



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

January 22, 2025
6:30 PM

The Park and Recreation Commission Meeting will be conducted on **January 22, 2025** at 6:30 p.m. in the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

You can watch the meeting on our YouTube channel here: tinyurl.com/NSPYouTube

I. Call to Order

II. Roll Call

Lloyd Grachek, Chair
Laura Greenlee-Karp, Vice Chair
David Andren
Ben Hansen
Ingrid Koller
Rachel Lucas
Sarah Zahradka
Cassidy Schweer, Council Liaison

STAFF

Sara Lang

III. Adopt Agenda

IV. Approval of Minutes

A. Approval of Minutes from November 20, 2024 PRC Meeting

V. Meeting Open to Public

This Open Forum is an opportunity for persons to address the Parks and Recreation Commission on items not on the agenda. A completed public comment form should be presented to the staff liaison prior to the meeting. Comments will be limited to 3 minutes per person. While the Commission may ask clarifying questions of the speaker, no formal action by the Commission or discussion will be held on these items.

VI. Commission Business, Action Items & Recommendations

- A. Election of Officers
- B. Events for 2025 with Ava Griemert
- C. Commission Expectations with Riley Grams
- D. HGA Updates

VII. Reports from Staff

VIII. Reports from Commissioners & Park Liaisons

IX. Adjournment

The next regularly scheduled Parks & Recreation Commission meeting is February 26, 2025.



To	Date
Parks & Recreation Commissioners	January 22, 2025
Agenda Placement # IV.A	
Approval of Minutes	
Subject	
Approval of Minutes from November 20, 2024 PRC Meeting	
Background/Facts	
Recommended Action	
Attachments	

1. PRC Minutes 11.20.24

Respectfully submitted,
Sara Lang, Community Development Administrative Assistant



**Park and Recreation Commission
Regular Meeting Minutes
November 20, 2024
6:30 PM**

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

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

II. ROLL CALL

COMMISSION

Lloyd Grachek, Chair
Laura Greenlee-Karp, Vice-Chair
David Andren, Commissioner
Ben Hansen, Commissioner, absent
Ingrid Koller, Commissioner
Sue Springborn, Commissioner
Sarah Zahradka, Commissioner

STAFF/LIAISONS

Cassidy Schweer, City Council Liaison, absent
Sara Lang, Staff Liaison

III. ADOPT AGENDA

Chair Grachek called for a motion to adopt the November 20, 2024 meeting agenda.
M/Andren, S/Springborn
Motion carried 6-0.

IV. APPROVAL OF MINUTES

A. Approval of Minutes from October 23, 2024 PRC Meeting

Chair Grachek called for a motion to approve the October 23, 2024 meeting minutes.
M/Zahradka, S/Andren
Motion carried 6-0.

V. MEETING OPEN TO PUBLIC

John Schmahl at 2750 Chisholm Ave spoke about the Council meeting last night and that Council approved the payment of the park dedication fees that were due from a previous build.

VI. COMMISSION BUSINESS, ACTION ITEMS 7 RECOMMENDATIONS

A. HGA Updates

Tryg Hansen from HGA updated the Parks and Recreation Commission on the status of the park planning project. HGA thanked the Park and Recreation Commission and the City for their work and collaboration on this project.

Mr. Hansen noted that the previously proposed costs will be more refined for the final concept plan as the park ideas have continued to take shape. There may be opportunity for grant funding for each of the spaces as well as potential programming partnerships.

The first park that was highlighted was the Downtown Open Space which includes some informal seating, swings, and an area for future flexibility.

The second park that was highlighted was the 3rd Street Open Space that includes nature play and a community garden. This project could easily be completed in a phased format with nature play separate from the community garden. A partnership with an organization for the community garden is highly encouraged for implementation and ongoing maintenance. A new sidewalk would also be proposed on the east side of 3rd Street for accessibility purposes.

The final park is the McKnight Athletic Complex which includes a phased renovation. The first phase would include a renovation to the parking lot, an addition of a mini pitch, a skate & bike area, a playground and an area for an event space. In the design, the court sports were removed as the desire from the community for those areas were significantly less than the other included areas. The second phase would include a potential addition of a park building and flexible fields. The designs include access for Public Works for storage. HGA encourages that the city continues conversation with ISD 622 around future use agreements.

B. Recognition of Sue Springborn

Staff Liaison Lang began by noting Commissioner Springborn's invaluable contribution to the Park and Recreation Commission and length of service with the City. Commissioner Springborn will be formally recognized at the December 17 City Council meeting.

Chair Grachek thanked Commissioner Springborn for her work with the Commission and the City. The Commissioners all expressed their thoughts about Sue and how she will be missed on the Commission.

VII. REPORTS FROM STAFF

Staff Liaison Lang had no updates.

VIII. REPORTS FROM COMMISSIONERS & PARK LIAISONS

Commissioner Koller would love to see a swing back at Silver Lake.

Commissioner Andren noted that all the trails are now open at the Southwood Nature Preserve and that continued tree work will happen throughout the winter.

Vice-Chair Greenlee-Karp had nothing to report.

Commissioner Zahradka had nothing to report.

Chair Grachek noted that interviews are currently happening for the vacancy on the Commission and decisions will be made soon.



Commissioner Springborn thanked the Commission for her time.

IX. ADJOURNMENT

Chair Grachek asked for a motion to adjourn the meeting at 7:10 PM.

M/Springborn, S/Andren

Motion carried 6-0.

The next regularly scheduled Park and Recreation Commission Meeting will be on January 22, 2025.



To	Date
Parks & Recreation Commissioners	January 22, 2025

Agenda Placement # VI.A

Commission Business, Action Items & Recommendations

Subject

Election of Officers

Background/Facts

Per Chapter 32, Section 32.08 Organization. At the first regular meeting of the calendar year, the Commission shall elect a Chairperson and a Vice-Chair person from among its appointed members, each for a term of one (1) year. No person shall serve more than three (3) consecutive one-year terms as Chairperson of a particular Commission, unless a challenge is not present, then the existing Chairperson may remain for an additional term.

Recommended Action

Staff recommends that the Park and Recreation Commission conduct the annual election of Chair and Vice-Chair.

Attachments

None

Respectfully submitted,
Sara Lang, Community Development Administrative Assistant



To	Date
Parks & Recreation Commissioners	January 22, 2025
Agenda Placement # VI.B	
Commission Business, Action Items & Recommendations	
Subject	
Events for 2025 with Ava Griemert	
Background/Facts	
Ava Griemert, the City of North St. Paul's Community Outreach and Event Coordinator will be presenting on the upcoming 2025 events and the expectations around those from the Park and Recreation Commission.	
Recommended Action	
Attachments	
1. 2025 Event Schedule LIST	
Respectfully submitted, Sara Lang, Community Development Administrative Assistant	

2025 Event Schedule

COMMISSION

EVENT	DATE	TIME	LOCATION	DESCRIPTION	ASSIGNED
Coffee with Council	Thursday, Jan 23rd	4:30 - 5:30 PM	Flyby Coffee	A chance to connect with new council members in an informal setting.	City Staff & Council
Fire & Ice Festival	Friday, Feb 7th	5 PM - 9 PM	Casey Lake	Ice skating & Bonfire Night	Parks
Parks Clean-Up Day	Tuesday, April 22nd (Earth Day)	TBD	Various Parks	Parks commission lead clean-up day (Earth Day).	Parks
Citywide Garage Sale Day	Saturday, May 3rd	All day	Citywide	Residents register to be listed on our website, get a sign, and be on the map.	City Staff
Citywide Cleanup Day	Saturday, May 10th	8 AM - 11 AM	Public Works	Public Works building is open for the public to recycle their stuff.	Public Works
Spring 5k Run/Walk to support the Food Shelf	Thursday, May 29th	TBD	Casey Lake	Guided 5K run/walk and food drive fundraiser.	Parks
Arts & Culture Commission Event Placeholder	TBD - Arts Commission	TBD	TBD	TBD	Arts & Culture
Guided Art Nights/Community Classes (6)	TBD - Arts Commission	6:30 PM - 8:30 PM	Casey Lake Building	The artist leads a guided art night at the Casey Lake building.	Arts & Culture
Big Truck Night (Sponsor Car Show)	Friday, June 13th	4:30 - 8 PM	7th Ave	PW vehicles are on display for climbing and exploration. Car show dash plaques, city info booth.	City Staff
Music In The Park (1) - Kids Band	Friday, June 26th	5 PM - 6 PM	House Park	Kids band playing at Hause Park.	A&C And Parks
Music In The Park (2) - Steel Drums	Thursday, July 17th	5 PM - 6:30 PM	Silver Lake	Steel Drum Band playing at Silver Lake - Beach party theme.	A&C And Parks

EVENT	DATE	TIME	LOCATION	DESCRIPTION	ASSIGNED
Yoga in the Park	Tuesday or Wednesday	5 PM - 6 PM	Hause Park	Yoga instructor with sound equipment - bring your own mat.	Parks
Zumba in the Park	Tuesday or Wednesday	5 PM - 6 PM	Hause Park	Zumba instructor with sound equipment	Parks
Jazzercize in the Park	Tuesday or Wednesday	5 PM - 6 PM	Hause Park	Jazzercize instructor with sound equipment	Parks
National Night Out	Tuesday, Aug 5th	5 PM - 7 PM	City Hall	City council visits local block parties. Fire and PD host an open house.	Fire / PD and Council
Music In The Park (3)	Thursday, Aug 14th	6 - 7:30 PM	Casey Lake	Adult band playing at Casey lake Park.	A&C And Parks
Movie in the Park (1) - Adult	Friday, Aug 15th	8 PM - 9:30 PM	Hause Park	Summer outdoor movie night - Throwback Classic	Parks
Movie in the Park (2) - Kids	Thursday, Aug 21st	8 PM - 9:30 PM	Hause Park	Summer outdoor movie night - Children's movie.	Parks
Autumn Arts Festival	Saturday, Sept 13th	11 AM - 6 PM	Casey Lake	Vendors, bouncy house, food trucks, performers, facepainting.	Arts & Culture
Fall Roundup Parade	Not a City Event	TBD	7th Ave	Decorating two trucks, candy handouts.	City Staff, PW and Council
Therapy Dog Day	Friday, Oct 10th	TBD	City Hall	Therapy dogs visit City Hall for World Mental Health Day.	City Staff
Booya Sale Day	Saturday, Oct 4th	9 AM - 1 PM	Casey Lake Park	Annual Booya Sale day at Casey Lake Park	Fire
City Open House/ Career Day	TBD - North High	TBD	City Hall	North High students visit the diffrent departments to learn about careers within the city. Grades 11 & 12.	City Staff
Holly Jolly Night	Friday, Dec 5th	5 PM - 9:30 PM	Casey Lake	Holiday community event with Bonfire, Carol Sing, Movie Night	Parks
Community Food Drive	TBD	N/A	City Hall	Partner with the food shelf to stock it for the winter.	City Staff



To	Date
Parks & Recreation Commissioners	January 22, 2025
Agenda Placement # VI.C	
Commission Business, Action Items & Recommendations	
Subject	
Commission Expectations with Riley Grams	
Background/Facts	
Riley Grams, the Community Development Director, will be reviewing the expectations of the Park and Recreation Commission.	
Recommended Action	
Attachments	
1. 25.1.22 PRC Staff Memo Commissioner Expectations	
Respectfully submitted, Sara Lang, Community Development Administrative Assistant	

Parks and Recreation Commission Staff Report



**NORTH
ST. PAUL**

Report To: North St. Paul Parks and Recreation Commission

Report From: Riley Grams, Community Development Director

Meeting Date: January 22, 2025

Agenda Item: (AGENDA ITEM TITLE)

Action Requested: ☐ Motion ☒ Discussion ☐ Public Hearing

Form of Action: ☐ Resolution ☐ Ordinance ☐ Contract/Agreement ☒ Other

The City of North St Paul Parks and Recreation Commission plays an integral role in helping to shape the City's various parks and other recreational assets.

Below is a list of expectations for all Parks and Recreation Commissioners:

- 1) Participate in the planning and implementation of park and recreation-related City-sponsored events. While Staff attend and participate in events throughout the year, we simply cannot do it alone. We need the help and assistance of our Parks and Recreation Commissions to plan and implement these wonderful community and City-sponsored events throughout the year.
- 2) Any Parks and Recreation-related inquiries should be sent to the City's Staff liaison, Sara Lang (sara.lang@northstpaul.org, 651-747-2400).
- 3) Attend the monthly Parks and Recreation Commission meetings. If you are unable to attend a specific meeting, please contact Sara as soon as possible to alert her of your absence (for meeting quorum concerns).
- 4) Be respectful of other Commissioners, appointed and elected officials, Staff, and the North St Paul community.

The City of North St Paul emphasizes value in public service, leadership, and decision-making while promoting and maintaining an environment that fosters the public's trust and confidence. Public service is a cornerstone of the City, and we thank you for participating in and helping to shape your community.



To	Date
Parks & Recreation Commissioners	January 22, 2025

Agenda Placement # VI.D

Commission Business, Action Items & Recommendations

Subject

HGA Updates

Background/Facts

HGA has provided the near-complete final document from the park planning process. There are a few areas that will receive final touches including some engagement and cost estimate updates as well as a final proofread. The Park and Recreation Commission is asked to do a final review and ask questions and/or provide feedback at the next meeting.

Recommended Action

Attachments

1. NSP Park Planning & Design_Concept Design Report_final draft_sm

Respectfully submitted,
Sara Lang, Community Development Administrative Assistant



HGA

CITY OF NORTH ST. PAUL

PARK PLANNING & DESIGN CONCEPT REPORT



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PROJECT OVERVIEW

BACKGROUND

North St. Paul is located on the east side of Ramsey County in the Twin Cities metropolitan area. The fully built-out community occupies just 3.1 square miles but enjoys 146 acres of parks and open space, including two nature preserves and two recreational lakes. Parks contribute to the community's quality of life by providing residents and visitors numerous recreational opportunities as well as land and water to enjoy.

North St. Paul is an evolving city, with an increasingly dense and diverse population of people from different backgrounds and nationalities. With just 3.1 square miles of city land, there is a premium on maintaining the parks and open space areas. While our city isn't growing in physical size, the population is expanding, which has a profound impact on our parks and the City's ability to provide quality recreational amenities.

PROJECT SCOPE

The intent of the project is to develop concept designs and planning documents for three community parks - McKnight Athletic Complex, Downtown Open Space, and 3rd Street Open Space. Planning and design decisions are to be informed by a public engagement process that integrates a range of community stakeholders including, staff, residents, athletic organizations, and school district.



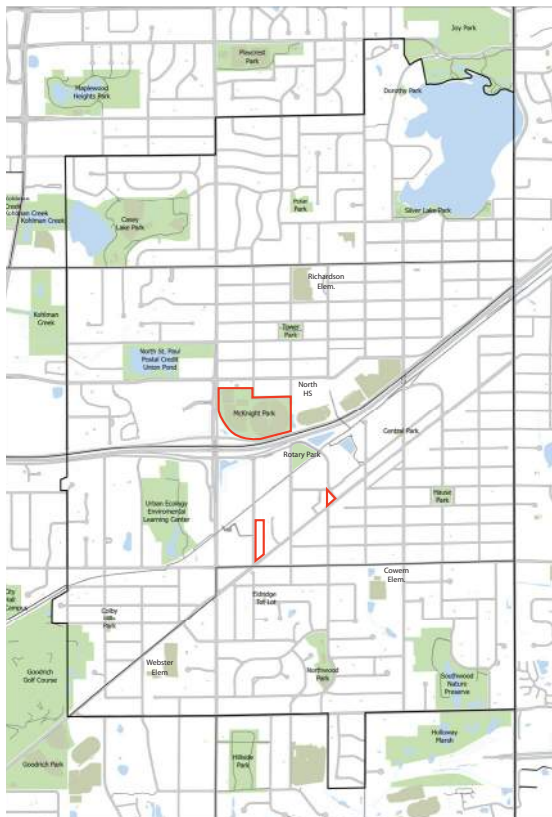
Context map highlighting the three Project Sites

MASTER PLAN

Congruent to this project the City was in the process of finalizing an internally prepared Parks and Open Space Master Plan. The plan provided valuable background on the North St. Paul community and the existing parks with the following key findings/topics related to the project.

- Demographic summaries showing North St. Paul has become significantly more diverse in the past 20 years.

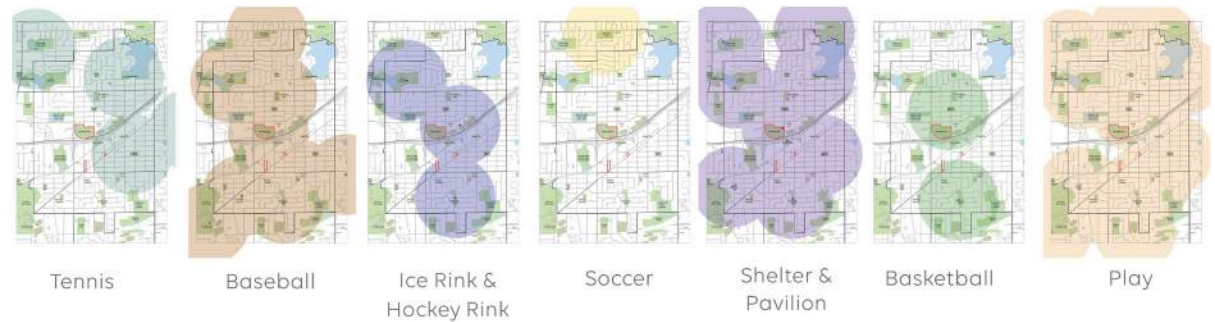
- NRPA Agency Performance Review data identifying that the City performs strongly in several categories but does not formally offer recreational programming and lacks several common park system facilities including community garden, dog park, soccer fields and skate park.
- Summary of 2023 a city-wide parks survey and understanding that continued and future community engagement is required to inform any project design and implementation.



Park System Map highlighting three Project Sites

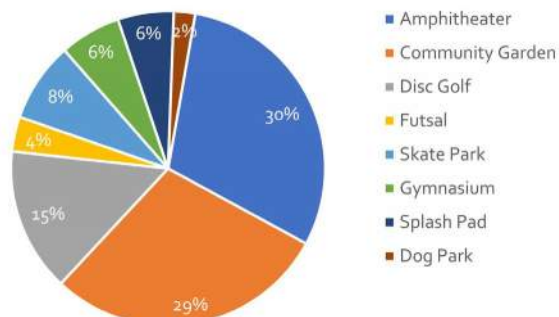


ParkServe mapping



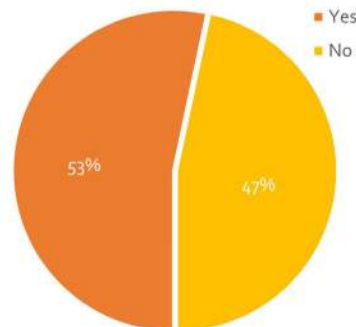
ParkServe mapping

What park facility would you most want in North St. Paul?



Master Plan graphics showing city-wide survey responses.

Would you support an increase in the tax levy for park and recreational



ADDITIONAL RESEARCH

The design team utilized the ParkServe on-line mapping tool (Trust for Public Land) to view demographic patterns related to North St. Paul parks. Maps shows that the park system serves significant populations of low income, racial minorities and children. Additionally, maps visualizing existing City park facilities cataloged in the Master Plan helped convey offerings and gaps of the park system and informed ways this project could contribute.

STAKEHOLDER ENGAGEMENT STRATEGY

Informed by demographics and the city's Parks and Open Spaces Master Plan, HGA worked with the the Community Development Director and Parks and Rec Commission to develop a strategy for gathering qualitative insight from a diverse mix of community voices, following our six-step process (fig. 1)

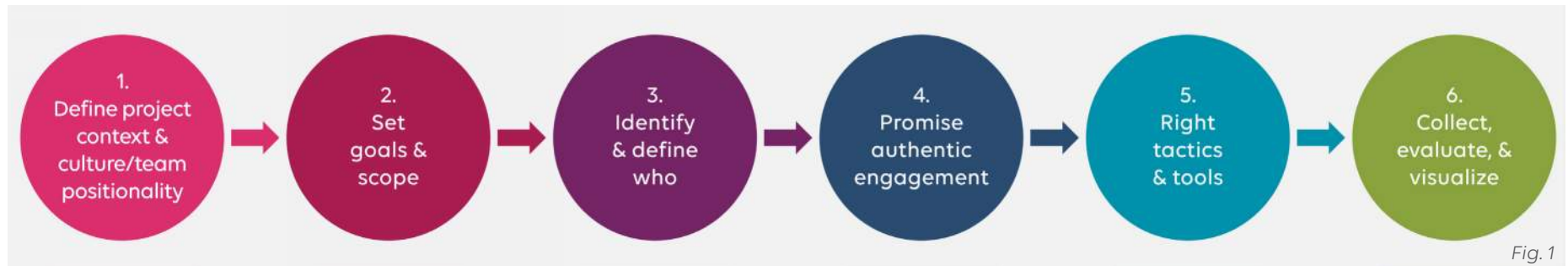


Fig. 1

1. DEFINING PROJECT CONTEXT AND TEAM POSITIONALITY

In addition to the background research summarized in XXXXXX, HGA led an exercise to explore who in the community would be most impacted by potential outcomes of this work, and which groups were most at risk of being left out of the engagement process. The project team demographics also influenced our engagement strategy. On the city's side, team members included longtime North St. Paul residents as well as recent transplants, representing multiple generations (Baby Boomers, Gen X, and Millennials), and a variety of identities. The city's project team did not include any people of color or immigrants (both growing populations in the city), and did not include anyone who lived near or regularly used any of the project sites. The HGA team provided perspectives from a range of identities and experiences, but were unfamiliar with the community and culture of North St. Paul.

2. SET GOALS AND SCOPE

With HGA's scope limited to program and concept development, it was made clear that additional engagement would need to accompany any further design work. For this effort, engagement was necessary because:

1. Understanding the current usage and stakeholder relationships to each site, what successful elements should be preserved or recreated, and what elements should be removed or modified to improve user experiences will drive programming.
2. North St. Paul is becoming younger, more diverse, and more densely populated - trends that are expected to continue. This means that previous observations about how parks are used may no longer hold true, and new insight is needed.
3. Few residents were aware the city was exploring options for these sites. Engaging now helps build support and excitement for future work.

3. IDENTIFY AND DEFINE WHO

In addition to the general public, we considered project impact, goals, and team positionality to identify key stakeholders whose insights we might not hear without intentional outreach.

Those key groups were:

- People of color and recent immigrants
- Frequent users and neighbors closest to sites, including staff from ISD 622, and North St. Paul High School, the owner of Triple Crown Batting Cages, and others.
- Individuals responsible for the safety, maintenance, and operations of each site

To ensure that the concerns of these groups were being heard and addressed, three community liaisons were selected:

- Dan Torrez, NSP Soccer coach
- Raquel Soto, Gateway Apartments resident
- Naomi Yang, ISD 622 Hmong Interpreter

4. AUTHENTIC ENGAGEMENT

To engage with the community in good faith, the project team needed to define and clearly communicate the role of stakeholders. Referencing the International Association of Public Participation (IAP2) spectrum of engagement, we made the following commitments:

General Public: We will listen and acknowledge the public's concerns and aspirations, keep them informed and provide feedback on how public input influenced decisions.

Key Stakeholders: We will have focused conversations with key stakeholders to ensure that their concerns and aspirations are consistently understood and considered in decisions.

Figure 2 illustrates our approach.

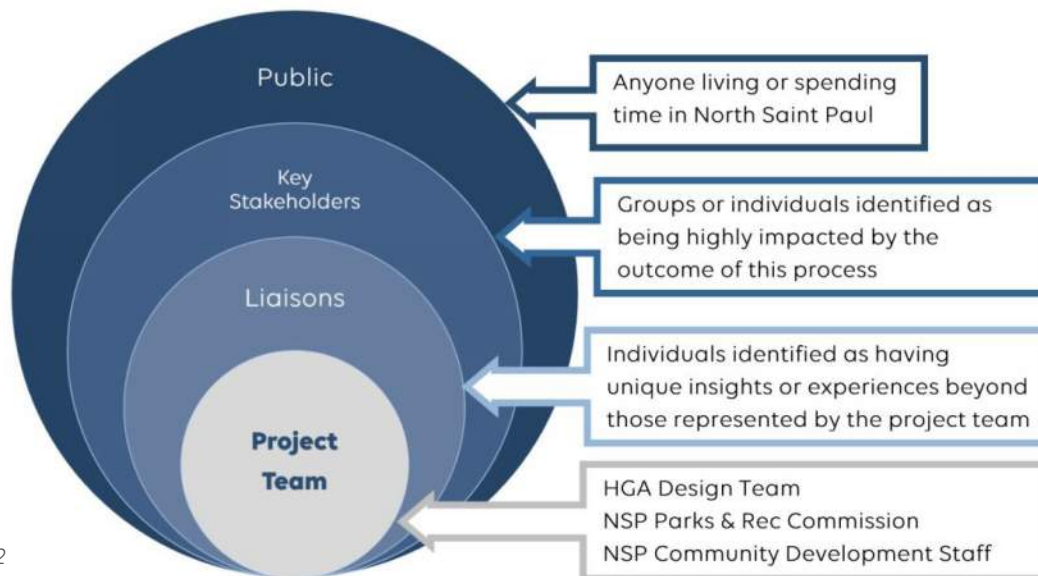


Figure 2

5. RIGHT TACTICS AND TOOLS

Pop-up engagement at one the largest community events, as well as the creation of a project page on the city's website, and use of social media were effective early in the project, and helped increase interest when we solicited liaisons and held open houses.

Focused invites were sent to individuals and organizations from key stakeholder groups to boost attendance at the open houses, which also had refreshments and translated materials available.

A focus group was held with staff from the city, as well as one with ISD 622 and North St. Paul High School staff, focused on the shared use of McKnight. The project team also met with community liaisons three times to get feedback on the design iterations.

6. COLLECT, EVALUATE, VISUALIZE

The following pages show the data collected from public events and focus groups, and summarize insights. Full notes from meetings with liaisons and PRC members are included in the appendix to this report.



Above: HGA Landscape Architect Kent Hipp discusses opportunities at McKnight Athletic Complex with a community member.

Left: A visualization of the engagement strategy, where each group's engagement becomes more in-depth as we get closer to the project team responsible for final decisions

PUBLIC ENGAGEMENT EVENTS

POP-UP AT AUTUMN ARTS FEST

SEPT. 14, 2024, AT CASEY LAKE PARK

Members of the HGA team and PRC attended the Autumn Arts Festival, displaying maps of all three sites and photos of possible program elements at the event entrance to bring awareness to the project and solicit input.

Attendees were asked to use dots to vote on the elements they wanted to see most at each of the sites, and had the option to add notes. A scale map of the McKnight site and blocks representing program elements were used to help people explore potential arrangements since that site is the largest and most complex.

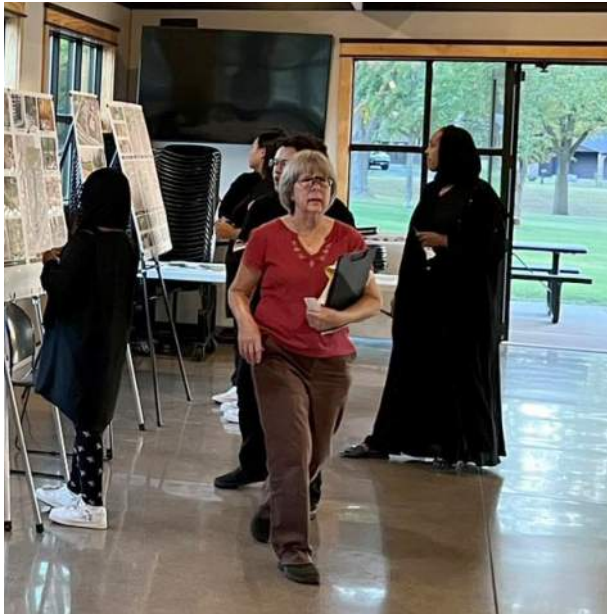
Over the course of about 6 hours we engaged with an estimated 120 North St. Paul residents, as well as a few from neighboring cities, having direct conversations with nearly everyone. This included people of all ages, and approximately one quarter were people of color. Most were unaware of the project, but neutral to positive when they learned about it.

PUBLIC RESPONSE TO ENGAGEMENT

At all three public events, residents were excited to learn more about the Parks and Rec Commission and the city's community development plans. Many shared ideas and concerns about other parks and open spaces. Regardless of the outcomes of this project or the three sites, there is clear potential for North St. Paul officials to continue strengthening community through engagement.



Pictures: Families with children discuss the project and vote on what programs they hope to see during the Autumn Arts Festival at Casey Lake Park



PUBLIC OPEN HOUSES

OCT. 9 & 10, 2024 AT CASEY LAKE PARK

The city held two public open houses at the Casey Lake Park Pavilion to share design options, ensure input from previous engagement was reflected, and hear feedback. Both were held in the evening for two hours, with design team and PRC members on hand.

Attendees were presented with options for each of the three sites, and asked to use green or red dots to indicate which they liked or disliked, respectively. Unlike at the previous public event, people were given a maximum of 5 dots per color as a way to encourage prioritization and consideration of space and budget limitations. Attendees were also given the opportunity to indicate their preferred with a blue dot.



As expected, these stand-alone events drew fewer people than the pop-up, though traditional and social media, email blasts, and flyers were used to publicize the open houses. We engaged with approximately 60 North St. Paul residents, who were generally representative of the community with some underrepresentation of people of color and younger residents. Reaching people who are not following official information sources is always a challenge, however the popularity of Casey Lake Park allowed us to intercept people who were there for recreation, helping bring in a wider variety of perspectives.

Pictures: North St. Paul residents discuss design options with HGA designers and city staff during open houses in the Casey Lake Park Pavilion

ENGAGEMENT

UNDER DEVELOPMENT

UNDER DEVELOPMENT

ENGAGEMENT

UNDER DEVELOPMENT

UNDER DEVELOPMENT

DOWNTOWN OPEN SPACE



SITE CONTEXT

This potential park improvement project is located at an existing park space that was created in 2011 after the realignment of North St. Paul Drive. The site is adjacent to 7th Ave, the west terminus of the historic downtown business district, the Ramsey County Library and the Penn Place Townhomes. Given its visibility and proximity to core downtown amenities, the RFP identified this site a potential opportunity for a "plaza area, public art or a gathering space." The town doesn't currently have a signature downtown park or urban public space, so this proposal considers how this site could be updated to serve this function.

The site is close to other park facilities, including the Gateway Trail, McKnight Athletic Complex and the 3rd Street Open Space included in the report. As such, we have considered this space as a compliment to these facilities.

SITE ANALYSIS

The site is primarily open space with turf grass and several young trees that were planted during the previous road realignment project.

As an urban site, there is a strong existing utility presence. We have diagrammed the surface features that are visible, including electrical and telecom vaults, light poles, storm drains, fire hydrants, and overhead utility lines. We expect that underground lines exist below the park space where the road used to be located,



A - View north from the corner of 7th Ave E & 1st St N



B - View south from N St. Paul Dr



C - View west from 7th Ave E



D - View along existing walkway adjacent to Penn Place Townhomes

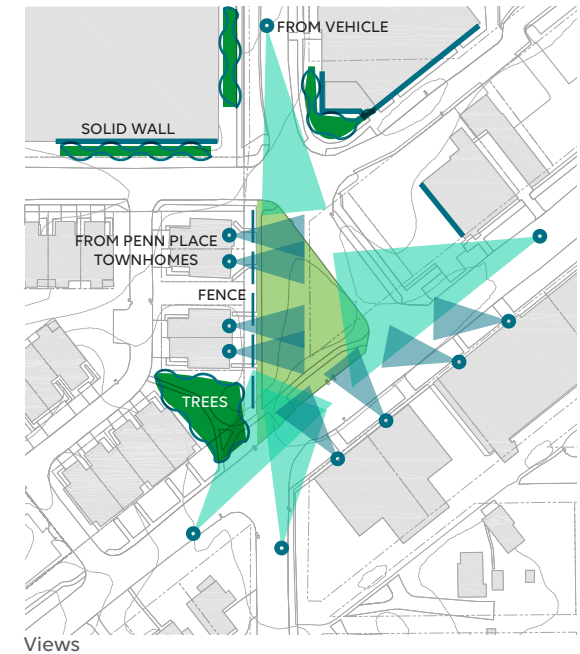
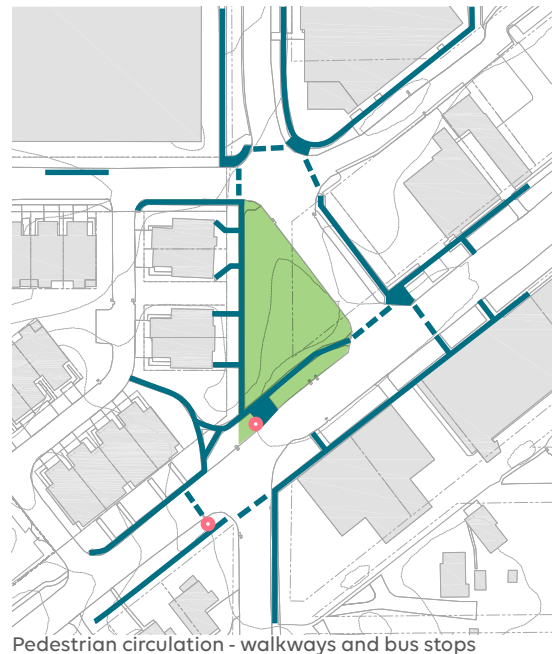
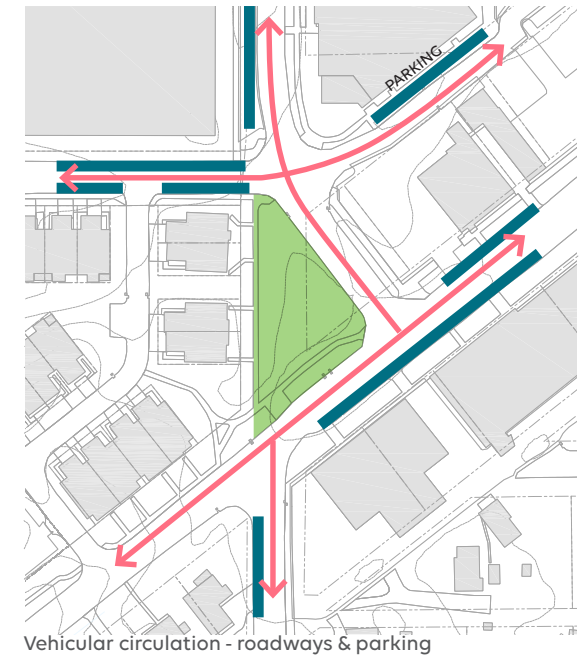
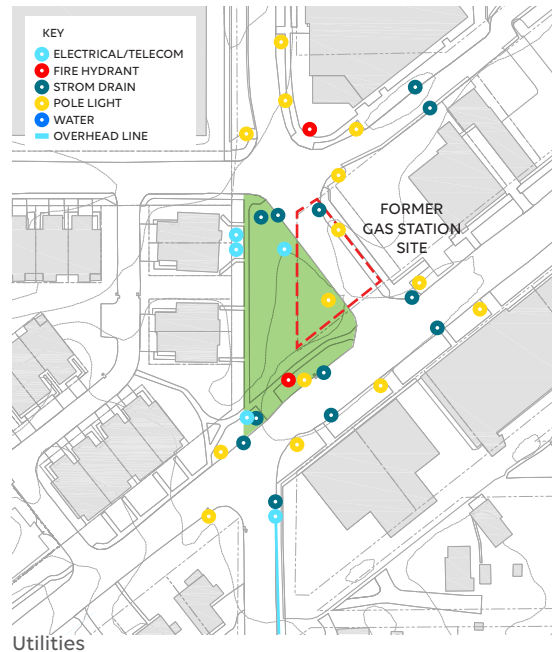
DOWNTOWN OPEN SPACE

but a detailed survey is required to map those elements. A portion of the site – mostly space that is now roadway – was formerly a gas station. It's our understanding that no further remediation for the removal of the station is required going forward.

The site is flanked by roads on each side, with 7th Ave E on the south side being the principal road serving downtown, as well as the mass transit. There is limited on-street parking adjacent to the site, but many spaces are a short distance away along 7th Ave E and other surrounding roads. For this reason, a larger destination program or events space was not considered for this location.

Existing walkways provide connections through the site on the west and south sides. The west path serves as the front yard sidewalk for the adjacent townhomes, and the 7th Ave sidewalk links to downtown, a bus stop, and crosswalks to the south. The grade of the site is generally flat with an overall slope toward the west.

The site is highly visible as you pass through the downtown, with greater visibility occurring when traveling west on 7th ave.

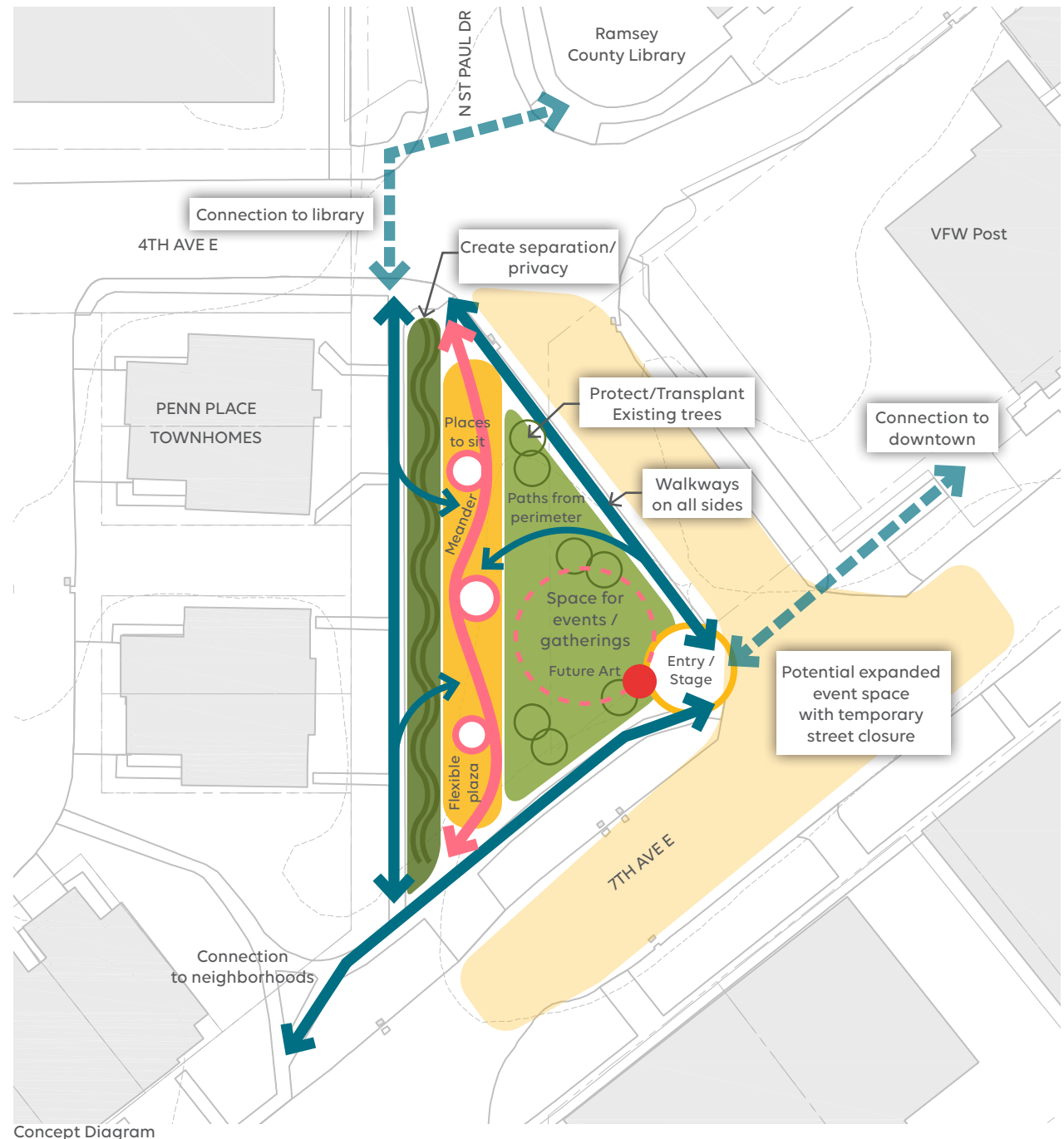


PROGRAM DIAGRAM

During our engagement process, participants were most interested in the idea of creating a flexible space that would be a nice place to walk the dog, sit & relax, and meet with friends. People were interested in having the space be supportive of small/medium sized events, like the car show, and they liked the idea of having some fun elements that would be visually interesting and celebrate the city's culture.

We understand that there has been an influx of new residents in the downtown area that has come with the construction of several apartment buildings. This project aims to provide useful park amenities for those near-by residents, as well as anyone who could be visiting downtown.

We proposed to organize the size in three layers that respond to its location at the end of downtown, and adjacent to the townhomes. Along the west side, we proposed a strip of buffer planting to separate the activated park space from the homes. This space could also include any stormwater measures, such as rain gardens, which may be required with the addition of new paving. This layer would serve as the backdrop for the elements on the east side. In the middle, we proposed the primary active zone where new paving and features would be located set back from the street. On the east side, turf grass would remain to preserve the overall park feeling, provide space for gatherings and allow for preservation of the existing trees.



DOWNTOWN OPEN SPACE

CONCEPT PLAN - FRONT PORCH

We've called this concept the "front porch" to capture the idea that the new park can serve as an extension of downtown which fosters social connection and enhances the laid back, and fun character of Nort St. Paul.

As described above, the site is organized in three zones – buffer planting, flexible plaza, and lawn zones. The central flexible plaza space is the essentially the "front porch" and is highlighted by a series of bench swings which allow for people to interact with the site in a playful way. The swings have a bright color, so they can be easily seen by people passing by. Also within this space are picnic tables for gathering, and the plaza surface has a decorative finish with a light roughness that slows foot traffic and invites people to linger in the space.

Several new paths provide connections to the central plaza and link to surrounding sidewalks. Flanking these walks are stacked stone blocks which help frame the space, subtly separate active areas from the street, provide more seating opportunities, and be a fun climbing elements for kids.

At the east corner, the primary entry space to the park, a small area of decorative paving is located behind the sidewalk. This landing space provides a site for park signage, and can serve as a place for performers to set up for small events that face either into the park or to the street.



Furnishing elements



Landscape zones and paths



Picnic tables



Stone blocks



Swings



Flexible plaza, decorative concrete



Turf



Rain garden & buffer planting



KEY

- 1. BUFFER PLANTING & RAIN GARDENS
- 2. DECORATIVE CONCRETE PLAZA WITH TABLES
- 3. STACKED STONES
- 4. DECORATIVE CONCRETE CORNER (STAGE)
- 5. NEW CONCRETE WALKWAYS
- 6. TURF
- 7. EXISTING SIDEWALK
- 8. SWINGS

DOWNTOWN OPEN SPACE - CONCEPT PLAN



A - Central flexible plaza



B - Park bird-eye view



C - Access from N St. Paul Drive

3RD STREET OPEN SPACE



SITE CONTEXT

This potential open space project is located on 3rd Street, across from the new Gateway at McKnight Ridge townhome development, and adjacent to other homes along North Oak Hill Place. The site is currently a mixed hardwood forest, and is minimally developed. Our understanding is that the site was previously considered for inclusion in the adjacent townhome project, but the steep slopes and opposition from adjacent neighbors caused the city to reconsider its use.

The site is close to other park facilities, including the Gateway Trail, Urban Ecology Center and both the McKnight Athletic Complex and Downtown Open Space included in the report. As such, we have considered this space as a compliment to these facilities.

SITE ANALYSIS

The site includes two distinct regions; a northern region which is primary forested, and a southern region which is primarily turf grass with some large existing trees. The two regions are separated by an alley right of way.

There is a limited utility presence on the site. Several fire hydrants and storm drains exist along the road edge, and an overhead utility line exists within the alley. Across the street, new street lighting was installed for the townhome development which contribute to improving the light levels along the park frontage.



A - Aerial view from southeast



B - Aerial view from southeast



C - Unused tennis courts in disrepair



D - Unused tennis courts in disrepair

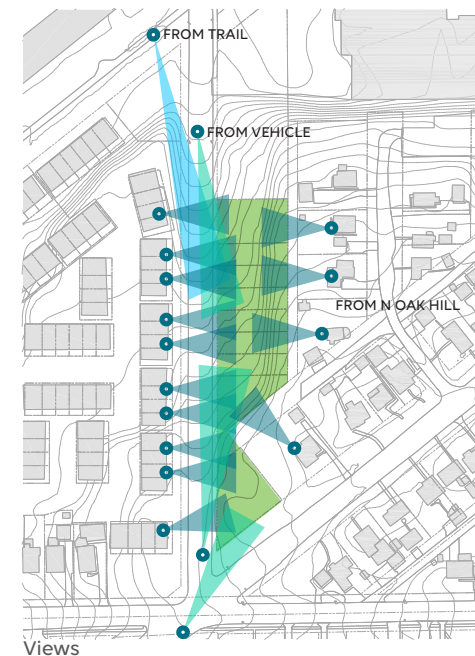
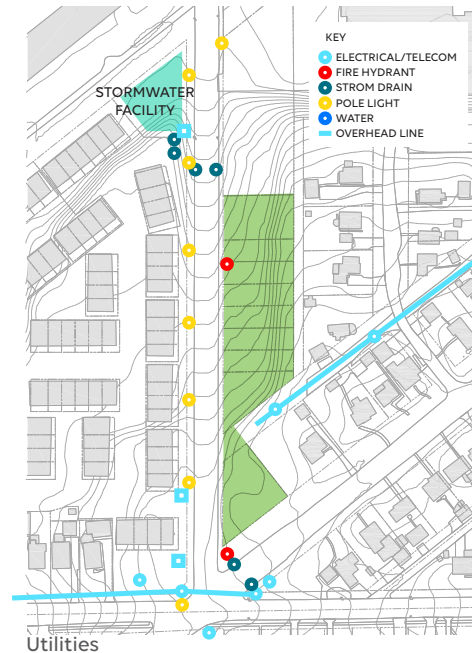
3RD STREET OPEN SPACE

SITE ANALYSIS CONTINUED

Both sides of the street host parallel parking, so there is ample on-street parking available for the site. The intersection at the south of the site is highly trafficked and known to be a un-safe due to the number of roads that intersect there. We heard that the county was considering building a round-about at this intersection to improve safety, but that the plan was still under development and potentially difficult to execute or unlikely to happen.

An existing sidewalk along 7th Avenue connects the site to downtown, as well as an adjacent bus stop. The new townhome development was built with a strong network of walkways which connect the homes to the street and to the gateway trail. However, there are limited pedestrian connections across the adjacent streets to the site and the sidewalk on the west side of 3rd Street would need to be extended to reach the south intersection.

The northern region of the site is highly visible from the west townhome development. The homes to the east sit on high ground and are separated from the potential park area by a steep slope. The proximity of homes is advantageous from a safety perspective, because it provides more “eyes on the park” and lends a feeling of safety to those using the space. Conversely, introducing new park program elements into this space will bring more activity to the area, which may not be desired by some residents.

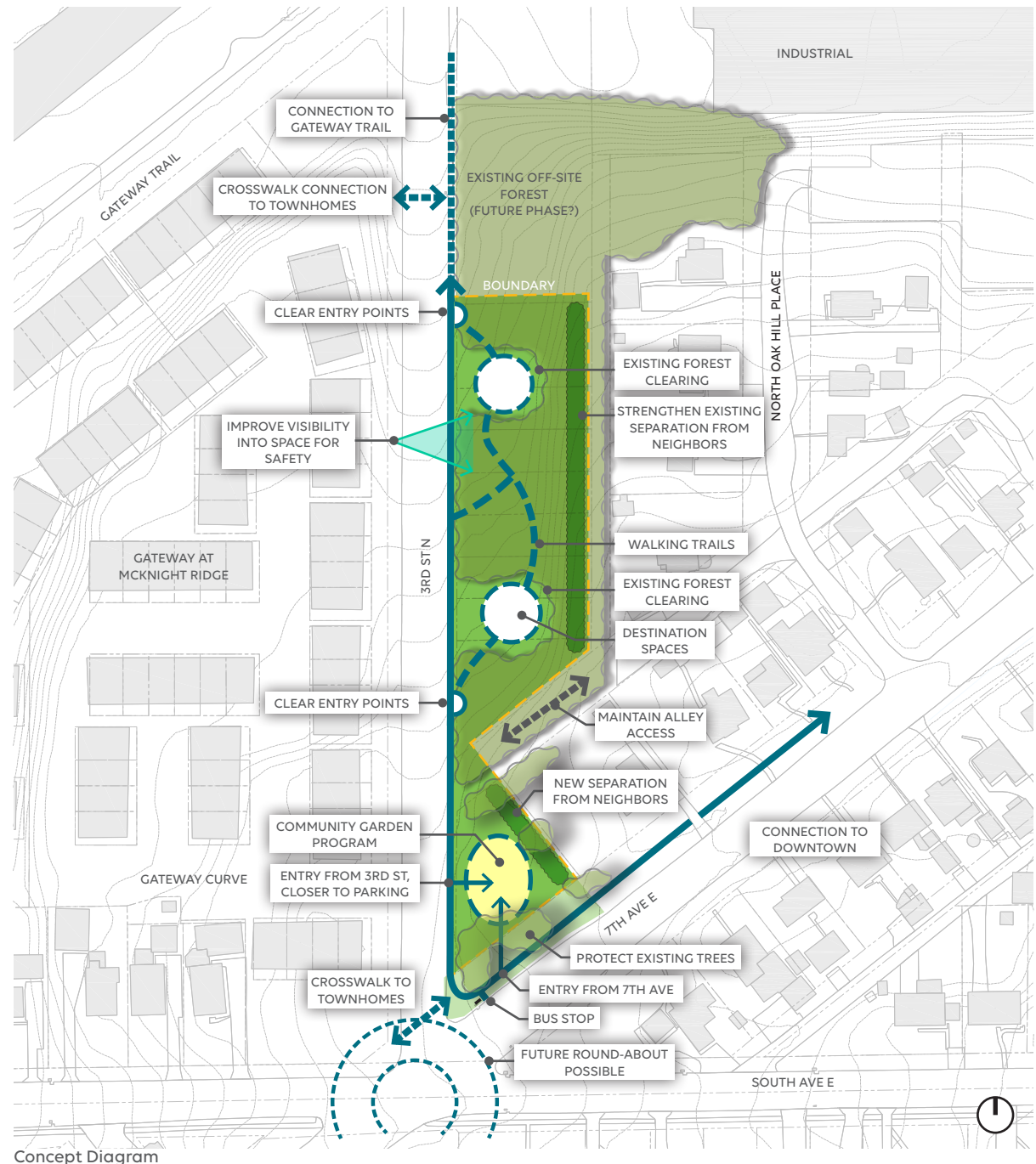


PROGRAM DIAGRAM

Given the proximity of so many homes, our proposed program is targeted for both family and individual user groups. During our engagement process, people expressed the strongest interest in walking trails, nature play areas, and a community garden for this site. These elements aligned with the initial concept proposed in the RFP of creating a low-impact design which would preserve the character of the forest setting and be suitable for adjacent neighbors.

We located the community garden program to the south where there was more open space and higher visibility at the corner. This location is close to street parking which will be necessary for people working in the space. Path connections were requested from multiple sides, to reduce walking distances. This program is well suited to this location near the busy intersection versus other programs ideas that were considered. It would be set back from the road edge and separated by a fence for additional security.

The trail and nature play program elements are located to the north of the site within the existing forest. There are several large clearings that exist in the space today, we started with locating the play destinations within these clearings to reduce impact. The majority of the site is gently sloping, so an accessible path can link internal spaces with a new sidewalk along the road to provide access at multiple locations. Throughout the site, selective removal of vegetation and general clean-up will be needed to make space for these pathways, provide greater visibility from the west side for safety.



Concept Diagram

3RD STREET OPEN SPACE

CONCEPT PLAN - FOREST PARK

The spirit of this concept plan is to provide a restful neighborhood space for residents where they can connect with nature by walking, sitting, playing or gardening. The proposed plan provides three destination spaces, a community garden and two nature play areas. Each of these spaces is linked by a series of pedestrian walkways that build upon the existing sidewalk network and connect to the larger park system.

The southern community garden is framed by a 5' wire mesh fence with gates to keep animals out of the space and create privacy and security for garden users. The garden would have wood raised beds or plots for individual or family use. A storage shed would provide space for storing any related tools. A source of water, like a hose bib or series of hose bibs would be provided for watering. The surface of the garden would be an accessible crushed stone or gravel paving, and additional furnishings like picnic tables would be provided for rest and gathering.

The spine of the northern forest park is an accessible asphalt path which provides access to amenities within the park, including several benches located at it's edge. The south nature play area includes a hill slide which is built into the adjacent slope and reclaimed logs for climbing play. The northern play area includes cross-cut log steppers and log climbers as well. A secondary network of wood mulch trails criss-cross the site and provide exploratory play opportunities. These trails and play spaces would have a wood mulch surface similar to pathways at Southwood Nature Preserve. If fall height protection is needed, a deeper profile of engineered wood fiber could be provided.



Seating



Asphalt Path (ADA Accessible)



Wood mulch trails



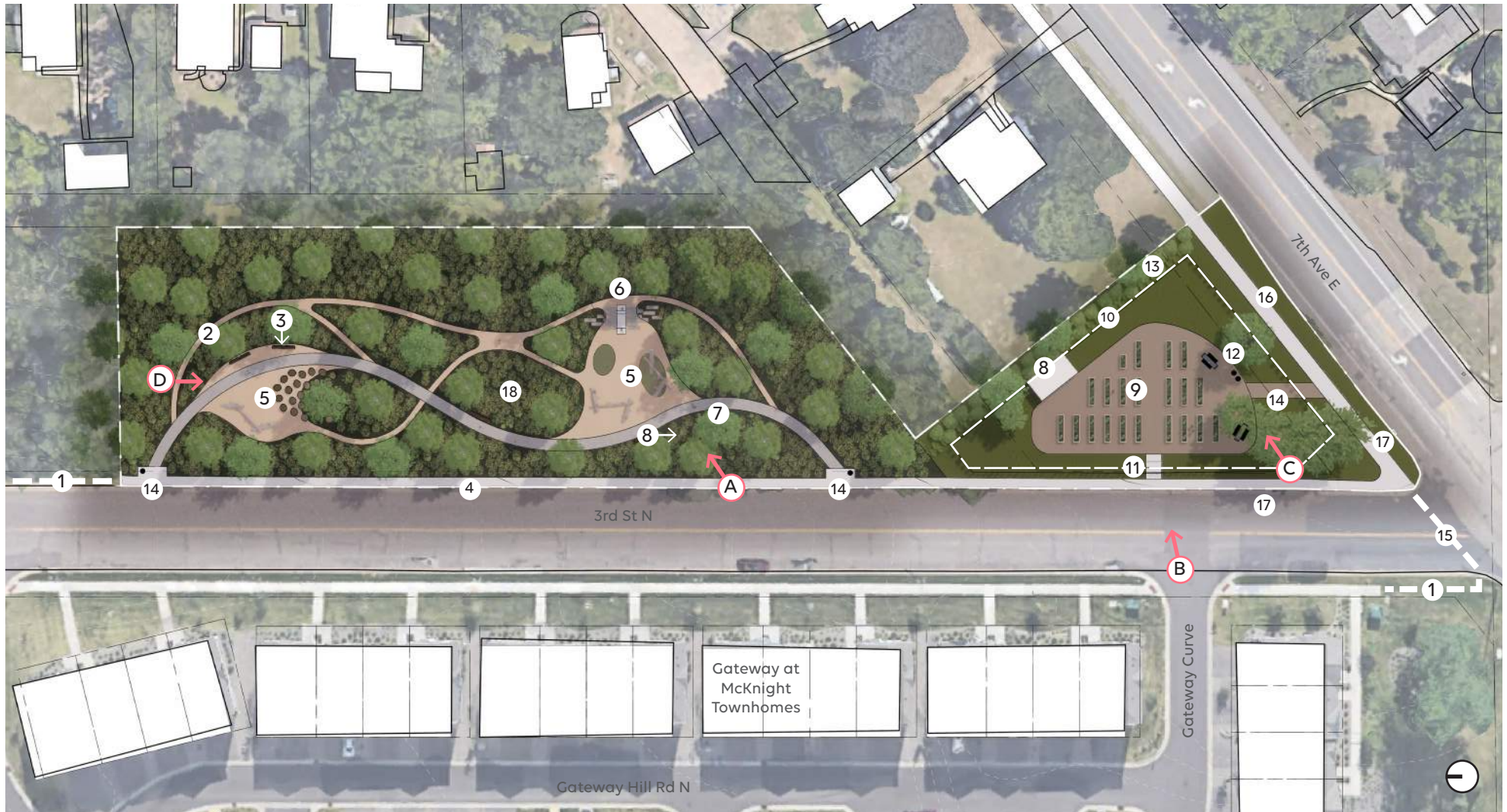
North nature play area



South nature play area with hill slide



Community garden



KEY

- | | | |
|--|--|--|
| 1. POTENTIAL SIDEWALK EXTENSION | 8. STORAGE SHED WITH WATER SUPPLY | 15. CROSS WALK |
| 2. WOOD MULCH TRAILS | 9. COMMUNITY GARDEN, (20) 3'X12' RAISED BEDS, GRAVEL SURFACING | 16. EXISTING SIDEWALK |
| 3. BENCH | 10. 5' WIRE MESH FENCE WITH (2) GATES | 17. EXISTING BUS STOP |
| 4. NEW CONCRETE SIDEWALK | 11. CONCRETE STAIR | 18. SELECTIVE PLANT & INVASIVE SPECIES REMOVAL, & CLEAN UP, SEEDED UNDERSTORY PLANTING |
| 5. NATURE PLAY AREAS, WOOD MULCH SUFRACING - WITHIN EXISTING CLEARINGS | 12. PICNIC TABLES | 19. EXISTING ON STREET PARKING |
| 6. HILL SLIDE | 13. SCREEN PLANTING | |
| 7. ASPHALT PATH (ADA ACCESSIBLE) | 14. ENTRY WITH WASTE RECEPTACLES | |



A - South nature play area with hill slide and climbing log;



B - Community garden



C - Community garden raised bed and picnic tables



D - North nature play area with cross-cut log steppers

MCKNIGHT ATHLETIC COMPLEX

EXISTING CONDITIONS

Per project RFP:

McKnight Athletic Complex is located at the NE intersection of Highway 36 and McKnight Road. The entire park complex measures approximately 21.5 acres and includes one premiere baseball field, four softball fields, two now defunct tennis courts, one t-ball field, indoor batting cages, parking, and a concession building. This park is also located adjacent to the North High School, which is the primary user of the softball and baseball fields in the summer. A shared-use agreement is in place with the school district.

The existing conditions of the McKnight athletic complex range from fair to disrepair. On the whole, the athletic complex needs refurbishment. The two tennis courts are in complete disrepair and are no longer open to the public for recreational use. The t-ball field is rarely used. The interior trail and parking lot requires repaving. The batting cage facility is City-owned but currently is privately leased. In the likely event that the site remains an athletic facility, new fencing will be needed around the entire McKnight athletic complex.

An overall evaluation of the recreational needs of the community is needed to determine desired future improvements to McKnight.



A - Aerial view from southeast



B - Unused tennis courts in disrepair



C - Parking lot in very poor condition



D - Underutilized park space and t-ball field



E - Unused tennis courts in disrepair



F - Fence, gates and signage restricting access

MCKNIGHT ATHLETIC COMPLEX

DESIGN PROCESS & FINDINGS

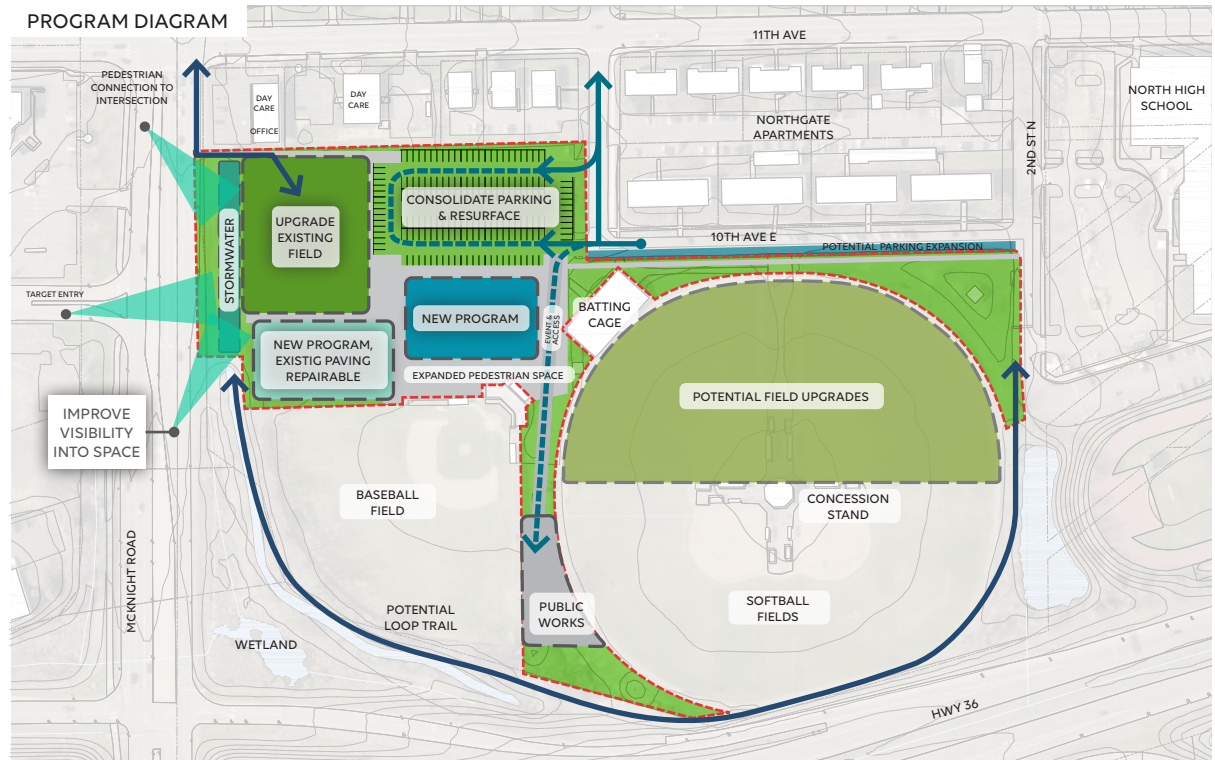
Design concepts and planning efforts were informed by the Parks and Open Space Master Plan, park system research, site analysis, and stakeholder engagement. Additionally, other unique relationships including a field use agreement the City has with the school district (ISD 622) and a lease with Triple Crown Batting Cages were continual considerations.

EXISTING PARK USE AGREEMENTS

The City has a "Field Use Agreement" with ISD622 for access of McKnight Athletic Complex with the current document dating back to 2011. While this project worked to understand and navigate the dynamics of the Agreement, including the desire for the City to revisit the existing Agreement, the following informed assumptions were made.

1. The existing Agreement is valid and the basis for the project.
2. Both parties are open to park improvements and changes as long as programming needs are met.
3. Implementation of park improvements will require further collaboration between parties.

The City also has a relationship with Triple Crown Batting Cages who operates a business in a building at the park. Based on City input and stakeholder engagement it was assumed that design concepts would consider phasing that eventually changes the operating arrangement.

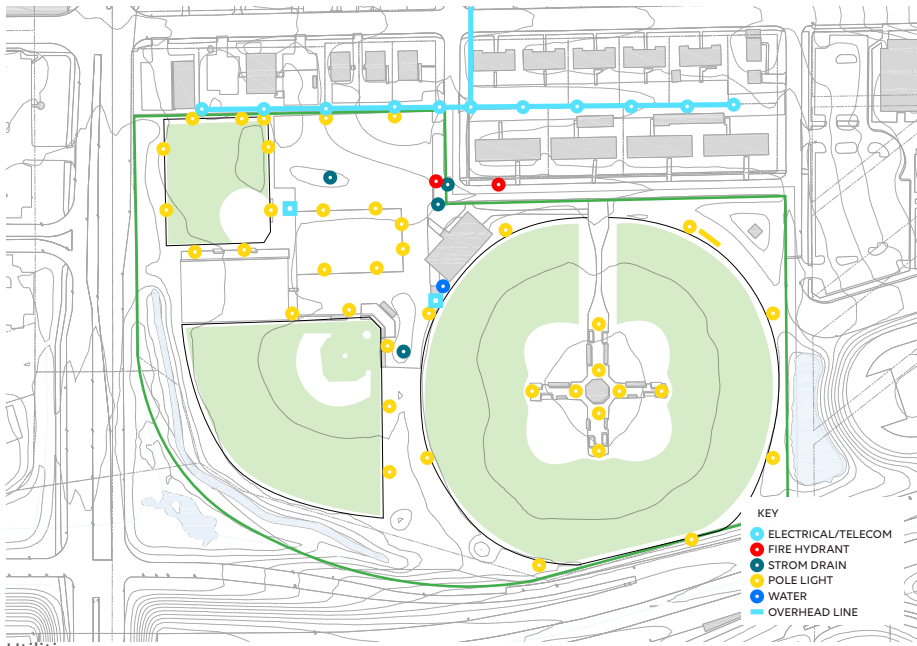


SITE ANALYSIS

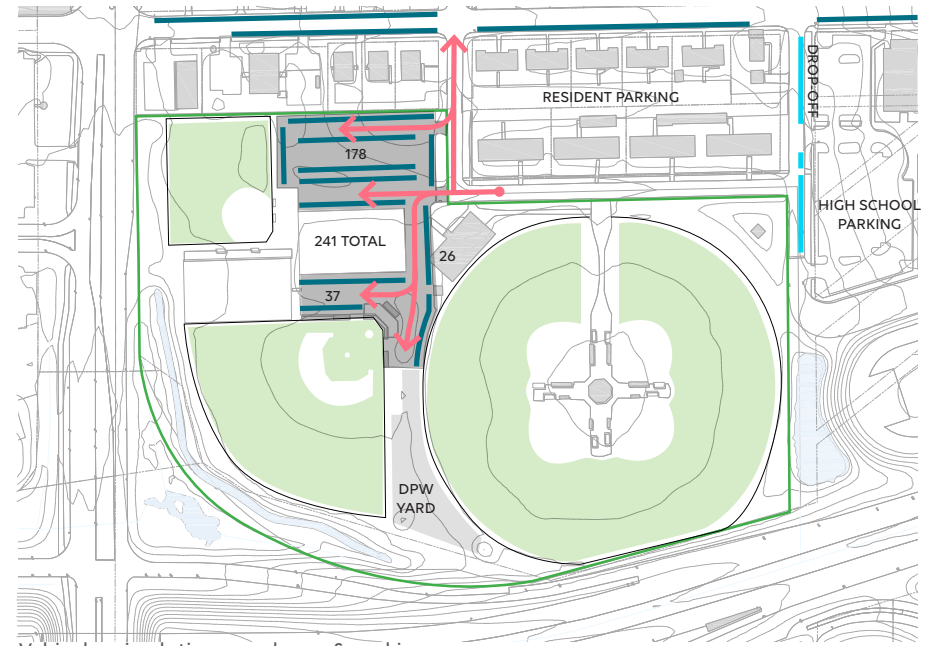
The design team visited and mapped the conditions, features and function of the park. Additionally, analysis was informed through conversations and observations by City staff and other stakeholders. Initial assumptions of the parking lot and tennis courts being in poor condition were validated. Opportunities to strengthen visibility of the site and explore flexible programming within the many acres of existing baseball, softball, and t-ball fields were also key findings of the site analysis.

DESIGN OPTIONS

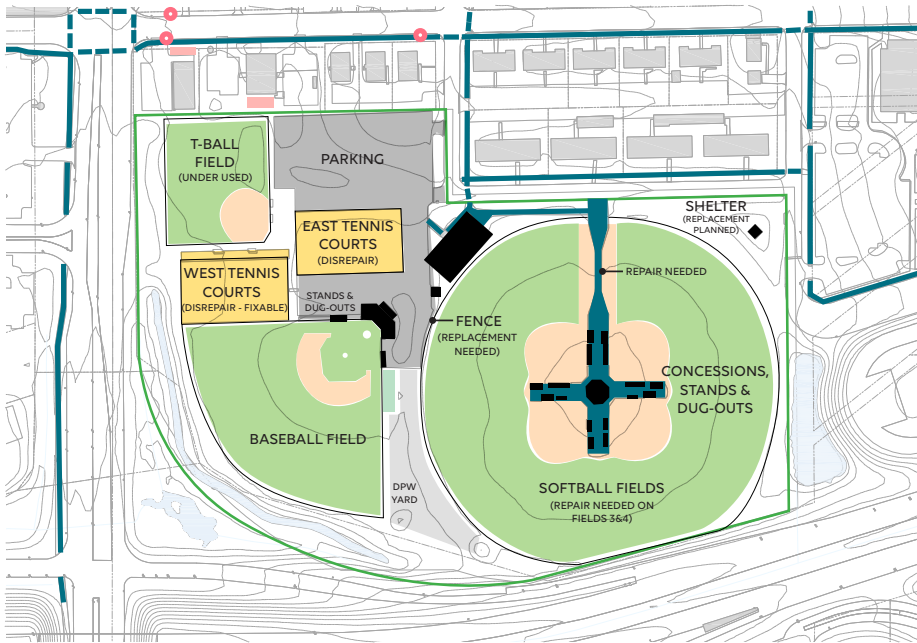
Design options considered the scale and scope of potential improvements at the park ranging from only site areas identified in the RFP (Option 1) to broader site extents (Options 2&3) that include existing fields and buildings. The larger look was supported by park system research and community and stakeholder engagement which identified gaps in athletic offerings and populations being served by the park. Options looked at opportunities to integrate flexible athletic fields that serve existing baseball/softball needs while adding in-demand field-based sports including soccer.



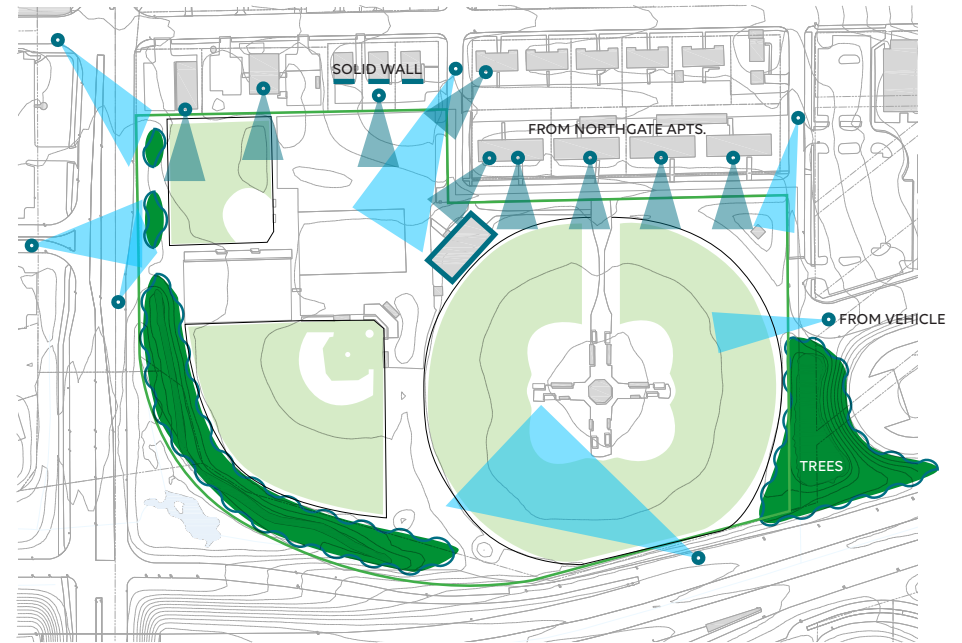
Utilities



Vehicular circulation - roadways & parking



Park facilities, pedestrian walkways, bus stops



Views

MCKNIGHT ATHLETIC COMPLEX

DESIGN CONCEPT - PHASE 1

The Phase 1 design concept scope aligns with the extents originally identified in the project RFP including redesign and replacement/reprogramming of the parking lot, tennis courts and teeball field. In general, this scope would not alter the existing softball fields and baseball fields or impact the batting cages building allowing for a substantial improvements to the park without fundamentally changing the framework of the complex or impacting ongoing programming relationships.

A consistent theme heard from the community was the desire to bring new/additional activity to McKnight in support of the existing baseball and softball uses. The concept accomplishes this by creating a central spine of new park programming including an Event Plaza, Green Space, Playground, and Skate/Bike Park and locates a Flexible Mini-Pitch in place of the existing teeball field. This approach activates the “heart” of the park by removing interior parking areas and embracing Kuenkel Field with a variety of adjacent gathering opportunities. Sidewalks frame and connect programs creating an organizational vocabulary with intersections of activity.



KEY			
1.	Flexible Mini-Pitch	5.	Playground
2.	Parking Lot	6.	Skateboard / BMX /Bike Skills
3.	Event Plaza	7.	Public Works access
4.	Greenspace		



A - Birds-eye view from southeast (Phase 1)

MCKNIGHT ATHLETIC COMPLEX



B - Greenspace and adjacent seating areas with Playground beyond



C - Skateboard / BMX /Bike Skills and adjacent seating



D - Event Plaza and public works access lane



E - Playground with views to picnic seating and Kuenkel Fi

MCKNIGHT ATHLETIC COMPLEX

DESIGN CONCEPT - PHASE 2

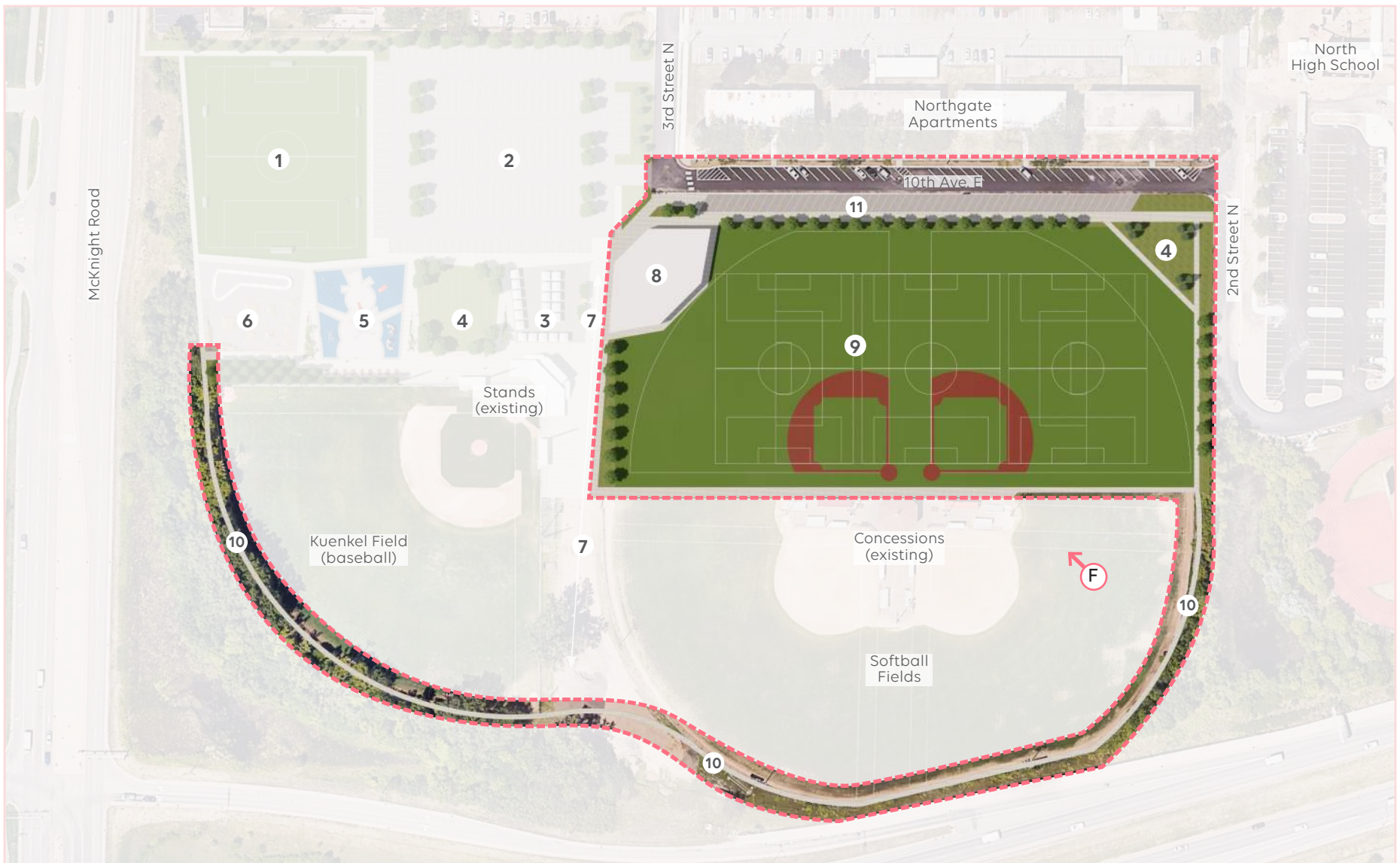
The Phase 2 concept proposes a new Park Building and changing two of the existing softball fields into an artificial turf playing

surface with flexibility and adaptability to be used for numerous field-based sports. This approach responds to the community and stakeholders identifying a need to offer athletic fields for more than just baseball and softball. In particular, research and community liaison

engagement identified a lack of publicly accessible soccer fields in the city. Implementation of Phase 2 will require the City to assess existing shared use arrangements with and establish a position on how/if they are appropriate for the interests of the City.



F - Birds-eye view from southeast (Phase 2)



KEY

- | | |
|-----------------------------------|---------------------------|
| 1. Flexible Mini-Pitch | 7. Public Works access |
| 2. Parking Lot | 8. Upgraded Park Building |
| 3. Event Plaza | 9. Flexible Field Complex |
| 4. Park Space | 10. Park Trail |
| 5. Playground | 11. Street Parking |
| 6. Skateboard / BMX / Bike Skills | |

MCKNIGHT ATHLETIC COMPLEX - PRIMARY PROGRAM



FLEXIBLE MINI-PITCH

Artificial turf playing surface, fencing and lighting create a continuously programmable sports field adaptable to a wide variety of athletic activities. The mini-pitch supports current athletics development initiatives focusing on small sided games and creating safe accessible places for kids to play sports in their neighborhood.



EVENT PLAZA

Scaled to accommodate current City events such as the Autumn Arts Festival, the space responds to the communities desire for an accessible and flexible event space. Centrally located, the plaza can act as a gathering/activity hub with adjacency and close proximity to many park programs. Surfacing for the space should provide visual definition from adjacent paving while supporting pedestrians, tents and food trucks and is an ideal opportunity for integrating green stormwater infrastructure such as permeable pavers.



PLAYGROUND

Design of the playground creates a locally inspired "iconic" experience and strongly considers fitness/adventure play as a driver - responding to the adjacency of the high school and community input asking for more park spaces for middle school kids and teenagers. Detailed design of the playground must involve additional community engagement in order to address a broad range of topics including age-specifics, accessibility and materiality.



SKATEBOARD / BMX / BIKE SKILLS

The community has supported a skate and bike park across multiple engagement platforms. Its location at McKnight creates potential for taking advantage of some existing infrastructure of the abandoned tennis courts. Detailed design of the skate park must involve additional stakeholder engagement and specialized design/engineering consultation in order to address a broad range of topics including user types, age-specifics, safety, and scale/size.



FLEXIBLE FIELD COMPLEX

Converting a significant portion of the existing softball fields to an artificial turf playing surface planned for multiple sport uses creates added access and opportunity for the community. The design integrates existing softball programs while adding flexibility for full field or multiple small-sided arrangements. Portable fencing systems can be utilized to provide boundaries per activity. This approach establishes new programming flexibility for the City and its partners.



PARK BUILDING

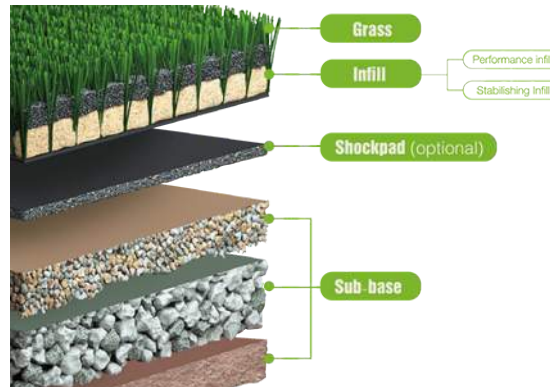
The building at Casey Lake Park is seen as a valuable amenity by the City and community providing event/meeting space, public restrooms, and City program storage. A similarly functioning park building for McKnight was supported by the community at multiple engagement events. Placed overlapping the batting cages building to potentially take advantage of existing infrastructure it is centrally located providing public access and support of all park programs.

MCKNIGHT ATHLETIC COMPLEX - DESIGN ELEMENTS



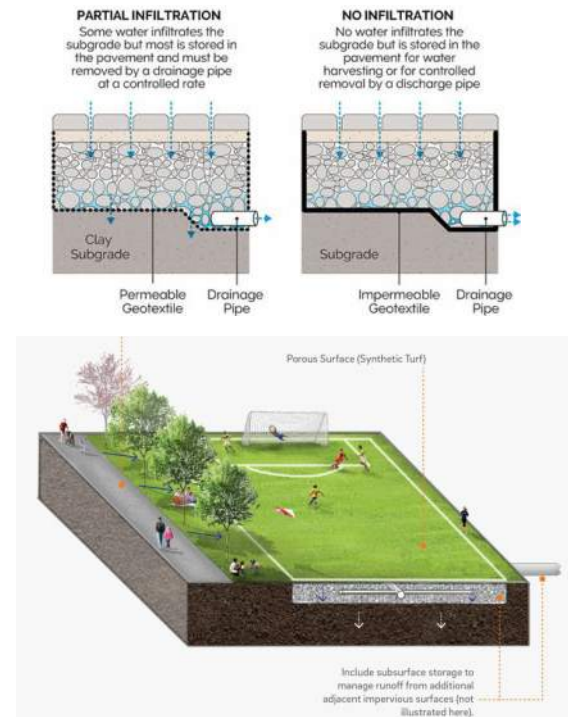
PARKING & VEHICULAR CIRCULATION

The concept plan employs an efficient and functional layout, improving pedestrian safety by removing interior parking areas and connecting the parking to program areas with sidewalks. Public Works access is provided along the edge of the Event Plaza. Parking counts as shown are similar to existing with an opportunity for additional shared parking with the neighboring high school. Detailed design should align counts with final programming needs and further explore opportunities to balance safety, function and efficiency.



ARTIFICIAL TURF SURFACE

Investment in artificial turf flexible fields is a strategic response to the contemporary desires of athletic playing surfaces and programming flexibility to serve the a diverse community with evolving needs. In addition to the current offerings of baseball and softball this approach can integrate soccer, football, lacrosse, and other field-based sports. Final planning and design should consider specific sport requirements as well as operation and maintenance needs.



STORMWATER MANAGEMENT

Implementation of the either phase will require permitting and compliance with Ramsey-Washington Metro Watershed District stormwater regulations. The concept design provides numerous opportunities to integrate green stormwater infrastructure including permeable paving in the parking lot and/or event plaza and capturing water below the artificial turf playing fields. Additionally, all planted space can be assessed for potential bioretention, infiltration, and filtration capacities.



SEATING & GATHERING AREAS

The concept design provides many opportunities for seating and gathering with each of the program areas and circulation intersections creating desirable locations. Final design should consider a variety of types and scales including traditional benches, playful sculptural seating, and clustered picnic tables. Additionally, final design should consider how shade is available to seating and gathering areas, incorporating trees and other features in a strategic manner.



GREENSPACE

The community identified an existing lack of simple greenspace usable for a host of passive or programed activities as something that is missing in the park. The concept design provides a centrally located open greenspace adjacent to the playground, event plaza and baseball fields that during events or game days can have auxiliary function across daily use provide passive play or gathering with close proximity to other park spaces.



PARK TRAIL

Desire and potential for a park trail at McKnight was heard across multiple community and stakeholder engagement events. Within the design concept there is opportunity for sidewalk connections and other paved spaces to be part of a park trail network. Additionally, the final design should consider the ability for a trail to utilize portions of the park not currently accessed, including the baseball and softball fields field boundary. A park trail can help provide simple purpose and program as well as create connections to the community.

COST ESTIMATE & IMPLEMENTATION

COST ESTIMATE APPROACH

Scope of the project included providing the City with high-level cost estimates of the Design Concepts intended to help build initial understanding of the potential funding required to proceed with detailed design and construction. The project did not have an established budget therefore estimates are based on a "loaded" aggressive approach with numbers generally representing a higher cost range per item allowing for future cost-based decisions to be made. Additionally, the estimates consider the full project being delivered by a General Contractor including fees, contingencies, escalation, and other expenses. The estimate should be used as a tool for promoting, validating and planning the project within the City and with its partners.

IMPLEMENTATION CONSIDERATIONS

Moving forward into detailed design and construction for all or any of the individual project sites will require the City to consider implementation planning - including, but not limited to:

1. Establishing internal dialogue and decision making regarding the schedule and prioritization to move forward with the projects.
2. Identifying project budget(s) and funding source(s). Currently, design concept costs are outside of capital improvement budgets requiring additional funding to be secured. Potential options discussed during the project include state bonding, grants, and programming partners. Additionally, the City can explore arrangements with existing partners such as Century College.
3. For McKnight Athletic Complex, City-lead decisions and collaboration regarding the existing shared use agreements with ISD 622 and lease with Triple Crown Batting Cages.



Graphic highlighting the overall estimated costs for each Concept Design



Potential grant and partnership opportunities

		DOWNTOWN CONCEPT DESIGN		
		QUANTITY	UNIT	TOTAL COST
		20,000	sqft	
CONSTRUCTION ESTIMATE				
Site demo	surfacing, trees, equipment, e&s, etc	1	lsum	\$10,000.00
Clear and grub	brush, small trees	20,000	sqft	\$0.50
Grading	finished areas	20,000	sqft	\$1.00
Concrete sidewalk paving	typical, plain grey, tie-in to existing	4,200	sqft	\$15.00
Concrete plaza paving	typical, colored/textured	3,200	sqft	\$20.00
Soft surfacing	mulch, stone, turf or sim	3,000	sqft	\$2.50
Tree plantings	typical, 3" cal	15	each	\$1,200.00
Buffer/decorative plantings	plants & shrubs	5,000	sqft	\$5.00
Site art/features infrastructure	footings, pads, ut connections	1	lsum	\$15,000.00
Seating	linear & unit, prefab product	160	lnft	\$350.00
Stormwater management	infiltration basin, piped connections	3,200	sqft	\$20.00
Water service	utility connection & hose bibbs	1	lsum	\$35,000.00
Electrical infrastructure & distribution	utility connection, xfmr, ug pathways	1	lsum	\$35,000.00
Site lighting	ped poles	8	loc	\$3,500.00
DIRECT CONSTRUCTION COST				\$451,000
Contractors GC's/Gen Req/OH&P		15.00%		\$67,650
Design Contingency		15.00%		\$77,798
Escalation 1 yr allowance		5.00%		\$29,822
TOTAL CONSTRUCTION COST				\$626,270
A&E Fees allowance		7.50%		\$46,970
Construction Contingency unforeseens, scope adjustments		5.00%		\$31,313
Owner Development Costs testing, permits, inspection, etc		5.00%		\$31,313
Furnishings & Equipment allowance		1 lsum	\$50,000.00	\$50,000
TOTAL PROJECT COST				\$785,867
Potential Additional Scope (total project cost)				
Functional art installation/seating	allowance	1	lsum	\$80,000.00
Contaminated soils removal	potential additional costs			tbd

Concept design Construction Estimate is a planning tool and does not represent an approved project construction budget. Estimate includes conceptual information provided at the time of preparation and may not include all requirements to complete a future construction project.

COST ESTIMATE

		3RD STREET CONCEPT DESIGN		
		QUANTITY	UNIT \$	TOTAL COST
		65,000	sqft	
CONSTRUCTION ESTIMATE				
Site demo & set-up	surfacing, trees, equipment, e&s, etc	1	lsum	\$20,000.00
Clear and grub	brush, small trees	22,414	sqft	\$1.50
Grading	finished areas	34,414	sqft	\$1.50
Asphalt path paving	6'-8' path	500	lnft	\$85.00
Concrete sidewalk paving	typical, plain grey, tie-in to existing	5,200	sqft	\$15.00
Retaining walls & stairs	allowance, minor, low walls	1	lsum	\$40,000.00
Soft surfacing	mulch, stone, or sim	9,800	sqft	\$2.50
Tree plantings	typical, 2" cal	20	each	\$750.00
Buffer/decorative plantings	plants & shrubs	12,000	sqft	\$2.50
Play equipment/structures	allowance	1	lsum	\$100,000.00
Planter boxes (possible Owner provided)	wood construction	24	each	\$1,000.00
Storage shed (possible Owner provided)	prefab or pole construction	240	sqft	\$100.00
Garden fencing (possible Owner provided)	split rail or similar	320	lnft	\$50.00
Secure fencing	vinyl coated chain link or sim, secure gates		lnft	\$85.00
Water service	utility connection & hose bibbs	1	lsum	\$35,000.00
Electrical infrastructure & distribution	utility connection, xfmr, ug pathways	1	lsum	\$50,000.00
Site lighting	ped poles	20	loc	\$3,500.00
DIRECT CONSTRUCTION COST				\$656,000
Contractors GC's/Gen Req/OH&P		15.00%		\$98,400
Design Contingency		15.00%		\$113,160
Escalation		5.00%		\$43,378
TOTAL CONSTRUCTION COST				\$910,938
A&E Fees		7.50%		\$68,320
Construction Contingency		5.00%		\$45,547
Owner Development Costs		5.00%		\$45,547
Furnishings & Equipment		1 lsum	\$50,000.00	\$50,000
TOTAL PROJECT COST				\$1,120,352

Concept design Construction Estimate is a planning tool and does not represent an approved project construction budget. Estimate includes conceptual information provided at the time of preparation and may not include all requirements to complete a future construction project.

				MCKNIGHT			
				PHASE 1		PHASE 2	
				QUANTITY	UNIT \$	TOTAL COST	QUANTITY
				310,000 sqft			310,000 sqft
CONSTRUCTION ESTIMATE							
<u>Phase 1 Scope</u>							
Site demo & set-up	prep for new construction	178,400 sqft	\$1.50	\$268,000			
Flexible field	complete construction	44,700 sqft	\$20.00	\$894,000			
Skate/BMX	complete construction	12,500 sqft	\$26.00	\$325,000			
Court sport	complete construction	12,500 sqft	\$24.00	\$300,000			
Playground	complete construction	10,000 sqft	\$36.00	\$360,000			
Parking - expand & overlay	complete construction	68,500 sqft	\$5.00	\$343,000			
Hardscape/Plaza	gathering & circulation	30,200 sqft	\$16.00	\$484,000			
Softscape	lawn & plantings	43,600 sqft	\$7.00	\$306,000			
Minor upgrades to existing	allowance	80,000 sqft	\$2.50	\$200,000			
Stormwater management	infiltration/storage basin, piped connections	8,000 sqft	\$25.00	\$200,000			
Water service	utility connection & hose bibbs	1 lsum	\$35,000.00	\$35,000			
Electrical infrastructure & distribution	utility connection, xfmr, ug pathways	1 lsum	\$75,000.00	\$75,000			
Site lighting - athletic	tall, stantion, LED	12 loc	\$10,000.00	\$120,000			
Site lighting - parking/ped	typical, LED	20 loc	\$5,000.00	\$100,000			
<u>Phase 2 Scope</u>							
Park pavillion building	allowance						7,500 sqft \$320.00 \$2,400,000
Larger Flexible field	complete construction						168,000 sqft \$15.00 \$2,520,000
Green Space	refurbish existing						44,700 sqft \$4.00 \$179,000
Parking - new	complete construction						22,300 sqft \$10.00 \$223,000
Uitlies - water & elec/lighting	field & bldg area						1 lsum \$150,000.00 \$150,000
DIRECT CONSTRUCTION COST				\$4,010,000		\$5,472,000	
Contractors GC's/Gen Req/OH&P		15.00%		\$601,500			15.00% \$820,800
Design Contingency		15.00%		\$691,725			15.00% \$943,920
Escalation		5.00%	1 yr allowance	\$265,161			5.00% \$361,836
TOTAL CONSTRUCTION COST				\$5,568,386		\$7,598,556	
A&E Fees		6.00%	allowance	\$334,103			6.00% \$455,913
Construction Contingency		5.00%	unforseens, scope adjustments	\$278,419			5.00% \$379,928
Owner Development Costs		5.00%	testing, permits, inspection, etc	\$278,419			5.00% \$379,928
Furnishings & Equipment			allowance	1 lsum \$200,000.00 \$200,000			1 lsum \$200,000.00 \$200,000
TOTAL PROJECT COST				\$6,659,328		\$9,014,325	

Concept design Construction Estimate is a planning tool and does not represent an approved project construction budget. Estimate includes conceptual information provided at the time of preparation and may not include all requirements to complete a future construction project.



HGA

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McKnight Athletic Complex - Design Concept birds-eye view from above Flexible Mini-Pitch