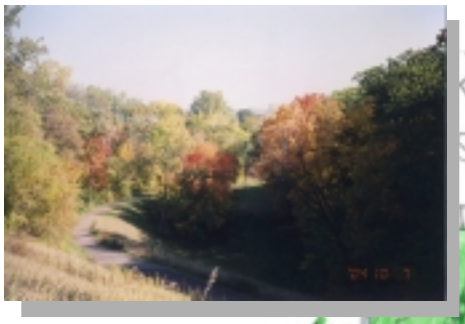
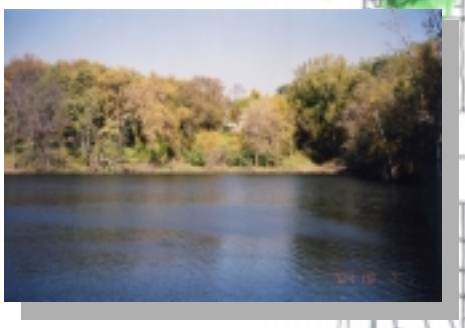
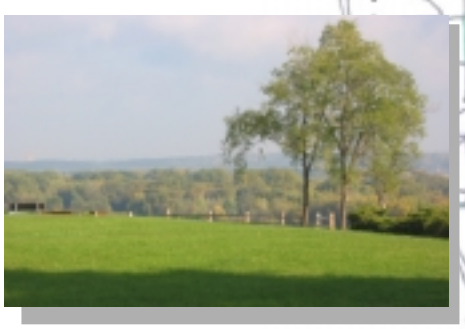
Appendix C: Parks Master Plan

November 2005

SOUTH ST. PAUL PARKS MASTER ● PLAN







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*The Youth Hockey Association and the Youth Basketball Association were invited to participate in the master planning process but were not represented.

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Note: South St. Paul will be referred to as "SSP" throughout the Master Plan document.

II. Process

The process for developing The South St. Paul Parks (SSP) Master Plan was based on four principles: community-based design, inclusion of detailed park designs, flexibility, and implementation strategies. These four goals were woven into each phase of the Master Plan Process. This section outlines each phase of the process and identifies the application of the four principles.

III. Park System Analysis

The first step in the master planning process was to analyze the existing park system. Much of this work occurred before the community meetings began. This analysis involved comparisons with other communities and NRPA guidelines, research into community trends, development of a parks matrix, establishment and dispersal of user group needs assessment surveys, preparation of a use radius, analysis of individual parks, and the establishment of a park design directive. The Park System Analysis section outlines all of the initial research required in order to prepare for and conduct an efficient and valuable community process.

IV. Parks

A valuable and unique component of this master plan document is the incorporation of conceptual designs for each park. Most master plans provide theoretical ideas for improving a park system. By creating concept designs for parks, however, these theoretical ideas may actually be implemented. The individual park designs were created throughout the community-based design process. Since the design process coincided directly with the public review process, individual park issues and opportunities were addressed at each phase of the project. This section outlines the criteria for developing the park designs, a summary of the new park features, the development of Port Crosby Park, next steps for design, as well as a 2-4 page outline for each park, including descriptive explanations of the park designs and related cost estimates.

V. Implementation

Implementation is the final and most important phase of the master planning process; without it, the vision for the South St. Paul Park System would not be realized. This section reviews the four primary objectives of the implementation strategy, including park maintenance, Port Crosby planning and development, park improvements, and the Aquatic Center. In addition, it discusses the funding opportunities appropriate for each strategy.

The process for developing The South St. Paul Parks (SSP) Master Plan was based on four principles:

1. The design should come from the community (Community-Based Design).
2. The document should include detailed conceptual designs that could be starting points for park redevelopment (Design-Oriented Master Plan).
3. The document should be flexible (Flexible and Working Document).
4. The document should include strategies for making these new park ideas a reality (Implementation Strategies).

These issues were underlying elements of the master planning process and helped guide the entire project.

Community-Based Design

Community involvement was integral to the development of the Master Plan document, and drove the organization of the process. The design phases included Forming and Identifying a Steering Committee, Project Scoping, Parks and Trails Inventory, Needs Assessment, Conceptual Parks Design, and the Development of the Final Master Plan Document. It was important that the community had opportunities to comment on the master plan process at these different phases of design. A parks bus tour, parks programming workshop, two open houses, and steering committee meetings were established after each design phase and during important review sessions. The final two open houses allowed for critical review of the design work as it progressed, and were integral in creating the final drawings, and ultimately the Master Plan document. The project schedule was created to support community review throughout the entire process. (Figure II-1)

Parks Bus Tour, April 26th, 5:00pm
Steering Committee Meeting, May 10th, 6:30pm
Parks Programming Workshop, May 17th 6:30-8:30pm
Steering Committee Meeting, June 7th, 6:30pm
• Open House I, June 28th 6:30-8:30pm
Steering Committee Meeting, July 12th, 6:30pm
• Open House II, July 26th 6:30-8:30pm
Steering Committee Meeting, August 9th, 6:30pm
• Presentation to City Council, November 2005

Figure II-1 - SSP Master Plan Schedule

Parks Bus Tour

The Parks Bus Tour launched the Master Plan process. Members of the Steering Committee embarked on the tour to visit all of SSP's parks for preliminary assessment of park needs. The Steering Committee, established during the first weeks of the design process by Chris Esser, SSP Director of Parks and Recreation, was developed as a consistent sounding board that would meet periodically throughout the master planning process. The Steering Committee members were selected based on their varied backgrounds and involvement with park user groups. They are all members of the community, and are also members of the following groups: the Senior Center Board, Parks

Public review at the Parks Programming Workshop

Table Group Brainstorming Session

Steering Committee members touring Central Square

Steering Committee members on the bus

Presentation at the Parks Programming Workshop

and Recreation Advisory Commission, City Council, SSP School Board, Youth and Adult Sports Associations, River Environmental Action Project, Inc. (REAP), Seidl's Lake Group, and SSP Building and Grounds.

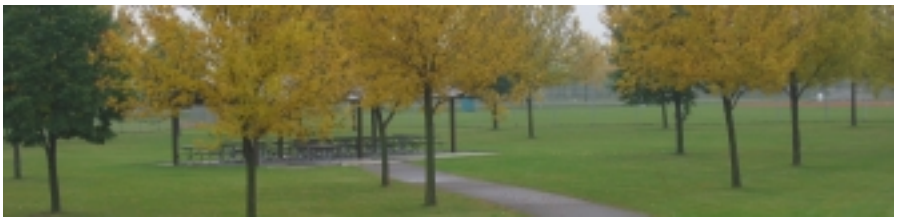
After a two-hour tour of the parks, members of the Steering Committee commented on the many issues involving the park system and specific amenities and problems with the individual parks. They determined that there was a need for more picnic shelters throughout the City, better restroom facilities, and storage. Some felt that a comparison study with other communities would be beneficial to understanding where SSP fit and to acquire funding ideas. A budget study and needs assessment for the Northview and Lorraine/McClain pool renovations would also need to be a large component of the master planning process. The Steering Committee felt that although some of SSP's parks were in poor condition, many still hold beautiful amenities and trails for recreation and viewing that simply need to be celebrated and advertised.

*Refer to Appendix A for detailed minutes from the Parks Tour

Parks Programming Workshop

The Parks Programming Workshop was the first public gathering. With an attendance of 41 people, the workshop was incredibly successful; people were engaged and the presentation and proposed process were well received. The agenda for the evening incorporated a presentation by LHB followed by a community workshop.

In advance of the workshop, LHB prepared graphics and analysis charts of the SSP Parks System illustrating how it relates to other national community park systems. *(See Section III for detailed work)* LHB prepared a Parks Matrix to outline each park's features and amenities, and provided a park system overview, which included population, land area, park & open space area, and percent of parks and open space (Figure II-2). This information was helpful in determining which parks should retain certain sports fields and amenities, and which ones were deficient in park features. The parks were classified into types defined



Park	Park Area (ac.)	Parking (Off Street)	Shelter	Picnic Tables/Benches	Restrooms	Concession	Playground	Soft Baseball	Football Field	Soccer Field	Basketball Courts	Tennis Courts	Volleyball	Disk Golf/Horseshoe	Pool	Hockey/Skating Rink	Trails	Natural Areas	* Comments
Central Square	2	X		4			1				1*								
DNR Boat Launch	15	X															1*	1*	
Fred Lawshe Park	.66	X		3*															
Grandview Park	1.2			1*			1*										1*		
Harmon Park	4.3	X					1*	1*				2*				1		1*	
Kaposia Park	65	X	2*		1		1					1	1*	2*			1*	1*	
Lorraine Park McLain Splash Pool	13	X	1	>5*	1		2	1*					1*	1*	1*	1*			
McMorrow Fields	20	X	1		1*	1*	1*	4*	1*	3		3							
Northview Park	3.6	X			1*		1	1*			1				1*				
Port Crosby	67																1*	1*	
Seidl's Lake Park	3.4						1*									1	1*	1*	
Simon's Ravine	1.2	X	1	1*	1												1*		
SSP Seg. of NURT Trail	45	X															1		
Spruce Park	.19						1*				1					1			
Summit Park	.55						1				1	1							
Veterans Field	8.3		1*				1	4	1	1									
Wildflower Levee Park	--			2*													1*	1*	
TOTAL: Parks	245	9	6	18	5	1	12	11	2	4	4	7	2	3	2	4	7	6	
Kaposia Education Center		X					2	1*			2*								
Lincoln Center Elementary		X					1		1	1		3							
Roosevelt Field	2							3*		2	1*	7							
St.Croix Christian Academy		X					1	1*								1			
South St. Paul High School		X				1		2	1	1									
Thompson Heights School		X					1				1								
TOTAL: Schools	2	5	-	-	-	1	5	7	2	4	4	10	-	-	-	1	-	-	
TOTAL: Parks & Schools	247	14	6	18	5	2	17	18	4	8	8	17	2	3	2	5	7	6	

Figure II-2 - A parks matrix is an inventory of all specific features and amenities. This tool can be used to determine specific needs or potential under-utilized amenities.

Figure II.-3 - "Packer Cash" used during group brainstorming session.

by the National Recreation and Parks Association (NRPA) based on park size and user groups. Park Service Areas were also outlined, which included ¼-mile service distance for Pocket Parks, ½-mile distance for Neighborhood Parks/Playgrounds, 1-2-mile distance for Community Parks, and 3-5-mile distance for Pool and Aquatic Facilities. General guidelines established by the NRPA for park land area and recreational facilities and comparisons with the SSP System were also discussed.

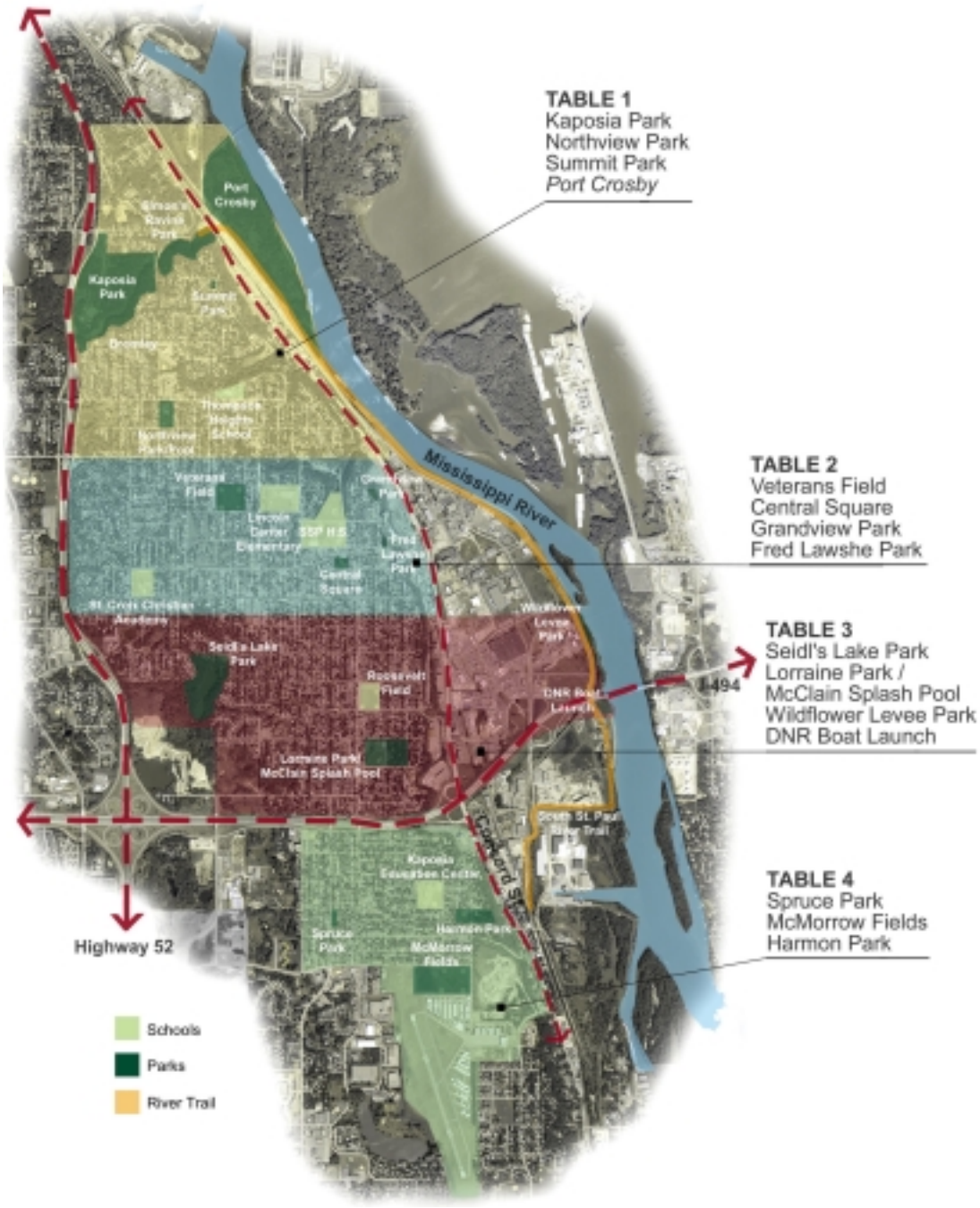


Figure II -4 - Workshop Table Groups for Parks Programming Meeting

The community process was an integral component of the evening since it would allow LHB designers to gather valuable information to incorporate into the final parks master plan. After all, the general public, youth and adult sports associations, neighborhood associations and senior associations are the users of the SSP Parks System, and their input was fundamental to the final design.

After a presentation by LHB's Michael Fischer and Jason Aune, the residents were divided into several groups based on geographic region for group table discussions and exercises (Figure II-4). Each member of the community also received a survey that he/she could fill out individually. The three questions were: (Figure II-5)

SOUTH ST. PAUL PARKS Master Plan

PARKS SURVEY
May 17, 2005

Address: _____

_____

What do you see as the strengths of the South St. Paul Parks System?

_____
_____
_____
_____
_____
_____

Where do you see opportunities for improvement in the South St. Paul Parks System?

_____
_____
_____
_____
_____
_____

If you could change three parks, which would they be and why? Please rank them in order of preference.

First: _____

Second: _____

Third: _____

Additional Comments:

_____
_____
_____
_____

SOUTH ST. PAUL PARKS master•plan

Figure II-5 - Table Group Discussion Questions

Community Members view LHB presentation

Table Groups gather to brainstorm ideas

Community Members present table group's ideas

- What do you see as strengths of the SSP Park System?
- Where do you see opportunities for improvement in the SSP Park System?
- If you could change three parks, which would they be and why? Please rank them in order of preference.

Within the table groups, timed discussions for each question enabled individuals to express their concerns for the SSP Park System. Each table had a scribe who outlined on large paper tablets all of the ideas that emerged from the discussions, which were ultimately used to prioritize the major concerns. After all of the groups finished their discussions, each group presented their issues to the rest of the community members, after which the lists were hung on the walls of the community center for further review.

At that point, each community member was given three stickers in their team's color to place next to the ideas they thought were the most valuable. Last, they were also given pretend money, entitled "Packer Cash" (Figure II-3), in the denomination of $1 million that

SOUTH ST. PAUL PARKS Master Plan

PROGRAMMING WORKSHOP PARKS SURVEY

May 17, 2005

Address:

What do you feel are strengths of the South St. Paul Park System?

Where do you see opportunities for improvement in the South St. Paul Park System?

List three ideas you have for the South St. Paul Park System. Please rank them in order of preference.

If you leave South St. Paul to visit a park, where do you go and why?

Which South St. Paul park do you use the most and why?

Additional Comments:

SOUTH ST. PAUL PARKS master plan

Figure II-6 - Programming Workshop Parks Survey

each citizen could use to place on the idea he/she would pay to have designed tomorrow if given the money. This process ultimately resulted in wonderful ideas and a great way of organizing the priorities of the community.

Overall, the residents who attended thought that the park system was diverse, accessible, and in fairly good condition. They remarked on SSP's great river trail, good sports fields and frequency of parks throughout the City. The community residents had many ideas for improvements within specific parks and prioritization within the park system. The number of "good ideas" and "packer cash" devoted to each issue were accumulated and recorded. The main ideas for improvements and priority in the park system are the following:

1. Port Crosby
   - 31 "Good Idea" Votes
   - $13,000,000 "Packer Cash"
2. Pool Issues
   - 16 Total "Good Idea" Votes
     - 3 "Good Idea" Votes for Northview
     - 2 "Good Idea" Votes for McLain
     - 11 "Good Idea" Votes for centrally located or non-specific pool issues
   - $5,000,000 "Packer Cash"
3. Tennis Courts
   - 12 "Good Idea" Votes
   - $2,000,000 "Packer Cash"
4. Central Square
   - 5 "Good Idea" Votes
   - $2,000,000 "Packer Cash"
5. Other
   - "Good Idea" Votes
     - Restrooms 4
     - Dogpark/Area 5
     - Field Issues: More/Maintain/Redo 6
     - Skate Park 3
   - "Packer Cash" ($1,000,000)
     - Protect Jefferson
     - Restrooms
     - Work with what we have
     - Bridge over 19th

*Refer to Appendix A for detailed minutes and Appendix C for Survey Results from the Parks Programming Workshop

Table Group brainstorming session

Community Members listen to presentation

Jason Aune and Mike Fischer present to community

Open House I

The first Open House took place after the initial park design concepts were completed in order to provide community members with an opportunity to review the preliminary designs. After an overview of the Public Programming Workshop and the master planning process, LHB presented the design concepts addressing the priority issues established during the Public Programming Workshop. These included pool issues, the possible development of a new park (Port Crosby), and the future of the parks system.

After the presentation, community members were invited to review the conceptual park designs that were displayed throughout the community center meeting room. Designers from LHB were available to answer questions as citizens walked around to review the designs. Surveys addressing comments and concerns were handed out to each individual, which were collected at the end of the evening (Figure II-7). These comments were integral in the final stages of design, determining modifications needed to be made in the individual park designs. The following comments represent a sample from Open House I:

SOUTH ST. PAUL PARKS Master Plan

OPEN HOUSE
June 28, 2005

Comments:

Concerns:

Good Ideas:

SOUTH ST. PAUL PARKS master plan LHB

Figure II-7 - Open House Commmunity Parks Survey

General Comments:

- I like the second Grandview plan – more play area.
- I like the Seidels plan – my family did an earth day project there and it really needs work.
- The aquatic Center is a great idea – the current facility needs a face lift/ redesign.
- Make the aquatic center a priority.
- Central Square definitely needs attention.
- I really appreciate this committee looking at a long range plan for the parks of SSP.
- Lorraine Park – McClain Aquatic Center Brilliant Do it now!
- Add restroom / port-a-potty at Grandview

Concerns:

- How many oaks would be removed at Lorraine? – I'd hate to see many old oaks lost.
- My concerns have to do with dollars. Is this going to be a referendum of some sort?
- Parking at Grandview.
- Still need ball fence to airport land at McMorrow's.

Good Ideas:

- Great point – SSP can not support two outdoor box pools. One center at McClain is the best idea.
- Be careful of basketball courts. We have had to remove the baskets on all school (outside) with the exception of Lincoln Center.
- Thank you for your work!
- Nice entry to Siedl Lake

Northview:

- I love the Central pool at McClain – however, this plan is too busy. – There's too much stuff going on. Take out the volleyball and amphitheater. Expand the picnic area.

Lorraine/McClain:

- Could the fire ring be smaller?

Port Crosby:

- Turn the coin operated driving range into a dog park

*Refer to Appendix C for comments and concerns from Open House I

Michael Fischer & Jason Aune present to community

Community members talk with facilitator, Cassie Neu

Community members talk with facilitator, Jason Aune

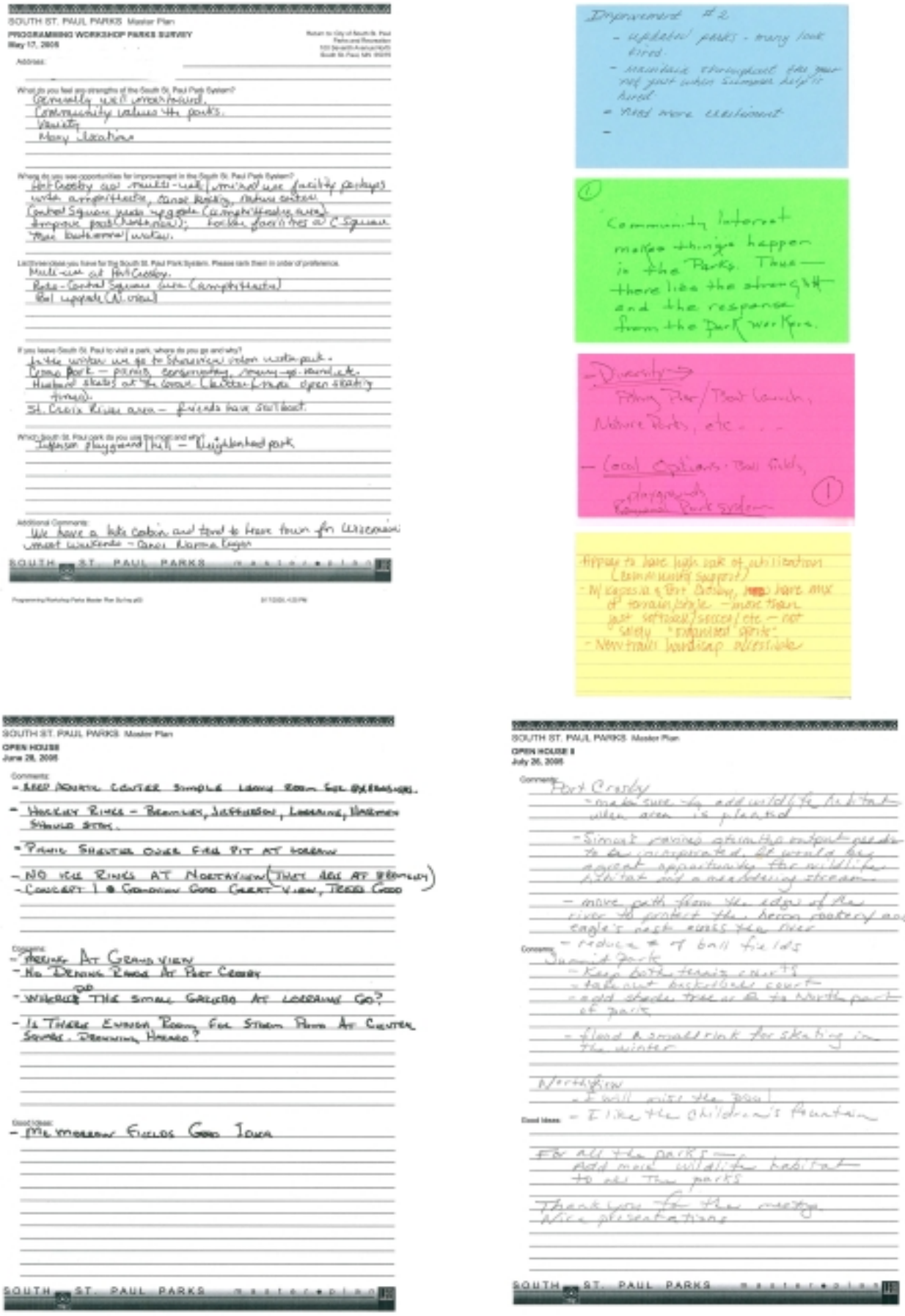


Figure II-8 - Completed surveys and comment cards from Programming Workshop, Open House I and Open House II

Open House II

Open House II was held after LHB designers prepared revised versions of the park designs. The agenda for Open House II was similar to Open House I. After a presentation of the revised designs and comments from Open House I, the designers opened up the room for comments and review. Again, LHB designers were available for questions while community members reviewed the drawings displayed in the room. Public comment cards were passed out and collected at the end of the evening. These comments were helpful in preparing the final designs for the master plan book. Since there were a greater number of community members at Open House II (25 people at Open House II, versus 7 people at Open House I), the comments were more extensive. The following comments represent a sample taken from the evening:

General Comments:

- I think Summit Park should have a fountain, a swing set, and monkey bars.
- The plans look wonderful. Thank you for all your hard work and your love for our city.
- Structures/shelters – security issues – small children – keep highly visible.
- Port Crosby
  - Make sure to add wildlife habitat when area is planted.
  - Simon's Ravine's storm water output needs to be incorporated. It would be a great opportunity for wildlife habitat and a meandering stream.
- How much money is available to be spent?
- Security issues with structures, sheltered areas.

Concerns:

- Concern about the dog park – do we have any statistics about usage?
- Leave ball field at Spruce.
- Special graffiti wall like "Graffiti Bridge" in Chanhassen.
- We live on the greatest river in the United States. Please add a marina or city dock or some sort of boat parking/camping to the Crosby Park plan.

Good Ideas:

- The dog park is awesome! Love the pools and the agility area. Rather than have access to the river – the current can get strong - the pools are a much better idea.
- Keeping disc golf! Keeping horseshoe pits. The aquatic center is beautiful!
- Native plant and habitat.
- Give people space that is usable, not all landscaped with frills that will require major maintenance.

*Refer to Appendix C for comments and concerns from Open House II

Presentation of Master Plan Book

The Master Plan Book was written and developed using all of the research, analysis, and design work developed throughout the entire master planning process. The document is designed so that components may be removed and used separately. Each park design has the base information and conceptual design to begin the project if selected as a priority project. This allows for flexibility and prioritization in development of the master plan components.

A rough draft was presented to the Steering Committee after revising the major elements following the Open House II. After review, the document was refined and prepared for final review.

Steering Committee Meetings

The Steering Committee Meetings were integral in the preparation of the final Master Plan. These meetings were held after each public meeting in order to review comments, discuss the next phase of the process, and determine strategies for design.

Design-Oriented Master Plan: Conceptual Designs

The SSP community wanted the master plan to include detailed conceptual designs of individual parks, to become more than a written document that would inevitably sit on a shelf, unused. Development standards were established by researching the National Recreation and Parks Association (NRPA) Development Standards and surveying local communities' park system structures. SSP's open

space, facilities, and funding strategies were compared to the national averages as well as to those established in surrounding local communities to determine the best needs for SSP. The individual SSP parks were then assessed to determine existing park features and amenities, and documented in the parks matrix diagram (Figure III-5).

The SSP park system is divided into classes based on park size and user groups. The established park categories are: pocket parks, neighborhood parks/ playgrounds, community parks/playfields, nature parks, and regional parks. (Figure II-9)

Pocket Parks: Pocket Parks usually consist of small areas intended for use by children, from toddlers through elementary school. The parks usually have small play equipment, sandboxes, swing sets, benches and greens. Pocket parks in SSP are Lawshe, Grandview, Summit and Spruce.
Approx. Size: .1-.3 acres
Use Radius: ¼ mile

Figure II-9 - Park Service Areas
¼ mile-Pocket Parks
½ mile-Neighborhood Parks/ Playgrounds
1-2 mile-Community Parks
3-5 mile-Pool and Aquatic Facilities

Neighborhood Parks/Playground: Neighborhood Parks/Playgrounds are designed to accommodate active and passive short-term recreational activities. These parks have distinct areas for court and field games as well as scenic and aesthetic value, picnic areas, drinking fountains, and trails. SSP Parks that fall into this category are Northview, Harmon, Lorraine and Central Square.
Approx Size: 6-15 acres
Use Radius: ½ to 1 mile

Community Park/ Playfield: Community Park/ Playfields have an athletic complex that serves the community and/or large natural and landscaped areas. They usually include the same amenities as a neighborhood park, but may also include pavilions, parking, restrooms and multipurpose trails. Community Parks in SSP are Kaposia, *Port Crosby* (undeveloped), McMorrow and Veteran's Field.
Approximate Size: 30-120 acres
Use Radius: 2 mile

Nature Parks: Nature Parks are predominately tracts of undeveloped land that usually consist of natural drainages, wetlands, steep slopes and forested corridors. Nature Parks in SSP are Seidls Lake Park, Wildflower Levee Park, Kaposia Park and Simon's Ravine Park.

Regional Park Systems: SSP is a unique urban community that is tied into a Regional Park and Trail System. The connective park infrastructure includes Thompson Regional Park, Kaposia Park, Simon's Ravine, *Port Crosby* and the SSP River Trail.

Flexible and Working Document

It was important to the community of SSP that their Parks Master Plan document be flexible and adaptable to change. Traditional master plans are usually highly conceptual, and concentrate on planning philosophy and analysis. They often outline a direction for future development and community growth. SSP needed something different. SSP is a fully developed community with growth restrictions and development pressures. It already has a good park system made up of over 16 parks with amenities, ball fields, and trails. The SSP Master Plan needed to include ideas for

redeveloping these existing parks, as well as developing new park opportunities within available existing community land, such as Port Crosby Park.

A document with separate and removable sections would enable the City to implement components of the design when funding becomes available or goals change. The sections have been designed to stand alone in case one component is needed to solicit funding or review. Individual park sections may also be removed, in order to develop the concept further or to establish a special review process.

The Master Plan is made up of the following individual sections:

- I. Executive Summary
- II. Process
- III. Park System Analysis
- IV. Parks
- V. Implementation
- Appendices, which include the Meeting Minutes, Park Existing Features Boards & Park Process Drawings, and Comments and Surveys.

Each of these components reflects the community's needs and comments. At every step of the project, the community was involved to test the ideas, respond to the designs, and review the process.

Implementation Strategies

Implementation of the master plan was the final and most important phase of the design process. Funding strategies were researched by surveying surrounding local communities and analyzing national strategies outlined by NRPA. Four primary objectives were identified along with funding strategies. A base for developing this information for future projects was developed for the City of SSP so that the process could continue in later years.

Before the South St. Paul community process could begin, it was necessary to incorporate analysis of the seventeen parks, their relationship with each other, and their place within the national realm. In preparation for the first public meeting, the Park Programming Workshop, analysis of each park's distinct issues and redevelopment needs were evaluated, and comparison studies between South St. Paul and various Twin Cities Metro Area community park systems were conducted. As the process advanced and more issues were raised by community members, the research continued. This section will discuss the analysis and comparison studies developed in preparation for the community meetings and master plan design process. The issues are divided into the following categories:

A. Comparisons with metro communities and NRPA Guidelines
B. Community Trends
C. Parks Matrix
D. User Group Needs Assessment Surveys
E. Use Radius
F. Analysis of Individual Parks
G. Park Strengths

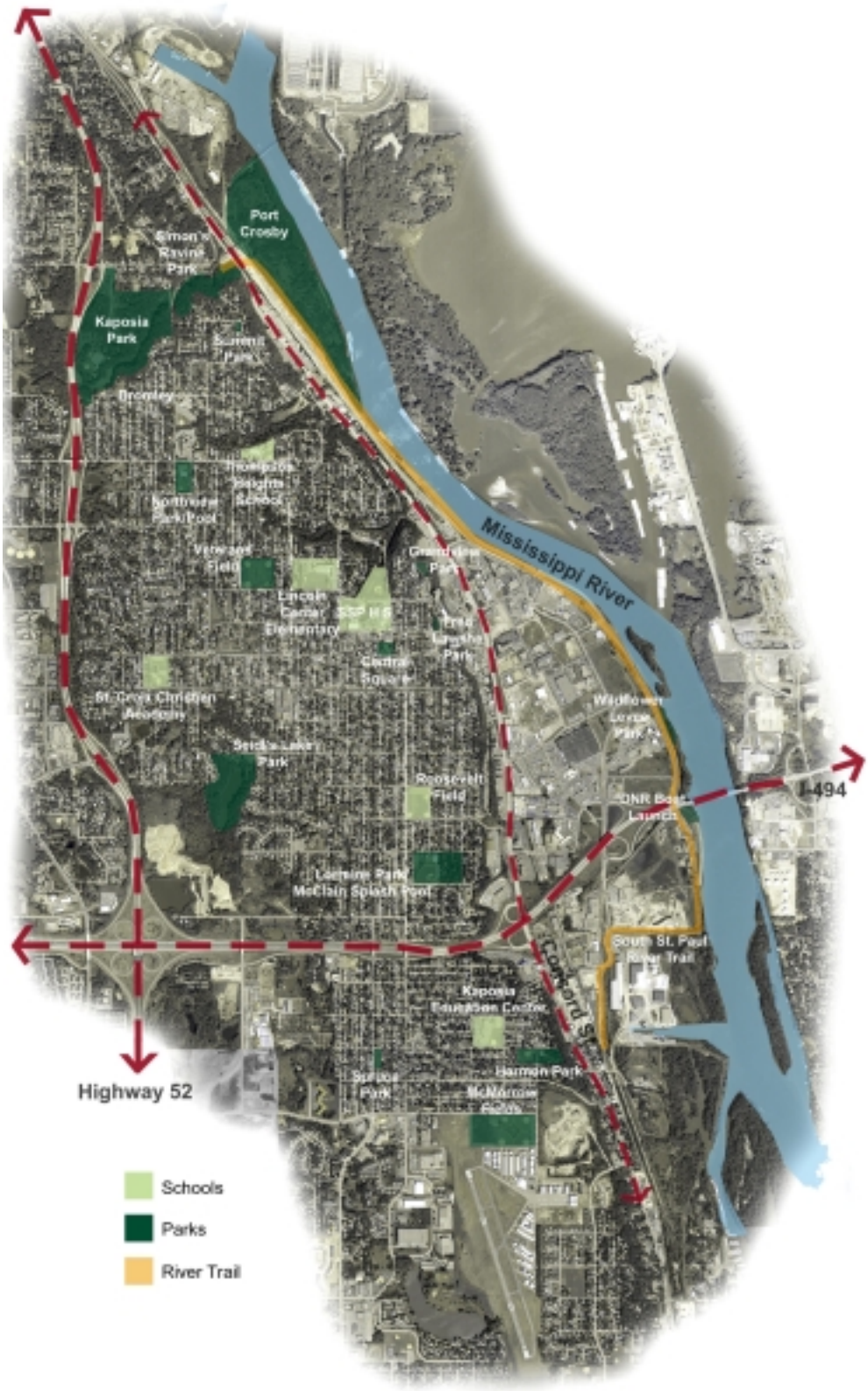


Figure III-1 - South St. Paul Parks Aerial Map

Comparisons with other communities and National Recreation and Parks Association (NRPA) Guidelines

In order to determine the needs for the SSP Park System, an essential first step was to compare the parks to those in other similar metro area communities, as well as to parks in the rest of the U.S.. First, a Metro Communities Park Survey was established. Twin Cities' metro communities of similar size and growth restrictions were selected and interviews were conducted. An excel spreadsheet was created, which ultimately led to the preparation of comparative charts between South St. Paul and the other communities. The communities selected were the following:

Maplewood
North St. Paul
Roseville
West St. Paul
Crystal
Fridley
New Hope
Richfield

The questions posed included total land area, total population, percentage of park land, number of parks in the community, and park funding methods. South St. Paul has a population of 20,400 people. The communities interviewed had populations that ranged from 20,000 residents in West St. Paul to 37,000 residents in Richfield. The parks were also similar in size, ranging from 3 to 19 sq. mi., with an average of 5 sq. mi.. SSP's land area is 5.79 sq. mi.. The number of parks in each community varied, and SSP found itself among the average with a total of 16 parks. The final interview question involved park funding strategies, which will remain helpful in implementing the SSP master plan. The ideas spanned from Park Dedication Funds, Parks Capital Improvement, and referendums for pools, to improvements through City liquor store proceeds. Using these comparable communities' strategies as models is a useful way to determine what may be best for SSP. (Figure III-2)

The SSP existing parks information gathered for the Metro Communities Park Survey was also used to compare with guidelines developed by the NRPA. The following charts include SSP general statistics, as well as NRPA general guidelines and Recreational Facility guidelines.

South St. Paul General Statistics

Population	20,400
Land Area	3705 acres (5.79 sq. mi.)
Park & Open Space Area	157 acres (.25 sq. mi.)
% Parks and Open Space*	4.2 percent

**Percentage Parks and Open Space does not include Port Crosby. When it is developed, the total acreage will be 245 acres and the percentage of Parks and Open Space will be 6.6%.*

	St. Paul Suburbs			
	Maplewood	**North St. Paul**	**Roseville**	**West St. Paul**
1. Total Population	35,000	12,000	35,000	20,000
2. Total Land Area	19 sq. miles (12,160 ac.)	3 sq. mi. (1920 ac.)	8861 ac.	5 sq. mi. (3200 ac.)
3. Percentage of Park Land	750 acres **(6%)**	130 ac. **(6.8%)**	833 ac. Park and open space **(9.4%)**	157 ac.**(4.9%)**
4. Number of Parks	36 parks; 13 open space	14 parks; 2 open space (53 ac.)	30	17 City parks; 193 ac. open space
5. Parks Funding (how, when, percentage of general fund dedicated to parks, etc.)	Park Dev't Fund-PAC (acquisition, dev't, redev't.), operation funded through taxes	5.6% of City budget dedicated to Park maintenance and development, no park dedication but will in future	50-55% User Fees and charges. 45-50% taxes for operational costs. Also, Park Dedication Fund w/ a redevelopment ordinance.	Parks Capital Improvement-10% land dedication or cash contribution

Figure III-2 - Metro Communities Park System Survey

Park Land Area Guidelines:

The National Recreation and Park Association (NRPA) suggests 6.25 acres to 10.5 acres of park land per 1000 people (Figure III-3). SSP currently has 7.69 acres of park land per 1000 people, which lies just below the NRPA recommended median. If Port Crosby were to be included in the analysis, however, SSP's park land acreage would rise to 11.80 acres per 1000 people, which exceeds the NRPA recommendation of 6.25 – 10.5 acres.

This SSP data can also be compared with that of other communities in the metro area. Figure III-4 demonstrates how SSP compares to other communities in park acreage per 1000 people. As stated earlier, SSP currently has 7.69 acres of park land per 1000 people, which is not only below the NRPA median, but it is also the lowest among the metro area communities surveyed (9). This could be due to the fact that community open space has not been included in the SSP calculations whereas it has been included in some of the other communities' acreages. And importantly, if Port Crosby Park is developed, the total acreage of park land in SSP will be 245 acres and the percentage of Parks and Open Space will be 6.6%, raising the park land acreage per 1000 people (11.80).

Recreational Facility Guidelines

According to the NRPA, recreational facilities such as basketball, tennis, soccer, and football should have regulated service areas and be available for specific numbers of the community. For example, one basketball court should be available for 5,000 people, which includes an area of ¼ - ½ mile. Outside of that boundary, another basketball court should be available within another park.

Facility	Unit/Population	Service Area
Basketball Court	1 per 5,000	1/4-1/2 mi.
Tennis Court	1 per 5,000	1/4-1/2 mi.
Volleyball	1 per 5,000	1/4-1/2 mi.
Soccer	1 per 10,000	popularity
Football	1 per 20,000	popularity
Softball	1 per 5,000	1/4-1/2 mi.
Baseball (youth)	1 per 5,000	1/4-1/2 mi.
Swimming Pools	1 per 20,000	15-30 min.
Group Pavilions	1 per community park	1-2 mi.
Park Restrooms	1 per community park	1-2 mi.
Children's Play Equip.	1 per park	—

SSP Recreational Facilities Comparisons

A comparison between the NRPA suggestions for number of recreational facilities was compared with those existing in SSP. In almost all of the cases, SSP exceeded the NRPA recommendation in number of facilities. The exception is the number of volleyball

Minneapolis Suburbs

Crystal	Fridley	New Hope	Richfield	South St. Paul
23,000	25,000	20,000	37,000	20,400
5.7 sq. mi. (3648 ac.)	10 sq. mi. (6400 ac.)	5.5 sq. mi. (3520 acres)	4480 ac.	5.79 sq. mi. (3705.6 ac.)
250 ac.**(6.9%)**	316.8 ac. City Park + 173.9 ac. County-maintained. **(5.0%; 7.7% w/ county)**	200 ac. **(5.7%)**	460 ac. **(10.3%)**	158 ac. **(4.3%) (or 6.6% w/ Port Crosby)**
27 (including community center, some school grounds, municipal pool)	38	20 parks + golf course, ice arena, outdoor pool, outdoor theatre, 2 community gyms	22	16
5.9% of General City Fund is dedicated to Park operational fees. Capital improvements approved by Council. Pool Referendum for Municipal Pool.	General Fund-operational fees. Capital Improvement Plan - property tax for 5-year plan, $150K/year. Parks Dedication Fund for redevelopment and development.	8.5% of General Fund for park operational fees. In 2004, developed Park Dedication Fees for redev't. Also, new Park Infrastructure Fund from property tax: $250,000	1. Recreational Services + Maintenance - General Fund. 2. Improvements - Liquor store proceeds from 4 City Liquor stores. ($ 1/2 million this year) No Parks Dedication Fund.	General Fund for operational fees, no fee directly associated for Parks, Requests by Park director through CIP.

Figure III-2 - Metro Communities Park System Survey

courts, where NRPA suggests 4 facilities, and SSP currently has only 2 facilities. This is due mostly to popularity since community trends and demographics may play a large role in determining the needs for a specific park system.

Facility	NRPA Suggested	Existing in SSP
Basketball Courts	4	4
Tennis Courts	4	8
Volleyball	4	2
Soccer	2	3
Football	1	1
Softball\Baseball	4	11
Swimming Pools	1	3
Group Pavilions	3	3
Park Restrooms	3	3
Children's Play Equip.	11	11

*Comparison includes SSP park land only. School district property was not used in this comparison.

Community Trends

South St. Paul is a fully developed community. It was important that it be compared with communities with similar growth and demographic characteristics. South St. Paul was developed as a working class community with a meat packing industry along the Mississippi River. Home to former Swift and Armor Meat Packing Companies, only a few small processing facilities remain. New industries are growing along the Mississippi River, with Bridgepoint Industrial Park replacing the meat packing industry. Changes are occurring within the housing industry as well. Blighted homes are now being redeveloped by the Housing Redevelopment Authority (HRA).

Although much has changed in SSP, a division between residents of the north side and south side still exists, thus intensifying the controversy over Northview and McLain pools. A dedication to athletics and education has always existed within SSP, and continues to remain. Furthermore, despite the fact that SSP is only ten minutes from downtown St. Paul, the community still maintains a small town character.

There has been minimal reinvestment in SSP parks for the past 20 years. Given the growth in new industry, now seems to be an appropriate time for this to change. Development pressures on first ring suburbs are increasing, making this an ideal time to reinvest in SSP's existing infrastructure.

Parks Matrix (Figure III-5)

In order to understand the individual parks within SSP and begin to address redevelopment needs, a parks matrix was developed. This chart outlines the existing features and characteristics of each park, and can be used to determine specific needs or potential under-utilized amenities.

It includes park area, and the existence or deficiency of parking, shelters, picnic tables/benches, restrooms, concessions, playground, soft/baseball, football fields, soccer fields, basketball courts, tennis courts, volleyball, disk golf, horseshoes, pool, hockey/skating rink, trails, and natural areas. This matrix also includes a comment section for addressing controversial issues, such as development of a new aquatic center, the

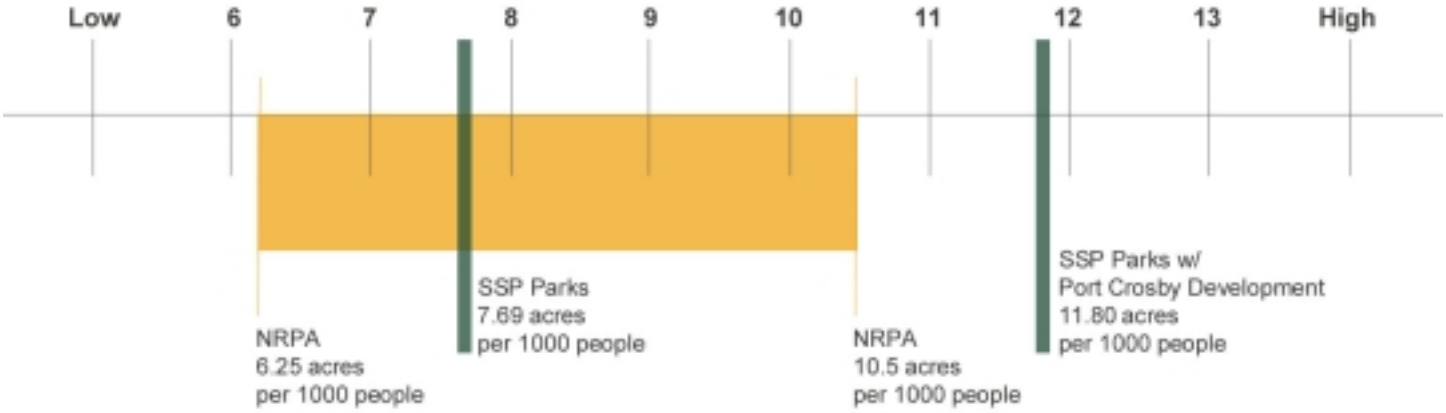


Figure III-3 - Park Land in acres per 1000 people

possibility of appropriating land for a new park, as well as linking existing parks via waterways.

User Group Needs Assessment Surveys (Figure III-6)
Throughout the master planning process, it was important to gather data from the people who knew the parks the best: the community members and user groups. Before the public process began, a park survey was developed in order to determine the initial response from the user groups. The user groups included members of the school board, senior center, and individual neighborhood groups. Allowing a diverse sample group of users to record their initial responses to the survey provided a basis for the master planning process. This information could then be brought to the broader community in the following Parks Programming Workshop. The questions included:

- What are the needs of your user group within the SSP park system?
- Where do you see opportunities for improvement for your user group in the SSP Park System?
  Which park(s) is your user group currently using?
- Comments:

Initially, few user group members returned surveys to the SSP offices due to their apprehension to influence community responses. This low response was counterbalanced, however, by the greater number of community members who responded to the subsequent surveys and comment sheets that were incorporated into all of the public meetings and open houses.

Use Radius(Figure III-7)
In preparation for the Parks Programming Workshop, a Use Radius Map was developed. This map demonstrates the use areas for each type of park within SSP. Pocket Parks have a ¼ mile radius, Neighborhood Parks/Playgrounds have a ½ mile radius, Community Parks have a 1-2 mile radius, and Pool and Aquatic Facilities have a 3-5-mile radius.

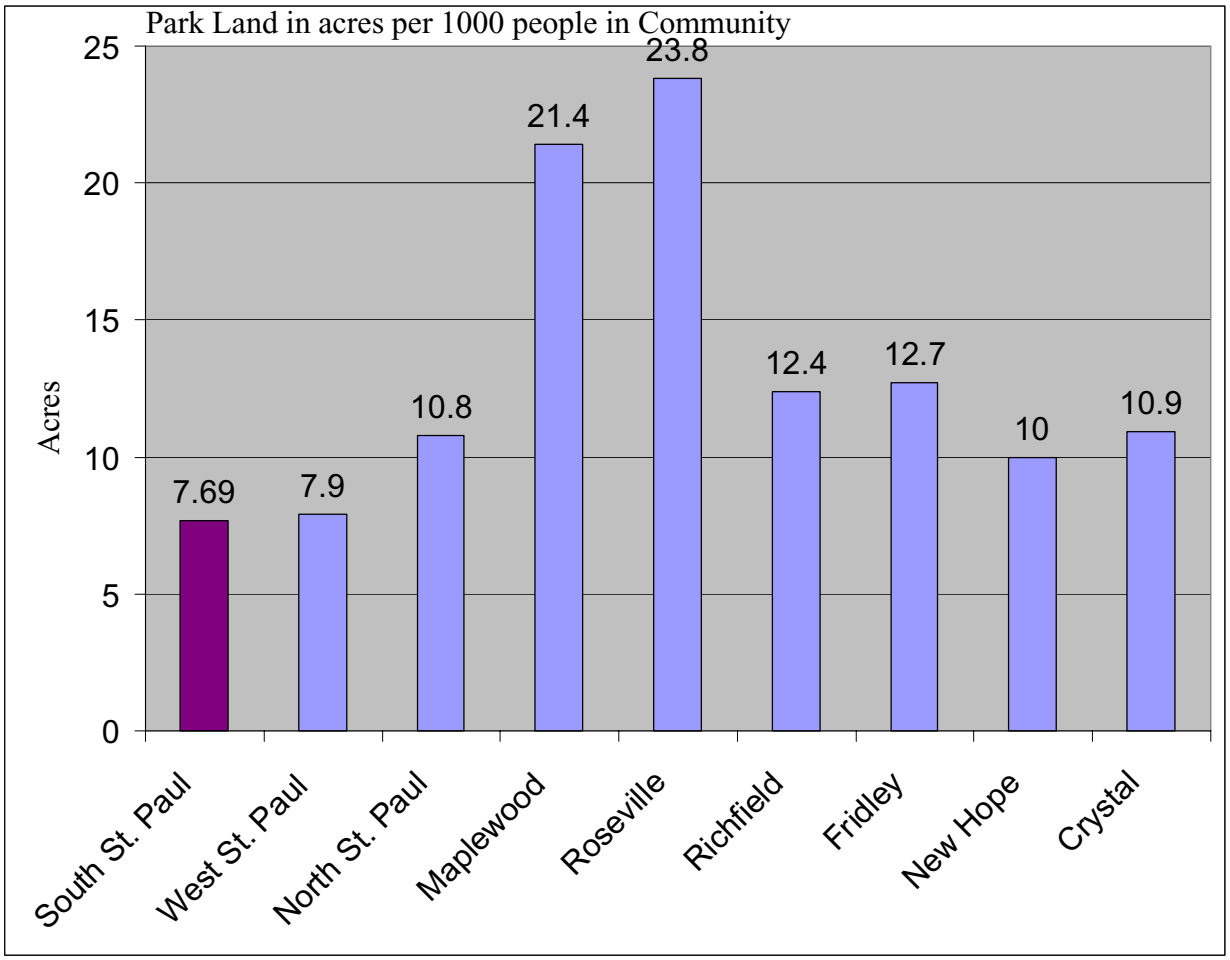


Figure III-4 - Park Land (acres) in South St. Paul compared with other Communities in the Twin Cities Metro Area

Park	Park Area (ac.)	Parking (Off Street)	Shelter	Picnic Tables/Benches	Restrooms	Concession	Playground	Soft/Baseball	Football Field	Soccer Field	Basketball Courts	Tennis Courts	Volleyball	Disk Golf/Horseshoe	Pool	Hockey/Skating Rink	Trails	Natural Areas	* Comments
Central Square	2	X		4			1				1*								amphitheater in park; basketball hoops are inoperable, missing hoops and nets.
DNR Boat Launch	15	X															1*	1*	trail includes fishing pier; river natural area.
Fred Lawshe Park	.66	X		3*															Memorial in park; 3 benches.
Grandview Park	1.2			1*			1*										1*		1 bench; playground equip. is new; include sandbox, bollards& fences are in disrepair; trail on bluff; scenic overlk.
Harmon Park	4.3	X					1*	1*				2*				1		1*	playground equip. is older; womens b. school softball w/ batting cage; 1 tennis, 1 handball; pine/cedar grove nat. area.
Kaposia Park	85	X	2*		1		1					1	1*	2*			1*	1*	1 shelter, 1 bldg. to rent; volleyball is sand; 1 disk golf course and 1 horseshoe; trail leads to S. Ravine Park; ravine nat. area.
Lorraine Park/ McLain Splash Pool	13	X	1	>8*	1		2	1*					1*	1*	1*	1*			picnic-bbques, fire pits; sand volleyball; horseshoe; baseball-McGuire Field;children's splash pool;hockey-warm house&dasher lots.
McMorrow Fields	20	X	1		1*	1*	1*	4*	1*	3		3							restrooms / concessions - same bldg.; playground equip.- new; adult softball can serve as soccer; youth football.
Northview Park	3.6	X			1*		1	1*			1				1*				restrooms contain showers, lockers; softball - youth, 2 lighted; pool - deteriorating, needs improvements.
Port Crosby	87																1*	1*	87 acres along river; Regional Trail runs along railroad and river; river natural area, plan to develop as park in future.
Seidl's Lake Park	3.4						1*									1	1*	1*	playground equip. is new; trails don't link; natural areas - pond, wetlands, fishing area.
Simon's Ravine	1.2	X	1	1*	1												1*		new park design; benches not picnic tables; park links to Simon's Ravine Trail and Kaposia Park.
SSP Seg. of NURT Trail	45	X															1		
Spruce Park	.19						1*				1					1			playground is tot lot; 7th Ave. is busy.
Summit Park	.55						1				1	1							
Veterans Field	8.3		1*				1	4	1	1									shelter is warming house; softball - 3 adult, 1 youth w/ batting cage, 1 lighted.
Wildflower Levee Park	--			2*													1*	1*	2 benches; regional trail; river natural area.
TOTAL: Parks	245	9	6	18	5	1	12	11	2	4	4	7	2	3	2	4	7	6	
Kaposia Education Center		X					2	1*			2*								youth softball field; basketball courts in good shape.
Lincoln Center Elementary		X					1		1	1		3							school grounds also has a track.
Roosevelt Field	2							3*		2	1*	7							no parking complaints; youth softball can serve as soccer; basketball hoops are inoperable, missing hoops and nets.
St.Croix Christian Academy		X					1	1*								1			softball field; sledding hill on property.
South St. Paul High School		X				1		2	1	1									
Thompson Heights School		X					1				1								school to close, could develop additional park amenities.
TOTAL: Schools	2	5	-	-	-	1	5	7	2	4	4	10	-	-	-	1	-	-	
TOTAL: Parks & Schools	247	14	6	18	5	2	17	18	4	8	8	17	2	3	2	5	7	6	

Figure III-5 - Parks Matrix prepared forApril Bus Tour and May 2005 Parks Programming Workshop

SOUTH ST. PAUL PARKS Master Plan

USER GROUP PARKS SURVEY
May 24, 2005

Return to: City of South St. Paul
Parks and Recreation
100 Seventh Avenue North
South St. Paul, MN 55075

User Group: _____

What are the needs of your user group within the South St. Paul Park System?

Where do you see opportunities for improvement for your user group in the South St. Paul Park System?

Which park(s) is your user group currently using?

Additional Comments:

SOUTH ST. PAUL PARKS master•plan LHB

Figure III-6 - Parks User Group Needs Assessment Survey

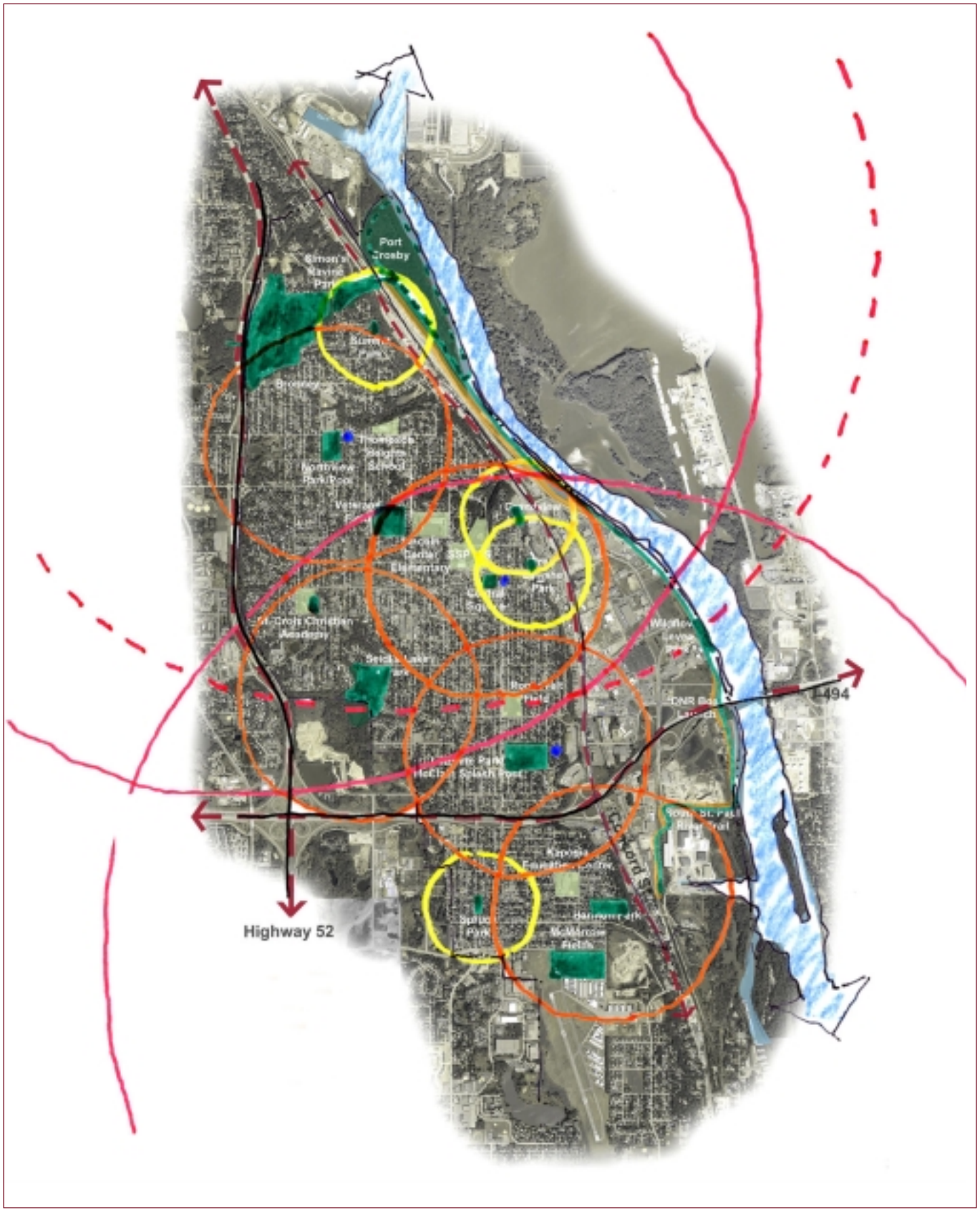


Figure III-7 - Park Service Area Map

Analysis of Individual Parks

Each park within the South St. Paul Park System has distinct issues and redevelopment needs. It was important that each park be assessed individually in order to determine priorities within the park system. Each park was analyzed for its existing features, athletic areas, and park amenities, and documented with photos and drawings. Using aerial photos and site investigation, an existing plan was established for each park. These base plans were integral in the upcoming design process. Presentation boards were prepared for each park, which included all existing feature information. (Figures III-8 - III-11, Appendix B for all parks existing features boards) This information proved to be useful during the Public Programming Workshop as it prompted discussion among community members regarding issues and concerns as well as amenities they would like to preserve.

Park Design Directive

After analyzing the individual parks through documentation of their existing features and amenities, it was easier to determine a park design directive. Certain issues would be a large part of the public process, including:

- Port Crosby:
  -The missing link
  -Timeline for cleanup and development

- Pool Issues:
  - Operation and maintenance costs on two pools.
  - Northview code issues
  - One pool, centrally located with adequate parking area
  - Design trends

Figures III-8, III-9 - Park Existing Features Boards prepared for the May 2005 Parks Master Plan Programming Workshop

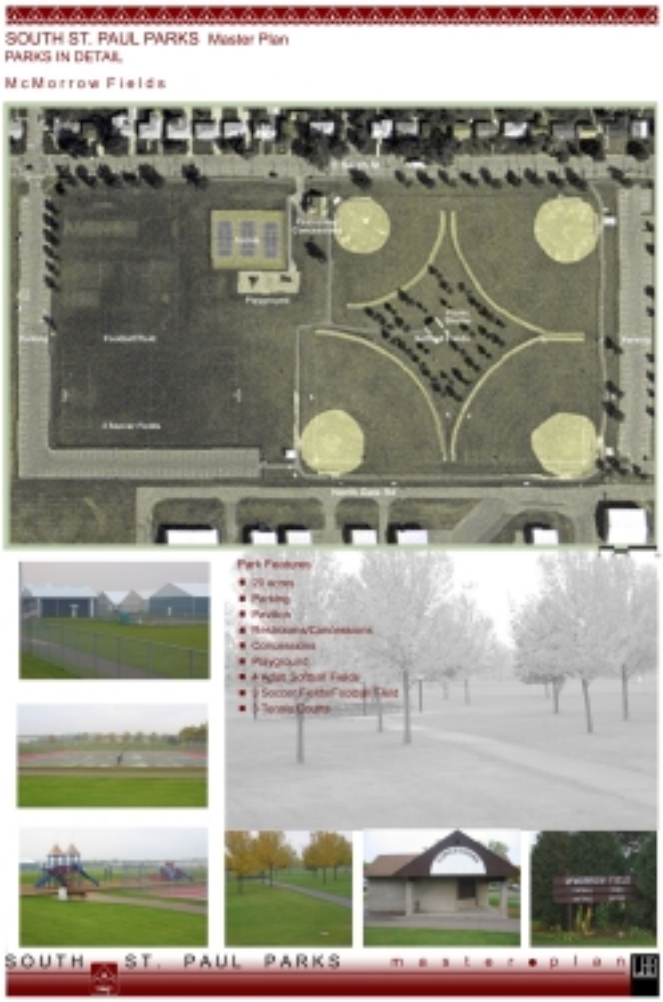
- <u>Three Categories for Park Design</u>

  1. Independent of Port Crosby
     - -Veterans Field
     - -Grandview Park
     - -Central Square
     - -Spruce Park
     - -Seidls Lake Park
     - -Summit Park
     - -Northview Park

  2. Dependent on Port Crosby
     - -Port Crosby
     - -McMorrow Field
     - -Harmon Park
     - -Lorraine Park

  3. Minimal Design Improvements Needed
     - -Kaposia Park, Boat Launch, Wildflower Levee

These design directives were discussed during the Parks Master Plan Programming Workshop, and set the framework for the park design and public review process.



Figures III-10, III-11 - Park Existing Features Boards prepared for the May 2005 Parks Master Plan Programming Workshop

The park design process was a valuable component of this master plan document. Unlike most master plans that simply present conceptual ideas for future design, this document offers solutions through detailed designs. This section includes the criteria for developing the park designs, a summary of the new park features (New Parks Matrix), factors regarding the development of Port Crosby Park, next steps for design, as well as a compilation of the park plans, including descriptive explanations of each design.

Criteria for Developing Park Designs

The process for collecting information for each park involved a thorough analysis of existing features via comprehensive site field investigation and aerial photography. This rough survey of current information helped in the preparation of individual existing plans for each park. The proposed designs are conceptual, although highly detailed. Each design takes into account the site's existing information, all park system analysis prepared during the first phase of the project, and suggestions and comments from the community review process.

New Park Features (New Parks Matrix)

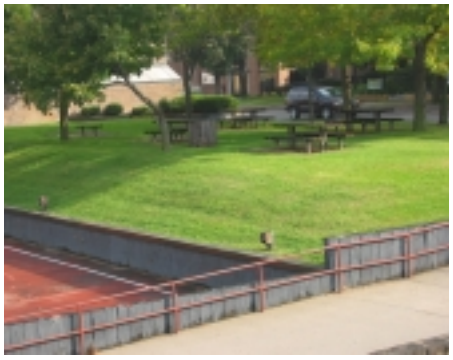
The community members' comments throughout the community review process helped to establish the needs for park redevelopment. It was important to determine which features, amenities, and athletic fields were being used, and where they were deficient within the park system. Establishing the basis for need was integral to determining which facilities would be removed or added, and which parks were in greater need for redevelopment. The new Parks Matrix outlines the park feature information for the proposed designs, and can be compared with the existing Parks Matrix on the following pages. (Figures IV-1 - IV-2)

Port Crosby Park Factors

The proposal of the new park, Port Crosby Park, in SSP created important redevelopment issues with other parks in the park system. If Port Crosby is developed, there are some parks that would be directly affected in their redevelopment plans: McMorrow Field, Harmon Park, and Lorraine Park. The parks that would remain independent of Port Crosby's development are Veterans Field, Grandview Park, Central Square, Spruce Park, Seidls Lake Park, Summit Park, and Northview Park. Steps needed to be taken to ensure that the parks most affected by Port Crosby's development would offer complementary uses.

Next Steps

The following pages offer analysis and design concepts for all of SSP's parks. It is important to understand that these park designs offer conceptual solutions for redevelopment. Once funding priorities are established, certain parks may be selected for redevelopment. Ultimately, in order for the project to be completed, a thorough examination of the proposed design will need to be made, and construction documents will need to be prepared.



Park	Park Area (ac.)	Parking (Off Street)	Shelter	Picnic Tables/Benches	Restrooms	Concession	Playground	Soft/Baseball	Football Field	Soccer Field	Basketball Courts	Tennis Courts	Volleyball	Disk Golf/Horseshoe	Pool	Hockey/Skating Rink	Trails	Natural Areas	* Comments
Central Square	2	X		4			1				1*								amphitheater in park; basketball hoops are inoperable, missing hoops and nets.
DNR Boat Launch	15	X															1*	1*	trail includes fishing pier; river natural area.
Fred Lawshe Park	.66	X		3*															Memorial in park; 3 benches.
Grandview Park	1.2			1*			1*										1*		1 bench, playground equip. is new; include sandbox, bollards & fences are in disrepair; trail on bluff, scenic overlk.
Harmon Park	4.3	X					1*	1*				2*				1		1*	playground equip. is older; womens & school softball w/ batting cage; 1 tennis, 1 handball; pine/cedar grove nat. area.
Kaposia Park	85	X	2*		1		1					1	1*	2*			1*	1*	1 shelter, 1 bldg. to rent; volleyball is sand; 1 disk golf course and 1 horseshoe; trail leads to S. Ravine Park; ravine nat. area.
Lorraine Park/ McLain Splash Pool	13	X	1	>8*	1		2	1*					1*	1*	1*	1*			picnic-cliques fire pits; sand volleyball; horseshoe; baseball-McGuire Field; children's splash pool/hockey-warm house/dasher bds.
McMorrow Fields	20	X	1		1*	1*	1*	4*	1*	3		3							restrooms / concessions - same bldg.; playground equip.- new; adult softball can serve as soccer; youth football.
Northview Park	3.6	X			1*		1	1*			1				1*				restrooms contain showers, lockers; softball - youth, 2 lighted; pool - deteriorating, needs improvements.
Port Crosby	87																1*	1*	87 acres along river; Regional Trail runs along railroad and river; river natural area, plan to develop as park in future.
Seidl's Lake Park	3.4						1*									1	1*	1*	playground equip. is new; trails don't link; natural areas - pond, wetlands, fishing area.
Simon's Ravine	1.2	X	1	1*	1												1*		new park design; benches not picnic tables; path links to Simon's Ravine Trail and Kaposia Park.
SSP Seg. of NURT Trail	45	X															1		
Spruce Park	.19						1*				1					1			playground is tot lot; 7th Ave. is busy.
Summit Park	.55						1				1	1							
Veterans Field	8.3		1*				1	4	1	1									shelter is warming house; softball - 3 adult, 1 youth w/ batting cage, 1 lighted.
Wildflower Levee Park	--			2*													1*	1*	2 benches; regional trail; river natural area.
TOTAL: Parks	245	9	6	18	5	1	12	11	2	4	4	7	2	3	2	4	7	6	

Figure IV-1 - Existing Parks Matrix

Park	Park Area (ac.)	Parking (Off Street)	Shelter	Picnic Tables/Benches	Restrooms	Concession	Playground	Soft/Baseball	Football Field	Soccer Field	Basketball Courts	Tennis Courts	Volleyball	Disk Golf/Horseshoe	Pool	Hockey/Skating Rink	Trails	Natural Areas	Storage/Service	* Comments
Central Square	2	X	1	6*+		1	1											1*		In addition to picnic benches, seat walls in open green; natural area includes rain garden
DNR Boat Launch	15	X															1*	1*		trail includes fishing pier; river natural area
Fred Lawshe Park	.66	X		3*																Memorial in park; 3 benches
Grandview Park	1.2			6*+			1*										1*			benches + seat walls in open green; trail on bluff, scenic overlook
Harmon Park	4.3	X	1		1*		1	1				1				1	1*	1*	1	storage/restroom building combined; loop trail; pine/cedar grove nat. area
Kaposia Park	85	X	2*		1		1					1	1*	2*			1*	1*		volleyball is sand; 1 disk golf course and 1 horseshoe; trail to S. Ravine Park/Thompson; ravine nat. area
Lorraine Park/ McLain Aquatic Center	13	X	2*	8+*	1	3*	1	1					1*	1*	1*	1*				1 exist. & 1 new shelter; picnic fire pits; concessions/lockers combined + admin., and mech. bldgs.
McMorrow Field	20	X	1		1	1	1		2*	6		4					1			football fields overlap soccer fields
Northview Park	3.6	X	1*	4	1*		1	1*			1		1	1*			1		1*	shelter with optional restrooms; existing ballfield; optional horseshoe; service area & pump house
Port Crosby Park	87	X	1*	6+		1		5									1	1*		shelter is wildlife interpretive station; marsh & native habitat areas and dog park will be created
Seidl's Lake Park	3.4	X	1	4	1		1*									1	1	1*		playground equip. is new; natural areas - lake, wetlands, fish habitat areas
Simon's Ravine	1.2	X	1	1*	1												1*			new park design; benches not picnic tables; path links to Simon's Ravine Trail and Kaposia Park.
SSP Seg. of NURT Trail	45	X															1			
Spruce Park	.19			1*	6		1*				1					1*			1*	shelter =pergola; enlarged playground; hockey area=open green; service area; new skate park
Summit Park	.55				6		1				1	2*					1			tennis courts are sport courts
Veterans Field	8.3		2		1	1*	1	4*	2										1*	concessions/storage share bldg.; 2 large, 2 small ballfields
Wildflower Levee Park	--			2*													1*	1*		2 benches; regional trail; river natural area
TOTAL: Parks	245	12	13	41+	20	7	11	12	4	6	3	8	3	4	1	4	12	7	4	

Figure IV-2 - New Parks Matrix

CENTRAL SQUARE

Park Classification:
Neighborhood Park/Playground, Town Center

Approximate Size:
2 acres

Approximate Service Radius:
1/2 Mile

Context:
Central Square is located adjacent to a small commercial district on Marie Avenue with residential flanking both sides. Two important uses in the area are the South St. Paul High School and the Central Square Community Center.

Primary Park Focus:
Central Square is owned by Special School District #6, but was selected to be a part of the master planning process. It is intended to be a community gathering space, offering a small playground with opportunities for small private gathering and group play.

Existing Park Features:
Central Square is organized around the sunken amphitheater in the center of the park. Other park features include small playground equipment, inoperable basketball courts, timber planters, bermed landforms, picnic tables and benches.

Visual Character:
The visual character of the existing facilities is poor. Many of the wood site elements are deteriorating and showing their age. The asphalt court/amphitheater area is severely cracked and the playground equipment is recycled from another park. Site lines from adjacent properties into the park and amphitheater are obstructed by landforms and changes in grade.

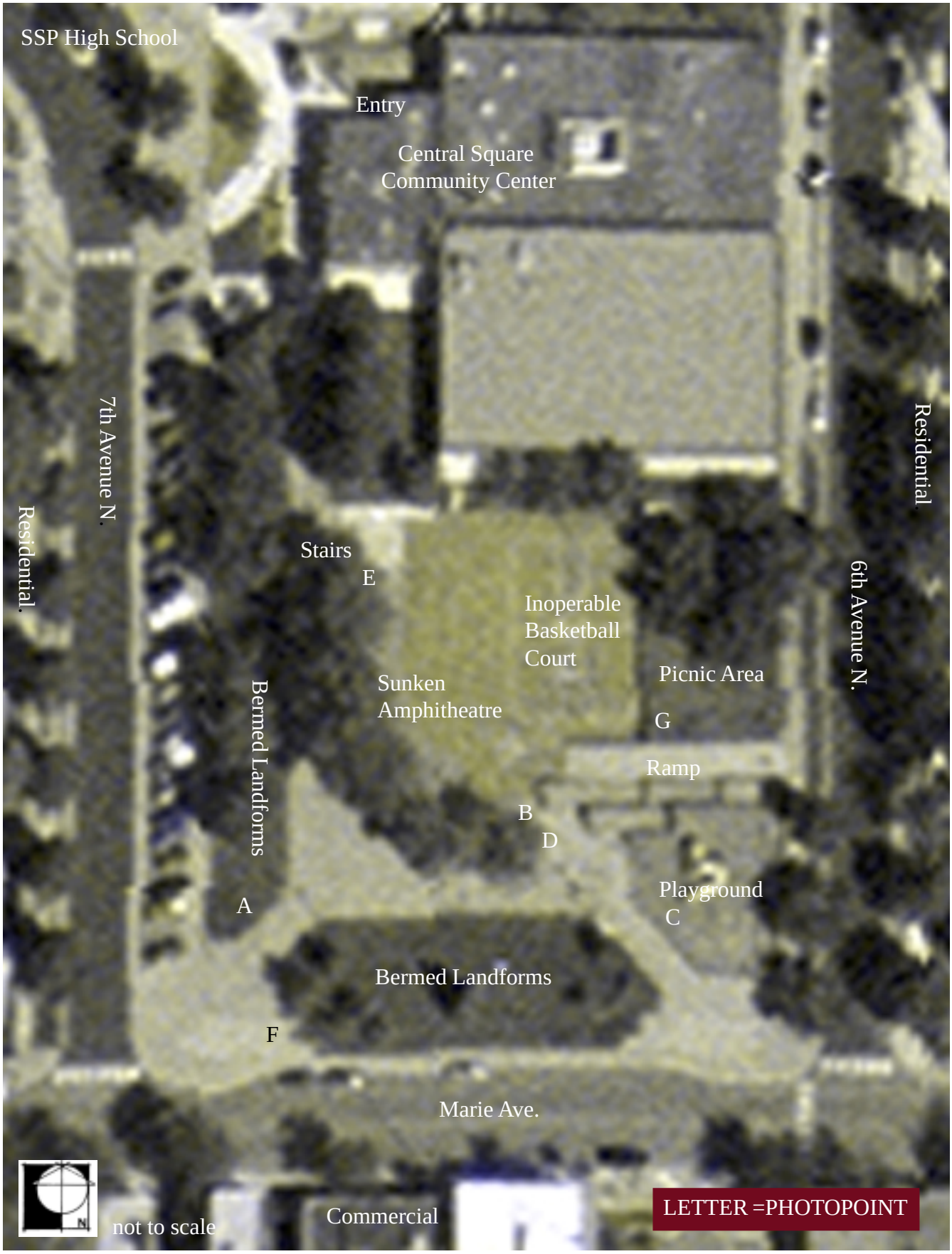
Ecological Character and Issues:
There are no prevalent ecological issues in the park. The park is highly urbanized with pavement, turf, and traditional horticultural planting.

Programmed Use:
Large Performance Gatherings, Small Gatherings, Children's Play, Festival Activities, Basketball

Bermed eathform and exposed agg. concrete walks

Amphitheater and detiorating court surface

Recycled playground equipment from other park

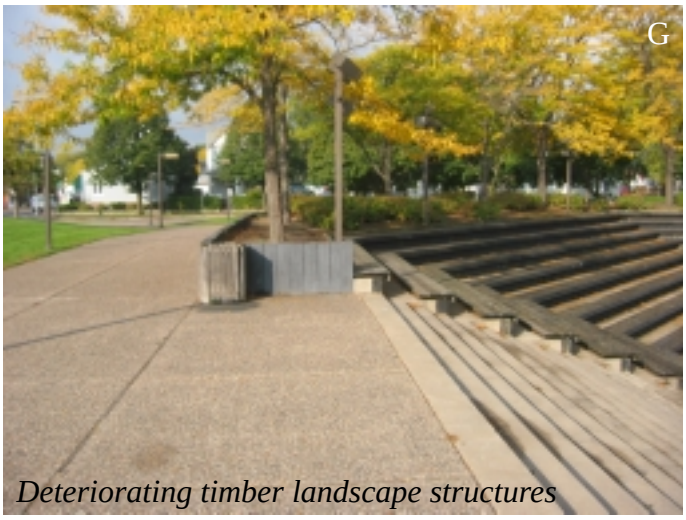

SSP High School
Entry
Central Square
Community Center
7th Avenue N.
Residential.
Residential.
6th Avenue N.
Stairs
E
Inoperable
Basketball
Court
Picnic Area
Sunken
Amphitheatre
G
Bermed Landforms
Ramp
B
D
Playground
C
A
Bermed Landforms
F
Marie Ave.
Commercial
not to scale
LETTER =PHOTOPOINT

Park Redevelopment Program:
Central Square Park was developed in the 1980's. Since that time there has been a slow deterioration of the park structures and the park's programmed uses, and the landscape design has become dated. Central Square's greatest asset is its central location; its redevelopment could spur reinvestment in the community around it in the form of new housing and commercial uses. The new park design is programmed to make Central Square a showpiece of the community. The design's main concept involves filling in the old amphitheater and opening up views into the space. The space is designed as a hybrid town green, which may be energized through community gatherings and festivals such as Kaposia Days. Other design features include:

- South St. Paul Heritage Monuments marking the corners of the park entry and celebrating the present, past, and future of SSP Packers
- Promenade: a large walk to accommodate vendors during festivals
- Central structure doubles as a performance area and picnic shelter
- Rain Garden to treat on-site stormwater
- Urban streetscape plaza
- Expanded parking area on 6th Avenue North
- Stone seat walls for performance and gathering
- Sunken pool patio and access area on the south side of Central Square Community Center
- Accessible Playground

Existing indoor pool solarium

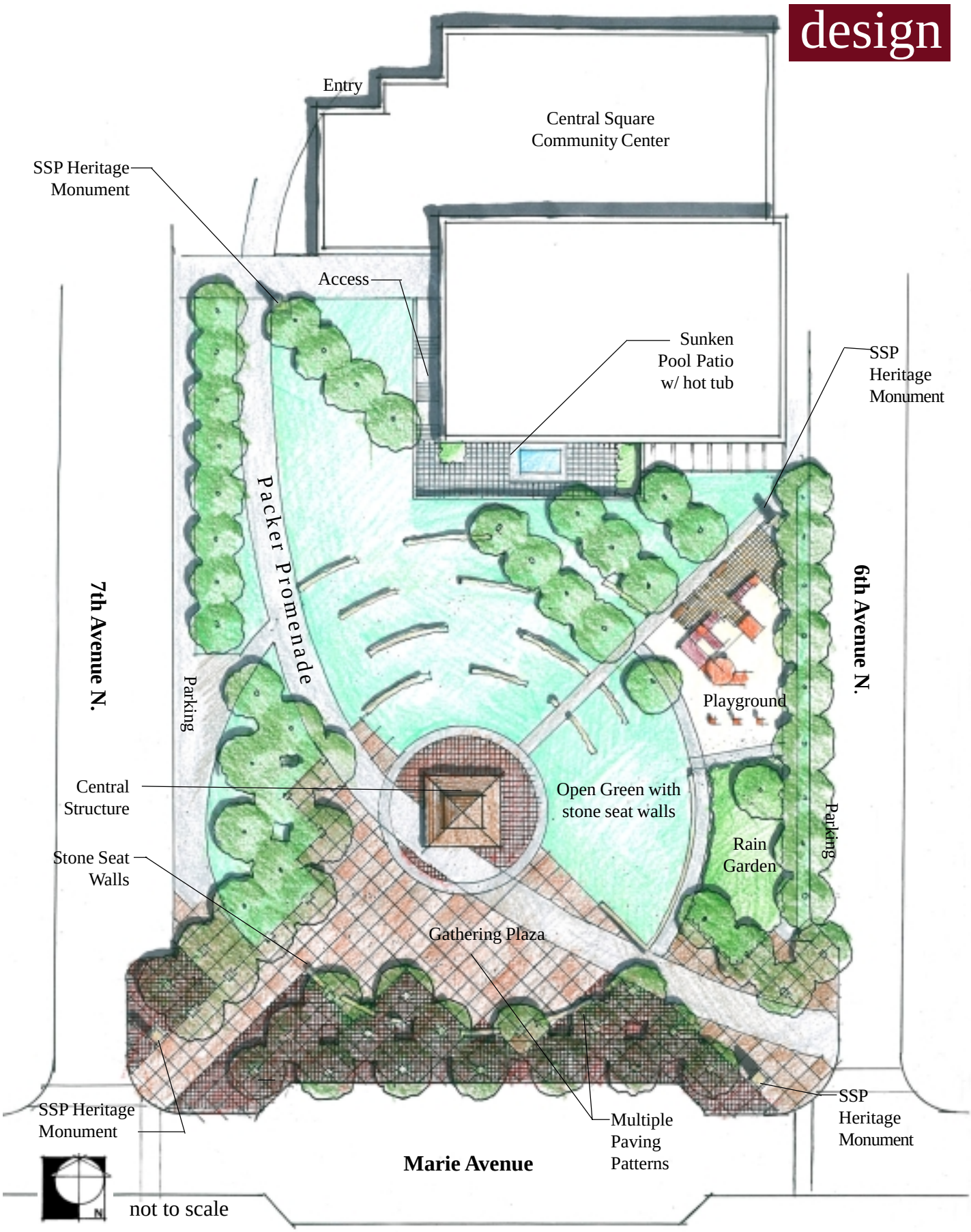
Park sign



Deteriorating timber landscape structures

Underutilized picnic area

design


Entry
Central Square
Community Center
SSP Heritage
Monument
Access
Sunken
Pool Patio
w/ hot tub
SSP
Heritage
Monument
Packer Promenade
7th Avenue N.
6th Avenue N.
Parking
Playground
Central
Structure
Open Green with
stone seat walls
Parking
Rain
Garden
Stone Seat
Walls
Gathering Plaza
SSP Heritage
Monument
Multiple
Paving
Patterns
SSP
Heritage
Monument
Marie Avenue
N
not to scale

DNR BOAT LAUNCH

Park Classification:
Nature Park

Approximate Size:
1.5 acres

Approximate Service Radius:
3-5 miles

Context:
The DNR Boat Launch is located under the 494 Wakota Bridge and is surrounded by industrial uses. The SSP River Trail is located on the levee directly adjacent to the launch.

Primary Park Focus:
The primary focus of the park is to provide access to the Mississippi River.

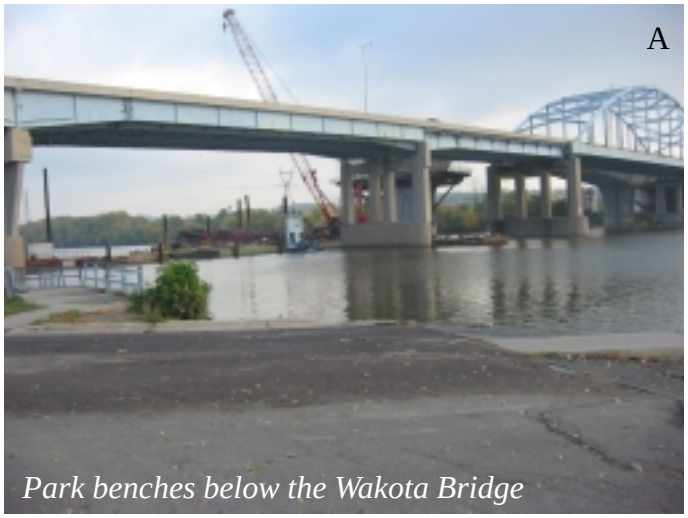
Existing Park Features:
The park features two boat ramps, a landing dock, fishing pier, benches and portable restrooms.

Visual Character:
The character of the boat launch is largely created by the access to the Mississippi River. The boat launch itself is paved with few natural amenities, however its link to the SSP river trail is a vital connection.

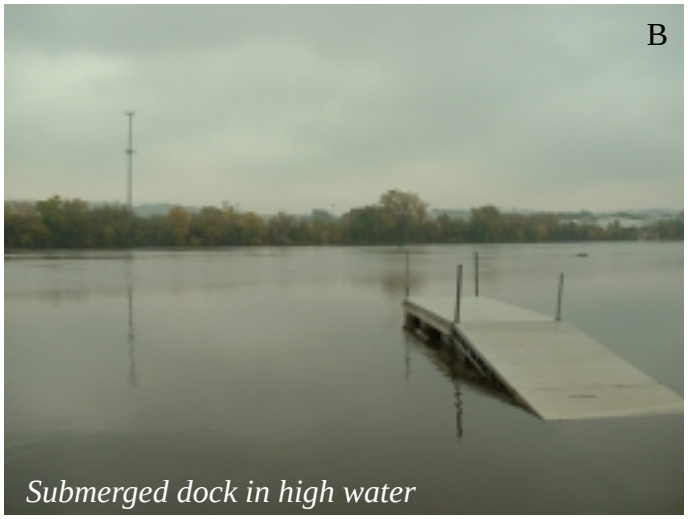
Ecological Character and Issues:
Given its location in a National River Corridor and on the Mississippi River Flyway, there are many opportunities to improve habitat and aesthetics through native planting and fish habitat development.

Programmed Use:
Boat Launching and fishing.

Park Redevelopment Program:
Over time the launch will need ongoing maintenance and repairs. Other design opportunities include a bait shop/cafe and improved landscape aesthetics.



Park benches below the Wakota Bridge



Submerged dock in high water

Fishing platform with new bridge construction in background

Hwy 494 Wakota Bridge
Fishing
Pier
C
A
B
SSP River Trail
Boat
Launch
Dock
Levee
Mississippi River
Parking
Verderosa Ave

FRED LAWSHE PARK

Park Classification:
Pocket Park

Approximate Size:
.66 acre

Approximate Service Radius:
1/4 acre

Context:
Fred Lawshe Park is located at the "Y" of Grand and Third Avenues. It is predominately surrounded by residential uses within one block, including the Dakota County Historical Society, City Hall and the Public Library.

Primary Park Focus:
The focus of this park is memorial space and small sitting area. It serves as an area for solitude and contemplation.

Existing Park Features:
The main park features are two memorial monuments. The large memorial is dedicated to "those who gave service to America" and the second marks the location of the old city hall. Horticultural gardens are located around the site.

Visual Character:
Because of its gardens, the character of this park is appealing to those passing by in their cars or by bike or foot. It is a quiet memorial space in which small gatherings may occur.

Ecological Character and Issues:
The bluff and vegetation is important to the character of the park.

Programmed Use:
Memorial, small gathering place.

Park Redevelopment Program:
There are no formal redevelopment plans for Fred Lawshe Park. Detailed improvements may include replacement of timber planters with stone and continual upkeep of horticultural planting areas.

Historic city hall monument

American Service Memorial from the road

American Service plaque

Grand Avenue
Office
American
Service
Memorial
Park Boundary
Vegetated Bluff
Residential
Residential
3rd Avenue S.
A
B
C
N
not to scale
2nd Street N.
Old City Hall
Monument
LETTER =PHOTOPOINT

GRANDVIEW PARK

Park Classification:
Pocket Park

Approximate Size:
1.2 acres

Approximate Service Radius:
1/4 Mile

Context:
Grandview Park is located on Grand Avenue with primarily residential uses surrounding it. Residential uses border the park to the west and North, a high rise elderly living center to the south, and the Mississippi River bluff to the east.

Primary Park Focus:
Grandview Park is intended for small informal group play within the playground and the open green. Passive recreation such as sitting and viewing are also prevalent uses.

Existing Park Features:
The main feature of Grandview Park is the expansive view of the Mississippi River Valley, which can be seen from the top of the bluff. The park also includes a playground, benches, picnic tables, remnant deck overlook and bluff trail.

Visual Character:
The visual character of the landscape and view of the Mississippi River Valley is stunning, however the timber walls and landscape plantings are deteriorating and in need of replacement. The playground equipment is fairly new and in good condition. The benches and viewing deck are in moderate condition.

Ecological Character and Issues:
The most prevalent ecological issue is the protection and enhancement of the river bluff.

Programmed Use:
Small Gatherings, Children's Play, Possible Wedding Gatherings

Park sign

Recently updated play ground equipment

West view of play ground area

Views to River Valley
C
D
B
Playground
Mississippi River Bluff
Open Green
E
Grand Avenue
A
Residential
Parking Lot
not to scale
LETTER =PHOTOPOINT

Park Redevelopment Program:
The two primary goals of the park redesign are to recapture the view of the bluff and enhance the overlook area. The existing playground equipment obstructs a portion of the view from the park. The new design relocates it to a tree grove on the south. The reorganization of uses opens the view of the entire bluff area for passive viewing and seating. The overlook area has been redesigned to accommodate small gatherings such as weddings. The structure and overlook may incorporate interpretive signage and viewing stations. Other park features include:

- Organized Walkways and Landscape Areas
- Tree Planting
- Bluff line Safety Plantings
- Benches and Seat Walls
- Open Green for Recreation

Expansive view of the Mississippi River bluff

View of the working river: barge and railroad traffic

design

not to scale

HARMON PARK

Park Classification:
Neighborhood Park

Approximate Size:
4.3 acres

Approximate Service Radius:
1/2 Mile

Context:
Harmon Park is located between Spruce Street and MacArthur Street in South St. Paul. Henry Avenue bisects the park. It is surrounded by a residential neighborhood with the river bluff to the East.

Primary Park Focus:
Harmon Park holds a mixture of active and passive park uses. It is intended for use by the neighborhood and is also a destination for athletic events.

Existing Park Features:
Harmon Park is the home field for the South St. Paul High School girls softball team. Other features include hockey rink, two tennis courts, handball court, playground equipment, pine and cedar grove and off-street parking.

Visual Character:
The park is well maintained and all of the facilities are in fairly good condition. The mature pine and cedar grove provides unique visual character.

Ecological Character and Issues:
The preservation of the mature trees is the most important ecological issue.

Programmed Use:
Organized and unorganized sports including Tennis, Softball and Hockey. Informal Gatherings, Children's Play

Park entry sign and playground

Parking area and hockey rink

Tennis courts and green space

Residential
Spruce St.
E
F
C
Softball Field
Tennis and
Handball
Hockey Rink
Pine/Cedar
Grove
Batting
Cage
Parking
Playground
B
D
A
G
Henry Ave.
MacArthur St.
Residential
Residential
N
not to scale
LETTER =PHOTOPOINT

HARMON PARK

Park Redevelopment Program:
Harmon Park is a well-maintained community park that was identified for a few simple improvements. Improvements to the park include:

- Adding a permanent storage and restroom structure
- A sand volleyball court and picnic shelter were added to provide family gathering space and activity area
- Loop trail through pine and cedar grove
- Removal of one tennis court and handball court

SSP HS Girls softball field

Hockey rink

Existing playground

Open green space in the Pine/Cedar Grove

design

not to scale

KAPOSIA PARK

Park Classification:
Nature Park/Community Park

Approximate Size:
85 acres

Approximate Service Radius:
1-2 miles

Context:
Kaposia Park is located east of Highway 52, south of Butler Avenue, and west of 19th Avenue in South St. Paul. The largest park in South St. Paul, Kaposia is unique in that it is one of the parks in a linked system that includes Thompson Regional Park, Simon's Ravine, and the South St. Paul Segment of the North Urban Regional Trail.

Primary Park Focus:
Kaposia Park is predominately a large forested preserve that protects steep slopes, wetlands and drainages. It is also a community park with its associated uses.

Existing Park Features:
Kaposia Disc Golf Course is one of the main attractions and features. It is considered to be one of the top rated disc golf courses in the country. Other park features include parking, pavilion, shelter, restrooms, playground, youth baseball/softball field, 2 tennis courts, sand volleyball, Bromley hockey rink, hiking trails through the ravine, natural areas, and connections to Thompson Regional Park.

Visual Character:
The character of Kaposia Park is remarkable. With its old growth trees, ravine, and park amenities such as the picnic shelters, it is a unique natural area in the community.

Ecological Character and Issues:
The key ecological issues revolve around protection of the natural areas from invasive species and erosion. Disc golf provides an excellent recreational opportunity for the park, however it creates areas of erosion, compaction and tree damage. Partnerships for protecting both resources will be vital for the future.

Programmed Use:
Large and Small informal gatherings, children's play, hiking/walking, sand volleyball, disc golf, and hockey.

A
View of rolling topography

B
Entry Sign

C
Hockey Rink with dasher boards

Butler Avenue
Conver Avenue
Simon's Ravine
Wilde Avenue
Tennis
Courts
Wetland
Maple,Oak,
Basswood
Forests
Kaposia Ravine
19th Avenue N.
Thompson
Regional Park
Disc Golf
Bridge Connection
2004-2005
A
B
Trail
HIghway 52
Future Trail
Connection
C
Bromley
not to scale
LETTER =PHOTOPOINT

Park Redevelopment Program:
Kaposia park is a well maintained green jewel in the City of South St. Paul. Minimal improvements for the park are required at this time. Therefore, no formal design was developed. Minor future improvements may include:

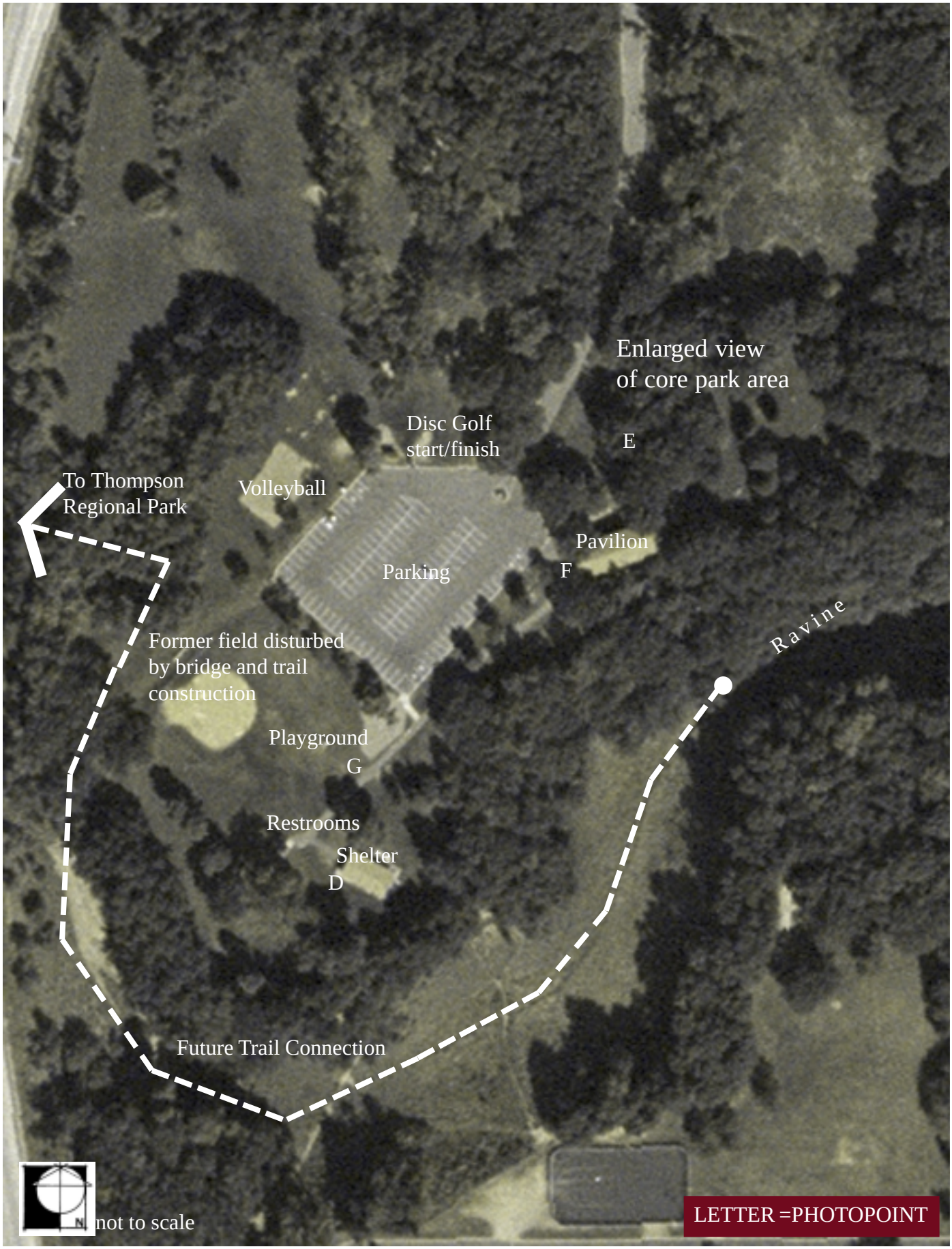
- Restoration of historic pavilion
- Completion of the ravine trail connection
- Management of invasive species
- Possible addition of landscaped parking islands
- Ongoing management of issues relating to disc golf, including erosion, compaction, upkeep, etc.
- Addition of bollards in areas to prevent vehicular intrusions

Fall colors in woodland

Shelter

Picnic Shelter

Playground with new equipment


Enlarged view
of core park area
Disc Golf
start/finish
E
To Thompson
Regional Park
Volleyball
Pavilion
Parking
F
Ravine
Former field disturbed
by bridge and trail
construction
Playground
G
Restrooms
Shelter
D
Future Trail Connection
N
not to scale
LETTER =PHOTOPOINT

LORRAINE PARK & MCLAIN AQUATIC CENTER

Park Classification:
Community Park and Pool Facility

Approximate Size:
13 acres

Approximate Service Radius:
Park: 1-2 miles, Pool: 5 miles

Context:
Lorraine Park & McLain Aquatic Center are located between 7th and 8th Streets S., with 3rd Avenue S. bisecting the park. A typical neighborhood park, it is bounded by residential uses on all four sides, and serves its adjacent community as well as the larger community of South St. Paul.

Primary Park Focus:
The focus of this park is to provide a gathering place for families as well as be a destination park for pool activities and athletics, including baseball, hockey, and sand volleyball. McGuire field is home to the South St. Paul Varsity baseball team, American Legion teams and several amateur teams.

Existing Park Features:
Lorraine/Mclain includes many features for active and recreational activities, including a playground, pavilion, small picnic shelter, picnic tables, barbecue grills, restrooms, McGuire Baseball Field, sand volleyball court, horseshoes, a hockey rink with warming house, and a splash pool.

Visual Character:
The distinctive character of the park is twofold; the east half is largely wooded with more passive recreation amenities while the west half is made up of ballfields and splash pool and old pool. The old pool is inoperable and was closed and filled in with dirt and sod in 1999. It is an apparent blight on the park. The baseball field facilities are well maintained and in excellent condition.

Ecological Character and Issues:
Preservation of the existing trees in the east half of the park is essential in any park redevelopment. It remained an important issue throughout the design process.

Programmed Use:
Aquatic Center (pool and splash), Organized and unorganized sports including baseball, and hockey. Informal family gatherings, children's play, sand volleyball, horseshoes.

McGuire Baseball Field

A wooded trail leads through Lorraine

McLain Splash Pool

7th Street S.
Pool Building
Hockey Rink
Parking
Splash Pool
Oak/Maple /Basswood Grove
Old McLain Pool
Warming House
Restrooms
Fire Ring
Sand Volleyball
Alley
Playground and Swings
F
McGuire Field
Parking
E
Picnic Shelter
D
Horseshoes
3rd Avenue S.
8th Street S.
N
not to scale
LETTER =PHOTOPOINT

LORRAINE PARK & MCLAIN AQUATIC CENTER

Park Redevelopment Program:
(Related to Port Crosby Park Development)

The main vehicle that drove the design of Lorraine Park is the development of a new aquatic center . The 10,000 square foot pool facility features several play pools and structures, a mechanical building, administration staff building, concessions/locker rooms and 190 off street parking spaces. All parking is oriented to the interior of the site and the buildings are located at the street terminus, adjacent to the neighborhood. The aquatic center consumes approximately 4-5 acres of the park, causing the relocation of the hockey to the south west corner and the reduction of McGuire Field from a full size baseball facility to a regulation little league facility. A new baseball field will be constructed as part of the Port Crosby Park Development (seen in subsequent pages). Stormwater amenities have been incorporated into the layout to provide function and aesthetics.

The remainder of the park is in generally good condition. Some new features in the design are:

- A Picnic Shelter and pull-in parking on the north side of the park.
- Optional roof structure over horseshoe pits
- Connection of existing trails
- Permanent restroom facilities
- Replacement of deteriorating elements such as grills, swings, lights, benches

Horseshoes in park

Picnic Shelter

Old Mclain pool: grass replaces the pool

Picnic areas within park

(Related to Port Crosby Park Development)

design

not to scale

MCMORROW FIELD

Park Classification:
Community Park/Playfield

Approximate Size:
20 acres

Approximate Service Radius:
1-2 miles

Context:
McMorrow Field is located between N. Gate Road and E South Street with a Residential area to the North and the South St. Paul Airport located to the South.

Primary Park Focus:
The primary focus of McMorrow Field is to serve as an athletic facility, including football, softball, soccer, and tennis. This park is devoted to programmed sport and active recreation.

Existing Park Features:
McMorrow Field is a large park, and includes many recreational fields. It contains 3 tennis courts, 3 soccer fields, 4 adult softball fields, as well as a restrooms/ concession building, playground, pavilion, and parking.

Visual Character:
The visual character of the park is expansive. Due to the ballfield requirements, there are fewer trees than in some of the other South St. Paul parks. There is significant open space, allowing for large play areas. The playground equipment is in good condition, however tennis courts are cracking and in poor condition. Some drainage problems exist on the softball fields.

Ecological Character and Issues:
There are few ecological issues besides the drainage issues previously mentioned. There is little change in topography.

Programmed Use:
Programmed athletic activities is the major use. Minor uses include a children's play area and small and large group gathering.

Picnic pavilion in the center of the softball fields

Tennis Courts

New Playground Equipment

E. South St.
E
Restrooms/
Concessions
D
F
Tennis Courts
B
Portable
Restroom
4-Softball Fields
Playground
C
Soccer Fields
Parking
Picnic Shelter
A
Parking
Portable
Restroom
Portable
Restroom
North Gate Rd.
N
not to scale
LETTER =PHOTOPOINT

MCMORROW FIELD

Park Redevelopment Program:
(Related to Port Crosby Park Development)
The redesign of McMorrow is closely related to the development of Port Crosby. The softball field complex would relocate to the new facility at Port Crosby and be replaced with six soccer fields and the ability to overlay 2 football fields. The addition of these fields along with the fields at Veterans will adequately accommodate scheduled organized sports. Other design features of the park are:

- Refurbished concession and restroom building
- Four-court tennis facility to accommodate scheduled recreational and organized sport
- Playground area, picnic shelter and tree grove
- Permanent restroom enclosures
- Pedestrian circulation system linking facilities
- Tree planting

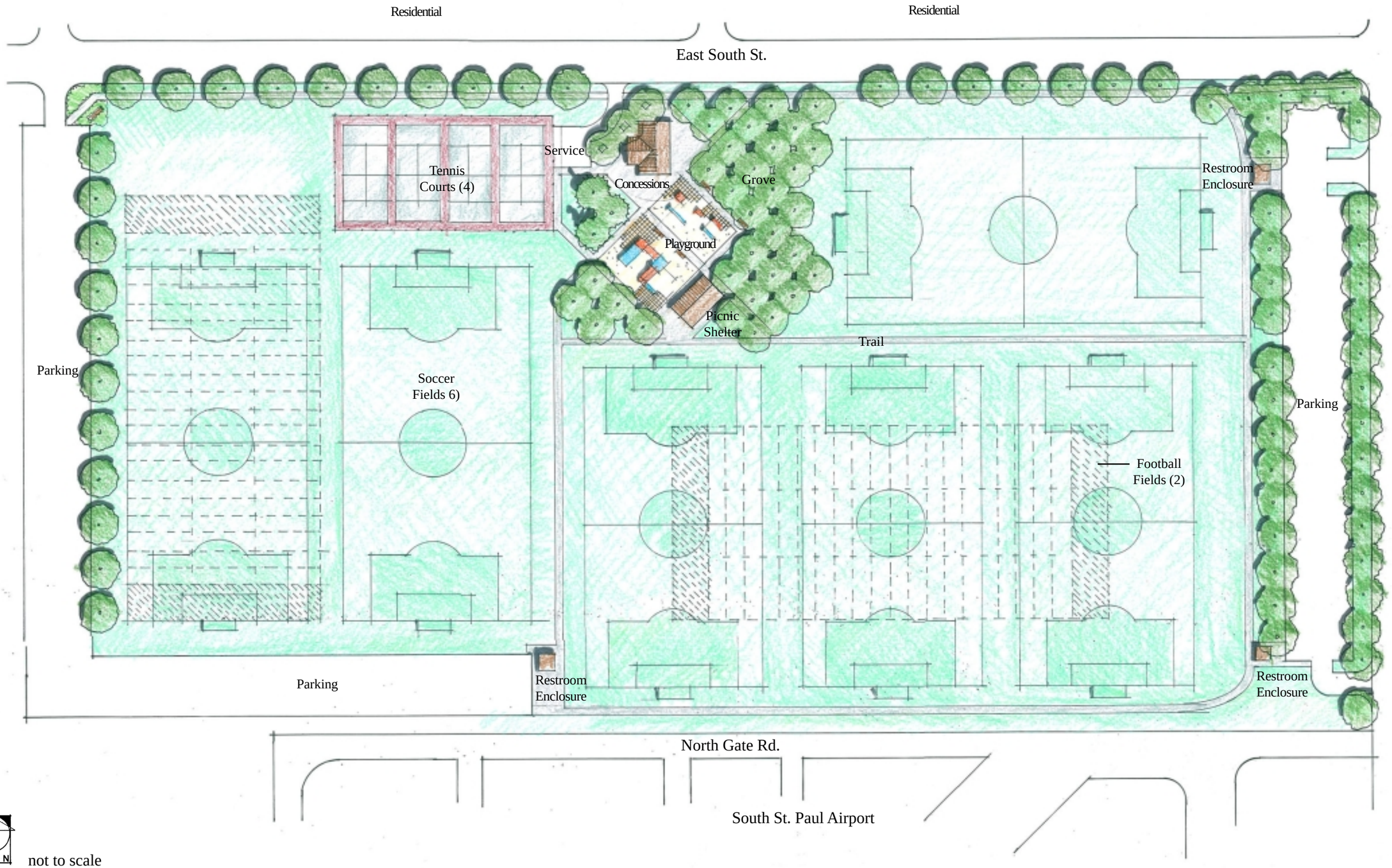
Restrooms/Concessions Building behind ballfield

Entry sign at parking

Restrooms/Concessions Building

(Related to Port Crosby Park Development)

design



not to scale

NORTHVIEW PARK

Park Classification:
Neighborhood Park

Approximate Size:
3.6 acres

Approximate Service Radius:
1/2 - 1 mile

Context:
Northview Park is located between Thompson Avenue and Congress Street and between 18th and 19th Avenues N. Residential uses surround the park on all sides, including a senior living center on the north.

Primary Park Focus:
Northview Park is a neighborhood park with a community pool.

Existing Park Features:
Existing features include parking, a building for restrooms/lockers/showers, playground, baseball field, basketball courts, and a pool. The biggest concern regarding this park is redevelopment of the pool.

Visual Character:
The visual character is varied. The new playground area and basketball court is well maintained and in good condition. However the pool, parking lot and locker building has fallen into disrepair and have code issues relating to the pool gutter system.

Ecological Character and Issues:
There are no prevalent ecological issues in this park. The land cover is typical manicured park landscape.

Programmed Use:
Swimming, Playground, Basketball, Youth Baseball/ Softball, Family Softball, Small Gatherings, Children's Play

A
Park entry sign

B
Existing traditional box pool

C
Playground and basketball facilities

D
Ballfield and sliding hill

Thompson Ave
Pump House
G
Parking
E
F
Restrooms/Lockers/ Showers
B
Pool
Slope
Slope
19th Ave.N.
18th Ave.N.
Playground
H
C
Basketball Courts
Slope
Baseball Field
D
A
Congress St.
not to scale
LETTER =PHOTOPOINT

NORTHVIEW PARK

Park Redevelopment Program:
Park redevelopment is a necessity for Northview Park. The existing pool was the key issue that needed to be resolved during the public programming workshop. The following concerns were discussed:

- Is this an appropriate location for a new pool?
- If an aquatic center is built here, the site may be constrained by size.
- Many plan iterations have already been done.
- If the pool is not here, what will this park become?

These issues were addressed during the subsequent Open House gatherings and Steering Committee Meetings. After considerable research into comparable pool facilities and the financial difficulties required to rebuild two city pools, it was determined that there should be only one central location for a city pool. Due to Northview Park's space limitations (4-6 acres required for an average size aquatic center), Lorraine/ McLain Park was selected as the best alternative to house the new aquatic center.

A new identity has been created for Northview Park. The design incorporates a new shelter with optional restrooms in the location where the pool currently exists. Optional horseshoe pits, a sand volleyball court, additional trail, and pump house service area are all new features in the design. The design turns the park into a family gathering space with many opportunities for active and passive recreation.

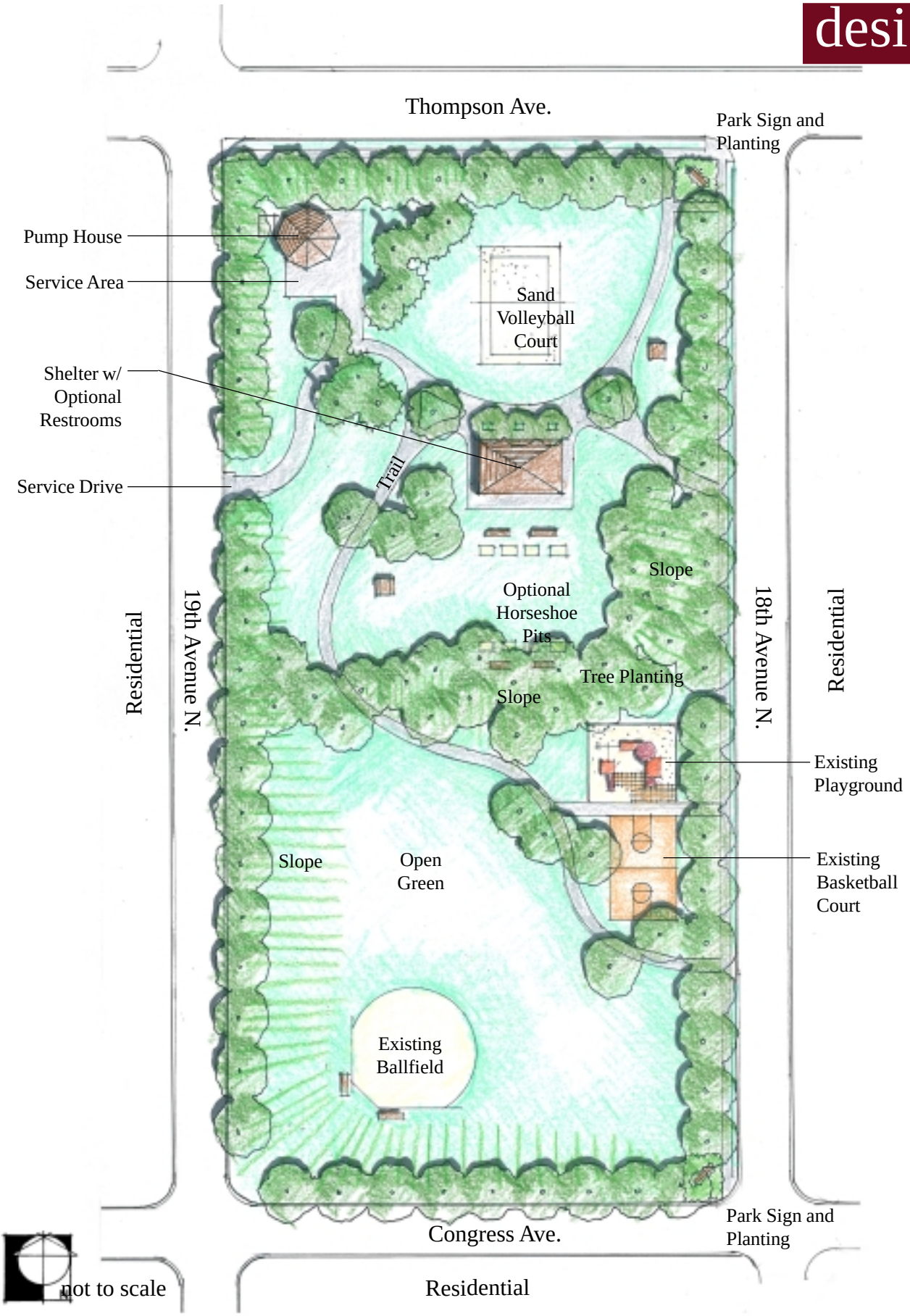
E
Northview Pool

F
Northview Pool building constructed in the 60's

G
Pump station

H
New playground Equipment

design


Thompson Ave.
Park Sign and Planting
Pump House
Service Area
Sand Volleyball Court
Shelter w/ Optional Restrooms
Service Drive
Trail
Slope
Optional Horseshoe Pits
Tree Planting
Slope
Residential
19th Avenue N.
18th Avenue N.
Residential
Existing Playground
Existing Basketball Court
Slope
Open Green
Existing Ballfield
Park Sign and Planting
Congress Ave.
not to scale
Residential

PORT CROSBY PARK

Park Classification:
Community Park

Approximate Size:
87 acres

Approximate Service Radius:
1-2 miles

Context:
Port Crosby Park extends along the west bank of the Mississippi River.

Primary Park Focus:
Since the park is not yet developed, design issues revolved less around renovating existing features than creating new ideas. Brauer & Associates had prepared conceptual designs for the park in 1999/2000, which were preliminarily approved by the Parks Commission. The community wanted to take many of the ideas from one of the four designs and apply them to the community's current needs.

The focus areas included additional ballfields, more parking, a new dog park, better stormwater management, and a new trail along the river. Brauer & Assoc. had included additional ballfields and more parking, which left the remaining design features to be incorporated into a new concept.

Existing Park Features:
Existing features include hiking trails and the river natural area. The park currently remains undeveloped.

Visual Character:
Port Crosby Park is located in one of the prime areas along the Mississippi River. The character along the bank is wooded with bluff areas. It offers great opportunities for viewing the river and enjoying the wooded bluffs.

Ecological Character and Issues:
Habitat areas are located along the river's edge as well as across the river on the opposite bank, including eagle nesting areas. There was a great need to capture stormwater and infiltrate it on the site so rain gardens were incorporated into the design. Also, many community members desired a way to incorporate water flow from Simon's Ravine Park into Port Crosby as well as develop marsh habitat and native plant restoration areas.

Programmed Use:
Small and Large Gatherings, Children's play, Baseball, Dog Park, Hiking/Biking, Passive Play, Picnic, Softball/Baseball, Birding

Trail along existing property

B

Railrood to the west of Port Crosby site

C

Concord St., west of property

Bryant
Avenue
Bridge
D
G
A
F
B
C
E
Mississippi River
Commercial/
Industrial
Barge Docking
Station
Port Crosby Area
(former construction landfill)
Railroad Corridor
Railroad Bridge
SSP River Trail
Concord Street
Drainage Ditch
Residential
Bluff
Pedestrian
Bridge
Simon's Ravine
Trailhead
N
not to scale
LETTER =PHOTOPOINT

PORT CROSBY PARK

Park Redevelopment Program:
Port Crosby Park is the missing link within the South St. Paul Park System. It will add 87 acres of park land and relieve valuable recreational and community needs within South St. Paul.

Brauer & Associates had already developed a concept plan for SSP, which consisted of the following features:

- 4 Softball Fields
- Passive/Active Recreation Area
- Picnic Shelters/Gazebos
- Golf Driving Range
- Parking

The plan was well received, however there were several issues that still needed to be addressed. For instance, contaminated soils are present on the site, and would need to be removed or capped. Because of the land's adjacency to the river, as well as its marshland and habitat areas, a river trail seems essential. After further review of park needs, it was determined that a golf driving range would be less beneficial than a new dog park for the community. The revised concept plan added the following features:

- River Trail
- Dog Park
- Ecological Restoration
- Interpretive Areas

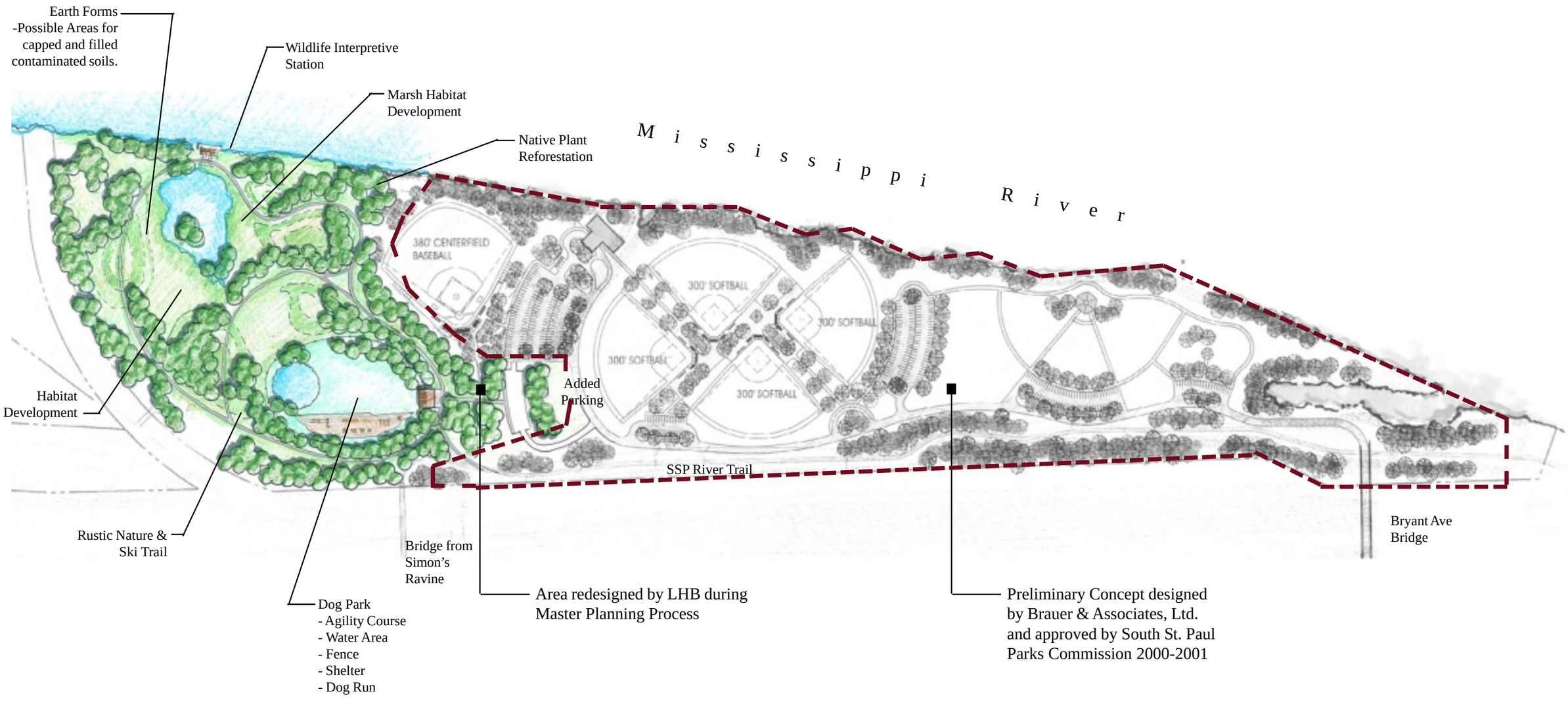
Port Crosby Park could offer the space needed to locate distinctive needs for the community. Recreational facilities such as softball fields, an interpretive center, and viewing areas for wildlife and habitat areas would all be important amenities. Stormwater management, including rain gardens and connections to Simon's Ravine are also important additions. $2.5 million has already been set aside for site cleanup and restoration, and given the nature of the land, there are many opportunities to transform the capped and filled soils into rolling earth forms. A timeline will need to be considered for clean up, while allowing an additional ten years for development. Future considerations could also include developing some of the land for housing and commercial needs.

Developing Port Crosby Park may be one of the last opportunities to shape a remnant piece of land on the river. The Mississippi River is SSP's greatest natural amenity. This park could be the community's opportunity to take advantage of it.

Trail along Concord Street

Railroad south of park

Viw of Mississippi River along bluff edge


Earth Forms
-Possible Areas for capped and filled contaminated soils.
Wildlife Interpretive Station
Marsh Habitat Development
Native Plant Reforestation
Mississippi River
380' CENTERFIELD BASEBALL
300' SOFTBALL
300' SOFTBALL
300' SOFTBALL
300' SOFTBALL
Added Parking
Habitat Development
SSP River Trail
Rustic Nature & Ski Trail
Bridge from Simon's Ravine
Bryant Ave Bridge
Dog Park
- Agility Course
- Water Area
- Fence
- Shelter
- Dog Run
Area redesigned by LHB during Master Planning Process
Preliminary Concept designed by Brauer & Associates, Ltd. and approved by South St. Paul Parks Commission 2000-2001
N
not to scale

SEIDLS LAKE PARK

Park Classification:
Nature Park

Approximate Size:
3.4 acres

Approximate Service Radius:
1-2 miles

Context:
Seidl's Lake Park is located in a residential neighborhood on the border of South St. Paul and Inver Grove Heights, south of 4th Street S. and west of 13th Avenue S..

Primary Park Focus:
The focus of the park revolves around the lake. Its hiking trails and fishing areas draw a larger community than a traditional neighborhood park. Its playground and winter skating rink also draw citizens from the surrounding area.

Existing Park Features:
The park includes a playground, hockey/skating rink, hiking trails, a pond, wetlands, and a fishing area. It is visited primarily for its water features.

Visual Character:
The lake establishes the character of Seidl's Lake Park. Large trees and lakeshore vegetation make up a good portion of the park. It was essential that this character be preserved in the final design.

Ecological Character and Issues:
There are resounding ecological issues involved with this park. The Seidl's Lake neighborhood group is actively involved in flood control and water quality issues.

Programmed Use:
Fishing, Hiking, Picnic areas, Gathering space, Playground, Skating

View of Seidls Lake

Park Entry Sign

View of Seidls Lake

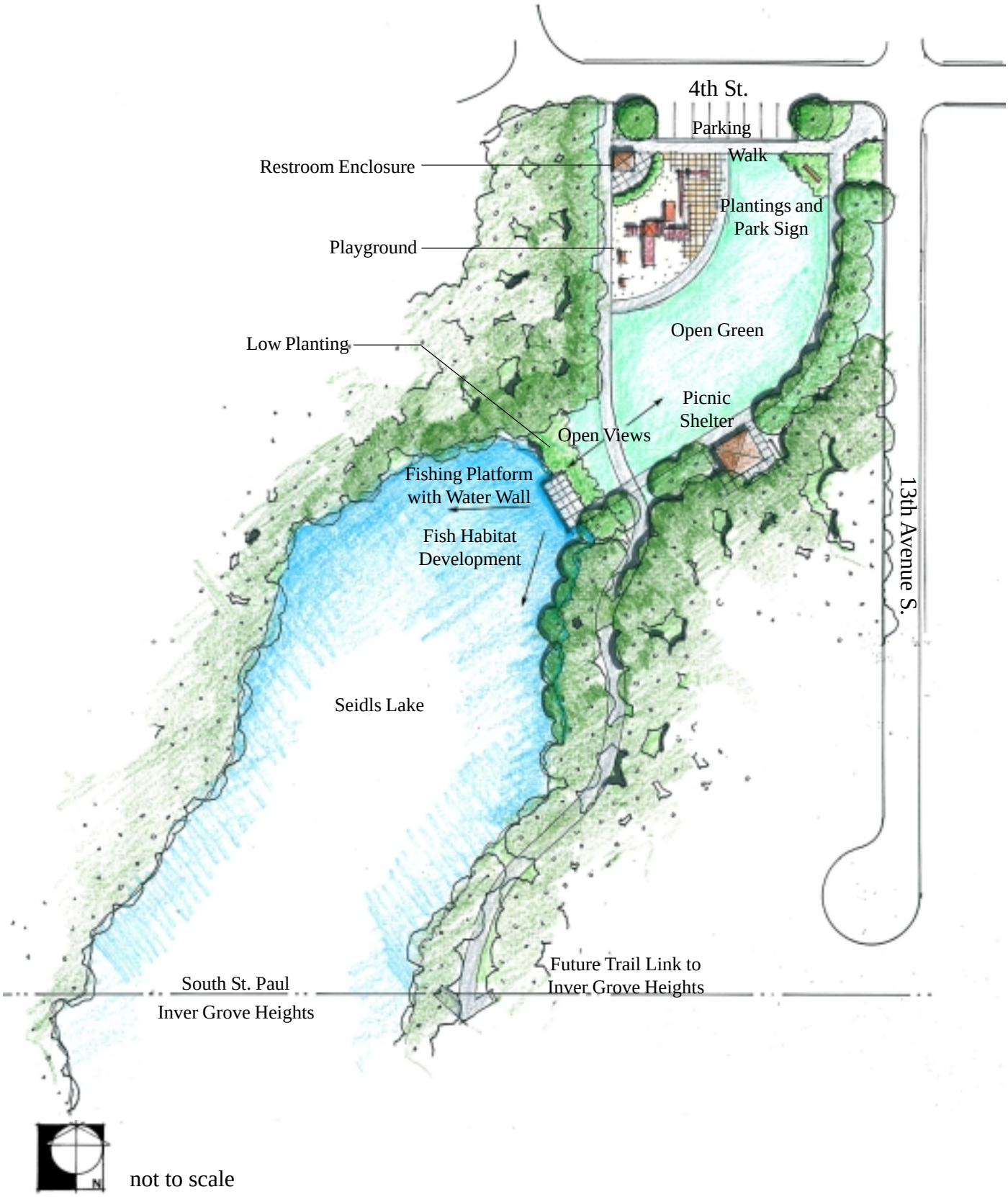
Deerwood Dr.
4th Street S.
Trail
Skating
Rink Area
B
Alice Ct.
C
A
13th Avenue S.
Seidl's Lake
N
not to scale
LETTER =PHOTOPOINT

Park Redevelopment Program:
Seidls Lake Park is known for its lake and natural areas. There are few existing features in the park: a skating rink area, trails, and an entry sign. From the beginning, many needs for redevelopment were considered. They included a fishing area, picnic shelter, interpretive station, wildlife enhancement, trail connections, and parking. It was also important to resolve the water level issues and partner with Inver Grove Heights for park connections.

The Seidl's Park design takes into account these issues, while at the same time preserving the quality of the lake. Citizens expressed the desire to have better fishing and a picnic shelter. These were incorporated into the design, while also enhancing fish habitat development and the addition of a water wall. Open views were preserved between the open green and the lake, by incorporating low plantings. Parking, additional entry plantings, a restroom enclosure, playground, and future trail link to Inver Grove Heights were also incorporated into the design. The main features of the new design are:

- Restroom Enclosure
- Open Green
- Playground
- Picnic Shelter
- Fishing Platform
- Water Wall

design


4th St.
Parking
Walk
Restroom Enclosure
Plantings and
Park Sign
Playground
Open Green
Low Planting
Picnic
Shelter
Open Views
Fishing Platform
with Water Wall
Fish Habitat
Development
13th Avenue S.
Seidls Lake
Future Trail Link to
Inver Grove Heights
South St. Paul
Inver Grove Heights
N
not to scale

SIMON'S RAVINE

Park Classification:
Nature Park

Approximate Size:
1.2 acres

Approximate Service Radius:
1-2 miles

Primary Park Focus:
Simon's Ravine sits at the gateway to the Mississippi River, and serves as a link to Kaposia Park, via the ravine. A major trailhead to the regional trail system, Simon's Ravine requires parking and restrooms.

Existing Park Features:
Construction is currently underway on the new design for Simon's Ravine. Before development, the park's existing features included a trail and gravel driveway.

Visual Character:
The character of Simon's Ravine is lush with hardwood trees. The connection to Kaposia Park and the bluffs is an incredible draw to this park.

Ecological Character and Issues:
The primary ecological issues within the park revolve around the ravine and existing vegetation. Design efforts were taken to preserve these areas and enhance any habitat areas that required restoration.

Programmed Use:
Parking, Hiking, Passive Recreation, Picnic

Parking Lot and gateway to Simon's Ravine

View of Parking Lot and bridge

View of Parking lot from above

Existing trail

not to scale

LETTER =PHOTOPOINT

Park Redevelopment Program:
Simon's Ravine was merely a trail and gravel parking area before it was redesigned. Because of its connection to Kaposia Park and the ravine, Simon's Ravine needed an enhanced entrance to the trail and an updated trailhead. There were several integral components that needed to be woven into the design. They include:

- Parking
- Restrooms
- Sitting areas, including benches
- Highlighted entrance to trailhead
- Sculpture

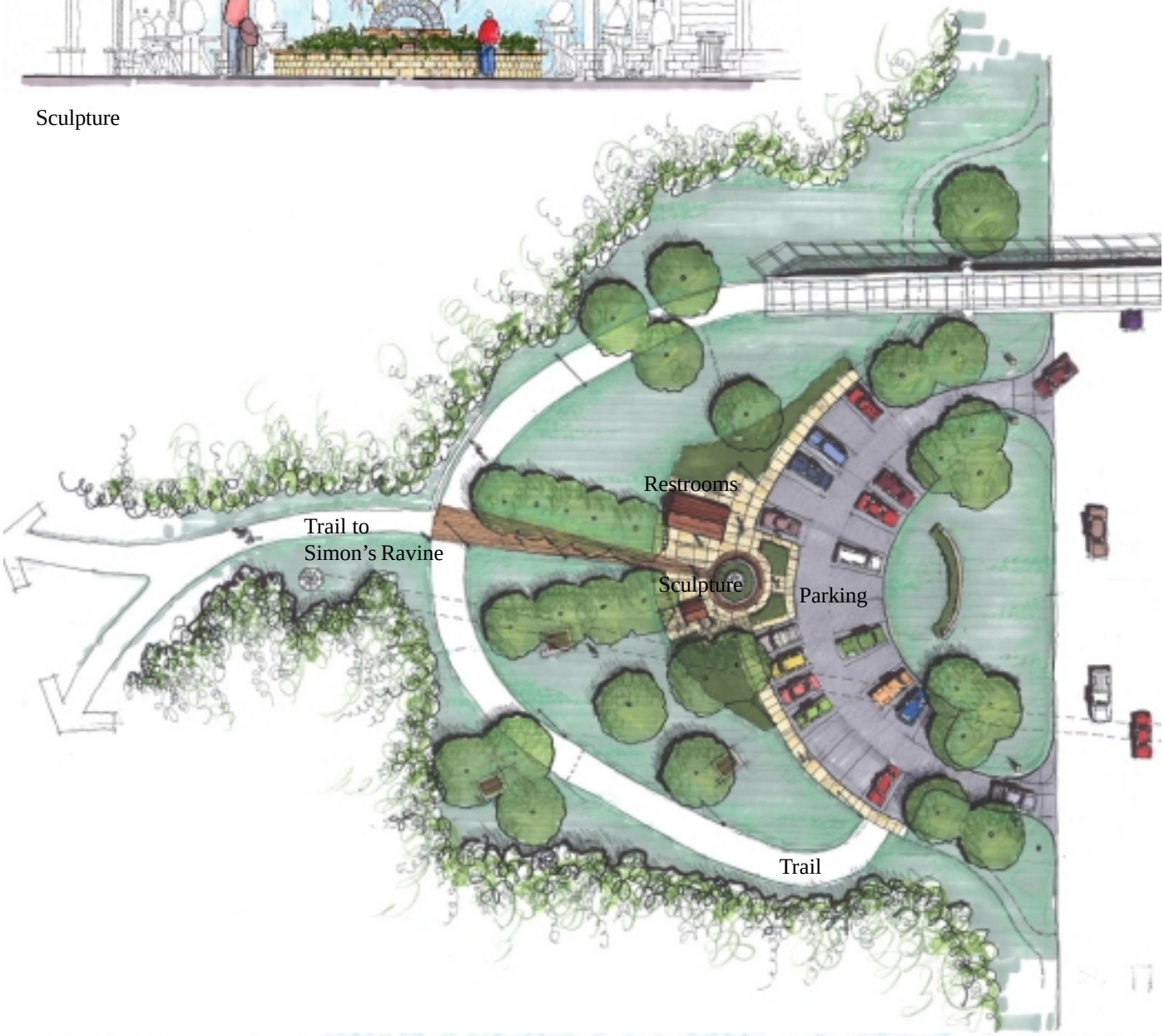
Parking lot under construction

New parking lot

New parking lot

design

Sculpture



Entry Wall and Sign

not to scale

Park Classification:
Regional Park System

Approximate Size:
The SSP Segment extends along 6.5 miles of the North Urban Regional Trail (NURT). It runs along the western bank of the Mississippi River from Kaposia and Simon's Ravine in the north to Inver Grove Heights in the south. Over four miles of the trail run along the top of the Mississippi River Levee.

Approximate Service Radius:
6-10 miles

Primary Park Focus:
As a regional trail, the SSP Segment of the NURT has a larger user group than most of SSP's parks. The trail ties into Thompson Regional Park and several of SSP's neighborhood and nature parks, such as Simon's Ravine, Kaposia Park, the proposed Port Crosby Park, and the DNR Boat Launch. The river trail provides viewing, walking, and biking opportunities.

Existing Park Features:
The SSP Segment of the NURT includes 12'-wide paved trails, several public parking lots at several access points, and access to the Mississippi River.

Visual Character:
Due to the presence of the Mississippi River and natural ravines and habitat areas, this river trail is notable for its natural visual character.

Ecological Character and Issues:
Preservation of the natural bluff areas, buffers along the river and ravine banks, and habitat areas are the most important ecological issues along the trail.

Programmed Use:
Viewing areas, Small and Large Gathering Spaces, Trail Activities

Park Redevelopment Program:
Since the SSP segment was recently developed, there are no plans for redesign. Opportunities for connecting the trail to South St. Paul's nature and neighborhood parks have been incorporated into the master planning process and individual park designs.

Trail along railroad

Pedestrian Bridge over the river

Trail adjacent to the river

not to scale

LETTER =PHOTOPOINT

SPRUCE PARK

Park Classification:
Pocket Park

Approximate Size:
0.19 acre

Approximate Service Radius:
1/4 mile

Context:
Spruce Park is a traditional pocket park, surrounded by residential land use on all four sides of the property. It consumes 1/2 of a City block.

Primary Park Focus:
The focus of Spruce Park is to provide athletic and play opportunities for the adjacent neighbors. Its primary users are residents who live close to the park.

Existing Park Features:
Existing park features include a tot lot, basketball court, and skating rink area.

Visual Character:
Due to the large open green for skating and the basketball court, the character of the park is expansive. There is a small planting area adjacent to the entry.

Ecological Character and Issues:
There are few ecological issues within the park as it has little change in topography and no natural water systems.

Programmed Use:
Active Play, Children's play area, Small group Gathering

Basketball Court and adjacent skating rink area

Entry Sign and Plantinges

Tot lot and open green area

Spruce Street
B
Basketball
Court
A
7th Avenue S.
Skating Rink
C
Tot Lot
not to scale
LETTER =PHOTOPOINT

Park Redevelopment Program:
Spruce Park is an open park with few landscaped areas. From the beginning of the master planning process, members of the community desired upgrades in the equipment and landscape enhancement. Since the park already included a tot lot, basketball court, and skating rink area, efforts were taken to enhance the park by redeveloping the existing features, and adding new features if needed.

As the process progressed, citizens began expressing a need for a skate board park within the City. After reviewing the options, Spruce Park became the preferred location to develop this use due to its open space and convenient location for community members in South St. Paul. The final design includes a street course skate park. Other features that were incorporated into the design are:

- Enhanced Entry Area
- Pergola with park signs
- New Ornamental Fence
- Additional Benches
- Increased Number of Shade Trees
- Evergreen Screen Trees
- Service Entrance
- Enlarged Playground

design

Safety Views to Park
Existing Spruce
Spruce St.
Safety Views to Park
Entry
Pergola w/ Park Signs
Plantings
Black Ornamental Fence
Street Course Skate Park
7th Avenue S.
Existing Spruce
Alley
Benches
Open Green & Winter Skating Area
Shade Trees
Service
Entry
Enlarged Playground
Evergreen Screen Trees
N
not to scale

Park Classification:
Pocket Park

Approximate Size:
0.55 acre

Approximate Service Radius:
1/4 mile

Context:
Summit Park is located on the southwest corner of Summit Avenue and Pleasant Avenue in a residential area. Used primarily by those who live nearby, the park is also known for its tennis courts.

Primary Park Focus:
Summit Park is visited for its active play, particularly for the tennis courts. Adjacent neighbors and members from the community frequent this park for tennis and basketball, as well as for the children's play area.

Existing Park Features:
Existing park features include a playground, two tennis courts, a 1/2 basketball court, and picnic table.

Visual Character:
The character of the park is defined mostly by its large trees at the entry and the small green areas that surround the activity spaces. The park is in relatively good condition, although there is a need for landscape enhancement and repairs in the tennis courts and concrete paving areas.

Ecological Character and Issues:
The change in slope along the southeast portion of the park is an ongoing issue on the site. During the open houses, community members expressed a desire to maintain that area as much as possible. There are no other serious water or habitat issues within the park.

Programmed Use:
Active Play, Small group gathering, Children's Play

Summit Park entry sign with small plantings

Playground and picnic area

Tennis Courts with playground in background

Pleasant Avenue
1/2 Basketball Court
B
Playground
F
A
Summit Avenue
E
Tennis Courts
D
C
not to scale
LETTER =PHOTOPOINT

Park Redevelopment Program:
Summit Park is primarily used by surrounding neighbors. It is loved for its tennis courts and play areas. The community had many thoughts regarding the maintenance of the park, additional plantings, water access, and new sport courts. Their initial desires from the public Programming Workshop included repairing tennis courts, concrete wall replacement, and landscape upgrades.

The original park includes a playground, 1/2 basketball court, tennis courts, planters and concrete walls to address the slope issues along the southeast and southwest sides of the park. There was great concern about their disrepair. Overall, the neighborhood requested a simplified design for the redeveloped park.

The new design incorporates ground cover solutions for a low-maintenance slope alternative on the property. It also includes a simplified planting in the existing planters, refurbished sport courts, a new loop walkway, benches, a drinking fountain and spigot, additional shade trees, and park sign and garden area at the entry. The main features of the park include:

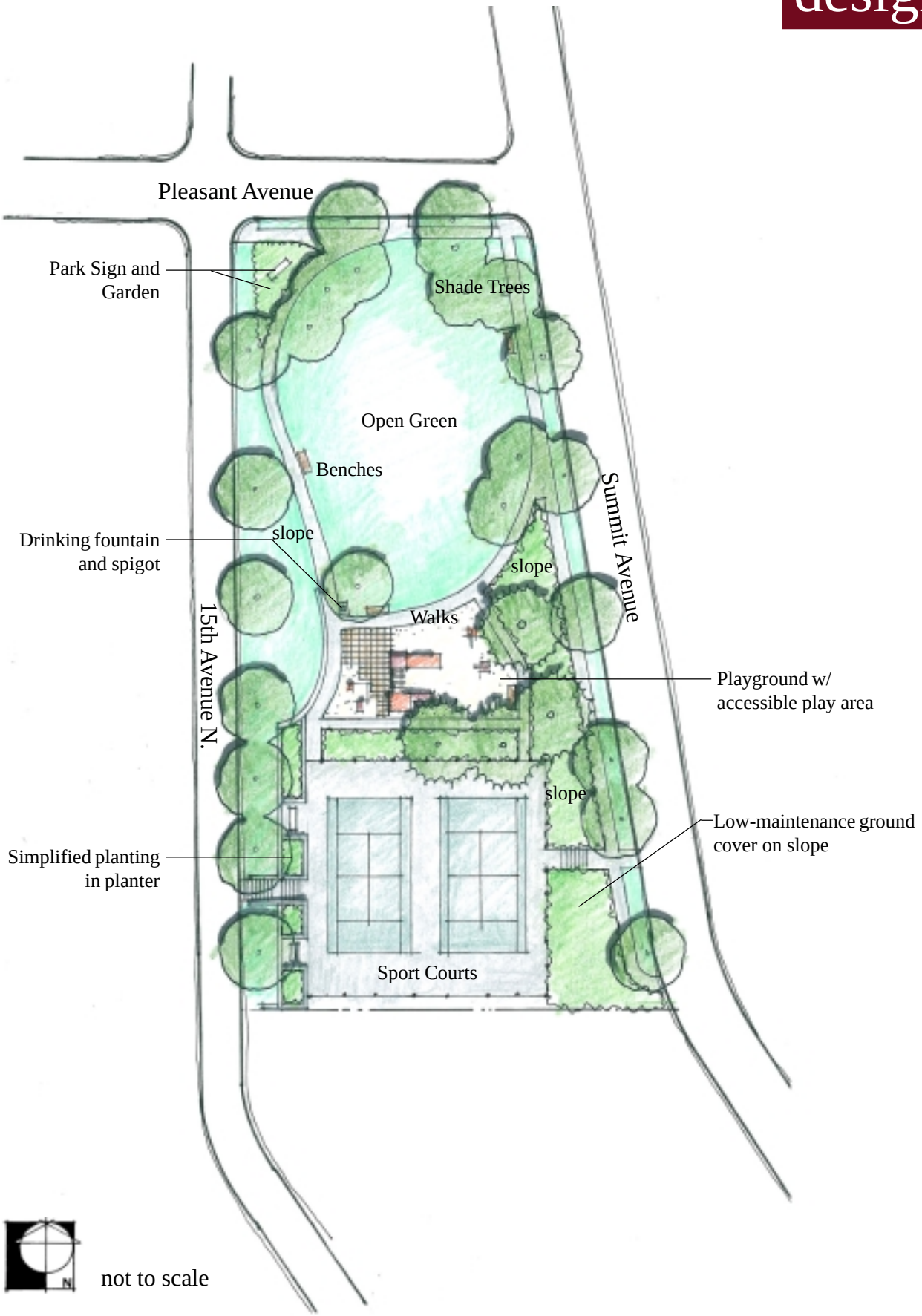
- Sport Courts (for tennis/handball)
- New Playground
- Simplified planters
- Ground cover on Slopes
- New Walkways
- Open Green
- Benches
- Shade Trees
- Drinking fountain & spigot

Slope along east side of tennis courts

Tennis courts with playground in background

New playground equipment

design


Pleasant Avenue
Park Sign and Garden
Shade Trees
Open Green
Benches
Drinking fountain and spigot
slope
slope
Walks
Summit Avenue
15th Avenue N.
Playground w/ accessible play area
slope
Low-maintenance ground cover on slope
Simplified planting in planter
Sport Courts
N
not to scale

VETERANS FIELD

Park Classification:
Community Park

Approximate Size:
8.3 acres

Approximate Service Radius:
1-2 miles

Primary Park Focus:
Veterans Field was established to honor the war veterans of South St. Paul. It is primarily used for its ballfields, although it includes play areas for children. It is used by the adjacent residential neighborhoods, and is surrounded by single family homes and one church to the west.

Existing Park Features:
Existing features include a playground, 3 adult softball fields, 1 youth softball field with batting cage, football fields, a toilet enclosure, and warming house.

Visual Character:
The visual character of the park is expansive due to the number of ballfields. It has some large trees adjacent to the playground area and along the boulevards.

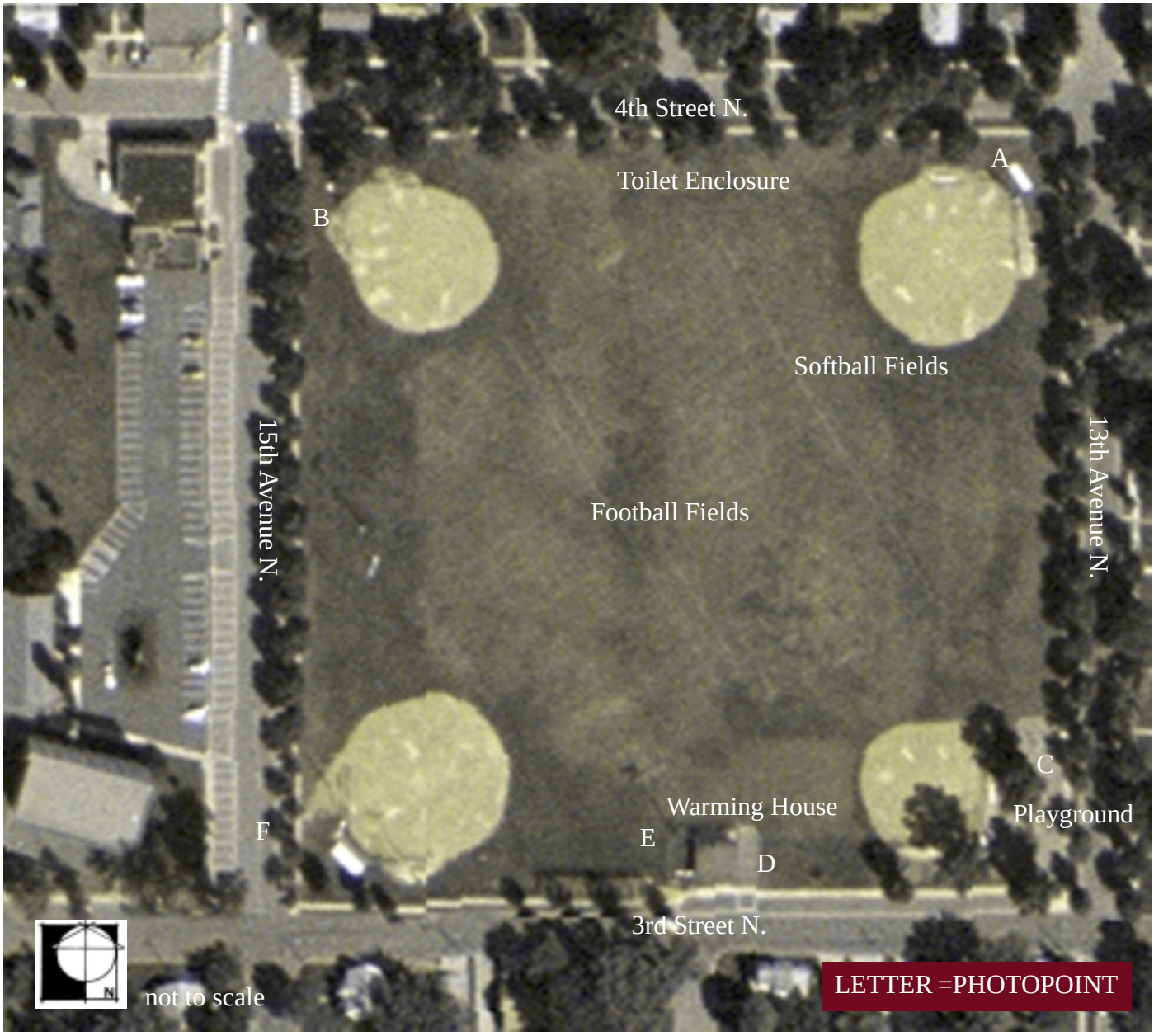
Ecological Character and Issues:
There are no large ecological issues involved with Veterans Field.

Programmed Use:
Adult & Youth Softball, Baseball, Soccer, Football, Large and Small Gathering Places, Children's Play Area

Entry sign with small plantings

Softball Field

Playground


4th Street N.
Toilet Enclosure
A
B
Softball Fields
15th Avenue N.
13th Avenue N.
Football Fields
C
Playground
Warming House
F
E
D
3rd Street N.
N
not to scale
LETTER =PHOTOPOINT

Park Redevelopment Program:
Veterans Field has always existed as a large recreational field for football and baseball, with several park amenities such as a warming house, toilet enclosure, and a playground. The design intent was to keep the existing sports fields, structures, and playground, but to also make enhancements to some of the structures. Community members expressed a desire to update the ballfields, renovate the concessions structure, and add several picnic shelters.

The final design incorporated these ideas by upgrading the concessions structure and adding a roof, creating a storage structure with an overhead pergola, creating additional picnic shelters, and enhancing the restroom enclosure. The existing football fields, ballfields, and playground remained. The main features in the park include:

- 2 Large Ballfields
- 2 Small Ballfields
- 2 Football Fields
- Batting Cage
- Restroom Enclosure
- 2 Picnic Shelters
- Storage Structure
- Updated Concessions Structure w/ roof
- Overhead Structure (pergola)

Existing Concessions building

Ballfield and Concessions building

Parking area adjacent to ballfield

design

not to scale

WILDFLOWER LEVEE PARK

Park Classification:
Nature Park

Approximate Size:
Less than 0.5 acre

Approximate Service Radius:
1-2 miles

Context:
Wildflower Levee Park is bordered by the Mississippi River to its east and industrial land use to its west.

Primary Park Focus:
Wildflower Levee Park serves as a resting area along the South St. Paul River Trail. It is known for its prairie wildflower plantings. It is a very small site, and so does not have any recreational facilities or park amenities.

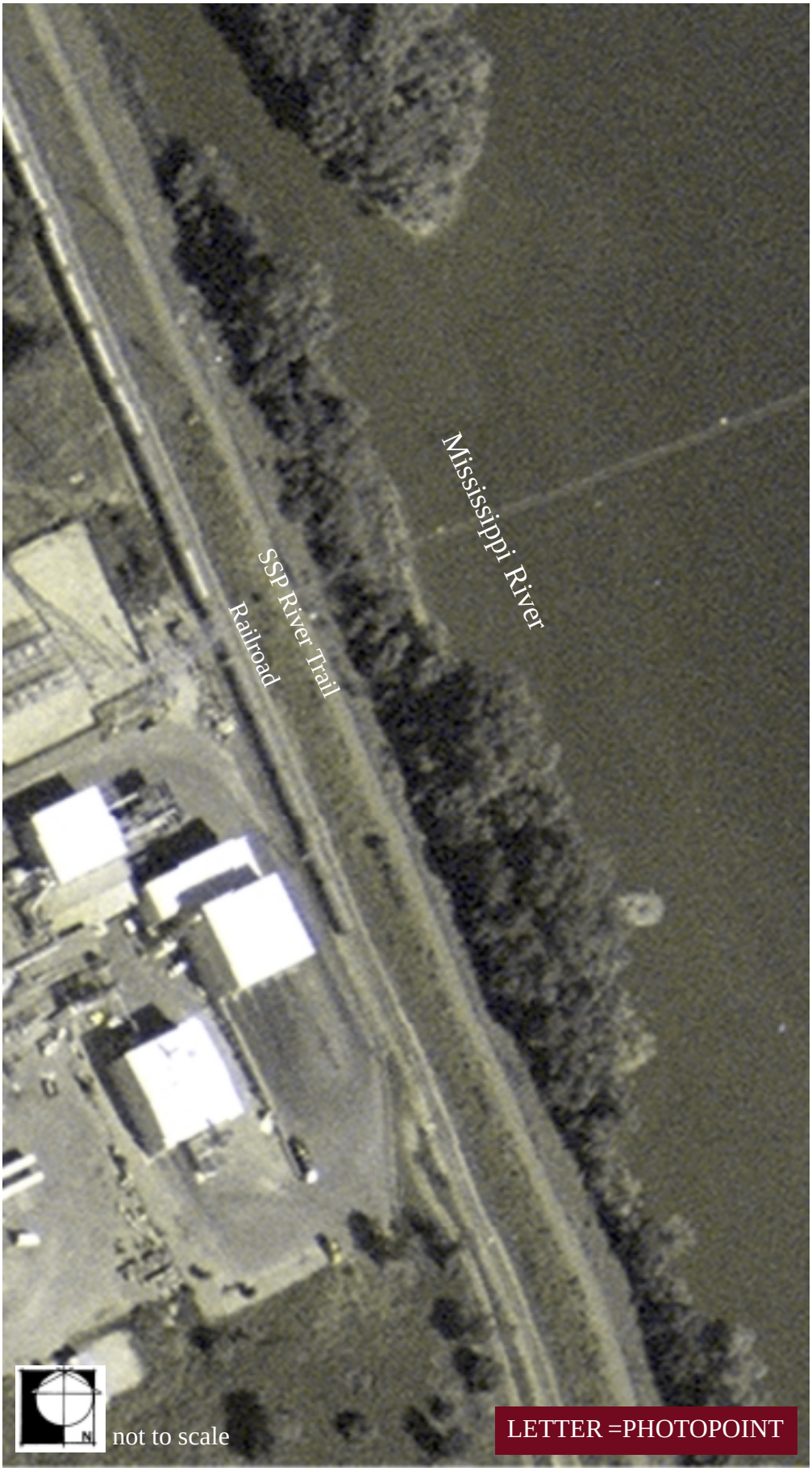
Existing Park Features:
Existing features include the river natural area, park benches, and the regional trail.

Visual Character:
The Mississippi River largely defines the Wildflower Levee Park. Its wildflower garden is its second attraction.

Ecological Character and Issues:
The river and bluff area are the main ecological areas in need of preservation.

Programmed Use:
Small group gathering, children's play, scenic viewing and passive recreation

Park Redevelopment Program:
This park is unique to the SSP park system; it does not have traditional park features or sports fields. It lies adjacent to the Mississippi River, and offers a place to stop along a walk to view the wildflowers. There are no immediate plans to redevelop this park.


Mississippi River
SSP River Trail
Railroad
not to scale
LETTER =PHOTOPOINT

Overview

This section focuses on a strategy and priorities for implementing the Parks Master Plan. The actual implementation of this plan depends upon citizen expectations and priorities set by the elected leaders of the city. South St. Paul is no different than most cities where needs and wants outweigh the money available to make it happen. A well-conceived strategy will be critical to achieving the goals of the Parks Master Plan.

Strategic Approach to Implementation

The total cost in 2005 dollars to achieve all of the park projects identified in this Master Plan exceeds $4,893,000 (excluding the aquatic center facility [$4-7 million] and Port Crosby [variable based on cleanup/ development]). The magnitude of this potential investment, evenly spread over several decades, will require setting priorities that respond to realistic limitations of resources.

The implementation strategy is focused on four primary objectives, in the recommended order of priority (Figure V-1).

1. Park maintenance
2. Port Crosby planning and development
3. Park Improvements
4. Aquatic Center

Figure V-1 illustrates the complex set of issues in implementing the Master Plan. Park improvements such as those illustrated in Section IV are shown on a timeline where several parks are dependent on the development of Port Crosby, which along with the aquatic center, is a project that will take on a life of its own when the time is right for this community. The funding for the Aquatic Center and Port Crosby will have to come from sources outside those envisioned for other park improvement projects and typical maintenance issues.

1. Park Maintenance

Throughout the public process, several citizens expressed concern about the apparent low level of funding for park maintenance. Some actually suggested putting their tax dollars into maintaining existing parks rather than adding new features.

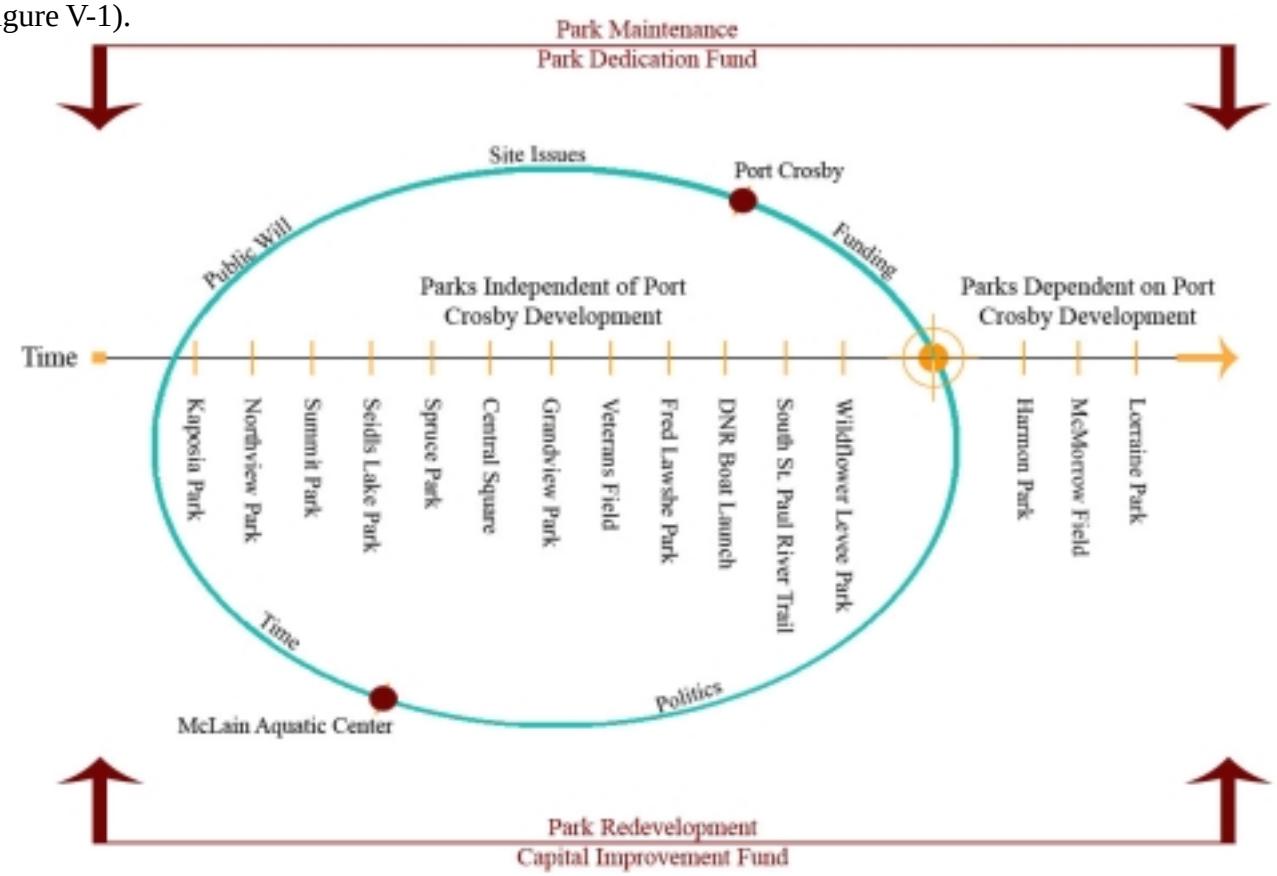


Figure V-1 - Implementation Strategy Diagram

Maintenance is not a glamorous part of a Parks Master Plan, but it is probably the most important. In past years, the City of South St. Paul has included maintenance dollars in its general fund as part of the Parks and Recreation budget. As budgets get tighter, these funds have often been reduced. This is not a phenomenon exclusive to this city. Maintenance budgets are often the first victims of budget shortfalls.

Parks Maintenance is the recommended highest priority for this plan because good maintenance practices are immediate actions that will be visible in all parks throughout the city, building confidence within the citizenry that the City is making parks a priority. When the citizens gain confidence in the City's ability to maintain the existing parks, they will be more likely to agree with additional investments in park improvements or even the addition of new parks such as Port Crosby or an aquatic center. In addition, good maintenance practices will save the city money in the long run, as infrastructure lasts longer when it is well maintained.

Sources of Funds for Park Maintenance:
Probably the most important thing the City can do as a result of this Master Plan is to initiate a Park Dedication Fee assessed to redevelopment projects within the city. LHB conducted a survey of eight similar suburban communities throughout the Twin Cities metro area, to determine how South St. Paul compares in park size, amenities and funding mechanisms (Figure III-2). We found that five of the eight were currently using park dedication fees tied to redevelopment projects, with a sixth strongly considering it as an option in the near future. The other two cities dedicated a percentage of the general fund or liquor store sale proceeds to parks operation and maintenance.

The key lesson from the survey is that every other city had some form of dedicated, reliable funding in place for the maintenance of their parks. South St. Paul needs that same level of reliable funding.

Park dedication fees have previously been suggested in South St. Paul, but were not approved for several reasons. A review of building permits and development plans approved by the City since 1995 (Figure V-2) reveals an average of $62,975 per year in revenue that the City could be collecting based on a $1,500 single family unit fee, a $750 multi-family unit fee, and a $2,500 per acre commercial development fee. This amount of annual revenue could pay the debt load on a $750,000 bond amortized over twenty years.

Park Dedication Fees for Redevelopment Projects 8-8-05

Year	Single Family Units	Multi-Family Units	Single Family Fee/Unit	Multi-Family Fee/Unit	Total Fee Collected
1995	6	0	$ 1,500	$ 750	$ 9,000
1996	2	2	$ 1,500	$ 750	$ 4,500
1997	9	2	$ 1,500	$ 750	$ 15,000
1998	15	2	$ 1,500	$ 750	$ 24,000
1999	29	0	$ 1,500	$ 750	$ 43,500
2000	25	6	$ 1,500	$ 750	$ 42,000
2001	30	0	$ 1,500	$ 750	$ 45,000
2002	25	20	$ 1,500	$ 750	$ 52,500
2003	26	16	$ 1,500	$ 750	$ 51,000
2004	32	39	$ 1,500	$ 750	$ 77,250
2005*	32	24	$ 1,500	$ 750	$ 66,000
80 acres industrial development at $2,500 per acre					$ 200,000
				Total Fees	**$ 629,750**

* Note: Doubled the number of units based on permits through June

Figure V-2 - Park Dedication Fees for Redevelopment Projects

We recommend park dedication fees be allocated for the funding of park maintenance because there is a clear nexus between the increased density that comes with redevelopment of older communities and the additional maintenance required for the Park system. Park dedication fees should prove to be a dependable source of revenue in a community that is fully developed and with good opportunities for re-development.

Another source of funding for park maintenance is user fees. Again, there is a clear connection between users *paying* a fee for using an amenity in the park system and the City *allocating* those fees to keep that amenity working well and looking good.

A third option for funding park maintenance is the use of youth labor through programs such as the Minnesota Conservation Corps and Tree Trust. These programs have the potential to benefit the City through low-cost labor and the youth through education and employment opportunities.

2. Port Crosby Planning and Development

The second recommended priority in the implementation strategy is to complete a redevelopment plan for Port Crosby. This 87 acre piece of land is an incredible opportunity for the City, but could also be a significant burden on the Park system if a strategy is not in place for the development and long-term maintenance of the park. In addition, the timeline for development of Port Crosby has a ripple effect on other park improvements, especially McMorrow Field, Harmon and Lorraine Park.

Several ideas for Port Crosby surfaced during the master planning process, including the idea of encouraging private development on some portion of the property to finance the public improvements and increase the tax base of the City. The prime location of Port Crosby on the Mississippi River makes it ideal for this type of concept, but there were several undocumented opinions of uses that can and cannot be developed on this land due to environmental, regulatory or funding constraints. Because this is such an important piece in the South St. Paul Parks puzzle, these questions should be answered as soon as possible.

Components of the Port Crosby Redevelopment Plan should include:

A. A phasing plan for the closure of the former landfill.
B. A cost-benefit analysis for accommodating residential uses (including a potential marina) on this site.
C. A full review of impacts on current and future grants and funding sources.
D. Analysis on utility/infrastructure costs and impacts for park and non-park uses.
E. Evaluation of storm water solutions considering the underlying materials.

Probably the most important component of the Port Crosby Redevelopment Plan should be a visionary look at what this 87 acre property could be “before” the constraints listed above are applied. Often, it is easy to dismiss opportunities because of perceived constraints, when if given a chance, the opportunity can turn out to be greater than the constraints if fueled by community desire.

The results of the Port Crosby Redevelopment Plan should be incorporated as a section in the overall South St. Paul Parks Master Plan, as it will set priorities and direction for several other park projects.

Sources of Funds for Port Crosby:

The development of Port Crosby has many potential funding sources and it will probably require all of them. Figure V-3 lists eighteen potential funding sources for a variety of park projects and Port Crosby could apply to at least twelve of those funding sources, including:

A. LCMR Grants - because Port Crosby is connected to the regional trail system.
B. Land and Water Conservation Fund - for acquisition and development.
C. Met Council Livable Communities Grant - if housing and transit is included.
D. Housing development as an income generator.
E. Youth Conservation programs - for planting and maintenance.
F. Tax abatement - would work best if private development was included at Port Crosby.
G. Tax Increment Financing - a Soils

Condition District could work well if private development was part of the mix.

H. ISTEA/T-21 – because Port Crosby is connected to the regional trail system.
I. Capital Improvement Plan – Could be used as a match for larger grants.
J. Local Property Taxes/Bonding – Always an option for larger projects if the community believes strongly in the project.
K. MN Rural Water Association – Good source of low-interest loans.
L. Adopt-A-Park

3. Park Improvements

Most of the effort in the master planning process centered on the objective of making strategic improvements to parks within the South St. Paul parks system. While it is listed as priority three, it is clearly an important component to the long-term viability of the park system.

Section II discusses in depth the public process that led to the park improvement concepts illustrated in Section IV. The Cost Projections portion of this section outlines the range of cost in 2005 dollars for the improvements in each park. This section is focused on how to prioritize and fund those improvements.

A. Criteria for prioritizing park improvement projects

One of the exercises during the public meetings was for each participant to vote where they would spend $1million dollars if they had the money tomorrow. This was an attempt to define the general public's priorities for park improvement projects. Port Crosby was the top vote getter, followed by Swimming pool issues, tennis courts and Central Square.

The actual priorities for park improvements are best deliberated by the Park Commission members who have spent significant time thinking about how to best serve the Park and Recreation needs of the citizens of South St. Paul. The following criteria could be used by the Park Commission and ultimately by the City Council when deciding the order of projects to pursue:

Community Demand
Based on needs assessments and community trends.

Recreation Program Needs
Current and projected demands.

Development Patterns
Current and projected residential development patterns.

Facility Upgrade needs
Action is warranted due to unsafe conditions, end of useful life, or not meeting current needs.

Funding availability
Funding is available for a specific use or a partnership opportunity is available for a specific development.

Preservation of Natural Resources
Action is warranted to preserve or enhance natural resources in the city.

B. Primary Objectives for prioritizing park improvement projects

In addition to the criteria listed above, the strategy for selecting parks for improvements should include the following objectives:

Prioritize park improvements keeping in mind equitable distribution and level of service across the city.

Provide well-designed facilities and amenities that meet the needs of a broad cross-section of the population.

Ensure that park improvements are sustainable over the long-term considering operations and maintenance budgets.

C. Public Process

Public input should continue to be a prime consideration when setting priorities for park improvements. Meeting the needs of

the neighborhood and surrounding community will ensure future public support for park funding.

Sources of Funds for Park Improvements:
All eighteen of the funding ideas included in Figure V-3 would apply to at least one of the park improvement ideas outlined in Section IV. It is very important, however, to have at least one consistent source of funding that the citizens can count on for improvements to the overall park system.

The recommended funding mechanism for park improvements is the Capital Improvement Fund. This is an excellent source of funding because it allows the City Council at least a seven year road map of how the Park system will be improved, and a consistent level of bonding capacity over time. As elected officials, the council will be able to show the citizens of South St. Paul that park projects are being equitably applied across the city, serving a cross-section of the population, even though a current project is only happening in one location within the community.

The key to a successful use of CIP money for park improvements is to allow the Park Commission to recommend the priority order of projects based on the criteria and objectives listed above. The projects should have lump sum costs attached but without details broken down by item. Once the Council approves the priority of projects and budgets them into the CIP, further planning can take place with the surrounding neighbors and general community affected by the improvements. One year prior to expenditures taking place, the Council would review more detailed information regarding specific work items and costs for final approval.

4. Aquatic Center

Community pools have been the source of controversy in South St. Paul for at least the past six years. Through the master planning process, the idea of one centrally located aquatic center at Lorraine Park seemed to gain the most public acceptance. Given its history, this topic will likely require more public debate before a solution is realized.

Figure V-1 indicates the aquatic center and Port Crosby as projects that fall outside the normal project planning timeline because they are so dependent on factors such as Public will, large-scale funding, and partnerships. In the case of an aquatic center in Lorraine Park, it is also dependent on the development of Port Crosby, which could take years to resolve.

The first strategy for the implementation of an aquatic center in South St. Paul is to determine what level of priority it has within the community. Some people may prefer to pay non-resident fees in other community aquatic centers surrounding South St. Paul rather than pay the tax bill for a new aquatic center with reduced resident rates for each use.

If there seems to be sufficient community interest, and the timeline for development of Port Crosby seems reasonable, a concept plan could be created for a new aquatic center including drawings, budgeted costs for construction and operation of the center, and a schedule with financing options prepared by the City's financial consultants.

The results of the aquatic center concept planning study should be incorporated as a section in the overall South St. Paul Parks Master Plan, as it impacts many other park projects.

Sources of Funds for Aquatic Center:
The most likely source of funding for an aquatic center would come from a bond referendum, which would require some degree of community consensus on the concept and location. While this is probably more likely to be achieved today than it was in 1999, it will not be an easy task.

Other sources of funding (Figure V-3) include New Market Tax Credits if the aquatic center is located in a qualifying area, user fees charged for entry to the aquatic center, or possibly partnerships with other communities or private interests (Life-Time Fitness model used in Plymouth).

Source	Description/Overview	Comments	Applicable Project
1. State Outdoor Recreation and LCMR Grants	The State of Minnesota annually allocates funds for park acquisition and development projects which meet recreational needs identified by the State Comprehensive Outdoor Recreation Plan. The grants are competitive and awarded through the Department of Natural Resources according to project merits.	Qualifying for funding for restoration and management of the city's natural resources has some potential. Very competitive.	Anything connected to the Regional Trail system. Port Crosby Simon's Ravine Kaposia Park
2. Land and Water Conservation Fund (LWCF)	The federal agency, National Park Service, allocates monies each year to states for public acquisition and development projects. The State of Minnesota administers these grants through the Department of Natural Resources.	Funding availability through this program has been limited in recent years.	Port Crosby
3. Community Development Block Grants	These funds are administered by the Housing and Redevelopment Authority. The monies come from the Department of Housing and Urban Development.	Worth keeping abreast of, but potential is limited.	Central Square or development-related park project
4. Met Council Livable Communities Grant	The Livable Communities Grant (LCG) assists communities to carry out their development plans by providing funds in private and public investment. These grants help clean up polluted land, create development or redevelopment, and create affordable housing opportunities.	Best opportunities for parks with transit connections.	Port Crosby Housing? Trail Projects
5. Develop housing on small portions of an existing park property.	Income may result from the sale or lease of the property plus the annual property taxes.	Requires a study of alternatives and environmental constraints at Port Crosby.	Port Crosby
6. Park dedication fees assessed to redevelopment projects.	Communities typically assess park dedication fees to new developments and to redevelopment projects.	Becoming a popular tool in similar communities.	All Parks
7. Youth Conservation Programs, Minnesota Conservation Corps, Tree Trust, etc.	The Minnesota Conservation Corps provides an opportunity to help develop youth skills and as well as provide a service to the natural resources at a low cost to the client. Projects include Mississippi River stewardship, construction, planting, and seeding. Tree Trust, a member of the MN Environmental Fund, partners with organizations to provide programs to the community. Many of their partners are parks, camps and nature areas that provide projects and materials for youth employment programs.	This would be beneficial for park maintenance programs.	Planting and park cleaning.
8. Tax Abatement	The ability to capture and use all or a portion of the property tax revenues within a defined geographic area for a special use or project.	School district and county can choose to opt out of abatement, increasing the term from 10 years to 15 years.	Any park

Figure V-3 Potential Funding Sources for Existing Park Maintenance, Park Redevelopment, Open Space, and Trail Development

Source	Description/Overview	Comments	Applicable Project
9. Tax Increment Finance District (TIF)	The ability to capture and use all increased local property tax revenues from new development within a defined geographic area.	Encourage certain types of development or redevelopment that would not normally occur without assistance. Renewal, redevelopment, soils condition district, or hazardous substance district.	Central Square Port Crosby
10. New Market Tax Credits	This program permits taxpayers to receive a credit against federal income taxes for making qualified equity investments in designated community development entities (CDE's). The equity investment must in turn be used by the CDE to provide investments in areas of communities that are below certain income levels.	The project area would have to be located in a qualifying zip code.	Aquatic Center?
11. ISTEA/T-21	The federal government allocates monies each year for alternative forms of transportation, which includes bicycle trails that focus on transportation.	Funding availability through this program has been robust in recent years. The potential for receiving funding for local trails is relatively high.	Trail Projects Any park attached to a regional or local trail system.
12. Annual "fixed" contribution from Capital Improvement Plan.	The council could allocate a fixed amount annually for park construction and maintenance.	Suggest an annual fixed contribution with latitude for spending.	Park Maintenance Special Projects
13. Local Property Taxes and Bonds	Minnesota statutes authorize cities to levy taxes on all taxable property in the city as needed to fund a park system. Minnesota statutes enable cities to issue bonds for park acquisition or improvements.	Primary funding sources at the local level. Often used for larger-scale projects or general improvements that are beyond the reach of the annual CIP funding.	Port Crosby Aquatic Center
14. Fees/Enterprise Funds	Minnesota statutes allow cities to prescribe and provide for the collection of fees for the use of any city park or other unit of the city park system or any facilities, accommodations, or services provided for public use therein.	Becoming a much more relied upon funding source, especially for singular use facilities ranging from ball fields to hockey arenas.	Aquatic Center Dog Park Disc Golf Shelters Skate Park at Spruce Park Athletic Fields (Tournaments)
15. Partnerships	Relates to partnerships formed with adjacent cities, the county, and school districts to develop, maintain, and operate parks and recreational facilities on a joint-use basis.	With limited funding options, forming partnerships to spread the cost of providing a specific type of service will play a critical role in funding park and recreation initiatives.	Aquatic Center Seidl's Lake Park Skate Park at Spruce Park Central Square
16. Donations	Relates to cash donations, gifts, volunteerism, and professional services donated to the park for planning, acquisition, or development purposes.	Limited potential from a cash perspective, but important with respect to the use of volunteers to offset some program costs.	Donated "Maintenance" services and special projects such as "band shells, picnic shelters, etc.
17. MN Rural Water Association	This flexible term program provides a competitive lending source for municipal organizations. Interest rates are currently at 3-3.5%, with loan terms ranging from 1-25 years.	Funding is easy and quick to obtain. Minimum loan = $50,000	All municipal/park projects.
18. Adopt-A-Park	This program is similar to the Adopt-A-Highway Program for cleaning and basic maintenance.	Residents of SSP take great pride in their parks, especially the park nearest to their home.	All Community Parks

Figure V-3 Potential Funding Sources for Existing Park Maintenance, Park Redevelopment, Open Space, and Trail Development

Cost Projections

The intended use of cost projections (Figure V-4) is to aid in developing an implementation strategy, including defining the magnitude of public investment required for different park improvements, comparing the relative cost of one park improvement with another, and prioritization of capital improvement initiatives based on funding availability.

The intent is to be as accurate as possible given the information available today. Actual costs will vary, perhaps significantly, depending on actual conditions found on a given site, final design and scope of a given project, and economic conditions at the time of bidding and implementation. Cost projections should be updated on a periodic basis to align with inflationary trends and to factor in costs to replace items that will be added to the various park improvement projects.

Funding Sources

Figure V-3 represents a list of funding sources and opportunities available today. Every park in the South St. Paul system should match at least one of these sources of funds. This list should be used as a source of ideas and a tool to track new opportunities in the future.

Dynamic Nature of Implementation Strategy

This implementation strategy is similar to the rest of the Master Plan in that it is meant to be a dynamic document for active use by Park and Recreation staff, the Park Commission and City Council.

The City is encouraged to routinely assess the implementation plan and priorities to ensure that they remain aligned with community values and needs.

Park	Features	Projected Budget Cost in 2005 Dollars
Central Square	Demolition, fill and grading, utilities, paving for walks and plaza, planting, playground equipment, walls, monuments, curb and gutter, pool patio and Central Square retaining wall, contigency, soft cost, misc.	$1,400,000
DNR Boat Launch	Plantings and landscape	Minimal
Fred Lawshe Park	NA	NA
Grandview Park	Demolition, grading, utilities, paving for walks, paving for overlook, planting, stone walls, benches, overlook retaining walls, overlook structure, benches, contigency, soft cost,misc.	$230,000
Harmon Park	Demolition, restroom and storage structures, picnic shelter, paving for trails, sand volleyball court, planting, playground equipment addition, contigency,soft cost, misc.	$300,000
Kaposia Park	Baseball field restoration, building refurbishment, ecological restoration and erosion prevention, trail completion (?????), contigency, soft cost, misc	$250,000
Lorraine Park & McLain Aquatic Center	*Park Improvements:* Trail extension, conversion of baseball facilities, stormwater facilities, hockey rink, warming house, picnic shelter, permanent restroom, angle parking, contigency, soft cost, misc *Aquatic Facilities*: buildings, 10,000 sf pools, pool paving, utilities, parking curb and paving, appurtances, landscape	Park Improvements:$285,000 Aquatic Facilities: $4,725,000-$7,000,000
McMorrow Field	Demolition, mass grading, fill, restroom enclosures, picnic shelter, paving for trails, tennis courts (4), soccerfields (6), irrigation, playground facilities, plantings, refurbished concesions and restroom structure, soft cost, misc.	$1,200,000
Northview Park	Demolition, fill and grading, restroom/picnic shelter, paving for trails, plantings, benches, contigency, soft cost, misc.	$395,000
Port Crosby Park	Variable based on cleanup and development options; See Brauer estimate documents	Variable based on cleanup and development options See Brauer estimate documents
Seidls Lake Park	Grading, clearing, pull off parking, restroom enlosure, playground facilities, picnic shelter, fishing platform, water wall, paving for trails and parking, contigency, soft cost, misc.	$300,000
Simon's Ravine Park	To be completed spring 2006	To be completed spring 2006
South St. Paul River Trail	NA	NA
Spruce Park	Street course skate equipment, paving for skate park, paving for trails, playground facilities, fencing, arbor, plantings , contigency, soft cost, misc.	$263,000
Summit Park	Demolition, Greding, Benches, wall additions, paving for trail, sport court refirbishment, planting, playground updates, drinking fountain and water spigot, contigency, soft cost, misc.	$120,000
Veterans Field	Restroom enclosure, picnic shelters(2), storage and concession addition, contigency, soft cost, misc.	$150,000
Wildflower Levee Park	NA	NA

****Explanation of Cost: All cost figured in 2005 dollars, construction cost are variable and have generally risen at a rate 4.1% -5.0% per year. Specific item costs such as concrete paving, steel and fuel (mobilization) have been very volatile and makes future cost predictions for these items difficult. As parks come up for redevelopment, adjustments to cost may have to be made for unforseen changes in the regional and global market.

Figure V-4 - Cost Projections for SSP Parks

APPENDIX A: MEETING MINUTES

South St. Paul Parks Master Plan, April 19, 2005 - Revised Schedule

South St. Paul Parks Master Plan Kick off Meeting, March 8TH, 2005 - Meeting Minutes

Seidl's Lake Park Association, April 28, 2005 - Meeting Minutes

South St. Paul Parks Master Plan Steering Committee Bus Tour, April 26, 2005

South St. Paul Parks Master Plan Steering Committee Meeting, May 11, 2005 - Meeting Minutes

South St. Paul Parks Master Plan Programming Workshop Summary, June 6, 2005 - Meeting Minutes

South St. Paul Parks Master Plan Steering Committee Meeting, June 7, 2005 - Meeting Minutes

South St. Paul Parks Master Plan Steering Committee Meeting, July 13, 2005 - Meeting Minutes

South St. Paul Parks Master Plan Steering Committee Meeting, August 9, 2005 - Meeting Minutes

Note: Meeting Minutes for Open House I and Open House II may be found in Appendix C, Comments and Surveys

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MEMORANDUM

DATE: April 19, 2005

TO: Chris Esser, Director of Parks and Recreation, SSP

FROM: Jason Aune, Landscape Architect – Project Manager

RE: REVISED SOUTH ST. PAUL PARKS MASTER PLAN SCHEDULE

The Parks Master Planning schedule will be as follows:

- Parks Bus Tour, April 26th, 5:00pm
- Steering Committee Meeting, May 10th, 6:30pm, CSCC
- Public Programming Workshop, May 17th 6:30-8:30pm, CSCC
- Steering Committee Meeting, June 7th, 6:30pm, CSCC
- Open House I, June 28th 6:30-8:30pm, CSCC
- Steering Committee Meeting, July, TBA
- Open House II, July 26th 6:30-8:30pm, CSCC
- Steering Committee Meeting, August 9th, 6:30pm, CSCC
- Presentation to City Council, August 30th, TBA

c: Steering Committee
Cassie Neu, LHB
Bruce Chalupsky, LHB
Michael Fischer, LHB

04495/ADMIN/F200/Memo/04495MMO033005SSPParksMasterPlanSchedule

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MEMORANDUM

DATE: March 31, 2005

TO: Chris Esser, Director of Parks and Recreation, SSP

FROM: Jason Aune, Landscape Architect – Project Manager

RE: **SOUTH ST. PAUL PARKS MASTER PLAN**
KICK-OFF MEETING, MARCH 8TH, 2005

PRESENT: Chris Esser, SSP Park and Recreation Director
Rich Dippel, SSP Public Schools
Greg Goers, SSP Park and Recreation Commission
Mark Cosgrove, SSP Park and Recreation Commission, SSP Youth Soccer
Jim Page, SSP Amateur Men's Baseball
Bill Bagwell, Senior Center
Gina Johnson, SSP Park and Recreation Commission
Lori Miotke, SSP Park and Recreation Commission
Linda Johnson, SSP Park and Recreation Commission
Gretchen Meents, CSCC Board
David Hohle, REAP
Michael Fischer, LHB
Jason Aune, LHB

A kick-off meeting for the above referenced project was held at 7:00 pm on March, 8th, 2005, at Central Square Community Center, in the City of South St. Paul. Items discussed were as follows:

INTRODUCTIONS:

- Michael Fischer and Jason Aune started the meeting with introductions
  - Everyone around the room introduced themselves, what organization they were from, and shared their interests about the parks master planning process.
  - Chris Esser identified groups that were not represented at the meeting, they included: Youth Baseball, Hockey, Softball, Chamber of Commerce, Seidl's Lake Group, City Council Member

PROCESS AND APPROACH FOR MASTER PLAN:

- Jason Aune led a discussion about scoping, inventory and the design process.
  - LHB will gather more information from the City and take photos of the parks when the weather breaks
  - Different levels and scales of design proposals
  - Master plan mock-up document shared with group

PUBLIC INPUT

- Michael Fischer led discussion about different ways to receive public input for the parks.
  - Discussion ensued about several methods for obtaining public information which included an open public programming session, surveys, user group interviews and programming by the Steering Committee.
  - Jim Page stated that he thought the needs for the recreation areas have been identified.
  - Steering Committee will be asked to help facilitate the process.
  - Rich Dippel stated that the pool facilities will be a very important component in programming.
  - Rich Dippel stated that the Steering Committee could act as a filter for the organization's specific needs. He also stated that a representative from adult soft ball should be on the list.
  - There was open discussion about the process and an agreement that an open public programming session would be the best way to gather public input.
  - Jason Aune and Michael Fisher will develop a public programming process and an associated schedule.
  - The group agreed to a bus tour of the park facilities at the next meeting.

MISCELLANEOUS

- Local paper can be used for advertising public meetings.

This constitutes my understanding of items discussed and decisions reached. If there are any omissions or discrepancies, please notify the author in writing.

c: Attendees
Cassie Neu, LHB
Bruce Chalupsky, LHB

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SEIDL'S LAKE PARK ASSOCIATION

Minutes for April 28, 2005 Meeting
Central Square. 6:30 p.m.

Participants:
Kim Kuenzi and Marty Silvi – IGH Park and Recreation Commission Members
Micky Gutzmann and Tim Tumberg – SSP Park and Recreation Commission Members
Harv Bartz and Terry Hogan – IGH Citizens
Randy Bjorklund and Tom Fuchs – SSP Citizens
Mary Bisek (IGH) and Chris Esser (SSP) – Park and Recreation Staff
Cc Paul Hassing, SSP/IGH Rotary Club
Guest: Cliff Timm

(The persons underlined above were present. Chris has a staff recognition tonight and Micky is in St. Cloud for a Homeland Security training)

AGENDA:

1. Welcome and Introductions – Harv Bartz, Chair. Harv introduced Cliff Timm, who was part of the visit to Seidl's Lake Park on April 8 and is very interested in our efforts.

2. Review Minutes of March 24 meeting. Approved as revised.

3. Updates from Mary Bisek on park improvements
   - Trail Replacement: High Water Mark. Still no decision from the engineers. Funds are available from Centex to replace the part of the trail that they destroyed in building the holding ponds and the plan is to replace that trail this summer. Also in the schedule is the creation of a dirt path from the end of the blacktopped trail up to 47th Street. Funds are not available to pave it at this point but it would give access to the park from the south.
   - Reforestation, plantings in the wetland areas, etc. Mark Borgwardt and Brian Savoda are visiting Seidl's Lake Park to plan for reforestation. The plan is that 100 bareroot hardwoods will be planted within the next couple weeks. The center section of the south end will become an "oak savanna" with denser plantings on the sides. Special DNR recommended plantings will be done in the flood plain areas of plants, trees, and shrubs that can withstand "getting their feet wet" during high water times of the year.
   - Water Management Organization Update: Chris Esser reported back from SSP City Engineer John Sacchi as follows: "The Seidl's Lake pumping project has been under study with the Lower Mississippi River WMO for awhile and they have forwarded their recommendations on to the affected cities: IGH, SSP, WSP. This is a $400,000 project that requires cost sharing between all cities. The water has to be conveyed over 1000 feet to the intersection of 13th Avenue and 3rd Street, very costly. It is not a SSP project only; it involves the other cities as well. The project is still under review and formal action has not been taken by any of the cities to date."

4. Involving and Educating Neighbors in the watershed that feeds Seidl's Lake Park.
   - Brochure update: Harv distributed the printed brochures which he had just picked up at Globe Printing. Funding came from SSP-IGH Rotary and ReMax 100. Terry pointed out that for people living in Lafayette Park, washing cars on the lawns is not an option because of the sprinkler systems. It is recognized that not everything in the brochure can apply to everyone.

- How to distribute: Harv said he had talked with Marjorie Stewart, youth leader at the Miracle Center on 21st Street and with SSP biology teacher Robert Peterfeso and both expressed interest in organizing youth and students to help with the distribution. Perhaps Randy Bjorklund could interest athletic teams to participate.
- Time Line: the group agreed that the date of May 14 would be the best date for the distribution (despite fishing opener). Harv talked with Paul Hassing to see if Rotary would sponsor a picnic for participants following the flyer drop. Harv also invited Association members to help organize the teams and oversee the process that day. Terry and Tom both volunteered. Cliff Timm volunteered to donate $500 through IGH Park and Recreation to help cover costs related to brochure distribution/ picnic/etc. The group thanked him for his interest and generosity.
- Additional Educational Opportunities: Terry Hogan introduced the idea of establishing a web site. The group expressed interest in the idea and Harv asked if Terry would present a plan and show us what the web site might look like at the May meeting so everyone could have input.
- Cliff Timm shared his work with several communities to help ensure that area lakes are preserved and his special interest in encouraging youth fishing opportunities. He worked with the IGH Lions Club to provide a fishing pier at Gun Club Lake (Lions Park) and a number of other groups in Dakota County and elsewhere. He pointed out that it will take a metro area effort to eliminate geese flocking to and messing up metro lakes. His passion for his mission was inspiring to the entire group.

5. Brainstorming on SSP Master Plan for Parks: Everyone participated enthusiastically in identifying ideas/ dreams for the park. In general, the group would like to see the heart of the park and lake preserved as a passive nature area. Specific ideas beyond that include:
   - Establish shoreline fishing on the NE side by raising the trail above flood stage and building a permanent wall from which people can fish.
   - Create a handicapped accessible trail from the north end by lowering the top of the trail and raising the trail in the fishing area to meet DNR requirements. Creating "landings" may be necessary along the trail.
   - Create an off street parking area on the north end to meet accessibility guidelines.
   - Create a rain garden at the north end to capture runoff from 4th Street before it enters the storm sewers. The landscaping for the parking area and rain garden could be worked together.
   - Thin the stand of trees just south of the open area to give better sight lines from the street back to what was a "dumping area" for city debris.
   - Clean up the debris and brush and cease future dumping.
   - Create barrier to prevent vehicles from driving back into this area (perhaps as part of the parking and rain garden planning).
   - If the skating rink area is not going to be flooded in the future, grade the entire area north and south of the thinned stand of trees and plant grass for play areas.
   - Install the WMO recommended lift station to stabilize the water level of the lake.
   - Provide "Port-a-Potty"
   - If the area neighbors desire it, provide play equipment at the north end.
   - Install sign "Please don't feed the geese" in order to prevent "geese invasion." (To date, geese have not been a problem, due to the dense woods surrounding most of the lake). We'd like to keep it that way!
   - Engage a scout troop to build and install Wood Duck houses.

6. Suggestions for the IGH end of the park included:
   - Reforestation of areas around the holding ponds and planting wetland plants, trees, etc. around the south end of the lake

- Complete the trail to 47th Street
- Create a gazebo overlook on the south bank trail where people can sit and enjoy the views.

7. Report on April 8 Meeting with Mike Isensee, Dakota County Soil and Water, Greg Thompson, Metro Architect, Mark Borgwardt, IGH Park and Rec., Cliff Timm and Harv: Harv met this group and they walked the trails to view the storm sewer inlets and to talk about ways to clean up the water coming into the lake. Greg said that the best place for a rain garden would be on the north end. Water currently draining from 4th Street directly into the lake could be redirected into a rain garden(s), where the water would settle naturally. Due to the steep banks, settling ponds are not feasible for most of the storm sewer inlets. Rain gardens could be considered on some of the streets that feed the storm sewers, e.g., Bower Court, Apfelridge, Alice Court. Cliff Timm is very interested in rain gardens and has helped fund them in some areas. Harv invited all those on the tour to participate in our Association meetings. DC Soil and Water is interested but at present are down one staff position so their involvement may be delayed until that position is filled.

8. Park Clean Up: Harv talked with Paul Hassing about including a clean up project on May 14 prior to the picnic. He'll follow up with Paul.

9. Next steps
   - Organize distribution of brochures and picnic for May 14: contact Harv if you can help
   - Monitor reforestation/planting process: Harv
   - Follow up on establishment of High Water Mark so trail can be restored this summer: Mary
   - Present plan for web site: Terry
   - Explore funding opportunities, e.g., Dakota County environmental grants

10. Other business:
    - Harv distributed the monitoring report on Seidl's Lake from Randy Anhorn of Met Council. This report summarizes monitoring data from 1995-2004.
    - Harv shared an educational "door hanger" he received from Brian Watson, District Manager of Dakota County Soil and Water Conservation District. A future educational possibility.
    - Special appreciation was expressed to Cliff Timm for his interest and participation.

11. Adjourn

BROCHURE DISTRIBUTION DATE: SATURDAY, MAY 14, 9 A.M. SEIDL'S LAKE PARK
MAY SLPA MEETING DATE: THURSDAY, MAY 26, 6:30 P.M. CENTRAL SQUARE

ALL ASSOCIATION MEETINGS ARE OPEN TO ANYONE INTERESTED! BRING A FRIEND!

OTHER MEETINGS:
South St. Paul Parks Master Planning public meetings (Chris said SLPA members are welcome to attend):
- Public Programming Workshop, May 17th 6:30-8:30 p.m., CSCC
- Open House I, June 28th 6:30-8:30 p.m., CSCC
- Open House II, July 26th 6:30-8:30 p.m., CSCC
- Presentation to City Council, August 30th, TBA

SEIDL'S LAKE PARK ASSOCIATION Minutes 4 28 05

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MEMORANDUM

DATE: May 2, 2005

TO: SSP Parks Master Plan Steering Committee

FROM: Jason Aune

RE: South Saint Paul Parks Master Plan South Saint Paul Steering Committee Bus Tour held on April 26, 2005

PRESENT: Chris Esser, Lori Miotke, John Laliberte, David Hohle, Bill Bagwill, Greg Goers, Lori Hansen, Gretchen Meents, Michael Fischer, Jason Aune

The following comments were recorded from members of the South Saint Paul Park Master Plan Steering Committee:

Central Square

- Outdated. Could make a lot of changes. Heavy Sunday usage.
- Lower berm. Fill in. Create stage.
- Vertical timbers in rough shape.
- Water park. Barbeque pits.
- Basketball hoops down.
- Wood dilapidated.
- Internal focused.
- Kaposia Days Activities.
- Indoor/outdoor pool.
- Business Owners do not like berm.

DNR Boat Launch

- Concession area and bait station for revenue.

Fred Lawshe Park

- City Hall – Next to.
- Site of original City Hall.

Grandview Park

- Shelter. Evaluate usage.
- Gazebo for weddings or small band.
- Near apartments.
- Shelter.
- Shelter spot. Gazebo. Multi-use structure.
- Huge potential.
- Gazebo, band shelter, etc.
- Great back drop.
- Parking is difficult.
- Small playground.

- Neighbors have opposed changes in the past.
- REAP overlook.
- Weddings have been held here.
- Landscape needs updating.
- Timber work and chain billboards rotting.
- Equipment fairly new.

Harmon Park

- Small play structure – age level? Change usage of tennis courts.
- Eliminate tennis courts/tennis practice area.
- Picnic tables? Eliminate tennis.
- Remove tennis courts. Skateboard park? Rest rooms.
- Scenic overlook.
- Better play structure/skate park? More parking/Picnic areas? Permanent restrooms. Bleachers.
- Small playground.
- Two tennis courts – asphalt.
- Tennis boards deteriorated.
- Tennis courts rarely used.
- Grove of trees has potential.
- Possible storage area/warming house.
- Storage for AG/Lime.
- "Mats" need at home plate so players don't' dig in too deep.
- Need secure storage.
- Agg storage.
- Great field. Also needs blading.
- New dugouts.
- Need screening in front of dugouts.
- Batter's box improvements needed.
- Cannot play men here. Houses too close.
- Hockey rink used often.

Kaposia Park

- Disc golf. Pavilion.
- Ball fields or more picnic pavilions.
- Disc golf. Big Mound – hockey rink. More picnic pavilions/big. Butler Avenue.
- Need ball field.
- Excellent. More barbeque pits.
- Bromley: Hockey rink with concrete surface.
- Bromley: Renting trailers for warming houses.
- One of the top Disc Golf course in the State/Nation.
- Four (4) Disc Golf Tournaments this summer.
- New pedestrian bridge to Dakota County Park.
- Only picnic shelter/ball field combination.
- Restroom structures lacking in the parks.
- Shelter and pavilion.
- Two (2) tennis courts.
- One of the best Disc Golf courses in the country.
- May be opportunity for tennis courts.
- Ball field update.
- Needs "Boulder Beware" in areas.
- Need another shelter.

Lorraine Park/McLain Splash Pool

- Is splash pool enough?
- Add another large shelter.
- Big/wade pool. Shelter
- Update aquatics.
- Better restrooms. amphitheatre. Better swim area. Better parking.
- Men's baseball.
- Put amphitheatre here.
- Parking.
- 2000 Park Referendum – renovating pools failed.
- 1993 Splash pool still exists.
- Bath house concessions still exist.
- Provide parking for people who watch games from the outfield.

McMorrow Field

- Parking. Netting for foul balls.
- Airport fence barb wire.
- More shelters. Netting along airport.
- Re-grading fields/better drainage.
- More restrooms, picnic areas and parking. Link walking path to other trails. Better fences, lighting and restrooms.
- Soccer multiple fields.
- Softball four (4) fields – three (3) large, one (1) mini.
- Drainage is poor on fields.
- Several years since fields graded.
- No dogs allowed.
- C & D – foul ball airport issue.
- Homerun distances increasing.
- Short of parking for tournaments.
- Tie down backstops.
- Too many parking restrictions.
- Update backstop on "D", add foul netting.
- Update backstop.

Northview Park

- Pool. Updating. Field use.
- Eliminate ball park. Create grander view.
- Pool/old!
- Expand pool/water park. Better facility in general.
- Basketball with nets utilized.
- Softball field not used much.
- 1953 Swimming pool being resurfaced.
- Concrete pool
- Facility is in poor shape.
- Neighborhood passionate about this pool/park.
- Brief pool discussion.
- St. John's ball field.
- Parking lot, tool and bathhouse in disrepair.

Port Crosby

- 87 acres.
- Need to cap site with 3' of fill.
- Shoreline restoration needed.
- Drainage improvements.
- Preliminary Plan has been approved by Parks Commission.

Roosevelt Field

- Soccer fields heavily used. Change basketball court. Parking.
- Add steps at tennis court gate.
- Covered structure? Old basketball court.
- Parking lot where basketball court was.
- Needs parking.
- Warming house. Better parking and restrooms, lighting.
- School District property.
- Basketball taken down.
- Seven (7) tennis courts.
- Issue: Parking. Speeding down alley.

Seidl's Lake Park

- Trail. Not ADA compliant. Play structure. Alternate use.
- Walking path.
- Pave trail for running. Lighting.
- Internal ice sheet. Not used.
- Storm water issues.
- Erosion problems.
- Graffiti problems.
- Applied for DNR fishing program – fish, capital costs.
- Trail only on east side.
- Working on east side easement.
- Play structure on Inver Grove Heights side.
- Active neighborhood!
- Establish shoreline fishing on the NE side by raising the trail above flood stage and building a permanent wall from which people can fish.
- Create a handicapped accessible trail from the north end by lowering the top of the trail and raising the trail in the fishing area to meet DNR requirements. Creating "landings" may be necessary along the trail.
- Create an off street parking area on the north end to meet accessibility guidelines.
- Create a rain garden at the north end to capture runoff from 4th Street before it enters the storm sewers. The landscaping for the parking area and rain garden could be worked together.
- Thin the stand of trees just south of the open area to give better sight lines from the street back to what was a "dumping area" for city debris.
- Clean up the debris and brush and cease future dumping.
- Create barrier to prevent vehicles from driving back into this area (perhaps as part of the parking and rain garden planning).
- If the skating rink area is not going to be flooded in the future, grade the entire area north and south of the thinned stand of trees and plant grass for play areas.
- Install the WMO recommended lift station to stabilize the water level of the lake.
- Provide "Port-a-Potty"
- If the area neighbors desire it, provide play equipment at the north end.
- Install sign "Please don't feed the geese" in order to prevent "geese invasion." (To date, geese have not been a problem, due to the dense woods surrounding most of the lake). We'd like to keep it that way!
- Engage a scout troop to build and install Wood Duck houses.

Simon's Park Ravine

- Construction starting this summer.
- New.
- More welcoming.
- New construction.

Spruce Park

- Usage? Basketball court in bad shape. Bigger playground?
- Could it be remade to look like Summit Park?
- Small.
- Walking park.
- Better play structure. Shelter. Parking. Better signs.
- Half court basketball.
- Tot lot.
- Grass area. Running.
- Flood in winter.
- Needs better entry.
- 5th Avenue very busy.

Summit Park

- High use. Neighborhood park
- Shelter.
- Small/nice!
- More green space. Picnic shelter.
- Two tennis courts.
- Playground.
- Basketball court with nets.
- Neighborhood ownership.
- Needs picnic shelter.
- Tennis courts used?

Veteran's Field

- Multiuse green space. Softball, football.
- Busy park. Senior housing.
- Better parking, lighting and restrooms.
- Senior Housing proposal.
- Hub of youth football program.
- Popular play structure.
- Temporary fences – softball and football.
- Did not flood rink this past year.
- Flat great spaces.
- Need storage for football equipment.
- Thinking converting to concession stand idea.
- Needs new portable toilet enclosure design.
- Play equipment not ADA.
- Plans for updating building.

Wildflower Levee Park

- No comments.

Kaposia Education Center

- Great playground structures.
- Landscaping to be tiered for watching games.
- Nice playground.
- Great playground.
- Ball field.
- 4-Year plan to build tiered hillside for seating.

Lincoln Center Elementary

- No comments.

St. Croix Christian Academy

- Sliding hill very popular. Practice field.
- Sliding hill.
- Hockey rink. Sliding hill.
- Very popular skating.
- Popular sliding hill.
- Developer trying to develop condos on this site.
- Playground.
- Kids baseball field.

South St. Paul High School

- No comments.

Thompson Heights School

- Will there be green space with the development?
- Possible new development.

Comments:

- Storage issues. Picnic shelters. Need more restroom facilities. A lot of tennis courts.
- We have some great, beautiful spots in town and we could advertise the trail on Grandview and Simon's Ravine for biking, rollerblading, walking or viewing the Mississippi River.
- Overall need better restroom facilities.
- Very few picnic shelters throughout City.

Final Comments:

- Chris – thank you's
- Community members taking care of their properties.
- Lori would like to know National Standards/Guidelines.
- De-emphasize the pool issue – Lori.
- Next meeting May 10, 2005 at 6:30 pm.

This constitutes my understanding of items discussed and decisions reached. If there are any omissions or discrepancies, please notify the author in writing.

c: LHB File No.: 04495.10-F203

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250 Third Avenue North, Ste 450
Minneapolis, Minnesota 55401
612 338-2029 Fax 612 338-2088
www.LHBcorp.com

MEMORANDUM

DATE: May 12, 2005

TO: South Saint Paul Parks Master Plan Steering Committee

FROM: Jason Aune, Landscape Architect

RE: Steering Committee Meeting held on May 11, 2005

PRESENT: Chris Esser, Rich Dippel, Lori Hansen, Bill Bagwill, Gina Johnson, Laura Miotke, Greg Goers, Tom Hadler, David Hohle, Michael Fischer, and Jason Aune

A Steering Committee for the above referenced project met at 6:30 pm on May 11, 2005 in the Central Square Community Center.

- Jason Aune gave a PowerPoint presentation which showed a mock up of what would be presented to the public programming workshop. The presentation covered the agenda, schedule, process, parks system overview, parks classifications, parks service areas and open space and amenity comparisons.
- Michael Fischer explained the community process that would take place at the public workshop. The process will include a written survey and group table discussions and exercises.

ACTION ITEMS

- The Committee suggested classifying Veteran's Field as a community park opposed to a neighborhood park. *Aune will make the change.*
- Chris Esser suggested overlaying the parks service area map on the aerial photo. *Aune will make this change.*
- David Hohle suggested adding the following question to the survey: "If you leave South Saint Paul to go to a park, where do you go and why?" The group agreed on this question. *Aune will add the question to the survey.*
- Rich Dippel suggested adding the following question to the survey: "What park do you use the most and why?" The group agreed on this question. *Aune will add the question to the survey.*
- The group suggested having the tables for group discussions set up by geographic zone, with a couple of parks per zone.

c: LHB File No.: 04495.10-F203

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250 Third Avenue North, Ste 450
Minneapolis, Minnesota 55401
612 338-2029 Fax 612 338-2088
www.LHBcorp.com

MEMORANDUM

DATE: June 6, 2005

FROM: Jason Aune, LHB

RE: South St. Paul Parks Master Plan Programming Workshop Summary

• Attendance: 41 people

• In general the workshop was received very well by the participants; people were engaged and had comments that were positive toward the presentation and the process.

• The sample of South St. Paul residents thought that the park system had good variety, access and was well groomed with clean parks. Specific positive highlights about the park system included the great river trail, good sports fields and good distribution throughout the city.

• Main ideas for improvements and priority in the park system.

1. Port Crosby
   - 31 “Good Idea” Votes
   - $13,000,000 “Packer Cash”

2. Pool Issues
   - 16 Total “Good Idea” Votes
     - 3 “Good Idea” Votes for Northview
     - 2 “Good Idea” Votes for McLain
     - 11 “Good Idea” Votes for centrally located or Non-specific pool issues
   - $5,000,000 “Packer Cash”

3. Tennis Courts
   - 12 “Good Idea” Votes
   - $2,000,000 “Packer Cash”

4. Central Square
   - 5 “Good Idea” Votes
   - $2,000,000 “Packer Cash”

5. Other

- "Good Idea" Votes
  - Restrooms 4
  - Dogpark/Area 5
  - Field Issues: More/Maintain/Redo 6
  - Skate Park 3

- "Packer Cash" ($1,000,000)
  - Protect Jefferson
  - Restrooms
  - Work with what we have
  - Bridge over 19th

This constitutes my understanding of items discussed and decisions reached. If there are any omissions or discrepancies, please notify the author in writing.

c: LHB File No.: 04495.10 F20

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250 Third Avenue North, Ste 450
Minneapolis, Minnesota 55401
612 338-2029 Fax 612 338-2088
www.LHBcorp.com

MEMORANDUM

DATE: June 8, 2005

TO: SSP Parks Master Plan Steering Committee

FROM: Jason Aune, Landscape Architect

RE: South Saint Paul Parks Master Plan South Saint Paul Steering Committee Meeting held on June 7, 2005 6:30 pm CSCC.

PRESENT: Chris Esser, Randy Bjorklund, Glen Birnstengel, John Vujovich, Rich Dippel, Linda Johnson, Gina Johnson, John Laliberte, David Hohle, Bill Bagwill, Lori Hansen, Gretchen Meents, Michael Fischer, Jason Aune

The following notes were recorded from members of the South Saint Paul Park Master Plan Steering Committee:

- Michael Fischer and Jason Aune started the meeting with introductions
  - Everyone around the room introduced themselves, what organization they were from.
  - Jason Aune handed out three (3) items titled Programming Workshop Park Survey Results, Parks Programming Summary and Design Synthesis.
- Jason Aune started the meeting by going through the Parks Programming Summary and outlined the main points and top priorities that came out of the public process.
- The meeting continued with a discussion regarding Design Synthesis and what will be designed and presented at the next public open house. Most of the discussion focused on Port Crosby and the Pool Issues.

Main ideas from the Port Crosby discussion were:

- Jason Aune suggested that Port Crosby is the key for park redevelopment throughout the community, without Port Crosby the design or reorganization will be minimal for the rest of the system.
- Cleanup and development time line was discussed. 2.5 million dollars available for cleanup this next year. Possibly 2.5 million more available for next year.
- Discussion ensued about the time line and there were no definitive answers from the group. Jason Aune suggested that it may take up to five (5) years for clean-up.

- There was discussion about the previous plans prepared in 2000-2001 by Brauer Associates. Concept 4 was the preliminary plan that was approved by the Park Commission.
- There was discussion on whether the proposed coin operated driving range and golf dome were an appropriate use of the site.
- Rich Dippel said the four (4) softball fields are key to the development of Port Crosby and redevelopment of McMorrow Field. The development of the four new fields at Port Crosby will open up McMorrow for field sports such as football and soccer.
- The full size baseball field planned for Port Crosby could replace McGuire field turning it into a little league field. This would open up more space for development of aquatics at Lorraine.
- Rich proposed that we use Concept 4, prepared by Brauer Associates, at the public open house. There were no objections.

Main ideas from the pool discussion were:

- The current condition and historical perspective of the pools was discussed.
- Jason Aune and Mike Fischer talked about design trends in new aquatic facilities and advised on how neighborhood "box" pools are a thing of the past. Jason and Mike suggested that all aquatic facilities need to be consolidated. New aquatic centers require 4-6 acres for site development.
- Discussion ensued about possible of aquatic sites. Northview, Lorraine, and Veterans field were discussed.
- Lori mentioned the possibility of incorporating new sand bottom pools.
- If Port Crosby is developed and McGuire Field is moved to the river it will open up more room at Lorraine for aquatic development.
- No one from the steering committee objected to Northview being closed or not having a pool.

Other:

- The Steering Committee generally agreed with the Design Synthesis.
- The Committee suggested renovating and adding tennis courts at Harmon.
- Rich Dippel asked the design team to give a Parks Presentation to the School Board. The design team said that they did not think it would be a problem to give a presentation

Action Items

- The Design Team will check with Chris Esser to make sure the City approves the Design Team presenting to the School Board.

c: LHB File No.: 04495.10-F203

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250 Third Avenue North, Ste 450
Minneapolis, Minnesota 55401
612 338-2029 Fax 612 338-2088
www.LHBcorp.com

MEMORANDUM

DATE: July 15, 2005

TO: Chris Esser, Director of Parks and Recreation, SSP

FROM: Jason Aune, Landscape Architect – Project Manager

RE: **SOUTH ST. PAUL PARKS MASTER PLAN STEERING COMMITTEE MEETING, July 13TH, 2005**

PRESENT: Chris Esser, SSP Park and Recreation Director
Rich Dippel, SSP Public Schools
Glen Birnstengel, SSP Public Schools
Greg Goers, SSP Park and Recreation Commission
Bill Bagwell, Senior Center
Julie Garmaker, CSCC Board
John Laliberte, Softball
Michael Fischer, LHB
Jason Aune, LHB

A steering committee meeting for the above referenced project was held at 6:30 pm on July, 13th, 2005, at Central Square Community Center, in the City of South St. Paul. Items discussed were as follows:

- Jason Aune started the meeting by presenting designs for Port Crosby and Northview Parks. Comments and discussion ensued. Comments were as follows.
  - Why sand volley court at Northview?
  - What about basketball security issues at Northview?

- Jason Aune presented the rest of the designs that were presented at the Public Open House. Comments and discussion ensued. Comments were as followed.
  - Questions about current McLain pool equipment.
  - Roof over horseshoe pits at Lorraine?
  - Vets: don't lose SE field with playground and building expansion. Fence to stay at 280'
  - Where is the skate board park? We should show one?
  - Spruce Park could work for skate park.

- Jason Aune presented a spread sheet of research of how other St. Paul and Minneapolis suburbs fund there parks. Comments and discussion ensued. Comments were as followed.
  - Community needs a palette of options
  - Park Dedication, Bonds, Dedicated Operations and Maintenance, Land sale, Development
  - How will Central Square be financed? Will it be a partnership between city and school district? Will there have to be a bond?
  - Need illustration of last 10 years of development or redevelopment in the city.

This constitutes my understanding of items discussed and decisions reached. If there are any omissions or discrepancies, please notify the author in writing.

c: Attendees, Cassie Neu, LHB, Bruce Chalupsky, LHB

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250 Third Avenue North, Ste 450
Minneapolis, Minnesota 55401
612 338-2029 Fax 612 338-2088
www.LHBcorp.com

MEMORANDUM

DATE: August 17, 2005

TO:

FROM: Michael Fischer

RE: South Saint Paul Parks Steering Committee Meeting August 9th

PRESENT:

Summit Park
- Keep scheme showing "optional" baseball or tennis

Veteran's Field
- Try to move one (1) shelter to the west side of park.
- Little League field – 220' maximum distance.
- Dash in lines of field.
- Put a shelter near concessions building.

Grandview Park
- Simplify the design a little bit.
- Shade the playground.
- More green space.

Central Square
- Discussed concerns about security at pool well – stairs out from pool level.

Spruce Park
- Change street names on drawings.
- Discussion about Skate Park.
- Mostly positive.
- Will need sidewalks and traffic control.

Seidl's Lake Park
- Remove fishing pier structures.
- Shore fishing.
- Low maintenance trail to _____.
- Everything else good.

Northview Park

- Keep sliding hill and softball field if possible.
- Keep parking more toward street edges.
- Fountains not necessary.
- Move volleyball to upper west side.
- Shelter big enough to rent out (family reunions).
- Incorporate toilet rooms with park shelter.

Port Crosby

- Look at more opportunities.
- Think about winter activities (skiing, skating).
- Joint powers agreement with Dakota County.
- Still maintain some level of control.
- Let's get creative!

McMorrow Field

- Tennis Courts – School District partnership to help build courts.

Harmon Park

- Keep sand volleyball.
- Think about parks to cater to elderly activity.

Lorraine Park

- All good!

Revenue

- Liquor Store.

This constitutes my understanding of items discussed and decisions reached. If there are any omissions or discrepancies, please notify the author in writing.

c: LHB File No.: 04495.10-F202

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Central Square Park

Grandview Park - Concept 1

Grandview Park - Concept 2

Harmon Park

Kaposia Park

Lorraine Park & McLain Aquatic Center

McMorrow Field

Northview Park

Port Crosby Park

Seidls Lake Park

Spruce Park - Concept 1

Spruce Park - Concept 2

Spruce Park - Concept 3 - Skateboard Park

Summit Park

Veterans Field

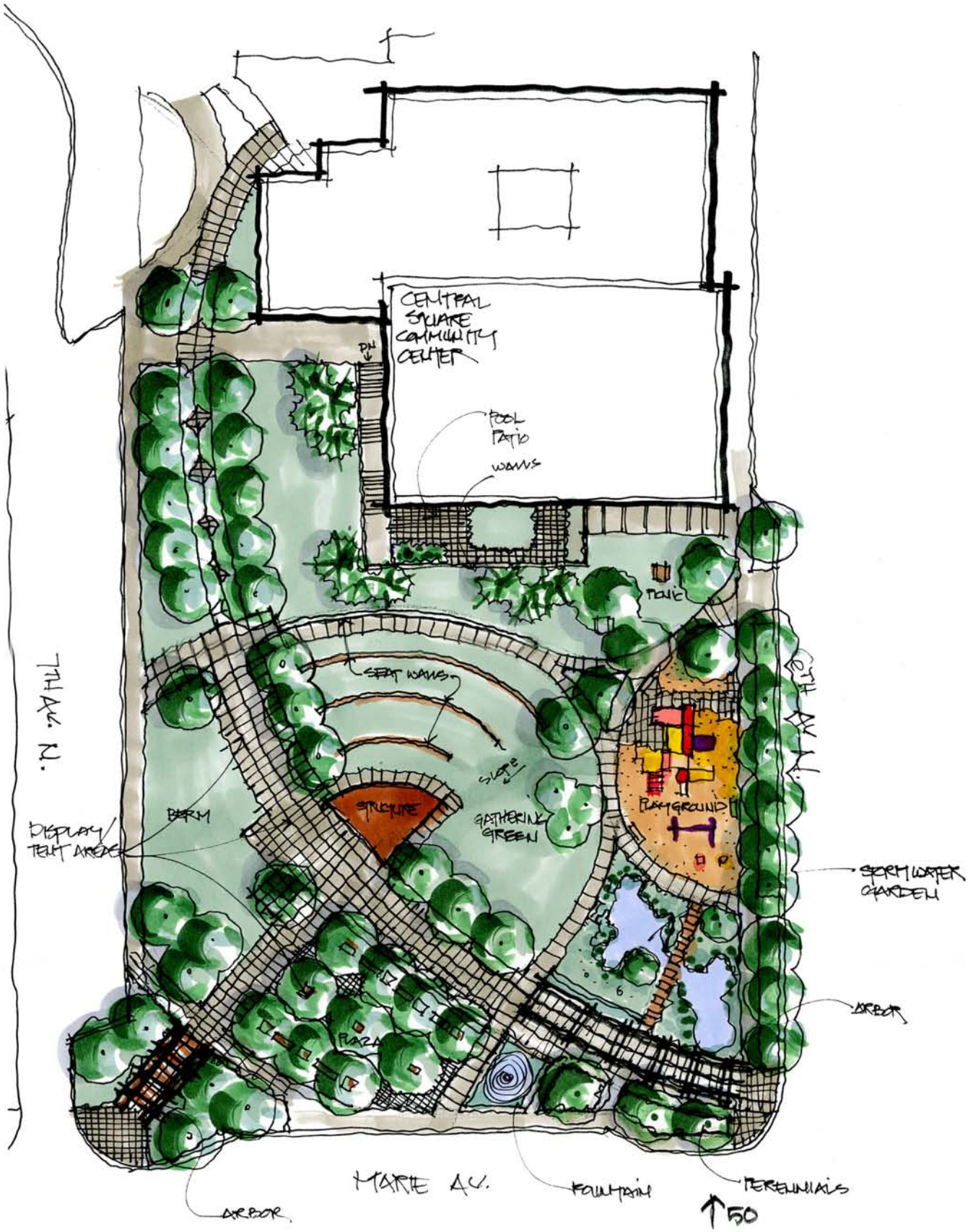
SOUTH ST. PAUL PARKS Master Plan
PARKS IN DETAIL

Central Square

Park Features
- Amphitheater
- 4 Picnic Tables
- Playground
- Basketball Courts
- Barbeque grills
- Kaposia Days Activities

SOUTH ST. PAUL PARKS master • plan LHB

Central Square Park

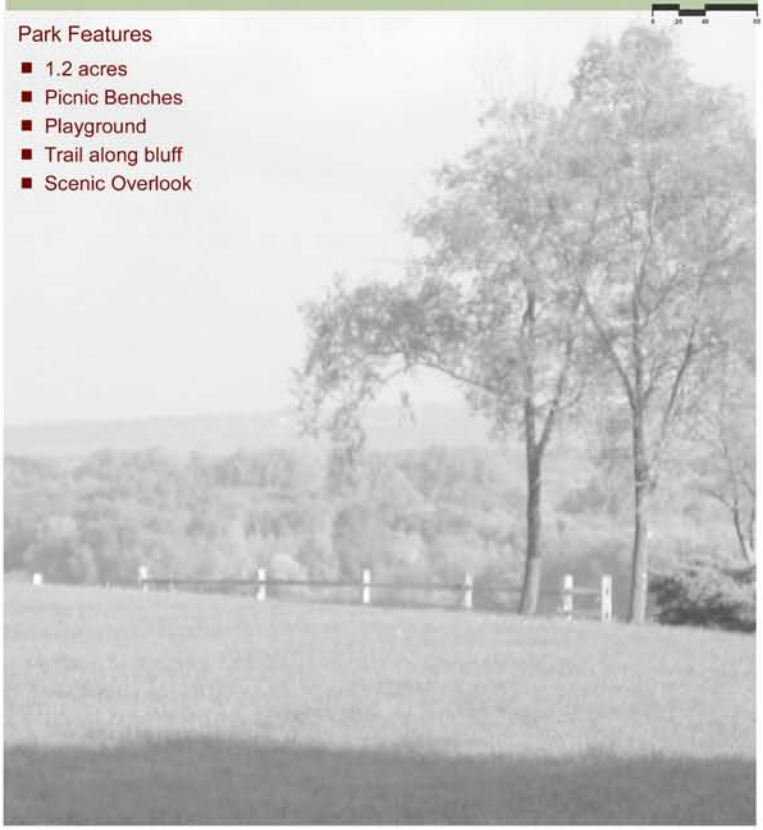


SOUTH ST. PAUL PARKS Master Plan
PARKS IN DETAIL

Grandview Park

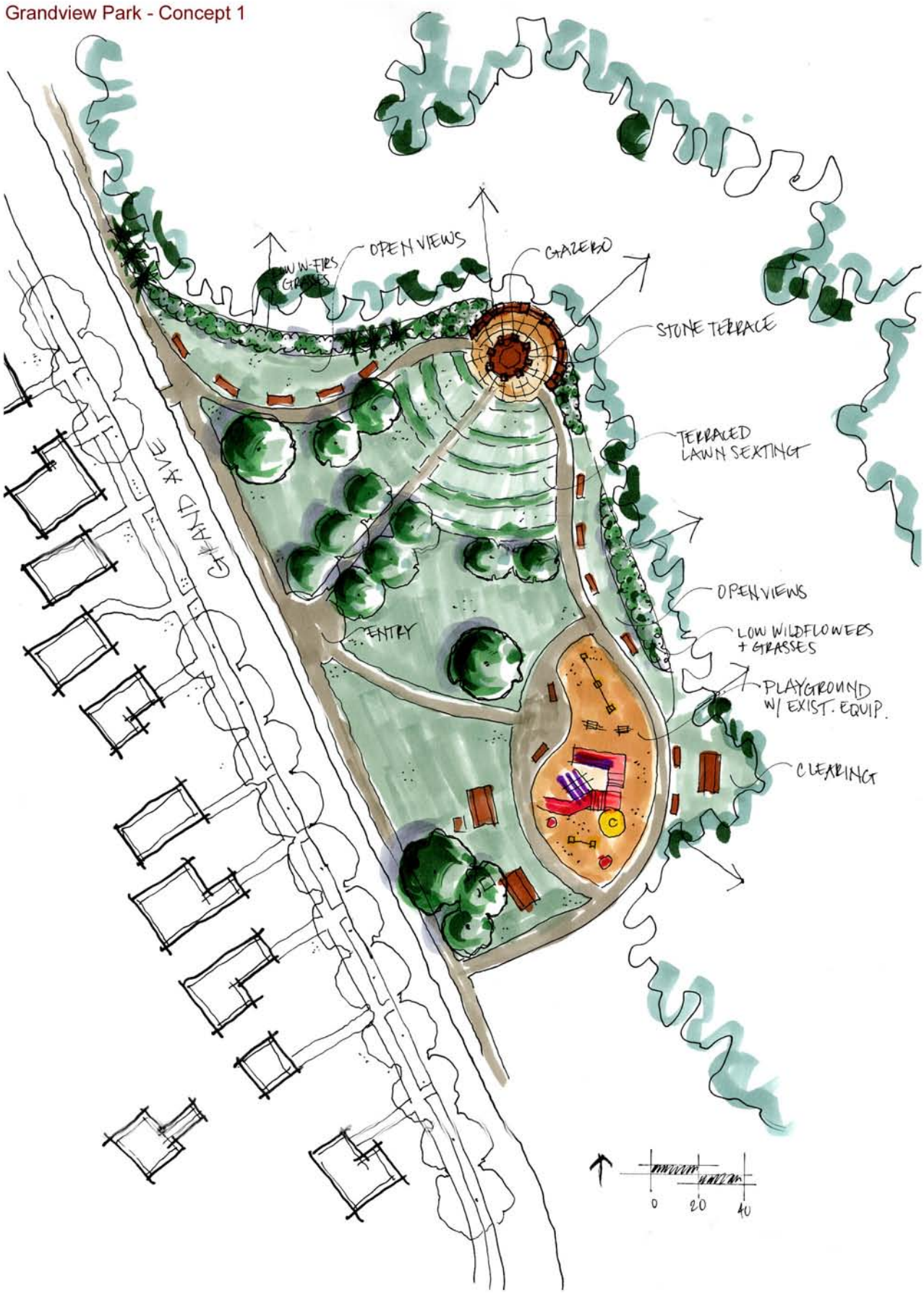
Park Features

- 1.2 acres
- Picnic Benches
- Playground
- Trail along bluff
- Scenic Overlook



SOUTH ST. PAUL PARKS master • plan

Grandview Park - Concept 1



Grandview Park - Concept 2

SOUTH ST. PAUL PARKS Master Plan
PARKS IN DETAIL

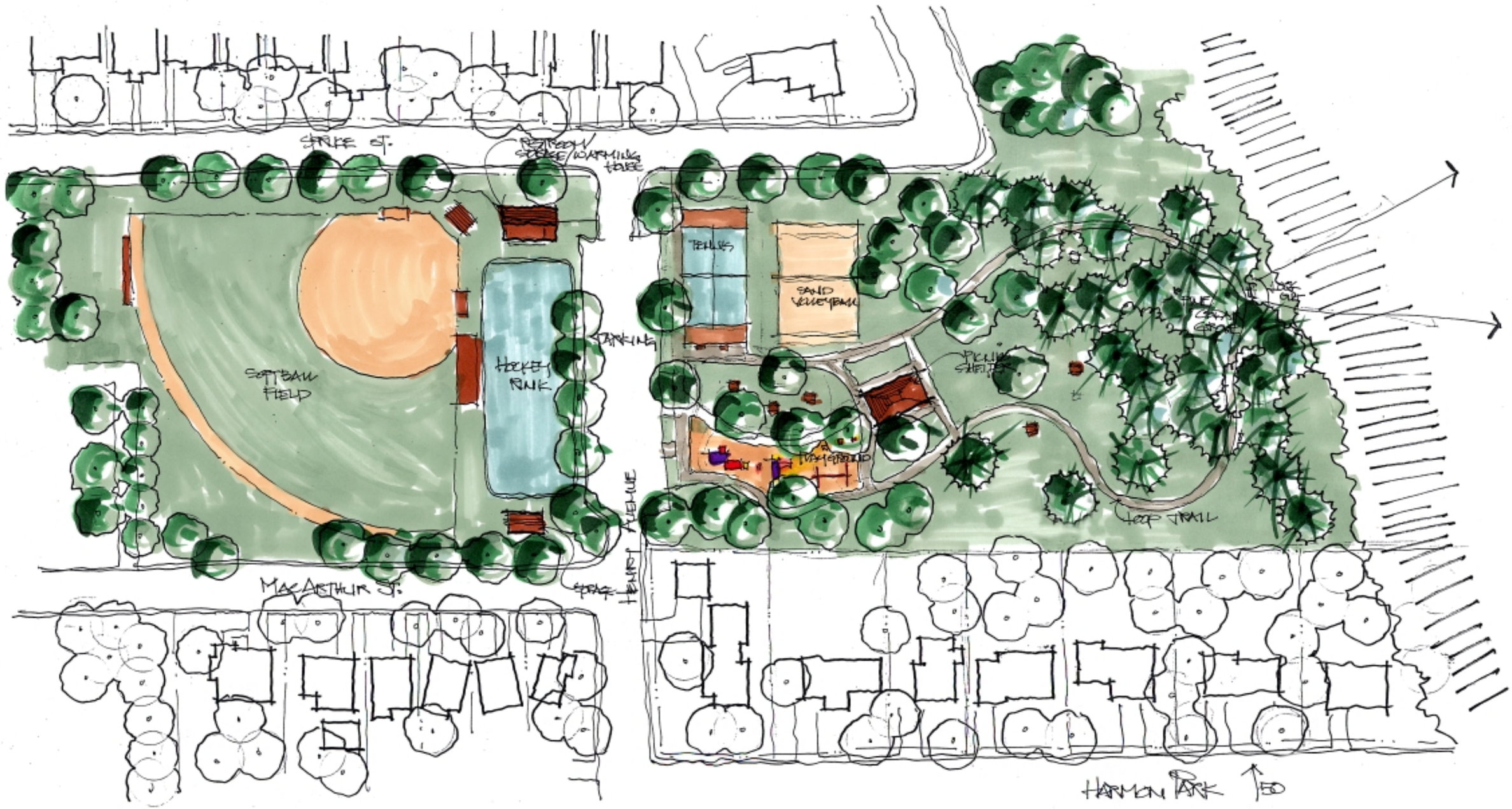
Harmon Park

Park Features

- 4.3 acres
- Parking
- Playground
- Hockey Rink
- Softball Field with batting cage
- 2 Tennis Courts
- Handball Court
- Pine/Cedar Grove

SOUTH ST. PAUL PARKS master•plan LHB

Harmon Park


SPRUCE ST.
RESTROOM/ SCORE/WARMING HOUSE
TENNIS
SAND VOLLEYBALL
PARKING
SOFTBALL FIELD
HOCKEY RINK
PICNIC SHELTER
PLAYGROUND
LOOP TRAIL
HENRY AVENUE
MACARTHUR ST.
HARMON PARK

Kaposia Park

Park Features

- 85 Acres
- Parking
- 1 Pavilion
- 1 Shelter (enclosed)
- Restrooms
- Playground
- Youth Baseball/Softball Field
- 2 Tennis Courts
- Sand Volleyball
- Bromley Hockey Rink
- Disk Golf Course
- Hiking Trails through Ravine
- Natural/Wetland Areas
- Connection to Thompson Regional Park

SOUTH ST. PAUL PARKS Master Plan
PARKS IN DETAIL

Lorraine Park/McLain Splash Pool

Park Features

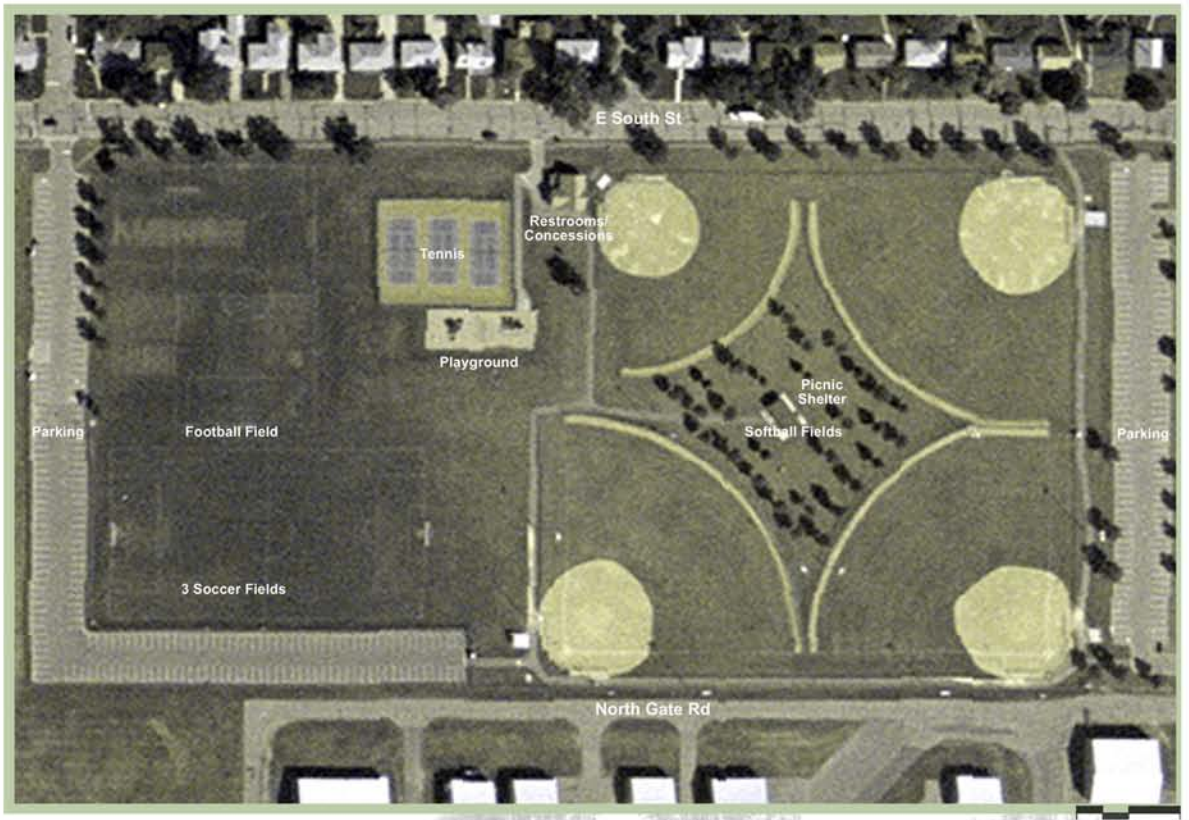
- 13 acres
- Parking
- Playground
- Pavilion
- Small Picnic Shelter
- Picnic Tables
- Barbeque grills
- Restrooms
- Playground
- McGuire Baseball Field w/ batting cage and stands
- Sand Volleyball
- Horseshoes
- Splash Pool
- Hockey Rink with dasher boards
- Warming House

SOUTH ST. PAUL PARKS master • plan LHB

Lorraine Park & McLain Aquatic Center

SOUTH ST. PAUL PARKS Master Plan
PARKS IN DETAIL

McMorrow Fields



Park Features

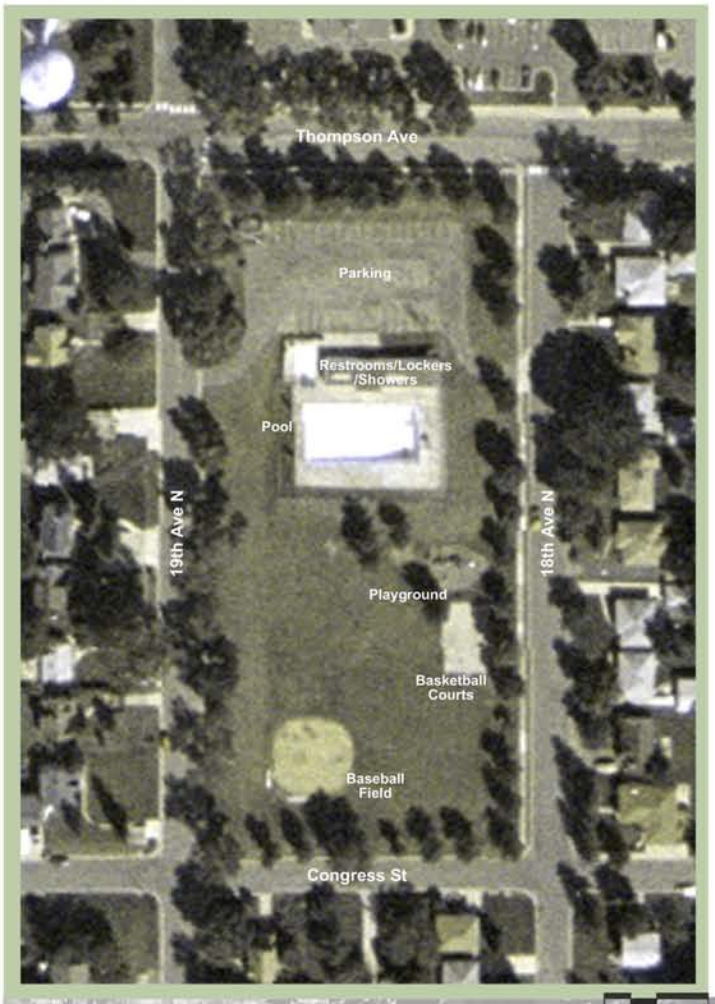
- 20 acres
- Parking
- Pavilion
- Restrooms/Concessions
- Concessions
- Playground
- 4 Adult Softball Fields
- 3 Soccer Fields/Football Field
- 3 Tennis Courts

SOUTH ST. PAUL PARKS master • plan

McMorrow Field

SOUTH ST. PAUL PARKS Master Plan
PARKS IN DETAIL

Northview Park

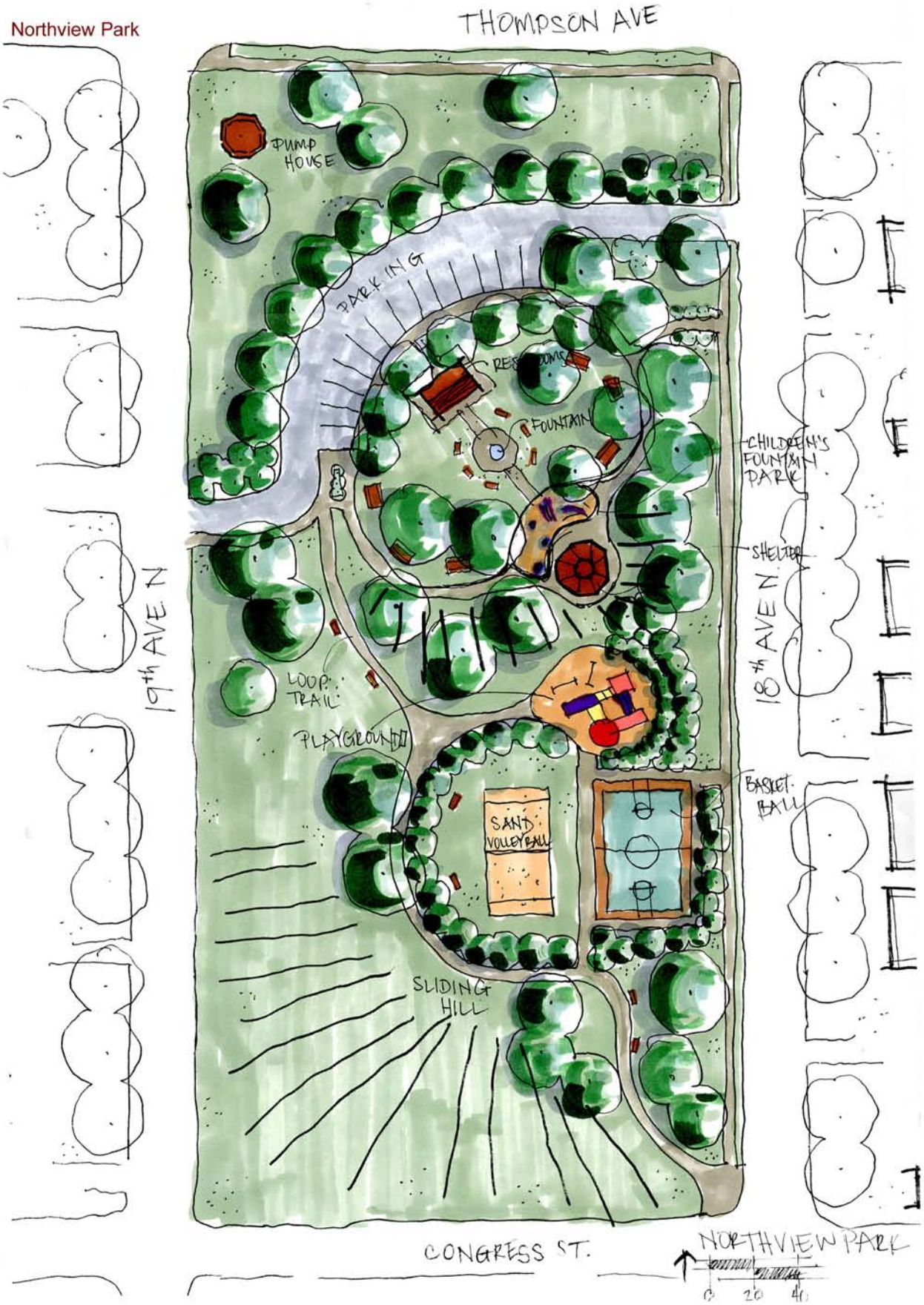


Park Features

- 3.6 acres
- Parking
- Restrooms/Lockers/Showers
- Playground
- Baseball Field
- Basketball Courts
- Pool

SOUTH ST. PAUL PARKS master • plan

Northview Park



SOUTH ST. PAUL PARKS Master Plan
PARKS IN DETAIL

Port Crosby

Park Features

- 87 Acres
- Hiking Trails
- River Natural Area

Port Crosby Park

SOUTH ST. PAUL PARKS Master Plan
PARKS IN DETAIL

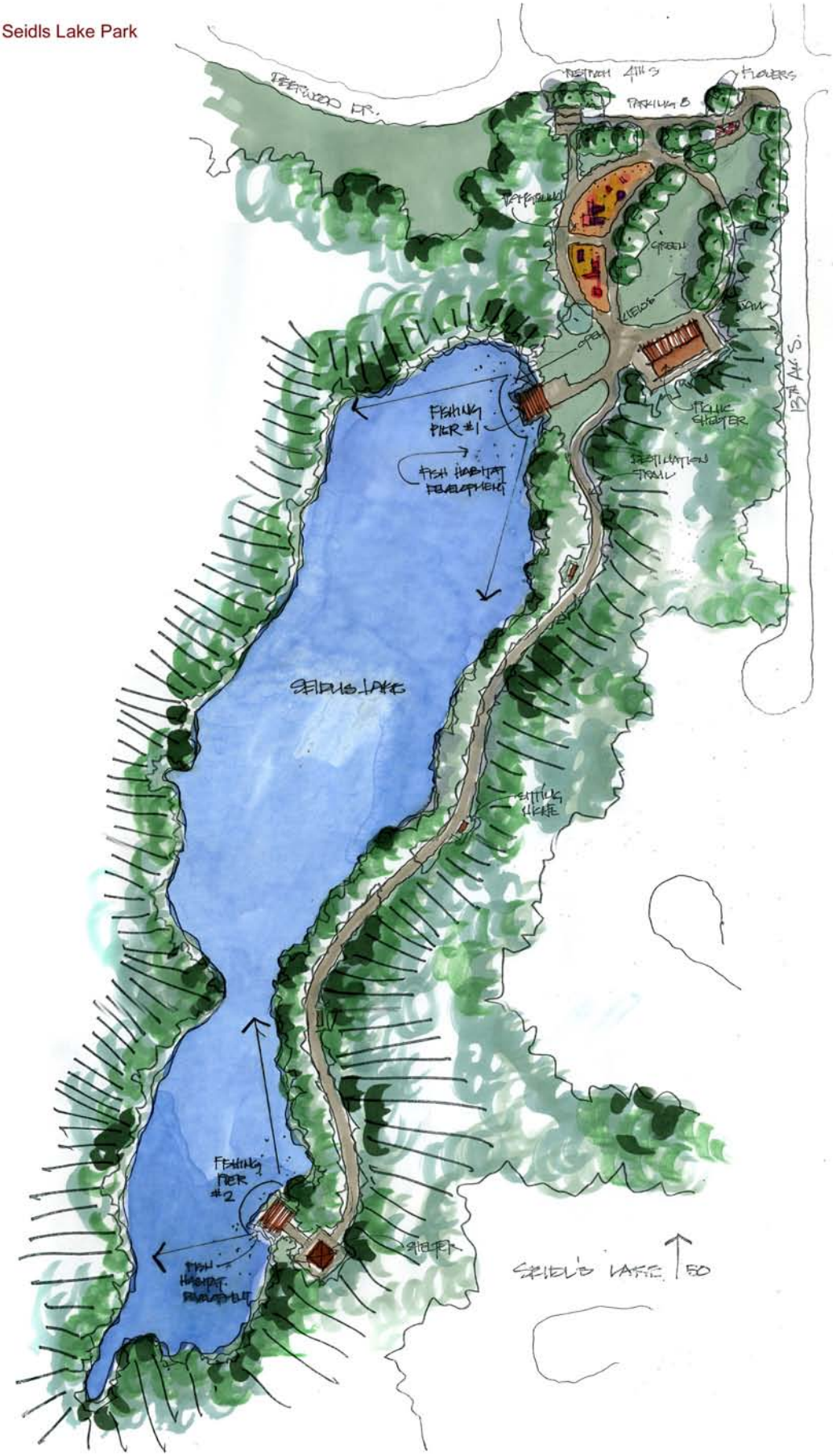
Seidl's Lake Park

Park Features

- 3.4 acres
- Playground
- Skating Rink
- Hiking Trails
- Lake and Wetland Natural Area

SOUTH ST. PAUL PARKS master•plan

Seidls Lake Park



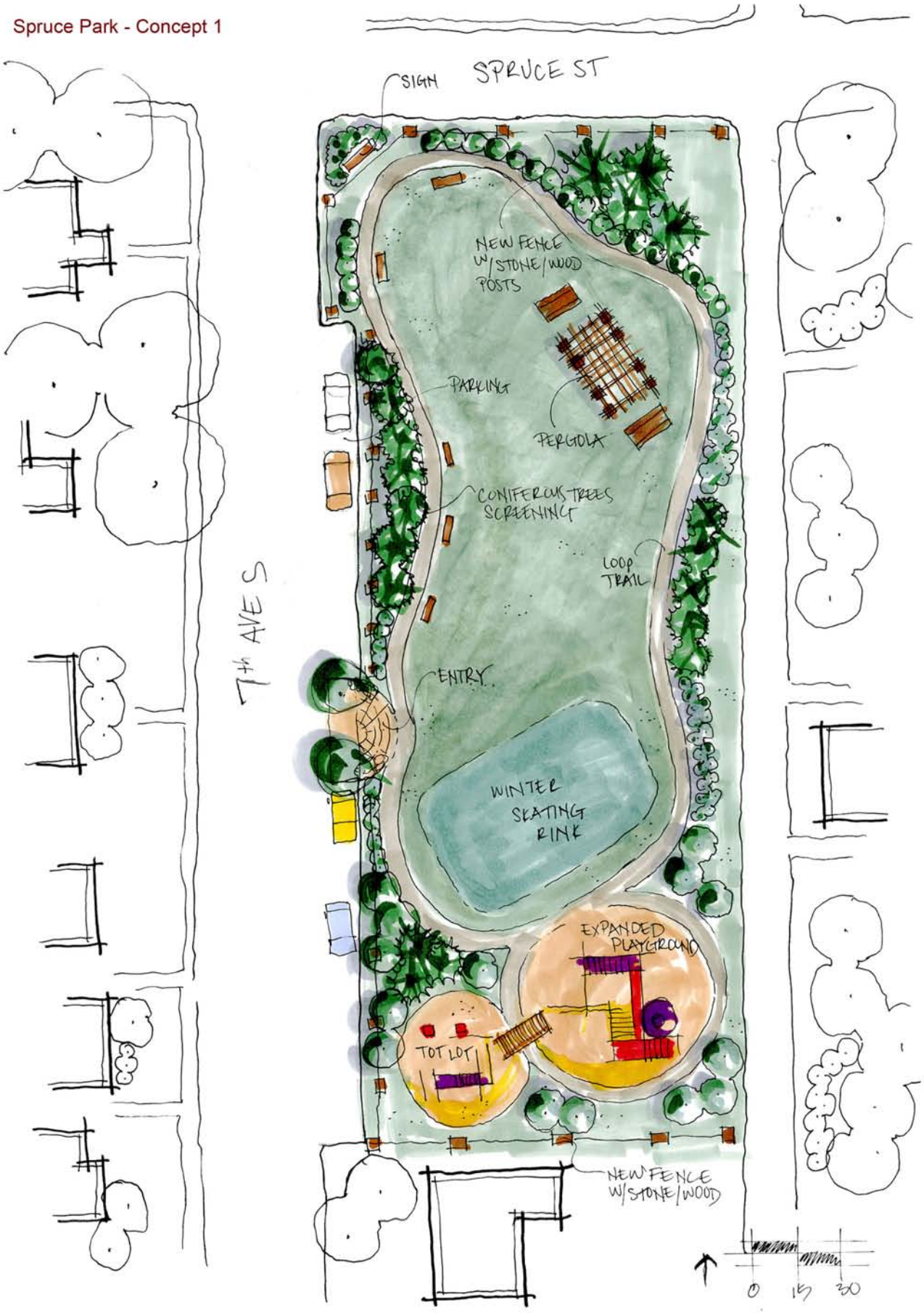
SOUTH ST. PAUL PARKS Master Plan
PARKS IN DETAIL

Spruce Park

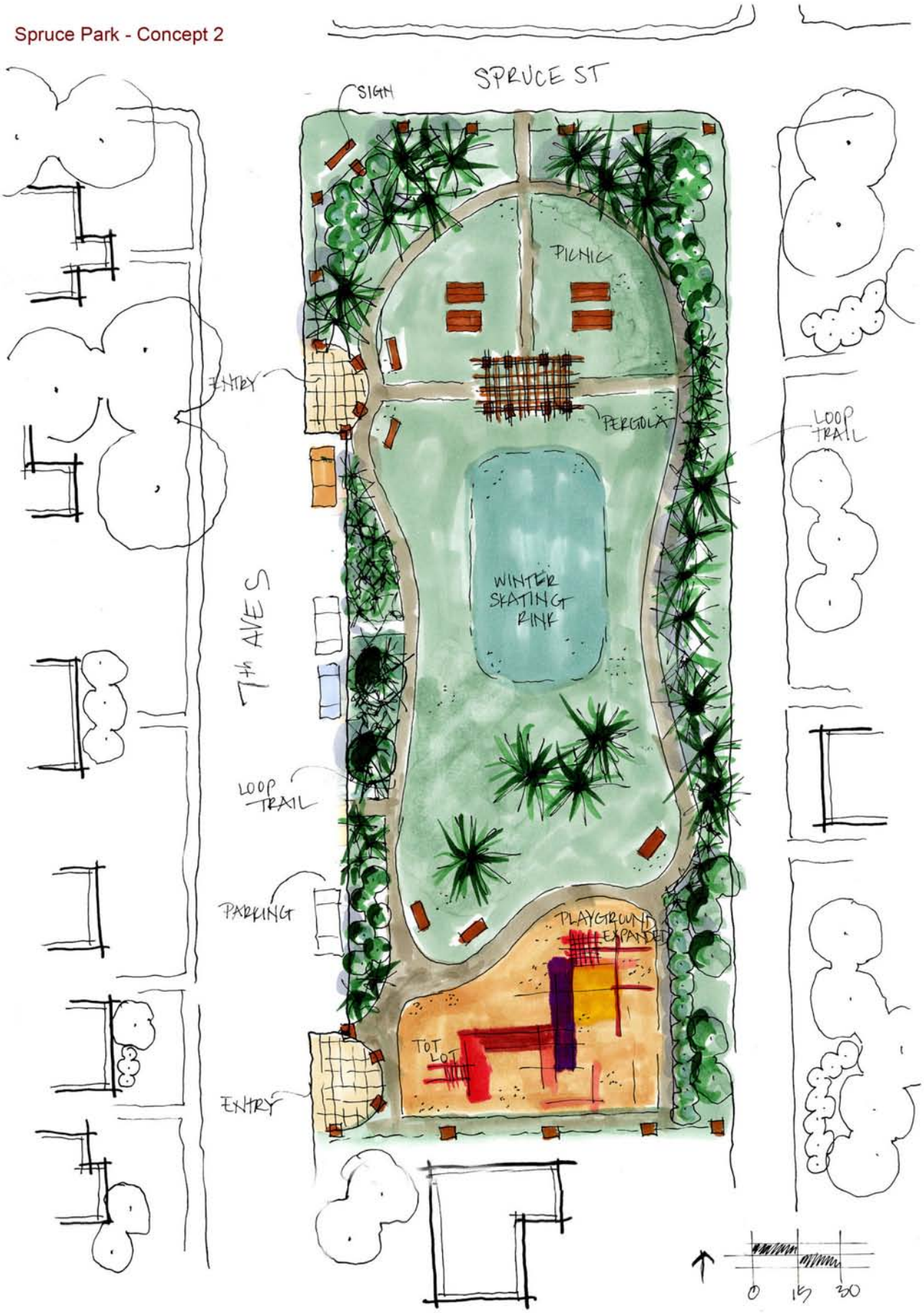
Park Features
- 0.19 acre
- Tot Lot
- Basketball Court
- Skating Rink

SOUTH ST. PAUL PARKS master • plan

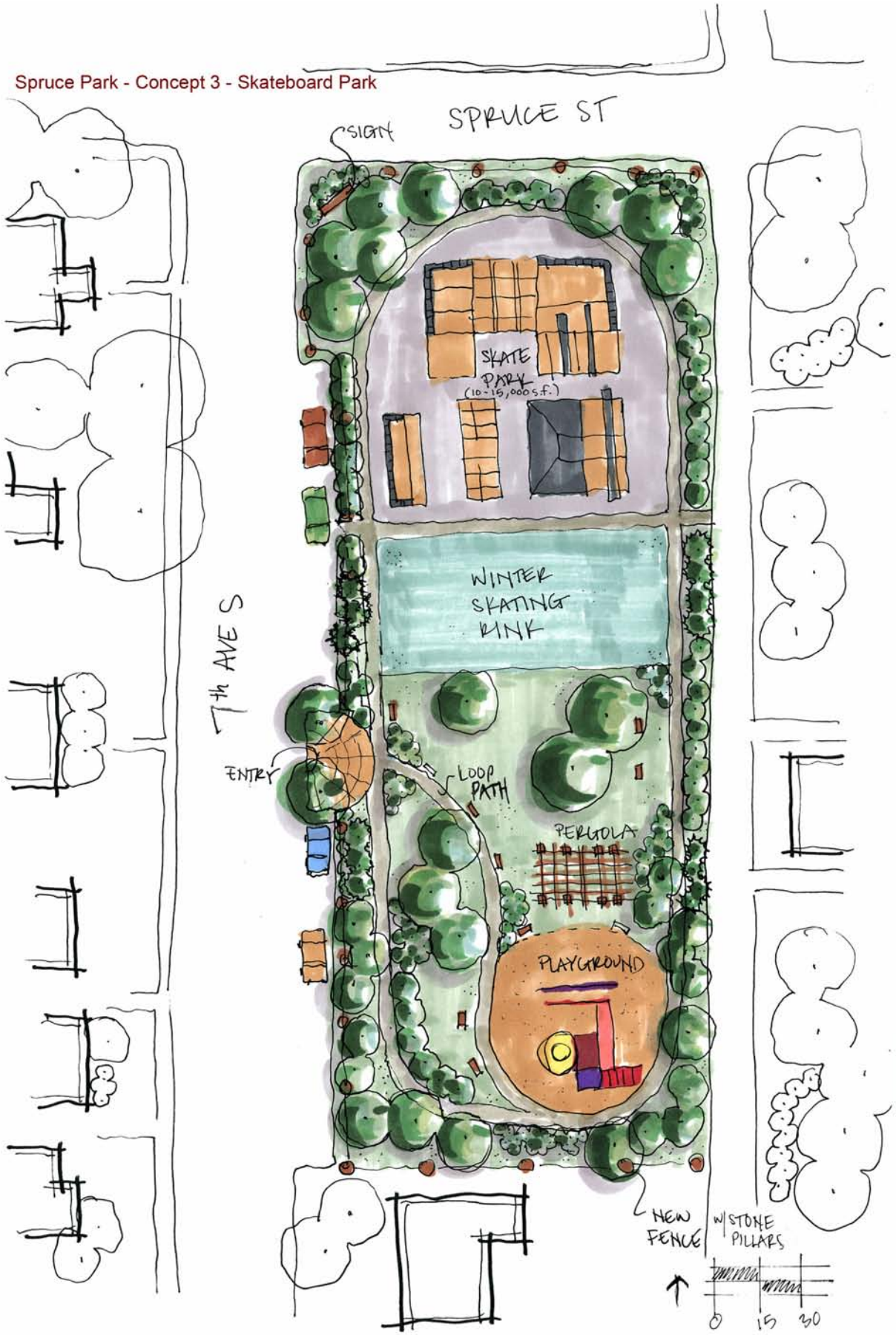
Spruce Park - Concept 1



Spruce Park - Concept 2



Spruce Park - Concept 3 - Skateboard Park



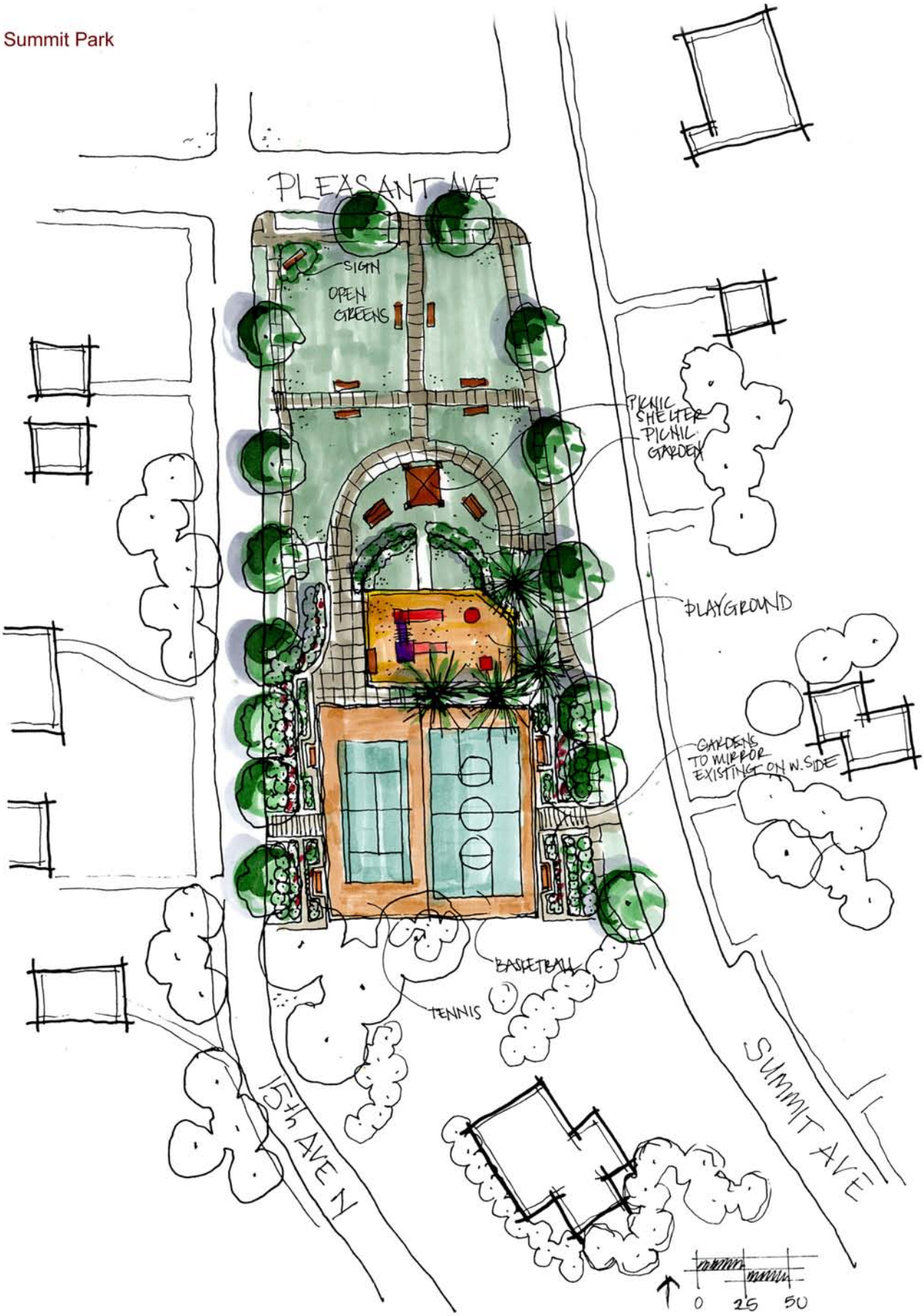
SOUTH ST. PAUL PARKS Master Plan
PARKS IN DETAIL

Summit Park

Park Features
- 0.55 acre
- Playground
- 2 Tennis Courts
- 1/2 Basketball Court
- Picnic Table

SOUTH ST. PAUL PARKS master • plan LHB

Summit Park


PLEASANT AVE
SIGN
OPEN GREENS
PICNIC SHELTER
PICNIC GARDEN
PLAYGROUND
GARDENS TO MIRROR EXISTING ON W. SIDE
BASKETBALL
TENNIS
15th AVE N
SUMMIT AVE
0
25
50

SOUTH ST. PAUL PARKS Master Plan
PARKS IN DETAIL

Veterans Field

Park Features

- 8.3 acres
- Warming House
- Playground
- 3 Adult Softball Fields
- 1 Youth Softball Field with batting cage
- Football Fields
- Toilet Enclosure

SOUTH ST. PAUL PARKS master • plan

Veterans Field

Programming Workshop Parks Survey Results, May 18, 2005

Open House I - Comments, July 12, 2005

Open House II - Comments, July 26, 2005

250 Third Avenue North, Ste 450
Minneapolis, Minnesota 55401
612 338-2029 Fax 612 338-2088
www.LHBcorp.com

Programming Workshop
Parks Survey Results
May 18, 2005

QUESTION #1: WHAT DO YOU FEEL ARE STRENGTHS OF THE SOUTH ST. PAUL PARK SYSTEM?

Blue
VET'S FIELD - CENTRAL SQUARE (SCHOOL DISTRICT) – GRANDVIEW - FRED LAWSHE.

1) Nice swimming facility.
2) Good Frisbee course.
3) Kaposia.
4) Great river trail.
5) Parks close by: parks identify where you live.
6) Well groomed.
7) Softball/soccer fields.
8) Meets the needs of many residents.
9) Safe.

Green
SPRUCE – MCMORROW - HARMON

1) Well distributed – good access.
2) Ball fields.
3) Well maintained.
4) Use and care of the parks.
5) Variety.
6) Regional Park.
7) Care/Maintenance.
8) Good Distribution.
9) City/School relationship.
10) Access.
11) Different Parks.
12) Well kept – needs some repairs.
13) Used by a variety of people.
14) Lots of neighborhood parks.

Red
SEIDL'S LAKE – LORRAINE - WILDFLOWER LEVEE - MCCLASH SPLASH POOL - DNR BOAT LAUNCH.

1) Developed bike trails.
2) Many parks. (2)
3) They accommodate most people. (1)
4) They are fun for kids. (1)
5) Unorganized activities. (2)
6) Good diversity. (1)
7) Local options. (2)
8) We have a lot of parks. (2)
9) Lot of potential. (1)
10) Have clean parks. (2)
11) Fields are in good shape. (2)

Yellow (1)
1) Small neighborhood parks and trail system.
2) Many parks throughout the City.
3) Parks/Plan – place for families/time with kids/well used.
4) Most are small, access to pools, many uses, easy access to trails.
5) Neighborhood parks on a smaller scale.
6) New river trail.
7) Wildlife area.
8) Walking distance to any park.
9) Seasonal: sledding/biking/roller blading.
10) Age ranges
11) Sports
12) Connection to other systems.
13) Community caves/trail great exercise.

Yellow (2)
KAPOSIA – SUMMIT – NORTHVIEW - PORT CROSBY

1) Variety/Diversity. (5)
2) Well Maintained. (2)
3) Dedicated Staff – responsive. (1)
4) Plenty of green space. (1)
5) Community commitment. (2)
6) Potential.
7) Highly used.
8) Handicapped accessible.
9) Can bring in from other communities.

QUESTION #2: WHERE DO YOU SEE OPPORTUNITIES FOR IMPROVEMENT IN THE SOUTH ST. PAUL PARKS SYSTEM?

Blue – Improvements

1) Usable tennis courts.
2) Closer to schools – need updating.
3) Lighted courts – automatic or sensor.
4) Need usable basketball courts.
   - Located in secure area.
   - Controversial monitoring.
5) Update playground equipment.
6) Bike Racks.
7) Parking needs at Roosevelt.
8) Update Parks.
9) Maintain year round.
10) More excitement – flowers aesthetic.
11) Skate Park needed.
12) Central Park upgrade.
13) Tot lot.
14) Better drainage for softball fields.
15) Cross country ski trails.

Green– Improvements

1) Use on a daily basis – today's life is more structured.
2) Animal sanitation facility – McMorrow.
3) Ball field drainage in McMorrow – Ponding.
4) Tennis courts need repair (major) McMorrow.
5) Kids facilities by the river - launch site – needs.
6) Picnic tables – river trail needs more.
7) Maintenance and repair needs to be quicker.
8) Skateboarders need a place to go.
9) Need more and better tennis courts.
   - Junior High has over 100 participants (4 courts)
10) Litter – water bottles and cans
11) Dog litter bags.
12) Skateboard areas.
13) Soccer fields.

Yellow - Improvements

1) Take advantage of river.
2) More water on trails.
3) Keep as much green space as possible. (1)
4) Don't give up green space to developers without community input. (1)
5) More toilets. (2)
6) More garbage cans. (1)
7) Tennis courts at Summit are beat up. (1)
8) Lost some park space due to neighboring community's development. (Seidl's)
9) Check _____ by non-residents. (1)

10) Lack of natural/biological inventory. (1)
11) Playground equipment not taken care of (Jefferson/CSCE). (2)
12) Need more big fields. (1)
13) Northview pool improvement. [1Y]
14) School parks should be part of master plan.
15) No tennis courts on south end.
16) Softball fields too short.
17) Improve Seidl's.
18) Solution to pool issue. (1)
19) Develop Central Square.
20) Improve Kaposia Pavilion (bathrooms).
21) Warming house versus warming trailers.
22) Undesirable elements – crime, vandalism.

Yellow (1) – Improvements

1) Educational structure at Port Crosby.
   · History/river/respect wildlife
2) Connect trail to south.
3) Lawn care improvements (weeds).
4) Pool disrepair. (3)
5) Lack of bathrooms.
6) More soccer/softball fields.
7) Hot tub at Central Square.
8) Updated playground equipment.
9) More natural areas. Without manicured – prairie grasses, etc.
10) Connect trail to Kaposia.
11) Natural protection for Port Crosby (BMX) (1)
12) More green space.
13) Dog friendly areas.
14) Middle School kids needs.
15) Less chemical treatment.
16) Skateboarding in parks – safer than the streets.

Red – Improvements

1) Most tennis courts have unsafe cracks. (3)
2) Spruce Park needs improvements.
3) Bring back pools to south end. (1)
4) Update Central and Northview. (1)
5) Bring back McLaine. (1)
6) Improve Seidl's Pond. (2)
7) Aquatic improve. (1)
8) Lack of updated, fun playground equipment.
9) More field space.
10) Utilize river.
11) Protect/improve Seidl's Lake. (2)
12) Separate kids activities from adult activities.

13) We need swimming pool at Lorraine. (1)
14) Add more tennis courts to Roosevelt. (3)
15) No duel meet.

QUESTION #3: IF YOU LEAVE SOUTH ST. PAUL TO VISIT A PARK, WHERE DO YOU GO AND WHY?

Blue – Where/Why

1) Park outside of City for cross country skiing.
2) Lake Harriet to run/activities around/lots of people.
3) Thompson Oaks golfing.
4) Chutes and Ladders – Bloomington.
5) Other parks – horseshoes.
6) Eagan waterpark (Cascade Bay).
7) Bielenberg Sports complex - Coed softball.

Green – Where/Why

1) Moyer Park, Bloomington: visit friends.
2) Square Lake, Washington County: swimming beach.
3) Golf Courses.
4) St. Croix River; boating.
5) Thompson Park, West St. Paul; fishing and lake trails/trees/more wild.
6) Tennis courts out of town.

Red – Where/Why

1) Mendota Heights: use open batting cages.
2) Other pools: swimming.
3) Lake Harriet: walking path.
4) Place to go from river from boat.
5) Inver Grove Heights: The Grove.
6) South Valley/North Valley Park.
7) Thompson Park: Cross country skiing.
8) St. Croix River; camping/canoeing.
9) Lake Phalen: walking.
10) Various bike trails throughout MN and WI.
11) Wave pools and aquatics.
12) Como Park.
13) Tennis Center/Fort Snelling, Baseline.
14) Inver Grove Heights: golf.
15) West St. Paul: golf.

Yellow (1) – Where/Why

1) Bike Trail – 30-40 miles: Get out of City/long distance.
2) IGH South Valley Park: Hills – good exercise/woods.
3) Theodore Wirth: Cross country skiing.
4) Lake Elmo: Cross country skiing/woods/long trial.

5) Other trails: Eloise Butler -Scenery/wildflowers/birds.
6) Lake B_____/Wildlife refuge in Shakopee: dog sledding/snowshoeing.
7) Kathio/State Parks: Cross country skiing/woods.
8) West St. PaulYMCA pool: warmer/cheaper/lap swimming.
9) Minneapolis Lakes: walking/the water

Yellow – Where/Why

1) Lake Elmo: Better beach, playground equipment and camping.
2) Arlington Arkwright: off leash dog park.
3) Shoreview: indoor water park for winter.
4) Hastings: hiking trails along rive/river front park.
5) Thompson Park: better playground equipment/more native plants/nature.
6) Eagan: indoor park/winter.
7) Inver Grove Heights: better open skating.
8) Dodge Nature Center: more natural.
9) Pine Bend Bluffs: wild/natural.
10) Spring Lake Park: wild/natural.
11) Willow River State Park, WI: wild/natural.
12) St. Croix River.
13) Como.

QUESTION #4: LIST THREE (3) IDEAS YOU HAVE FOR THE SOUTH ST. PAUL PARKS SYSTEM. PLEASE RANK THEM IN THE ORDER OF PREFERENCE.

Blue – Ideas

1) Central location for music, activities, event space and food. Location: Port Crosby? or existing park.[4B]
2) Skate park – need for age group and community.[1G/1R]
3) Sliding hill at Jefferson – high priority for community.[1B]
4) Tennis courts – sensor or automatic lights/better maintained.[1B]
5) Restroom facilites – not port-a-potties.[1B/1Y]
6) River access to Port Crosby.[1G/1R]

Packer Cash:

- Sliding
- Centrally located outdoor pool; hot tub at Central Square
- One (1) packer cash attached/no comments

Green - three ideas

1) Archery range – cheap to do. [1G]
2) Fitness stations on trail. [2G]
3) Four (4) quality tennis courts at one park. [3B/4G/1R]
4) Skateboard park.
5) South end swimming pool. [1G]
6) Don't pave the natural areas. [1G]
7) Re-surface tennis courts. [1R]

8) Develop Port Crosby. [2G/1R]
   - Multi-use for many user groups.
9) New pool.
10) More programs to increase use.
11) Ball parks have heavy use, repair needs to keep up.
12) Re-do Northview pool. Revenue generation. [2G/1Y]
13) Build four (4) new tennis courts.
   - Re-do McMorrow complex

Packer Cash:
- Tennis Courts
- Four to five quality lit tennis courts – near school if possible.
- Keep natural settings – maintain tennis courts that are already there – Do not add new ones – reschedule.
- Port Crosby for multi-use park.
- Develop Port Crosby for multi-use park
- Port Crosby for multi-use park
- Update amphitheatre in Central Square.
- One (1) packer cash attached/no comments

Red Specific Park Ideas
1) More/updated tennis courts x3. [1R]
2) Port Crosby with marina/river access. [1R]
3) Restore Seidl's. [1R]
4) Create adult sport complex at Crosby.
5) More ball fields (general-all).
6) Youth football: lighting, earlier games. [1R]
7) Swimming pool at Loraine x3. [1R]
8) Centralized pool facility (1 pool). [1R]
9) Updated equipment (playground). [2R]
10) More naturalized park (Seidl's, Port Crosby).
11) Centralized pool facilities.
12) Utilize/improved waterfront.
13) More tennis courts. [1G]
14) More ball fields.
15) Bring pools back.
16) Finish bike trail connection.
17) Realistic plan for Seidl's
   - Water issues, what will the water level be (DNR)?
18) Be realistic – work with what we have.

Packer Cash:
- Tennis Courts
- Swimming pool at Loraine Park, nothing fancy, realistic.
- Fix what we have with the $$$.
- Aquatics.

Yellow (4)

1) Develop Port Crosby as a softball and passive park space (mixed use).[1G/2R/6Y]
2) Redevelop McMorrow as a big open field space. [2Y]
3) Develop CSCE Park as a Central Park. [3Y]
4) Jefferson/Thompson – better playground, open space for "smaller" sports. [3Y]
5) Pools – fix or close – prefer to fix or new. [1Y]
6) Tennis Courts
7) Add park conveniences – bathrooms. [1B/1R/1Y]
8) Interpretive Center at Port Crosby. [1R/1Y]
9) Upgrade Northview Park. [1Y]
10) Dog Park
11) Utilize cooperative effort between School and City.
12) Cross Country ski trail in Kaposia. [1Y]
13) Bryant Arc Ravine as natural area. [3Y]
14) Review disc golf – use as learning tool.
15) Amphitheatre at Port Crosby.
16) Canoe landing at Port Crosby. [1Y]

Packer Cash:

- Six (6) packer cash for Port Crosby
- Redo Central Square
- Cross Country Ski Trails
- Bathrooms

Yellow (1)

1) Pool Issues [3B/3Y]
   - Warmer at Central Square
   - Hot tub at Central Square
   - Fix north view or centrally located pool
2) Natural/Green Space [2G/6Y]
   - Port Crosby
3) Off leash dog area [1B/1G/4Y]
4) Middle/High Schoolers [1G/1Y]
   - BMX
   - Skateboarding
5) North/South Trail Connection [2Y]

Packer Cash:

- Improve pool facilities
- Rebuild Northview pool
- Natural green space at Port Crosby (wildlife area).
- Port Crosby green/natural space and river access (and a cheap dog park).
- Natural green space at Port Crosby "Regional" Park with an educational center (History of community/river/wildlife).
- Off leash dog park at Port Crosby and plenty left over to help Central Square redevelopment at Port Crosby.

Three Ideas – no color listed

1) Natural Space at Port Crosby trails.
2) Dog Park
3) Jefferson School Space (keep it).
4) Hot tub at Central Square.
5) North/South trail connection.
6) Update Central Square diving board.
7) Warmer pool at Central Square.
8) Centrally located outdoor pool (not a wave pool).
9) Art sculpture in the parks.
10) Cross country ski trails (Port Crosby).
11) Skateboard Park/BMX.
12) Rebuild Northview pool with pavilion.
13) Bridge over ravine at 19th (Jason's picture). [1Y]
14) Port Crosby – Regional Park (education building) wildlife views. [1Y]
15) Project Ravines – open space.

Packer Cash:

- Bridge over ravine.

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MEMORANDUM

DATE: June 30, 2005

FROM: Jason Aune, Landscape Architect, LHB

RE: **South St. Paul Parks Master Plan Open House I Summary**

A public open house for the above referenced project was held at 6:30 pm on June28th, 2005, at Central Square Community Center, in the City of South St. Paul.

- Attendance: 8 people
- Chris Esser welcomed the group, gave a brief history of the project and introduced the project team.
- Michael Fischer (LHB) began the meeting with a synopsis of the Parks Planning Workshop held May 17th. He reviewed the questions that were asked at the workshop and discussed the results of the group exercises.
- Jason Aune (LHB) presented the design directives for the Parks Master Plan. They included issues relating to Port Crosby, The Pool Situation and other park design and development. Jason then presented the concept designs for each park.
- The formal presentation was concluded
- Comments from the park designs:

Comments:

- I like the second Grandview plan – more play area.
- I like the Seidels plan – my family did an earth day project there and it really needs work.
- The aquatic Center is a great idea – the current facility needs a face lift/redesign.
- Revamping Kaposia in line with Thompson Park Shelter – good idea.
- Make the aquatic center a priority.
- Central Square definitely needs attention.
- I really appreciate this committee looking at a long range plan for the parks of SSP.
- You have some creative and exciting ideas.
- Lorraine Park – McClain Aquatic Center Brilliant Do it now!!!!
- Keep Aquatic Center simple leaving room for expansions.
- Hockey Rinks – Bromley, Jefferson, Lorraine, Harmon should stay.
- Picnic shelter over fire pit at Lorraine.
- No ice rinks at Northview (they are at Bromley).
- Concept 1 Grandview good great view, trees good.
- Keep openness in Spruce – ball throwing / kites/ Frisbee
- Add restroom / port-a-potty at Grandview (gazebo would attract larger crowds)

Concerns:

- Where's my dog park? (*wink*wink*)
- How many oaks would be removed at Lorraine? – I'd hate to see many old oaks lost.
- Keep two outdoor pools if possible.
- Work with Inver Grove Heights to have trail go all the way around Seidels.
- Can there be trash cans while waiting for redevelopment?
- Small child play area at Central Square.
- Shaded seating for parents at play ground.
- My concerns have to do with dollars. Is this going to be a referendum of some sort?
- I expect you will involve SSP schools in the development of Central Square. We have discussed some ideas and I personally like what I saw tonight.
- Parking at Grandview.
- No Driving Range at Port Crosby.
- Where did the small gazebo at Lorraine go?
- Is there enough room for storm pond at Central Square? – Drowning hazard?
- Central Square- seating built up puts swim windows into "hole".
- Keep two tennis courts at Summit – add restroom / port-a-potty.
- Still need ball fence to airport land at McMorrow's.
- Does extra tennis courts at McMorrow lessen the need at Harmon?
- Central Square – storm water next to tot lot as hazard.

Good Ideas:

- Great point – SSP can not support two outdoor box pools. One center at McClain is the best idea.
- Yes! Hide port-a-potties and make a uniform look to all parks.
- Grandview Park concept 1
- Be careful of basketball courts. We have had to remove the baskets on all school (outside) with the exception of Lincoln Center.
- Thank you for your work!
- Blow up the Central Square Pit and redesign a'la Meors Park in Lowertown St. Paul.
- ABOVE ALL … Get swimming going at McLain Pool.
- McMorrow fields good idea.
- Nice entry to Siedl Lake
- Lorraine – I like it!!

Northview:

- I love the Central pool at McClain – however, this plan is too busy. – There's too much stuff going on. Take out the volleyball and amphitheater. Expand the picnic area.

Lorraine/McClain:

- Could the fire ring be smaller? There's really odd stuff burnt up in there.

Port Crosby:

- Turn the coin operated driving range into a dog park (and don't stick my dog park on the unused land)

This constitutes my understanding of items discussed and decisions reached. If there are any omissions or discrepancies, please notify the author in writing.

c: LHB File No.: 04495.10 F20

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South St. Paul Parks Master Plan
Open House II Comments
July 26, 2005 Meeting

MEMORANDUM

DATE: August 3, 2005

TO: SSP Parks Master Plan Steering Committee

FROM: Jason Aune, Landscape Architect

RE: South St. Paul Parks Master Plan:
Open House II Comments, Concerns and Good Ideas

An open house for the above referenced project was held at 6:30 pm on July 26, 2005 at Central Square Community Center in the City of South St. Paul. Comments from citizens were as follows:

Comments

- McLain Pool needs a lazy river for adults, older kids and teens.
- I think that there is nothing wrong except for Summit Park jungle gym and swing set.
- I think Summit Park should have a fountain, a swing set, and monkey bars.
- Remove path and tree from entry to new Tot Lot area for "open space" at Grandview.
- Add roof over horseshoe at Lorraine.
- Remove cross paths on north end of Summit Park should be green.
- The plans look wonderful. Thank you for all your hard work and your love for our city.
- Part of my concern at Vet's is by leaving the fences at 280', it appears and is a field for baseball and not any softball. With the fences that deep girls have no opportunity to hit one out. Having the baseball fields at Vet's at 280' leaves the assumption that the School District is going to foot a bill for softball fields at Roosevelt and I don't see that happening.
- General Maintenance
- Summit Park
  - Light
  - Simpler Appearance ??
  - Keep Tennis Courts
  - Water Spigot
  - Flooded as Rink
  - Teenage
- Where is girl's softball?
- Why not include:
  - o Bromley – part of Kaposia
  - o Roosevelt Jefferson – not in RFP – School District.

o Tennis Courts – most in School District.
- Central Square – did we consider aquatic center was part of master plan for building?
- Lots of high maintenance spaces and structures.
- Structures/shelters – security issues – small children – keep highly visible.
- Unorganized spaces – on periphery of town – not much lawn.
- Port Crosby

o Make sure to add wildlife habitat when area is planted.
o Simon's Ravines storm water output needs to be incorporated. It would be a great opportunity for wildlife habitat and a meandering stream.
o Move path from the edge of the river to protect the heron rookery and eagle's nest across the river.
o Reduce the number of ball fields.

- Summit Park

o Keep both tennis courts.
o Take out basketball court.
o Add 1-2 shade tree(s) to north part of park.
o Flood a small rink for skating in the winter.

- Northview

o I will miss the pool.
o I like the children's fountain.

- All Parks

o Add more wildlife habitat to all the parks.
o Thank you for the meetings. Nice presentation.

- How much money is available to be spent?
- Where is the pool?
- Siedl's – how much natural or "wild" will it remain?
- Northview – keep sliding hill?
- Summit Park

o Needs water spigot.
o Keep both tennis courts – resurface.
o No basketball courts.
o Would like ice in the winter – used to have it.
o Swings and monkey bars – kids would love.
o No more pea gravel on playground.

- Summit Park

o Needs water spigot with drinking fountain.
o Add swings and monkey bars.

- I like the Inver Grove Heights skate park. What is the square footprint of the park at Spruce? How do they compare.
- Thanks for planning for four (4) quality tennis courts at McMorrow. We hope that is one of the first projects completed so the Junior High tennis programs will soon have a place to play.
- Thank you for allowing citizen input into the park plan.
- Why not put in more features for adults? A large flower garden would be nice.
- Remove children's fountain park and put garden there.
- Northview Park – Adults pay for money with taxes. Why aren't we included in the planning features?
- Please put swings back in park. Newer "features" too sophisticated fro kids under 6 years of age.
- There is a good space at Lorraine for a skate park.

- Way over done. We are all for improvements but fountains and arbors?1? Who are you kidding? This is South St. Paul – Get Real! The people of SSP want clean, up kept useable space – not fountains and arbors.
- Unorganized – unstructured play space. N/S _____ with programmed space.
- Life cycle cost for long term maintenance?
- Expansion of pool complex as CSQ?
- Security issues with structures, sheltered areas.
- Why put passive space when people aren't. (Port Crosby) like _____ have to drive there.
- Like McMorrow.
- _____ McCain – Is pond only for lake swimming? Play pool for little kids?
- Add softball at Northview.

Concerns

- What about the use of large shade trees instead of shelters?
- As a veterinarian, I would council the City against dog parks.
- The two tennis courts at Summit Park are regularly used. The basketball court is rarely used.
- Need skate park someplace – spruce looks good. Alternate at McClain or Roosevelt are busy sites. Keep more city centered if possible (maybe Seidl's).
- Concern about the dog park – do we have any statistics about usage?
- Leave ball field at Spruce.
- Get rid of tennis courts at Harmon – more green space.
- No kid water thing at North_____ more possible space.
- Please tear down the playground at Central Square sooner than later. It is dangerous and an unpleasant place for children to play.
- Summit Park
  - o Get rid of basketball
  - o Another tennis court - *keep two tennis courts
  - o Water spigot over slope
  - o Shrub beds need maintenance – sewer drain fills with water
  - o Skating rink
- Northview – sliding hill
- Port Crosby – important
- Wilson – new development – school turned property over – city would develop
- Skate park – like it at Jefferson – between Thompson and I-494 – for kids - more central
- Seidl's
- Where is the park area near the Wilson property – not Kaposia Park but a smaller area on the Wilson Property?
- No basket ball court!!
- Pea gravel in playground area can go.
- Special graffiti wall like "Graffiti Bridge" in Chanhassen.
- We live on the greatest river in the United States. Please add a marina or city dock or some sort of boat parking/camping to the Crosby Park plan. I'm confident boaters would use it and SSP businesses could profit.
- Crime increase in surrounding neighborhood.
- Why not have a "monitor" make rounds of all parks?

- Northview Park – the people of the north end have repeatedly said they want to keep the big pool. The kids love it. If you are going to put money into renovating then put in or repair a new box pool. There is already a splash pool. The kids don't want fountains to splash in. They want a pool! McLain is too far and there are too many people to combine into one pool.

Good Ideas

- The dog park is awesome! Love the pools and the agility area. Rather than have access to the river – the current can get strong - the pools are a much better idea.
- Skate Park at Spruce – Nice, good location. Very open area and fairly central location.
- Love the loop trail on the Port Crosby site. We're a river town and it's great that we'll have even more opportunities to be near it!
- Water Park at McClain.
- Keeping disc golf! Keeping horseshoe pits. The aquatic center is beautiful!
- Native plant and habitat.
- Daylighting – water from Simon's Ravine to Port Crosby.
- Port Crosby - _____ heron – loop trail up to keep some habitat on buffer.
- Driving range – Port Crosby - *wants it.
- Maintenance – Improve and then not maintain.
- Use – park.
- Frisbee Golf – Kaposia – keep.
- Love the dog park at Crosby Park – excellent idea!
- Great loop trail!
- More benches needed.
- Skate park at Lorraine where the trees are to the right of the pool – PLEASE.
- McMorrow looks great. Like the increase of soccer fields and ice rinks, but it would be nice to have more warming houses.
- Give people space that is useable, not all landscaped with frills that will require major maintenance.

This constitutes my understanding of items discussed and decisions reached. If there are any omissions or discrepancies, please notify the author in writing.

c: LHB File No.: 04495.10 F203

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