Community & Specialty

Description: Development of park master plans in order to identify improvements related to desired amenities, optimal locations and related costs.

Justification: Master Plans are meant to provide guidance for future projects and funding needs, along with overall prioritization within the greater system. A community-led planning process will help identify community desires in terms of amenities and priorities. A master plan is necessary to find the optimal location for a splash pad and the development of a downtown park. Casey Lake is a community park and the eastern side should look at potential reorganization prior to undertaking any further improvements. ~~McNight~~ Fields is a community park that should be reviewed further to identify any potential additions and actual replacement costs.

Estimate of Probable Costs

	Estimated Costs	Funding	Timeline
Downtown Park	\$8,000 - \$10,000		2022
McNight Fields	\$8,000 - \$10,000		2023
Casey Lake	\$8,000 - \$10,000		2023

SHORT TERM PROJECTS

Project name: Casey Lake Hockey Rink

Park classification: Community

Description: Improve the hockey rink at Casey Lake Park if the master plan process indicates the rink is to remain in its existing location. If the master plan process indicates a new rink location, the project should ultimately be part of a larger redevelopment project.

Justification: Casey Lake is a community park containing one of two city rinks which is currently in poor condition.

Estimate of Probable Costs

	Estimated Costs	Funding	Timeline
Casey Lake Rink Improvements (dependent on master plan outcome)	\$50,000		2024

REPLACEMENT COSTS

MID TERM PROJECTS

TIMELINE: 5 - 10 YEARS

MID TERM PROJECTS

Project name: Downtown Park

Park classification: Currently Unspecified / Potential Specialty Park

Description: Development of a park in the downtown district that adds a new and/or complementary type of recreation that would serve the growing populations within the surrounding neighborhoods, as well as the broader community with opportunity for community gathering spaces and events. Development and corresponding estimate of probable costs would be determined by a master plan process, but a general placeholder budget is currently provided which can be updated upon completion of the master plan.

Justification: As a park within the downtown district it would have high visibility that would enhance the downtown and provide opportunities for gathering areas and events that may contribute to revenue generation for the businesses while also providing recreation for new and growing populations.

Estimate of Probable Costs

	Estimated Costs	Funding	Timeline
Downtown Park	Budgetary \$500,000		2025

MID TERM PROJECTS

Project name: Northwood

Park classification: Large Neighborhood

Description: Improvements to Northwood Park to potentially include new rink boards with added basketball goal standards on the rink for multi-purpose and multi-season use, a new warming house building with restrooms and exterior open air shelter space, a new open air shelter by the playground, added gaga pit, added volleyball court, trail connections, and related benches, tables and grills.

Justification: As a large neighborhood park, the improvements would bring the park service level up to desired standards and provide proper accessibility to the amenities.

Estimate of Probable Costs

	Estimated Costs	Funding	Timeline
Northwood Park Improvements	\$1.3 - \$1.7M		2025-2027

MID TERM PROJECTS

Project name: ~~McNight~~

Park classification: Community Park / Athletic Fields

Description: Improvements and replacement of existing amenities and/or added amenities based upon approved master plan recommendations.

Justification: As a popular community park focused on athletics which also brings in revenue for the community, improvements are necessary to keep facilities up to adequate design standards to meet the ongoing demands of athletics, the school and residents.

Estimate of Probable Costs

	Estimated Costs	Funding	Timeline
McNight	\$TBD		2028-2030

MID TERM PROJECTS

Project name: Silver Lake

Park classification: Community

Description: Improvements to Silver Lake Park to include replacement of the outdated playground on the east side of the park which could include more unique or challenging pieces to serve a different age group from the equipment on the west side of the park. Trail connections to existing amenities would be included for improved accessibility with an added security light for safety improvements, new park signage and added receptacles.

Justification: As a popular community park with a strong appeal for the beach, the new restrooms would meet the needs of the users by replacing an outdated structure. The new playground equipment would help meet a need for a varying demographic with other improvements focused on improved accessibility and safety.

Estimate of Probable Costs

	Estimated Costs	Funding	Timeline
Silver Lake Park Improvements	\$724,000-\$941,000		2030-2032

MID TERM PROJECTS

Project name: Casey Lake Improvements

Park classification: Community

Description: Improvements and replacement of existing amenities and/or added amenities based upon approved master plan recommendations.

Justification: Casey Lake is a community park with a variety of active and passive recreation which draws in use from across the community. Improvements would be focused on the eastern section of the park with improvements on overall layout , improved athletics, and bringing the amenities up to current design standards to provide quality recreation across multiple seasons.

Estimate of Probable Costs

	Estimated Costs	Funding	Timeline
Casey Lake Site Improvements	\$TBD (~\$2.5M+)		2032-2034

CONCLUSION

The Park Improvement Plan provides general insight into known infrastructure needs at the time it was written. Unknown community needs and related costs will ultimately affect the overall prioritization strategy for implementation along with actual funding available.

The Park Improvement Plan costs for improvements highlight the need for making more significant investments into parks in the upcoming years based on meeting the goals of this plan that place a higher priority on community parks. As parks continue to age and fall into a state of disrepair, this can negatively affect community perception of the overall system. This is especially true for the larger parks in the system that receive more significant use and have higher related costs for improvements due to the extent of recreation available. This emphasizes the need for making strategic investments based on community needs and a visionary approach, rather than a reactionary or piecemeal approach.

Recommendations moving forward include developing a Needs Assessment that accounts for current and anticipated demographics to ensure priorities are in alignment with actual need, along with the development of a comprehensive asset management system to help track and identify funding needs over time. Priorities and related costs should be updated annually.