



# City of St. Francis



# Park and Trail System Plan

**Final Draft  
December 2005**

**Prepared By:**

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# Acknowledgements

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The following are the individuals who contributed their time and comments, which made this Park and Trail System Plan possible:

## COMMUNITY REPRESENTATIVES

### City Council

Mayor Randy Dressen  
Tim Brown  
Ray Jones  
Kerry Schoer  
Steve Kane

### Park Commission

Chad Solei, Chair  
Bryan Glynn  
Jim Nye  
Deanna Carlson  
Rob Johnson  
Leroy Schaffer  
Jeff Sandoval

### City Staff

Jim Lacey, Streets/Parks Superintendent



## Introduction

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Continuing development pressures within the City of St. Francis have prompted a need to address the recreational needs of not only its present population, but future population growth as well. The City has adequate parkland and facilities currently, but recognizes that continued growth will increase the demand for park and trail amenities. The residents of the City have placed a high priority for development of existing parks in the community and recognize that demand will only increase as the population increases and residents grow older. St. Francis has the advantage of being in a position to plan and provide for such community facilities in advance of the demand.

The City adopted its Comprehensive Plan in 2000, which included policies and discussion of creation of a trail plan. Since the Comprehensive Plan was adopted, the City has coordinated its park and trail planning with Anoka County. In order to fund its park system, the City further recognizes the need to update its parkland dedication requirements for land acquisition and facility investment. In recognition of the continued growth and the investment that has been made, the City is now ready to commence with planning efforts to identify needs, develop goals and policies, and create an overall park and trail plan that will serve St. Francis in the years ahead.

The intent of this Park and Trail System Plan is to further the directive of the Comprehensive Plan in regard to planning for and providing active and passive recreational opportunities for community residents. Specifically, this plan is intended to provide analysis and a subsequent decision-making framework to guide City officials in providing community services and facilities, as well as addressing private development proposals. It includes an inventory of current facilities, needs assessment, goals, and policies. This plan will likely need revisions over time as the basic planning assumptions, implementation strategies, and goals are no longer considered valid, or when the City population and recreational demands warrant amendment. Revision should be considered on a regular basis to keep the plan current with community philosophy and user characteristics.



## Park and Trail Issues

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The initial phase of the Parks and Trails Plan involves identifying issues related to community park and trail development. Such issues may then be used to formulate policies that reflect the park and trail system the City wishes to achieve.

Based upon discussions and information received from the public during various “open house” meeting events, the following were identified as primary issues confronting St. Francis in regard to park and trail development.

- The City should investigate alternative funding sources for facility improvements beyond standard park dedication fees.
- The City needs to establish a set of priorities in regard to park and trail development.
- The City is lacking in active recreational facilities/programs and relies heavily on adjacent communities for such opportunities.
- The recreational needs of all population groups needs to be considered in the City’s park and trail planning efforts.
- Community promotion of park and trail facility use is important in establishing a community identity.
- Development of additional picnic and playground facilities, tennis courts, hockey rinks, skate parks, and soccer fields are all seen as important to St. Francis residents.
- Continued physical improvements to existing park sites are of importance in order to serve the recreational demands of community residents.
- Development of a trail system to connect neighborhoods to recreational areas and commercial centers is seen as a priority for the City.
- Trail systems should be developed to serve all modes of potential trail utilization (i.e., pedestrian, bicycle, horses, snowmobiles, all terrain vehicles).
- Cooperation with Anoka County and surrounding jurisdictions in regard to park and trail planning is considered beneficial.
- The Park and Recreation Commission, Planning Commission, and City Council must maintain an active working relationship.





## Park and Trail Inventory

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Park and recreational facilities may serve as a major tool in promoting community identity for St. Francis. The recreational needs of St. Francis will continue to grow as the population increases.

The first step in determining the needs of the recreational system is the identification of the existing conditions. A park inventory should be developed and periodically updated to provide a base line reference for any park and trail system.

### Population and Park Needs

The tables below show population projections for the City of St. Francis as included in the most recent Metropolitan Council 2030 Blueprint. Currently, the City of St. Francis is estimated to have approximately 6,700 residents, nearly reaching the population figure for 2010 of 7,700 people as estimated by the Metropolitan Council. Although it appears as though the City may surpass the estimated population for 2030 prior to that date, it is unknown exactly how fast the City will continue to grow based upon its current and future abilities to adequately serve the population, in terms of providing utilities and services.

For now, the City's park needs will be based on the population estimates as calculated by the Met Council and the adopted Park and Trail System Plan will be revisited annually and updated as necessary to reflect the most current population growth estimates.

CITY OF ST. FRANCIS			
YEAR	POPULATION	HOUSEHOLDS	PEOPLE/HH
1990	2,538	760	3.34
2000	4,910	1,638	2.99
2010	7,700	2,800	2.75
2020	10,400	4,000	2.60
2030	12,800	5,000	2.56

*Source: Metropolitan Council 2030 Blueprint adopted January 14, 2004 (Revised August 2005)*

Data compiled by the Metropolitan Council indicates that the population of St. Francis is anticipated to grow to 12,800 by the year 2030. For park planning purposes, the National Recreation and Park Association (NRPA) suggests a range of 6.25 to 10.5 acres of land per 1,000 people. For the purposes of this analysis we will use the figure of 10 acres of park land per 1,000 people. This figure encompasses all types of park land, passive and active, ranging from mini parks to large scale community parks. Utilizing

## Park and Trail Inventory

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the population forecast set forth above, St. Francis can anticipate the need for park acreage as follows:

<b>CITY OF ST. FRANCIS</b>		
<b>YEAR</b>	<b>ESTIMATED POPULATION</b>	<b>REQUIRED PARK ACREAGE (10 acres / 1,000 people)</b>
1990	2,538	25.4 acres
2000	4,910	49.1 acres
2010	7,700	77.0 acres
2020	10,400	104.0 acres
2030	12,800	128.0 acres

Based upon the foregoing, the City of St. Francis park system should currently include approximately 65 acres of parkland to serve the exiting population. Approximately 130 acres of parkland will eventually be required to accommodate the anticipated 2030 population of 12,800 residents. Planning and implementing a park system require consideration of numerous factors including, but not limited to, open space areas, land cover and high quality habitat.

The following tables depict the City's current and proposed park facilities. The tables show the existing and proposed park acreage, park facilities and costs for the acquisition of the park land and park improvements.

## Park and Trail Inventory

<b>COMMUNITY PARK</b>							
<b>EXISTING FACILITIES</b>				<b>FUTURE FACILITIES</b>			
QTY	DESCRIPTION	UNIT COST	TOTAL COST	QTY	DESCRIPTION	UNIT COST	TOTAL COST
	LAND (15 acres, MUSA)	\$25,000.00	\$ 375,000.00				
	Playground equipment				Playground w/ rock wall slides, tubes, overhead climbers		\$ 83,003.00
3	Horseshoe pits	\$ 250.00	\$ 750.00				
1	Concession building w/ restrooms	\$75,000.00	\$ 75,000.00		concession building bathrooms refitting to create ADA stalls and additional urinals		\$ 3,000.00
					Concession building (internal) Energy efficient lighting, external fans		\$ 2,152.00
1	Softball field	\$5,000.00	\$ 5,000.00		Back stop hood & safety fence upgrade		\$ 8,400.00
1	Hockey rink	\$12,000.00	\$ 12,000.00		Pave hockey rink		\$ 16,145.00
					Basketball hoops installed in hockey rink		\$ 9,000.00
1	Skating Rink	\$ 5,000.00	\$ 5,000.00				
1	Warming house	\$106,800.00	\$ 106,800.00				
1	Volleyball court	\$4,000.00	\$ 4,000.00				
2	Parking lot				Pave back lot (40 cars) & drive		\$ 18,816.00
	Grading	\$3,000.00/acre	\$ 45,000.00		Pave front lot & drive		\$ 42,000.00
					Pave 4,418 feet of assorted trails		\$ 54,184.00
					Internal park lighting		\$ 8,161.00
			<b>\$ 628,550.00</b>				<b>\$ 244,861.00</b>

## Park and Trail Inventory

DEER CREEK PARK 1							
EXISTING FACILITIES				FUTURE FACILITIES			
QTY	DESCRIPTION	UNIT COST	TOTAL COST	QTY	DESCRIPTION	UNIT COST	TOTAL COST
	LAND (16.52 acres, MUSA)	\$25,000.00	\$ 413,000.00		Grading	\$3,000.00/acre	\$ 49,560.00
					Trail (3,180' X 8')	\$ 15.00	\$ 47,700.00
					Boardwalk (400')	\$ 100.00	\$ 4,000.00
				5	Benches	\$ 800.00	\$ 4,000.00
			<b>\$ 413,000.00</b>				<b>\$ 105,260.00</b>

DEER CREEK PARK 2							
EXISTING FACILITIES				FUTURE FACILITIES			
QTY	DESCRIPTION	UNIT COST	TOTAL COST	QTY	DESCRIPTION	UNIT COST	TOTAL COST
	LAND (10.38 acres, MUSA)	\$25,000.00	\$ 259,500.00				
1	Play Structure	\$36,373.00	\$ 36,373.00				
1	Picnic Shelter	\$35,183.11	\$ 35,183.11				
	Bituminous Trail (621' x 8')	\$13.00/linear ft.	\$ 8,073.00				
	Landscaping		\$ 1,958.00				
1	Observation Deck (8' x 16')		\$ 1,900.00				
	Timber Border (314')		\$ 1,350.00				
	Park Accessories (3 Picnic tables, firebox w/ grill)		\$ 966.40				
	Digger surface/wood product subsurface: 62 yards of pea rock		\$ 620.00				
	Fabric separating pea rock from wood product	\$0.06 x 4,929 sf	\$ 296.00				
	Grading	\$3,000.00/acre	\$ 31,140.00				
			<b>\$ 377,359.40</b>				

## Park and Trail Inventory

<b>DURIGAN LOCHER</b>							
<b>EXISTING FACILITIES</b>				<b>FUTURE FACILITIES</b>			
QTY	DESCRIPTION	UNIT COST	TOTAL COST	QTY	DESCRIPTION	UNIT COST	TOTAL COST
	LAND (1 acre)	\$25,000.00	\$ 25,000.00	1	Grill		
	Play structure w/ swings		\$ 24,000.00		Bituminous Trail (400' x 15')		
	Grading	\$3,000.00/acre	\$ 3,000.00	2	Benches	\$800.00	\$ 1,600.00
					Additional Land		
			<b>\$ 52,000.00</b>				<b>\$ 38,100.00</b>

<b>DEGARDNER PARK</b>							
<b>EXISTING FACILITIES (Phase 1)</b>				<b>FUTURE FACILITIES</b>			
QTY	DESCRIPTION	UNIT COST	TOTAL COST	QTY	DESCRIPTION	UNIT COST	TOTAL COST
	LAND (1 acre, MUSA)		\$ 25,000.00		Play Structure (replace)		\$ 32,000.00
	Swings/slide			2	Benches	\$ 800.00	\$ 1,600.00
	Landscaping		\$ 2,500.00				
	½ Basketball Court		\$ 4,500.00				
	Grading	\$3,000.00/acre	\$ 3,000.00				
			<b>\$ 35,000.00</b>				<b>\$ 33,600.00</b>

<b>DEGARDNER PARK 2</b>							
<b>EXISTING FACILITIES</b>				<b>FUTURE FACILITIES</b>			
QTY	DESCRIPTION	UNIT COST	TOTAL COST	QTY	DESCRIPTION	UNIT COST	TOTAL COST
	LAND (13.42 acres, Rural)	\$ 15,000.00	\$ 201,300.00		Floating Boardwalk/Pier		\$ 20,000.00
					Bituminous Trail (300' x 8')		\$ 4,050.00
					Grading	\$3,000.00/acre	\$ 40,260.00
			<b>\$ 201,300.00</b>				<b>\$ 64,310.00</b>

## Park and Trail Inventory

<b>DELLWOOD RIVER PARK</b>							
<b>EXISTING FACILITIES</b>				<b>FUTURE FACILITIES</b>			
QTY	DESCRIPTION	UNIT COST	TOTAL COST	QTY	DESCRIPTION	UNIT COST	TOTAL COST
	LAND (10 acres, MUSA)	\$25,000.00	\$ 250,000.00	?	Blue Bird Houses	\$ 20.00	
	Bituminous Walking Path (2,765' x 8')		\$ 37,327.00	?	Wood Duck Houses	\$ 40.00	
6	Benches	\$ 800.00	\$ 4,800.00				
	Grading	\$3,000.00/acre	\$ 30,000.00				
			<b>\$ 322,127.00</b>				<b>N/A</b>

<b>EDGEWILD PARK</b>							
<b>EXISTING FACILITIES</b>				<b>FUTURE FACILITIES</b>			
QTY	DESCRIPTION	UNIT COST	TOTAL COST	QTY	DESCRIPTION	UNIT COST	TOTAL COST
	LAND (4.5 acres, rural)	\$15,000.00	\$ 67,500.00		Grading	\$3,000.00/acre	\$ 13,500.00
					Baseball/softball diamond w/ safety fence		\$ 12,500.00
					½ court basketball court & hoop		\$ 4,500.00
					Playing field (unimproved)		N/A

## Park and Trail Inventory

					Soccer goals		\$ 2,000.00
					Tot lot		\$ 28,548.00
					Picnic shelter		\$ 31,572.00
				3	Picnic tables	\$400.00	\$ 1,200.00
				3	benches	\$800.00	\$ 2,400.00
				2	Bleachers	\$4,250.00	\$ 8,500.00
				2	Players benches	\$275.00	\$ 550.00
				1	grill	\$200.00	\$ 200.00
					Trail (850' X 8')	\$15.00/ft.	\$ 12,750.00
					Irrigation	\$5,000/acre for 2-6 acres	\$ 22,500.00
					Landscaping		\$ 5,000.00
							<b>\$ 145,720.00</b>
							<b>\$ 67,500.00</b>

HIDDEN PONDS PARK							
EXISTING FACILITIES				FUTURE FACILITIES			
QTY	DESCRIPTION	UNIT COST	TOTAL COST	QTY	DESCRIPTION	UNIT COST	TOTAL COST
	LAND (6.7 acres, rural)	\$15,000.00	\$ 100,500.00				
					Playground w/ border	\$30,673.00	\$ 30,673.00
					Play area prep (grading/staking/surfacing)	\$20,800.00	\$ 20,800.00
					Backstop safety fence	\$8,824.00	\$ 8,824.00
					Soccer goals		\$ 1,950.00
					Skate park		\$ 100,000.00
					Parking lot (30 stalls)		\$ 16,000.00
					Path		\$ 30,250.00
					Landscaping		\$ 5,000.00
					Grading	\$3,000.00/acre	\$ 20,100.00
							<b>\$ 233,597.00</b>
							<b>\$ 100,500.00</b>

## Park and Trail Inventory

HIGHLAND WOODS PARK							
EXISTING FACILITIES				FUTURE FACILITIES			
QTY	DESCRIPTION	UNIT COST	TOTAL COST	QTY	DESCRIPTION	UNIT COST	TOTAL COST
	LAND (1 acre, MUSA)	\$25,000.00	\$ 25,000.00				
	Play structure w/ swings		\$ 32,600.00				
	Picnic Shelter		\$ 31,572.25				
	Bituminous Trail (630' x 8')	\$13.00/ft.	\$ 8,190.00				
	Landscaping		\$ 2,245.50				
	Timber Border (304')		\$ 1,350.00				
	Park Accessories (Grill, Picnic Tables)		\$ 966.40				
	Digger Surface and Wood Product Subsurface: 62 yards of pea rock		\$ 620.00				
	Fabric separating pea rock from wood product	\$0.06 x 4,929 sf	\$ 296.00				
	Kiosk		\$ 5,000.00				
	Retaining Wall		\$ 4,000.00				
	Additional Landscaping		\$ 6,000.00				
	Grading	\$3,000.00/acre	\$ 3,000.00				
			<b>\$ 95,840.00</b>				



## Park and Trail Inventory

<b>RUM RIVER WOODS PARK</b>							
<b>EXISTING FACILITIES</b>				<b>FUTURE FACILITIES</b>			
QTY	DESCRIPTION	UNIT COST	TOTAL COST	QTY	DESCRIPTION	UNIT COST	TOTAL COST
	LAND (1 acre, MUSA)	\$25,000.00	\$ 25,000.00	1	Tennis court	\$ 55,000.00	\$ 55,000.00
1	Play structure		\$ 18,000.00	1	Play structure (replace)		\$ 28,548.00
					Trail (restore)	\$ 15.00/ft.	\$ 6,000.00
					Irrigation		\$ 8,500.00
					Park benches	\$ 800.00	\$ 1,600.00
					Benches outside tennis cts	\$ 800.00	\$ 1,600.00
				1	Grill	\$ 200.00	\$ 200.00
				1	Shelter (small)	\$ 10,000.00	\$ 10,000.00
					Bike Rack	\$ 550.00	\$ 550.00
					Paved Trail (400' x 8')		
					Grading	\$3,000.00/acre	\$ 3,000.00
			<b>\$ 43,000.00</b>				<b>\$ 114,998.00</b>

<b>SEELYE BROOK PARK</b>							
<b>EXISTING FACILITIES</b>				<b>FUTURE FACILITIES</b>			
QTY	DESCRIPTION	UNIT COST	TOTAL COST	QTY	DESCRIPTION	UNIT COST	TOTAL COST
	LAND (1 acre, MUSA)		\$ 50,000.00		Sliding hill		\$ 2,000.00
	Bituminous Trail (175' x 8')				Play structure		\$ 28,548.00
					Picnic shelter		\$ 31,572.00
				3	Picnic tables	\$400.00	\$ 1,200.00
				1	Grill	\$200.00	\$ 200.00
				2	Benches	\$800.00	\$ 1,600.00
					Landscaping seed/sod		\$ 2,500.00
					Irrigation		\$ 8,500.00
					Grading	\$3,000.00/acre	\$ 3,000.00
			<b>\$ 50,000.00</b>				<b>\$ 79,120.00</b>

## Park and Trail Inventory

<b>STONE HOUSE RIDGE PARK</b>							
<b>EXISTING FACILITIES</b>				<b>FUTURE FACILITIES</b>			
QTY	DESCRIPTION	UNIT COST	TOTAL COST	QTY	DESCRIPTION	UNIT COST	TOTAL COST
	LAND (1/3 acre, MUSA)		\$ 8,300.00		Grading	\$3,000.00/acre	\$ 1,000.00
	Boardwalk				Trail (820' X 8')		\$ 12,300.00
					Boardwalk (820' x 8')		
					Swing set		\$ 2,000.00
				2	Park benches	\$ 800.00	\$ 1,600.00
			<b>\$ 8,300.00</b>				<b>\$ 16,900.00</b>

<b>WOODBURY PARK</b>							
<b>EXISTING FACILITIES</b>				<b>FUTURE FACILITIES</b>			
QTY	DESCRIPTION	UNIT COST	TOTAL COST	QTY	DESCRIPTION	UNIT COST	TOTAL COST
	LAND (~ < 1 acre)	\$25,000.00	\$ 25,000.00		Brick paver path		\$ 12,000.00
	Brick Paver Path		\$ 6,000.00	6	Wrought iron fence & entry gates	\$ 200.00	\$ 1,200.00
	Perennial bed planting		\$ 6,000.00	6	Stone columns	\$ 700.00	\$ 4,200.00
	Gazebo		\$ 42,000.00	1	Drinking fountain (ornate)		\$ 1,200.00
	Memorial Garden		\$ 38,000.00	1	Fountain (3 tier/ornate/9')		\$ 4,000.00
	Grading	\$3,000.00/acre	\$ 3,000.00	4	Wrought iron park benches w/ hardwood	\$ 900.00	\$ 3,600.00
					Irrigation		\$ 8,500.00
				12	Cherry trees (3')	\$ 30.00	\$ 360.00
					Shuffleboard court & equipment		\$ 1,500.00
				5	Wrought Iron Benches	\$ 900.00	\$ 4,500.00
			<b>\$ 117,000.00</b>				<b>\$ 41,060.00</b>

## Park and Trail Inventory

FUTURE PARK (FULL SPORTS COMPLEX)							
EXISTING FACILITIES				FUTURE FACILITIES			
QTY	DESCRIPTION	UNIT COST	TOTAL COST	QTY	DESCRIPTION	UNIT COST	TOTAL COST
					LAND (40 - 60 acres, rural)	\$ 15,000.00	\$ 600,000.00 - \$ 900,000.00
				2	Hockey rink	\$ 27,000.00	\$ 54,000.00
				1	Skating rink	\$ 5,000.00	\$ 5,000.00
					Lighting		\$ 10,000.00
				1	Warming house w/ restrooms & storage	\$106,800.00	\$ 106,800.00
				2	Baseball fields	\$ 43,750.00	\$ 87,500.00
				6	Softball fields (little league)	\$ 5,000.00	\$ 30,000.00
				6	Soccer fields w/ goals	\$ 5,000.00	\$ 30,000.00
				4	Tennis courts	\$ 55,000.00	\$ 220,000.00
				1	Play structure (super)		\$ 80,000.00
				1	Shelter w/ concrete pad (large)	\$ 15,000.00	\$ 15,000.00
					¾ mile of trail	\$ 15.00	\$ 59,400.00
				1	Concession stand	\$ 75,000.00	\$ 75,000.00
				15	Picnic tables	\$ 400.00	\$ 6,000.00
				14	bleachers	\$ 4,250.00	\$ 59,500.00
				16	Players benches	\$ 275.00	\$ 4,400.00
				12	park benches	\$ 800.00	\$ 9,600.00
					Parking area (paved - 200 stalls)	\$ 2,068.00	\$ 413,600.00
					Grading	\$3,000.00/acre	\$ 120,000.00 - 180,000.00
					Irrigation		\$ 50,000.00
				10	Trash receptacles	\$ 450.00	\$ 4,500.00
				4	Bicycle racks	\$ 550.00	\$ 2,200.00
				2	Drinking fountains	\$ 1,800.00	\$ 3,600.00
							<b>\$ 2,106,100.00</b>
							<b>-\$2,406,100.00</b>

## Park and Trail Inventory

FUTURE PARK (1/2 SPORTS COMPLEX)							
EXISTING FACILITIES				FUTURE FACILITIES			
QTY	DESCRIPTION	UNIT COST	TOTAL COST	QTY	DESCRIPTION	UNIT COST	TOTAL COST
					LAND (28 acres, Rural)	\$ 15,000.00	\$ 420,000.00
				2	Hockey rink	\$ 27,000.00	\$ 54,000.00
				1	Skating rink	\$ 5,000.00	\$ 5,000.00
					Lighting		
				1	Warming house w/ restrooms & storage	\$106,800.00	\$ 106,800.00
				3	Softball fields (little league)	\$ 5,000.00	\$ 15,000.00
					Lighting		
				4	Soccer fields w/ goals	\$ 5,000.00	\$ 20,000.00
				2	Tennis courts	\$ 55,000.00	\$ 110,000.00
				1	Concession stand	\$ 75,000.00	\$ 75,000.00
				10	Picnic tables	\$ 400.00	\$ 4,000.00
				10	bleachers	\$ 4,250.00	\$ 42,500.00
				10	Players benches	\$ 275.00	\$ 2,750.00
				8	park benches	\$ 800.00	\$ 6,400.00
					Parking area (paved – 120 stalls)	\$ 2,068.00	\$ 248,160.00
					Park center building (2 stories, septic system)		
					Irrigation		\$ 50,000.00
				6	Trash receptacles	\$ 450.00	\$ 2,700.00
				4	Bicycle racks	\$ 550.00	\$ 2,200.00
				2	Drinking fountain	\$ 1,800.00	\$ 3,600.00
				4	Hoops in hockey rink		
					Grading	\$ 3,000.00/acre	\$ 84,000.00
							<b>\$1,252,110.00</b>

## Park and Trail Inventory

TRAILS (8' ARTERIAL TRAIL SYSTEM)							
EXISTING FACILITIES				FUTURE FACILITIES			
QTY	DESCRIPTION	UNIT COST	TOTAL COST	QTY	DESCRIPTION	UNIT COST	TOTAL COST
	4.57 miles		\$ 161,040.00		22.92 miles	\$ 18.00/ft	\$ 2,178,316.80
					Elevated boardwalk (300')	\$ 150.00/ft	\$ 45,000.00
					Bridge (8')		\$ 80,000.00
							<b>\$2,303,316.80</b>

TRAILS (10' ARTERIAL TRAIL SYSTEM)							
EXISTING FACILITIES				FUTURE FACILITIES			
QTY	DESCRIPTION	UNIT COST	TOTAL COST	QTY	DESCRIPTION	UNIT COST	TOTAL COST
	2 miles		\$ 202,323.00				
			<b>\$ 202,323.00</b>				



## **Park and Trail Inventory**

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INSERT EXISTING PARK FACILITIES AND AMENITIES MAP





# Park and Trail Inventory

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## Non-City Facilities

### Bethel Wildlife Management Area

Bethel Wildlife Management Area, a State Park managed by the Minnesota Department of Natural Resources, located on the northeastern boundary of the City of St. Francis.

### Rum River North County Park

Rum River North County Park, an Anoka County Park, consists of 80 acres located near the south-central boundary of St. Francis. It is the northern access to the Rum River Canoe Corridor. Amenities available at Rum River North County Park include picnic shelters, biking and hiking trails along the Rum River, canoe launch sites, canoe campsites, fishing pier, observation decks, a large playground and a restroom.

Rum River North County Park, located one block north of County Road 24 on Rum River Boulevard, is close to the County's St. Francis branch library, St. Francis High School, city hiking/biking trails, and a state-funded snowmobile trail. The Rum River North County Park includes beautiful natural features such as restored native prairie, great vistas of the Rum River, and thick canopies of mature hardwood trees.

## School Facilities

The St. Francis 2000 Comprehensive Plan identifies exploring the possibility of constructing a community pool in partnership with Independent School District #15.

St. Francis Elementary  
22919 St. Francis Blvd., St. Francis, MN 55070

St. Francis Intermediate Elementary  
23026 Ambassador Blvd., St. Francis, MN 55070

St. Francis Junior High School  
23026 Ambassador Blvd., St. Francis, MN 55070

St. Francis Senior High School  
3325 Bridge St., St. Francis, MN 55070

Transition 15/Oakwood Learning Center  
2935 Coon Rapids Blvd., St. Francis, MN 55433

# Park and Trail Inventory

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Crossroad school and Vocational Center  
4111 Ambassador Blvd., St. Francis, MN 55070

## Waterways

The Rum River runs north/south through the central area of St. Francis offering scenic views and canoeing opportunities.

## Recreational Programming

Recreational programming is available through various community organizations located within the City of St. Francis.

- District 15 Community Education Programs
- North Metro Soccer Association
- St. Francis Traveling Baseball Team

## Community Festivals

- Pioneer Days: Carnival, Craft/Food Booths, Parade, Bands, Fireworks

## Trail Destinations

Policies set forth in the City of St. Francis Comprehensive Plan include:

- expanding existing pedestrian/bicycle access throughout the City;
- adopting a trail plan; and
- providing for enhanced bicycle and pedestrian linkage.

## Parks Commission

The City of St. Francis has a Park and Recreation Commission that meets monthly. The St. Francis Park and Recreation Commission serves as an advisory commission to the City Council.

## Open Houses

The City conducted a series of open house events to receive resident input regarding park development. Information received at the open house events indicates that residents of the City utilize existing park facilities. Residents requested additional ballfields for active play.

## Park and Recreation Policies

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Park and recreation planning in any community is a staged process. Developing a policy plan is the first and most critical stage of the planning process. The policy plan is a strategic management tool that reflects the community's general treatment of its recreation facilities and services, and provides more detailed guidance on park and trail development and maintenance standards. Community recreation standards are the means by which the City can express its goals and objectives in quantitative terms, which in turn can be translated into spatial requirements for physical resources.

### **2000 Comprehensive Plan Park and Open Space Policies**

- It is the policy of the City to preserve and protect its natural environment in order to enhance the residential quality of life in the community.
- It is the policy of the City to maintain and enhance the City's parks and to work cooperatively with Anoka County Parks Department to provide trail connections to the Rum River and Lake George Regional parks.
- It is the policy of the City to provide for additional neighborhood parks and open spaces in tandem with new residential development.
- It is the policy of the City to manage the City's unique land and water resources, to preserve and enhance those resources, and thus, raise the City's quality of life.
- It is the policy of the City to maintain the Scenic River District and continue to work with the Minnesota Department of Natural Resources to protect both the Rum River's Rural Scenic and Urban Scenic areas.
- It is the policy of the City to protect and preserve the natural environment by avoiding development in protected wetlands, steep slopes, and any other environmentally sensitive areas.
- It is the policy of the City to improve and enhance Woodbury Park as part of the "Village of Otona" Redevelopment district.
- It is the policy of the City to expand its existing trail system by establishing a bituminous trailway system that provides safe and convenient pedestrian/bicycle access throughout the city and with internal and external connections to the Regional Park.

## Park and Recreation Policies

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- It is the policy of the City to expand its sidewalk system to provide pedestrian accessways throughout the downtown, along Highway 47 and the newer residential developments.
- It is the policy of the City to consider additional recreational transportation improvement projects to the Rum River in order to cater to the growing needs of the community.

### System Policies

- Develop an on-going planning process for the establishment of parks and trails that responds to the Comprehensive Land Use Plan Policies as well as those identified herein.
- Develop goals and priorities for park and trail acquisition and development.
- Identify present and future park and trail needs on a regular basis for evaluation by the Park Board and City Council.
- Review the established park and trail plan annually to be used as the basis for development.
- Prepare a master plan for each component of the park and trail system to be used as the basis for development.
- Promote public participation in the planning process via the Park Board hosting a forum for open discussion of issues.
- Promote integration with other City activities, services and facilities.
- Identify the means by which to implement park and trail administration and operations (i.e. by the Park Board, City Council, administrative procedures, City ordinances).

### Acquisition Policies

- Acquire park and trail facilities to satisfy the recreational and transportation needs of the residents on both a neighborhood and community-wide basis.
- Identify means for park and trail acquisition (i.e. dedication, purchase, eminent domain, donation).

## Park and Recreation Policies

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- Identify means for establishment of park and trail facilities within subdivisions (i.e. outlots, easements).
- Ensure the proper right-of-way width and easements are dedicated for sidewalks and trails during the subdivision process.
- Identify sources of funds to be utilized for acquisition (i.e. trail dedication fund, capital improvement program, bond issuance, grant programs, etc.).
- Establish who is responsible for park and trail construction within subdivisions.
- Determine to what extent wetlands, drainage ways, floodplain areas, etc. should be accepted as part of park and trail dedication within subdivisions.
- The inclusion of environmentally sensitive areas (lake frontage, native prairie, bluffs, unique vegetative associations, etc.) into park or trail facilities should be considered to contribute to the overall recreation system.
- Consider acquiring land for parks and trails at an early date to meet long range needs before development pressures render the property too expensive.
- Consider accepting parkland dedications consistent with the adopted park and trail plan and accepting only cash in areas that serve no system purpose.
- Consider crediting for dedication of park and trail land only those parcels that are not within delineated wetlands or that include slopes of no more than twelve percent (12%).
- In addition to the standard programs and facilities typically recognized by the City, consideration should also be given to the following areas:
  - Nature preservation
  - Historic preservation
  - Cultural enrichment
  - Facilities for the handicapped/disabled
  - Public activity areas and facilities in employment centers
  - Organized sports and recreational activities
  - Teen programs and facilities
  - Senior citizen programs and facilities

## Park and Recreation Policies

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### Programming and Development Policies

- Provide, if not parks in every neighborhood, then trail links within every neighborhood that connect residents conveniently to the regional and local park system and to the City Center. This trail system would provide both active and passive recreational opportunities for residents.
- Expand the multi-modal trail system with connections to the town center and neighborhoods.
- Provide for pedestrian and bike connections to and from the town center to encourage multiple activities.
- Provide for an adequate amount of open space throughout new developments, which serve both aesthetic and recreational functions and also serve as buffers and boundaries between incompatible land uses. Require an adequate number of trees in new neighborhoods and the replacement of trees if removed.
- Develop new residential areas as pedestrian-oriented neighborhoods with a mix of housing types, open and recreational spaces, trail linkages, trees, adequate buffering from incompatible land uses, and traffic calming measures.
- Promote working relationships within Independent School District #15, the surrounding communities, the County, School Districts, private and/or non-profit organizations in developing joint ventures for shared use of recreational parks, open spaces, facilities and the citywide trail system.
- Work specifically with other institutional organizations in St. Francis to promote sharing agreements of their facilities with other community groups to have access to other additional recreational and cultural opportunities.
- Create and maintain an attractive, diverse, and interesting system of parks and trails.
- Create a City-wide park and trail system designed to minimize conflicts between pedestrians and motor vehicles.
- Minimize park and trail construction costs by constructing trails in conjunction with state, county, and City street improvements.

## Park and Recreation Policies

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- Parks and trails constructed on a priority basis, according to capital improvement plan and available funds; trail priorities may be:
  - Trails along major streets which focus on pedestrian and bicycle safety and which provide direct access to City and regional destinations and parks.
  - Trails that will serve the most intensely used areas.
  - Trails construction within existing parks and upon City right-of-way, easements and property.
  - Trail inclusion within new park and subdivision development.
  - Completion of links between existing trails and other communities.
- Park priorities may be:
  - Establishment of parks in association with new subdivisions.
  - Establishment of parks in undeveloped areas.
  - Creation of neighborhood and community-wide parks.
  - Upgrade/improve existing park equipment.
- Identify types of financing to be utilized for park and trail acquisition and development.
- Review park dedication fees in comparison to surrounding areas and in regard to City needs (land vs. cash).
- Encourage the private sector to provide recreational opportunities/facilities.
- Provide support facilities in conjunction with trail development.
- Fully organize and outline new recreation programs prior to initiation and implementation.
- Determine where the establishment of user fees is appropriate to combat recreation costs.
- Determine under what circumstances unsolicited gifts and donations will be accepted if they are free of obligations or potential future impacts.
- Determine under what circumstances volunteer efforts will be utilized to expand the City's recreational elements.
- Active use recreation areas should be designed for year round use with an established system of maintenance.

## Park and Recreation Policies

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- Park and playground buildings should be compatible with surrounding activities with regard to scale, design, color, setbacks, and materials.
- Park and trail development should minimize impacts on adjacent properties through design provisions including, but not limited to:
  - Adequate off-street parking.
  - Appropriate orientation and location of buildings and activity areas.
  - Screening, buffering and landscaping.
  - Adequate setbacks and physical separation.
- Coordinate facility development with the needs of community residents, Park and Recreation Commission services, athletic associations, civic groups, etc.
- Maximize park accessibility by City residents to best serve the area.
- Coordinate annual park events.
- Consider existing physical site amenities (natural or man-made) and encourage the establishment of new site amenities when planning and developing park areas.
- Ensure that the proper right-of-way widths are dedicated or easements are established for sidewalks and trails during the subdivision process.

### Facility Purpose and Design

- Establish park and trail facilities that provide recreational as well as functional uses.
- Provide varying types of trails to be used as the basis of planning and development for the park and trail system.
- Trail grades should ensure handicapped accessibility.
- Design and construct trails according to the standards established by the National Park and Recreation Association, the Minnesota Department of Transportation, and Rails-to-Trails Conservancy.
- Prior to the development of each park area, a design plan will be prepared which shows the types, locations and sizes of proposed facilities and estimated costs.



## **Park and Recreation Policies**

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- Maximize park accessibility by City residents to best serve the area in which the facility is located by requiring either vehicular or pedestrian access or both (depending on the size and classification of the park).
- Consider the utilization of trail corridors as ski touring or snowmobile routes during the snow season and consider other possible uses of such corridors when safe and proper.
- Maintain all trails in good repair and ensure that designated trail segments are kept open and clear of snow throughout the year unless designated as winter use trails.
- Consideration shall be given to safety, visibility, and emergency access into parks when acquiring land or planning for development.
- Develop policies for all terrain vehicle, mountain bike, horseback riding and in-line skate usage.
- Define the types of parks that exist and are to be established in the City and develop policies for each.

### **Maintenance and Operation**

- Provide for the efficient maintenance and operation of clean, orderly, controlled, safe, and attractive parks and trails. Park maintenance and operation shall safeguard the physical condition of trails from deterioration or damage due to weather, vandalism, or other natural or human causes.
- Develop a clear and concise system of park and trail graphics and signage that direct people along trails and into parks to specific points of interest.
- Define specific park and trail safety rules.

### **Public Relations and Community Issues**

- Involve park system user groups and other individuals in the ongoing planning and budgeting for the park.
- Sponsor events in the park to further enhance community sense of ownership and to build community.

## Park and Recreation Policies

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- Develop ways in which to promote citizen interest and involvement in the City's park and trail system.
- Publish a pamphlet that shows the trail routes, parks, service and public facilities.
- Monitor characteristics of use, safety, and other factors periodically throughout the park and trail system.
- Provide facilities and services to all residents of the community.
- Develop ways to organize recreation programs and facilities to maximize participation and overcome physical poor economic limitations that may prevent equal opportunity, regardless of age, race, sex, religion, or place of residence.

## Plan Development

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The Plan Development chapter of the St. Francis Park and Trail System Plan will provide the guide for continued development of the City's park and trail system. Existing facilities are identified herein in greater detail with recommendations for continued use and vitality. In addition, search areas for future parks have been identified based upon the growth strategies outlined in the City's Comprehensive Plan. Future park areas do not target specific properties. Instead, the search areas identify general target areas toward the goal of providing the City with the ability to reserve land from development as it becomes available.

Trail development is addressed somewhat differently in that future trail corridors have been specifically identified. The basic concept of the trail element of the Park and Trail System Plan is to provide for a multi-purpose trail network that connects to important recreational and social centers of the community. The trail element of the plan also seeks to provide intra-community connections with regional trail corridors provided by other agencies. In addition to the primary trailways that follow street rights-of-way, a number of overland trail segments are proposed which serve two purposes. First, these segments provide more direct access to neighborhoods or destinations. Second, overland trails may serve as linear parks and provide a transportation function through areas of high amenities.

Park and trail system plan preparation requires recognizing a park classification system that will cater to the recreational need of all residents. The City of St. Francis recognizes the importance of establishing and using park and recreation standards as:

1. An expression of minimum acceptable facilities for citizens of the community;
2. A guideline to determine land requirements for various kinds of park and recreation areas and facilities;
3. A basis for relating recreational needs to spatial analysis within a community-wide recreation system;
4. One of the major structuring elements that can be used to assist with development; and
5. A means to justify the need for parks and open space within the overall land use pattern of the City.

The following park classification system is intended to serve as a guide to planning, not a blueprint. The standards are to be coupled with conventional wisdom and judgment relating to the particular situation to which they are applied and specific local needs. Occasionally, more than one component may occur within the same site, particularly with regard to a specialized use within a larger park.

## Plan Development

<b>Community Parks</b>	
Use	Designated area of diverse environmental quality which may include areas suited to intense recreational facilities such as athletic complexes as well as passive type areas, depends largely upon the site location, suitability and community need
Service Area	Several neighborhoods, 1 to 4 mile radius
Population Served	All ages, toddler to retiree, entire community for cities up to 25,000
Desirable Size	20 to 35+ acres
Acres/1,000 Population	5.0 – 10.0 acres
Site Characteristics	Provides for a combination of intensive and non-intensive development ranging from play equipment to trails, may include natural features, such as water bodies or forested land, must include support elements such as rest rooms, drinking water, parking and lighting

<b>Community Playfields</b>	
Use	Designated large recreation area with primarily athletic facilities designed to serve older children and adults
Service Area	1 to 1½ mile radius City wide
Population Served	All ages
Desirable Size	10 to 25 acres
Acres/1,000 Population	2.0 – 5.0 acres
Site Characteristics	Organized sports facility or athletic complex including lighting court and field games, community center or indoor recreation facility, swimming pool, ice rink, capacity for special events, must include support elements such as rest rooms, drinking water, parking and lighting

<b>Linear Park/Trails</b>	
Use	Designated area developed for one or more varying modes of recreational travel, may include other activities such as sitting areas, exercise courses, play areas, landscaping, etc.
Service Area	No applicable standard
Population Served	All ages, entire community
Desirable Size	Sufficient width to provide for specified activities, maximum usage and setbacks from streets and residential areas
Acres/1,000 Population	Variable
Site Characteristics	Built or natural corridors such as utility rights-of-way, bluff lines, vegetation patterns, and roads that link other components of the recreation system or community facilities such as parks, schools, and residential areas

## Plan Development

<b>Mini Parks</b>	
Use	Designed to provide passive activities with some active short term activities and may include specialized facilities serving a limited population or specific group such as a playground
Service Area	Neighborhood sizes of 1,000 to 5,000 persons within ¼ to ½ mile radius
Population Served	Toddlers through age 15, with informal recreation for groups of all ages
Desirable Size	1 to 10 acres
Acres/1,000 Population	1.0 – 2.0 acres
Site Characteristics	Open space for spontaneous play, play areas for both pre-school and school-age children, multiple use paved areas, limited field games, small court games, ice rinks, playground equipment, within easy walking/biking distance

<b>Natural / Conservancy Areas</b>	
Use	Designated area for protection and management of the natural/cultural environment with recreational use as a secondary objective
Service Area	No applicable standard, scattered among City parks of all sizes
Population Served	All ages
Desirable Size	Sufficient to protect the resource and accommodate recreational uses
Acres/1,000 Population	Variable
Site Characteristics	Variable, depending upon the resource being protected

<b>Neighborhood Parks</b>	
Use	Designated active and passive recreation areas
Service Area	Large neighborhood sizes of up to 5,000 persons within ½ to 1 mile radius
Population Served	Focus upon ages 5 through 39 with emphasis upon ages 5 through 18
Desirable Size	5 to 10 acres
Acres/1,000 Population	1.5 – 2.0 acres
Site Characteristics	Suited for multi-use recreation development, easily accessible to neighborhood population, geographically centered with safe walking and bike access, may include school facilities

## Plan Development

<b>Private Facilities</b>	
Use	Designated areas for specialized or single purpose recreational activities, such as golf centers, display gardens, arenas, outdoor theaters, gun ranges, historical buildings/areas, and parkways and boulevards within commercial centers.

<b>Special Use Parks</b>	
Use	Designated areas for specialized or single purpose recreational activities, such as golf courses, nature centers, marinas, zoos, conservatories, arboreta, display gardens, arenas, outdoor theaters, gun ranges, or downhill ski areas, or areas that preserve, maintain, and interpret buildings, sites, and objects of archeological significance. Also plazas or squares in or near commercial centers, boulevards, parkways.
Service Area	No applicable standard
Population Served	Variable, depending upon designated use
Desirable Size	Variable, depending upon desired size
Acres/1,000 Population	Variable
Site Characteristics	Within communities.

### New Facilities

#### Parks

Relatively speaking, St. Francis currently has sufficient park acreage for a community of its size. The majority of parkland is, however, located in the “developed” area of the City. While such parks may presently serve or will serve the recreational demands of community residents, the City is lacking park facilities in the eastern and western areas of the community. Park facilities will be of the greatest benefit to residents when they are readily accessible. Therefore, the majority of new park facilities are proposed in the eastern and western portion of the City.

The Park and Recreation Commission has expressed a desire to interconnect a series of small and medium sized parks in these areas which are interconnected via a series of trails to create a “park complex” of sorts. Recognizing this objective, the following park search areas have been identified:

#### Medium Size Parks (< 25 acres in size)

Area South of 235<sup>th</sup> Avenue NW and West of County Road 70. A medium size park search area is identified in the extreme southwest corner of the City. It is envisioned

## Plan Development

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that this park would include a combination sports field, a play structure and trails. It is expected that the park would be linked to area neighborhoods via a trail system.

Area South of County Road 28 and West of County Road 71. A search area is also identified east of County Road 71 and south of Seelye Brook. While active recreational opportunities are envisioned in this park, its adjacency to Seelye Brook offers excellent opportunities for passive recreation.

Area South of Seelye Brook and East of County Road 71. Being adjacent to Seelye Brook, this park search area holds potential for both active and passive recreational opportunities. The area is also afforded excellent access from the west via County Road 71.

Area North of County Road 24 and West of County Road 24. This search area is located directly east of the Turtle Run subdivision and is expected to supplement the recreational needs of its residents.

Area North of Rum River County Park and West of County Road 72. While adjacent to the Rum River County Park, this park would likely provide active recreational opportunities (i.e., ballfields) that are not provided in the County Park.

### Small Size Parks (1 to 10 Acres in Size)

Small size parks are proposed in the following areas. It is expected that these parks will be passive in nature and serve the recreational needs of immediate neighborhoods. Improvements to these parks may include play equipment, benches, and possibly picnic areas.

- Area South of County Road 70 and West of Variolite Street NW
- Area North of 233<sup>rd</sup> Avenue NW and East of Nacre Street NW
- Area North of County Road 28 and West of the Seelye Brook Woods Subdivision
- Area North of 240<sup>th</sup> Lane and east of County Road 71
- Area East of Roanoke Street between County Road 28 and 241<sup>st</sup> Avenue
- Area South of 241<sup>st</sup> Avenue and between State Highway 47 and the Rum River
- Area North of 241<sup>st</sup> Avenue and East of the Rum River
- Area South of 243<sup>rd</sup> Avenue between County Road 72 and County Road 24
- Area South of 237<sup>th</sup> Avenue between County Road 24 and Drake Street

### Trails

A park plan and ultimate park system is truly not complete without a system by which residents are afforded a convenient and safe means to access such facilities. In this regard, the designation of future trail corridors is considered a worthwhile planning effort.

A primary goal of the St. Francis Park and Trail System Plan is to provide linkages between the City's various park facilities and residential centers. To achieve this, desired trail locations should be earmarked prior to new growth so that when opportunities arise, various trail segments can be established or reserved.

Retrofitting trailways onto an existing development patterns is more difficult than identifying new corridors for new development. Therefore, an effort to identify connection points to existing development should be considered prior to additional new growth. The trails illustrated on the Park and Trail Plan Map will likely consist of three types of trails: on-street trails, grade separated trails, and overland trails.

On-street trails are those that utilize local streets as connecting links between other types of trail segments. They are vital in that they provide ingress and egress through residential areas, which is commonly the place of origin for most trail uses.

Grade separated trails are those that are located parallel to a street, often within the street right-of-way, but do not share the same paved surface. Grade separated trails are typically set apart from the driving surface by a grasses and/or landscaped median area. Grade separated trails provide safer access along high volume transportation corridors and depend on signalized intersection of specific pedestrian crossings to cross streets with high traffic counts.

Overland trails are those that provide pedestrian or bicycle connection in areas where it is not desirable or feasible to utilize on-street or grade separated trails. These are wider corridors of at least 20 feet and up to 100 feet wide which may include elements of a linear park such as open space, vegetative plantings or other complementary features in addition to the paved trail surface.

Development of a comprehensive trail system plan as part of a park and trail plan for the City should incorporate the following priorities in no particular order:

1. Obtain no cost trail easements in accordance with an adopted master plan as subdivision opportunities permit.



## Plan Development

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2. Construct trail systems within new subdivisions concurrent with the development process. Have a goal that within five years of construction of initial trails within subdivisions, added trail system components will be constructed to “loop” new subdivision trails so that extensive short stub trails with no destination or looping do not exist for any significant length of time. City funds would be used to complete a loop through a development only when a connecting segment must be acquired and constructed.
3. Evaluate existing developed areas for trail looping, either for walking, biking or horse use. A two or three mile long trail loop circling through a development area will likely receive high local usage and can be eventually incorporated into a large City-wide system.
4. Trail routes along major streets and roadways that have the most direct access to primary pedestrian destinations.
5. Where trails will serve commuter destinations.
6. Where trails lead to parks, playfields, and other recreational facilities.
7. Where trails will link together separate portions of the St. Francis trail systems with each other.
8. Where trails provide access to regional trails.

The Park and Trail Plan Map focuses upon the designation of future trails based upon the location of varied trail routes and lengths, connection to existing trails in neighboring communities, connection to various destinations, availability of land and anticipated development areas. These trails should be acquired and developed as the opportunity is presented.



### Park and Trail Map

**Trails**

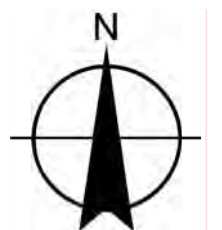
- Existing Bituminous Trail
- Existing Concrete Sidewalk
- Existing Limestone Trail
- Existing Regional Trail
- - - Future Proposed Trail Segments
- - - Proposed Regional Trail

**Parks**

- City Park
- City Park (undeveloped)
- County Park
- School Land
- State Land
- Rivers & Streams
- Protected Waters
- City Boundary

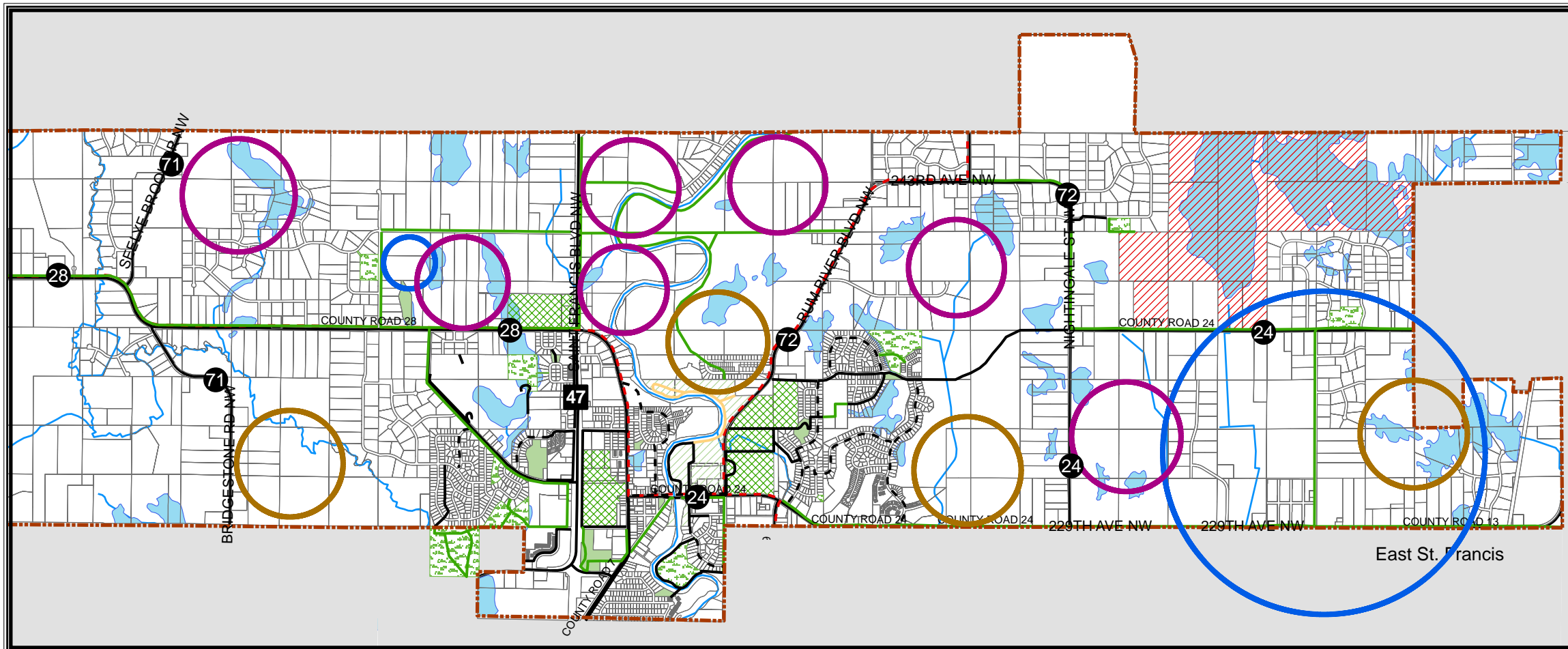
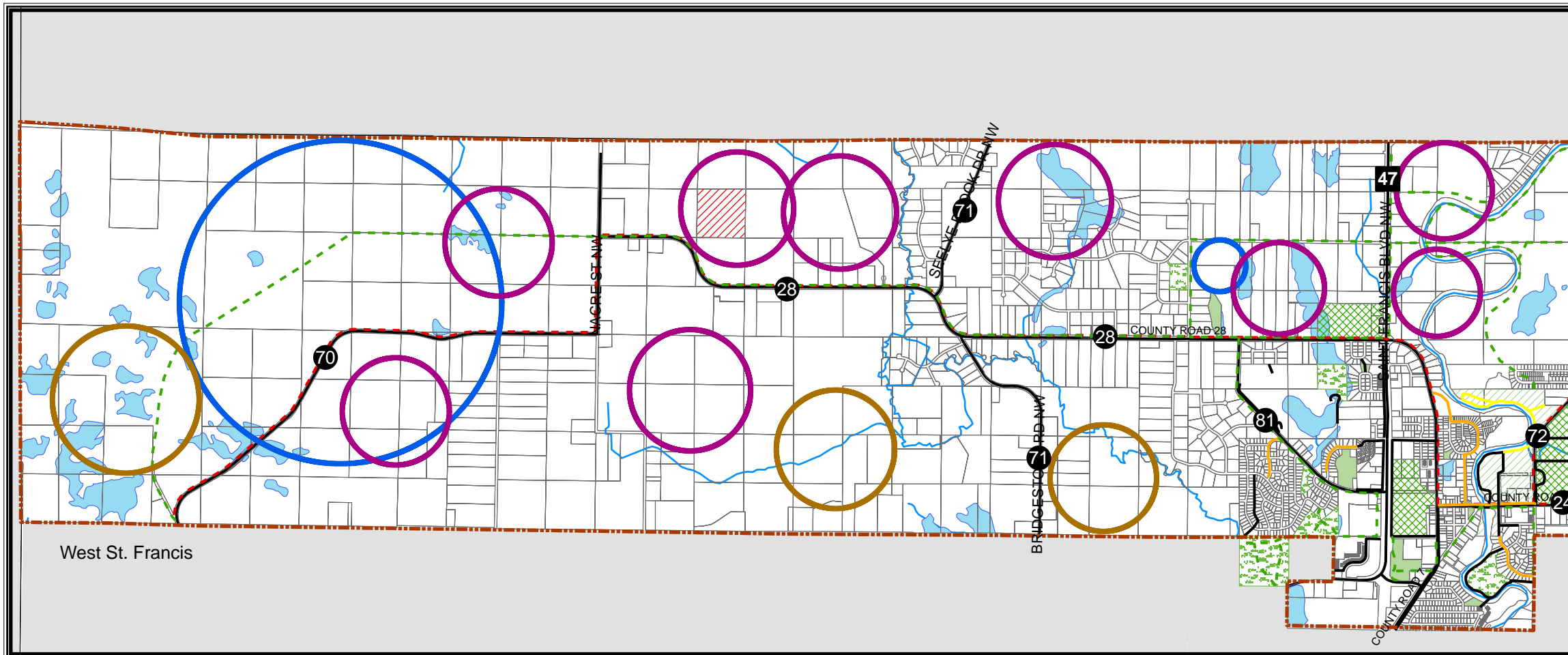
**Future Park Search Areas**

- Complex
- Mid Size Park
- Small Passive



Source: Anoka County GIS; Minnesota DNR; Bolton and Menk, Inc; Northwest Associated Consultants  
Date: February 2009

**NAC NORTHWEST ASSOCIATED CONSULTANTS, INC.**  
4800 Olson Memorial Highway, Suite 202, Golden Valley, MN 55422  
Telephone: 763.231.2555 Facsimile: 763.231.2561 plan@nacplanning.com





## Introduction

The final phase of the Park and Trail System Plan establishes a process of projecting land acquisition and trail improvements, setting priorities, and scheduling for their provision and financing over a period of time. This process produces a long range guide for recreation and requires that the City look toward the future to anticipate capital expenditures. This section does not take the place of a capital improvements plan in that precise costs are beyond the scope of this document, however, the City must consider its five year priority list, analyze the financial situation, and obtain cost estimates for the desired improvements.

## Land Acquisition

Park and trail land dedication will play a major role in acquiring and developing park/trail facilities. Acquisition through dedication is a long term process since land can only be obtained as the abutting land is developed. While the outright purchase of land is many times prohibitive due to investment costs and anticipated benefit per capita through the City, it will be necessary where developments are already in place and lack recreational facilities or to acquire special, distinct pieces of land which would otherwise be difficult or impossible to obtain through park dedication. While portions of St. Francis contain developments that are already in place where several of the trail corridors are proposed and will likely require land acquisition through purchase or the establishment of easements, the utilization of road rights-of-way can also provide an easy alternative for establishing public trail routes.

## Concept Planning

Concept plans are site specific and serve as the basic documents for the layout, facility mix, landscaping, and construction details for a park or recreation facility. For this reason, they are best prepared once the Park and Trail System Plan has been completed and location of individual park sites determined. They are based upon a well-defined program of recreation facilities and services to be provided and the overall physical arrangement of such. Such plans are not provided within this document, but should be pursued in future years. Their preparation will become a necessity in defining project costs as part of the yearly budgeting or capital improvement process.

## Capital Improvement Process

Capital improvement programming provides an instrument for carrying out the objectives and recommendations of the St. Francis Park and Trail System Plan. Through prioritization of five year capital needs for the City's park and recreational facilities and identifying the amount of money available to finance the improvements during this period, the City will be able to determine which improvements are necessary in terms of their ability to pay. The capital improvements program (CIP) is a flexible process, in that as the social, physical and financial conditions change within the City, the priority of the scheduled projects may also change. In response to the changes in the City, the CIP must be an ongoing process. Each year, the CIP should be re-evaluated for consistency with the plan, current recreational needs, and fiscal condition of the City.

The following process should be utilized by the Park Board, Planning and Zoning Commission, and City Council when reviewing potential park capital improvement projects:

1. Establish a five-year priority list of park/trail capital improvements that reflects current and projected recreation demands. Annually review and revise the five-year priority list to reflect current demand and needs.
2. Analyze the City's current financial situation.
3. Obtain up-to-date cost estimates for high priority items.
4. Develop project descriptions and plans for the desired improvements which include proposed scheduling and phasing.
5. Make copies available of the CIP for public inspection prior to the City Council's presentation of the annual budget at the required public hearing.
6. Begin the process over again following approval of the CIP and the beginning of another calendar year.

It is recommended that a specific annual CIP review schedule be established for the review of potential park/trail projects. This will enable persons who wish to request consideration of new items to present their position in ample time to change the CIP, if necessary, in a manner consistent with community needs and reducing or eliminating financial commitments being made for projects which might not proceed to the final construction stage in the event they are deleted or moved back on the priority list.

### **Minnesota Department of Transportation Grant Programs**

While park land acquisition and development are capital outlays that are typically financed with the revenues from City dedication or general funds, there are other methods available to assist the City in raising necessary money for large projects. The following outdoor recreation and trail grant programs through the Minnesota Department of Natural Resources may be available to the City if the intended project(s) comply with the submission criteria.

#### **Outdoor Recreation Grant Program**

Program Purpose: To increase and enhance outdoor recreation facilities. Provides matching grants to local units of government for up to 50 percent of the cost of acquisition, development, and/or redevelopment costs of local parks and recreation areas.

Eligible Projects: Park acquisition and/or development/redevelopment including, among others, internal park trails, picnic shelters, playgrounds, athletic facilities, boat accesses, fishing piers, swimming beaches, and campgrounds.

Minimum Requirements: Project proposals must include at least one eligible primary outdoor recreation facility and have a total project cost of at least \$10,000.00. Land proposed for development and/or redevelopment must be owned by the applicant or be part of an acquisition project. Significant progress must be completed on active projects before an additional proposal can be submitted.

Program Funding: A maximum of 50 percent of the total eligible project costs. Applicants must be able to fund at least 50 percent of the total project costs. The local share can consist of cash or the value of materials, labor, and equipment usage by the local sponsor or by donations or any combination thereof. Costs must be incurred and paid for before reimbursement can be made. Applicants are eligible to receive more than one grant.

### **National and Scenic Area Grant Program**

Program Purpose: To increase, protect and enhance natural and scenic areas. Provides matching grants to local units of government for up to 50 percent of the cost of acquisition of natural and scenic areas.

Eligible Projects: Eligible projects include fee title acquisition and permanent easement acquisition. Minimal betterment activities are eligible as part of the proposed acquisition project and include interpretive, educational or boundary signing and protective fencing.

Minimum Requirements: Project proposals must have a total project cost of at least \$10,000.00. Significant progress must be completed on active projects before an additional proposal can be submitted.

Program Funding: A maximum of 50 percent of the total eligible project costs not to exceed a maximum grant of \$500,000.00. Applicants must be able to fund at least 50 percent of the total project costs. Costs must be incurred and paid for before reimbursement can be made. Applicants are eligible to receive more than one grant.

### **Local Trail Connections Grant Program**

Project Purpose: The emphasis of this program is to promote access between people and desirable destinations, not to develop significant new recreation facilities. Its primary purpose is to complete trail connections between where people live (e.g. residential areas within cities and communities) and significant public recreation facilities (e.g. parks and other trails). Priority will be given to residential connections to state and regional facilities and linking existing trail segments.

Eligible Projects: Land acquisition and trail development. However, acquisition of trail right-of-way will only be eligible when it is proposed in conjunction with trail development. Land purchased with this fund will require a "perpetual easement for recreational trail purposes," and trails developed with these funds will require a 20 year maintenance commitment by the project sponsor. Projects inside state park boundaries, state trail corridors, or elements of the Metropolitan Regional Open Space System are ineligible.

Minimum Requirements: Fifty percent "cash match" for eligible elements of the project proposal is required.



## Implementation

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- Neither this funding source nor the cash match can be used for in-house labor services and/or to meet existing payroll (i.e., only contract services, materials and supplies are reimbursable).
- Federal Recreational Trail Grant Program, Regional Trail Grant Program, Metropolitan Council Funds and other state funds are not eligible cash matches for this program.
- Local/area support must be demonstrated by providing resolution, or minutes of council hearing.

Program Funding: Project proposals must result in at least \$5,000.00 and no more than \$100,000.00 of reimbursement.

### **Federal Recreational Trail Program**

Program Purpose: The Minnesota Recreational Trail Users Association has recommended the following priorities:

- Projects that accommodate both motorized and non- motorized uses, including same-season access corridors.
- Projects that involve urban youth corps workers such as the Minnesota Conservation Corps will be given special consideration.
- Any eligible all-terrain vehicle, off-highway motorcycle, off-road four by four vehicle, and snowmobile projects. Priority will be given to trail projects and trail linkages to existing systems over equipment purchases.
- For all horse, in-line skate, cross-country ski, hike, and bicycle (including mountain bicycle) projects, priority will be given to trail linkages and restoration to existing trail systems, necessary trail facilities, or trail signage to improve safety.

Eligible Projects: Motorized (snowmobiles, off-highway motorcycles, all-terrain vehicles and four-wheel drive trucks) and non-motorized (hike, bike, ski, horse, in-line skate) trail projects are eligible for funding.

- Maintenance/restoration of existing recreational trails.
- Development/rehabilitation of trail side and trail head facilities and recreational trail linkages.
- Purchase and lease of recreational trail construction and maintenance equipment.
- Construction of new trails on federal, state, county, municipal or private lands.
- Acquisition of easements and fee simple title to property for recreational trails.

## Implementation

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- Redesign/relocation of existing trails to benefit/minimize the impact to the natural environment.

Minimum Requirements: Fifty percent “cash match” for eligible elements of the project proposal is required.

- Neither this funding source nor the cash match can be used for in-house labor services and/or to meet existing payroll (i.e. only contract services, materials and supplies are reimbursable).
- Regional Trail Grant Program, Local Trail Connections Grant Program and Outdoor Recreation Grant Program are not eligible cash matches for this program.
- Federal funds can be used as the cash match as long as the share attributable to the federal government is less than 95 percent of the cost of the project.
- This program may be used in tandem with DNR Grant-in-Aid Agreements for capital improvements to pay for activities eligible under both programs (contract services, materials, etc.).

Program Funding: Project proposals must result in at least \$5,000.00 and no more than \$100,000.00 of reimbursement.

### **Regional Trail Grant Program**

Program Purpose: The primary purpose of this program is to promote development of regionally significant trails. Primary determinants of significance include length, expected use, and resource quality/attractiveness.

Eligible Projects: Land acquisition and trail development. Priority will be given to projects that provide a useable trail. Land purchased with this fund will require a “perpetual easement for recreational trail purposes,” and trails developed with these funds will require a 20 year maintenance commitment by the project sponsor. Projects inside state park boundaries and state trail corridors are ineligible.

Minimum Requirements: Fifty percent “cash match” for eligible elements of the project proposal is required.

- Neither this funding source nor the cash match can be used for in-house labor services and/or to meet existing payroll (i.e., only contract services, materials and supplies are reimbursable).
- Federal Recreational Trail Grant Program, Local Trail Connections Grant Program and Metropolitan Council Funds are not eligible cash matches for this program.

## Implementation

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Program Funding: Project proposals must result in at least \$5,000.00 and no more than \$250,000.00 of reimbursement.

### **Fishing Pier Grant Program**

Program Purpose: To improve fishing opportunities, especially to meet the needs of children, the elderly, and people with disabilities.

Eligible Projects: Development and installation of fishing piers. Also, the program provides for the development or improvement of shore fishing sites or shore fishing platforms. Local units of government provide public land, accessible sidewalk/path, accessible parking space and on-going maintenance.

Minimum Requirements: Projects are selected based on ranking the criterion which include but are not limited to the following: public fishing demand, accessibility, location, game fish present, and project sponsor donation.

Program Funding: Up to 100 percent of development and installation of the fishing pier/shoreland site with a maximum grant amount of \$25,000.00 for a traditional DNR floating fishing pier.

### **Water Recreation Cooperative Acquisition and Development Program**

Program Purpose: To improve public boat accesses to Minnesota's public lakes and rivers.

Eligible Projects: Acquisition, development and improvement of public boat accesses, parking lots, docks, and boat launching ramps. Engineering and design assistance is available.

Minimum Requirements: Projects are selected based on ranking the criterion which includes but is not limited to the following: public demand, location, game fish present, size of water body, accessibility, and sponsor donation.

Level of Assistance: The level of grant and technical assistance fluctuates considerably depending on the project scope, sponsor's need, and program's level of funding.

## **Community Education**

An important aspect of park and trail development is user knowledge of the recreational facilities. To promote the use of the community recreational system, the City should provide informational material to residents as the facilities are implemented. This information could be conveyed on the City's web site, a newsletter and map mailed to each household, or an article in a local newspaper. At the same time, the City should work to establish a list of rules and encourage community awareness of such.

## **Public Participation**

The development or improvement of parks and trails in the City is an excellent way to energize and direct the resource and talents of community volunteers, who are becoming more important in the delivery of quality leisure services. This approach can result in higher quality recreation opportunities at a more reasonable cost to the taxpayer. Under this scenario, it is essential that the City organize projects and cooperate with the volunteers of non-profit, private, industrial, commercial, or religious groups in the planning, financing, maintenance, and scheduling of projects.

## **Identification and Signage**

A clear, consistent, and concise system of park and trail signage is beneficial in any recreational system to assist users in finding and using the facilities. Many times signage is also beneficial when installed to identify future park or trail improvements as a means of informing prospective owners of adjacent/nearby property and for general public knowledge to let citizens know of work on progress. Most commonly associated with existing facilities, directional graphics may be in the form of painted pavement symbols, lettering or any variety of regulatory, warning, or guidance signage. Signage should include general identification of an area, layout and types of facilities present, directions for specific points of interest such as handicapped areas, restrooms, or connections to destinations, trail distances, and user/safety rules. The best location for much of this information is near the entrances to parks/trail segments or near parking areas. The signage should be consistent throughout the City and should be easily understandable and maintainable. The U.S. Department of Transportation's Federal Highway Administration has outlined size, shape, and color criteria for signs in the Manual of Uniform Traffic Control Devices (MUTCD).

## Introduction

Once a community has adopted a trail plan and secured easements for trail corridors, the next step in implementation is construction. The information that follows is intended to serve as a guide to the City of St. Francis in determining the location of trails within easements or along roadways and how the trails will be constructed. Issues such as locations of trails, slopes, intersections, disability accessibility and actual width and surfaces for trails will need to be addressed with any new trail. While the information provided may not address every situation, it will provide the general guidelines to assist the City in developing its trail system.

## Trail Guidelines

### *Location of Trail*

The location of the trail will need to be the first consideration in planning a corridor route. Those trails along a County highway will be planned within the existing right-of-way whenever possible. The City will also attempt to accommodate new trails within existing City rights-of-way when there are no easements present for trail purposes. In new developments, the City has the opportunity to take an easement for trail purposes. This would be a 20-foot easement on one side of the 66-foot right-of-way.

### *Adjacent Land Uses*

Land uses (existing and proposed) adjacent to or directly abutting trail corridors should be evaluated to some degree relative to size, facilities, density, character and type of ownership. However, unless safety factors are an issue, the establishment through all land use types should be promoted. Opportunities for or constraints against trail development exist in all areas of the community and generally depend more upon individual situations. In some situations, safety hazards can be avoided through an installation of a fence or berm while still allowing trail access and connections.

The trail should be designed so as not to interfere with access to or maintenance of utilities. Special consideration should be given to vacant properties which adjoin trails as they may potentially provide opportunities for sitting/picnicking areas or landscaping. Vacant areas that remain privately owned provide excellent opportunities for additional trail links, accesses or other trail-related development.

## Facility Design Standards

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### *Adjacent Land Owners*

Of all the obstacles trail developers face, opposition by adjacent landowners can be the most troublesome. Regardless of community-wide support for trails, opposition from some adjacent landowners who will voice concerns about trails (i.e., trail design, management, quality of life, careless maintenance, land loss, decreased property value, increased crime and liability) will be unavoidable.

This and many other concerns have been documented among trial projects across the Nation. Once the trail is open, however, the benefits usually far outweigh the problems. In surveys conducted nationwide, it has been shown that the vast majority of landowners living next to trail corridors were welcoming of them and used the trails frequently. With regards to crime, studies conducted in Minnesota showed that the incidence of crime is actually lower in homes near trails than those in surrounding neighborhoods. Furthermore, no negative effect upon property values has ever been proven, either nationally or locally, and in some cases neighborhoods adjacent to trail corridors have actually been marketed as an amenity in which case property values have increased.

### *Trail Width*

National standards for multi-use trail widths do not currently exist. The American Association of State Highway and Transportation Officials (AASHTO) recommends a ten foot trail width. Where "significant" trail traffic is anticipated (100 trail users per hour during peak periods), the width of a two-way shared path should be at least ten feet. In rural areas, with lesser trail traffic the minimum trail width is recommended to be eight feet.

Additional facility design standards can be found in the Appendix at the end of this report.

### **Park Accessibility – Americans With Disabilities Act\***

The Americans with Disabilities Act (ADA), which prohibits discrimination on the basis of disability, requires that newly constructed and altered state and local government facilities, places of public accommodation, and commercial facilities be readily accessible to, and usable by, individuals with disabilities. Recreational facilities, including play areas, are among the facilities required to comply with the ADA.

Generally, the ADA applies to newly designed and newly constructed play areas for children ages 2 and over. The ADA play area guidelines also apply to alterations made

## Facility Design Standards

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to existing play areas that affect, or could affect, the usability of the play area. Examples include removing a climbing play component and replacing it with a spring rocker, or changing the ground surfacing. Each play area within a site must comply with the ADA including. Play areas designed or constructed in phases must be coordinated to ensure that the entire play area complies with all the applicable provisions of the ADA when each successive addition is completed.

Individual play components must also be considered for compliance with the ADA. A play component is an element designed to generate specific opportunities for play, socialization, and learning. Different "types" of play components are based on the general experience provided by the play component and include, but are not limited to, experiences such as rocking, swinging, climbing, spinning, and sliding. The quantity of play components provided in a play area is determined by the type of play experience, not by the number of individuals who can play on a play component at once.

At least one of each type of play component provided at ground level in a play area must be on the accessible route. The number and variety of ground-level play components required to be on an accessible route is also determined by the number of elevated components provided in the play area. An "elevated play component" is a play component reached from above or below grade, and is part of a composite play structure. At least fifty percent (50%) of the elevated play components must be on an accessible route.

<b>Number of Elevated Play Components Provided</b>	<b>Minimum Number of Ground Level Play Components Required to be on Accessible Route</b>	<b>Minimum Number of Different Types of Ground Level Play Components Required to be on Accessible Route</b>
<b>1</b>	Not applicable	Not applicable
<b>2 to 4</b>	1	1
<b>5 to 7</b>	2	2
<b>8 to 10</b>	3	3
<b>11 to 13</b>	4	3
<b>14 to 16</b>	5	3
<b>17 to 19</b>	6	3
<b>20 to 22</b>	7	4
<b>23 to 25</b>	8	4
<b>More than 25</b>	8 plus 1 for each additional 3 over 25, or fraction thereof	5

The number of ground-level components determined by "one of each type" can also fulfill the minimum ground level requirement that is indicated by the elevated play components table.

## Facility Design Standards

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The ADA guidelines should be consulted prior to (1) altering portions of any existing play areas or (2) implementing any newly designed and/or newly constructed play area for children ages 2 and over.

*Information from "Guide to ADA Accessibility Guidelines for Play Areas" prepared by U.S. Architectural Transportation Barriers Compliance Board, March 2001.*



# Park Dedication Analysis

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## Background

We have prepared an evaluation of St. Francis's present dedication requirements for park and trails as a part of this Park and Trail Plan. This information is intended to determine if St. Francis's present requirements are fair to developers and adequate for addressing the park needs of the community related to new development. The basis of this analysis is raw land costs and improvement costs related to the anticipated St. Francis Park and Trail System. This information will assist to determine the relationship of the City's existing dedication fees to actual land acquisition costs and illustrate how the fees should be adjusted, if necessary, to meet the City's park and trail needs. It must be emphasized that case law from the Dolan v. Tigard requires the City's dedication requirements be related to the benefit of the affected property. In this respect, the park dedication requirements must be based upon future park needs and their benefit to new subdivisions.

## Existing Dedication

Existing requirements for Park Dedication are outlined in Section 11-13-11 of the Subdivision Ordinance. According to the Subdivision Ordinance, in every plat, replat or subdivision, a reasonable portion of such land shall be set aside and dedicated by the owner or owners to the general public as open space for parks, playgrounds, trails, or public open space. The City last updated its park and trail dedication requirements in 2004, knowing that this figure may be altered based upon the forthcoming Park and Trail Plan. That update provided for a residential park dedication requirement of 10 percent of the gross area being subdivided or \$2,000.00 per unit cash fee in lieu of land. Industrial and commercial properties are required to dedicate 5 percent and 3 percent of the gross area being subdivided, respectively. For all residential and commercial/industrial dedications, it is the City Council's decision, with recommendation from the Park Commission and Planning and Zoning Commission, whether land, cash or a combination thereof will be accepted.

## Surrounding Jurisdictions

The following table illustrates current park dedication fees for communities located in the northwest of the Twin Cities Metro Area. There is a significant difference between the communities' cash dedication fee in lieu of land, ranging from \$250 per dwelling unit to \$2,932 per dwelling unit for single family subdivisions. All but four of the surveyed communities require commercial and industrial developments to dedicate land for parks also.

## Park Dedication Analysis

City	Residential*	Commercial**	Industrial**
Albertville	\$2,500	\$2,500	\$7,500
Big Lake	\$2,500	N/A	N/A
Buffalo	\$1,050 (\$850 +\$250)	N/A	N/A
Elk River	\$2,800	\$6,000	\$2,000
Hanover	\$2,610	\$2,610/lot	\$2,610/lot
Howard Lake	10%	10%	10%
Monticello	\$1,500	N/A	N/A
Montrose	\$1,400	\$3,000	\$2,000
Otsego	\$2,932	\$3,500 gross	\$7,000 gross
Rockford	\$1,200	\$250	\$250
St. Michael	\$2,500	\$3,000 or 10%	\$2,000 or 10%
Watertown	***	10%	10%
Waverly	\$1,200	N/A	N/A
Winsted	\$250 (SF) \$150 (MF)	10%	10%

\*per unit unless otherwise indicated

\*\*per acre unless otherwise indicated

\*\*\*based upon three park classifications:

1. Neighborhood park - by land donation (1 acre/25 units)
2. Community park - cash donations (5% of privately held land)
3. Park improvement fee - \$1,500 - \$6,000 (higher the density the higher the fee)

### Land Costs

The following is an analysis of the costs of acquiring a parcel for a City park. The City would incur similar costs if it were to elect to accept fees in lieu of land and acquire park lands on its own. One option the City could use to determine park dedication fees in lieu of land is to pay a fee based upon the raw value of the property equal to the land dedication requirement. The benefit of this method is that the cash fee in lieu of land would be directly tied to the land acquisition costs, which would account for differences in land prices for various areas of the City and changes in land value over time. According to City officials, land costs within the City of St. Francis are currently around \$25,000 per acre for land within the MUSA and approximately \$15,000 per acre for rural land.

In order to determine the value of raw land, the developer would be required to disclose the purchase agreement for the property to define present market value. Other information that could be utilized includes Assessor's information, tax records and

## Park Dedication Analysis

appraisals. Once the value of the property is established, the park dedication fee in lieu of land would be calculated based upon the following formula.

<b>Estimated Raw Land Value/Acre</b>		<b>Required 10% Land Dedication</b>		<b>Per Acre Cash Dedication Fee in Lieu of Land</b>
\$25,000	X	10%	=	\$2,500

According to the Comprehensive Plan, it is the City's policy to extend and upgrade its sanitary sewer collection system in a manner consistent with the staged growth plan of the City. Additionally, the City plans to provide for a sanitary sewer system in any areas under consideration for annexation. As such, the value of raw land is assumed to be \$2,500 per acre for park dedication purposes. This figure represents a base amount and does not take into account the improvement costs for a park including, grading, landscaping and adding facilities and amenities.

The following analysis shows what the park dedication fee (in lieu of land) should be for raw land costs assessed per household. This figure takes into account the small and medium-sized parks as well as the additional community park (the proposed sports complex) that is planned for the City. Each new household is responsible for paying their fare share of these land acquisition costs, just as the existing households have by way of their previously paid park dedication fee in effect at the time they moved into the City.

Park Search Area	Acreage	No. of Proposed Parks	Total Acreage	Est. Land Value (\$25K/acre)	Divided by 2030 Households		Park Dedication Fee
Medium-Size Parks	< 25 acres	5	125 acres	\$3,125,000	5,000	=	\$625
Small-Size Parks	1-10 acres	9	90 acres	\$2,250,000	5,000	=	\$450
Community Parks/Sports Complex	60 acres	1	60 acres	\$1,500,000	5,000	=	\$300
					<b>Total</b>	<b>=</b>	<b>\$1,375</b>

The table outlines each new dwelling unit/households' share of the land acquisition costs for the proposed medium, small and community parks identified in this Park and Trail System Plan. By taking the total land cost (\$25,000 per acre) and dividing that by the projected total number of households in 2030, when the City and the park system will have likely reached full build-out, we get a total of \$1,375.

## Park Dedication Analysis

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### Neighborhood Park Improvement Costs

Once the land has been purchased and/or dedicated for a park, additional costs are incurred for development and improvement of the park area. To determine an appropriate improvement cost for a typical neighborhood we have taken the average cost of previous and proposed improvements to existing and planned parks in the City. The average cost of improvements to a neighborhood park in the City of St. Francis is \$98,730.

In order to determine the necessary amount of the improvement costs for a neighborhood park that should be added to the park and trail development fee, we must take the total amount of neighborhood park improvements (\$98,730) and divide that by the estimated number of households who would benefit from this park, which would then be added to the park dedication fee assessed per dwelling unit for new developments. To get this estimated number of households, we take the typical required park acreage (10 acres/1,000 people) as discussed in earlier sections of the Park and Trail System Plan, which equates to approximately 100 people per acre of park land. We then take this figure of 100 people and divide that by the estimated number of people per household to get the number of households per park acre. The 2030 forecast for number of people per household is 2.56, equaling 39 households per park acre. Therefore, improvement costs for a neighborhood park would ultimately cost each household approximately \$253.00 ( $\$98,730 / [39 \text{ households} \times 10 \text{ acres}]$ ). This \$253.00 cost per household would then be added to the park dedication fee for raw land determined to be \$1,375, for a subtotal of \$1,628.

The City of St. Francis already has approximately 6,700 residents and has 14 fully or partially developed parks. The park dedication fee must also take into account the park improvements that have already occurred within the City. Forthcoming park dedication fees from new developments will go towards development of new parks, however, in the case of a community park (such as a community sports complex) the acquisition and improvement costs of such a facility cannot be entirely paid for by new park dedication funds.

### Community Park Improvement Costs

Similar to the analysis for determining the percentage of park improvements to neighborhood parks that can be added to the park dedication fee; we figure that new residents would pay their fair share of proposed improvements to community parks, including the proposed full or half sports complex. It is important to note that existing residents have technically already contributed to the park fund, therefore any additional

## Park Dedication Analysis

funding that is necessary aside from park dedication fees must be provided from the City's general fund or from other sources.

Additional improvements to the City's existing Community Park are proposed to total \$244,861. Proposed improvement costs for the future full sports complex are determined to be a maximum of \$1,506,100.00 and estimated costs for a ½ sports complex are determined to be \$832,110.00.

<b>COMMUNITY PARK</b>	
<b>FUTURE FACILITIES</b>	
<b>DESCRIPTION</b>	<b>TOTAL COST</b>
Playground w/ rock wall slides, tubes, overhead climbers	\$ 83,003.00
concession building bathrooms refitting to create ADA stalls and additional urinals	\$ 3,000.00
Concession building (internal) Energy efficient lighting, external fans	\$ 2,152.00
Back stop hood & safety fence upgrade	\$ 8,400.00
Pave hockey rink	\$ 16,145.00
Basketball hoops installed in hockey rink	\$ 9,000.00
Pave back lot (40 cars) & drive	\$ 18,816.00
Pave front lot & drive	\$ 42,000.00
Pave 4,418 feet of assorted trails	\$ 54,184.00
Internal park lighting	\$ 8,161.00
	<b>\$ 244,861.00</b>

<b>FUTURE PARK (FULL SPORTS COMPLEX)</b>			
<b>FUTURE FACILITIES</b>			
<b>QTY</b>	<b>DESCRIPTION</b>	<b>UNIT COST</b>	<b>TOTAL COST</b>
	LAND (40 - 60 acres, rural)	\$ 15,000.00	\$ 600,000.00 - \$ 900,000.00
2	Hockey rink	\$ 27,000.00	\$ 54,000.00
1	Skating rink	\$ 5,000.00	\$ 5,000.00
	Lighting		\$ 10,000.00
1	Warming house w/ restrooms & storage	\$106,800.00	\$ 106,800.00
2	Baseball fields	\$ 43,750.00	\$ 87,500.00
6	Softball fields (little league)	\$ 5,000.00	\$ 30,000.00
6	Soccer fields w/ goals	\$ 5,000.00	\$ 30,000.00
4	Tennis courts	\$ 55,000.00	\$ 220,000.00
1	Play structure (super)		\$ 80,000.00
1	Shelter w/ concrete pad (large)	\$ 15,000.00	\$ 15,000.00
	¾ mile of trail	\$ 15.00	\$ 59,400.00

## Park Dedication Analysis

1	Concession stand	\$ 75,000.00	\$ 75,000.00
15	Picnic tables	\$ 400.00	\$ 6,000.00
14	bleachers	\$ 4,250.00	\$ 59,500.00
16	Players benches	\$ 275.00	\$ 4,400.00
12	park benches	\$ 800.00	\$ 9,600.00
	Parking area (paved - 200 stalls)	\$ 2,068.00	\$ 413,600.00
	Grading	\$3,000.00/acre	\$ 120,000.00 - 180,000.00
	Irrigation		\$ 50,000.00
10	Trash receptacles	\$ 450.00	\$ 4,500.00
4	Bicycle racks	\$ 550.00	\$ 2,200.00
2	Drinking fountains	\$ 1,800.00	\$ 3,600.00
			<b>\$ 2,106,100.00</b> <b>-\$2,406,100.00</b>

<b>FUTURE PARK (1/2 SPORTS COMPLEX)</b>			
<b>FUTURE FACILITIES</b>			
<b>QTY</b>	<b>DESCRIPTION</b>	<b>UNIT COST</b>	<b>TOTAL COST</b>
	LAND (28 acres, Rural)	\$ 15,000.00	\$ 420,000.00
2	Hockey rink	\$ 27,000.00	\$ 54,000.00
1	Skating rink	\$ 5,000.00	\$ 5,000.00
	Lighting		
1	Warming house w/ restrooms & storage	\$106,800.00	\$ 106,800.00
3	Softball fields (little league)	\$ 5,000.00	\$ 15,000.00
	Lighting		
4	Soccer fields w/ goals	\$ 5,000.00	\$ 20,000.00
2	Tennis courts	\$ 55,000.00	\$ 110,000.00
1	Concession stand	\$ 75,000.00	\$ 75,000.00
10	Picnic tables	\$ 400.00	\$ 4,000.00
10	bleachers	\$ 4,250.00	\$ 42,500.00
10	Players benches	\$ 275.00	\$ 2,750.00
8	park benches	\$ 800.00	\$ 6,400.00
	Parking area (paved – 120 stalls)	\$ 2,068.00	\$ 248,160.00
	Park center building (2 stories, septic system)		
	Irrigation		\$ 50,000.00
6	Trash receptacles	\$ 450.00	\$ 2,700.00
4	Bicycle racks	\$ 550.00	\$ 2,200.00
2	Drinking fountain	\$ 1,800.00	\$ 3,600.00
4	Hoops in hockey rink		
	Grading	\$ 3,000.00/acre	\$ 84,000.00
			<b>\$1,252,110.00</b>

## Park Dedication Analysis

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Assuming that everyone in the community would utilize the sports complex, we take the total number of households (2030 forecast) and divide that by the total improvement costs to determine the additional amount that could be added to the park dedication fee in order to cover the costs of building a sports complex (in addition to the cost of the land acquisition). For a full sports complex this figure would be \$301, for a ½ sports complex is would be approximately \$166 per household/dwelling unit. Additionally, new residents' share of park improvements to the existing community park is \$49 per dwelling unit.

We then must factor in the improvement costs for trails, since trails are an integral part of the park system and those costs should be included in the park dedication fees. Assuming that the land is included either as right-of-way for streets or as a part of the overall park land dedication percentages and/or fees, then the only additional costs that need to be factored in for trails are the cost of construction, labor and materials. The Parks Commission has estimated that the construction costs for future trail facilities would be \$2,303,316.80 which includes 22.92 miles of bituminous trail, a 300-foot elevated boardwalk and an 8-foot bridge. Thus, an additional \$460 per dwelling unit/lot would be necessary to pay for additional trail construction based on the projected 2030 population of the City.

### Recommendation

In summary, the park dedication fee is made up of cost of land acquisition and improvement costs. The chart below summarizes the estimated land acquisition/dedication and improvement costs discussed in the preceding section. Park dedication fees in lieu of land for the City of St. Francis, based on this analysis, should be \$2,285 to \$2,586 depending upon whether or not the City wants to plan for a full, half sports complex, or none at all.

Raw Land Cost*	\$1,375
New Neighborhood Park Improvements	\$253
Existing Park Improvements (New Resident Share)	\$148
Community Park Improvements	\$49/\$166/\$301
Trail Construction	\$460
<b>Total (with full sports complex)</b>	<b>\$2,586</b>
<b>Total (with ½ sports complex)</b>	<b>\$2,451</b>
<b>Total (without sports complex)</b>	<b>\$2,285</b>

## **Park Dedication Analysis**

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In comparison to other communities in the greater Twin Cities Metro Area and to the fact that St. Francis is a developing community, those park dedication fees are not unreasonable. The Park Commission should discuss whether or not they wish to include fees for the full sports complex, the half sports complex or neither and should provide direction City Staff regarding any amendment of the existing Subdivision Ordinance provisions. It is important to note that these park and dedication fees must be evaluated on an annual basis and will likely need to be adjusted at an amount correlating to the changes in costs of land, materials and construction costs.