



**City of North St. Paul  
City Council  
Workshop Meeting Agenda**

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**April 19, 2022  
5:00 PM**

The City Council Meeting will be conducted on **April 19, 2022** at 5:00 p.m. The meeting location is the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

The City Council 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 **April 19, 2022** Zoom meeting can be accessed via:

<https://tinyurl.com/NSPCityCouncil>

(from a PC, Mac, tablet, iPhone or Android device)

or by phone at 1-929-205-6099.

Participants accessing the meeting by phone please use the following meeting ID:  
84409094358

You can also watch the meeting on our YouTube channel here [tinyurl.com/NSPYouTube](https://tinyurl.com/NSPYouTube).

**I. Call to Order**

**II. Roll Call**

Council Member Thorsen  
Council Member Petersen  
Council Member Wong  
Council Member Cole  
Mayor Furlong

**III. Adopt Agenda**

**IV. Topic(s)**

- A. Park Improvement Plan 2022 -Presentation
- B. Community Center discussion

**V. Other Business**

**VI. Adjournment**

**The next regularly scheduled City Council Workshop meeting is May 5, 2022.**

**To**

Honorable Mayor Furlong and City Council

**Date**

April 19, 2022

**Agenda Placement # IV.A**

Topic(s)

**Subject**

Park Improvement Plan 2022 -Presentation

**Background/Facts**

In collaboration with WSB, the Park and Recreation Commission has created a Park Improvement Plan spanning the next 10 years. Included is a short presentation highlighting the main sections of the plan, while the plan itself goes into detail why park improvement is important and what projects the commission is proposing. We thank you for your time.

**Recommended Action****Attachments**

1. PRC plan overview 2022
2. Park Improvement Plan 2022

Respectfully submitted,  
Jill Officer, Community Services Rep





# Park and Recreation Improvement Plan Overview



# Park Improvement Plan Purpose



The Park Improvement plan establishes the general overview of our park system and the vision of improvements to align with the 2040 City Comprehensive plan. The plan provides greater detail identifying and prioritizing capital improvements, providing monetary estimates for the work, and timelines.



# Introduction

Parks, trails and open spaces are important facets that contribute to the goals of making North St. Paul a desirable place to live and work. The goals for the Park Improvement Plan is to adequately maintain what we have while making meaningful contributions to strengthen the sense of community.



# Mission

The Park Commissioners mission is to:

- Enhance and expand the parks, trails and open space system to ensure that all have access to quality community facilities.
- Protect and enhance the lakes, wetlands, woods and wildlife and promote actions, practices and developments which will sustain the environment.
- Promote community stewardship through an involved and informed citizenry.
- Achieve a functional, aesthetic and balanced park system that is all inclusive.

# Park Classifications and Mapping

| KEY: Mini-Park (MP)    |                 |              |                  |                   |               |     |
|------------------------|-----------------|--------------|------------------|-------------------|---------------|-----|
| Neighborhood Park (NP) |                 |              |                  |                   |               |     |
| Community Park (CP)    |                 |              |                  |                   |               |     |
| Special Purpose (SP)   |                 |              |                  |                   |               |     |
| Park                   | Casey Lake Park | Central Park | Colby Hills Park | Country Club Park | Downtown Park | Dor |
| Park Category          | CP              | MP           | NP               | MP                | MP            | N   |
| Nature areas           |                 |              |                  |                   |               |     |
| Undeveloped            |                 |              |                  |                   |               |     |
| Walk / Trail           |                 |              |                  |                   |               |     |
| Beach                  |                 |              |                  |                   |               |     |
| Baseball               |                 |              |                  |                   |               |     |
| Basketball             |                 |              |                  |                   |               |     |
| Ice Rink               |                 |              |                  |                   |               |     |
| Volleyball             |                 |              |                  |                   |               |     |
| Tennis                 |                 |              |                  |                   |               |     |
| Open Air Shelter       |                 |              |                  |                   |               |     |
| Enclosed Pavilion      |                 |              |                  |                   |               |     |



Each park is categorized by classification based on size and amenities. Included in the plan are the definitions and general improvements made to these categories. Along with the definitions, the plan also includes individual maps of each park and a full city park layout.



# Inventory and Conditions



The Park Improvement plan further breaks down each park by category and defines locations, area, amenities and the recommendations for improvements the Park and Recreation Committee currently suggests.

# Implementation Strategy and Prioritization



Along with the prioritization table, the strategy of implementation stresses the importance of not stretching funds too thinly across the system but instead making a large impact with comprehensive improvement projects. This also helps reduce redundancy and makes maintenance more manageable.

# Short Term Projects



Notable short term projects: Park signage, Hause Park Improvements, continued work on Polar Park and the planning phase for Northwood Park, Casey Lake Park, a downtown park location and McKnight Park.



# Mid Term Projects



The Mid Term Projects focus on executing plans that were previously developed in the short term, such as Northwood, downtown, McKnight and Casey.

# Conclusion



The Park Improvement Plan provides general insight into known infrastructure needs, highlights the need for making more significant investments and emphasizes the need for strategic investments rather than reactive improvements.



# NORTH ST. PAUL

## PARK IMPROVEMENT PLAN 2022



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# PURPOSE

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

1. Identify and prioritize capital improvements in the City's parks, trails and open space systems necessary to achieve the vision and goals set in the 2040 Comprehensive Plan; to enhance and expand the parks, trails and open space system to ensure all have access to quality community facilities;
2. Estimate project costs for capital improvements;
3. Establish timelines that enable the City to complete improvements and disperse the necessary funds in an orderly fashion.
4. Update the PIP on a yearly basis as part of the Capital Improvement Plan process.

This plan addresses equipment or structure replacement needs as well as potential new parks and amenities, reconfigurations of park spaces, and the need for ongoing community input.

There are several primary revenue sources used for park capital improvement projects including the Park Fund, additional General Funds and the Park Dedication Fund. Park Fund sources consist of proceeds from Local Government Aid, community events, and donations from individuals and organizations that support public access to parks and recreation areas.



## **North St. Paul Parks & Recreation Commission Mission Statement**

The North St. Paul Parks and Recreation Commission acts in an advisory capacity to the Mayor, City Council, and other agencies and organizations to sustain park lands, preserve natural resources, provide places for all people to gather, play and engage in activities that spark joy, promote health, well-being, community and environmental stewardship.

# PURPOSE

## Promise to the Community

As citizens and customers you deserve the best possible service, programs, and facilities. We, the North St Paul Parks and Recreation Commission, promise to do everything possible to cheerfully and respectfully serve you by providing clean, safe facilities; enjoyable, safe programs; and timely and effective services, which includes, listening and responding to your suggestions and concerns.

## Vision Overview

- Enhance and expand the parks, trails and open space system to ensure that all have access to quality community facilities.
- Protect and enhance the lakes, wetlands, woods and wildlife, and promote actions, practices and developments which will sustain the environment. Become more resilient to climate change through climate change mitigation and adaptation.
- Promote community stewardship through an involved and informed citizenry.
- Achieve a functional, aesthetic, and balanced park system that includes pedestrian-friendly sidewalks and trails, local streets, collectors, arterials, a freeway, and transit.

## Vision in Detail

In the development of the 2040 Comprehensive Plan for the City of North St Paul feedback was solicited through various methods, common themes emerged from the engagement effort. The common themes regarding parks and recreation were used to shape the goals below.

1. Preserve and invest in existing recreational spaces, parks and lakes.
2. Parks, open spaces and trails draw people to neighborhoods. Parks should include quality community spaces while bike infrastructure and racks should be increased to spur an increase in trail usage.
3. Due to increased population density, a park or activity space is needed downtown.
4. Recreational water quality and aesthetics should be prioritized and monitored.

## When making decisions, North St. Paul Park Commissioners will;

### Parks, Open Space and Trails:

| Goal                                                                                                                       | Questions                                                                                                                                                                                                                                                                 | Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Enhance and expand the parks, trails and open space system to ensure that all have access to quality community facilities. | <ul style="list-style-type: none"> <li>Will this action preserve important natural features?</li> <li>Will this action connect existing parks and open spaces?</li> <li>Does this action improve or preserve access to North St. Paul's parks and open spaces?</li> </ul> | <ul style="list-style-type: none"> <li>Usage of parks and trails by community members of all ages, income levels, abilities, races and national origins</li> <li>Number of new parks created</li> <li>Amount of open space and trail in the Highway 36 Corridor</li> <li>Establishment of new trails connect schools, parks, commercial areas and downtown</li> <li>Connections to the Gateway Trail</li> <li>Number of facilities in compliance with ADA requirements</li> </ul> |

### Resilience and the Environment:

| Goal                                                                                                                                                                                                                                      | Questions                                                                                                                                                                                                                                                                                                                                                            | Measures                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Protect and enhance the lakes, wetlands, woods and wildlife and promote actions, practices and developments which will sustain the environment. Become more resilient to climate change through climate change mitigation and adaptation. | <ul style="list-style-type: none"> <li>Does this action preserve significant natural resources or habitats?</li> <li>Will this action reward or encourage alternative energy?</li> <li>Will this action improve or preserve surface water quality?</li> <li>Does this action help protect North St. Paul residents against the effects of climate change?</li> </ul> | <ul style="list-style-type: none"> <li>City solar and wind energy capacity</li> <li>Measurements of pollutants in natural drainage ways</li> <li>City recycling rate</li> <li>Percentage of total impervious surface in the City Trends in greenhouse gas emissions Implementation of an emergency preparedness plan for severe weather events including prolonged heat waves, with particular attention to vulnerable populations.</li> </ul> |

### Community engagement & communication:

| Goal                                                                     | Questions                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Promote community stewardship through an involved and informed citizenry | <ul style="list-style-type: none"> <li>Does this action help communicate with everyone in the community? Were all members of the community told about the deliberation of this action in an accessible way?</li> <li>How will the results of this action be shared with the community in an accessible way?</li> <li>Is communication infrastructure maintained and enhanced?</li> <li>Is the City maintaining relationships to communicate to groups throughout the City?</li> </ul> | <ul style="list-style-type: none"> <li>Number and diversity of attendees at City and community events to improve interaction with the community.</li> <li>Continued change in demographics of the community, supporting and enhancing cultural differences.</li> <li>Integration of cultural diversity into community events</li> <li>Increase in the quality and accessibility of information made available to the community.</li> <li>Number of community-based educational programs for youth, students, and adults</li> <li>Citizen feedback regarding level and quality of services delivered</li> </ul> |



# INTRODUCTION



*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. The role of the Parks and Recreation Commission is to continue to evaluate ideas, plans and methods to enhance existing parks.

Parks, trails and open spaces are important facets that contribute to goals of making North St. Paul a desirable place to live and work. Quality parks continue to enhance the property values of homes and improve the overall quality of life for its residents.

The goals for the Park Improvement Plan is to adequately maintain what we have and continue to make meaningful improvements that contribute to the health and well-being of all individuals by providing adequate access to active and passive outdoor recreation opportunities, preserving our natural features and resources, and strengthening the sense of community.

# INTRODUCTION



*Casey Lake Park*

Furthermore, continued investment in the parks, trails and open spaces satisfies the overall vision defined in the 2040 Comprehensive Plan to build systems that connect people to places and promote active lifestyles.

Parks are a crucial neighborhood asset. The aesthetic improvement a quality park brings to a neighborhood serves as a catalyst to encourage residents to invest in the upkeep of their own homes. This contributes to an appealing residential character. 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 home buyers or development professionals who visit our community.

Another 2040 goal is to further business and economic development. Parks, trails and open spaces are proven community assets that help to attract economic development and appeal to potential developers. Trails connect people to destination areas and businesses while promoting an active lifestyle. Parks, trails and open space contribute to higher home prices and increased 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, as well as the physical and mental health of its residents.



# INTRODUCTION

The Park Improvement Plan, which is a culmination of inventory and research by City staff and input from the Parks and Recreation Commission and members of the community, will serve as a guide for capital improvements as the City looks to improve North St. Paul's parks.

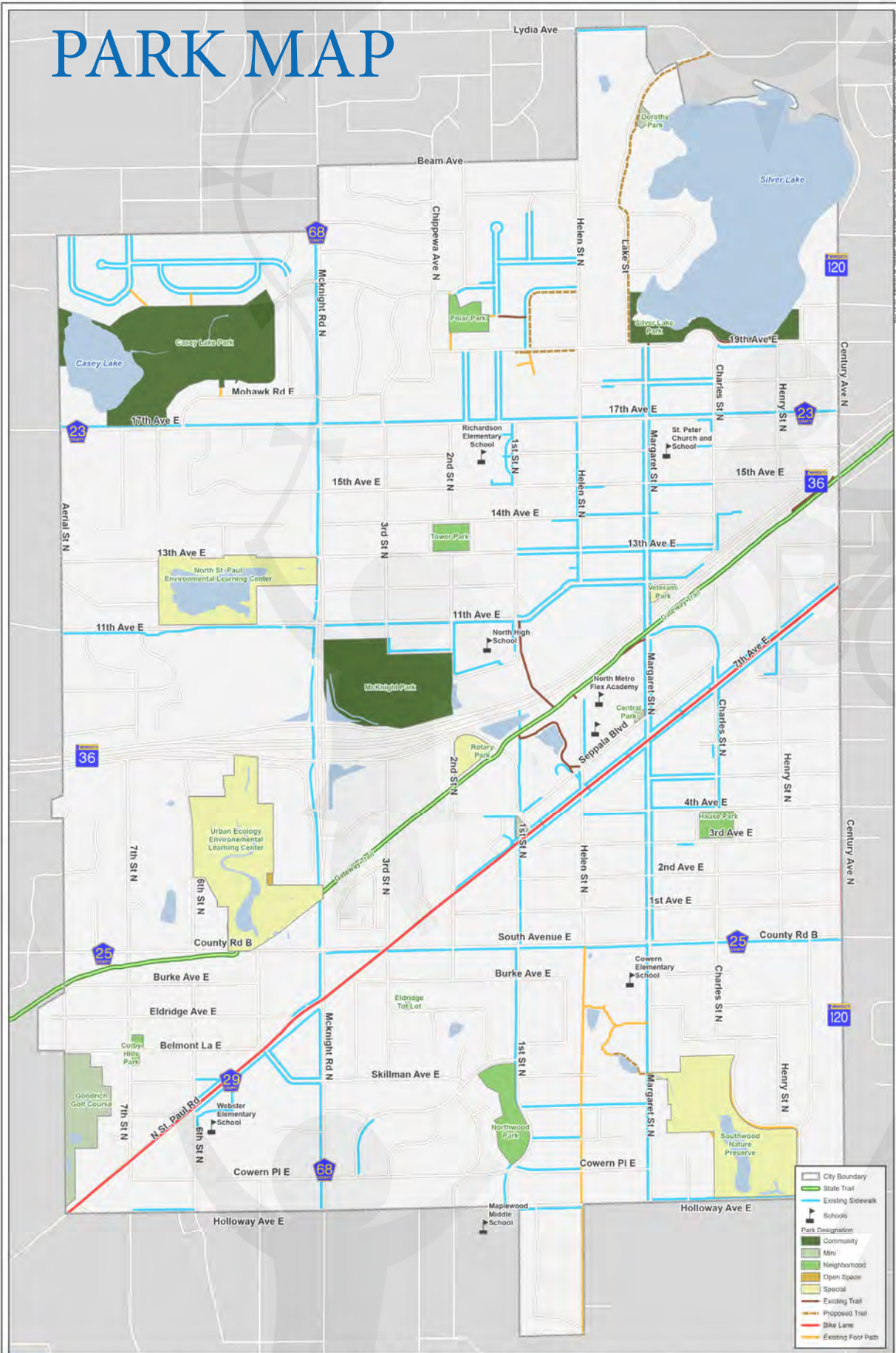
Included in this plan is an inventory of the amenities and infrastructure in each of the parks, the status of their age and condition, and the estimated cost to replace structures and equipment. By highlighting the needs of our parks and communicating the cost for replacement, the community will recognize 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 future recommendations are in line with community needs at the time of the study. Factors that contribute to the needs analysis should include park distribution, level of service provided, current trends in recreation, and evolving demographics and housing densities to ensure an equitable distribution of quality recreation for the community.

*Wildlife at Silver Lake*



# PARK MAP





# PARK CLASSIFICATIONS

## MINI-PARK

### Definition:

A park classified as a “Mini Neighborhood Park” consists of approximately an acre of land or less and will tend to have limited or specialized development.

### Parks with this Classification:

- Central Park
- Country Club Park
- Downtown Park

### Prescription:

- Improvement to parks under this classification will be more minimal, depending on extent of development and draw.
- 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 based on their specific use.
- As existing infrastructure in these parks reaches the end of its lifespan, the Parks and Recreation Commission will work with the community to gauge interest in replacing infrastructure and to explore appropriate uses for the park based upon its location and intended use, in line with current needs and demands. This may include open green space, gathering area, plaza and seating spaces, special uses, public art, etc.

# PARK CLASSIFICATIONS

## NEIGHBORHOOD PARK

### Definition:

A park classified as a “Neighborhood Park” is primarily used by residents of the neighborhood where it is located but more diverse amenities can draw in users from the greater community. These parks can encompass up to 12 acres of land although many fall within the 2 to 8 acre range. Most neighborhood parks include playground / tot-lots and may include additional types of active and passive recreational amenities based upon the size of land suitable for development.

### Parks with this Classification:

- Colby Hills Park
- Dorothy Park
- Hause Park
- Northwood Park
- Polar Park
- Tower Park

### Prescription:

- Improvements to parks under this classification may be a higher priority than mini-parks depending on extent of development and community draw.
- Efforts will be made to enhance the visual appeal of these parks so they continue to serve as an asset for the neighborhood.
- Funding will go towards maintenance, repair and replacement.
- As existing infrastructure in these parks reaches the end of its lifespan, the Parks and Recreation Commission will work with the community to gauge interest in replacing infrastructure and to explore new or expanded types of recreation based upon current needs and trends to meet broader interests and demographics, as appropriate within the park setting.



# 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 in order to be in alignment with criteria recognized by the Metropolitan Council for park classifications.

### Parks with this Classification:

- Casey Lake Park
- Silver Lake Park
- McKnight Fields

### Prescription:

- Improvements to parks under this classification will be a higher priority as they serve a crucial purpose in the community, attract a large number of visitors, promote a positive and prosperous image for North St. Paul, protect valuable natural resources, and can contribute to revenue generation.
- Funding will go towards maintenance, repair and replacement on a more frequent basis due to higher park use, demands and visibility.
- As existing infrastructure in these parks reaches the end of its lifespan, the Parks and Recreation Commission will work with the community to gauge interest in replacing infrastructure and to explore new or expanded types of recreation based upon current needs and trends to meet broader interests and demographics. Specifically, efforts will be made to maintain and enhance the amenities that generate a community-wide and regional draw to the park or contribute to its overall character and function.





# PARK CLASSIFICATIONS

## SPECIAL PURPOSE PARK

### Definition:

A park classified as a “Special Purpose Park” serves a special purpose or service within the City and can include varying levels of development. This classification within the Park Improvement Plan includes open space parks.

### Parks with this Classification:

- Rotary Park
- Southwood Nature Preserve
- Urban Ecology Environmental Learning Center
- Veteran’s Park

### Prescription:

- Specialty parks serve varying purposes in the community, depending upon the actual type of development or natural resource offered.
- Funding will go towards maintenance, repair and replacement in line with the actual level of development to ensure the parks are adequately meeting the needs of the users or its intended purpose. This includes control of noxious species, water quality improvement measures and sustainability practices.
- Some specialty parks may have partnership opportunities to ensure its success in terms of development, maintenance and replacement efforts.
- Efforts will be made to maintain and enhance the amenities that generate a community-wide and regional draw to the park and City. For instance, sites located along the Gateway State Trail can draw in users from outside the local community and provide an access to the downtown business district.

# INVENTORY AND CONDITIONS

## MINI- PARKS

# INVENTORY AND CONDITIONS

## MINI-PARK

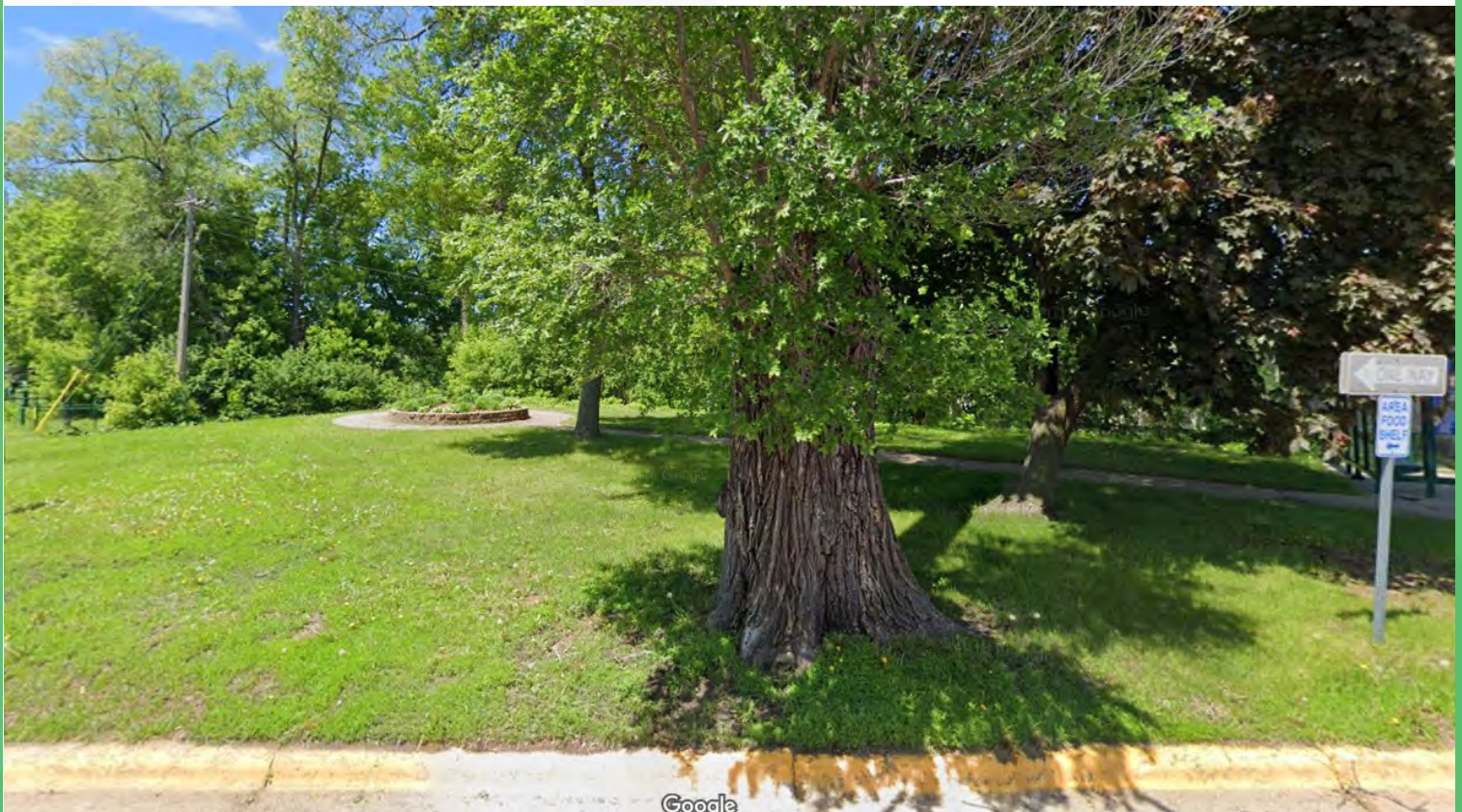
### Central Park

Location: 2375 Margaret St. N (Margaret & Seppala intersection)

Size: 0.23 acres

### Amenities

- Concrete Walks
- Planter
- Transit Stop



Google Streetview Image Capture (May 2019)



# INVENTORY AND CONDITIONS

## MINI-PARK

### Country Club Park

Location: 2300 block of Eldridge Ave. E

Size: 0.15 acres

### Amenities

- Open green space (empty lot)



### Recommendations

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



# INVENTORY AND CONDITIONS

## MINI-PARK

### **Downtown Parcel (undeveloped)**

Location: 2475 - 7th Ave E

Size: ~0.34 acres

A city-owned lot in the downtown business district with green space and landscaping. Location had transit stop and is a gateway location to the downtown business district.

### **Amenities**

- Transit Stop
- Trash / Recycling Receptacles

### **Recommendations**

General recommendations include preparation of a master plan for any potential development to meet the needs and desires of the growing populations within the surrounding neighborhoods, while serving as a gateway to the downtown business district.

The design could accommodate a plaza area with unique elements, public art or recreation while providing opportunities for a gathering space that would fit appropriately within this space.



*Google Streetview Image Capture (Aug. 2021)*

# INVENTORY AND CONDITIONS

## NEIGHBORHOOD PARKS



# INVENTORY AND CONDITIONS

## NEIGHBORHOOD PARK

### Colby Hills Park

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

Size: 0.52 acres (2 lots combined)

The developed park is located on the north side of Belmont Lane with an open lawn space and winter skating area on the south side of the street. Recent improvements include a new accessible concrete walk to the shelter and playground with some playground improvements and a new bench.

### Amenities

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



|                  | Year Built |
|------------------|------------|
| Bench            | 2021       |
| Playground       | 2019       |
| ADA Updates      | 2019       |
| Open-air Shelter | 2010       |
| Swings           | 2009       |

# INVENTORY AND CONDITIONS

## NEIGHBORHOOD PARK

### Colby Hills Parks (...Continued)



*Playground Structure*



*Park Sign*



*Picnic Shelter*



*Green space*



# INVENTORY AND CONDITIONS

## NEIGHBORHOOD PARK

### Colby Hills Parks (...Continued)

#### Recommendations

General recommendations for the park are to 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         |
| Playground Equipment (new swings) | \$3,000         |
| Concrete Playground Curb          | \$2,500         |
| Park Sign (1)                     | \$3,000         |
| Retaining Wall                    | \$6,000         |
| Optional: Volleyball Net Only     | \$3,500         |
| <b>Subtotal:</b>                  | <b>\$24,000</b> |



# INVENTORY AND CONDITIONS

## NEIGHBORHOOD PARK

### Dorothy Park

Location: 2916 Lake Boulevard

Size: 0.85 acres

Small neighborhood park located along the northwest side of Silver Lake with very scenic views and park setting. A new accessible concrete walk to the playground was completed in 2019.

### Amenities

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



|            | Year Built |
|------------|------------|
| Bench      | 2021       |
| Walk       | 2019       |
| Playground | 2017       |
| Swings     | 2017       |
| Bench      | 2017       |

# INVENTORY AND CONDITIONS

## NEIGHBORHOOD PARK

### 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

## NEIGHBORHOOD PARK

### Hause Park

Location: 2616 - 4th Ave. E

Size: 2.11 acres

Hause Park is located near the downtown district. It has a nice character and appeal with some recent updates and mature trees. The tennis court, however, is undersized, in poor condition and not accessible. The ballfield is in need of repair / replacement and the picnic shelter is not accessible.

### 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         | Late 1970's w/2018 remodel |



# INVENTORY AND CONDITIONS

## NEIGHBORHOOD PARK

### Hause Park (...Continued)



*Shelter replaced in 2012; not connected by accessible walks*



*Ball field needs improvements*



*Tennis court in poor condition and is undersized*



*Renovation of the park building 2018*



*Playground replaced 2017*

# INVENTORY AND CONDITIONS

## NEIGHBORHOOD PARK

### Hause Park (...Continued)

#### Recommendations

General recommendations for the park are to continue previous improvements to complete the project for the near term. This may include a new double pickleball court within the existing tennis court footprint (or slightly longer), or a new single tennis court if it can be widened to the proper width. It should be noted that pickleball can be a noisy sport so the surrounding residences should provide input on the suitability of pickleball courts here. New concrete walk should be connected to the court, the existing picnic shelter and extended further down to the existing park building. Ballfield improvements include a new backstop, players benches and added agg-lime. It is also recommended to add gutters to the existing building.

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         |
| Building Gutters                    | \$2,000          |
| Ballfield Improvements              | \$25,000         |
| Restoration & Erosion Control       | \$2,000          |
| Park Sign (2)                       | \$6,000          |
| <b>Subtotal:</b>                    | <b>\$174,000</b> |
| 15% Contingency & Mobilization      | \$26,000         |
| 15% Engineering & Design            | \$26,000         |
| <b>Total:</b>                       | <b>\$226,000</b> |

# INVENTORY AND CONDITIONS

## NEIGHBORHOOD PARK

### Northwood Park

Location: 1995 - 1st St. N

Size: 5.56 acres

Northwood Park offers a nice character and has had some recent playground updates, though many of the remaining amenities are in need of replacement. The park has a very linear configuration with a sidewalk that runs along 1st St. N which is connected by crosswalks from adjacent neighborhoods, but the park amenities have no connection by walks or trails. Parking takes place along 1st St. N. The ballfield has less than ideal orientation for programmed games but is meant for younger aged players.

### Amenities

- Playground Area
- Sidewalk (along 1st St. N)
- Paved Hockey Rink
- Pleasure Rink
- Park Building / Warming House with Restrooms
- Picnic Shelter
- Benches, Picnic Tables & Grills
- Drinking Fountain
- Ball Field
- 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

## NEIGHBORHOOD PARK

### Northwood Park (...Continued)



*Building is at the end of its useful life*



*New playground installed 2016*



*Basketball Court is in poor condition*



*Shelter is at the end of its useful life*

# INVENTORY AND CONDITIONS

## NEIGHBORHOOD PARK

### Northwood Park (...Continued)

#### Recommendations

General recommendations for the park include redevelopment of most 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 | \$800,000          |
| 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           |
| <b>Subtotal:</b>                                       | <b>\$1,103,000</b> |
| 15% Contingency & Mobilization                         | \$165,450          |
| 15% Engineering & Design                               | \$165,450          |
| <b>Total:</b>                                          | <b>\$1,433,900</b> |



# INVENTORY AND CONDITIONS

## NEIGHBORHOOD PARK

### Polar Park

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

Size: 2.27

Polar Park is 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
- Concrete Walk to Playground



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



# INVENTORY AND CONDITIONS

## NEIGHBORHOOD PARK

### Polar Park (...Continued)

A new accessible concrete walk from Shawnee Dr. along the north entrance point of the park to the playground was recently completed, along with a concrete playground border, per the park concept plan below. It was determined the path would not continue to the south access point, based on the desires of the neighborhood.



# INVENTORY AND CONDITIONS

## NEIGHBORHOOD PARK

### Polar Park (...Continued)

#### Recommendations

General recommendations for the park are based on the park concept plan, with the exception of the trail extending to the southern street. The remaining proposed improvements include an internal park trail loop, expanded playground equipment with engineered wood fiber surfacing and new site furnishings to include benches, tables, grills, bike racks, etc. The proposed improvements 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          |
| Restoration & Erosion Control                 | \$2,000          |
| Park Signs (3)                                | \$9,000          |
| Optional: 8' Bituminous Trail Loop (~ 850 lf) | \$23,000         |
| <b>Subtotal:</b>                              | <b>\$133,000</b> |
| 15% Contingency & Mobilization                | \$20,000         |
| 15% Engineering & Design                      | \$20,000         |
| <b>Total:</b>                                 | <b>\$173,000</b> |



# INVENTORY AND CONDITIONS

## NEIGHBORHOOD PARK

### Tower Park

Location: 2375 - 13th Ave. E (between 2nd St. and East 2nd St.)

Size: 2.23 acres

Tower Park is located halfway between North High School and Richardson Elementary School on a water tower site. It has a lot of mature trees and recent updates have added to the overall 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

## NEIGHBORHOOD PARK

### Tower Park (...Continued)



*Playground installed in 2015*



*Volleyball Court Improvements*

### Recommendations

General recommendations include removing outdated amenities as necessary, ongoing maintenance and add a new park sign.

| Description | Estimated Costs |
|-------------|-----------------|
| Sign        | \$3,000         |

# INVENTORY AND CONDITIONS

## COMMUNITY PARKS

# INVENTORY AND CONDITIONS

## COMMUNITY PARK

### Casey Lake Park

Location: 2089 17th Ave. E

Size: 42.13 acres

Casey Lake Park boasts a highly scenic natural setting along Casey Lake. The park has a variety of active and passive outdoor recreation amenities 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 PARK

### Casey Lake Park (...Continued)

The new and renovated buildings provide an appealing entrance feature into the primary parking lot with scenic views of the lake. The adjacent Janie's Playground is also a unique feature that draws in use. Fields 1 & 2 have optimal orientations for play but fields 3 & 4 have poor orientations. The hockey rink also has a poor orientation, is in poor condition and is a long distance from any parking. The eastern playground (Army Park) will soon need 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 PARK

### 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 in order to budget for the improvements.

Some items for consideration if reorganization of amenities is warranted include 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 year-round uses.
- A new playground or natural play features could be relocated in the center near the ballfields for better proximity to the ballfield users.
- Add one or two picnic shelters near the relocated playground and ballfields.
- Develop cross-country ski trails.
- Add new exercise equipment along trails.

# INVENTORY AND CONDITIONS

## COMMUNITY PARK

### McKnight Fields

Location: 2310 - 10th Ave. E

Size: 14.94 acres

McKnight Fields are located adjacent to the North High School and primarily focused on athletics with a ballfield wheel containing a central concessions area, a separate baseball field, and a smaller ballfield with turf field overlay. There are a total of 8 tennis courts, all in very poor condition. The poor condition of many of the trails and adjacent streets also detract from the overall appearance of the site.

### 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 (8)
- Small Picnic Shelter
- Batting Cages
- Storage Shed
- Parking Lot



|                     | Year Built |
|---------------------|------------|
| Field #1 Renovation | 2016       |



# INVENTORY AND CONDITIONS

## COMMUNITY PARK

### McKnight Field (...Continued)



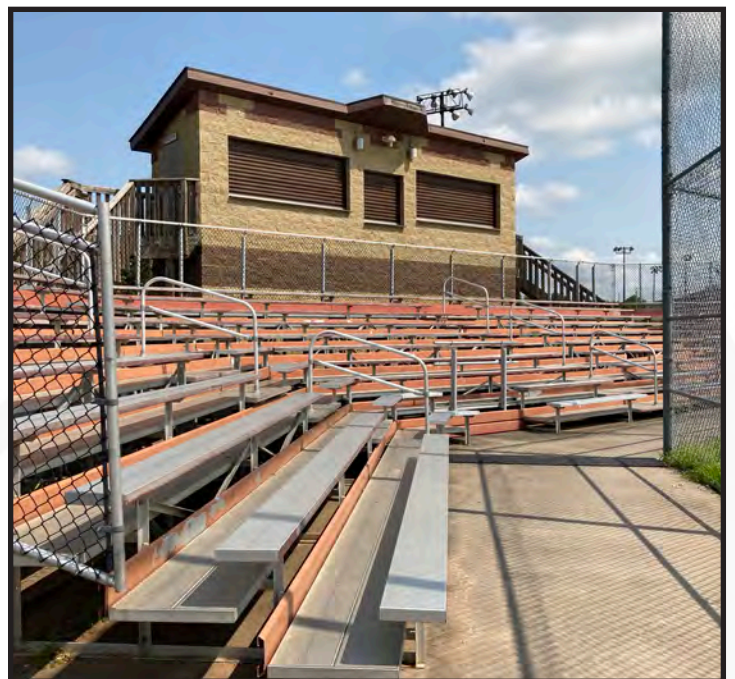
*Field #4 renovated 2016*



*Concession stand and poor trail conditions*



*Tennis courts in poor condition*



*Announcing Booth & Bleachers*

# INVENTORY AND CONDITIONS

## COMMUNITY PARK

### 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 an updated master plan be completed to include 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, as well as potential reconfiguration of some of the amenities for improved access, circulation and programmed usage. A corresponding estimate of probable costs for the improvements should be prepared in order to adequately budget for improvements.

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. Consider relocating some of the courts and ensure trail connections.
- 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 necessary 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 for this feature.



# INVENTORY AND CONDITIONS

## COMMUNITY PARK

### Silver Lake

Location: 2601 19th Ave. E

Size: 5.32 acres

Silver Lake Park is a very linear site with a variety of recreation elements, picnic spaces and a very popular swimming beach. There were some recent improvements to playground equipment and pickleball striping was 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 & Slide | 2015       |
| Open-air Shelter               | 2015       |
| Fishing Pier                   | 2014       |
| Playground (East)              | 2006       |
| Restroom Building              |            |



# INVENTORY AND CONDITIONS

## COMMUNITY PARK

### 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 PARK

### 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 the needs of varying demographics and ages. The existing restroom building should be evaluated for code compliance to determine if improvements are necessary, or if complete 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          |
| <b>SubTotal:</b>                    | <b>\$724,000</b> |
| 15% Contingency & Mobilization      | \$108,600        |
| 15% Engineering & Design            | \$108,600        |
| <b>Total</b>                        | <b>\$941,200</b> |

# INVENTORY AND CONDITIONS

## SPECIAL PURPOSE PARKS



# INVENTORY AND CONDITIONS

## SPECIAL PURPOSE PARK

### Rotary Park

Location: Corner of North St. Paul Drive & 2nd St. N

Size: ~2.8 acres

This parcel is owned by MnDOT and serves as a trailhead for the Gateway State Trail, which also provides connections to the downtown business district. The trailhead contains newer amenities.

### Amenities

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



|                   | Year Built  |
|-------------------|-------------|
| Restroom          | 2021        |
| Open Air Shelters | 2014 - 2016 |
| Drinking Fountain | 2011        |

# INVENTORY AND CONDITIONS

## SPECIAL PURPOSE PARK

### Rotary Park (...continued)



### Recommendations

General recommendations for the park include ongoing maintenance and replacement as needed with added wayfinding and interpretive maps to provide directions to the downtown business district and additional destination points.

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



# INVENTORY AND CONDITIONS

## SPECIAL PURPOSE PARK

### Southwood Nature Preserve

Location: 2651 Holloway Ave. E

Size: ~28.0 acres (mostly wetland / water)

A natural resource park containing a variety of ecosystems and natural trails.

### 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 & Kiosk | \$20,000        |



# INVENTORY AND CONDITIONS

## SPECIAL PURPOSE PARK

### Urban Ecology Environmental Learning Center

Location: West of McKnight Road along South Ave. E

Size: 24.34 acres

A natural resource park along the Gateway State Trail with approximately 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 / Interpretive Signs (need replacement)

### Recommendations

General recommendations for the park include ongoing maintenance and replacement as needed in partnership with RWMWD with new educational / interpretive maps.

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

# INVENTORY AND CONDITIONS

## SPECIAL PURPOSE PARK

### Veterans Memorial Park

Location: 2480 Margaret St. N

Size: 0.60 acres

### Amenities

- Veteran's Memorial
- Benches



# 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 strive to have a park with quality 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 recreation amenities available at each of the City of North St. Paul's parks.

KEY: Mini-Park (MP)  
 Neighborhood Park (NP)  
 Community Park (CP)  
 Special Purpose (SP)

| Park              | Casey Lake Park | Central Park | Colby Hills Park | Country Club Park | Downtown Park | Dorothy Park | Hause Park | McKnight Fields |
|-------------------|-----------------|--------------|------------------|-------------------|---------------|--------------|------------|-----------------|
| Park Category     | CP              | MP           | NP               | MP                | MP            | NP           | NP         | CP              |
| Nature areas      |                 |              |                  |                   |               |              |            |                 |
| Undeveloped       |                 |              |                  |                   |               |              |            |                 |
| Walk / Trail      |                 |              |                  |                   |               |              |            |                 |
| Beach             |                 |              |                  |                   |               |              |            |                 |
| Baseball          |                 |              |                  |                   |               |              |            |                 |
| Basketball        |                 |              |                  |                   |               |              |            |                 |
| Ice Rink          |                 |              |                  |                   |               |              |            |                 |
| Volleyball        |                 |              |                  |                   |               |              |            |                 |
| Tennis            |                 |              |                  |                   |               |              |            |                 |
| Open Air Shelter  |                 |              |                  |                   |               |              |            |                 |
| Enclosed Pavilion |                 |              |                  |                   |               |              |            |                 |
| Drinking Fountain |                 |              |                  |                   |               |              |            |                 |
| Restrooms         |                 |              |                  |                   |               |              |            |                 |
| Fishing Pier      |                 |              |                  |                   |               |              |            |                 |
| Grills            |                 |              |                  |                   |               |              |            |                 |
| Picnic Tables     |                 |              |                  |                   |               |              |            |                 |
| Benches           |                 |              |                  |                   |               |              |            |                 |
| Playground        |                 |              |                  |                   |               |              |            |                 |

| Park              | Northwood Park | Polar Park | Rotary Park | Silver Lake Park | Southwood Nature Preserve | Tower Park | Veteran's Park | Urban Ecology Center |
|-------------------|----------------|------------|-------------|------------------|---------------------------|------------|----------------|----------------------|
| Park Category     | NP             | NP         | SP          | CP               | SP                        | NP         | SP             | SP                   |
| Nature areas      |                |            |             |                  |                           |            |                |                      |
| Undeveloped       |                |            |             |                  |                           |            |                |                      |
| Walk / Trail      |                |            |             |                  |                           |            |                |                      |
| Beach             |                |            |             |                  |                           |            |                |                      |
| Baseball          |                |            |             |                  |                           |            |                |                      |
| Basketball        |                |            |             |                  |                           |            |                |                      |
| Ice Rink          |                |            |             |                  |                           |            |                |                      |
| Volleyball        |                |            |             |                  |                           |            |                |                      |
| Tennis            |                |            |             |                  |                           |            |                |                      |
| Open Air Shelter  |                |            |             |                  |                           |            |                |                      |
| Enclosed Pavilion |                |            |             |                  |                           |            |                |                      |
| Drinking Fountain |                |            |             |                  |                           |            |                |                      |
| Restrooms         |                |            |             |                  |                           |            |                |                      |
| Fishing Pier      |                |            |             |                  |                           |            |                |                      |
| Grills            |                |            |             |                  |                           |            |                |                      |
| Picnic Tables     |                |            |             |                  |                           |            |                |                      |
| Benches           |                |            |             |                  |                           |            |                |                      |
| Playground        |                |            |             |                  |                           |            |                |                      |

# 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 based upon the anticipated lifespan of the amenities.

# 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 |
|-----------------|---------------------------|-----------------------|
| Mini-Park       | Central                   | TBD: ~\$300K+         |
| Mini-Park       | Country Club              | TBD                   |
| Mini-Park       | Downtown                  | TBD: ~\$300K+         |
| Neighborhood    | Colby Hills               | \$24,000              |
| Neighborhood    | Dorothy                   | \$3,000               |
| Neighborhood    | Hause                     | \$226,000             |
| Neighborhood    | Northwood                 | \$1,433,900           |
| Neighborhood    | Polar                     | \$173,000             |
| Neighborhood    | Tower                     | \$3,000               |
| Community       | Casey Lake                | TBD: ~\$2.5M+         |
| Community       | McKnight Fields           | TBD                   |
| Community       | Silver Lake               | \$941,200             |
| Special Purpose | Rotary                    | \$15,000              |
| Special Purpose | Southwood Nature Preserve | \$20,000              |
| Special Purpose | Urban Ecology Center      | \$5,000               |
| Special Purpose | Veteran's Memorial        | -                     |



# 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 /<br>High Priority<br>(1 - 5 years) | General                                         | Park Signs                          | \$32,000           |                                  |
|                                                | Rotary Park                                     | Signage                             | \$15,000           |                                  |
|                                                | Hause                                           | Tennis Court,<br>Trails & Ballfield | \$226,000          |                                  |
|                                                | Polar                                           | Playground &<br>Trails              | \$173,000          |                                  |
|                                                | Downtown Park                                   | Master Plan                         | \$8,000 - \$10,000 |                                  |
|                                                | McKnight                                        | Master Plan                         | \$8,000 - \$10,000 |                                  |
|                                                | Casey Lake                                      | Master Plan (East<br>Side of Park)  | \$8,000 - \$10,000 |                                  |
|                                                | Northwood Park                                  | Master Plan                         | \$8,000 - \$10,000 |                                  |
|                                                | Casey Lake                                      | Hockey Rink<br>Improvements         | \$50,000           |                                  |
|                                                | <b>Short Term Projects Total Estimated Cost</b> |                                     |                    | <b>\$528,000 -<br/>\$536,000</b> |
| Mid Term<br>(5 -10 years)                      | Downtown                                        | TBD                                 | TBD: \$500K+       |                                  |
|                                                | Northwood                                       | Improvements                        | \$1.43M            |                                  |
|                                                | McKnight Fields                                 | TBD                                 | TBD                |                                  |
|                                                | Silver Lake                                     | Playground &<br>Miscellaneous       | \$941K             |                                  |
|                                                | Casey Lake                                      | TBD                                 | TBD: ~\$2.5M+      |                                  |
|                                                | <b>Mid Term Projects Total Estimated Cost</b>   |                                     |                    | <b>\$4.9M +</b>                  |

# PROJECT DESCRIPTIONS

## SHORT TERM/ HIGH PRIORITY 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:** 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 | \$174,000 - \$226,000 |         | 2022-2023 |

# SHORT TERM PROJECTS

**Project name:** Polar Park Improvements

**Park classification:** 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 | \$133,000 - \$173,000 |         | 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. McKnight 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     |
| McKnight Fields | \$8,000 - \$10,000 |         | 2023     |
| Casey Lake      | \$8,000 - \$10,000 |         | 2023     |
| Northwood       | \$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<br>(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 Special Purpose Park

**Description:** Development of a park in the downtown district that adds a new and/or complementary type of specialty recreation that would serve the growing populations within the surrounding neighborhoods, as well as the broader community. The site has opportunity for some community gathering spaces, public art of specialty amenity that would fit within the given space and be highly identifiable along this entry point into the downtown business district. 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 | \$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 | \$1.1 - \$1.4M  |         | 2025-2027 |

# MID TERM PROJECTS

**Project name:** McKnight

**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  |
|----------|-----------------|---------|-----------|
| McKnight | \$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-\$941,200 |         | 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 based upon the expected lifespan of individual amenities. Priorities and related costs should be updated annually to reflect current inflation and market rates as well as changes in priorities.

# APPENDIX

## INDIVIDUAL PARK MAPS



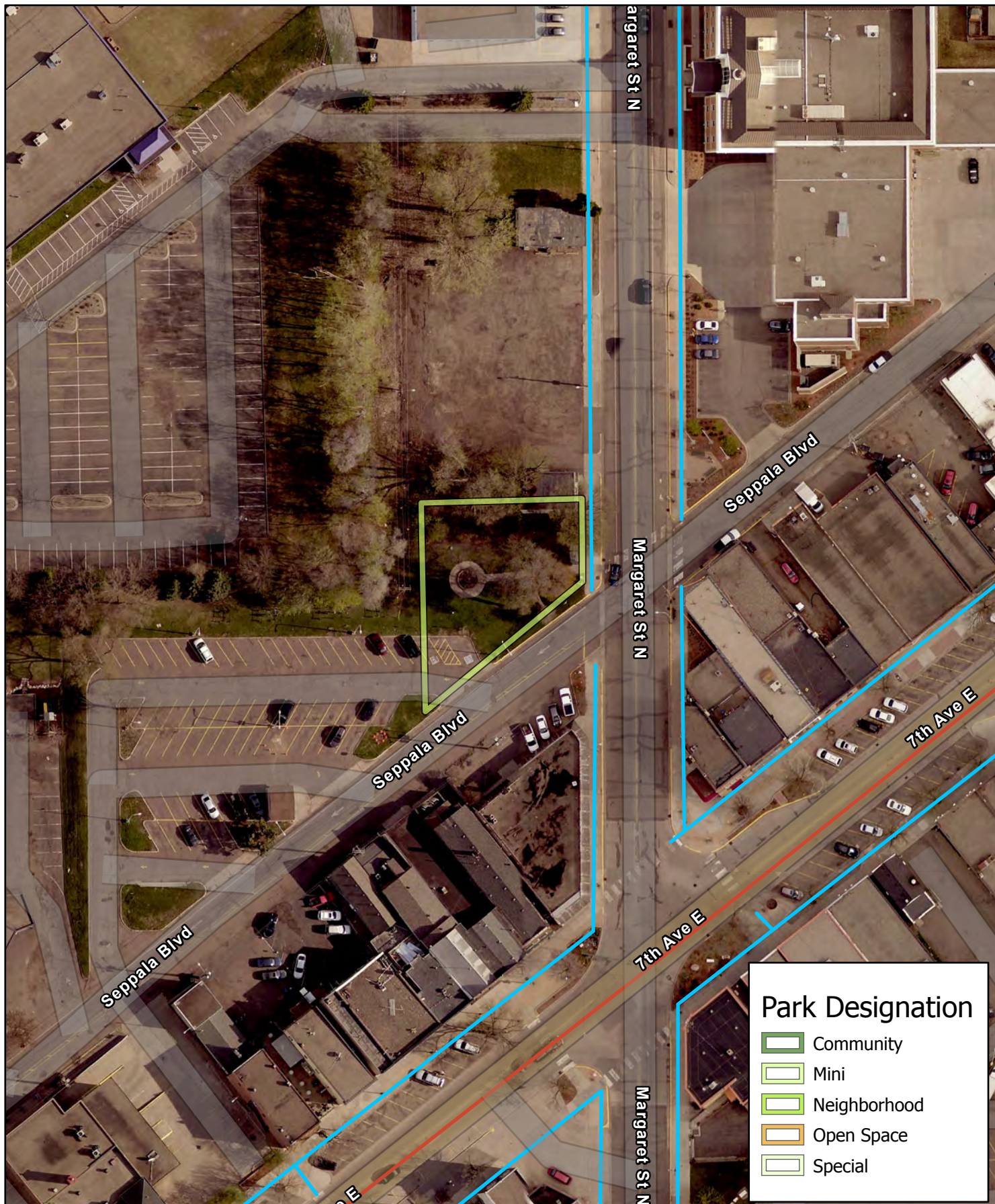


## Casey Lake Park

North St. Paul Parks & Trails







**Park Designation**

- Community
- Mini
- Neighborhood
- Open Space
- Special



**Central Park**  
North St. Paul Parks & Trails





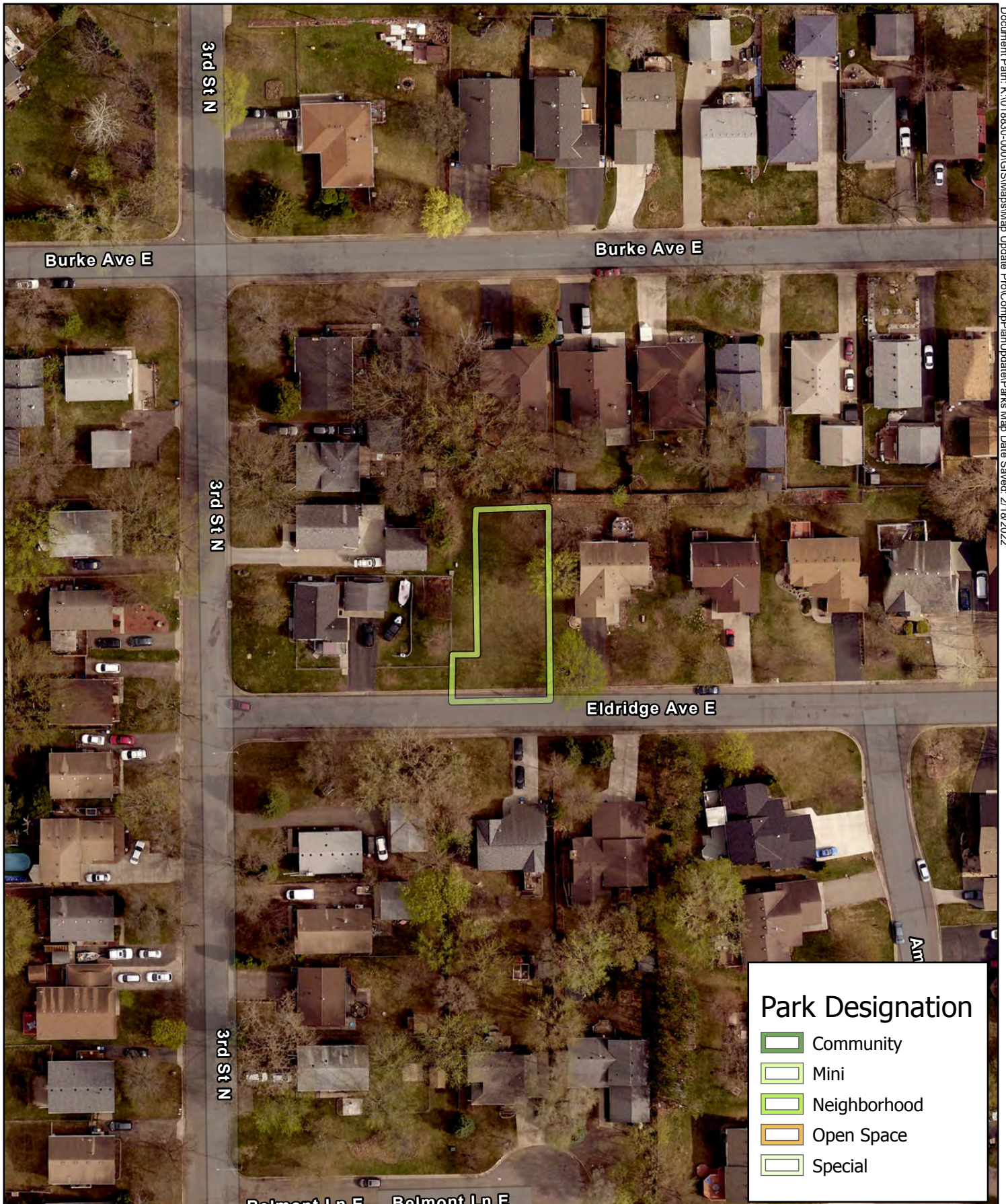


## Colby Hills Park

North St. Paul Parks & Trails







**Park Designation**

-  Community
-  Mini
-  Neighborhood
-  Open Space
-  Special



**Country Club**  
North St. Paul Parks & Trails



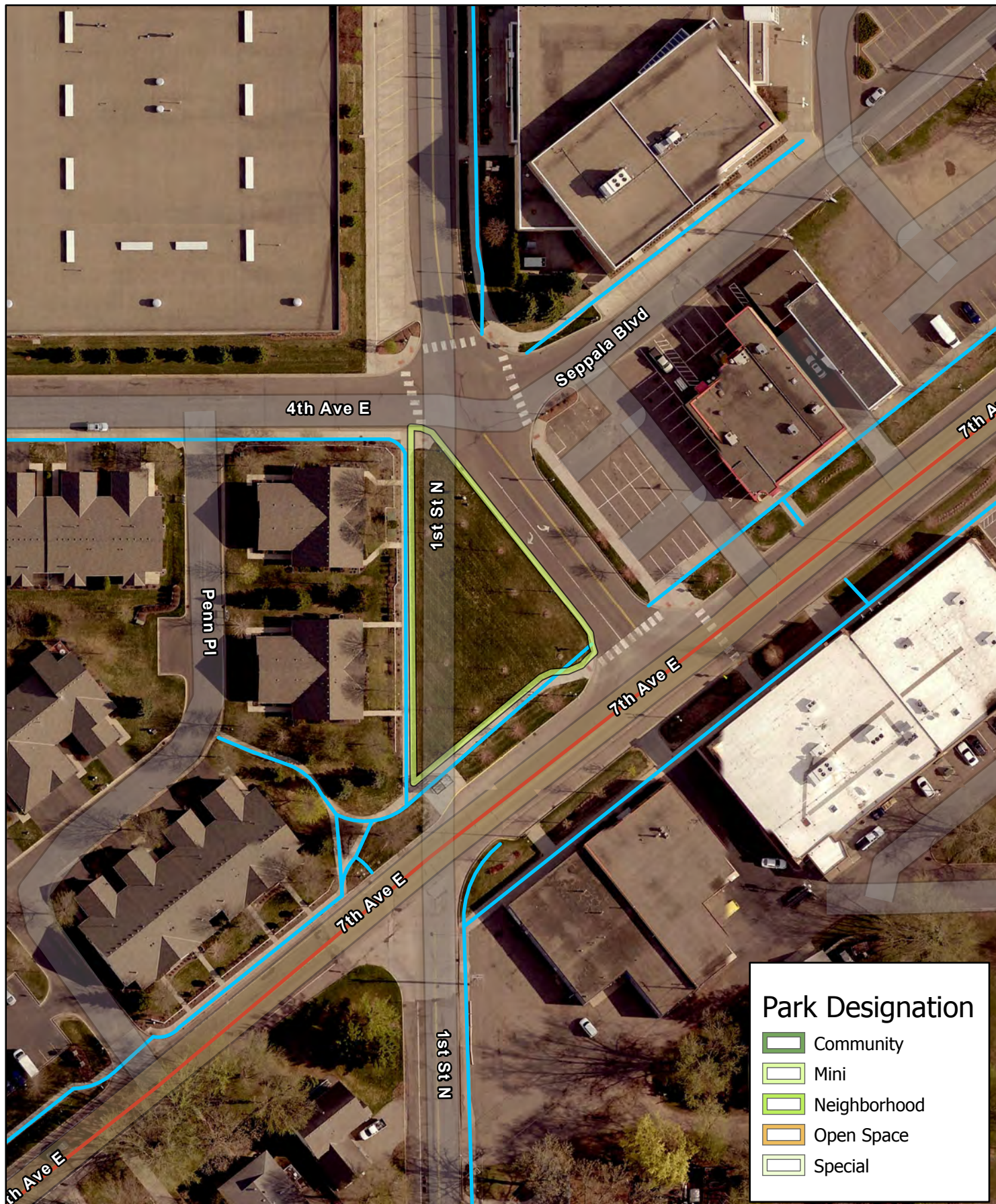




**Dorothy Park**  
North St. Paul Parks & Trails







**Downtown Lot**  
North St. Paul Parks & Trails







**Park Designation**

- Community
- Mini
- Neighborhood
- Open Space
- Special



**Hause Park**  
North St. Paul Parks & Trails







## McKnight Park

North St. Paul Parks & Trails



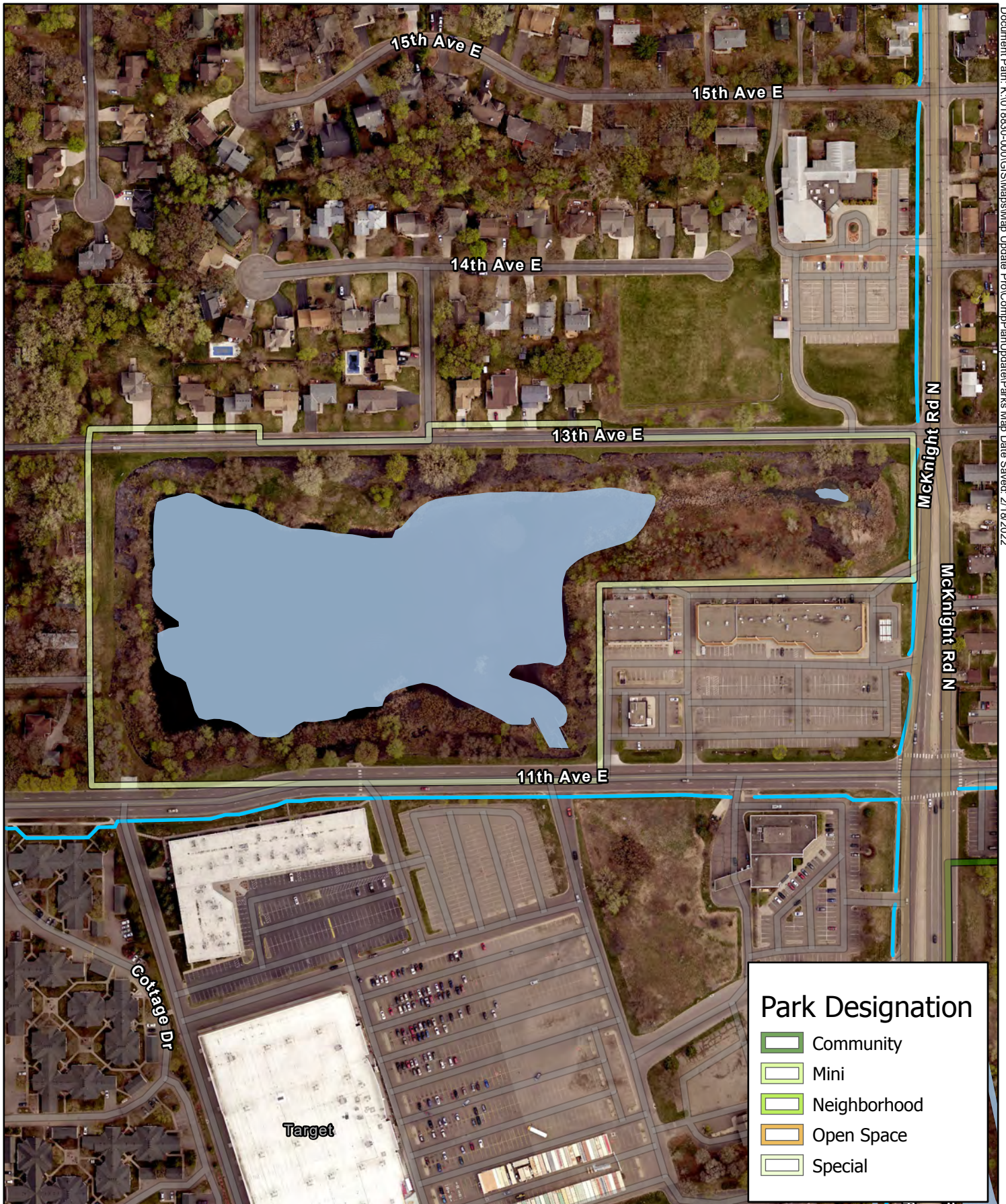




**Northwood Park**  
North St. Paul Parks & Trails







## NSP Environmental Learning Center

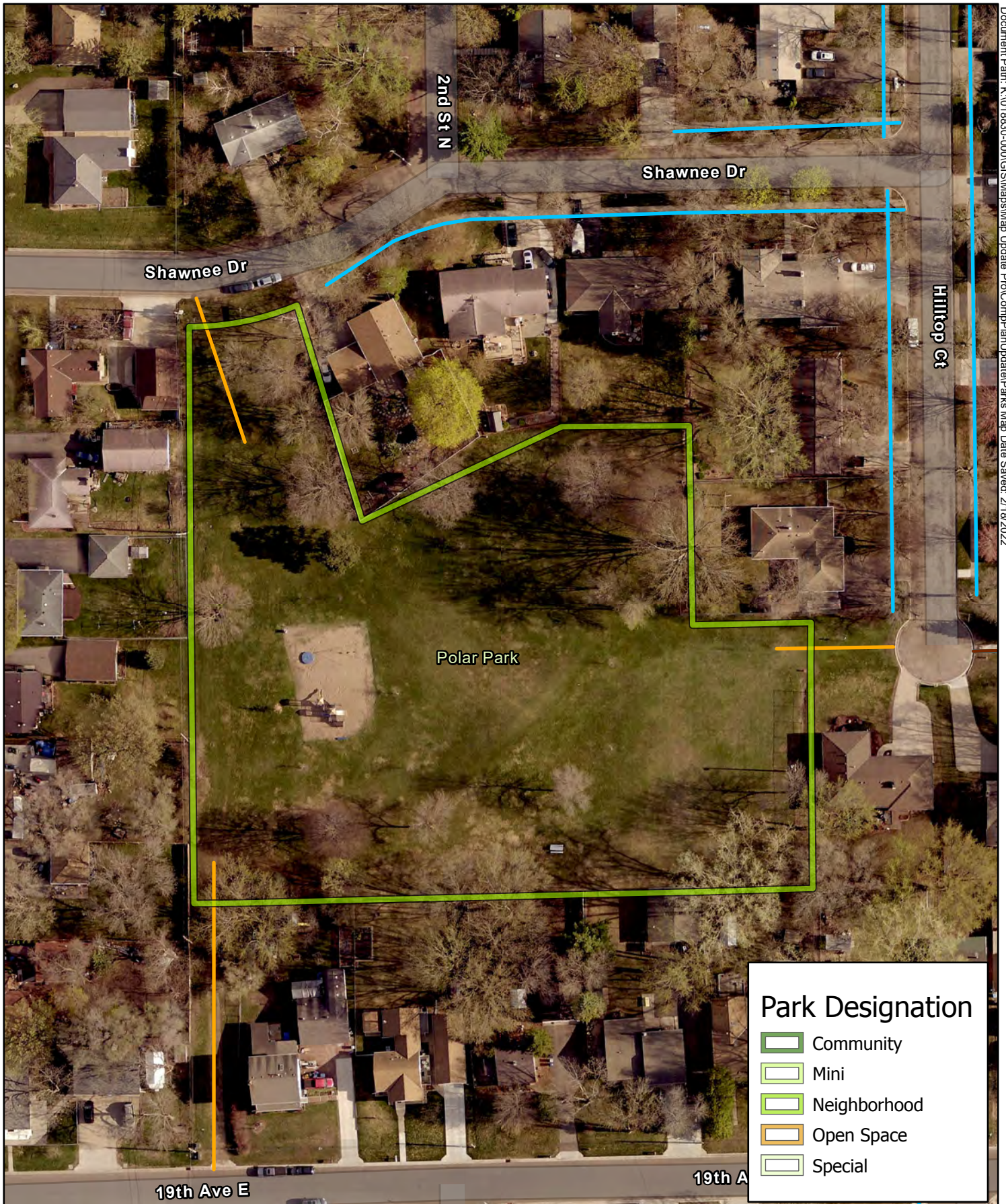
North St. Paul Parks & Trails



0 250 Feet







## Polar Park

North St. Paul Parks & Trails







## Rotary Park

North St. Paul Parks & Trails



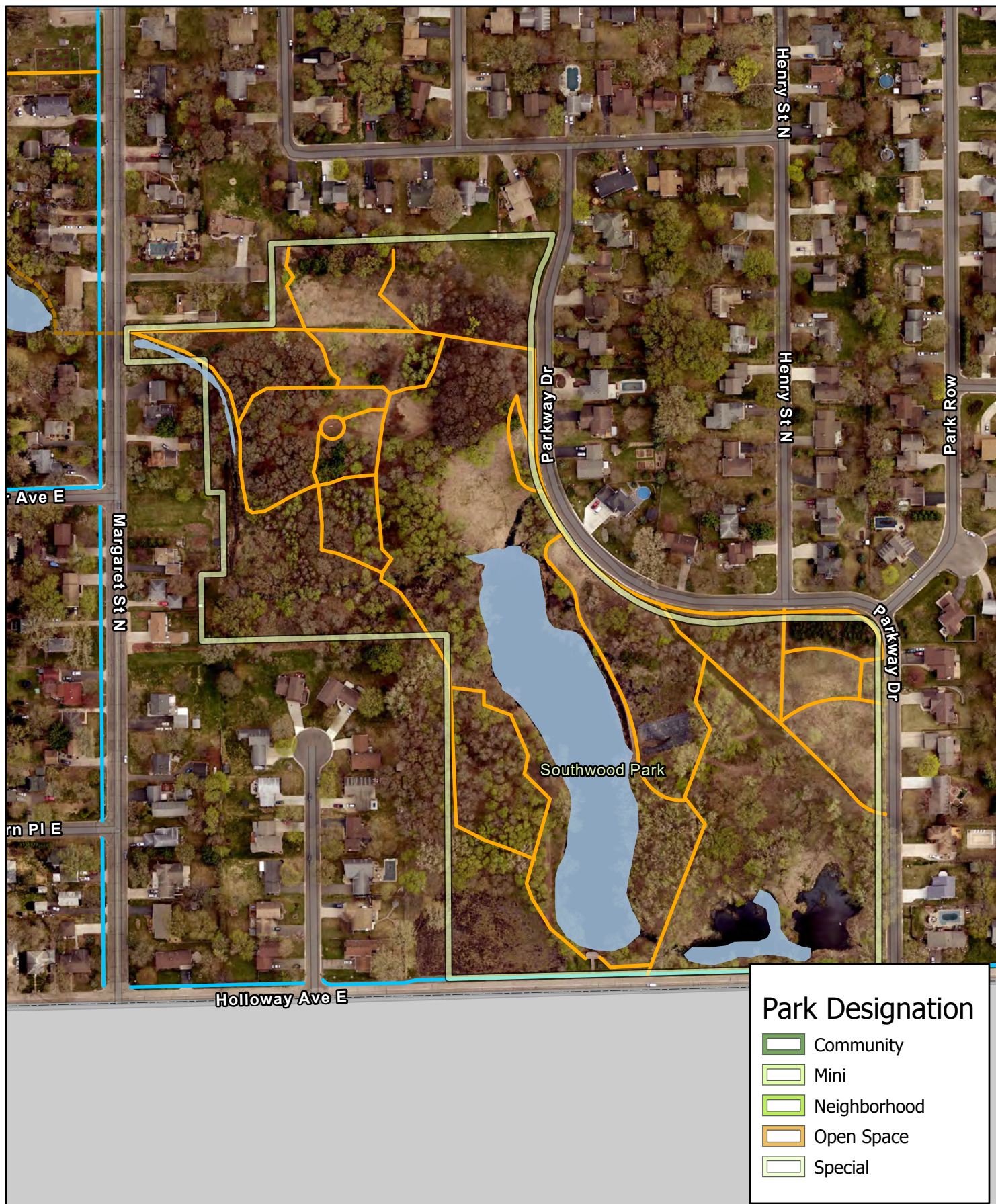




**Silver Lake Park**  
North St. Paul Parks & Trails







**Park Designation**

- Community
- Mini
- Neighborhood
- Open Space
- Special



**Southwood Nature Preserve**  
North St. Paul Parks & Trails







**Park Designation**

- Community
- Mini
- Neighborhood
- Open Space
- Special



**Tower Park**  
North St. Paul Parks & Trails







**Park Designation**

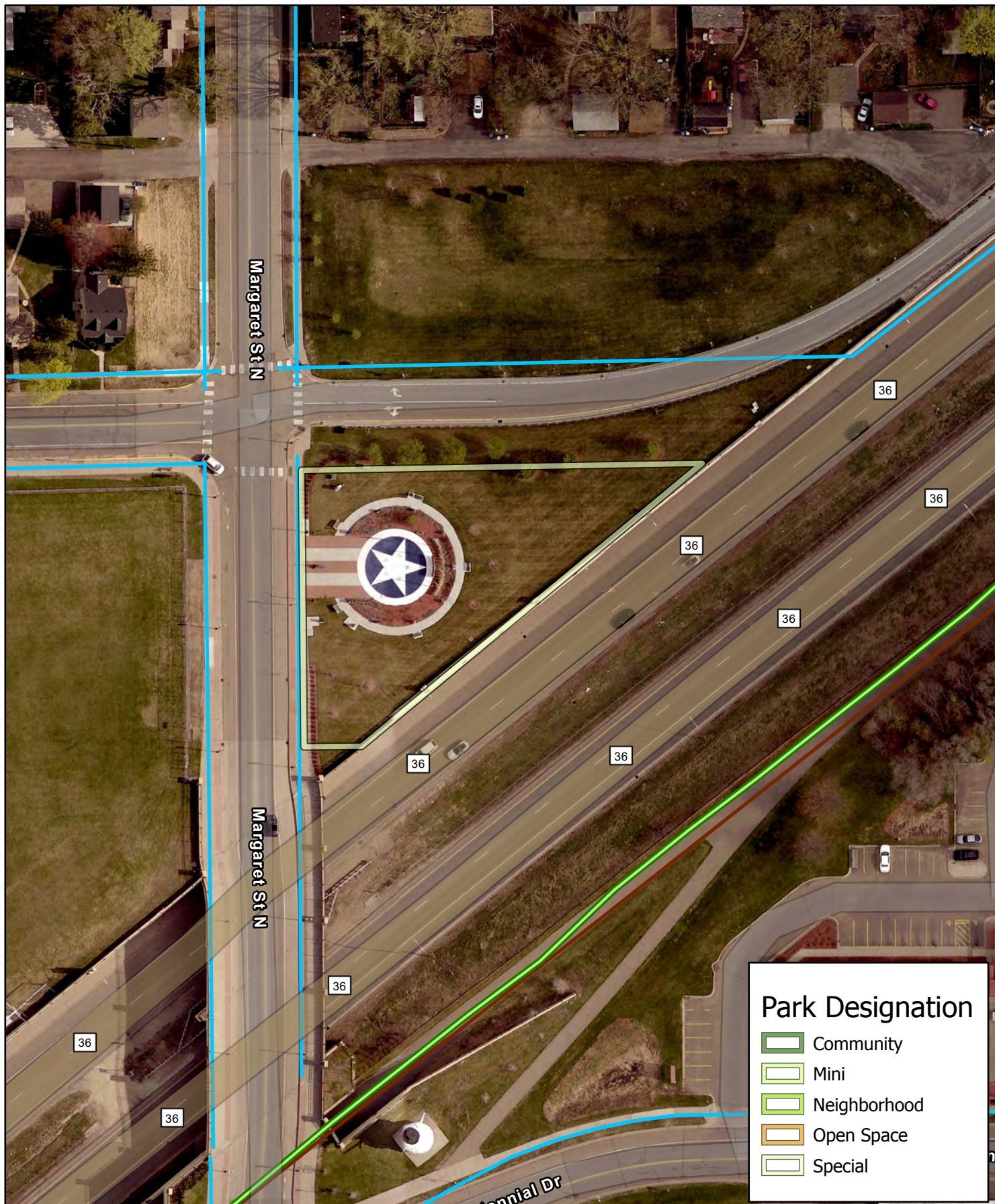
- Community
- Mini
- Neighborhood
- Open Space
- Special



**Urban Ecology Environmental Learning Center**  
North St. Paul Parks & Trails







**Park Designation**

- Community
- Mini
- Neighborhood
- Open Space
- Special



**Veterans Park**  
North St. Paul Parks & Trails







### To

Honorable Mayor Furlong and City Council

### Date

April 19, 2022

### Agenda Placement # IV.B

Topic(s)

### Subject

Community Center discussion

### Background/Facts

The Community Center Building was built in 1992. Originally, the building housed City-sponsored and administered recreational programming. This programming seems to have been reduced in the 2010's and eventually halted in 2013. In 2014, Ability Academic & Athletics, a for-profit business, began leasing the majority of the building to house training/practice facilities for local youth hockey teams and clubs. Some time around 2017 +/- Kokoro Volleyball started using some of the space in the building and by 2020 was using the majority of the building. Since 2005, the building has also housed North St. Paul's branch of Ramsey County Library. The building also contains a significant fibre-optic hub used/leased by Metro-INET (who provides IT services to north/east metro communities). There is also a large electrical generator that provides emergency backup to both the community center building and to the public works facility; while that generator is freestanding, there are a number of components and controls located within the community center building.

Maintenance of this 30 year-old building has not been kept up with as it should have been and we are now at a stage where many items that could have had their lives prolonged by regular maintenance are now unrepairable and must be completely replaced. It is also possible that the building always had a "life span" of 30-40 years and may just be at the end of its life. In either case, significant portions of the building are on the verge of becoming uninhabitable without making major improvements with large price tags.

The nature and extent of the repairs will depend on whether we are trying to "limp along" for a couple more years or whether we hope to rededicate ourselves to having this existing building be a long-term asset of the city. The repairs recommended by staff are the following (highlighting indicates it is absolutely essential before autumn):

- Roof \$660,000
- Tuckpoint Brick \$555,000
- Repair EIFS \$140,000
- Window/Flashing \$234,000
- Interior Repairs \$200,000 (very preliminary estimate)
- Gym Rooftop HVAC \$200,500
- Common-area Boilers \$ unknown

These costs (with the exception of interior repairs) are based on actual estimates. There may be

an opportunity for local businesses to provide more favorable quotes on some of these items, but we have not yet received those estimates. Assuming a 20% contingency (which would be typical of projects of this size) the total cost for maintaining this facility for the next 6-18 months would be \$800,000 - \$1 million and to use the existing building any longer than 18 months would likely be over \$2 million. The Capital Improvement Plan that the City Council adopted in 2021 simply listed these costs and future sources as "TBD". In other words, there is currently no approved funding source to make improvements.

Broadly speaking, there are three options, each with some sub-options, for this building that should be evaluated:

**Repair the Existing Building**  
**Demolish the Existing Building**  
**Partial Building Demolition**

Some issues to consider with each of those options would include:

**Building Repair and Continued Use:** The biggest issues are identifying an adequate funding source for the repairs, finding the right user(s) for the space and determining a funding source for ongoing maintenance and repair costs.

#### Potential Users

- Non-profit recreation service provider (YMCA, Boys & Girls Club, etc.)
  - My initial research shows that we are too close to some existing facilities and that these users are scaling back their public/private partnerships

For-profit recreation service provider (Kokoro volleyball, trampoline park, etc.)

- This could be a temporary solution until a permanent solution is found
- This would likely be a "sub-market" lease
- Private Fitness Club -Planet Fitness, Lifetime, etc.
  - Further research is necessary
- NSP Recreation in partnership with local stakeholders (ISD 622, Ramsey Co., etc).
  - ISD 622 has expressed a willingness to partner
  - Ramsey County Library has indicated a desire to stay and perhaps expand
  - Would Metro-INET have a desire to expand their infrastructure presence?
- Is there adequate parking for any of these uses?

#### Funding Sources

- Legislative Funding (ISD622 is evaluating this option)
- Grants
- Existing City Funds
- Bonding
- Rental Income

#### **Building Demolition Information**

Costs:



- \$250,000 in demolition
- Buying out library lease (\$750,000?)
- Estimated \$ amount to relocate the fiber hub

1. Where to relocate
2. Public Works

- Estimated \$ amount to relocate our generator

Issues:

- A need/desire to retain a Ramsey County Library branch
- Big enough development site?

Potential Users:

- Franklin Apartments?
- New Housing Development
- Could either accommodate a library branch?

Funding Source:

- Sale of Real Estate

### **Partial Demolition**

Issues:

- Unknown cost
- Have not determined if this would be practical (or even feasible)
- May provide some additional parking opportunities and some additional park space

What to keep:

- Library (perhaps with expansion)
- Fiber Hub
- Generator

What to get rid of:

- Gym (reduces much of the costs)
- Other common areas that would seem difficult to utilize

## **Recommended Action**

Provide staff with additional information that would be helpful in making a decision in the future and general feed back on which option(s) to further evaluate.

## **Attachments**

None

Respectfully submitted,  
John Stark, City Manager