Park Improvement Plan

January 2013
# North St. Paul Park Improvement Plan

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

1. identify and prioritize capital improvements that are needed in the city’s parks, based on a full inventory of the equipment and structures in each park;

2. estimate project costs for capital improvements;

3. recommend timelines that will enable the city to complete the highest-priority projects within five years and the remaining projects to be completed in the next 5-10 years.

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

The Park Fund is the main revenue source for park improvement projects. The Park Fund consists of proceeds from community events and donations from individuals and organizations that support public access to parks and recreation areas.
North Saint Paul residents have always loved their parks. When the City was founded and platted by Henry Castle in 1887, several acres of land were set aside for this purpose. Today, our community of only 3.1 square miles is privileged to enjoy a total of 12 parks, including three nature preserves and two recreational lakes. The new Rotary Park at the trailhead on the Gateway State Recreation Trail and the planned Veteran’s Park on Margaret Street and 12th Avenue will bring the total to 14. The equipment and structures at many of these parks, from playground structures to shelters to tennis courts, is aging and in need of repair.

The natural question to ask is, why should the community continue to invest in its parks? One reason is to protect property values. Research has shown that quality parks raise the property values of homes in the area. Real estate trends show that home prices in suburban areas are continuing to decline at a faster rate than those in more urban areas. Investing in our parks could be a tool to prevent the further decline of home prices.
Furthermore, continued investment in the parks satisfies several of the goals that were set by the North St. Paul City Council in 2010. The first of the four goals was to “improve quality of neighborhoods.” Parks are a crucial neighborhood asset. The aesthetic improvement that renovated parks bring to a neighborhood can serve as a catalyst by encouraging residents to invest in the upkeep of their own homes. Aging and declining parks send a signal that the neighborhood and the city are also aging and declining. This is not the message we want to send to potential homebuyers or development professionals who visit our community.

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

The Park Improvement Plan, which is a culmination of inventory and research by City staff and input from the Parks Commission, will serve as a guide for capital improvements as we look to improve North St. Paul’s parks over the next 15 years. Included is a complete inventory of the amenities and infrastructure in each of the parks, the status of their age and condition, as well as the estimated cost to replace structures and equipment. It is our hope that by highlighting the needs of our parks and communicating the cost for replacement, the community will recognize the need for prioritization and creativity in fundraising to leverage all available financial resources. Recommendations for prioritization, project phasing, and funding sources also are provided for all parks.
Park Classifications

Small Neighborhood Park

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

**Parks with this Classification:**
- Dorothy Park
- Polar Park
- Country Club Park
- Colby Hills Park

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

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

**Parks with this Classification:**
- Northwood Park
- Tower Park
- Hause Park

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

**Definition:** A park classified as a “Regional Park” differs from a neighborhood park by the fact that it draws in visitors from both the community and the larger region due to a unique natural feature or amenity.

**Parks with this Classification:**
- Casey Lake Park
- Silver Lake Park
- McKnight Fields

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

North St. Paul Parks

- Polar Park
- Casey Lake Park
- McKnight Field
- Country Club Park
- Colby Hills Park
- Dorothy Park
- Silver Lake Park
- Tower Park
- Hause Park
- Northwood Park

Key:
- Small Neighborhood Park
- Large Neighborhood Park
- Regional Park
Inventory and Conditions

Small Neighborhood Parks
Polar Park

Amenities:
- (1) Playground
- (1) Swing set
- (1) Merry-Go-Round
- (1) Grill
- (1) Picnic Table
- (2) Benches
- (1) Small Baseball Field

<table>
<thead>
<tr>
<th></th>
<th>Year Built</th>
<th>Age of Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground</td>
<td>1997</td>
<td>15 years*</td>
</tr>
<tr>
<td>Swings</td>
<td>1999</td>
<td>13 years</td>
</tr>
<tr>
<td>Merry-go-round</td>
<td>1990</td>
<td>22 years*</td>
</tr>
</tbody>
</table>

*End of Lifespan
Inventory and Conditions: Small Neighborhood Parks

Polar Park

Swings and playground equipment (pictured right) are in good condition currently but recommended for removal in the future.

Painting or removal of playground equipment (pictured below) are examples of maintenance projects, not addressed in this plan.
Inventory and Conditions: Small Neighborhood Parks

Country Club Park

Amenities
- Playground equipment removed
- Open green space

Play structure has been removed; New equipment is being considered

Open green space
Inventory and Conditions: Small Neighborhood Parks

Colby Hills Park

Amenities:
- (1) Playground structure
- (1) Open-air shelter
- (2) Grills
- (7) Picnic tables
- (1) Bench
- Open field
- (1) Swing Set
- (1) Drinking Fountain

<table>
<thead>
<tr>
<th></th>
<th>Year Built</th>
<th>Age of Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground</td>
<td>1996</td>
<td>16 years*</td>
</tr>
<tr>
<td>Swings</td>
<td>2009 (quantity = 2)</td>
<td>3 years</td>
</tr>
<tr>
<td>Open-air Shelter</td>
<td>2010</td>
<td>2 years</td>
</tr>
</tbody>
</table>

*End of Lifespan
Colby Hills Park

Playground in good condition currently but is recommended for replacement in the future

Drinking fountain in good condition

Swings in good condition

Green space
Inventory and Conditions: Small Neighborhood Parks

Dorothy Park

Amenities:

- (1) Playground structure
- (1) Swing set
- (1) Grill
- (1) Picnic table
- (1) Canoe Storage Rack

<table>
<thead>
<tr>
<th></th>
<th>Year Built</th>
<th>Age of Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground</td>
<td>1985</td>
<td>27 years*</td>
</tr>
<tr>
<td>Swings</td>
<td>1985</td>
<td>27 years* (chains)</td>
</tr>
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</table>

*End of Lifespan
Inventory and Conditions: Small Neighborhood Parks

Dorothy Park

Future replacement of the swings and playground equipment shown above and below is recommended.

Canoes in good condition; canoes racks are available for rent for a nominal fee.
Inventory and Conditions

Large Neighborhood Parks
Inventory and Conditions: Large Neighborhood Parks

Tower Park

Amenities:

- (1) Playground Structure
- (1) Open-air Shelter
- (2) Grills
- (4) Picnic Tables
- (2) Benches
- (1) Sand Volleyball Court
- (1) Basketball Court
- (2) Trails .12 miles
- (1) Merry-Go-Round

<table>
<thead>
<tr>
<th></th>
<th>Year Built</th>
<th>Age of Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground</td>
<td>1984</td>
<td>28 years*</td>
</tr>
<tr>
<td>Swings</td>
<td>2009 (quantity = 3)</td>
<td>3 years</td>
</tr>
<tr>
<td>Open-air Shelter</td>
<td>2012</td>
<td>In Process of</td>
</tr>
<tr>
<td>Merry-go-round</td>
<td>1999</td>
<td>13 years</td>
</tr>
</tbody>
</table>

*End of Lifespan
Inventory and Conditions: Large Neighborhood Parks

Tower Park

Playground in need of replacement

New Swings in good shape

Removal or painting of playground equipment (lower left) is recommended, surfacing is recommended for basketball courts (below) and as a part of a general maintenance plan not listed in this plan.
Inventory and Conditions: Large Neighborhood Parks

Hause Park

Amenities:
- (1) Playground
- (1) Swing Set
- (1) Open-air Shelter
- (1) Shelter Building
- (1) Bathrooms
- (4) Grills
- (8) Picnic Tables
- (4) Benches
- (1) Tennis Court
- (1) Baseball Field

<table>
<thead>
<tr>
<th></th>
<th>Year Built</th>
<th>Age of Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground</td>
<td>1996</td>
<td>16 years*</td>
</tr>
<tr>
<td>Swings</td>
<td>2009 (3 sets)</td>
<td>3 years</td>
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<tr>
<td>Open-air Shelter</td>
<td>1989</td>
<td>Replacement in</td>
</tr>
<tr>
<td>Building</td>
<td>Moved from a previous park</td>
<td>Unknown</td>
</tr>
<tr>
<td>Merry-go-round</td>
<td>1989</td>
<td>23 years</td>
</tr>
</tbody>
</table>

* End of lifespan
Inventory and Conditions: Large Neighborhood Parks

Hause Park

Shelter replaced in 2012-13

Tennis court needs resurfacing and net needed

Replacement of the baseball field is recommended

Painting and building maintenance (above) are examples of maintenance projects, not addressed in this plan

Playground in need of replacement
Northwood Park

Amenities:

- (1) Playground Structure
- (1) Swing Set
- (1) Sidewalk trail 0.21 Miles
- (1) Open-air Shelter
- (1) Building
- (5) Grills
- (1) Bathrooms
- (8) Picnic Tables
- (1) Drinking Fountain
- (3) Benches
- (1) Baseball Field
- (1) Asphalt Volleyball Court
- (1) Basketball Court
- (1) Ice Rink
- (1) Merry-Go-Round

<table>
<thead>
<tr>
<th></th>
<th>Year Built</th>
<th>Age of Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground</td>
<td>1994</td>
<td>18 years*</td>
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<tr>
<td>Swings</td>
<td>2009 (quantity = 4)</td>
<td>3 years</td>
</tr>
<tr>
<td>Open-air Shelter</td>
<td>1980</td>
<td>32 years*</td>
</tr>
<tr>
<td>Shelter Building</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Merry-go-round</td>
<td>1990</td>
<td>22 years*</td>
</tr>
</tbody>
</table>

* End of lifespan
Inventory and Conditions: Large Neighborhood Parks

Northwood Park

Building is in need of replacement

Resurfacing or replacement with a sand volleyball court is recommended

Playground in need of replacement

Shelter is recommended for replacement

The pictures (left and right) showcase the need for removal of under utilized equipment and maintenance, not address in this plan.
Regional Parks
Inventory and Conditions: Regional Parks

McKnight Field

Amenities:
- (8) Baseball Fields
- (4) Tennis Courts
- (1) Set of Batting Cages

Fields in great shape

Concession and announcing booth no changes recommended

Tennis courts in good shape
North St. Paul Park Improvement Plan

Inventory and Conditions: Regional Parks

Casey Lake Park

Amenities:

- (1) Walking/Biking Trails 0.96 Miles
- (1) Playground
- (2) Swing set
- (2) Open-air Shelters
- (2) Building
- (13) Grills
- (19) Picnic tables
- (15) Benches
- (3) Baseball fields
- (1) Sand volleyball court
- (1) Ice Rink
- (1) Set of Wooden Climbing Structures

<table>
<thead>
<tr>
<th></th>
<th>Year Built</th>
<th>Age of Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground</td>
<td>1993</td>
<td>19 years*</td>
</tr>
<tr>
<td>Swings</td>
<td>2009 (quantity = 8)</td>
<td>3 years</td>
</tr>
<tr>
<td>Open-air Shelters</td>
<td>1997</td>
<td>15 years*</td>
</tr>
<tr>
<td>Shelter Buildings</td>
<td>1980</td>
<td>32 years*</td>
</tr>
</tbody>
</table>

*End of lifespan
Inventory and Conditions: Regional Parks

Casey Lake Park

New roof needed; long term building replacement recommended

Warming house replacement recommended

Fields in great shape

Shelter is recommended for replacement

Maintenance required on connection of bridge to path, and possible bridge replacement should be looked at in future improvement plans; neither are included in this plan
Silver Lake Park

Amenities:

- (1) Beach
- (1) Fishing Pier
- (2) Playground Structures
- (2) Swing sets
- (2) Sand Volleyball Court
- (2) Tennis Courts
- (1) Walking/Biking Trails 0.37 Miles
- (13) Grills
- (1) Open Air Shelter
- (20) Picnic Tables
- (9) Benches
- (1) Bathrooms/Changing Area
- (1) Drinking Fountain

<table>
<thead>
<tr>
<th></th>
<th>Year Built</th>
<th>Age of Structure</th>
</tr>
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<tbody>
<tr>
<td>Playground (East)</td>
<td>2006</td>
<td>6 years</td>
</tr>
<tr>
<td>Playground (West)</td>
<td>1970</td>
<td>42 years*</td>
</tr>
<tr>
<td>Swings (East)</td>
<td>2006 (quantity = 6)</td>
<td>6 years</td>
</tr>
<tr>
<td>Swings (West)</td>
<td>1970</td>
<td>42 years*</td>
</tr>
<tr>
<td>Shelter (West)</td>
<td>1980</td>
<td>32 years*</td>
</tr>
<tr>
<td>Merry-go-round (West)</td>
<td>1990</td>
<td>22 years*</td>
</tr>
</tbody>
</table>

*End of Lifespan
Silver Lake Park

The new playground at Silver Lake East greatly adds to park quality

Sand volleyball court in great shape

A new permanent bathroom facility is a recommended addition for Silver Lake East

New playground equipment is recommended at Silver Lake West
## Total Costs Summary

### Park Improvement Plan

**Estimated Total Replacement Costs as of 2012**

<table>
<thead>
<tr>
<th>Timeline</th>
<th>Park</th>
<th>Improvement</th>
<th>Est. Project Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Short-term</strong></td>
<td>Hause (Large)</td>
<td>Playground</td>
<td>$15,000 - $20,000</td>
<td></td>
</tr>
<tr>
<td>(0-5 years)</td>
<td>Casey Lake (Regional)</td>
<td>Warming House/Bathrooms/Sewer</td>
<td>$350,000 - $500,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Open-air Shelter</td>
<td>$15,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Northwood (Large)</td>
<td>Warming House</td>
<td>$250,000 - $300,000</td>
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<tr>
<td></td>
<td></td>
<td>Sand Volleyball Court</td>
<td>$1,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Open-air Shelter</td>
<td>$15,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Tower Park (Small)</td>
<td>Playground</td>
<td>$50,000 - $75,000</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
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<td></td>
<td><strong>$696,000 - $926,000</strong></td>
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<tr>
<td><strong>Mid-term</strong></td>
<td>Dorothy (Small)</td>
<td>Playground and Swings</td>
<td>$16,500 - $21,500</td>
<td></td>
</tr>
<tr>
<td>(5-10 years)</td>
<td>Hause (Large)</td>
<td>Baseball Field</td>
<td>$8,000 - $10,000</td>
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<tr>
<td></td>
<td>Casey Lake (Regional)</td>
<td>Playground</td>
<td>$20,000 - $25,000</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$44,500 - $56,500</strong></td>
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<td><strong>Long-term</strong></td>
<td>Colby Hills (Small)</td>
<td>Playground</td>
<td>$15,000 - $20,000</td>
<td></td>
</tr>
<tr>
<td>(10-15 years)</td>
<td>Polar (Small)</td>
<td>Playground and Swings</td>
<td>$16,500 - $21,500</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Northwood (Large)</td>
<td>Playground</td>
<td>$20,000 - $25,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Silver Lake (Regional)</td>
<td>Playground and Swings Combo (West)</td>
<td>$20,000 - $25,000</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Bathroom (East)</td>
<td>$125,000</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$196,500 - $216,500</strong></td>
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<tr>
<td><strong>Beyond</strong></td>
<td>Casey Lake (Regional)</td>
<td>Building (Booya)</td>
<td>$350,000</td>
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</tr>
<tr>
<td>(15+ years)</td>
<td>Hause (Large)</td>
<td>Tennis Court</td>
<td>$12,000 - $18,000</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$362,000 - $368,000</strong></td>
</tr>
</tbody>
</table>

**Total Cost**

$937,000 - $1,149,000

**Park Fund Balance**

$50,440

**Remaining Cost**

$866,560 - $109,560
Short-term Projects

Timeline: 0-5 Years
**Project Name:** Playground at Hause Park  
**Timeline:** Short-term  
**Park Classification:** Large Neighborhood Park

**Description:**  
This project will involve the removal of the current equipment, and construction of a new small playground suitable for younger children and toddlers. The new equipment will stay consistent with what is currently in place.

**Justification:**  
This equipment has recently arrived at the end of its recommended lifespan of 15 years. It will need to be replaced in the next 0–5 years.

**Project Cost**

<table>
<thead>
<tr>
<th></th>
<th>Total Cost</th>
<th>Funding</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground</td>
<td>$15,000—$20,000</td>
<td>Park Fund</td>
<td>Short-term (5–10 years)</td>
</tr>
</tbody>
</table>
Project Name: Warming House/Bathrooms/Sewer Connection at Casey Lake Park
Timeline: Short-term
Park Classification: Regional Park

Description:
This project will involve the complete removal of the current warming house building, and construction of a new similarly-sized building. In addition, the current sump pump will be removed, and the building will be added to the City’s sanitary sewer system.

Justification:
The exterior of the building is dilapidated and the roof is in tough shape. This park is popular in the winter for ice skating and the warming house is in need of replacement. In addition, a sanitary sewer connection for the building has been needed for many years.

<table>
<thead>
<tr>
<th>Project Cost</th>
<th>Total Cost</th>
<th>Funding</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warming House/Bathrooms/Sewer</td>
<td>$350,000-</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$500,000</td>
<td>Park Fund</td>
<td>Short-term (0-5 years)</td>
</tr>
</tbody>
</table>
Project Name: New Open-air Shelter at Casey Lake Park
Timeline: Short-term
Park Classification: Regional Park

Description:
Tear down existing open air shelter and replace with new open-air shelter.

Justification:
The current structure is old and decaying. The new structure will improve the visual condition of this regional park. Regional parks are generally visited more, a new open-air shelter will provide users a new picnic destination.

<table>
<thead>
<tr>
<th>Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td>Open-air Shelter</td>
</tr>
</tbody>
</table>
Project Name: Warming House/Bathrooms/Sewer Connection at Northwood Park
Timeline: Short-term
Park Classification: Large Neighborhood Park

Description:
This project will involve the complete removal of the current warming house building, and construction of a new similarly-sized building. In addition, the current sump pump will be removed, and the building will be added to the City’s sanitary sewer system.

Justification:
The exterior of the building is dilapidated and the roof is in tough shape. This park is popular in the winter for ice skating and the warming house is in need of replacement. In addition, a sanitary sewer connection for the building has been needed for many years.

<table>
<thead>
<tr>
<th>Project Cost</th>
<th>Total Cost</th>
<th>Funding</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warming House/Bathrooms/Sewer</td>
<td>$250,00-$300,000</td>
<td>Park Fund</td>
<td>Short-term (0-5 years)</td>
</tr>
</tbody>
</table>
Project Name: New Sand Volleyball Court at Northwood Park
Timeline: Short-term
Park Classification: Large Neighborhood Park

Description:
This project will involve the removal of the current asphalt basketball court and the construction of a new sand volleyball court with a net.

Justification:
The current court is in poor condition and is rarely used. It is recommended that the court be removed in the short-term (0-5 years). At that point, the interest in a new sand volleyball court will be gauged.

<table>
<thead>
<tr>
<th>Project Cost</th>
<th>Total Cost</th>
<th>Potential Funding</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sand Volleyball Court</td>
<td>$1,000</td>
<td>• Park Fund</td>
<td>Short-term (0-5 years)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Local Civic Orgs.</td>
<td></td>
</tr>
</tbody>
</table>
Project Name: New Open-air Shelter at Northwood Park  
Timeline: Short-term  
Park Classification: Regional Park

Description:
Tear down existing open air shelter and replace with new open-air shelter consistent with the design of the community’s standard park shelter.

Justification:
The tin roof is detaching from the building and is terribly rusted. It is recommended that this project be completed in the short-term (0-5 years).

<table>
<thead>
<tr>
<th>Project Cost</th>
<th>Total Cost</th>
<th>Funding</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open-air Shelter</td>
<td>$15,000</td>
<td>Park Fund</td>
<td>Short-term (0-5 years)</td>
</tr>
</tbody>
</table>
Project Name: Playground at Tower Park
Timeline: Short-term
Park Classification: Large Neighborhood Park

Description:
This project will involve the removal of the current equipment, and construction of a new small playground suitable for younger children and toddlers. The new equipment will stay consistent with what is currently in place.

Justification:
This equipment past the end of its recommended lifespan of 15 years. It will need to be replaced in the next 0-5 years. The new structure will improve the visual condition of this neighborhood park.

<table>
<thead>
<tr>
<th>Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Cost</td>
</tr>
<tr>
<td>Playground</td>
</tr>
</tbody>
</table>
Mid-term Projects

Timeline: 5–10 Years
Description:
This project will involve the removal of the existing equipment and the construction of new equipment of similar quality and size.

Justification:
The 27-year-old equipment is well past its recommended lifespan of 15 years. However, it is still in fairly good visual condition. Assuming the physical condition of the structure is sound, it is recommended that it be replaced in the mid-term (5-10 years).

<table>
<thead>
<tr>
<th>Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Cost</strong></td>
</tr>
<tr>
<td>Playground</td>
</tr>
</tbody>
</table>
**Project Name:** New Baseball field at Hause Park  
**Timeline:** Mid-term  
**Park Classification:** Large Neighborhood Park

**Description:**  
This project will involve redoing the infield and possibly replacing existing fencing.

**Justification:**  
The infield is in poor condition and needs to be redone in the mid-term (5–10 years).

<table>
<thead>
<tr>
<th>Project Cost</th>
<th>Total Cost</th>
<th>Potential Funding</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baseball Field</td>
<td>$8,000—$10,000</td>
<td>Park Fund</td>
<td>Mid-term (5—10 years)</td>
</tr>
</tbody>
</table>
Project Name: Playground at Casey Lake Park
Timeline: Mid-term
Park Classification: Regional Park

Description:
This project will involve the removal of the current equipment, and construction of a new larger playground. The new equipment will stay consistent with what is currently in place.

Justification:
This equipment is a few years past the end of its recommended lifespan of 15 years. It is recommended that the equipment be replaced in the next 10 years since this park is one of the more frequently used in the community.

<table>
<thead>
<tr>
<th>Project Cost</th>
<th>Total Cost</th>
<th>Funding</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground</td>
<td>$20,000—$25,000</td>
<td>Park Fund</td>
<td>Mid-term (5-10 years)</td>
</tr>
</tbody>
</table>
Replacement Costs

Long-term Projects

Timeline: 10-15 Years
Project Name: New Playground at Colby Hills Park
Timeline: Long-term
Park Classification: Small Neighborhood Park

Description:
This project will involve the removal of the existing equipment and the construction of new equipment of similar quality and size.

Justification:
The equipment recently reached the end of its recommended lifespan of 15 years. However, it is still in fairly decent condition. As a result, the project is recommended to be placed lower on the priority list, and replacement is recommended in 10-15 years.

<table>
<thead>
<tr>
<th>Project Cost</th>
<th>Total Cost</th>
<th>Funding</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground</td>
<td>$15,000—$20,000</td>
<td>Park Fund</td>
<td>Long-term (10-15 years)</td>
</tr>
</tbody>
</table>
Project Name: New Playground and Swings at Polar Park  
Timeline: Long-term  
Park Classification: Small Neighborhood Park

Description:
This project will involve the removal of the existing equipment and the construction of new equipment of similar quality and size.

Justification:
The equipment just reached the end of its recommended lifespan of 15 years. However, because the structure is still in good condition, the project is recommended for the long term (5-15 years).

<table>
<thead>
<tr>
<th>Project Cost</th>
<th>Total Cost</th>
<th>Funding</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground and Swings</td>
<td>$16,500—$21,500</td>
<td>Park Fund</td>
<td>Long-term (10-15 years)</td>
</tr>
</tbody>
</table>
Project Name: New Playground at Northwood Park
Timeline: Long-term
Park Classification: Large Neighborhood Park

Description:
This project will involve the removal of the existing structure and the construction of equipment with similar size and quality.

Justification:
The equipment reached the end of its recommended lifespan of 15 years three years ago. Due to more pressing needs throughout the parks, it is recommended that the equipment be replaced in the late-term (10-15 years).

### Project Cost

<table>
<thead>
<tr>
<th></th>
<th>Total Cost</th>
<th>Funding</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground</td>
<td>$12,000—$18,000</td>
<td>Park Fund</td>
<td>Long-term (10-15 years)</td>
</tr>
</tbody>
</table>
Project Name: Playground and Swings at Silver Lake Park (West)
Timeline: Short-term
Park Classification: Regional Park

Description:
This project will involve the removal of current playground equipment (swings, merry-go-round, etc.) and the construction of new equipment suitable for younger children and toddlers.

Justification:
The East end of Silver Lake Park has excellent playground equipment, but it is far removed from the west end of the park. Further, this equipment is for older children, and the younger children that frequent the beach area need someplace closer to play. This project will also enhance the visual condition of this end of the park, as well as the neighborhood as a whole.

<table>
<thead>
<tr>
<th>Project Cost</th>
<th>Total Cost</th>
<th>Funding</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground</td>
<td>$20,000-</td>
<td>Park Fund</td>
<td>Long-term (10-15 years)</td>
</tr>
<tr>
<td></td>
<td>$25,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Project Name: Bathrooms/Sewer Connection at Silver Lake West
Timeline: Short-term
Park Classification: Regional Park

Description:
A permanent bathroom facility is recommended for Silver Lake West. The building will be added to the City’s sanitary sewer system.

Justification:
As a regional park many visitors utilize Silver Lake Park. Permanent bathroom facilities would allow visitors to stay at the park instead of having to leave to a different location to utilize a bathroom.

<table>
<thead>
<tr>
<th>Project Cost</th>
<th>Total Cost</th>
<th>Funding</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bathrooms/Sewer</td>
<td>$350,00-$500,000</td>
<td>Park Fund</td>
<td>Short-term (0-5 years)</td>
</tr>
</tbody>
</table>
Projects Beyond Long-term

Timeline: 15+ Years
Project Name: Building (Booya) at Casey Lake Park
Timeline: Beyond Long-term
Park Classification: Regional Park

Description:
This project will involve the complete removal of the building, and construction of a new similarly-sized building. In addition, the current sump pump will be removed, and the building will be added to the City’s sanitary sewer system.

Justification:
The building hosts a variety of event including the firefighter’s booya annually. The building is slated for a new roof in the next few years however the building should be replaced in the future. New bathrooms should be installed as well as a new kitchen facility.

<table>
<thead>
<tr>
<th>Project Cost</th>
<th>Total Cost</th>
<th>Funding</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building/ Bathrooms</td>
<td>$350,00</td>
<td>Park Fund</td>
<td>Beyond Long-term (15+ years)</td>
</tr>
</tbody>
</table>
Description:
This project will involve resurfacing the court, putting up a new net, and possibly new fencing.

Justification:
The tennis court is in poor condition. It is poorly used because of its condition. However, due to more pressing park improvements, the project should be worked on at a date to be determined (15+ years).

<table>
<thead>
<tr>
<th>Project Cost</th>
<th>Total Cost</th>
<th>Funding</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tennis Court</td>
<td>$12,000—$18,000</td>
<td>• Park Fund</td>
<td>Beyond Long-term (15+years)</td>
</tr>
</tbody>
</table>
Funding Comparison

Funding sources vary for city park improvements. Cities may use bonds, park dedication fees, antenna rental fees or other revenue sources.

- The City of Roseville, MN recently has sold general obligation bonds to finance their park improvement projects outlined in their Master Parks and Recreation Renewal Plan. In October 2011 the City of Roseville authorized the selling of $19 million in bonds for park improvements.

- The City of Oakdale, MN has a Park Development Fund to fund park improvement projects. The Park Development fund is funded through a variety of means. Park dedication fees, antenna rental fees, donations and transfers fund the Park Development Fund. In 2009 $263,000 was dedicated to the Park Development Fund. In 2012 the fund has a dedicated amount of $14,000. The park fund has been lessened through the years as park dedication fees have been reduced or suspended.

- The City of Hugo, MN utilizes a variety of funding mechanisms for park improvement funding. Prior to the economic downturn the city utilized mainly park dedication fees. Since park dedication fees have become less prevalent the city uses funds from the general levy. For large expenditures the city has used bonds in the past coupled with large donations from various foundations. Generally the city puts aside $100,000 for park improvements.

- The City of White Bear Lake, MN previously utilized park dedication fees and excess earnings from investments to pay for park improvement projects. Currently the city utilizes fund balances for the funding projects. The city has not used bonding for park improvement projects for over 50 years. The average annual amount budgeted for park improvements is $100,000-$150,000.

- The City of North St. Paul, MN is currently using the park fund, which is comprised of donated park improvement monies.

*Source: Conversations with the Finance Department of each city listed.*
Conclusion

The Park Improvement Plan provides insight into the major park infrastructure improvements that are needed in North St. Paul over the next 15 years, and highlights the strong need for prioritization and forward-thinking in determining the future of the city’s park system. From this report, it is clear that improvements as varied as the replacement and repair of shelters, new equipment, and playgrounds are necessary in order to comply with safety standards and to enhance the aesthetics of the park system.

In this plan, the parks were classified into three categories: small neighborhood parks, large neighborhood parks, and regional parks. These classifications will allow the community to better prioritize improvements. To reiterate, projects in regional parks and large neighborhood parks should be given priority. Improvements to small neighborhood parks will be more focused on maintenance and repair in order to prolong the lifespan of the equipment and preserve its visual condition.

From the total costs summary, it is clear that the cost of merely replacing equipment and infrastructure exceeds available resources. Going forward, this reality points to the need for creativity—both in planning the future of the park system and securing the financial resources to execute that plan. For example, community members should consider new and less expensive uses for the parks, including public art, community gardens, walking...
paths, and open green space. The Park Improvement Plan should act as catalyst in promoting continued investment in the Park Fund and the City park system.

In closing, the City of North St. Paul’s mission states, “We shall promote and protect a quality of life uniquely our own, distinguished by friendliness, courageous leadership, prudent stewardship and active citizen participation.” The Park Improvement Plan presents a challenge but also an opportunity for courageous leadership, prudent stewardship, and active participation. Providing high-quality parks for years to come will help to revitalize neighborhoods, promote active living, potentially attract new residents and businesses, and strengthen the overall quality of life of the community.

Silver Lake Splash—July 22nd, 2012
North St. Paul is home to three open space natural areas. Southwood Nature Preserve, Postal Credit Union Environmental Learning Center and the Urban Ecology Center are all considered nature preserves. In the past the Park Commission has dedicated funds through the Park Fund for improvement projects at these locations.
Appendix A: Detailed Maps

Polar Park
Appendix A: Detailed Maps

Colby Hills Park
Appendix A: Detailed Maps

Dorothy Park
Appendix A: Detailed Maps

Tower Park
Appendix A: Detailed Maps

Hause Park
Appendix A: Detailed Maps

Northwood Park
Appendix A: Detailed Maps

Casey Lake Park
Appendix A: Detailed Maps

Silver Lake Park