

Table of Contents

SECTION 1 – PURPOSE, HISTORY, COMMUNITY INPUT AND VALUES	3
Section 2 - Costs of maintaining and improving the park system	11
Section 3 – Mission and Policy Plan	13
Section 4 – Parks Inventory and Analysis Plan	14
Section 5 – Individual park improvement plans	16
5.1 – Benson Park	16
5.2 – Bluff Park	17
5.5 – CENTENNIAL PARK	18
5.6 – Forest Heights Park	19
5.7 – King Arthur Park	20
5.8 – Langness Playground	21
5.9 – Lee Boulevard Park	22
5.10 – North Ridge Park	23
5.11 – Pleasant View Park	24
5.12 – RESERVE PARK	25
5.13 – Riverview Park	26
5.14 – Roe Crest Park	27
5.15 – South Avenue Playlot	28
5.16 – Spring Lake Park	29
5.16.1 – Spring Lake Park	30
5.16.2 – Spring Lake Park	31
5.16.3 – Spring Lake Park	32
5.17 – Storybook Park	33
5.18 – Tower Park	34
5.19 – Wallyn Park	35
5.20 – Walter S. Farm Park	36
5.21 – Webster Baseball Diamonds	37
5.22 – Wheeler Park	38
Section 6 – Trails and Greenways	39
Section 7 – Moving Forward	40
Appendix A – Percentage Population Change per Census Block	
Appendix B – Public Process Results	
Appendix C – Economic Value of Open Space Resources	



Appendix D – Cost Evaluation Summaries	. 46
Appendix E – Potential Funding Sources for Parks, Trails, and Greenways	. 54
Appendix F – Park, Trail, and Greenway System Maps	. 55
Appendix G – National Parks, Recreation, Open Space and Greenways Guidelines and Planning and Urban Design Standards	
Appendix H – Turf Management Plan	. 62
Appendix I – Parks and Green Spaces Committee: Meeting with Staff; October 2014	. 63
Appendix J – Parks Plan Public Questionnaire (Posted on City wesite)	.73

SECTION 1 - PURPOSE, HISTORY, COMMUNITY INPUT AND VALUES

1.1 - PLAN PURPOSE

The purpose of this document is to serve as the plan that advances a commitment to parks and outdoor recreation in North Mankato which has enhanced the quality of life for residents since nearly the inception of the community. In that vein, this plan serves as an organizing document and platform for future park development that combines portions of the work completed by North Mankato Parks and Open Spaces Committee (2007-2010) and the present capital needs of the park system. This work continues to advance a vision of the park system that will benefit future generations of North Mankato.

The second purpose of this plan is to make known the costs of maintaining and improving the park system for the enjoyment of the public. For several years the budget for capital outlay in the parks department has not met needed capital improvements. While the community sets a high bar on the amount of space dedicated to the park system (20.4 acres per 1,000 citizens) and a high bar on regional park amenities (Caswell Park, Caswell North Soccer Park, Benson Park, Spring Lake Park, Wheeler Park), yearly allocations must increase to meet the expectations of an increasingly recreational generation. The commitment to this "high bar" of service should be continued to provide an environment welcoming to families and seniors, who serve as the cornerstone of the North Mankato population.

The third intention of this plan is to communicate to the citizens of North Mankato the City's planned maintenance and infrastructure expenditures for the park system to advance the shared vision of what the park system will become. City officials are rightly expected to articulate a plan and a vision of service to residents so that an understanding of our joint future is agreed upon. This agreement provides mutual support and shared risk to fund and take action on what is needed to maintain the quality of life expected by our residents through the park system.

1.2 - HISTORY OF THE SYSTEM

For a period of 80 years, beginning with the dedication of Wheeler Park in 1936, North Mankato has been committed to establishing community parks for the enjoyment of residents. In the post war period, as the city expanded to the hills overlooking the Minnesota River Valley, several neighborhood parks were set aside. In 1985, building upon a wave of participation in adult sports, the community constructed Caswell Softball Park which is currently one of the premier adult softball complexes in the nation attracting national and regional tournaments. During the housing boom of 2000-2008, two parks were established to meet the demand; these include Pleasant View Park and Reserve Park. One of



Figure 1. North Mankato Brickyard located in present day Wheeler Park (Approx. 1908).

the latest additions to the system has been Benson Park, a natural landscape park seeking to connect children with natural play features in contrast to this age of electronic entertainment.

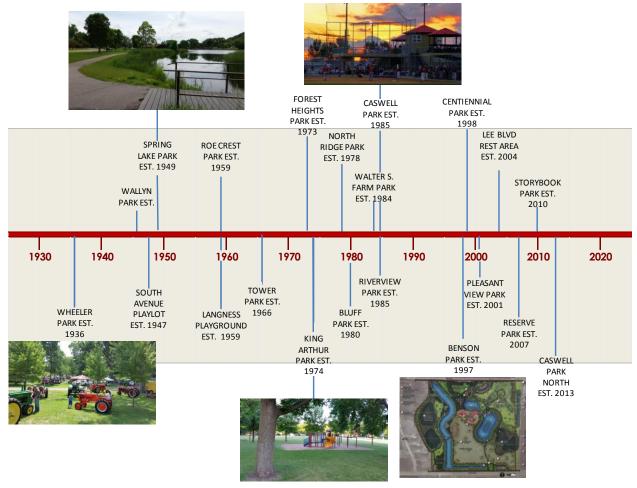


Figure 2. Timeline of North Mankato Park Establishment.

1.3 - GROWTH OF THE COMMUNITY

In 2000, North Mankato's total population was 11,798. This number has grown to 13,591 since and is projected to increase to approximately 15,270 by 2025 (Figure 3). This shows a 1.2% annual growth rate representing the addition of 167.9 residents to the community per year over the next decade.

2010 estimates revealed the city had 5,580 households of which 3,553 were family occupied. This is an increase from 4,744 households in 2000 of which 3,178 were family occupied. This increase indicates that

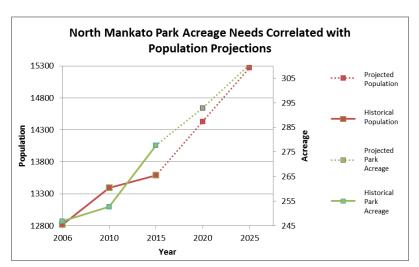


Figure 3. Projected park acreage represents those acreage amounts needed to maintain greater than 20 acres per 1,000 residents. This is shown in correlation with projected population growth referenced from the North Mankato Comprehensive Plan.

North Mankato remains a desirable city to raise a family and the need to provide parks for family usage increases simultaneously. Seniors, who represented 11.9% of the population in 2010, are increasingly

taking advantage of recreational opportunities as life span increases. As a result, demographics indicate a demand exists for continued commitment to recreation.

As the City plans to accommodate the addition of 1,679 residents to the community in 10 years, the need to assess how park acreage will serve those additional residents is necessary. The Comprehensive Land Use Plan for the City of North Mankato calls for an additional 35.1 acres to be acquired by the city in the next 25 years. This Parks Plan forecasts needs for the next 10 years and concludes "if a desire exists to maintain the current level of service of 20.4 acres of parkland per 1,000 residents,

Population projections were provided by the creators of the North Mankato Comprehensive Plan, WSB & Associates, Inc. Projections were derived through multiplying the average building permit issuance of 73 per year by the existing ratio of residents per household (2.3). Applying this rate to future years allowed for a reasonable calculation of population growth trends.

and if population projections are accurate, then it is estimated the City will need to acquire a maximum of 30 additional acres in the next decade. However, the decision to acquire additional park land will be influenced by the location of future residential developments and whether those developments are constructed inside or outside existing park service areas. If growth occurs inside existing park service areas, the immediate need to purchase additional acreage will be reduced. If growth occurs outside of existing park service areas, the immediate need to purchase additional acreage will increase. As a result, depending on the variables of service levels and the increase and location of population growth, it is estimated the City will need to acquire between 15 – 30 acres of additional parkland in the next 10 years.

If this additional acreage comes to fruition, North Mankato's park acreage will maintain its current status of over 20 acres per 1,000 residents, continuing to exceed today's national standards. An explanation of adequate acreage can be observed in Section 1.4. The current Park Service Area and Neighborhood Population Change maps(Appendix F and Appendix A respectively) are appended to the back of this document to supplement this section of the plan.

1.4 - NATIONAL BENCHMARKING DATA

The National Recreation and Park Association (NRPA) is a non-profit organization focusing on local level advancement of public parks, recreation and conservation. The NRPA also provides a national recreation and parks database as well as tools for analyzing and comparing performance and facilities through comparative benchmarking with national parks and recreation agencies (www.nrpa.org). The benchmarking data provided by the NRPA serves as standards for municipal park systems to aspire to.

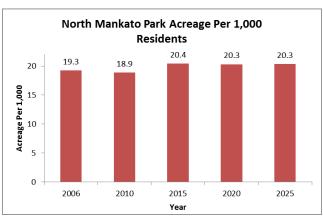


Figure 4. Projected Park acreage per 1,000 population.

NRPA benchmarking data identifies park acreage per 1,000 population as an appropriate measure of municipal park adequacy in a given municipality. According to the NRPA, the national median of park acreage per 1,000 population was 10.8 in 2014. When observing North Mankato, it is quite evident that the City is committed to providing ample outdoor recreational opportunities for citizens of all ages. Currently there are 20.4 acres of parkland per 1,000 in population. Park acreage is projected to increase as well contingent upon future residential development and annexation. The city has proposed

approximately 15 -30 acres to meet growing development needs as outlined in Section 1.3. Figure 4 outlines existing and projected park acreage per 1,000 residents. As stated previously, by aiming for 20.4 acres per 1,000 residents the City will maintain the current level of service to the community.

Table 1 shows the standing of North Mankato among comparable cities that are in close proximity. Using existing acres per 1,000 residents as a measurement, North Mankato is number two among these neighboring cities.

PARK ACREAGE COMPARISON	NORTH MANKATO	MANKATO	NORTHFIELD	EAGLE LAKE	WASECA	ST. PETER	NEW ULM	NATIONAL MEDIAN
2015 POPULATION	13,591	40,183	20,373	2,540	9,427	11,503	13,418	
EXISTING PARK								
ACREAGE	277.7	764	333	34.17	195.1	93.75	175	
EXISTING ACRES PER								
1,000 POPULATION	20.43	19.01	16.35	13.45	20.70	8.15	13.04	10.80

Table 1. 2014 Park Acreage Comparison: North Mankato and surrounding cities. Figures were derived from individual city park plans.

1.5 - Planning & Visioning Process

Planning and Visioning for the North Mankato parks plan includes work completed in the recent past by the North Mankato Parks and Green Spaces committee who, through an advisory role, researched the underlying issues and future needs of the parks system. In 2014 the City of North Mankato began the process of completing a comprehensive land use plan. One chapter of the plan is dedicated to parks and outlines goals for the system. This document incorporates contributions from both endeavors.

1.5.1 – 2008 CITIZEN SURVEY RESULTS

In 2008 a citizen survey was conducted by the North Mankato Parks and Green Spaces Committee. The results indicated residents considered pedestrian trails, restrooms, natural areas, and improvements to the swim facility as very important. Residents also indicated their favorite feature in the parks were trails, playgrounds, and open spaces. The results of the survey are attached to this document as Appendix B which includes:

- **B.1 2008 CITIZEN PARK SURVEY RESULTS**
- **B.2 FEATURES MOST LIKED REGARDING PARKS**
- **B.3 FAVORITE PARK SURVEY**

1.5.2 - NORTH MANKATO PARKS AND GREEN SPACES COMMITTEE (2007-2010)

The North Mankato Park and Green Spaces Committee stated mission was to "support and continue to build a world class park and green spaces system for the City of North Mankato." To achieve that goal the Committee divided its work among four subcommittees (Green, Historic, Legacy, and New Parks) and within those areas considered the following topics:

- Sought ways to upgrade and enhance existing parks
- Considered placement, size and amenities for new parks
- · Considered unique and interesting features for both existing and new parks
- Encouraged making parks and green spaces environmentally friendly
- Considered ways to engage volunteers for the committee work



Under the umbrella of these topics, each subcommittee recommended action steps and strategies that can serve as a reference as work is funded and completed in the parks moving forward. Some of the recommendations are overarching principles and others were specifically directed at parks within the system.

In October of 2014, Staff met with members of the former Parks and Green Spaces Committee to revisit the recommendations that the Committee provided and to consider them in the context of 2014-2015. Recommendations from each past subcommittee were examined and discussed for present relevance. Staff provided responses to the recommendations that can be seen in Appendix I. This Parks Master Plan makes specific recommendations for each park and when appropriate incorporates recommendations from the Committee.

1.5.3 - 2015 CITIZEN PARTICIPATORY PROCESS

Open houses were held on February 9th, 2015 and March 4th, 2015 to gather input from citizens in the community regarding the Draft Parks Plan presented to the City Council on January 20th, 2015. These meetings provided those interested an opportunity to question the Plans assumptions, comment on the proposed 10 year process for maintenance and improvement expenditures, and provide suggestions for the removal of items as well as requests for inclusion of items that were thought to be missing.

Additionally, a questionnaire was provided via the City website facilitating opportunity for the community to post answers to five questions regarding park usage, suggestions, and requests. A copy of the questionnaire can be seen in Appendix J. Participants of the open house meetings were also asked to provide answers to the questionnaire and all input was combined. Staff proceeded to provide responses to the combined citizen input and the results of this were posted on the City website and distributed to the City Council for review.

Overall, the Draft Parks Plan proposal received acceptance among the participants. Through the process, participants expressed several attributes that they value in parks and would like to see in the plan. The following represent some favored items:

- More play structures in parks
- A focus on the addition and maintenance of trails
- A focus on providing more dog friendly parks
- Additional conservation methods applied to parks for environmental health
- A desire to see the Tschohl property converted to a park
- A desire to see the reinstatement of the Parks and Green Spaces Committee
- A desire to remove Caswell Park from this Plan
- A desire to have Benson Park Completed per the Benson Park Master Plan

All feedback from the public was taken into careful consideration and incorporated into the Plan where feasible. Changes can be seen in the ten year plan provided in Appendix D.3 in the back of this Plan.



1.5.4 - COMPREHENSIVE PLAN: GUIDING ASSUMPTIONS FOR PARKS

The list compiled here represents guidelines included in Chapter 6 – Parks, Trails, and Recreation of North Mankato's Comprehensive Plan and represents an integral part of the Parks Master Plan outlining the shaping forces for the development of the parks. The assumptions are as follows:

- The City's population is projected to increase. Interest in trails, passive parks, cultural
 and fine arts programs, and indoor year-round recreation and programming is likely to
 increase.
- Exercise and health will continue to be an integral part of the lives of the people of North Mankato. A comprehensive trail system would help meet these demands. A loop trail network with connections to key local destinations and to regional and state trails is needed to meet recreation, active living and non-vehicular transportation needs. A city and regional trail system would attract both residents and visitors alike.
- Parks, trails, and open space play an important role in attracting tourism, and for neighborhood and community quality of life.
- Maintenance, cleanliness and safety of parks and recreation facilities are a key factor in satisfaction with the park system.
- Partnerships for park and recreation facility development and operation will continue to
 increase in importance. The City has a good working relationship with not only the local
 schools and universities, but also the many organizations and groups which utilize parks
 and recreation facilities. Enhancement of those partnerships and expansion of other
 partnerships will help provide the best and most efficient system.



Figure 5.Spring Lake Park: Fall 2014. Spring Lake Park is a Community/Regional Park located in North Mankato. Spring Lake is the only park with sufficient facilities to host the large-scale company picnics from regional businesses

1.6 - ECONOMIC VALUE OF OPEN SPACE

1.6.1 - EMBRACE OPEN SPACE

Embrace Open Space, an initiative of the Minnesota office of the Trust for Public Land, was a campaign to facilitate public involvement in land-use decisions in the Twin Cities area. A report authored by Paul A. Anton of Wilder Research called "The Economic Value of Open Space: Implications for Land Use Decisions" was completed for this campaign (See Appendix C.1 for the Executive Summary of this Article).

The report concludes that open space and parks positively affect the values of those properties nearby. This is reinforced when observing the key findings of the "2005 Twin Cities Metro Area Public Opinion Survey," conducted by Decision Resources, Ltd out of Minneapolis* (See Appendix C.2 for the Summary of Key Findings). According to the survey, roughly 70 percent of all surveyed would pay at least 10 percent more for a home within walking distance to an open space.

Additionally, the Wilder research shows homeowners would pay to fund open space acquisition and preservation and Decision Resources found by a 70 percent to 24 percent margin, residents would support up to an additional \$30 property tax increase to fund purchase, restoration, and maintenance of natural areas in their county. In North Mankato, residents have mildly confirmed these findings with their support for the local option Sales Tax which supported park acquisition and amenities.

Other findings from Wilder suggest that local governments who value open space will prioritize development of open space plans through implementing ordinances and more efficiently make tradeoff decisions between open space and other policy objectives.

1.6.2 – How Cities Use Parks for Economic Development

The American Planning Association (APA) is "an independent, not-for-profit educational organization that provides leadership in the development of vital communities. The organization developed a series of briefing papers written by nationally recognized park and open space experts that provide insight on how healthy parks are fundamental to many aspects of community prosperity.

Within this context, a briefing paper entitled "How Cities Use Parks for ... Economic Development," written by Megan Lewis, AICP, outlines the positive economic benefits surrounding a healthy parks system. The following is a summary of the key points of this article:

Key Point #1: Real property values are positively affected. Several studies conducted over the last 20 years throughout the country show a positive connection between parks and property values. For instance, in response to a deteriorating quality of life in Chattanooga, Tennessee, the City created parks and open space causing property values to increase more than 127% percent or \$11 million. Similarly, Amherst, Massachusetts found that cluster housing with dedicated open space appreciated at 22 percent compared to 19.5 for conventional subdivisions, an approximate increase of \$17,100 dollars in 1989 alone.



^{*}This section references data included in the Parks, Open Space, and Trail System Plan for Northfield Minnesota.

Key Point #2: Municipal revenues are increased. Increases in property values and municipal revenues are corresponding. It has been shown that parks can pay for themselves and generate extra revenues.

In Chattanooga, the improvements resulted in an increase of \$592,000 in city and county property tax revenues; an increase of 99 percent. In Oakland, California, the presence of East Bay Regional Park District stimulates approximately \$254 million in annual park-related purchases, of which \$74 million is spent locally.

Key Point #3: Affluent retirees are attracted and retained. By 2050, 1 in 4 Americans will be 65 or older with an average life expectancy of 75 to 83, providing a significant population group both in size and affluence.

Studies show that retirees:

- Want to live in communities with leisure and recreation amenities.
- They bring expendable income to the community.
- They are positive taxpayers that use fewer services than they pay for through taxes (i.e. paying taxes to school districts with no children using schools)
- They "transfer significant assets into local investment and banking institutions, expanding the local deposit base that can be used for commercial and industrial financing."

According to the American Community Survey Demographic and Housing Estimates for 2009-2013 provided by the U.S. Census Bureau (Figure 6), residents ages 25 - 34 represent 16.8% of the population or 3,752 residents. People falling within that range best represent those suggested above that will be among the retirement age from 2046 – 2055. This may be indicative of a large retiree population in and around the year 2050 in North Mankato.

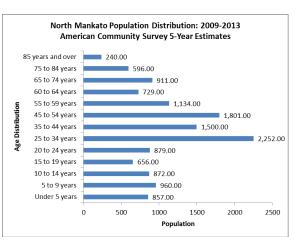


Figure 6. North Mankato Population Distribution: 2009-2013 ACS 5-Year Estimates. Source: U.S. Census Bureau.

Key Point #4: Knowledge worker and talent are attracted to live and work. The advent of the so called "New Economy" has ushered in a new type of worker, "knowledge workers" or "talent," who work in companies that are not tied to certain locations. These workers are selling knowledge rather than labor and companies are interested in retaining talent and attracting more.

Several studies have been conducted outlining factors that are important for talent when choosing employment. They conclude that:

- Quality of life increases attractiveness by 33 percent
- There is a preference for places with diverse range of outdoor activities (i.e. biking and walking trails).

These workers contribute to the local economy through jobs, housing and taxes, which further contribute to parks.

Key Point #5: Homebuyers are attracted to purchase homes. Nationally, real estate brokers and homebuilders advocate parks as a top selling point and the desire to live near parks translates to real dollars.

- National Association of Realtors (NAR; 2001 Survey) found that 57 % of voters would choose a home close to parks and open space over one that was not.
- NAR Survey found that 50% of voters would pay 10 more for a house located close to a park or open space.
- National Association of Home Builders found the 65% of home shoppers suggested parks would influence decisions to move to a community.
- Economics Research Association (ERA; 1991 Survey) found that 48 percent of Denver Residents would pay more live in a neighborhood near park or greenway.

SECTION 2 - COSTS OF MAINTAINING AND IMPROVING THE PARK SYSTEM

2.1 - OVERVIEW

Prior to the creation of this plan, the City lacked a structured financial tool for adequate assessment of the park system funding requirements. Previous funding has come from several other sources whether private development or specific City projects. As the parks are major assets to the community, an assessment of inventory and advancements is vital to the system success as a contributor to resident quality of life. This section identifies the cost of maintaining and improving the North Mankato parks system.

2.2 - EXISTING INVENTORY REPLACEMENT COSTS

For each park, assets were inventoried and appraised to establish annual fund allocation for replacement of assets. A replacement cost for each park was then derived through dividing the total cost figure by the estimated usable life of each item.

Yearly Replacement Cost (Annual Cost) = <u>Item Total Cost</u> Item Usable Life

In the example below, a \$612 yearly replacement cost for the play structure is derived by dividing the total cost (\$18,351) by the usable life of the structure (30 years).

Octob	er 2014					YEARLY
						REPLACEMENT
					USABLE	COST
ITEM		QUANTITY	COST	TOTAL	LIFE	(Cost/U. Life)
	NEIGHBORHOOD PARKS					
	PLAY STRUCTURE W/ UPDATE	1	18,351	18,351	30	\$612

The amount of \$130,341 represents proposed expenditures for Yearly Replacement and Maintenance in the Park System. This figure represents an increase of \$54,341 from the existing funding allocation of \$76,000 (Table 2).

NOTE:



- Landscaping needs such as mowing and pruning are not included in this assessment as they are inherent to the day to day function of the parks department and are funded separately.
- Mowing equipment and vehicle depreciation have been considered but is not included in this
 assessment as this is a tool to establish the costs of the physical infrastructure of the park system. It
 is included as part of the regular budget for capital equipment replacement.

2.3 - ESTIMATED NEW IMPROVEMENT COSTS

North Mankato not only plans to continue to provide and maintain an above average park system but also to enhance that system with proposed upgrades and additions to better serve an increasing user population.

2015 PARKS MASTER PLAN FUNDING COMPARISON	Existing Funding	Proposed Expenditures	Additional Funding Requested
Yearly Replacement and			
Maintenance	\$76,000	\$130,341	\$54,341
Annual Park Improvements	\$75,000	\$119,550	\$44,550
TOTALS	\$151,000	\$249,891	\$98,891

Table 2. Existing and Proposed funding comparison for park system maintenance and improvements. The Proposed Funding total represents the Parks System Total Annual Operating Cost for the Ten Year Implementation Plan in Appendix D.3.

City staff conducted field surveys of each park to determine an overall

need for updated structures, restroom additions, and other items including major renovation projects. All associated costs for the improvements to the parks were included in the improvements worksheet and a total cost for each park assessed. Estimates show annual park improvement costs of \$119,550 per year; this does not include Benson Park completion costs nor does this include the Caswell Park Complex encompassing Caswell Park, Caswell Park North and Miracle Field (Fallenstein Field) (Table 2).

The amount of \$119,550 represents proposed expenditures for Annual Park Improvements in the Park System. This figure represents an increase of \$44,550 from the existing funding allocation of \$75,000 (Table 2).

2.4 - New and Uncompleted Park Costs

There remains approximately \$2,000,000 in costs associated with completing Benson Park and citizens have expressed a desire to have the park completed per the Benson Park Master Plan. The Preliminary Cost Estimates from the Benson Park Master Plan have been provided in Appendix D.4 of this document and reflect the original expected costs associated with the completion of the park; revision from Staff determined that \$2m is a more realistic completion cost than that shown. As a result, the annual cost for completion of Benson is estimated at \$200,000 over the next ten years, although this has not been added to the Parks System Total Annual Operating Cost provided in Table 2.

In addition, there appears to be a desire to enhance the Caswell Park Complex with an indoor recreational facility. The Men's Softball League has requested the addition of fields 7 & 8 to the Complex. Per Council direction, Caswell enhancements have been removed from the plan and will be addressed in a separate document.

Other Staff recommendations include an analysis of the costs of additional bike trails, greenway paths and the proposed 35.1 acres of proposed parkland as suggested in the Comprehensive Plan. Currently, costs have yet to be determined for these items, although, an early estimate for the 35.1 proposed acres is approximately \$900,000.

As the park system expands, funding for new parks will be negotiated between developers and the City. It should be noted that a fair amount of the costs of newly allocated parkland are included in



development agreements and covered through dedications by the developer of the land. Section 7 describes the need for further development of a parkland dedication formula that would allow North Mankato to obtain a percentage of development land or equal funding allocation toward new parkland. Current requirements require staff revision.

2.5 - COST EVALUATION SUMMARIES

Overall, the evaluation concludes that \$249,891 (Table 2) should be allocated annually to operating the parks system in comparison to \$151,000 currently allocated. Appendix D contains summaries of the spreadsheets used to evaluate the system costs and determine the operating budget assessment. Sheet summaries include:

- D.1 Park Inventory Annual Costs Summary
- D.2 Park Improvements Annual Costs Summary
- D.3 Ten Year Implementation Plan
- D.4 Benson Park Completion Breakdown

2.6 - FUNDING OPPORTUNITIES

A variety of funding opportunities for park improvements and innovations can be seen in the Comprehensive Plan of North Mankato. The table in Appendix E provides a brief overview of funding sources typically available to local governments and a strategic approach to implementing the plan.*

Section 3 - Mission and Policy Plan

3.1 - MISSION STATEMENT

To provide a comprehensive and balanced system of parks, greenways and trails that meet high standards set by the City of North Mankato to enhance residential quality of life.

3.2 - PLAN GOALS

- Remain consistent with the Goals, Objectives and Policies outlined in Chapter 8 of the North Mankato Comprehensive Plan.
- Develop opportunities for recreation and leisure in our parks, trails, and green spaces*
- Provide amenities promoting comfort and accessibility*
- Protect scenic areas and vistas*
- Enhance the quality of life for residents
- Provide adequate funding for park operations, improvements, maintenance, and replacement of both natural and installed structures
- Provide support to recreational program providers
- Protect environmental and wildlife sensitive areas*
- Minimize storm runoff and flood damage*
- Monitor and support management of invasive species and native plant populations*
- Differing sizes including pocket, neighborhood, and community parks*
- Provide variety of amenities, e.g. trails, pavilions, restrooms, playgrounds, sport fields*



^{*}Funding Opportunities are referenced from North Mankato's Comprehensive Plan.

Section 4 – Parks Inventory and Analysis Plan

4.1 - PARKS OVERVIEW

North Mankato has 21 parks in the system ranging from neighborhood mini parks to community parks and regional athletic complexes. Each type of park has a service area as defined through standards provided by guidelines recommended in the *National Parks, Recreation, Open Space and Greenways Guidelines* (National Recreation and Parks Association (NRPA), 1996) and *Planning and Urban Design Standards* (American Planning Association (APA), 2006). As stated previously, North Mankato has 20.4 acres of parkland per 1,000 residents. This allows the City to realize that they are significantly above the national median of 10.8, but it does not attempt to suggest how those acres service the existing population geographically. Included in this plan are maps of the parks, trails and green spaces. A park plan, trail system plan and green space plan existing in North Mankato's Comprehensive Plan can be seen among other maps below allowing for a visualization of the system. With assistance from the Geography Department at Minnesota State University, Mankato, a Geographic Information System (GIS) was employed to analyze the extent to which the parks service the City. These park maps can be seen in Appendix F:

- **F.1 Park Plan:** As provided in North Mankato's Comprehensive Plan, this map shows the overall system and classes of parks.
- **F.2 Park Service Area**: Based on service area criteria suggested in the standard provided by the aforementioned organizations, a service area radius has been applied to each park to show how well existing park resources service the City.
- **F.3 Park Walkability Analysis:** using GIS, a 3, 5, and 7 minute walking distance was generated for each park. This was calculated using road network geometry and a generalized walking speed allowing for a realistic, achievable walking distance analysis.
- **F.4 Trails Plan:** As provided in North Mankato's Comprehensive Plan, this map shows the overall trails plan.
- **F.5 Greenways Plan:** As provided in North Mankato's Comprehensive Plan, this map shows the overall greenways system.



Figure 7. A walking/biking trail in Bluff Park. This park provides a natural, quiet atmosphere for residents.

4.2 - PARK AND GREENWAY CLASSIFICATIONS

• The system plan consists of a variety of parks and open spaces defined under various classifications. Each classification serves a particular purpose in meeting local park and recreation needs. Although some flexibility is warranted, classifying parks is necessary to ensure a well-balanced system and that all recreational needs are effectively and efficiently met. The classifications applied to North Mankato are based on guidelines recommended in the *National Parks, Recreation, Open Space and Greenways Guidelines* (National Recreation and Parks Association, 1996) and *Planning and Urban Design Standards* (American Planning Association, 2006), albeit expanded or modified to address circumstances unique to the City. The table in Appendix G in the back of this document provides an overview of each classification used in North Mankato.

4.2.1 - NORTH MANKATO APPLICABLE CLASSIFICATIONS



Figure 8. Spring Lake Park (Community Park) looking south toward the lake.

Neighborhood Parks:

- Forest Heights Park
- King Arthur Park
- Langness Playground
- North Ridge Park
- Pleasant View Park
- Reserve Park
- Roe Crest Park
- South Avenue Playlot
- Tower Park
- Walter S. Farm Park
- Wallyn Park
- Wheeler Park

- Neighborhood parks are the basic unit of the park system and serve a recreation and social purpose. Development focuses on informal recreation. Programmed activities are typically limited to youth sports practices and very occasionally, games.
- In general, the existing parks are capable of meeting the primary needs of the neighborhoods they serve and, collectively, meet acceptable standards for neighborhood parks. Placement of the parks and the areas they serve are also well-distributed throughout the city.



Figure 9. Benson Park looking south

Community Parks:

- Benson Park
- Spring Lake Park
- Community parks typically serve a broader and more specialized purpose than neighborhood parks. Their focus is on meeting community-based recreational needs, as well as preserving unique landscapes and open spaces.
- In addition to specific amenities, community parks also often serve an important aesthetic role by providing green space and buffering, along with creating an appealing sense of place that helps define the essential character of the community.

Athletic Complexes/ Facilities:

- Caswell Park North: Soccer
- Caswell Park South: Softball
- Webster Ball Diamonds
- The **Parks Plan** includes athletic facilities in a number of parks for varying levels of programmed uses. City-provided facilities are also complemented by the local schools, colleges, and neighboring communities' athletic facilities.
- A recent Market Analysis for a Proposed Sports Complex was completed in November of 2013 identifying and verifying the need and demand for a wide variety of athletic facilities, both indoor and outdoor. Through the Comprehensive Plan public involvement process it was obvious the community and especially youth are in favor of developing this type of facility.



Figure 10. Wheeler Park (Neighborhood Park) during Fun Days 2014.

Special-Use Parks:

- Centennial Park
- Riverview Park
- In addition to the parks and athletic facilities previously defined, a number of special-use facilities and amenities are also part of the system plan.

Open Space:

- Bluff Park
- Lee Boulevard Park



SECTION 5 – INDIVIDUAL PARK IMPROVEMENT PLANS



BEN	BENSON PARK IMPROVEMENTS (Not Included in this Plan)		
1	SEE BENSON PARK MASTER PLAN AND SECTION 2.4 OF THIS DOCUMENT FOR DETAILS.	\$2,000,000	
	TEN YEAR PLAN TOTAL	\$2,000,000	

5.1 - BENSON PARK

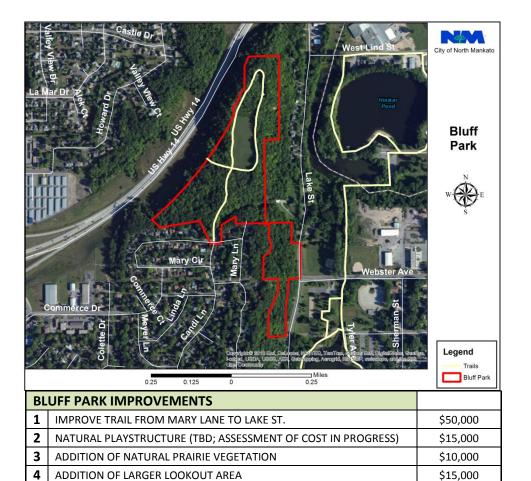
2000 Carlson Drive

CLASS	Community Park
SPECIAL DESIGNATION	Natural Resources Park
ACREAGE	69.12 Acres
PARK ZONES	See Benson Park Master Plan

Background: Benson Park is not only a community park but a regional park located at the developing edge of North Mankato. It was established in 1997 and named for the Benson family in recognition of their service to the city. Please refer to the *Benson Park Master Plan* for more information regarding the park. This plan serves as a guide for long-term development and management to create an engaging, first-choice destination for families and children wanting a natural resource focused recreation experience.

- Dogs are allowed
- A parking lot and picnic area with mature trees, tables and grills in the southwest
- Timm Road parking lot
- Bituminous trails
- Monument rock
- Lady Bug Lake:
 - o 8' depth
 - o Fishing: stocked with Blue Gills
- Playground structure
- Water fountain
- Cross-country skiing





TEN YEAR PLAN TOTAL

\$90,000

5.2 - Bluff Park

194 Mary Circle

CLASS	Open Space
SPECIAL DESIGNATION	N/A
ACREAGE	30.01 Acres
PARK ZONES	N/A

Background: Bluff Park was established in 1976 and provides a green space located along Highway 14 accessed from a parking lot on Mary Circle in North Mankato. This park provides a serene, quiet, natural space with forested trails as well as a maintained field for activities.

Vision: As this park is underutilized by the community, future connectivity to other parks in the system is desired to provide easier access.

Potential redevelopment of the trail connection to Spring Lake Park could increase the connectivity of the parks system as a whole while opening up the beauty of Bluff Park to the public.

- Dogs are allowed
- Restroom facility
- 1.2 miles of trails
- Water fountain
- Natural area
- Cross-country skiing



TEN YEAR PLAN TOTAL

\$10,000

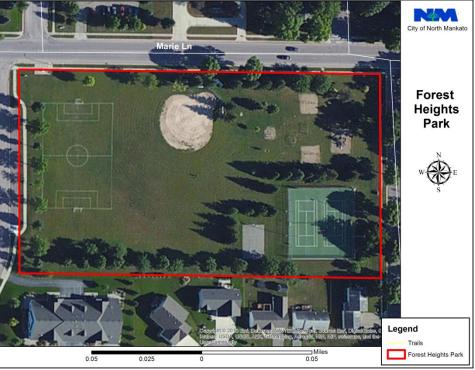
5.5 - CENTENNIAL PARK

840 Belgrade Ave

CLASS	Special-Use Park
SPECIAL DESIGNATION	Commemorative Park
ACREAGE	1 Acres
PARK ZONES	N/A

Background: Centennial Park was dedicated in 1998 to commemorate the 100th birthday of the City of North Mankato.

- Decorative water fountain
- Benches



FOREST HEIGHTS PARK IMPROVEMENTS		
1	SHELTER WITH BATHROOM	\$75,000
2	SWINGING BENCH	\$2,000
	TEN YEAR PLAN TOTAL	\$77,000

5.6 - FOREST HEIGHTS PARK

401 Marie Lane

CLASS	Neighborhood Park
SPECIAL DESIGNATION	N/A
ACREAGE	5 Acres
PARK ZONES	N/A

Background: Forest Heights Park, established in 1973, is located off of Marie Lane in close proximity to South Central College and serves the area encompassing Staley Lane, Edgewood Boulevard, and Cliff Drive among others.

- Baseball field 1
- Basketball court 1
- Picnic area
- Playground 1
- Tennis courts 2 lighted
- **Water fountain**
- **Cross-country skiing**
- Pickle ball 2



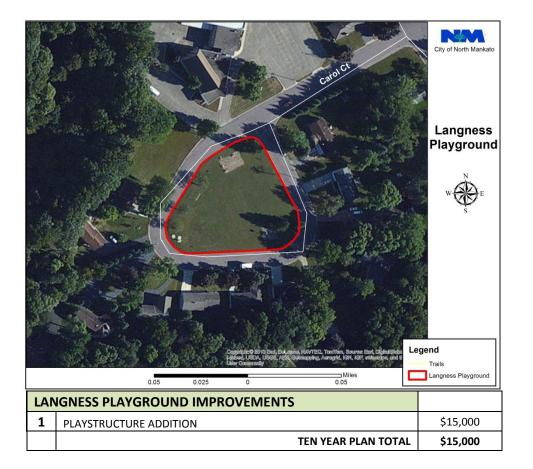
5.7 - KING ARTHUR PARK

1580 Sharon Drive

CLASS	Neighborhood Park
SPECIAL DESIGNATION	N/A
ACREAGE	5.10 Acres
PARK ZONES	N/A

Background: Established in 1974, King Arthur Park is located on Sharon Drive off of James Drive and serves Nottingham Drive, Mary Lane and others. It is also in close proximity to Bluff Park contributing to connectivity of the park system.

- Baseball field 1
- Basketball court 1
- Ice skating Yes (open skating)
- Picnic area
- Playground 1
- Tennis courts 2 lighted
- **Water fountain**
- **Cross-country skiing**



5.8 - LANGNESS PLAYGROUND

355 Carol Court

CLASS	Neighborhood Park (Mini-Park)	
SPECIAL DESIGNATION	N/A	
ACREAGE	1.10 Acres	
PARK ZONES	N/A	

Background: Established in 1959, Langness Playground serves the small neighborhood of Carol Court off of Lookout Drive. This park is in close proximity to Forest Heights Park.

- Basketball court 1
- Picnic area
- Playground 1
- Cross-country skiing



LEE	LEE BOULEVARD PARK IMPROVEMENTS		
1	NO IMPROVEMENTS AT THIS TIME	\$0	
	TEN YEAR PLAN TOTAL	\$0	

5.9 - LEE BOULEVARD PARK

CLASS	Open Space
SPECIAL DESIGNATION	Rest Area
ACREAGE	1.2 Acres
PARK ZONES	N/A

Background: This park serves as a rest area in the middle of the climb to the top of Lee Boulevard; a small open space mainly for pedestrian rest. It was established in 2004.

- Picnic Area
- Bench



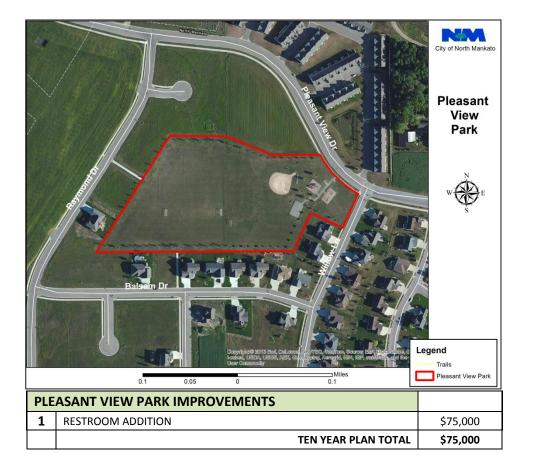
5.10 - NORTH RIDGE PARK

1720 Quail Roost Drive

CLASS	Neighborhood Park
SPECIAL DESIGNATION	N/A
ACREAGE	6.5 Acres
PARK ZONES	N/A

Background: Established in 1978, North Ridge serves the area in the North Ridge neighborhood at the western end of Commerce drive located near South Central College. It is a large park with a lot of green space for activities.

- Baseball field 1
- Basketball court 1
- Ice skating Yes (open skating)
- Picnic area
- Playground 1
- Sand volleyball 1
- Water fountain
- Cross-country skiing
- Soccer field 1



5.11 - PLEASANT VIEW PARK

2215 Pleasant View Drive

CLASS	Neighborhood Park
SPECIAL DESIGNATION	N/A
ACREAGE	7.79 Acres
PARK ZONES	N/A

Background: Pleasant View Park was established in 2001 to serve the neighborhood on the western developing edge of the city including Pleasant View Dr., Raymond Dr., Willow Lane and others. This park provides a large open space for activities as well as baseball field and play structures.

- Baseball field 1
- Basketball court 1
- Picnic area
- Playground 1
- Water fountain
- Cross-country skiing



5.12 - RESERVE PARK

1902 Lexington Lane

CLASS	Neighborhood Park
SPECIAL DESIGNATION	N/A
ACREAGE	5.39
PARK ZONES	N/A

Background: Reserve Park was established in 2007 to meet the needs of the ensuing development on Lexington Lane, Danbury Court, and Sheridan Court. Planned trails will connect the park to the system.

Existing Facilities:

\$40,000

\$90,000

TEN YEAR PLAN TOTAL

- Shelter 1
- Playgrounds 1
- Water fountain
- Cross-country skiing

TRAIL SYSTEM CONNECTION



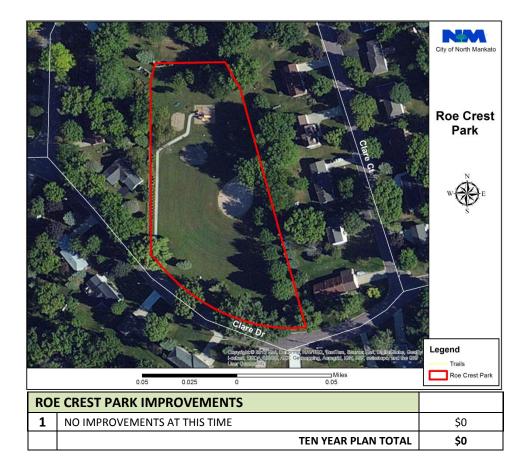
5.13 - RIVERVIEW PARK

900 North River Drive

CLASS	Special-Use Park	
SPECIAL DESIGNATION	RV Access	
ACREAGE	6.2 Acres	
PARK ZONES	N/A	

Background: Riverview Park is located on the edge of the Minnesota River as it flows north and out of the Greater Mankato area along highway 169. This park was established in 1985 to serve as a potable water station for campers.

- Picnic area
- Restroom facility
- Trail connectivity
- Water fountain



5.14 - ROE CREST PARK

2214 Clare Drive

CLASS	Neighborhood Park (Mini-Park)	
SPECIAL DESIGNATION	N/A	
ACREAGE	3.5 Acres	
PARK ZONES	N/A	

Background: Established in 1959, Roe Crest Park serves the neighborhood including Clare court and Clare drive, west of Lor Ray drive at the top of Lee Boulevard.

- Baseball field 1
- Picnic area
- Playground 1
- Water Fountain
- Cross-country skiing



5.15 - SOUTH AVENUE PLAYLOT

973 South Avenue

CLASS	Neighborhood Park (Mini-Park)	
SPECIAL DESIGNATION	N/A	
ACREAGE	.50 Acres	
PARK ZONES	N/A	

Background: Established in 1947, South Avenue Playlot is a small playground servicing the western end of South Avenue near the North Mankato municipal building. It is in close proximity to Storybook Park and Centennial Park.

- Picnic area
- Playground 1



SPRING LAKE PARK (SLP) IMPROVEMENTS	
SLP LAKE ZONE	\$20,000
SLP NORTH ZONE	\$247,000
SLP SOUTH ZONE	\$115,000
TEN YEAR PLAN TOTA	L \$362,000

5.16 - SPRING LAKE PARK

641 Webster Avenue

CLASS	Community Park/Regional Park		
SPECIAL DESIGNATION	Historic Park		
ACREAGE	52 Acres		
PARK ZONES	North	South	Lake
PARK ZUNES	Zone	Zone	Zone

Background: Spring Lake Park was originally acquired by the City of North Mankato by condemnation in 1949. During the 1960s and 1970s the park was developed as a regional park with the aid of Land and Water Conservation Grant dollars (LAWCON) and funds from the Legislative Commission on Minnesota Resources (LCMR). As a regional park, Spring Lake Park accommodates large groups and more intensive activities, including the swimming facility that was built in 1970. Spring Lake is the only park we have with sufficient facilities to host the large-scale company picnics from regional businesses.

The hockey rink is the only rink in North Mankato with dasher boards.

- Baseball field 4
- Basketball court 1
- **Spring Lake:**
 - o Lake Depth: 12'
 - o Fishing: Sunfish and Crappies
- Ice skating Yes (Hockey)
- Shelter 5
- Playground 3
- Restroom facility 2
- Sand volleyball 4

- **Swim Facility**
- **Trail connectivity**
- **Water Fountain**
- **Wildlife Nature**
- **Cross-country skiing**



SLP		
1	ADDITION OF FISHING/VIEWING AREA NEAR BRIDGE	\$20,000
	TEN YEAR PLAN TOTAL	\$20,000

5.16.1 - SPRING LAKE PARK

641 Webster Avenue

CLASS	Community Park/Regional Park		
SPECIAL DESIGNATION	Historic Park		
ACREAGE	52 Acres		
PARK ZONES	North	South	Lake
	Zone	Zone	Zone



NORTH MANKATO HONORS VETERANS BY PROVIDING THE 80-FOOTLONG JACOB THOMPSON MEMORIAL PIER SITUATED ON SPRING LAKE. THIS PIER IS DEDICATED TO THE MEMORY OF U.S. ARMY STAFF SERGEANT JACOB M. THOMPSON WHO WAS KILLED IN ACTION ON HIS SECOND TOUR OF DUTY IN IRAQ IN AUGUST OF 2007. SSG THOMPSON GREW UP NEAR SPRING LAKE PARK AND DEVELOPED HIS PASSION FOR FISHING THERE WITH HIS FATHER.



SLP		
1	SHELTER 1 RENOVATION AND ADDITION OF CONCRETE	\$15,000
2	PARKING LOT: SEALCOATING, CURBING	\$3,000
3	VOLLEYBALL COURT: NEW POLLS, LIGHTING UPGRADE	\$10,000
4	HOCKEY RINK: RELOCATION NEAR PARKING, REPLACEMENT OF WARMING HOUSE	\$50,000
5	WEBSTER PUMP STATION REPLACEMENT (\$185,000 STORMWATER FUND)	
6	FILTER UPGRADES	\$50,000
7	POOL UPGRADES	\$75,000
8	POOL: ADDITION OF PATH TO FRONT LAWN STAIRS	\$5,000
9	SWING SET REPLACEMENT	\$4,000
10	CREEK: WIDENING	\$25,000
11	BRIDGE: REPLACEMENTS	\$30,000
12	WATER SLIDE	\$20,000
	TEN YEAR PLAN TOTAL	\$247,000

5.16.2 - Spring Lake Park

1875 Howard Drive

CLASS	Community Park/Regional Park		
SPECIAL DESIGNATION	Historic Park		
ACREAGE	52 Acres		
PARK ZONES	North	South	Lake
	Zone	Zone	Zone

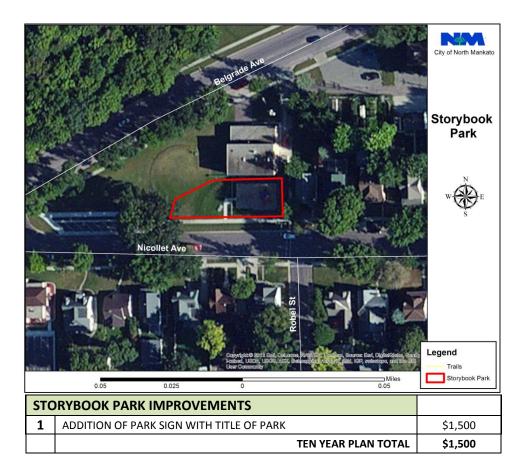


SLP	Project	
1	RESTROOM ADDITION NEAR PLAYGROUND AND PAVILION	\$75,000
2	NATURAL PLAY AREA; PLAYSCAPE	\$40,000
	TEN YEAR PLAN TOTAL	\$115,000

5.16.3 - SPRING LAKE PARK

1875 Howard Drive

CLASS	Community Park/Regional Park		
SPECIAL DESIGNATION	Historic Park		
ACREAGE	52 Acres		
PARK ZONES	North	South	Lake
	Zone	Zone	Zone



5.17 - STORYBOOK PARK

900 Nicollet Avenue

CLASS	Neighborhood Park (Mini-Park)	
SPECIAL DESIGNATION	N/A	
ACREAGE	.50 Acres	
PARK ZONES	N/A	

Background: Storybook Park, established in 2010, is situated on the south side of the North Mankato Water Department building. It is in close proximity to the South Avenue Playlot contributing to the neighborhood park service needs.

- Picnic area
- Playground 1
- Water fountain



5.18 - TOWER PARK

1525 Tower Boulevard

CLASS	Neighborhood Park (Mini-Park)	
SPECIAL DESIGNATION	N/A	
ACREAGE	3 Acres	
PARK ZONES	N/A	

Background: Tower Park serves the area near one of the North Mankato water towers near the junction of Lee Boulevard and Tower Boulevard. This is a neighborhood "mini-park" that was established in 1966.

Existing Facilities:

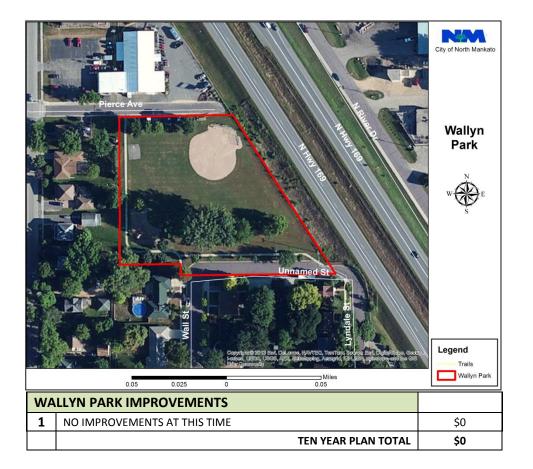
\$10,000

\$10,000

TEN YEAR PLAN TOTAL

- Tennis court 2 Lighted
- Water fountain

IMPROVEMENTS



5.19 - WALLYN PARK

201 Pierce Avenue

CLASS	Neighborhood Park (Mini-Park)	
SPECIAL DESIGNATION	N/A	
ACREAGE	2.30 Acres	
PARK ZONES	N/A	

Background: Wallyn Park is located along Highway 169 and serves the area around Range St. and McKinley Ave. It was established in 1946, one of the earliest parks in the City.

- Baseball field 1
- Picnic area
- Playground 1
- Cross-country skiing



5.20 - WALTER S. FARM PARK

1601 Countryside Drive

CLASS	Neighborhood Park					
SPECIAL DESIGNATION	N/A					
ACREAGE	6.10 Acres					
PARK ZONES	N/A					

Background: Walter S. Farm Park is located off of Countryside Drive in upper North Mankato. Established in 1984, the park serves the area consisting of Renann Court, Sundance Lane and others.

Existing Facilities:

- Baseball field 1
- Basketball court 1
- Horseshoe court 1
- Ice skating Yes (Open Skating)
- Picnic area

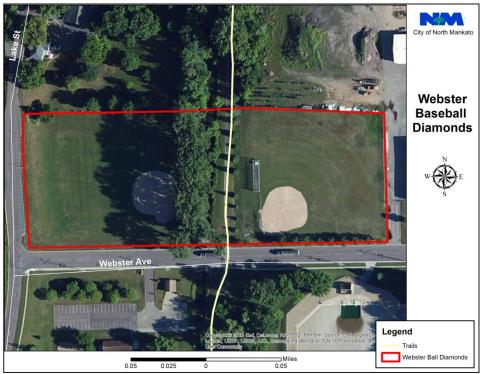
\$75,000

\$95,000

TEN YEAR PLAN TOTAL

- Playground 1
- **Water fountain**
- **Cross-country skiing**

SHELTER WITH RESTROOM



WEE	WEBSTER BASEBALL DIAMONDS IMPROVEMENTS					
1	1 NEW CONCRETE UNDER BENCHES					
	TEN YEAR PLAN TOTAL	\$5,000				

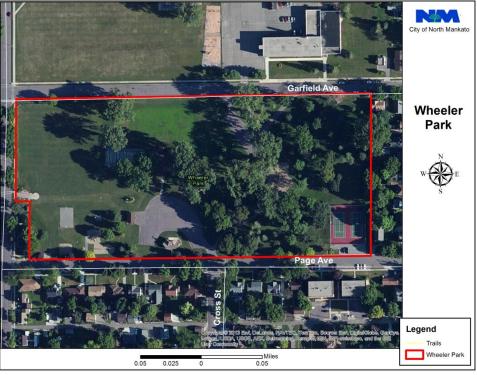
5.21 - Webster Baseball Diamonds

CLASS	Athletic Complexes/ Facilities					
SPECIAL DESIGNATION	N/A					
ACREAGE	6.5 Acres					
PARK ZONES	Field 1 and Field 2					

Background: The Webster Baseball Diamonds are located north of Spring Lake Park. They are split by trail access to Hiniker Pond in Mankato, through which access to the regional trail system is available. They offer opportunities for local baseball, softball and tee ball events.

Existing Facilities:

- Baseball Fields 2
- Sliding Hill
- Trail connection for biking and cross country skiing



WHI	WHEELER PARK IMPROVEMENTS					
1	STORM SEWER IMPROVEMENTS	\$10,000				
2	PARKING LOT REPLACEMENT	\$65,000				
3	BANDSHELL: REMOVAL OF CONCRETE STEPS AND RENOVATION	\$40,000				
4	INSTALLATION OF SHELTER OVER HORSE SHOE TOURNAMENT AREA	\$100,000				
	TEN YEAR PLAN TOTAL	\$215,000				



WHEELER PARK IS HOME TO ONE OF THE MOST POPULAR WORLD WAR II MEMORIALS IN MINNESOTA. A KASOTA STONE MONUMENT INCLUDING THE "RUPTURED DUCK" INSIGNIA FOR HONORABLE SERVICE IS LOCATED IN THE PARK'S SOUTHWEST PLAZA WHICH INCLUDES THE FLAGS OF ALL BRANCHES OF SERVICE AS WELL.

IT IS HERE THAT THE NORTH MANKATO LEGION POST 518 HONORS A DECEASED VETERAN, POW OR MIA OF ANY WAR BY FLYING HIS OR HER BURIAL FLAG FOR A MONTH TO COMMEMORATE THEIR SERVICE.

5.22 - WHEELER PARK

CLASS	Neighborhood Park
SPECIAL DESIGNATION	Historic Brickyard Location
ACREAGE	12.5 Acres
PARK ZONES	N/A

Background: The oldest park in the system which was established in 1936, Wheeler Park serves a broad area in Lower North Mankato. The site was formerly a brickyard serving the greater Mankato area and lending to the brick architecture in the area.

The park also serves as the location for such community events as the annual Fun Days event. Amusement rides as well as classic car displays and horseshoe tournaments are just a sample of the activities in the park.

Existing Facilities:

- Baseball Field 1
- Basketball Court 1
- Horseshoe Court 12
- Ice Skating yes (open skating)
- Shelter 2
- Playground Area 2
- **Restroom Facility**
- Tennis Court 2
- **Water Fountains**
- **Warming House**
- **Trail connection for Cross-Country Skiing**
- Bandshell

Section 6 - Trails and Greenways

6.1 - TRAILS OVERVIEW

6.1.1 - A BICYCLE FRIENDLY COMMUNITY

The League of American Bicyclists have designated the cities of Mankato and North Mankato a "bronze" Bicycle Friendly Community. The Bicycle Friendly Community program revolutionizes the way communities evaluate their quality of life, sustainability and transportation networks, while benchmarking progress toward improving bicycle-friendliness. There are 214 Bicycle Friendly Community designations in 47 states across America, including the greater Mankato area.

The Bicycle Friendly Community Program provides incentives, hands-on assistance, and award recognition for communities that actively support bicycling. A Bicycle Friendly Community welcomes cyclists by providing safe accommodation for cycling and encouraging people to bike for transportation and recreation.

Encouraging bicycling is a simple way to improve public health. With more people bicycling, communities experience reduced traffic demands, improved air quality and greater physical fitness. In addition, Bicycle Friendly Communities are places with a high quality of life, where people want to live, work, and visit. Building such a community can translate into a more connected, physically active, and environmentally sustainable community that enjoys increased property values, business growth, increased tourism, and more transportation choices for citizens.

6.1.2 - CONNECTIVITY THROUGH LINKAGES

In 2000, city residents placed "trails and trail lighting" as their number one priority for park development. In 2008, city residents again voted "more pedestrian and cycling trails" at the top of the city parks survey. The message seems clear. Residents would like the City to invest in safe and well-maintained pedestrian and cycling trails. Doing so would heighten a sense of community, livability, and a sense of identity and place for the historic neighborhoods of the City. It would complement and reinforce the "branding" effort identified earlier, and could provide some impetus for Belgrade Avenue redevelopment efforts.

With regard to the two historic parks, the committee recommended that city leaders consider using a system of trails to link the parks to the Belgrade historic business district, to the lowernorth neighborhoods, and to the wider trail system that exists in upper North Mankato and in Greater Mankato.

On September 4, 2014 the first dedicated bicycle lane in the North Mankato/Mankato area was opened. The lane is located on southbound Sherman Street from Belgrade Avenue to the North Star Bridge, connecting lower North Mankato's "share the road" bicycle system with the bicycle/pedestrian trail over the Minnesota River. The North Mankato Bicycle Commission hopes this first of its kind dedicated bicycle lane will serve as a template for additional safe biking opportunities throughout the greater North Mankato/Mankato area.



The trails could serve as a potential link for North Mankato cyclists and pedestrian commuters, but it could also service a potential market of cycling or pedestrian tourism, similar to the Lanesboro area

in southeastern Minnesota. Creating a unified pedestrian and cycling trail would allow residents and visitors to explore the history and heritage of lower North Mankato in a safe and healthy manner. Maps and selected interpretive signs could identify the original settlement, significant restaurants and businesses, historic homes, and parks. Podcasts could be created to highlight the history of the area.

In the 2008 survey, residents indicated adding safety call boxes as their sixth most important priority (in a list of twenty-one options). Mile markers could aid walkers and joggers. A linked trail system comprised of added marked road space for cyclists would be inviting to residents and visitors alike.

Further evaluation and deeper analysis of the trails system are needed in the future. Section 7 covers items left out of this plan that should be considered more heavily in the future. The North Mankato Trails Map can be seen in Appendix F.4 and includes existing and proposed trails for the City.

6.2 - TRAILS LINKED TO GREENWAYS

North Mankato is committed to preserving land resources, remnant landscapes and open space as well as providing visual aesthetics for buffering. There remains limited opportunity for the establishment of greenways in the city proper. With this in mind, North Mankato is committed to working closely with landowners and developers in developing areas of the community to allocate land for greenways. Ecological stewardship and wildlife protection will remain high priorities for the City.

In North Mankato, creating trails with high recreational value inherently affects community planning and development. Planning for trails that follow greenways that seamlessly traverse public open spaces and private developments alike is considerably different than planning for trails that follow road rights-of-way. While greenway-based trails often pose more challenges to plan and implement, the value of these trails to the community has proven to be very high and worth the investment. Cities that have successfully integrated these types of trails often highlight them as key aspects of the community's quality of life.*

A map of North Mankato's greenway system can be seen in Appendix F.5 and includes all greenway corridors in the City.

Section 7 – Moving Forward

7.1 - PLAN ACCOMPLISHMENTS

The North Mankato Parks Master Plan will serve as a tool that allows the City to achieve goals when considering the parks system. As time progresses and the City expands, the City will need to maintain its strong commitment to the maintenance of existing park resources as well as the need to upgrade those resources to incorporate evolving trends and accommodate increased park usage. North Mankato's need for a Parks Master Plan can be realized through:

- A history of commitment to the parks system.
- Demographics that support the needs including increasing population.
- The ability to exceed national standards for park acreage per 1,000 population.
- Previous and current planning efforts to prioritize parks.



^{*} Text references the Chapter 6 - Transportation of the North Mankato Comprehensive Plan.

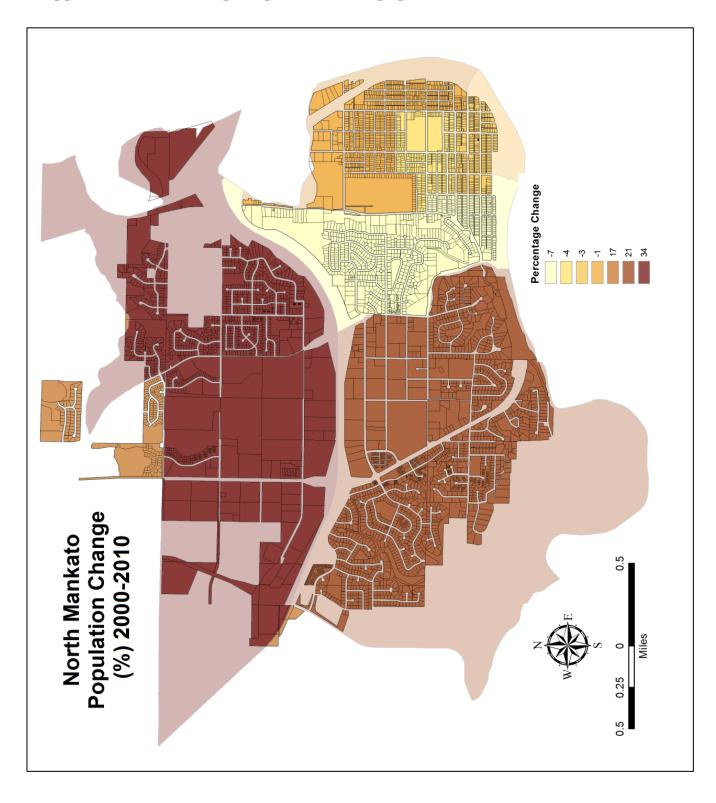
- Citizen preferences in park planning efforts.
- An apparent economic value to investing in parks.
- Efforts to establish connectivity within and beyond the system through trail connections and greenway allocation.

7.2 - FUTURE CONSIDERATIONS

Creation of this plan has brought to the forefront some unresolved issues that warrant future considerations from the governing body. In efforts to set the groundwork for enhancing the comprehensiveness of this plan, staff recommends that the following items be considered:

- A more comprehensive focus on the enhancement of trails and greenways to consider a multimodal systems plan study to identify additional key connections throughout the city.
- Adoption of a revised, more specific ordinance that creates an optimal formula for parkland, trail and greenway dedication and allocation.
- In depth analysis of the urban forest.
- Establishment of an endowment fund for park dedication.

Appendix A - Percentage Population Change per Census Block



Appendix B - Public Process Results

B.1 2008 Citizen Park Survey	4/3 Very Important Somewhat Important	2/1 Neutral Not Important	TOTALS
More Pedestrian/Cycling Trails	291	87	378
More Restrooms	256	134	390
Increase Wildlife Habitat	254	122	376
Encouraging Safe Horticultural Practice	247	131	378
Increase Restoration Efforts	241	131	372
Adding Safety Call Boxes	240	132	372
More Green Spaces	234	135	369
Adding Lights to Trails	232	161	393
Adding Community Gardens	226	155	381
Improve Spring Lake Swim Facility	223	155	378
Increase Diversity of Vegetation	220	156	376
Adding an Indoor Pool/Waterpark	200	176	376
More Picnic Shelters	181	191	372
Adding Historic Markers	176	204	380
More Playgrounds	175	201	376
More Open Skating Rinks	144	225	369
Adding Cross-Country Ski Trails	100	274	374
Adding Enclosed Hockey Rinks	80	285	365
More Baseball Fields	77	293	370
More Softball Fields	74	294	368
More Soccer Fields	62	301	363

B.2 Liked Most about Parks	
Trails/Walking Paths	Response 142
Playground Equip.	44
Wildlife	44
1111411116	
Open Space	35
Location of Park (proximity to home)	34
Dogs allowed in Bluff/Benson	31
Clean/well-maintained	30
Scenic/ Natural Setting	25
Mature Trees	20
Ponds/ Lakes	20
Flowers at Wheeler, Centennial, SLP	14
Baseball Fields	12
Centennial Fountain	6
Ice Rink at Wheeler	5
Tennis Courts	5
Parking at Wheeler	3
Basketball courts at North Ridge	3
Trails are plowed in winter	3
Shelters at Wheeler/SLP	2

B.3 Favorite Park Survey	
	Favorite
Benson Park: 2000 Carlson Drive	67
Bluff Park: 194 Mary Circle	43
Caswell Park: 1875 Howard Drive	1
Centennial Park: 840 Belgrade Ave	
Forest Heights Park: 401 Marie Lane	
King Arthur Park: 1580 Sharon Drive	2
Langness Playground: 355 Carol Court	
Lee Blvd Park: 1500 Lee Blvd	
North Ridge Park: 1720 Quail Roost Drive	8
Pleasant View Park: 2215 Pleasant View Dr.	4
Reserve Park: 1902 Lexington Lane	
Riverview Park: 900 North River Drive	
Roe Crest Park: 2214 Clare Drive	3
South Ave Playlot: 937 South Ave	
Spring Lake Park: 641 Webster Ave	207
Tower Park: 1525 Tower Blvd	
Walter S. Farm Park: 1601 Countryside Drive	6
Wallyn Park: 201 Pierce Ave	
Webster Ball Diamond: 640 Webster Ave	
Wheeler Park: 402 Page Ave	14
None Specific	92
Total Surveys Received	447



Appendix C - Economic Value of Open Space Resources

C.1 - THE ECONOMIC VALUE OF OPEN SPACE: PAUL A. ANTON OF WILDER RESEARCH; EXECUTIVE SUMMARY.

Executive summary

Minnesotans value open space and that value is reflected in higher values for properties located in close proximity to open space amenities.

- Twin Cities research confirms that many types of open spaces, from parks and nature preserves to greenways, wetlands and lakes, have a positive effect on nearby property values.
- Moreover, the results of referenda conducted in Minnesota indicate that Minnesotans value open spaces enough to raise taxes to pay for open space acquisition and preservation.

Local governments should take that value into account in land use decision-making, but are not always able to do so.

- Decision-makers who understand the value of open space will be more likely to take the time to assemble the tools needed to implement their open space plans before priority lands are developed. They will pass ordinances and a land protection plan and will invest in a land protection fund.
- It is often hard to fully reflect the value of open space in the financial analyses underlying local land use decisions.
- The pressure for development sometimes makes communities commit to development before they implement comprehensive open space plans, especially in areas at or beyond the urban fringe.
- This paper puts forward a more complete framework for evaluating the value of open space in land use decisions
 by adding several more financial impacts: the added property taxes paid by nearby properties, the avoided cost of
 public services generated by alternative development, and the potential cost savings from better storm water
 management.

Applying this framework can lead to better-informed local open space decisions, as several included examples show:

- A city making or updating its comprehensive plan may decide that it can afford to plan or protect more open space
 when it considers the cost savings on storm water management and the taxes generated from the higher values of
 homes located near open areas.
- A city considering a proposed subdivision may offer the developer a density bonus in exchange for the builder's
 ceding open space to the city, thus protecting or creating open space at a much lower cost to the city because of
 the reduced cost to acquire the land and the increased taxes to be paid by the additional housing units.
- A developed city that initially considers the purchase of a small, surrounded parcel of wooded land as too
 expensive may change its decision when it considers the full financial implications of protecting it (and may be able
 to protect it at lower cost through purchase of the development rights or conservation easements.)

Communities that have a more complete understanding of the fiscal implications of open space will be better equipped to set priorities and strike a balance between open space and other objectives that will lead to a higher quality of life for their residents now and in the years to come.

2005 Twin Cities Metro Area Public Opinion Survey

The public opinion survey is part of a comprehensive evaluation of the economic value of open space from the public education campaign, Embrace Open Space. It provides insight into how much Twin Citians value open space.

Key Survey Findings:

- Nearly two-thirds of Twin Cities residents would pay between 10 percent and 25 percent more for a home that was within walking distance to an open space.
- Among all metro residents, 71 percent said they would pay at least 10 percent more for a home within walking distance of an open space. Among residents who have recently moved, 70 percent said they would pay at least 10 percent more; among those who intend to move soon, 69 percent said they would pay at least 10 percent more.
- By a 70 percent 24 percent margin, residents would support a \$30 per year property tax increase to raise funds for purchasing, restoring, and maintaining natural areas in their county.
- Residents reporting they are "very satisfied" with nearby open space are more active in their communities. Residents who are "very satisfied" with the amount of nearby amount space also are more likely to have stronger ties to their entire community than others; 50 percent of those very satisfied with the nearby open space say they feel a real tie to their city or township compared to 40 percent of all respondents who felt close ties.
- There is a similarity in the data between older, more affluent residents and younger, middle-income Twin Citians. Fifty-eight percent of residents between 35 and 54 were willing to pay between 10 percent and 25 percent more for a home within walking distance of open space, compared to 53 percent of those 55 and older.
- In 2002, Dakota County passed a referendum to raise property taxes for open space acquisition and preservation. Most Dakota County residents still see great value in preserving open space; for example, 73 percent agree with the statement, "even if the land acquired for preservation is not in my immediate area, Dakota County should preserve open space as a legacy for the future."
- Most Dakota County residents think the referendum funds allowed preservation to occur in key parts of Dakota County. By a 47 percent-7 percent margin, residents agree that the referendum allowed Dakota County to acquire and preserve open spaces in spite of significant development throughout the county.

Methodology:

This study was conducted by Decision Resources Ltd., a Minneapolis research firm. It contains the results of a telephone survey of 500 randomly selected residents of the eleven-county Metropolitan Area. In addition, a "balloon" sample of Dakota County residents was undertaken to bring their number to 400 respondents. Survey responses were gathered between August 15th and September 6th, 2005. In general, random samples such as this yield results projectable to the entire universe of adult Greater Metropolitan Area residents within ±4.5 % in 95 out of 100 cases, in the case of Dakota County residents, the results are projectable within ± 5.0 % in 95 out of 100 cases.



 $[^]st$ This section references data included in the Parks, Open Space, and Trail System Plan for Northfield Minnesota.

Appendix D - Cost Evaluation Summaries

D.1 - PARK INVENTORY ANNUAL COSTS SUMMARY

NORTH MANKATO PARKS MA	STER PLAN	
PARK INVENTORY ANNUAL COSTS SU MAY 2015	JMMARY	
ІТЕМ	TOTAL	YEARLY REPLACEMENT COST (COST/ USE. LIFE)
NEIGHBORHOOD PARKS		
FOREST HEIGHTS PARK	\$1,000	\$33
KING ARTHUR PARK	\$25,000	\$833
LANGNESS PLAYGROUND	\$3,000	\$100
NORTH RIDGE PARK	\$610	\$24
PLEASANT VIEW PARK	\$1,600	\$64
RESERVE PARK	\$13,922	\$464
ROE CREST PARK	\$700	\$35
SOUTH AVENUE PLAYLOT	\$2,000	\$40
STORYBOOK PARK	\$0	\$0
TOWER PARK	\$13,487	\$450
WALLYN PARK	\$39,840	\$1,342
WALTER S. FARM PARK	\$41,000	\$1,530
WHEELER PARK	\$8,000	\$533
COMMUNITY PARKS		
BENSON PARK	\$378,587	\$12,000
SPRING LAKE PARK	\$10,800	\$540
ATHLETIC COMPLEXES/ FACILITIE	:S	
SPRING LAKE SWIM FACILITY	\$1,500	\$100
WEBSTER DIAMONDS	\$4,500	\$180
SPECIAL-USE PARKS		
CENTENNIAL PARK	\$900	\$30
RIVERVIEW PARK	\$0	\$0
LOOKOUT DRIVE REST AREA	\$1,200	\$60
OPEN SPACE		
BLUFF PARK	\$600	\$30
LEE BLVD REST AREA	\$8,000	\$160
MISCELLANEOUS PROGRAMS		
TREE REPLACEMENT PROGRAM		\$2,000
TRAIL IMPROVEMENTS PROGRAM		\$10,000
PARK AND TRAIL LIGHTING IMPROVEMENTS PROGRAM		\$5,000
TURF MANAGEMENT PLAN (YEARLY MAINTENANCE)		\$21,500
PARK INVENTORY TOTAL:	\$2,630,748	
PARK INVENTORY YEARLY REPLACEMENT TOTAL:		\$130,341

NORTH MANKATO PARKS MASTER PLAN	•
PARK IMPROVEMENTS ANNUAL COSTS SUMMARY	
MAY 2015	T
ITEM	COST
NEIGHBORHOOD PARKS	
FOREST HEIGHTS PARK	\$77,000
KING ARTHUR PARK	\$32,000
LANGNESS PLAYGROUND	\$15,000
NORTH RIDGE PARK	\$95,000
PLEASANT VIEW PARK	\$75,000
RESERVE PARK	\$90,000
ROE CREST PARK	\$0
SOUTH AVENUE PLAYLOT	\$0
STORYBOOK PARK	\$1,500
TOWER PARK	\$10,000
WALLYN PARK	\$0
WALTER S. FARM PARK	\$95,000
WHEELER PARK	\$215,000
COMMUNITY PARKS	
BENSON PARK (SEE BENSON PARK MASTER PLAN)	\$0
SPRING LAKE PARK	\$362,000
ATHLETIC COMPLEXES/ FACILITIES	
WEBSTER DIAMONDS	\$5,000
SPECIAL-USE PARKS	
CENTENNIAL PARK	\$10,000
RIVERVIEW PARK	\$6,000
LOOKOUT DRIVE REST AREA	\$17,000
OPEN SPACE	
BLUFF PARK	\$90,000
LEE BLVD REST AREA	\$0
TOTALS	
PARK IMPROVEMENTS TOTAL:	\$1,195,500
*ANNUAL COST FOR TEN YEAR PLAN:	\$119,550
NOTES:	
*TEN YEARS IS A BENCHMARK DEFINED BY STAFF AS AN ACHIEVABLE VISION FOR COMFIMPROVEMENTS. \$1,195,500 REPRESENTS TOTAL COSTS OVER TEN YEARS AT \$119,550 PIFOR 2015 IS ALREADY ALLOCATED IN THE AMOUNT OF \$130,000 FOR MAINTENANCE AN	ER YEAR; FUNDING

D.3 – Ten Year Implementation Plan

NORTH MANKATO PARKS MASTER PLAN													
2.5%				PARK	MPROVEME	NTS		V					
PARK	IMPROVEMENT	IMPROVEMENT COST	2015	2016	2017	2018	2019	Year 2020	2021	2022	2023	2024	2025
FOREST HEIGHTS PARK		031	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2023
	PUBLIC SHELTER WITH FACILITIES	\$75,000											\$75,000
	SWINGING BENCH	\$2,000				\$2,000							
KING ARTHUR PARK	SHELTER ADDITION	\$30,000								\$30,000			
	ADDITIONAL BENCHES (2)	\$2,000		\$2,000						\$30,000			
LANGNESS PLAYGROUND													
NORTH RIDGE PARK	PLAYSTRUCTURE ADDITION	\$15,000											\$15,000
NORTH RIDGE PARK	PLAYSTRUCTURE: REPLACEMENT	\$20,000											\$20,000
	PUBLIC SHELTER WITH FACILITIES	\$75,000								\$75,000			, ,,,,,,,,
PLEASANT VIEW PARK									4				
	PUBLIC SHELTER WITH FACILITIES	\$75,000							\$75,000				
	ADDITIONAL OFF-STREET PARKING (TBD; NEED ASSESSMENT IN PROGRESS	\$0		\$0									
RESERVE PARK	(,												
THE PARK	PUBLIC SHELTER WITH FACILITIES	\$50,000					\$50,000						
	TRAIL SYSTEM CONNECTION	\$40,000						\$40,000					
ROE CREST PARK	*PLAYSTRUCTURE: YOUNG CHILDREN	\$15,000	\$15,000										
NOE CREST PARK	NO IMPROVEMENTS AT THIS TIME	\$0											
SOUTH AVENUE PLAYLOT													
	PROPOSED TO BE CITY GARAGE;	\$0											
STORYBOOK PARK	FUNDED FROM WATER FUND												
- ST. SOOK I AIK	ADDITION OF PARK SIGN WITH TITLE	\$1,500			\$1,500								
TOWER RADY	OF PARK	\$1,500			\$1,500								
TOWER PARK	AREA AND LANDSCAPING												
	IMPROVEMENTS PER TOWER	\$10,000						\$10,000					
WALLYN PARK	IMPROVEMENTS												
WALLIN FARK	NO IMPROVEMENTS AT THIS TIME	\$0											
WALTER S. FARM PARK													
	*ADDITION OF WALKING PATH TO COUNTRYSIDE DRIVE	\$15,000	\$15,000										
	ADDITION OF OFF-STREET PARKING	\$20,000				\$20,000							
	PUBLIC SHELTER WITH FACILITIES	\$75,000									\$75,000		
WHEELER PARK													
	STORM SEWER IMPROVEMENTS PARKING LOT REPLACEMENT	\$10,000 \$65,000					\$10,000 \$65,000						
	BANDSHELL: REMOVAL OF CONCRETE				Ć40.000		303,000						
	STEPS AND RENOVATION	\$40,000			\$40,000								
	INSTALLATION OF SHELTER OVER HORSE SHOE TOURNAMENT AREA	\$100,000										\$100,000	
SPRING LAKE PARK													
	*SHELTER 1 RENOVATION AND ADDITION OF CONCRETE	\$15,000	\$15,000										
		40.000			40.000								
	PARKING LOT: SEALCOATING, CURBING	\$3,000			\$3,000								
	VOLLEYBALL COURT: NEW POLLS, LIGHTING UPGRADE	\$10,000				\$10,000							
	HOCKEY RINK: RELOCATION NEAR												
	PARKING, REPLACEMENT OF WARMING	\$50,000				\$50,000							
	*DIVING WELL REPAIRS	\$10,000	\$10,000										
NORTH	FILTER UPGRADES	\$50,000		\$50,000									
	POOL UPGRADES	\$75,000		\$75,000									
	POOL: ADDITION OF PATH TO FRONT LAWN STAIRS	\$5,000							\$5,000				
	SWING SET REPLACEMENT	\$4,000					\$4,000	<u> </u>					
	*CREEK: WIDENING	\$25,000	\$25,000				. ,						
	*BRIDGE REPLACEMENTS 2015	\$30,000	\$30,000	***									
	BRIDGE REPLACEMENTS 2016 WATER SLIDE (ASSESSMENT OF	\$30,000		\$30,000			-			-		-	
	VIABILITY IN PROGRESS)	\$20,000		\$20,000			ļ			ļ		ļ	
	PUBLIC SHELTER WITH FACILITIES NEAR PLAYGROUND AND PAVILION	\$75,000			\$75,000								
SOUTH	NATURAL PLAY AREA; PLAYSCAPE (WITH							442.2					
	SPLASH PAD)	\$40,000						\$40,000					
LAKE	*ADDITION OF FISHING/VIEWING AREA NEAR BRIDGE	\$20,000	\$20,000										
CASWELL PARK													
	SEE CASWELL PARK MASTER PLAN	\$0											
CASWELL PARK NORTH	CEE CACHELL DADICA												
	SEE CASWELL PARK MASTER PLAN	\$0				l		l			1	1	l

WEBSTER DIAMONDS													
	NEW CONCRETE UNDER BENCHES	\$5,000				\$5,000							
CENTENNIAL PARK													
	PUMPING VAULT RECONSTRUCTION (RELOCATE ABOVE GROUND)	\$10,000				\$10,000							
RIVERVIEW PARK													
	LANDSCAPING UPGRADE	\$1,000									\$1,000		
	POTABLE WATER SERVICE UPDATE	\$5,000									\$5,000		
LOOKOUT DRIVE REST AREA													
	STONE WALL RENOVATION	\$15,000						\$15,000					
	OVERLOOK VIEW ENHANCEMENT (TREE TOPPING)	\$2,000			\$2,000								
BLUFF PARK													
	IMPROVE TRAIL FROM MARY LANE TO LAKE ST.	\$50,000									\$50,000		
	NATURAL PLAYSTRUCTURE (TBD; ASSESSMENT OF COST IN PROGRESS)	\$15,000			\$15,000								
	ADDITION OF NATURAL PRAIRIE VEGETATION	\$10,000				\$10,000							
	ADDITION OF LARGER LOOKOUT AREA	\$15,000				\$15,000							
LEE BLVD REST AREA													
	NO IMPROVEMENTS AT THIS TIME	\$0											
YEARLY REPLACEMENT		\$130,341		\$130,341	\$130,341	\$130,341	\$130,341	\$130,341	\$130,341	\$130,341	\$130,341	\$130,341	\$130,341
	TOTALS:		\$130,000	\$307,341	\$266,841	\$252,341	\$259,341	\$235,341	\$210,341	\$235,341	\$261,341	\$230,341	\$240,341
					NOTES								
*********	NIT THOSE ITEMS TO BE COMPLETED IN 2015	181 1871 11611 511	UDINIC HAC AL	DEADY DEEN	NOTES:	ND ADE NOT	CONCIDENT	IN THE TEN V	5 4 D DI 4 N				
THESE COSTS REPRESE	NT THOSE ITEMS TO BE COMPLETED IN 2015	IN WHICH FUI	NDING HAS AL	KEADY BEEN	ALLUCATED A	ND AKE NOT	CONSIDERED	IN THE TEN Y	EAK PLAN.				

D.4 – Benson Park Preliminary Cost Estimate (From Benson Park Master Plan)

Benson Park		11			
North Mankato, Minnesota					
Preliminary Cost Estimate: based on draft master plan					
Prepared by Hoisington Koegler Group Inc.					
Description	Qty.		Total*	Sub-category Total	
NORTH PARK ACCESS / PARKING					
Vehicular Circulation & Parking					
Park entry drive, drop off	710	3.	56,800.00		
Curb and gutter for Park entry drive and drop off	710	<u> </u>	14,200.00		
Parking lot (bituminous with concrete curbing)		\$	60,000.00		
Parking lot lighting (assume 4 poles)		\$	15,000.00	_	
Parking lot storm sewer allowance		\$	7,500.00		
Parking lot landscaping allowance	i		5,000.00		
Stormwater raingardens allowance	1	-	5,000.00		
Primary park sign and associated landscaping		S	5,000.00		
subtotal		-	0,000.00	\$168,500.00	
Pedestrian Circulation				\$100,000.00	
Trail - bituminous	653	8	11,000.00		
Concrete walk	322		1,288.00		
subtotal	722	- ×	7,200.00	\$12,288.00	
MAIN SHELTER / PLAYGROUND / PICNIC AREA					\$180,78
MAIN SHELTER / PLAYGROUND / PICNIC AREA					\$180,78
	1	\$	175,000.00		\$180,78
Main Bullding		\$ 00\$			\$180,78
Main Bullding Main Shelter with restrooms and open picnic pavilion		00\$			\$180,78
Main Bullding Main Shelter with restrooms and open pionic pavilion Concrete walk around shelter	30 209	00\$	12,000.00		\$180,78
Main Bullding Main Shelter with restrooms and open picnic pavilion Concrete walk around shelter Trail - bituminous to west	209 1	00\$ \$	12,000.00 3,344.00		\$180,78
Main Bullding Main Shelter with restrooms and open picnic pavilion Concrete walk around shelter Trail - bituminous to west Utilities	209 1	00\$ \$ \$	12,000.00 3,344.00 10,000.00	\$210,344.00	\$180,78
Main Bullding Main Shelter with restrooms and open picnic pavilion Concrete walk around shelter Trail - bituminous to west Utilities Landscaping allowance	209 1	00\$ \$ \$	12,000.00 3,344.00 10,000.00	\$210,344.00	\$180,78
Main Bullding Main Shelter with restrooms and open picnic pavilion Concrete walk around shelter Trail - bituminous to west Utilities Landscaping allowance subtotal	30 209 1	00\$ \$ \$	12,000.00 3,344.00 10,000.00	\$210,344.00	\$180,78
Main Bullding Main Shelter with restrooms and open pionic pavilion Concrete walk around shelter Trail - bituminous to west Utilities Landscaping allowance subfotal Lighting	30 209 1	00\$ \$ \$ \$	12,000.00 3,344.00 10,000.00 10,000.00	\$210,344.00 \$14,000.00	\$180,78
Main Bullding Main Shelter with restrooms and open pionic pavilion Concrete walk around shelter Trail - bituminous to west Utilities Landscaping allowance subfotal Lighting Light poles for general area lighting	30 209 1	00\$ \$ \$ \$	12,000.00 3,344.00 10,000.00 10,000.00		\$180,78
Main Bullding Main Shelter with restrooms and open pionic pavilion Concrete walk around shelter Trail - bituminous to west Utilities Landscaping allowance subtotal Lighting Light poles for general area lighting subtotal	30 209 1 1	00\$ \$ \$ \$	12,000.00 3,344.00 10,000.00 10,000.00		\$180,78
Main Bullding Main Shelter with restrooms and open picnic pavilion Concrete walk around shelter Trail - bituminous to west Utilities Landscaping allowance subtotal Lighting Light poles for general area lighting subtotal Playground	30 209 1 1	00\$ \$ \$ \$	12,000.00 3,344.00 10,000.00 10,000.00 14,000.00		\$180,78
Main Bullding Main Shelter with restrooms and open picnic pavilion Concrete walk around shelter Trail - bituminous to west Utilities Landscaping allowance subtotal Lighting Light poles for general area lighting Playground 2-5 yr Play equipment, safety mulch, installation	30 209 1 1 1	00\$ \$ \$ \$ \$	12,000.00 3,344.00 10,000.00 10,000.00 14,000.00		\$180,78
Main Bullding Main Shelter with restrooms and open picnic pavilion Concrete walk around shelter Trail - bituminous to west Utilities Landscaping allowance Lighting Light poles for general area lighting subtotal Playground 2-5 yr Play equipment, safety mulch, installation 5-12 yr Play equipment, safety mulch, installation Concrete walk / edger subtotal	30 209 1 1 4	00\$ \$ \$ \$ \$	12,000.00 3,344.00 10,000.00 10,000.00 14,000.00 55,000.00 80,000.00		\$180,78
Main Bullding Main Shelter with restrooms and open picnic pavilion Concrete walk around shelter Trail - bituminous to west Utilities Landscaping allowance Lighting Light poles for general area lighting Light poles for general area lighting subtotal Playground 2-5 yr Play equipment, safety mulch, installation 5-12 yr Play equipment, safety mulch, installation Concrete walk / edger subtotal Planic Area / site furnishings	30 209 1 1 4 4 1 1 1 2400	00\$ \$ \$ \$ \$	12,000.00 3,344.00 10,000.00 10,000.00 14,000.00 55,000.00 80,000.00 9,600.00	\$14,000.00	\$180,78
Main Bullding Main Shelter with restrooms and open picnic pavilion Concrete walk around shelter Trail - bituminous to west Utilities Landscaping allowance Lighting Light poles for general area lighting Light poles for general area lighting subtotal Playground 2-5 yr Play equipment, safety mulch, installation 5-12 yr Play equipment, safety mulch, installation Concrete walk / edger subtotal Picnic Area / site furnishings Benches	30 209 1 1 1 4 1 1 2400	00\$ \$ \$ \$ \$ \$	12,000.00 3,344.00 10,000.00 10,000.00 14,000.00 55,000.00 80,000.00 9,600.00	\$14,000.00	\$180,78
Main Bullding Main Shelter with restrooms and open picnic pavilion Concrete walk around shelter Trail - bituminous to west Utilities Landscaping allowance Lighting Light poles for general area lighting Playground 2-5 yr Play equipment, safety mulch, installation 5-12 yr Play equipment, safety mulch, installation Concrete walk / edger subtotal Picnic Area / site furnishings Benches Waste receptacles	30 209 1 1 1 4 1 1 1 2400	00\$ \$ \$ \$ \$ \$ \$	12,000.00 3,344.00 10,000.00 10,000.00 14,000.00 55,000.00 80,000.00 9,600.00 4,000.00 2,000.00	\$14,000.00	\$180,78
Main Bullding Main Shelter with restrooms and open pionic pavilion Concrete walk around shelter Trail - bituminous to west Utilities Landscaping allowance subtotal Lighting Light poles for general area lighting subtotal Playground 2-5 yr Play equipment, safety mulch, installation 5-12 yr Play equipment, safety mulch, installation Concrete walk / edger subtotal Pionic Area / site furnishings Benches Waste receptacles Bike racks	30 209 1 1 1 1 2400 5 5 5	00\$ \$ \$ \$ \$ \$ \$ \$	12,000.00 3,344.00 10,000.00 10,000.00 14,000.00 55,000.00 80,000.00 9,600.00 4,000.00 2,000.00 400.00	\$14,000.00	\$180,78
Main Bullding Main Shelter with restrooms and open picnic pavilion Concrete walk around shelter Trail - bituminous to west Utilities Landscaping allowance Lighting Light poles for general area lighting subtotal Playground 2-5 yr Play equipment, safety mulch, installation 5-12 yr Play equipment, safety mulch, installation Concrete walk / edger subtotal Picnic Area / site furnishings Benches Waste receptacles Bike racks Picnic tables	30 209 1 1 4 4 1 1 2400 5 5 5 5 1	00\$ \$ \$ \$ \$ \$ \$ \$ \$	12,000.00 3,344.00 10,000.00 10,000.00 14,000.00 55,000.00 9,600.00 4,000.00 2,000.00 400.00 12,000.00	\$14,000.00	\$180,78
Main Bullding Main Shelter with restrooms and open picnic pavilion Concrete walk around shelter Trail - bituminous to west Utilities Landscaping allowance Lighting Light poles for general area lighting Light poles for general area lighting subtotal Playground 2-5 yr Play equipment, safety mulch, installation 5-12 yr Play equipment, safety mulch, installation Concrete walk / edger subtotal Planic Area / site furnishings Benches Waste receptacles Bike racks Picnic tables Grills	30 209 1 1 4 4 1 1 2400 5 5 5 1 1 1 22 6	00\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	12,000.00 3,344.00 10,000.00 10,000.00 14,000.00 55,000.00 9,600.00 4,000.00 2,000.00 12,000.00 24,000.00	\$14,000.00	\$180,78
Main Bullding Main Shelter with restrooms and open picnic pavilion Concrete walk around shelter Trail - bituminous to west Utilities Landscaping allowance Lighting Light poles for general area lighting subtotal Playground 2-5 yr Play equipment, safety mulch, installation 5-12 yr Play equipment, safety mulch, installation Concrete walk / edger subtotal Picnic Area / site furnishings Benches Waste receptacles Bike racks Picnic tables	30 209 1 1 4 4 1 1 2400 5 5 5 5 1	00\$ \$ \$ \$ \$ \$ \$ \$ \$	12,000.00 3,344.00 10,000.00 10,000.00 14,000.00 55,000.00 9,600.00 4,000.00 2,000.00 400.00 12,000.00	\$14,000.00	\$180,78

Description	Qty.	Total*	Sub-category Total	
NATURAL PLAY AREAS				
a Woodland Play Area				
Natural play/discover elements	1	\$50,000.00		
Landscaping allowance	1	\$25,000.00		
Perimeter fencing - 6ft black chainlink	820	\$20,500.00		
Interpretive signage	1	\$7,500.00		
subtotal			\$103,000.00	
b Water Play Area				
Water feature pump/filter (to locate in Main Shelter)	1	\$80,000.00		
Water course with boulders	1	\$150,000.00		
Adjacent landscaping / trail surface	1	\$25,000.00		
Interpretive signage		\$7,500.00		
subtotal			\$262,500.00	
C Little Bug Bay				
Earthworks / excavation, lining	1	\$30,000.00		
Weir - water level control device	1	\$10,000.00		
Floating Fountain	1	\$10,000.00		
Boulders at shoreline	1	\$15,000.00		
Pedestrian bridge -60ft	60	\$36,000.00		
Landscaping allowance	1	\$15,000.00		
Trail - bituminous around pond	975	\$15,600.00		
Pedestrian pond access	1	\$50,000.00		
subtotal			\$181,600.00	
LADYBUG LAKE IMPROVEMENTS				
Ladybug Lake Improvements				
	1	\$10,000.00		
Ladybug Lake Improvements	1	\$10,000.00 \$80,000.00		
Ladybug Lake Improvements Earthworks - for pier				
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pier structure -paving, stone wall, railing	1	\$80,000.00		
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pier structure -paving, stone wall, railing Floating Fountain	1 2 2	\$80,000.00 \$10,000.00 \$5,000.00 \$20,000.00		
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pier structure -paving, stone wall, railing Floating Fountain Aerators Boulders at shoreline Shoreline enhancement - seeding & plugs	1 2 2 1 2	\$80,000.00 \$10,000.00 \$5,000.00 \$20,000.00 \$3,000.00		
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pier structure -paving, stone wall, railing Floating Fountain Aerators Boulders at shoreline Shoreline enhancement - seeding & plugs Landscaping allowance - tree / shrubs	1 2 2 1 2 2	\$80,000.00 \$10,000.00 \$5,000.00 \$20,000.00 \$3,000.00 \$12,000.00		
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pier structure -paving, stone wall, railing Floating Fountain Aerators Boulders at shoreline Shoreline enhancement - seeding & plugs Landscaping allowance - tree / shrubs Trail - bituminous at pier	1 2 2 1 2 2 2 380	\$80,000.00 \$10,000.00 \$5,000.00 \$20,000.00 \$3,000.00 \$12,000.00 \$6,080.00		
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pier structure -paving, stone wall, railing Floating Fountain Aerators Boulders at shoreline Shoreline enhancement - seeding & plugs Landscaping allowance - tree / shrubs Trail - bituminous at pier Trail - bituminous to main shelter	1 2 2 1 2 2 380 335	\$80,000.00 \$10,000.00 \$5,000.00 \$20,000.00 \$3,000.00 \$12,000.00 \$6,080.00 \$5,360.00		
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pier structure -paving, stone wall, railing Floating Fountain Aerators Boulders at shoreline Shoreline enhancement - seeding & plugs Landscaping allowance - tree / shrubs Trail - bituminous at pier Trail - bituminous to main shelter Benches	1 2 2 1 2 2 380 335	\$80,000.00 \$10,000.00 \$5,000.00 \$20,000.00 \$12,000.00 \$12,000.00 \$6,030.00 \$5,600.00		
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pier structure -paving, stone wall, railing Floating Fountain Aerators Boulders at shoreline Shoreline enhancement - seeding & plugs Landscaping allowance - tree / shrubs Trail - bituminous at pier Trail - bituminous to main shelter Benches Lighting allowance	1 2 2 1 2 2 380 335 7	\$80,000.00 \$10,000.00 \$5,000.00 \$20,000.00 \$12,000.00 \$12,000.00 \$6,030.00 \$5,360.00 \$5,600.00		
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pier structure -paving, stone wall, railing Floating Fountain Aerators Boulders at shoreline Shoreline enhancement - seeding & plugs Landscaping allowance - tree / shrubs Trail - bituminous at pier Trail - bituminous to main shelter Benches Lighting allowance Wayfinding node	1 2 2 1 2 2 380 335 7 6 1	\$80,000.00 \$10,000.00 \$5,000.00 \$20,000.00 \$3,000.00 \$12,000.00 \$6,030.00 \$5,360.00 \$5,600.00 \$21,000.00 \$10,000.00		
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pier structure -paving, stone wall, railing Floating Fountain Aerators Boulders at shoreline Shoreline enhancement - seeding & plugs Landscaping allowance - tree / shrubs Trail - bituminous at pier Trail - bituminous to main shelter Benches Lighting allowance Wayfinding node Interpretive signage	1 2 2 1 2 2 380 335 7	\$80,000.00 \$10,000.00 \$5,000.00 \$20,000.00 \$12,000.00 \$12,000.00 \$6,030.00 \$5,360.00 \$5,600.00		
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pier structure -paving, stone wall, railing Floating Fountain Aerators Boulders at shoreline Shoreline enhancement - seeding & plugs Landscaping allowance - tree / shrubs Trail - bituminous at pier Trail - bituminous to main shelter Benches Lighting allowance Wayfinding node	1 2 2 1 2 2 380 335 7 6 1	\$80,000.00 \$10,000.00 \$5,000.00 \$20,000.00 \$3,000.00 \$12,000.00 \$6,030.00 \$5,360.00 \$5,600.00 \$21,000.00 \$10,000.00	\$195,540.00	
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pler structure -paving, stone wall, railing Floating Fountain Aerators Boulders at shoreline Shoreline enhancement - seeding & plugs Landscaping allowance - tree / shrubs Trail - bituminous at pier Trail - bituminous to main shelter Benches Lighting allowance Wayfinding node Interpretive signage subtotal	1 2 2 1 2 2 380 335 7 6 1	\$80,000.00 \$10,000.00 \$5,000.00 \$20,000.00 \$3,000.00 \$12,000.00 \$6,030.00 \$5,360.00 \$5,600.00 \$21,000.00 \$10,000.00	\$195,540.00	\$195,54
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pier structure -paving, stone wall, railing Floating Fountain Aerators Boulders at shoreline Shoreline enhancement - seeding & plugs Landscaping allowance - tree / shrubs Trail - bituminous at pier Trail - bituminous to main shelter Benches Lighting allowance Wayfinding node Interpretive signage subtotal	1 2 2 1 2 2 380 335 7 6 1	\$80,000.00 \$10,000.00 \$5,000.00 \$20,000.00 \$3,000.00 \$12,000.00 \$6,030.00 \$5,360.00 \$5,600.00 \$21,000.00 \$10,000.00	\$195,540.00	\$195,540
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pier structure -paving, stone wall, railing Floating Fountain Aerators Boulders at shoreline Shoreline enhancement - seeding & plugs Landscaping allowance - tree / shrubs Trail - bituminous at pier Trail - bituminous to main shelter Benches Lighting allowance Wayfinding node Interpretive signage subtotal	1 2 2 1 2 2 380 335 7 6 1	\$80,000.00 \$10,000.00 \$5,000.00 \$20,000.00 \$3,000.00 \$12,000.00 \$6,030.00 \$5,360.00 \$5,600.00 \$21,000.00 \$10,000.00	\$195,540.00	\$195,540
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pier structure -paving, stone wall, railing Floating Fountain Aerators Boulders at shoreline Shoreline enhancement - seeding & plugs Landscaping allowance - tree / shrubs Trail - bituminous at pier Trail - bituminous to main shelter Benches Lighting allowance Wayfinding node Interpretive signage Subtotal	1 2 2 1 2 2 380 335 7 6 1	\$80,000.00 \$10,000.00 \$5,000.00 \$20,000.00 \$3,000.00 \$12,000.00 \$6,030.00 \$5,360.00 \$5,600.00 \$21,000.00 \$10,000.00	\$195,540.00	\$195,54
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pier structure -paving, stone wall, railing Floating Fountain Aerators Boulders at shoreline Shoreline enhancement - seeding & plugs Landscaping allowance - tree / shrubs Trail - bituminous at pier Trail - bituminous to main shelter Benches Lighting allowance Wayfinding node Interpretive signage OUTDOOR INFORMAL AMPHITHEATRE Outdoor Informal Amphitheatre	1 2 2 1 1 2 2 380 335 7 6 1 1	\$80,000.00 \$10,000.00 \$5,000.00 \$20,000.00 \$3,000.00 \$12,000.00 \$6,030.00 \$5,360.00 \$5,600.00 \$21,000.00 \$7,500.00	\$195,540.00	\$195,54
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pier structure -paving, stone wall, railing Floating Fountain Aerators Boulders at shoreline Shoreline enhancement - seeding & plugs Landscaping allowance - tree / shrubs Trail - bituminous at pier Trail - bituminous to main shelter Benches Lighting allowance Wayfinding node Interpretive signage Subtotal OUTDOOR INFORMAL AMPHITHEATRE Outdoor Informal Amphitheatre Earthworks - grass slope seating	1 2 2 1 1 2 2 380 335 7 6 1 1	\$80,000.00 \$10,000.00 \$5,000.00 \$20,000.00 \$3,000.00 \$12,000.00 \$5,360.00 \$5,600.00 \$21,000.00 \$7,500.00	\$195,540.00	\$195,54
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pier structure -paving, stone wall, railing Floating Fountain Aerators Boulders at shoreline Shoreline enhancement - seeding & plugs Landscaping allowance - tree / shrubs Trail - bituminous at pier Trail - bituminous to main shelter Benches Lighting allowance Wayfinding node Interpretive signage Subtotal OUTDOOR INFORMAL AMPHITHEATRE Outdoor Informal Amphitheatre Earthworks - grass slope seating Landscaping allowance	1 2 2 1 1 2 2 380 335 7 6 1 1	\$80,000.00 \$10,000.00 \$5,000.00 \$20,000.00 \$3,000.00 \$12,000.00 \$5,360.00 \$21,000.00 \$7,500.00 \$10,000.00	\$195,540.00	\$195,54
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pier structure -paving, stone wall, railing Floating Fountain Aerators	1 2 2 1 1 2 2 2 380 335 7 6 1 1 1	\$80,000.00 \$10,000.00 \$5,000.00 \$20,000.00 \$3,000.00 \$12,000.00 \$5,360.00 \$5,600.00 \$21,000.00 \$7,500.00 \$10,000.00 \$7,500.00		\$195,54
Ladybug Lake Improvements Earthworks - for pier Formal Fishing pier structure -paving, stone wall, railing Floating Fountain Aerators Boulders at shoreline Shoreline enhancement - seeding & plugs Landscaping allowance - tree / shrubs Trail - bituminous at pier Trail - bituminous to main shelter Benches Lighting allowance Wayfinding node Interpretive signage subtotal Outdoor Informal Amphitheatre Earthworks - grass slope seating Landscaping allowance Trellis structure Crushed Agg. Surface	1 2 2 1 1 2 2 380 335 7 7 6 1 1 1 1	\$80,000.00 \$10,000.00 \$5,000.00 \$20,000.00 \$3,000.00 \$6,030.00 \$5,360.00 \$5,600.00 \$7,500.00 \$7,500.00 \$40,000.00 \$40,000.00	\$195,540.00	\$195,54d \$53,11

	Description	Qty.	Total*	Sub-category Total	
6	SOUTHEAST PARK ACCESS				
	Southeast park entry/plcnlc area				
	Access drive	170	\$13,600.00		
	Curb and gutter for access drive	170	\$3,400.00		
	30 stall parking lot (permeable pavers with concrete curbing)	30	\$81,000.00		
	Parking lot lighting (assume 2 poles)	1	\$7,500.00		
	Parking lot storm sewer allowance	1	\$10,000.00		
	Stormwater raingardens allowance	1	\$5,000.00		
	Landscaping allowance	1	\$5,000.00		
	Small picnic shelter with concrete floor	1	\$25,000.00		
	Trails - bituminous	505	\$8,080.00		
	Park Signage	1	\$5,000.00		
	subtotal			\$163,580.00	
					\$163,580.
7	INTERPRETATION/RESTORATION AREAS				
7a	Wildflower demonstration area				
	Wildflower plantings - seeds/plugs	2.5	\$8,750.00		
	Trail - Crushed stone	450	\$3,600.00		
	Interpretive signage	1	\$3,000.00		
	subtotal			\$15,350.00	
7b	Rolling Hills Prairie Habitat			-	
	Earthworks - spread ex. soil piles	1	\$15.000.00		
	Prairie restoration - seed/plugs	9.05	\$13,575.00		
	Classroom overlook	11	\$15,000.00		
	Trail - bituminous	642	\$10,272.00		
	Interpretive signage	1	\$3,000.00		
	subtotal		40,000.00	\$56,847.00	
7c	Woodland Habitat			200,000	
, -	Woodland restoration - seed/plugs	1.55	\$7,750.00		
	Landscaping allowance - trees/shrubs	1.55	\$11,625.00		
	Trail - Bituminous trail link	40	\$640.00		
_	Maple syrup / tree house interpretive structure	1	\$25,000.00		
	Interpretive signage	1	\$3,000.00		
	subtotal		90,000,00	\$48,015.00	
74	Oak Savagna Habitat				
7d	Oak Savanna Habitat Savanna restoration - seed	13.50	\$13,500,00		
	Landscaping allowance - trees/shrubs	13.50	\$13,500.00		
	Interpretive signage	13.50	\$3,000.00		
	subtotal	-	\$3,000.00	\$30,000.00	
				AGO COLLA	
7e	Wetland Habitat				
	Earthworks - contouring	1	\$25,000.00		
	Interpretive wetland classroom dock	700	\$31,500.00		
	Boardwalk	112	\$11,200.00		
	Wetland plantings/plugs	4.3	\$17,200.00		
	Upland restoration - seed	4.3	\$6,450.00		
	Interpretive signage	1	\$5,000.00		
	subtotal			\$96,350.00	

7f	Description	Qty.	Total*	Sub-category Total	
	Western Wetland Park Area Improvements				
	Wetland plantings/plugs - supplemental	5.58	\$11,160.00		
	Shoretine enhancement - seed	5.28	\$5,280.00		
	Landscaping allowance -tree/shrubs	5.28	\$5,280.00		
	Interpretive signage	1	\$3,000.00		
	subtotal			\$24,720.00	
g	Linear Pond Improvements				
	Shoreline enhancement - seed	2.4	\$2,400.00		
	Landscaping allowance -tree/shrubs	2.4	\$14,400.00		
	Trail - bituminous	550	\$8,800.00		
	Bridge crossing	1	\$50,000.00		
	Interpretive signage	1	\$3,000.00		
	subtotal			\$78,600.00	
					\$349,882.0
	Other General Park Improvements	27	\$94,500.00		
_	Lighting along main trail and around Ladybug lake	27 350	\$94,500.00 \$5,600.00		
=	Lighting along main trail and around Ladybug lake Future trail link to eastern residential				
	Lighting along main trail and around Ladybug lake	350	\$5,600.00	\$108,100.00	
	Lighting along main trail and around Ladybug lake Future trail link to eastern residential Benches and waste receptacles along trail	350	\$5,600.00	\$108,100.00	\$108,100.0
	Lighting along main trail and around Ladybug lake Future trail link to eastern residential Benches and waste receptacles along trail	350	\$5,600.00	\$108,100.00	\$2,024,450.0
	Lighting along main trail and around Ladybug lake Future trail link to eastern residential Benches and waste receptacles along trail subtotal	350	\$5,600.00	\$108,100.00	\$108,100.0 \$2,024,450.0 \$242,934.0
	Lighting along main trail and around Ladybug lake Future trail link to eastern residential Benches and waste receptacles along trail subtotal Construction subtotal	350	\$5,600.00	\$108,100.00	\$2,024,450.0
	Lighting along main trail and around Ladybug lake Future trail link to eastern residential Benches and waste receptacles along trail subtotal Construction subtotal 12% construction contingency	350	\$5,600.00	\$108,100.00	\$2,024,450.0 \$242,934.0 \$2,267,384.0
	Lighting along main trail and around Ladybug lake Future trail link to eastern residential Benches and waste receptacles along trail Subtotal Construction subtotal 12% construction contingency Construction total	350	\$5,600.00	\$108,100.00	\$2,024,450.0 \$242,934.0 \$2,267,384.0 \$272,086.0
	Lighting along main trail and around Ladybug lake Future trail link to eastern residential Benches and waste receptacles along trail Construction subtotal 12% construction contingency Construction total Design and Engineering Costs (12% of construction)	350	\$5,600.00	\$108,100.00	\$2,024,450.0 \$242,934.0

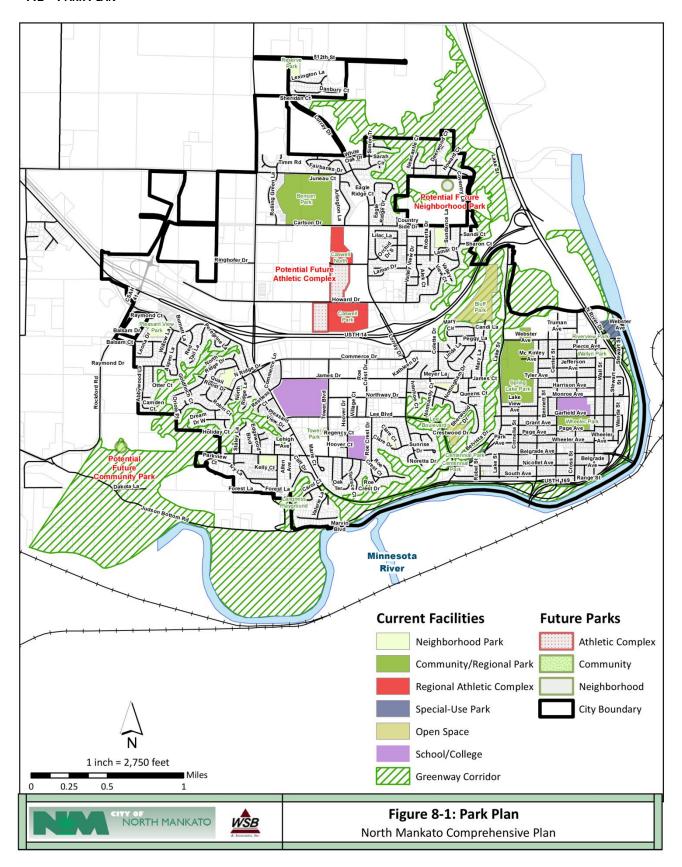
Appendix E - Potential Funding Sources for Parks, Trails, and Greenways

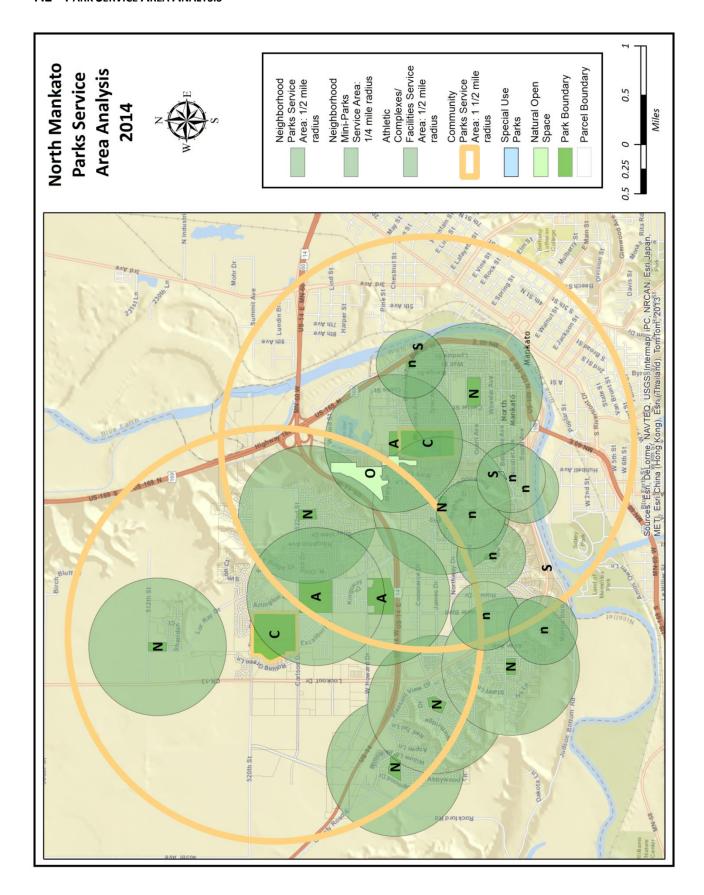
Funding Source Description / Overview Probability

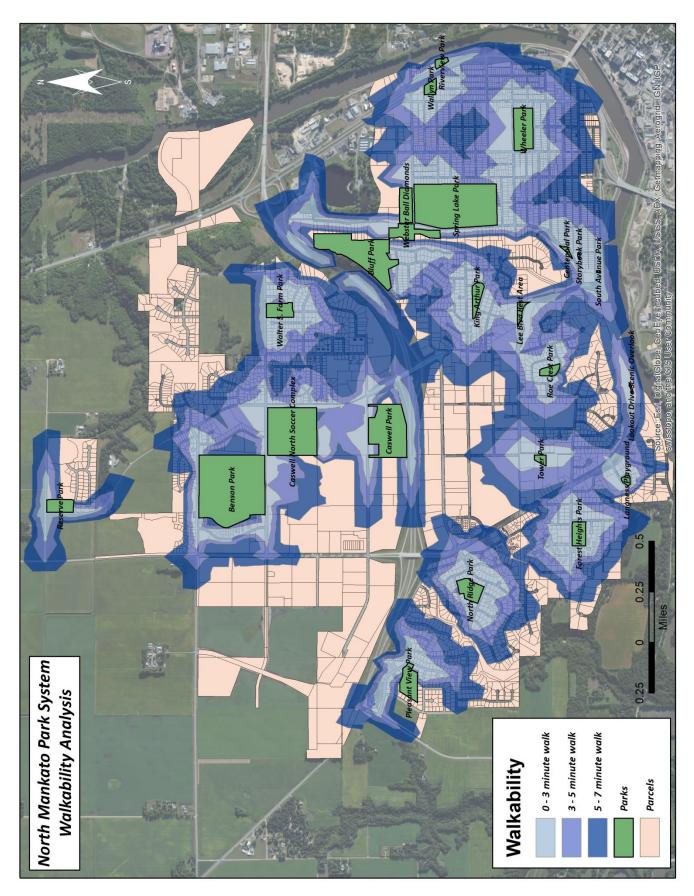
State Outdoor Recreation, LCCMR, Legacy Fund, and Similar Grants	The State of Minnesota annually allocates funds for park acquisition and development projects which meet recreational needs identified by the State Comprehensive Outdoor Recreation Plan. In recent years, Legacy Amendment Fund has emerged as a legitimate potential funding source for projects of regional or state-wide significance. Whatever the program, the grants are competitive and awarded according to project merits.	Very competitive, especially with very tight public funding available at all levels. Most promising might be Legacy Amendment Funds, especially for parks or trails of regional significance.
Land and Water Conservation Fund	The federal government allocates monies each year to states for public acquisition and development projects. The State of Minnesota Administers these grants through the Department of Natural Resources.	Funding availability through this program has been limited in recent years.
Federal Transportation Funds (T-21, RTP, etc.)	The federal government allocates monies each year for alternative forms of transportation, which includes bicycle trails that focus on transportation.	Funding availability through this program has been significant in past years. The potential for receiving funding for local trails is relatively good.
Fees/ Enterprise Funds	Minnesota statute allows cities to prescribe and provide for the collection of fees for the use of any city park or other unit of the city park system or any facilities, accommodations, or services provided for public use therein.	Becoming a much more relied upon funding source, especially for singular use facilities ranging from ballfields to hockey arenas.
Partnerships	Relates to partnerships formed with adjacent cities, the county, and school districts to develop, maintain, and operate parks and recreational facilities on a joint-use basis.	Although limited public funding availability is an issue at all levels, forming partnerships to spread the cost of providing a specific type of service or facility still has merit whenever there is an opportunity.
Park Dedication Fees	The park dedication fund provides funding for parks as long as community development continues to occur. Any controls imposed on the extent (i.e., total number of units) or rate of development (i.e., number of units per year) allowed within the city will limit the revenue generated under this fund. The City will need to ensure the fees imposed are consistent with current state statutes.	Even with periodic adjustments, park dedication fees alone will not be adequate to fund the system plan to an optimal level.
Donations	Donations related to cash donations, gifts, volunteerism, and professional services donated to the park for planning, acquisition, or development purposes.	Limited potential from a cash perspective, but important with respect to the use of volunteers to offset some program costs.

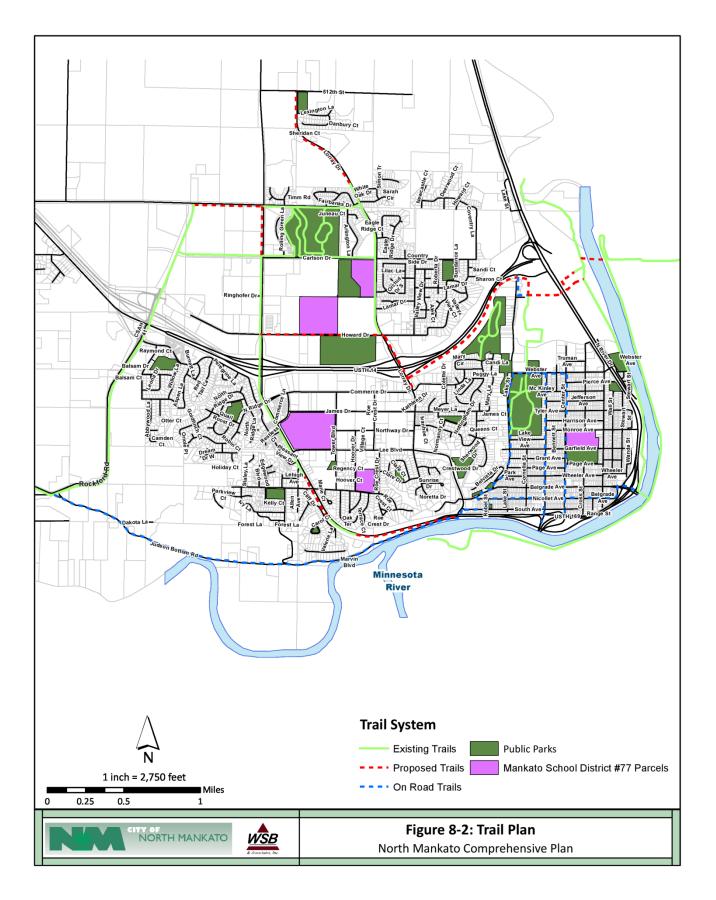
Appendix F - Park, Trail, and Greenway System Maps

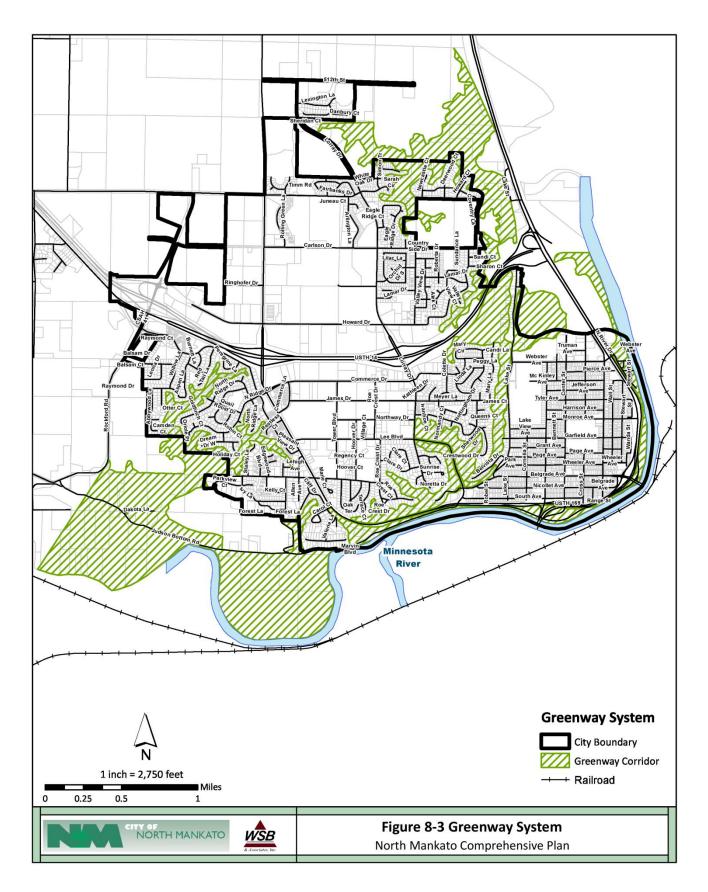
F.1 - PARK PLAN











Appendix G - National Parks, Recreation, Open Space and Greenways Guidelines and Planning and Urban Design Standards

• The classifications applied to North Mankato are based on guidelines recommended in the *National Parks, Recreation, Open Space and Greenways Guidelines* (National Recreation and Parks Association, 1996) and *Planning and Urban Design Standards* (American Planning Association, 2006), albeit expanded or modified to address circumstances unique to the city. The table in **Appendix B** in the back of this document provides an overview of each classification used in North Mankato. (Each of the classifications is further expanded upon later in this section.)

Classification	Common Guidelines	Application to North Mankato
Neighborhood Park (and Mini- Neighborhood/Pocket Park)	Neighborhood parks are the basic units of the park system and serve a recreational and social purpose. Focus is on informal active and passive recreation. Neighborhood parks are typically 5 acres or more, with 8 to 10 acres preferred for new parks. Minineighborhood parks, which are used only on a limited basis when securing more land is impractical, are 1 to 3 acres of developable land. Service area is ¼-mile radius for mini parks and up to a ½-mile for a typical neighborhood park, uninterrupted by major roads and other physical barriers.	Neighborhood parks remain a basic unit of the park system in North Mankato. In areas with urban densities, a service area of ¼- to ½-mile radius remains appropriate. When new parks are connected with greenway-based trails, service areas can be expanded to ½-mile radius or slightly more since trails and open space become part of the park experience. 5 acres* is typically adequate for new parks if the park is integrated into larger greenway system.
Community/Regional Park	Community parks serve a broader purpose than neighborhood parks. Focus is on meeting community-based recreational needs, that may also provide amenities that have a regional draw, as well as preserving unique landscapes and open spaces. Size varies, depending on function. 20 acres minimum preferred, with 40 or more acres optimal. Service area can be community-wide, several neighborhoods in a given area of the city, or a larger regional area.	The community has a long tradition of setting aside land for Community and Regional Parks like Spring Lake, Wheeler, and Benson. As additional land develops this tradition should be continued.
Regional Athletic Complex/Facility	Consolidates programmed adult and youth athletic fields and associated facilities to a limited number of sites. Tournament level facilities are appropriate. Size varies, with 20 acres or more desirable, but not absolute. 40 to 80 acres is optimal. These complexes serve both the community as well as a regional area.	This classification has application to North Mankato to meet local and regional needs for athletic facilities (in concert with school sites.) As a growing community with families, facility demand will continue to grow in sync with age-group population growth.
Greenway/Natural Open Space/Conservation Areas	Lands set aside for preserving natural resources, remnant landscapes, and open space, and providing visual aesthetics/buffering. Also provides passive use opportunities. Ecological resource stewardship and wildlife protection are high priorities. Suitable for trail corridors. Overall land area varies depending on opportunity and general character of natural systems within a city.	Within the city proper, the potential for establishing greenways and preserving open space is limited. This reinforces the importance of working closely with landowners and developers in growth areas to set aside land for greenways and interconnected trails systems.
Special Use	Covers a broad range of parks and recreation facilities oriented toward single-purpose uses – such as a nature center, historic sites, plazas, urban squares, aquatic centers, campgrounds, golf courses, etc. Overall size varies, depending on need.	The use of this classification will be limited in North Mankato, primarily the open space and plaza areas in the downtown area.

School Site	Covers school sites that are used in concert with, or in	Continuing the established relationship
	lieu of, city parks to meet community recreation	between the School District and the City
	needs. School sites often provide the majority of	is vital to successfully meeting the long-
	indoor recreational facilities within a community. Size	term demand for athletic facilities in a
	varies, depending on specific site opportunities.	cost-effective manner.

^{*} Neighborhood park size note: The recommended minimum 5 acre size for new neighborhood parks may be modified at the City's discretion if the park is part of an overall public amenity package associated with a given development area. This might include, for example, providing enhanced streetscapes and public squares that add value to the public realm and complement neighborhood park features. Note, however, that the essential value of a neighborhood park should be retained to ensure that 1) the recreational needs of local residents are adequately meet, and 2) the City does not accept a series of smaller mini-parks in lieu of a neighborhood park, which is inefficient and inconsistent with the system plan as defined in this section.

** The following table provides an overview of the total number of parks under each classification (existing and proposed future), along with approximate number of total acres.

Existing Park System

Park Classification	Total Number	Total Combined Acreage
Neighborhood Parks	12	42.5
Community Regional Parks	3	138.5
Athletic Complex / Facility	2	47.8
Special-Use Parks	2	8.6
Open Space Parks	2	40.3
Total Existing Parks	21	277.7

Note: Greenways are not included in the table.

Proposed Park System

Park Classification	Total Number	Total Combined Acreage
Neighborhood Parks	1	2.7
Community Regional Parks	1	2.7
Athletic Complex/Facility	2	29.7
Special-Use Parks	0	0
Open Space Park s	0	0
Total Local Parks	4	35.1

Note: Greenways are not included in the table.

Appendix H - Turf Management Plan

Turf Management Plan for all Parks 2014

This table represents estimated turf management costs for 2014 included as a reference for 2015. Costs will change per fluctuation in product costs and variable application needs.

					2014	Turf Ma	intenanc	e			
		Total	Sprayable	Gallons		Overseed		Fertilizer		Total	
Park		Acres	Acres	Needed	Cost	1000/sq ft		Acres	Cost	Cost	
Benson		68.21	54.54	27.27	\$790.83	0	0	0	0	\$790.83	
Forest He	ights	5.18	5.18	2.59	\$75.11	69000	\$455.40	5.18	\$392.51	\$923.02	
North Rid	lge	6.59	6.59	3.3	\$95.56	62000	\$409.20	6.59	\$499.39	\$1,004.15	
Pleasant '	View	7.66	7.66	3.83	\$111.07	39000	\$257.40	7.66	\$580.48	\$948.95	
Roe Crest	t	2.57	2.57	1.29	\$37.27	0	0	2.57	\$194.75	\$232.02	
Tower Blv	vd	1.65	1.32	0.66	\$19.14	71000	\$468.60	1.32	\$100.03	\$587.85	
Reserve		5	5	2.5	\$72.50	218,500	\$1,438.80	5	\$378.90	\$1,890.20	
Walter Fa	arm	5.19	5.19	2.6	\$75.26	0	0	5.19	\$393.30	\$468.56	
Bluff Park	(16	4.5	2.25	\$65.25	0	0	0	\$0.00	\$65.25	
Caswell N	North	22.5	22.5	11.25	\$326.25	129000	\$851.40	22.5	\$1,705.05	\$2,882.70	
Caswell P	ark	39	23.02	11.51	\$339.79	86000	\$567.60	17	\$1,288.26	\$2,195.65	
King Arth	ur	4.42	4.1	2.05	\$59.45	192000	\$1,267.20	4.1	\$310.70	\$1,637.35	
Langness		1	1	0.5	\$14.50	0	0	0	\$0.00	\$14.50	
South Cei	ntral	11.56	11.56	5.78	\$34.78	0	0	0	\$0.00	\$34.78	
Wheeler		12	10.5	5.25	\$152.25	86000	\$567.60	10.5	\$795.69	\$1,485.54	
Wallyn		2.14	2.14	1.07	\$31.03	21000	\$138.60	2.14	\$162.17	\$331.80	
Spring Lal	ke Park	53.75	37.81	18.9	\$548.25	148000	\$976.80	37.81	\$2,865.25	\$4,390.30	
Webster	Fields	6.96	6.5	3.25	\$94.25	21000	\$138.60	6.5	\$492.57	\$725.42	
Misc		14.21	14.21	7.11	\$206.50	45821	\$302.28	3.68	\$278.87	\$787.65	
		285.59	225.89	112.96	\$3,149.04		\$7,839.48	137.74	\$10,437.92	\$21,396.52	

Appendix I - Parks and Green Spaces Committee: Meeting with Staff; October 2014

	PARKS AND GREEN SPACES COMMITTEE RECOMMENDATIONS REVISION AND STAFF RESPONSE						
SUB-COMMITTEE	PARKS AND GREEN SPACES COMMITTEE RECOMMENDATIONS (2007)	COMMITTEE REVISION COMMENTS AND DISCUSSION (2014)	STAFF RESPONSE (2014)				
GREEN ADVISORY	Priority Issue 1: Protect and Preserve our Na	tural Assets					
	1. Future housing developments must have designated green space areas set aside which may consist of preserving existing treed and natural areas within the development or may include green space areas to be developed with stated vegetation to include a diversity of trees, shrubs, grassy areas, benches, planters and other amenities. The City would develop a set formula which might establish a given amount of green space per units constructed or acres involved in the development. Removal of existing mature vegetation should be specifically limited.	 Developers should be responsible for cost of property to be set aside for this. Assessment of what we have and what is missing. Getting money from the developer Woodbury is a good example. 	Staff will research guidelines for the development of formulas for establishing acres of green space in developments per constructed acres.				
	2. Broaden the scope of the North Mankato City Web site to include general seasonal horticultural advice for the public and also promote our parks and trail systems. Inform the public of the work and progress of the Parks and Green Space Committee and any upcoming parks' projects. Inform the public of the Legacy Committee and its purpose. Include PDF brochures linked to the Web site. Example: list of recommended trees for our area.	 Citizens think we're ruining the park by the look of the Prairie grass area for example. Perhaps a member of DNR to communicate to the public; Need contact there. Perhaps a press statement about this. Buckthorn Issues in SLPark. Trees need to be pruned; City should trim. Links on website: How to use water Best landscaping practices Lawn Maintenance. 	 Yes: Although promotion of parks and green spaces on the website and provision of information currently exists, this information could be expanded upon to outline the details in this action step. Buckthorn mitigation in progress 				
	In the North Mankato Newsletter announce the formation, purpose and	Reinstatement of the Parks Committee could draw all aforementioned items up	The committee has been disbanded although staff will ensure that such				

	progress of the Parks and Green Space Committee. Use the Newsletter as a forum for providing educational information regarding our parks and trails. General horticultural educational information for the public could also be provided such as good watering practices during a drought. 4. Provide free brochures for the public at City Hall which would serve to educate the public about 5. Provide oral and written resource information for the public. 6. Serve as an information gathering resource on like projects in other communities and make that information available to the Parks and Green Space Committee and City of North Mankato	and deal with maintaining 2. If reinstatement isn't the plan, website should reflect that the board is inactive 3. Advocacy for board reinstatement: -Guidance on site -Board could take on staff workload -Not nay sayers but support givers N/A N/A	information is provided through the following sources: 1. Newsletter 2. Weekly e-newsletter 3. Website 4. Utility bill inserts Seasonal brochure 1. Newsletter 2. Weekly e-newsletter 3. Website 4. Utility bill inserts 1. Newsletter 2. Weekly e-newsletter 3. Website 4. Utility bill inserts Staff is happy to respond to requests as needs arise.
	staff.		
HISTORIC PARKS	Priority Issue 1: Protect and Preserve "Green		
		Spring Lake Park Action Steps	
	Replant or allow the hillside areas of the park to return to a wooded condition. (with exception of sliding hill)	Participants were concerned with the area at the backdrop of the volleyball courts. Allowing this could cut down on mow time and resources.	Staff does not recommend this action step as these areas are utilized for other activities such as: 1. General play areas for children 2. Amphitheater for movies in the park. 3. Sledding
	Add native species to the lake and outlet channel (water lilies, arrowroot, sedges, marsh marigolds, etc.) Add native species to wooded areas	 Deer problem; deer are eating these plants. Reinstatement of Parks Committee could provide labor for this. 	 In regards to adding native species: Yes. In regards to the reestablishment of the Parks and Open Space Committee: This is dependent upon decision from the City Council. Yes.

apples, Dutchm pulpit etc.) 4. Interplant pavi edge of the par cottonwoods to	droot, trillium, maynan breeches, jack in the ion area on the south k with additional maintain savanna		Yes: as the need arises for new trees, a diverse native selection of new or replacement trees can be used.
eliminating one screen the rem planting of tree	bility of re-arranging or N/A be ball diamond and ainder with heavy as and understory plant caps grapevines on the		The ball diamonds are heavily utilized and the community is already underserviced by existing inventory. As a result, we do not recommend rearranging or eliminating any ball fields.
6. Plant permane currently mow margins right to eliminate the n	nt vegetation on ed but unused park the sidewalks to eed for mowing.(areas ed portions of the park)		Areas are utilized and contribute to the scenic/aesthetics that the park provides. Staff does not recommend pursuing this action step. Note: Lee Hill may benefit from something like this.
	ng lot islands or replace N/A ing trees and mulch.		Yes: Although these actions have been accomplished and items are already present in park.
	rain gardens around the nuch as the Minnesota done.		Yes: Could be useful if Council and community desire
	ne west walking trail trk. f	One participant suggested that this was the only area in the city to get that feeling of being completely surrounded by nature. It used to be this way. A comment about new lighting helping in this area.	No: Majority of park is currently native. Also, views are provided which would be diminished. We do not recommend pursuing this action step other than maintaining our existing native plantings.
partially screen park from the r appropriate pla	sidents the desirability of ing the east side of the esidential areas with anting as well as wimming pool area.		Not Recommended: From a homeowner perspective, the view of the park may be a perk of living on the periphery and homeowners can provide screening if desired. From a park visitor perspective, it doesn't

11. Establish a rose garden, flower garden, prairie patchany vegetation to provide	N/A	seem important to screen the homes alongside the park. Yes: Desire or need should be established by the Council/Community and area can be
color to sunny areas of the park. 12. Plant more shade trees in and around	N/A	designated. Yes: This is a task completed through
existing shelters. 13. As a demonstration project, establish a community orchard in an area of the park for both bloom and fruit production with the area mulched below the trees and pathways through them.	N/A	Maintenance. No: Fruit trees are a maintenance problem in that they attract varmints and there is rotting of fruit.
14. Establish a prairie grassland area in a sunny area of the park.	N/A	Yes: Already exists.
15. Study practicability of controlled hunt or other methods to control pest species in lower north while attempting to reestablish native species (read deer and rabbits)	 Good idea to stop feeding the deer in town; can we find a solution to this One participant recommended crab apple trees and Canadian cherry trees 	Staff is not opposed to this action if current populations of deer cause undue strain on our native vegetation. It is not recommended that rabbit populations are targeted.
16. Add a marsh feature at the north-west depression across from the lake walking trail.	N/A	Further review is needed as the public accesses this area. Impending storm water drainage improvements warrant delay in action.
Wheeler Park Action Steps		
Interplant northeast part of the park with young cottonwoods to maintain savanna-like appearance.	N/A	Yes: There can be a continued effort to plant cottonwood trees as desired.
Extensive plantings to screen tennis courts from the rest of the park.	Staff suggested that there is a neighborhood watch in the area and that there is a lot of vandalism in the park; other methods are employed as well to combat vandalism.	No: May screen view of parents watching children reducing protection.
Provide water feature in east-central depression to diminish water runoff with rains.	N/A	Yes: In progress. Addition of drainage tile to alleviate issue.
4. Provide shade plantings for the	N/A	Staff recommends that the horseshoe

horseshoe areas, perhaps covering		organization is consulted on this action.
them with an arbor or pergola.		
5. Plant shade trees along all Street sides	N/A	Yes: Per request.
of the park.		
Priority Issue 2: Physical Infrastructure of His		
	Spring Lake Park Action Steps	
Consolidate activities in the park	1. Tom: Keeping the lake the central	Staff does not recommend pursuing this
(Swimming facility, swings, volleyball	feature and screening the other	action as existing locations provide wide
court etc.) leaving larger areas of the	portions of the park from it.	ranges of use in the park. Ample space
park for natural settings.		exists for natural settings in the park.
2. Remove the skating rink and warming	N/A	Reconfiguration is underway. A floodable
house utilizing a reconfigured floodable		parking lot is in need of further review.
parking lot for a skating rink in the		
winter months.		
3. Re-establish historic artesian well with	A member suggesting that the local	Yes: If the well is responsible for the name
pump to keep it flowing and a	historic society grants 3.6 million per	of the park and has significant historical
streambed to take excess to lake. (could	year in grants. Could levy .02418.	value, it is recommended that this is
be utilized as a toddler wading pool in	-See Tax Implications for historic	pursued.
summer)	preservation levy in the Miscellaneous	
	Topics below.	
	2. Suggested that there is a lot of support	
	in the community for this.	
	3. Money could come in next year.	
	4. Discussion of \$400,000 per year	
	available; Staff needs to examine	
A Danlage chair link fence on west side of	possible sources for this.	Alternatives would be so side and although
4. Replace chain-link fence on west side of	1. Participant stated that Turtle migration	Alternatives would be considered although
park with wood.	is obstructed; alternative fence options could be considered to enable natural	maintenance and public safety are priority.
	migratory patterns of animals	
	2. Staff recommended that fence placed	
	for steep slope; needs review to	
	determine access for turtle migration.	
5. Contact North Mankato's sister city for	There is a Sister City in Taiwan that	Staff needs more input on this item for
an appropriate structure to be located	would provide a monument to reflect	consideration.
on the west point of the lake to reflect	this relationship; Not Mankato: This	consideration.
in the water.	should also be brought to the attention	
in the water.	Should also be brought to the attention	

	of the public.	
6. Provide historical markers with pictures of the park as it appeared in the past.	N/A	Yes: Appropriate personnel to research historical images.
7. Build pergolas with grape vines or wisteria to join with existing picnic shelters.	N/A	Yes: May contribute to character of the park.
8. Add a sand beach to the east side of Spring Lake.	This isn't to promote swimming but simply to replace the gravel with sand as a more natural alternative.	This will be considered along with future developments.
Extend park walkways to include newly planted wooded areas on the west side of the park.	N/A	Yes: Already exists. Implemented post recommendation.
10. Re-structure lake discharge channel and add appropriate rustic wooden bridges at crossing points and appropriate plant material to the channel.	N/A	Yes: Currently in plan for execution.
11. Restrict and reduce the use of music or speech amplification in the park to eliminate noise problems in residential neighborhoods.	 Problems in community with this; every weekend there is an event and this is a detriment to families living in the general area. Noise carries. Scheduled community events are fine. Other events are too frequent and too loud. State law says that these claims are actionable and the city should avoid lawsuit. Need to assess alternative locations; perhaps Caswell or Benson Can consider acoustics; speaker direction, etc. 	No: Movies in the park and pool music are a welcome addition to the visitors.
12. Use natural limestone rather than concrete retainers wherever possible.	N/A	Yes: Currently in plan for execution.
13. Reconstruct shelters using native stone and wood to fit into general theme of the park.	N/A	Yes: Although structures are in good shape. This should occur on a needs basis when structures become dilapidated.
14. Build small restroom facility on South end of the Park.	N/A	Yes: Currently in plan for execution.

1	L5. Explore the possibility of safety call boxes in the park.	N/A	Yes: Although an observation of crime history should be assessed to establish a need for such items.
1	16. Provide for appropriate lighting on walking trails.	N/A	Yes: Already exists. Implemented post recommendation.
		Wheeler Park Action Steps	
1	 Eliminate chain-link fencing on west side of park. 	N/A	No: Tee ball tournaments and neighborhood usage deems the fence is utilized. Other activities benefit as well such as soccer and lacrosse.
2	Feature exhibits or text to honor brick industry.	Money can come out of Heritage Preservation (heritage preservation) funding.	Yes: This should be done per request from Council/Community. Heritage of Wheeler as a brick yard is vital to its past and should be recognized.
	 Move and enhance Vets memorial placing it near the west entrance and feature explanation. 	N/A	Further details are needed to understand request.
	 Remove band shell replacing it with expanded parking area. 	N/A	No: This is utilized by the community and the immediate neighborhood surrounding the shell refused to have it removed. It seems they consider this an historic landmark.
Ţ	 Move basketball courts near Tennis courts and screen both with vegetation from the park proper. 	N/A	Moving the courts is possible, although this should be done per request from Council/Community to consolidate activity areas in park. Staff does not recommend screening with vegetation from park proper.
(5. Renovate main building with restrooms and warming house for skaters.	N/A	Yes: Already exists. Implemented post recommendation.
7	Provide benches for adults near children's play area.	N/A	Yes: Already exists. Implemented post recommendation.
3	 Replace current lighting with period lighting to enhance neighborhood character. 	N/A	Yes: This should be done per request from Council/Community.
S	 Explore the possibility of safety call boxes in the park. 	N/A	Yes: Although an observation of crime history should be assessed to establish a need for such items.

LEGACY	10. Add a water feature to the park (fountain, lily pond, etc.) Priority Issue: Secure funds for park improve	Could be tied into band shell renovation as reflection pond for veterans memorial; consolidation of vet memorial and brickyard history. Could be tied to Heritage Preservation funding. ments through grants and donations.	Yes: If implemented, staff recommends locating the water feature in the north central area of the park which is naturally flooding.
		Action Steps	
	Articles in City website, newsletter, flier in water bill, etc	N/A	Yes: Awareness may assist in fund acquisition.
	2. Locate grants.	N/A	Yes: New grant opportunities should be sought.
	3. Target local businesses and associations.	N/A	Yes: Park improvements may trigger greater usage, bringing more citizens into proximity of local business for increased patronage.
	4. Set up Endowment Fund for North Mankato.	 Needs to be set up with taxes. A sub-group of reinstated committee could find funding. Could guide contributions with a list: Donors could choose what they would like to provide for from a list of Community needs determined by Staff or Committee. 	Yes: Contributions from willing individuals or groups are welcome.
New Parks	Priority Issue 1: Development of Newly Estab	olished Parks	
	Benson Park Actions Steps (Primary)		
	1. Keep as Nature Park.	N/A	Yes: See Plan.
	2. Bridge over pond.	N/A	Yes: See Plan.
	3. Fountains in Ladybug Lake.	N/A	Yes: See Plan.
	Benson Park Actions Steps (secondary)		
	Bird watching area in existing wetland.	N/A	Yes: See Plan.
	Picnic shelters with play structures nearby.	 Not in Benson Park Master Plan and should be taken out; park vision is opposed to traditional neighborhood park attributes. Staff have researched natural playscapes and have a vision that meets the plan; needs funding and timeline. 	Yes: See Plan.

 Many more trees. Solar lights for trails. N/A Yes: See Plan. Yes: See Plan. 			
1 Solar lights for trails N/A Vos: Soo Dlan			
4. Soldi lights for trails.			
5. Mark mileage on trails. N/A Yes: See Plan.			
6. Community garden space. 1. Not in Benson Park Master Plan and Yes: See Plan.			
should be taken out; Look to expand			
current resources in this area or find			
alternative spaces that would suit.			
2. Benches for walkers. Yes: See Plan.			
Pleasant View Park Action Steps (Primary)			
1. Provide space for multi-use practice Yes: Already exists. Implemented po	ost		
field. recommendation.			
2. Picnic shelter (gazebo-type or pergola Yes: This should be done per reque	st from		
with vines for shading). Council/Community.			
3. Trail around park. Benches for visitors. Yes: This should be done per reques	st from		
Council/Community.			
Pleasant View Park Action Steps (Secondary)			
1. Create small sliding hill. Yes: This should be done per reque	st from		
Council/Community.			
2. Reseed park. Yes: Maintenance Item.			
3. More trees. Yes: This should be done per reque	st from		
Council/Community.			
4. Children's playhouse area. Yes: This should be done per reque	st from		
Council/Community.			
5. Relocate playground structure. No: No need to accomplish this. Als	o, would		
conflict with other requests.			
Caswell Park Action Steps (Primary)			
1. Add two refrigerated ice rinks(one Yes: Item being discussed as possib	ility over		
enclosed), warming house) other two items.			
2. Two more ball fields. Yes: Item being discussed as possib	ility over		
other two items.			
3. Addition of Water Park. Yes: Item being discussed as possib	ility over		
other two items.			
Bluff Park Action Steps			
1. Add lighting for walkers to feel safer. Yes: This should be done per reques			
Council/Community. Pending trail p	lans may		



		assist in decision.
2. Addition of Benches.		Yes: This should be done per request from
2. Addition of Senences.		Council/Community.
Priority Issue 2: Development of New Parks	in New Areas	Country Community
Future Park Sizes and Locations Action Steps		
Neighborhood parks be 2.5 to 3.5 acres in size.		The current average size of neighborhood parks in the system is 4.6 acres. Staff
111 512€.		recommends utilizing this as a minimum for new park acreage allocation.
Park locations to be determined by future residential growth.		Yes: This should be considered through ordinance.
Link trail systems to existing and future parks.		Yes: This should be done per request from Council/Community.
Future Trails Action Steps (Primary)		country community.
Improve trail from Bluff Park to Lake		Yes: This should be done per request from
Street. 2. Add mileage markers on trails.		Council/Community. Yes: This should be done per request from
		Council/Community.
3. Groom some trails for cross country skiing.		No grooming will be done on existing asphalt trails as this damages surface and limits usage to skiing preventing other uses.
4. Study feasibility of putting a path up old Belgrade Avenue when the ravine is rebuilt in 2010.		Yes: Currently in progress.
Future Trails Action Steps (Secondary)		
Link upper North Mankato trails with trails in the river valley		Yes: This is in the Comprehensive Plan and will be implemented.
2. Link all parks by trails		Yes: This is in the Comprehensive Plan and the Parks Master Plan.
Designate and identify bike trails vs. walking trails		Yes: There should be a distinction between the two.
Expectations of developers	,	
Work with council to devise requirements of developers when planning new developments.	1. Need consensus.	Yes.



Appendix J - Parks Plan Public Questionnaire (Posted on City website)

Parks Plan The City of North Mankato is completing a 60-day review of the Parks Plan and is requesting the publics' involvement. The public can review the Parks Plan and respond with questions, suggestions and advice. Please read the Parks Plan and answer the following questions. Name: Address: What park do you visit the most?: * Why?: * What amenities do you use at the park that you visit most frequently?: * Are the amenities well maintained?: * Do you have a vision for any of the parks in the system? Please provide specifics.: * General comments on the plan.: * Submit