

<p><b>Chair:</b> Tim Felton</p> <p><b>Commissioners:</b> Geoff Fournier Tyler Fehrman James Hart Andrew Hoffman Ruth Krueger Brienne Miller</p>	 <p><b>City of South St. Paul Planning Commission Agenda</b></p> <p><b>Wednesday, September 4, 2024 7:00 p.m.</b></p>	<p>City of South St. Paul 125 Third Avenue North South St. Paul, MN 55075 Phone: (651) 554-3217 Fax: (651) 554-3271 <a href="http://www.southstpaul.org">www.southstpaul.org</a></p>
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<p><b>Roll Call</b></p>		
<p><b>1. Agenda</b></p>		
<p><b>2. Minutes</b></p> <p>A. August 7, 2024</p>		
<p><b>3. New Business</b></p> <p>A. Review of Draft Parks Master Plan</p>		
<p><b>4. Public Hearings</b></p>		
<p><b>5. Other Business</b></p>		
<p><b>6. Staff Updates</b></p>		
<p><b>7. Adjournment</b></p>		

Next Planning Commission Meeting: October 2, 2024

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**MINUTES OF MEETING**  
**SOUTH ST. PAUL PLANNING COMMISSION**  
**August 7, 2024**

MEETING CALLED TO ORDER BY CHAIR FELTON AT 7:00 P.M.

Present: Geoff Fournier  
Tim Felton  
Tyler Fehrman  
James Hart  
Andrew Hoffman  
Ruth Krueger  
Michael Healy, Planning Manager

Absent: Brianne Miller

- 1) APPROVAL OF AGENDA - Motion to approve as presented– Hart/Fournier (6-0).
  - 2) APPROVAL OF MINUTES –June 5, 2024 –Motion to approve as presented– Hoffman/Fournier (6-0).
  - 3) NEW BUSINESS
- None.
- 4) PUBLIC HEARINGS

A. Conditional Use Permit for On-Sale Liquor at 111 Concord Exchange South

Mr. Healy presented the staff report. The Applicant is TL Networks LLC. The Applicant operates a restaurant and grocery store called “Mexatalan” in the old VFW building. The Applicant would like to reopen the banquet hall in the lower level of the building and is seeking a conditional use permit for on-sale liquor so they can obtain a liquor license. The building was purchased by the Applicant in 2019. The Applicant is actively using most of the building, minus the banquet hall space. The Applicant would like to rent out this space for private events. Earlier this year, the City Council approved a “consumption and display” permit for the space where individual guests would bring their own alcohol to enjoy at events. The Applicant reanalyzed their business plan and feel that they would be more successful if they can sell alcohol to consumers instead of relying on customers to bring their own alcohol. The Applicant would like to be able to serve beer, wine, and spirits to individuals that rent out the event space. Alcohol was previously sold at the site when it was operated by the VFW but there is no Conditional Use Permit for on-sale liquor associated with the property as the VFW was “grandfathered” to sell alcohol without one. “Grandfather” rights expire within one year if those rights are not used. The buildings “grandfathered” rights to sell alcohol without a Conditional Use Permit expired in 2020. Staff recommend approval of the Conditional Use Permit for On-Sale Liquor subject to the conditions listed in the staff report.

Chair Felton commented that one of his questions was whether the subject property’s 4 separate tax parcels would need to be combined as a condition of approval for the project but noted that Mr. Healy addressed this as

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part of his presentation. Chair Felton asked about the hours for the sale of liquor at the site and how late other businesses in the area were allowed to sell alcohol. Mr. Healy explained that they could add hours related to the sale of liquor in the conditional use permit but that there would need to be a rational nexus on why the condition is being added. Stockyard's Tavern and Chop House is eligible to serve alcohol until 1:00 AM through their liquor license, but the business chooses not to stay open that late. The only place in town that currently has a 2:00 AM liquor license is Bugg's Bar. A business is eligible for a 2:00 AM liquor license if they apply for an additional permit through the State and pay an additional fee. Chair Felton asked who reviews the permits that would allow a business to serve alcohol until 2:00 AM. Mr. Healy explained that the City Council reviews these permits after a background check is conducted by the Police Department and the hours are approved by the State. Mr. Healy reiterated that the Planning Commission's role is generally not to set hours for alcohol sales, unless there is a Planning and Zoning concern related to the proximity of the business to adjacent land uses.

Luna Ramirez on behalf of TL Networks LLC, came forward to speak to the Application.

Chair Felton asked the Applicant if there was any additional information she wanted to add. Ms. Ramirez shared that she wanted to emphasize the importance of reopening the VFW banquet hall to the community. Ms. Ramirez spoke about members of the public coming in and sharing their memories of the space and requesting the business reopen the banquet hall.

Chair Felton asked the Applicant if they had read the conditions of approval and if they had any concerns about meeting them. Ms. Ramirez stated that they were aware of the conditions and did not have any concerns about them as they had been working closely with staff throughout the process.

Commissioner Fehrman shared with the Applicant the memories that his wife had when the building was the VFW and shared that he was glad to see the space reopening for events. Ms. Ramirez thanked the Commissioner for sharing.

Chair Felton opened the public hearing.

No correspondence had been received prior to the meeting and no one was present to speak on the Application.

Chair Felton closed the public hearing.

Motion to recommend approval of a Conditional Use Permit for On-Sale Liquor at 111 Concord Exchange South, subject to the conditions listed in the staff report – Fehrman/ Hoffman (6-0)

Chair Felton asked staff to clarify what day the Conditional Use Permit would be reviewed by the City Council. Mr. Healy stated that the request would be reviewed by the City Council on August 19<sup>th</sup>.

5) OTHER BUSINESS

None.

6) STAFF UPDATES

Mr. Healy stated he had included a Planner's Update in the packet to provide some more formal information about several topics of interest. Mr. Healy first noted that the sign ordinance that the Planning Commission reviewed at their previous meeting was approved by the City Council at their August 5<sup>th</sup> meeting. The draft

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Parks Master Plan was recently released for comment. The plan includes 80 pages that summarize the community engagement work that was done for the project. The comment period would be open for a month if residents want to provide additional feedback on the plan. The Parks Master Plan will be brought to the Planning Commission, the Parks Advisory Commission, and the City Council in September for approval. Mr. Healy shared a photo of where on the City's website members of the public can go to review the plan and provide feedback on it. Finally, the City Council recently approved a contract with a consultant to study and update the zoning for the south Concord corridor. The project is intended to help the City better align the zoning with what the comprehensive plan calls for the corridor to be. The City will be working with the same consultant that helped study and update the zoning rules for the North Concord corridor three years ago.

### 7) ADJOURNMENT

Motion to adjourn- Hoffman/Fehrman (6-0).



# AGENDA ITEM 3.A

## South St. Paul Planning Commission

<b>Prepared By:</b> Michael Healy, Planning Manager	<b>Meeting Date:</b> 9/4/2024
<b>Item Description:</b> Review of Draft Parks Master Plan	

### **ACTION REQUESTED**

Planning Commissioners are invited to give general feedback. City Staff is ideally looking for a motion recommending approval of the updated Parks Master Plan, either “as presented” or with changes.

### **BACKGROUND/ DISCUSSION**

#### **2024 Parks Master Plan Update**

The City launched an update of its Parks Master Plan in 2023. The update is being led by City Staff and HKGI, a consultant group that was selected for the project through an RFP process. The project launched in June of 2023 and a new parks plan was prepared over the course of a full year with careful analysis, discussions with the City Council and advisory commissions, and robust community engagement. The community engagement included online and mailed surveys, in-person engagement at community events, an open house at the new library, and interactive online maps. Additionally, the full draft of the proposed plan was released on the City’s website on August 5<sup>th</sup> and the community has been invited to review the plan and provide feedback. The plan is now being brought to the Planning Commission, Parks and Recreation Advisory Committee, and the Sustainability Task Force. Each group will be invited to provide feedback before the plan is brought to the City Council for final review.

#### **Background**

The Parks Master Plan is a high-level plan for the parks system that is updated every 10-20 years. It is not a final construction plan for each park, it is a framework for making improvements to each park as funding is available. It may be possible to implement a small project using just the Parks Master Plan but almost all large projects will require additional design work and construction planning. Large projects (i.e. a new public pool) may require more public engagement in addition to design work and construction planning.

The official Parks Master Plan that is currently “on the books” in South St. Paul was adopted in 2005. Many of the big-ticket items that were called for in the 2005 plan were implemented with a \$10 million parks referendum that was approved by the voters in 2014. The 2014 referendum paid for the buildout of Kaposia Landing Park, which was previously a construction debris landfill. The 2014 referendum also paid to significantly upgrade McMorrow Field Park and convert its ball fields to soccer fields, and it paid for the revitalization of the City-owned Doug Woog Arena.

The 2005 Parks Master Plan is old enough that it no longer has a strong mandate from the community and cannot be used to support additional spending on big-ticket park improvements. The City Council authorized this parks master plan update to create a new road map for improvements to the parks system that can guide City Staff in budgeting and seeking out grant funding for park projects. Most organizations that offer grants for recreation projects are not willing to fund projects that are not consistent with official city planning documents such as a Parks Master Plan. Most grantmaking organizations do not want to waste money funding projects that do not have documented support in their community.

### **Role of the Planning Commission in a Parks Master Plan Update**

The Planning Commission historically has not been involved with updates to the Parks Master Plan. The Parks and Recreation Advisory Commission was the only advisory board that was involved with the last master plan update in 2005. In 2023, several sitting Planning Commissioners expressed a strong interest in being involved with the Parks Master Plan update. The Parks Department agreed to allow the Planning Department and the Planning Commission to play a supporting role. The Planning Commission is an “extra” group that is supporting this project and the role of the Planning Commission is secondary to the role of the Parks and Recreation Advisory Commission.

The Planning Commission is asked to provide feedback on the draft plan and assist City Staff and HKGI with making final adjustments to the plan to prepare it for presentation to the City Council.

### **FAQ**

Staff would like to address some of the most frequent community questions and comments that have come up during this process:

Question #1: Does the community really need as many ballfields as it has today? Could some of that land be repurposed for other amenities?

According to the Parks Department, the community’s ballfields are fully utilized during peak times. Reducing the number of ballfields would have a tangible impact on local ball teams.

Question #2: Why are so many of the playgrounds in city parks in poor or fair condition?

The City maintains eleven (11) playgrounds in city parks throughout the community. Nine (9) of the playgrounds were built in the early 1990’s using funding that was approved in a parks referendum that passed in 1990. The average useful life of a playground is roughly 20 years so all nine (9) of these playgrounds are at the end of their useful life. Replacement pieces are no longer being made for 30-year-old playground equipment which means that play structures often must be blocked off if something breaks. The City has plans to replace all nine (9) of the worn-out playgrounds in the coming years and the Preliminary 2025 Budget and Capital Improvements Plan (CIP) call for replacing several playgrounds in 2025.

Question #3: Why has the Northview Pool been kept running for decades with short-term “band-aid” solutions?

Many Minnesota communities built outdoor swimming pools during the 1930’s through the 1960’s. The Northview Pool in South St. Paul was constructed in 1956. Even with proper maintenance, outdoor swimming pools do not last forever. Almost all the pools that were built in Minnesota during the 1930’s through the 1960’s have reached the end of their useful lives and have either failed or are currently failing.

Some communities have demolished their old pools without rebuilding them. Other communities have decided to rebuild or replace their failing pools which comes at a significant cost. The City of Apple Valley is moving forward with replacing its failing outdoor swimming pool, which is 9 years younger than the Northview Pool, at a cost of about \$6.5 million. The City of Crystal is moving forward with overhauling its outdoor swimming pool, which is 12 years younger than the Northview Pool, at a cost of about \$5.35 million.

Historically, the South St. Paul community has been very focused on maintaining the “status quo” when it comes to aquatics. The voters have sent clear signals to the City Council over the years that they want the Northview Pool kept operational using short-term solutions (AKA band-aid solutions). The voters have rejected previous attempts at big picture solutions that came with a higher price tag. Here is a timeline of important milestones with the existing aquatics program:

- In 1955, the City Council called for a referendum to fund the construction of the Northview Pool. Voters approved the referendum and \$85,000 worth of bonds were issued to fund the construction of the pool.
- The last time the voters agreed to make a significant investment in the community’s aquatics program was in 1990. Voters passed a referendum which authorized a \$975,000 bond measure to replace playgrounds citywide and build the Splash Pool at Lorraine Park.
- The City did extensive planning for the future of the aquatics program in the late 1990’s. In 2001, the voters rejected a two-part referendum that would have done two things:
  - Spent \$3.3 million to build a new full-size pool at Lorraine Park to replace McLain Pool which broke down in 1999 and was beyond repair. McLain Pool had been built in the 1930’s.
  - Spent \$1.1 million to renovate the Northview Pool.
- The City held a parks referendum in 2014 to fund big-ticket items from the 2005 Parks Master Plan. The City hired a professional consulting firm to conduct a survey of the community to determine which big-ticket items had community support and should be included in the referendum. Many voters indicated in the survey that they would “vote no” if the outdoor pools were part of the referendum so the pools were not included. Part of the problem was that voters did not agree what should happen next with the aquatics program. Many voters disagreed with the 2005 Parks Master Plan’s call for closing the Northview Pool and building a new aquatic center at Lorraine Park.
- The Northview Pool was constructed in 1956 and is still operating with its original mechanical equipment which is now almost 70 years old. The mechanical equipment is past the end of its useful life and could fail at any time. If that happens, the Minnesota Department of Health (MDH) will require the pool to shut down. MDH already required the old kiddie pool at Northview Park to be shut down in 2009 and it was demolished shortly thereafter.
- The Northview Pool’s shell is still original and is in poor condition. The pool leaked roughly 12,000 gallons of water each day in 2023 but this leaking was temporarily resolved prior to the start of the 2024 pool season with the patching of surface cracks.

Question #5: Does the City have a plan for the aquatics program?

The City's current parks master plan, which was approved almost 20 years ago in 2005, calls for closing Northview Pool and building a new aquatic center at Lorraine Park. Obviously, that never moved forward, and Northview Pool has continued to operate. The proposed 2024 Parks Master Plan avoids taking a stand on whether the City should consolidate aquatic facilities or continue to operate a split system where one pool is at Lorraine and one pool is at Northview. Instead, it lays out two different alternatives that the City could pursue:

**ALTERNATIVE 1:** The City maintains the "status quo" by demolishing the Northview Pool and rebuilding a new full-sized swimming pool in the same location. When the splash pool at Lorraine Park reaches the end of its useful life, the City will demolish the splash pool and rebuild a new splash pool at Lorraine Park.

**ALTERNATIVE 2:** The City consolidates the aquatics program at Lorraine Park and builds a new full-sized swimming pool next to the splash pool. The City demolishes the Northview Pool and replaces it with a new set of park amenities. In the draft concept plan, Northview Park would receive a splash pad or similar water feature that would be shallow enough that it would not need to be staffed with lifeguards.

To determine which of the two alternatives moves forward, City will undertake a Pool Feasibility and Design Study which will launch in Fall of 2024. The City will need to partner with a consultant group that has extensive knowledge of pool construction and design. The City put out a Request for Proposal (RFP) earlier this summer and five (5) proposals were received by the August 27<sup>th</sup> submittal deadline.

The City wants to do at least three things as part of the Pool Feasibility and Design Study:

1. Analyze and refine the two concept plan alternatives for aquatic facilities at Northview Park and Lorraine Park that are presented in the 2024 Parks Master Plan. Provide capital and operating cost estimates and revenue generation assumptions for each of the two alternatives.
2. After the cost estimates and revenue generation assumptions are prepared, conduct community engagement to reach consensus about which of the two concept plan alternatives voters prefer and are willing to financially support. Determine what level of overall financial support voters are willing to provide.
3. After documenting the community's consensus, the consultant team will give a recommendation regarding which alternative should move forward and provide an implementation strategy. The recommendation should include information that will help local leaders understand the service area of the pools, potential users, an appropriate fee schedule, economic development/business partnerships, and any other revenue opportunities or other opportunities that may help offset the cost of investing in new aquatics facilities.

Question #5: Is the City seeking outside help for funding the aquatics program?

Representative Rick Hansen attempted to secure \$500,000 from the State Legislature during the 2024 session for the City of South St. Paul to fully design a new pool to replace the Northview Pool. Unfortunately, the Legislature adjourned without passing a bonding bill and many communities had their funding goals frustrated.

The consultant team that is selected to assist the City with the upcoming Pool Feasibility and Design Study will be asked to provide an implementation strategy for funding a new pool in South St. Paul. That will include advising the City Council about any outside funding sources that may be available to defray the cost of constructing a new pool.

Question #6: Many residents love the “status quo!” Why would the community want to consolidate pool facilities at Lorraine Park?

It is unusual and expensive for a small suburban community to operate two full-sized swimming pools at separate locations with separate mechanical systems, bathhouse buildings, concessions, and lifeguards. Public outdoor pools in Minnesota are a great amenity but they lose money, they do not make money. Revenue from admissions and concessions can help with operating costs but generally will not touch the capital costs of constructing the pool in the first place. In recent years, there have been labor shortages which have made it more difficult and expensive to find qualified lifeguards. This makes it even more challenging to operate two separate public pools that each need a team of lifeguards.

The City understands that many residents love the “status quo” which is why it is being included as one of the alternatives. Preserving the status quo is going to be more expensive than consolidating aquatics facilities at Lorraine Park. The Pool Feasibility and Design Study will identify how expensive each alternative will be so that voters can make an informed choice about whether the added costs are worth it to preserve the “status quo.” Northview Park is significantly smaller than Lorraine Park which limits which types of pool design can be implemented. This will also be explored further in the Pool Feasibility and Design Study.

Question #7: Will there be a referendum to fund big ticket items called for in the 2024 Parks Master Plan?

Communities do sometimes get lucky and find a wealthy donor who is willing to fund a big-ticket item in a public park. Some communities have also had success getting the State Legislature to assist with funding a recreational facility if it is a regional facility that serves many non-local users. The City of Crystal was successful in convincing the State Legislature that their outdoor pool serves many different communities and the State Legislature agreed to pay almost half of the \$5.35 million cost of renovating their pool.

If the City of South St. Paul does not receive a windfall in the form of “free” money provided by the State Legislature or a private donor, there are essentially only two ways to fund a big-ticket item. Smaller big-ticket items like playgrounds can be built into the annual budget and CIP if the City does just a few projects each year. A small playground typically costs at least \$125,000 while a larger playground will cost upwards of \$200,000. Very large big-ticket items like an outdoor swimming pool can generally only be afforded with borrowed money (i.e. bonding) and this would require a voter-approved referendum.

Many people believe that a referendum is the fairest way to fund a large big-ticket recreational amenity like a swimming pool because the residents who vote for the referendum will get to use the new swimming pool while they are paying for it through increased property taxes. If residents do not want the big-ticket item and do not believe that it is worth the tax increase, they can vote down the referendum. It is worth noting that Northview Pool’s initial construction was paid for via a voter-approved referendum in 1955.

Some community members have suggested during public engagement that the City should have raised taxes decades ago to establish a special fund that could be used now to build a new pool with cash and without a referendum. That type of approach is generally not politically feasible because it means that the people paying for the new pool may never even get to use it. It would be very unusual for elected officials to raise

taxes on current residents to establish a fund to pay for future recreational amenities that will exclusively benefit future residents.

Question #8: What is with the “Food Forest” of public fruit trees at the northern edge of Kaposia Park?

Kaposia Park is mostly comprised of wooded areas but there is a small open space on Conver Avenue that currently hosts two tennis courts. The soil in this area is unstable which means that the tennis courts have cracked and fallen into disrepair much quicker than anticipated. The Parks Department has observed that the two tennis courts get little use and they do not believe that it is an appropriate use of taxpayer funds to restore the two tennis courts when they will just fall into disrepair again soon because of the unstable soils.

A “food forest” of fruit trees was viewed as a fun, low-cost, and low-impact way to utilize this existing open space in a manner that will work with its unstable soils. The City was surprised to receive feedback from residents living on Conver Avenue who stated that they like having the tennis courts in their neighborhood and want them restored so that they will be playable again. Some residents also expressed concern that a large food forest would become a community destination that would drive traffic to the neighborhood. Considering the feedback, the proposed Parks Master Plan has been amended with a compromise solution. The plan proposes installing one (1) tension-reinforced tennis court which will be more expensive to construct than a standard tennis court but should hold up and remain playable for many years even with the poor soil conditions. Fruit trees will be planted on the remainder of the site as a fun and low-cost way to use the existing open space.

Question #9: Can the proposed picnic shelter at Grandview Park be moved to the south end of the park so that it does not disrupt views near the overlook?

The proposed picnic shelter will be completely open-sided so that it does not disrupt views and it can be given an elegant design that will complement the aesthetics of the area. The final location of the shelter is ultimately up to the City Council, but City Staff feels strongly that shelter should be in the north end of the park so that it can provide shade to families that are using the playground that is located on the north end of the park. Grandview Park is likely going to see a large uptick in usage because there is new residential development on Concord Exchange, and Grandview is the closest park with a playground. Grandview Park needs to have appropriate amenities that will support families using the park and it will become an even more attractive destination after its very old playground is replaced in 2025.

Question #10: Is the City planning to sell off parkland to real-estate developers to help fund big-ticket items in the Parks Master Plan?

No, the City is not planning to sell off any of its parkland. It is unclear exactly where this rumor started but City Staff wants to assure the public that there have been no discussions of selling off parkland for real estate development. Due to the way that it was acquired, some of the City’s parkland is actually subject to deed restrictions that require the land to continue to be used as a public park into perpetuity.

In 2021, the City purchased a 6.41-acre property next to Jefferson Park from the South St. Paul Public School District for \$1 million. The 6.41-acre property was the former site of Jefferson School which was demolished in 2016. There were some discussions in 2020 and 2021 about what the “highest and best use” of the 6.41-acre property might be and there was some talk about housing development at that time. The City purchased the property from the School District with the primary goal of expanding Jefferson Park and the proposed Parks Master Plan calls for ALL of the 6.41-acre property to be officially added to Jefferson Park. The proposed plan does not call for any of this land to be sold off for real estate development.

## Discussion

The proposed Park Master Plan has been heavily shaped by community engagement and it is still being improved in response to feedback from the public. Since the Draft Parks Master Plan “went live” on August 5<sup>th</sup>, the City has already embraced two changes that were suggested by residents reacting to the plan:

1. Some residents have shared how meaningful some of the “natural” open spaces at Kaposia Landing are to them. They have asked that the City officially include it in the plan for Kaposia Landing that these existing spaces be kept open instead of being upgraded with amenities. A revised concept plan for Kaposia Landing is included as an attachment. Additional native plantings are also being added to Wildflower Levee Park.
2. If the community ultimately chooses to consolidate pool facilities at Lorraine Park, the Parks Master Plan calls for giving Northview Park a new set of amenities that would include a skate park. If Northview Pool stays at Northview Park, the draft Parks Master Plan called for a skate park at Kaposia Landing. This does conflict with the goal of leaving part of Kaposia Landing as natural open space and it has become clear that Kaposia Landing is a poor candidate for a skate park because it is not easily reached by skateboard from any of the community’s neighborhoods. The new plan is that the City will convene a group of skateboarding enthusiasts to help the Parks Department determine where a skate park could go in order to best serve the community.

## Action Requested

The City Council is tentatively scheduled to review/approve the new Parks Master Plan at a meeting in September or October of 2024.

Planning Commissioners are invited to give general feedback. City Staff is ideally looking for a motion recommending approval of the updated Parks Master Plan, either “as presented” or with changes.

## ATTACHMENTS

- A. Resident Feedback on Draft Parks Master Plan Released on August 5<sup>th</sup>
- B. Revised Concept Plans for Kaposia Landing Park and Wildflower Levee Park

## LINKS

Draft 2024 Parks Master Plan:

<https://www.southstpaul.org/DocumentCenter/View/10578/Draft-Master-Plan>

Pool Feasibility Study RFP:

<https://www.southstpaul.org/915/Request-for-Proposal-RFP>

Old 2005 Parks Master Plan:

<https://www.southstpaul.org/DocumentCenter/View/530/Appendix-C---SSP-Parks-Master-Plan>

## ATTACHMENT A

### RESIDENT FEEDBACK ON DRAFT PARKS MASTER PLAN RELEASED ON AUGUST 5TH

Page(s)	Please provide your comment
60	Please do not develop the southern half of Kaposia Landing. This is a wonderful place to view wildlife. Keep it as natural as possible.
31	I am concerned about the massive development planned for Kaposia Landing and the impact it will have on this space as a natural resource. As a birder and a citizen concerned with the environment, Kaposia Landing is a treasure of a space with many species that inhabit the river grassland and forested areas. Birders from across the country flocked to Kaposia Landing to see the Townsends Solitaire that was there this year. While I applaud efforts to increase recreational opportunities with sports and food based ideas, I think that our natural areas especially as a river town must be treasured and protected. Please consider protecting more of this park as a wildlife sanctuary to benefit all of us, nature explorers but also as good stewards of the planet. Our birds and insect populations are crashing and we need to protect them.
	Hoping the inclusive playground designs include ramps to access the playground structures and accessible swings!
Page 64 - Concept plan for Kaposia Landing	I visit Kaposia Landing 3/week to walk and observe wildlife. I oppose development of the open grassland south of the baseball fields and any other paving or construction on these lands. The Landing is home to a reported 150 species of birds (ebird.org) and provides rare open green space to visitors. As "access to nature" is the second most frequent reason for survey respondents using SSP parks, construction and development at the Landing conflicts with an important objective of park visitors. Keep the Landing as wild as it is. No concert venue, no pickleball courts, no skateboard court, no food and drink area. However, all-season open restrooms would be great!
All pages	The average citizen does not have time to read through the first 40 pages just to get to the actual park upgrades part. I spent 45 minutes of my time reading and I didn't even make a dent into this. And if I was informed correctly this plan, or as i call it "dream", cost a half million? It all looks real beautiful but most of these plans will never see the light of day....that's the sad part. Why couldn't you just focus on three of the worst or badly needed...it would be more attainable. It's great to have a vision for the future but this is not the way. I shake my head at the decisions being made.
84	Option 2 is a better option for northview!
64	I like all the plans for Our parks especially Kaposia Landing. But, Kaposia Park appears to be a huge financial deficit. The areas use does Not justify these expenditures.
All	I don't use any of these things and don't need my taxes going u any more
112	This is a very expensive proposal. Tax payers have been hit hard in this city in recent years with school bonds passing, property taxes skyrocketing, home insurance prices rising. I'm a homeowner who is a single mom getting taxed so high I can barely afford to live anymore. Inflation is high, housing prices are high. How can anyone survive with this huge renovation that will need to be passed on to homeowners in this community to fund? I care about keeping a roof over my head, not redoing the whole city!
82	I really like the "replace northview" pool option ( northview pool) our family spends a lot of time there. I also see small children with their families having lots of fun as well as older adults doing laps. I've gotten to know my neighbors more while spending time there. We go there after work on hot days just to cool off. It's SO great to have an option that just gets my kids out of the house and comfortable swimming, getting active in the summer ( instead of being home on their tablets). A pool is expensive but SO many options for the community in the summer! It gives kids something more to do besides video games in the summer. Love the idea of a kayak launch and amphitheater as well at Kaposia landing. It would be SO amazing g yo be able to walk down Simon's ravine to Kaposia landing, enjoy a show and have some food ( food truck).
Aquatics & Parks	It would be great for Sanimax to contribute more positively to the town, they sure provide a lot of pollution and we can smell them year round - it seems they could also provide funding for pool maintenance at a minimum. Please add basketball hoops to our parks. Spruce park has a concrete pad that I know our neighborhood kids would use if there was a hoop.
Grandview Park	I want to emphasize that the picnic shelter should not be located in front of the look out as you currently have it. Put the shelter on the southern side close to the John Carrol parking lot. I live on that street and residents treasure our view looking over the bluffs.
All Pages	Looks decent. Need to add more waterpark features like water slides and a lazy river to Northview Park. The covered roof for the outside rink at Jefferson is very nice. Probably need more parking and access to Kaposia Landing as well. Otherwise take my money I'm in.

**KAPOSIA LANDING**

**TYPE:** Community Park

**SIZE:** 80 Acres

Kaposia Landing is a large community park connecting to the Mississippi River and Trail. The park includes ballfields, a dog park, a trailhead, an inclusive playground, and open space.



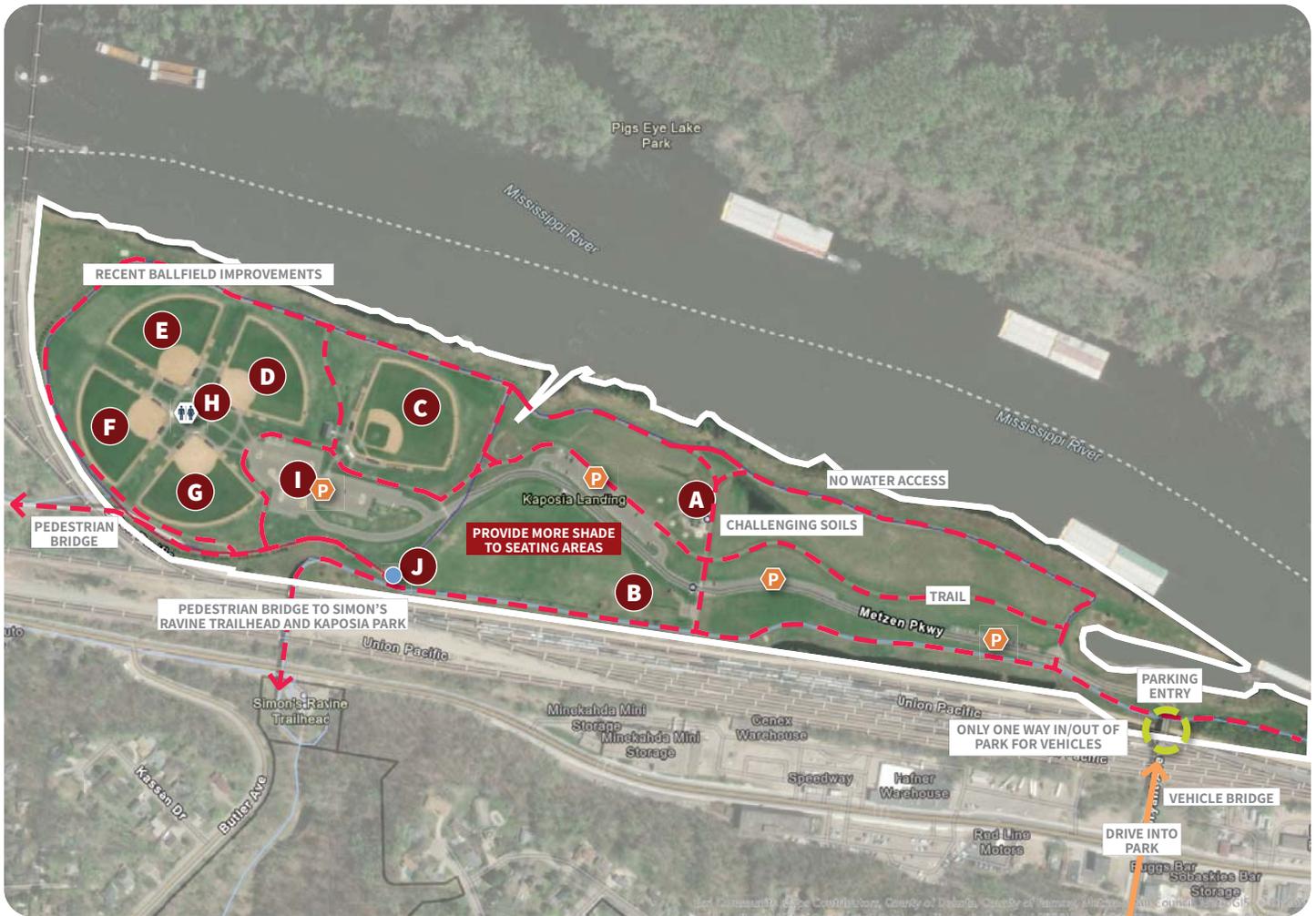
**EXISTING SITE PHOTOS**



**PARK FEATURES**

	FEATURE	CONDITION	REMAINING LIFESPAN (EST.)
<b>A</b>	PLAYGROUND	NEW	20+ YEARS
<b>B</b>	DOG PARK	NEW	20+ YEARS
<b>C</b>	ATHLETIC FIELD	NEW	20+ YEARS
<b>D</b>	ATHLETIC FIELD	NEW	20+ YEARS
<b>E</b>	ATHLETIC FIELD	NEW	20+ YEARS
<b>F</b>	ATHLETIC FIELD	NEW	20+ YEARS
<b>G</b>	ATHLETIC FIELD	NEW	20+ YEARS
<b>H</b>	BUILDING	NEW	20+ YEARS
<b>I</b>	PARKING LOT	NEW	20+ YEARS
<b>J</b>	TRAILHEAD	NEW	20+ YEARS

# SITE ANALYSIS



## LEGEND

- |                     |                      |           |      |
|---------------------|----------------------|-----------|------|
| EXISTING CONDITIONS | NEEDS/ OPPORTUNITIES | TRAIL     | SIGN |
| SITE ENTRY          | PARKING              | RESTROOMS |      |



**DRAFT**

# CONCEPT PLAN



## LEGEND

- ① Plant additional trees at dog park
- ② Add new paddle share station
- ③ Add new kayak launch
- ④ Add new food truck station
- ⑤ Add food and drink area
- ⑥ Add new pickleball courts
- ⑦ Add new bituminous trails
- ⑧ Add new amphitheater
- ⑨ Expand parking
- ⑩ Add new picnic area
- ⑪ Native Plantings
- ⑫ Enhance pedestrian crossing at bridge
- ⑬ Shoreline enhancement restoration
- ⑭ Explore long-term feasibility of roadway connection across tracks

## PRECEDENT PHOTOS



## PARK PLAN LINE ITEMS

PARK FEATURE	PLANNED ACTION	COST	TIMEFRAME	PRIORITY
TREES (DOG PARK)	CONSTRUCT	\$\$	0-5 YEARS	HIGH
PICKLEBALL COURT	CONSTRUCT	\$\$\$\$	0-5 YEARS	MEDIUM
SHORELINE RESTORATION	REPLACE	\$\$	0-5 YEARS	LOW
KAYAK LAUNCH	CONSTRUCT	\$\$\$	0-5 YEARS	LOW
PADDLE SHARE STATION	CONSTRUCT	N/A	0-5 YEARS	LOW
FOOD AND DRINK AREA	CONSTRUCT	\$\$\$\$\$	5-10 YEARS	LOW
STAGE	CONSTRUCT	\$\$\$\$\$	5-10 YEARS	LOW
NATIVE PLANTINGS	CONSTRUCT	\$\$	5-10 YEARS	LOW
PLAYGROUND	REPLACE	\$\$\$\$	20+ YEARS	HIGH
TRAIL	REPLACE	\$\$\$\$\$	20+ YEARS	HIGH
ROAD	REPLACE	\$\$\$\$\$	20+ YEARS	HIGH
SOFTBALL FIELD	REPLACE	\$\$\$\$\$	20+ YEARS	HIGH
BASEBALL FIELD	REPLACE	\$\$\$\$\$	20+ YEARS	HIGH
REGIONAL TRAIL	REPLACE	N/A	20+ YEARS	HIGH
TRAILHEAD	REPLACE	\$\$	20+ YEARS	MEDIUM
PARKING LOT	REPLACE	\$\$\$	20+ YEARS	MEDIUM
PARKING LOT	REPLACE	\$\$\$\$	20+ YEARS	MEDIUM
PARKING LOT	REPLACE	\$\$\$\$	20+ YEARS	MEDIUM
DOG PARK	REPLACE	\$\$\$\$	20+ YEARS	MEDIUM
PARKING LOT	REPLACE	\$\$\$\$\$	20+ YEARS	MEDIUM
CONCESSIONS BUILDING AND RESTROOMS	REPLACE	\$\$\$\$\$	20+ YEARS	MEDIUM

## WILDFLOWER LEVEE PARK

**TYPE:** Nature Park

**SIZE:** 2.5 Acre

This park can be accessed by trail only and is located next to the Mississippi River. At the center is a large sculpture from the DNR Adopt-A-River program.



### EXISTING SITE PHOTOS



### PARK FEATURES

	FEATURE	CONDITION	REMAINING LIFESPAN (EST.)
<b>A</b>	TRAIL	GOOD	20+ YEARS
<b>B</b>	PUBLIC ART	FAIR	10-20 YEARS
<b>C</b>	PICNIC TABLES	GOOD	10-20 YEARS

# SITE ANALYSIS



## LEGEND

- EXISTING CONDITIONS
- NEEDS/ OPPORTUNITIES
- - - TRAIL
- SIGN



## CONCEPT PLAN



### LEGEND

- ① Plant more trees for shade
- ② Add more seating areas
- ③ Add wayfinding/interpretive signage
- ④ Restore shoreline, add native plantings

## PRECEDENT PHOTOS



## PARK PLAN LINE ITEMS

PARK FEATURE	PLANNED ACTION	COST	TIMEFRAME	NEED BASED PRIORITY
BENCHES	REPLACE	\$	5-10 YEARS	LOW
PUBLIC ART	REPLACE	\$	5-10 YEARS	LOW
SHORELINE RESTORATION	CONSTRUCT	\$	5-10 YEARS	LOW
NATIVE PLANTINGS	CONSTRUCT	\$	5-10 YEARS	LOW
REGIONAL TRAIL	REPLACE	N/A	20+ YEARS	LOW