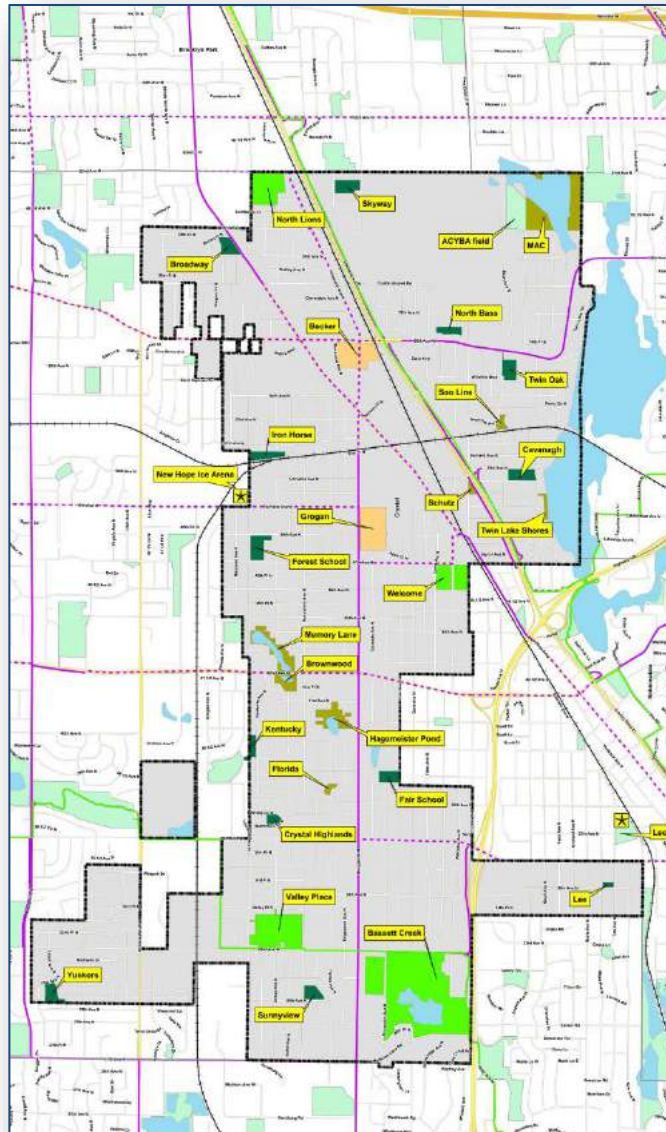


PARK AND RECREATION SYSTEM MASTER PLAN



City Council Approval: December 19, 2017

Table of Contents

Section I – Plan Summary

Introduction.....	1
Intent of the Plan.....	1
Planning Process.....	1
Mission Statement.....	1
Goals in Support of the Mission Statement.....	1
Acknowledgements.....	2

Section II – Assessment of Need

Overview.....	3
Demographic Summary.....	3
Community Perspective.....	3
Input from Focus Groups.....	4
A Common Vision.....	5
Comparison of Existing Amenities and NRPA Recommendations.....	5
Neighboring Community Amenities.....	6
Needs Assessment Summary.....	6
Additional Considerations.....	7
Park and Recreation Standards.....	8

Section III – Parks, Trail and Open Space System Plan

Park Classifications Guidelines.....	11
Parks and Open Space System Plan-General Overview.....	11
Natural Areas / Passive Parks.....	13
Neighborhood Parks.....	32
Community Parks.....	59
Development of the Master Plans.....	60

Destination Parks.....77

Section IV – Trail and Pedestrian Way Plan

Overview.....84

Building a Highly-Valued System.....84

Personal Values Ascribed to Quality Trail Systems.....84

Trail Classifications.....86

Typical Classifications for Core Trail System Components.....86

System Plan Overview.....86

Section V – Implementation Plan

Dynamic Nature of the Implementation Strategy.....88

Use of the Cost Projections.....88

Initial Investments and Priorities.....88

Cost Projections for Community and Destination Parks.....89

Cost Projections for Neighborhood Parks.....111

Potential Funding Sources for Parks and Trail Development.....112

Appendices

Appendix A: Master Plans and Park Maps

Appendix B: Demographic Trend Analysis

Crystal Park and Recreation System Master Plan Final Approvals

Crystal City Council

Approved: December 19, 2017

Crystal Park and Recreation Advisory Commission

Recommended for Approval: December 6, 2017

Section I – Plan Summary

Introduction

The City of Crystal has a strong history of excellence in parks and recreation. As a growing community in the 1960s and 1970s, many outstanding recreation opportunities were made available to citizens. While the need for active living opportunities has remained steady or increased over the years, the ways residents recreate has changed. This master planning effort was begun to better understand what the needs of residents are now, and how that differs from what is being offered. A thorough planning process was used that looked at the following areas:

- Inventory of existing park amenities
- Comparison of amenities with national metrics
- Discussion with focus groups to determine preliminary needs
- Discussion at public forums to review ideas and solicit additional comments

One of the underlying principles of this plan was to divide the parks into categories, and determine what types of facilities should be offered in each one. It was recognized early on that the City cannot offer all facilities in every park. This plan proposes to reduce facilities from neighborhood parks that are high maintenance and/or that draw park users via vehicle while locating and improving facilities for activities that draw users from a wider area (like sports fields and hockey rinks) in the larger community parks.

Intent of the Plan

The purpose of the Park and Recreation System Master Plan for Crystal is to create a clear vision for how and where recreational improvements should be developed in both the immediate future and long-term. This plan is meant to serve as a guide and as such should be reviewed periodically to ensure the vision stays consistent with the City of Crystal's priorities and interests. Based on the following assessment of priorities, this plan concludes with an implementation plan using the recommendations.

Planning Process

In recent years, the City of Crystal has been taking steps to improve the community and its image through economic development and business redevelopment. Preparing a redevelopment plan for Bass Lake Road, the Metro Blue Line Extension (LRT) through Crystal, and exploring improvements to Becker Park to create a Civic or Urban park for city events and functions are several recent steps taken to recreate the City's image. As part of this process, developing a Park and Recreation System Master Plan allows the City of Crystal to examine and purposefully plan for parks, trails, and open spaces to ensure a welcoming image is achieved while also meeting the current recreational needs of everyone within the community.

This plan is based upon extensive community outreach efforts. A total of nine community meetings were held, three of which were open house meetings specifically on this topic. In addition, online social media was used to gather input and display boards were posted at the Community Center throughout the planning process. The findings and recommendation contained in this report are based on this input, as well as input provided by city staff, consultant, the Park and Recreation Commission, and the Crystal City Council.

Mission Statement

"The Crystal city government strives to improve and promote the quality of life for all Crystal citizens and provide municipal services in a cost-effective, innovative and professional manner."

Goals in Support of the Mission Statement

The following goals were identified in the Parks and Open Space section of the Crystal Comprehensive plan and remain valid today. Specific elements and strategies relating back to these goals are identified throughout this plan.

- Goal #1 – Preserve and enhance open spaces
- Goal #2 – Enhance connectivity to neighborhood, community and destination parks
- Goal #3 – Upgrade and modernize the infrastructure

Acknowledgements

The consultant team would like to thank everyone involved with this planning process. The participant's insights and understanding of the concerns and issues of this master plan were shared with great respect for each other throughout the project and were greatly appreciated.

Crystal City Council

Jim Adams, Mayor

Nancy LaRoche, Section 1 (Wards 1 & 2)

Olga Parsons, Section 2 (Wards 3 & 4)

Elizabeth Dahl, Ward 1

Jeff Kolb, Ward 2

John Budziszewski, Ward 3

Julie Deshler, Ward 4

Park Commission Members

Guy Mueller, Chair

Lynn Haney, Vice Chair

Lori Merriam, Secretary

Tom Jungroth

Erin Kolb

Andy Leipold

David Pascoe

Mark Novak

Meredith Torres-Walsh

Park and Recreation Staff

John Elholm, Recreation Director

Scott Berggren, Recreation Supervisor

Brad Fortin, Parks & Facilities Superintendent

Other City Staff

Anne Norris, City Manager

Mark Ray, Public Works Director / City Engineer

John Sutter, Community Development Director

Dan Olson, City Planner

Section II - Assessment of Need

Overview

Assessing the needs of the community is one of the first fundamental steps in developing a Parks and Recreation system plan that will fulfill the expectations of the intended audience. While this plan reflects the wishes of the community when it was written, the plan will require ongoing measuring and monitoring to ensure the needs of the community are continuing to be met. The first step in this evaluation is understanding what the needs of the community are.

Demographic Summary

The following provides an overview of the demographic trend analysis for the City of Crystal focusing on age and family demographics, race, ethnicity and language trends, and income and poverty. Additional demographic data can be found in **Appendix B – Demographic Trend Analysis**.



Age and Family Demographics

In general, Crystal's overall demographics are consistent with those of surrounding communities. The age group distribution is relatively split with the exception of the older generation (70 and older) contains a slightly lower percentage than all other age groups. Family households are also comparable with Hennepin County's overall family household rate. The category which has seen the greatest change has been the housing types. Since 2000 there has been an increase in the number of units in Crystal that are renter-occupied, and a moderate decline in owner-occupied housing.

Race, Ethnicity and Language Trends

County-wide, Crystal ranks among the highest for minority population per capita (25 percent of the population) of the 45 cities within Hennepin County. By percentage, the Hispanic population has seen the greatest increase in population while the white population has seen a decline of 36 percent since 1990.

The primary language is English although one census tract indicates that as much as 24 percent of the population in the northeast corner of the city speaks Spanish at home.

Income and Poverty

Overall, the median household income is on the rise at just over \$60,000 with the more pronounced increase in the southern portions of the City. On average, eight percent of Crystal households are living below poverty with the highest concentrations occurring in the northwestern section of Crystal.

Community Perspective

An extensive public process was undertaken as part of the planning effort allowing for a better understanding of the community's perceptions and value system. This understanding helped define the core themes of a system plan that responds to these community desires. The process included a series of general open houses, focus group meetings with recreation associations and community groups, and meetings with the PRC and City Council. The following outlines the public process meetings:

- Becker Park Visioning, June 7, 2016
- Project kick-off board, November 2016
- Winterfest, December 1, 2017

- Multiple individual stakeholder interviews, January 26, 2017
- Focus Group Meetings (12), February 15-17, 2017
- Park and Recreation Commission (PRC), February 1, 2017
- Park and Recreation Commission (PRC), March 1, 2017
- Public Open House #1, March 14, 2017
- Park & Recreation Commission (PRC), April 5, 2017
- City Council Meeting, April 19, 2017
- Yunkers Park Neighborhood Meeting & PRC, May 3, 2017
- Becker Park Neighborhood Meeting & PRC, July 7, 2017
- Bassett Creek Park Neighborhood Meeting & PRC, July 12, 2017
- City Council Work Session, July 13, 2017
- North Lions Neighborhood Meeting & PRC, August 2, 2017
- Public Open House #2, August 9, 2017
- Welcome Park Neighborhood Meeting & PRC, September 6, 2017
- Public Open House #3, September 13, 2017
- Park and Recreation Commission (PRC), October 4, 2017

Input from Focus Groups

The process included interviews with multiple focus groups to understand the relationship between these groups and the city. Interviews took place on February 15-17, 2017, and included the following topics:

- Soccer
- Adult baseball
- Cross country running
- Recreation services organizations
- Lacrosse
- Mom's group
- Active older adults
- Bassett Creek Park
- North Lions Park
- MAC Park
- Valley Place Park
- Welcome Park



Each group had a number of specific thoughts related to their programs. For the most part, these focused on the facility needs and how the city might play a role in resolving them. Each group does not expect that the city should bear the sole responsibility for resolving facility needs. Instead, the intent was to alert the City to their needs and desires and see what can be achieved in the future. A summary of the major findings pertaining to the athletic/recreational needs and general park use amenities is below and **Section III** considers the group issues within the context of the system plan and master plans. More detailed information is provided in the *Park and Recreation System Master Plan – Supplementary Document*.

Athletic/Recreational Needs

- Provide play areas and open space for siblings/kids of program participants
- Add lighting in multi-purpose fields and baseball fields
- Incorporate larger shelters at tournament locations
- Put soccer and lacrosse on separate fields due to wear patterns
- Provide additional fields for youth soccer (35 yards x 45 yards)

General Park Amenities

- More seating
- Incorporate water opportunities (splash pad, misters)
- Add outdoor pickleball courts
- Add unique/accessible destination play area
- Add play containers with equipment for all age groups
- Include complementary amenities for play areas
 - Shade canopies, picnic tables
- Theme play area and replace play equipment
- Provide easily accessible data of amenities for each park
- Provide modern restrooms-open during park hours
- Improve trails
- Create community gardens

A Common Vision

The extensive public process and open communication with citizens was instrumental in shaping a common vision for parks and trails. Key expectations include:

- Developing a park system plan that addresses the changing demographics and community needs for parks and trails.
- Optimizing existing park and open space based on current community needs.
- Creating an identifiable destination park that serves as a core nucleus to the redevelopment of Bass Lake Road.

Comparison of Existing Amenities and NRPA Recommendations

Through a comparison of other parks and recreation agencies across the country, the ratios below are one method used in this plan to evaluate amenities. The following is a list of park amenity standards established by the National Park and Recreation Association (NRPA) based on population size. The City of Crystal has an estimated population of 22,607.

- Typically provide a park for every 2,277 residents. Crystal has 19 parks (excluding natural areas). Based on these figures, Crystal exceeds this ratio with one park per every 840 residents.
- Typically provide 9.5 acres of park land for every thousand residents. Crystal has allocated 263 acres. Based on these figures, Crystal exceeds this standard providing 10.8 acres per every one thousand residents.
- Typically provide a playground for every 3,560 residents. Crystal has 19 playgrounds. Based on these figures, Crystal exceeds this ratio with one playground per every 1,256 residents. This plan

also recognizes that play areas should be located in each of the 14 neighborhoods in addition to at the larger parks.

- Typically provide a basketball court for every 7,000 residents. The master plans propose four basketball courts. Based on these figures, Crystal meets and exceeds this ratio with one basketball court per every 5,651 residents.
- Typically provide a softball field for every 9,687 residents. Crystal has seven softball fields. Based on these figures, Crystal exceeds this ratio with one softball field per every 3,229 residents. The master plans propose three fields, which would still meet this metric.
- Typically provide a baseball field per every 6,599 residents. Crystal has five baseball fields. Based on these figures, Crystal exceeds this ratio with one baseball field per every 5,652 residents. The master plans propose four fields which would still meet this metric.
- Typically provide a multi-purpose field (two-acre field) per every 6,671 residents. Crystal has one multi-purpose field. Based on these figures, Crystal does not meet this metric. However, the master plans propose four more multi-purpose fields which would then meet this metric.
- Typically provide an outdoor ice rink per every 16,572 residents. Crystal has six outdoor ice rinks. Based on these figures, Crystal exceeds this ratio with one outdoor ice rink per every 3,786 residents. The master plans propose five rinks which would still exceed this metric.
- Typically provide an outdoor tennis court per every 4,295 residents. Crystal has seven outdoor tennis courts. Based on these figures, Crystal exceeds this ratio with one outdoor tennis court per every 3,229 residents. The master plans propose six tennis courts, which would still exceed this metric.

Neighboring Community Amenities

Through this assessment, neighboring community amenities were also identified to reduce duplicates and provide complementary facilities. Neighboring community amenities and amenities maintained by outside organizations which are near for use by Crystal residents include:

- New Hope Ice Arena
- Indoor playground (located in Golden Valley)
- Lee Park (located in Robbinsdale) – contains a synthetic field.
- Smothers Field – ballfield located adjacent to MAC Park and complements Crystal fields. This field is maintained by Robbinsdale Area Youth Baseball Association (RAYBA).

Needs Assessment Summary

Through the planning process, several key changes became apparent, including:

Recommended Improvements to Existing Amenities

- Expand / Improve Disc Golf Area
- Expand / Improve Dog Park

Recommended Increases to Reflect Current Needs

- Full-Sized Rectangle Fields (+4)
- Pickleball (+6)
- Various Sized Picnic Shelters
- Lighting on Large Fields

Recommended Additions to Increase Community Interaction

- Rentable Community Building with Restrooms (+5)
- Destination / Accessible Play Area
- Outdoor Fitness Equipment
- Water Play Feature / Fountain
- Gathering Area for Food Truck / Farmer's Market Events
- Outdoor Performance Area / Great Lawn
- Community Ice Skating Rink with Refrigeration

Recommended Reductions to Reflect Current Needs

- Baseball Fields (-1)
- Softball Fields (-4)
- Tennis Courts (-1)
- Hockey Rinks (-2)
- Warming House (-8)
- Large Performance Building (-1)

This assessment illustrates that needs of citizens have changed over time. Adjusting the park system to better reflect current demands will make it easier for citizens to be active, and make the city a more attractive place to live, work, and play. Newer recreation activities are often preferred over (or in addition to) the types of amenities offered in the past. This plan recognizes that these preferences will continue to change over time.

Additional Considerations

Location and Grouping of Facilities

In addition to determining the types of activities that should be offered in the City of Crystal's parks, there was also discussion on how these facilities should be presented. Specific thoughts on some of these items are included below.

- **Tennis** – The use of traditional tennis courts is less than it once was. In addition to a reduced need in total tennis courts, the current trend is to group the tennis courts in one location rather than spreading them around the community. In this plan, tennis is proposed to be offered as a community amenity rather than a neighborhood amenity. Grouping tennis in one Community Park will position the courts better for grant opportunities and will allow maintenance to be consolidated into one facility. This type of grouped facility also allows for easier programming of the space and will allow groups of tennis players to recreate together. It was noted that this change could eliminate tennis in the northern portion of the city. Additional courts will be maintained in one of the Community Parks in the northern portion of the city as demand and resources allow.



- **Pickleball** – The demand for pickleball courts is steadily increasing. As a sport that accommodates a wider range of physical abilities than tennis, it's particularly attractive to older populations. Pickleball is also a very social sport that often sees players rotating into the next game so grouping courts into one location is the preferred way for them to be offered.
- **Winter Amenities** – The winter season is a great time to get outside in Minnesota. Instead of having many warming houses throughout the city, this plan locates these buildings only in the community parks. Buildings are expensive to maintain and operate, so putting them where they will be more heavily used year-round was preferred. In addition, with the recent increase in winter temperatures, it has been difficult to provide quality ice for skating. The plan proposes grouping these more maintenance intensive winter activities/buildings together to create a few winter parks; rather than offering these activities in the smaller neighborhood parks.
- **Outdoor Fitness Areas** – The improvement of outdoor fitness equipment over the years has made this type of activity very popular. These facilities can be offered by themselves, but are often seen as a complement to other amenities. For example, they can be added adjacent to larger play areas, so adults can watch their children on the play area while they get some exercise themselves. The current trend is to offer a group of these items in close proximity so people can exercise with others – or to allow people to do multiple types of training in one place.



PHOTO: BRISBANE CITY COUNCIL. JUNE 14, 2013.
[HTTPS://WWW.FLICKR.COM/PHOTOS/BRISBANECITYCOUNCIL/10792110505](https://www.flickr.com/photos/brisbanecitycouncil/10792110505)

Park and Recreation Standards

While this plan addresses specific recreation amenities in the City of Crystal, consideration was also given to the underlying purpose of parks and recreation. The NRPA addresses these concepts through their three pillars of parks and recreation. Several considerations related to these pillars that were discussed throughout the planning process are:

Health and Wellness

- **Amenities Offered** – As facilities are changed to reflect the types of amenities people want to use, participation in health and wellness activities will increase, as will the health benefits associated with physical activity. One purpose of this plan to ensure that the amenities offered will encourage physical activity throughout the city.
- **Adult Fitness** – One specific amenity suggested in the plan is adult exercise equipment. This type of equipment is a great way for people to exercise and stay healthy in an outdoor environment. Offering this type of amenity encourages healthy living for everyone with no cost to participate.
- **Trails** – Providing a variety of trails allows healthy living opportunities for the public with no cost to participate. Across the country, the number of miles of trails have been increasing rapidly. Trails allow citizens places to walk in a park or to access local and regional destinations in a non-motorized way. Going for a walk or riding a bike has significant health benefits.

- **Community Gardens** – Food access is a timely topic that many agencies are working on – and park land tends to be a good location to host them. Creating space for people to take control of their health by growing their own produce is an important topic to consider. Community gardens also provide an opportunity for participants from many different backgrounds to interact.

Conservation

- **Open Spaces** - As open spaces have been developed over the years, children have fewer opportunities to experience these types of places. Offering open spaces—particularly ones with natural features—can allow children to experience nature and its benefits close to home.
- **Nature** – Increasing places to enjoy nature in the parks was a commonly discussed item as the plan was developed. Parks are a great place to do habitat restoration to improve places for wildlife and to improve areas of concern in the environment, such as pollinator habitat. At the same time, natural habitat often has fewer long term maintenance requirements than mowed areas.
- **Nature Play** – Nature play areas are increasing in popularity. This type of place consists of ‘real’ logs, sticks, rocks, dirt, and other features that are placed in a park for children play with. This plan proposes this low-cost amenity be added to some of the natural/passive parks located within the city. It may be added to other parks as well.

Places for Everyone

- **Areas for Community Gathering** – Parks must be welcoming to all people in the community. The changes at Becker Park are an example of designing an area as a gathering place for all members of the community through stage performance, open areas, plazas and more. All parks, however, are being proposed to have some element of community gathering space. Further engagement with the public will be important as specific park designs are developed to ensure the designs reflect the current needs of the community.



PHOTO: LANDSCAPE STRUCTURES INC. ALL RIGHTS RESERVED.

- **Inclusive Play Areas** – The plan recognizes that the City of Crystal contains children with a wide variety of physical and cognitive abilities. To help address this, an inclusive play area is proposed at Becker Park. This type of feature has been an appreciated amenity in other communities. The intent is to offer a fun and welcoming environment for all kids to play side-by-side, regardless of their abilities. In addition, all future play areas in the city will contain accessible elements to some degree.
- **Restrooms** – As park buildings are constructed, attention will be given to the type of restrooms offered. While traditional men's and women's restrooms will still be necessary, single stall (family or similar) restrooms have proven to make parks even more welcoming for all people. Single stall restrooms are available to anyone at any time, and they make it more comfortable for a mother or father to assist their opposite gender child or for someone using a wheelchair to have an assistant. The goal is to reduce barriers for people using the parks, including basic amenities like restrooms.

- **Handicap Accessible Amenities** – While many building codes require a minimum number of handicap accessible fixtures, tables, and other items, consideration will be given to go beyond these requirements when appropriate to better address the actual needs of the community.
- **New Recreation Amenities** – This park system master attempts to address current needs; but keeps in mind that needs will continue to change over time. New recreation activities like sepak takraw and tuj lub were discussed, but there was not enough input from communities that play these games to have a solid understanding of the demand for them. The plan anticipates that these and other games will come forward as time goes by. The plan should remain flexible to include new activities as community desires continue to change.
- **Art in the Parks** - One feature that can enhance community gathering is the addition of various forms of art. Establishing areas with public art can create unique spaces that are particularly enjoyable to visit. Engaging different cultures in the selection of art can also make the park more welcoming for them. While the specific type and location of art isn't specified in this plan, its addition was encouraged at several meetings during the planning process.

Section III – Park, Trail, and Open Space System Plan

Park Classifications Guidelines

The Park System Plan consists of a variety of parks that were categorized into four classifications as a result of the planning process. 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 that effectively and efficiently meets the needs of residents and recreational programs for the city.

Overview of Park Classifications

Classification	General Description	Size Criteria
Natural Area / Passive Park	Lands set aside for preservation of natural resources and open space. This includes lands in wetlands and floodplains and an assortment of outlots left as open space.	Varies
Neighborhood Park	Neighborhood parks are intended to serve as the recreational and social focus of the neighborhood, and be located within a 10-minute walk of homes. Focus is on <i>informal</i> active and passive recreation.	Less than 6 acres
Community Park	Consolidates programmed adult and youth athletic fields and associated facilities to a limited number of sites. Also, provides neighborhood-use functions in some cases.	More than 10 acres
Destination Park	Parks that serve a wide range of community-based functions that provide unique gathering opportunities.	Varies

Parks and Open Space System Plan – General Overview

The Park System Plan consists of 27 individual park units. Each unit plays a unique role in meeting the needs of the community. Individually, each park provides certain features that serve a niche within the overall system plan. Collectively, the parks provide a comprehensive set of facilities and amenities to serve the local population.

Figure 3.1 on the following page provides the name, location, and classification of each park within the city.

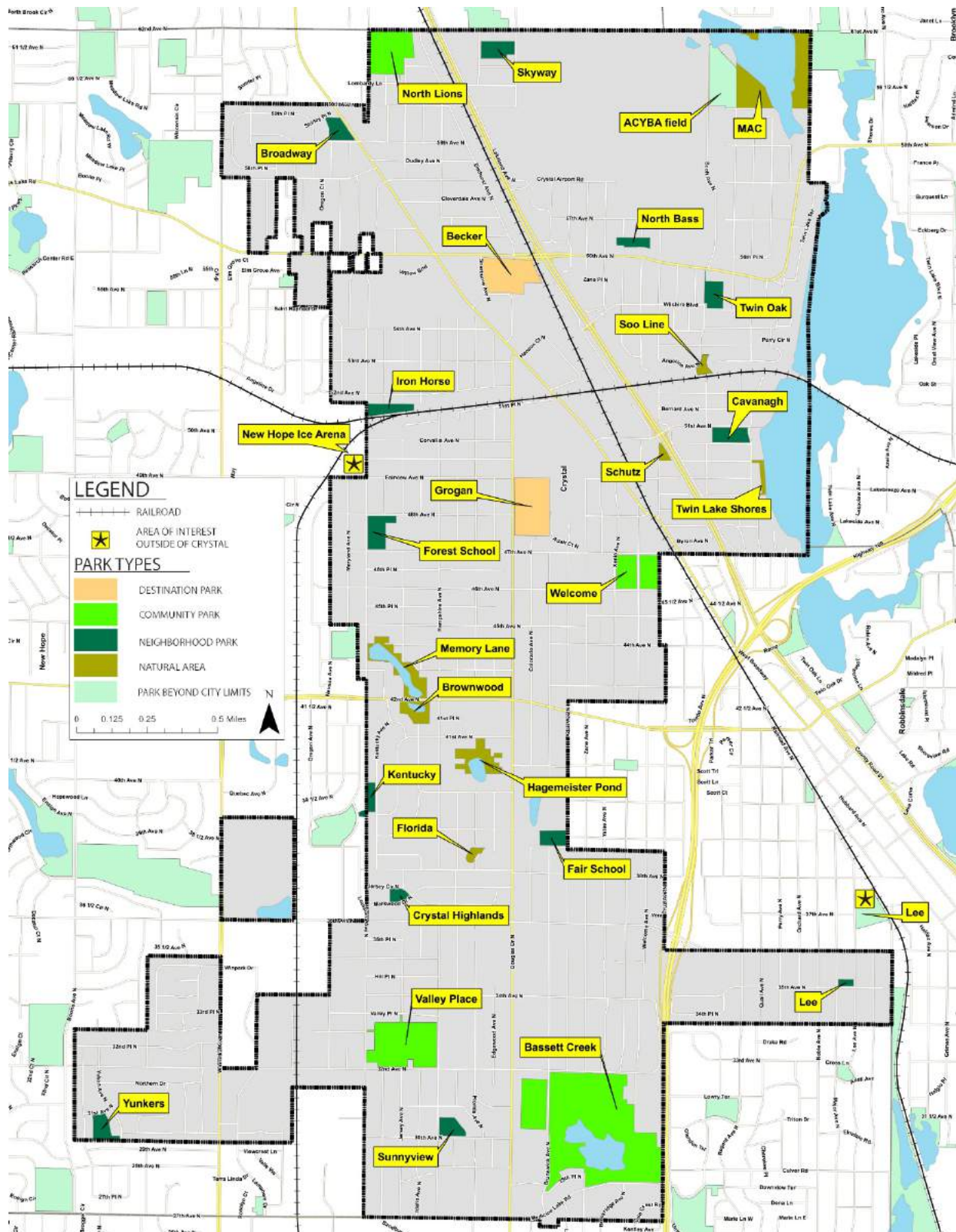


FIGURE 3.1 – PARKS MAP
(SEE APPENDIX A FOR LARGER SCALE IMAGERY)

The following is an overview of the parks and open space system by functional classification. In reviewing the information, it is important to recognize that a park system is more than simply a collection of individual park units. It represents a comprehensive package of parks and recreational facilities intended to serve a specific function within the community. For parks to be successful, they must also respond to the specific needs of the neighborhood, rather than generalized needs of the overall community.

Natural Areas / Passive Parks

Passive park spaces provide relief in developed areas through the incorporation of nature-based elements. Specific examples may include but are not limited to:

- Trails
- Boardwalks
- Benches
- Education opportunities such as interpretative signage
- Community gardens
- Nature play areas
- Stormwater Best Management Practices (BMP's)



Below is a list of parks within the City of Crystal identified as a natural area / passive park:

- Brownwood Park
- Florida Park
- Hagemeister Pond Preserve
- MAC Park
- Memory Lane Park
- Soo Line Park
- Schutz Park
- Twin Lake Shores

Brownwood Park

Classification: Natural Area

Location: 41st Avenue North and Idaho Avenue North

Size: 4.1 acres

Park Function and Overview

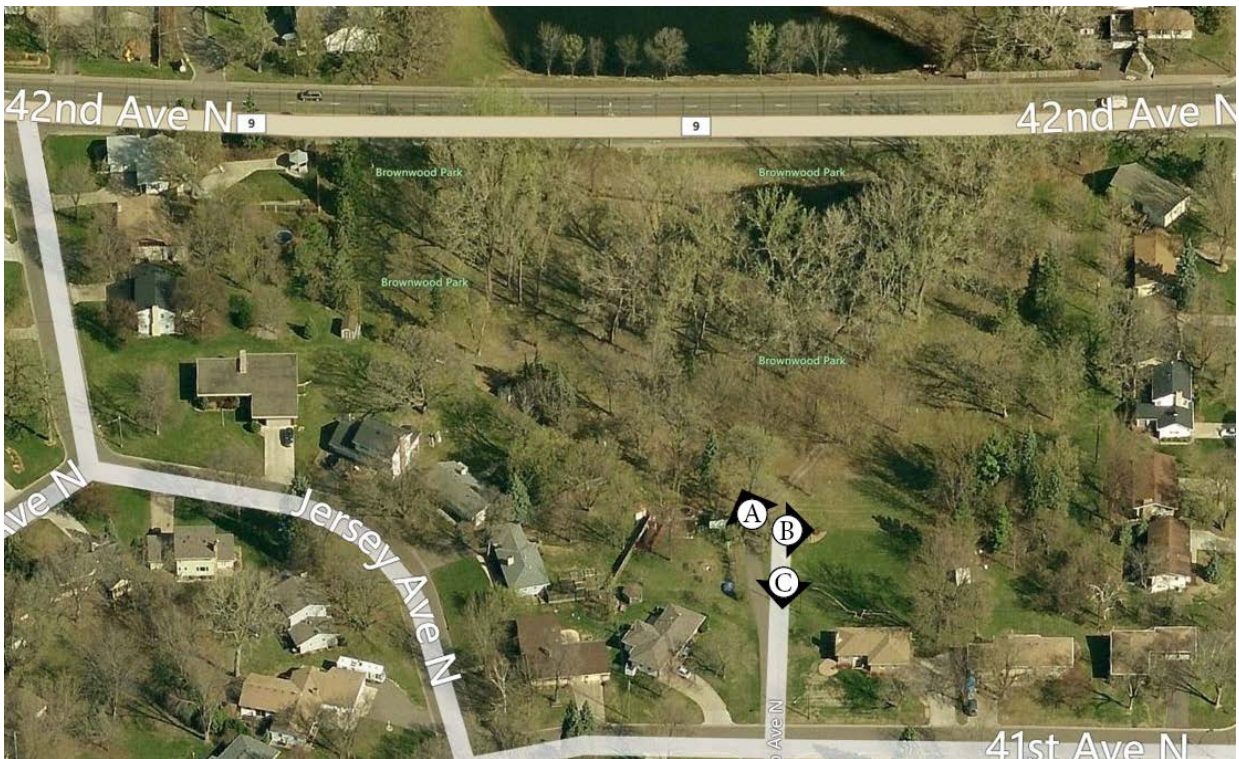
This natural area currently serves as a retention pond. A sidewalk is located on the south side of 42nd Avenue North. Mature trees are in abundance and small areas of green space exist around the perimeter of the retention pond.

Park Features/Amenities

Current park features include:

1. Retention pond and small isolated areas of green space

BROWNWOOD PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

Although there is a maintenance drive into the site, there is no clear entry area or park identification.

Recommendations

This site should be assessed in conjunction with Memory Lane Park to provide a shared program including trails, site furnishing, and other amenities to enhance the use and connectivity of these parks.

Interrelationship with Other Parks

This park serves a retention pond but could potentially offer a connection to Memory Lane Park.

Trail & Accessibility Issues

A maintenance drive serves as the only access into the park. A sidewalk along the south side of 42nd Avenue North could provide access into the site.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Florida Park

Classification: Natural Area

Location: 38th Avenue North and Florida Avenue North

Size: 1.3 acres

Park Function and Overview

This park primarily serves as a retention basin. A sidewalk provides access between the two cul-de-sacs along the northeast corner of the retention basin.

Park Features/Amenities

Current park features include:

1. Retention pond

FLORIDA PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

The primary function of this park is as a retention pond. There could be improvements to this park that could provide enhanced viewing opportunities for the neighboring residents.

Recommendations

Consideration should be given to improving wildlife habitat through the incorporation of birdhouses, or other similar features. Additionally, seating could be provided along the eastern side of the park for viewing opportunities.

Interrelationship with Other Parks

This park is located within a 10-minute walk (half mile) of two neighborhoods parks (Crystal Highlands Park and Fair School Park).

Trail & Accessibility Issues

Currently the park is primarily used to provide stormwater BMPs. However, if seating or additional program elements were integrated into this park, pedestrian pathways would need to comply with ADA requirements.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Hagemeister Park

Classification: Natural Area

Location: 6427 41st Avenue North

Size: 7.7 acres

Park Function and Overview

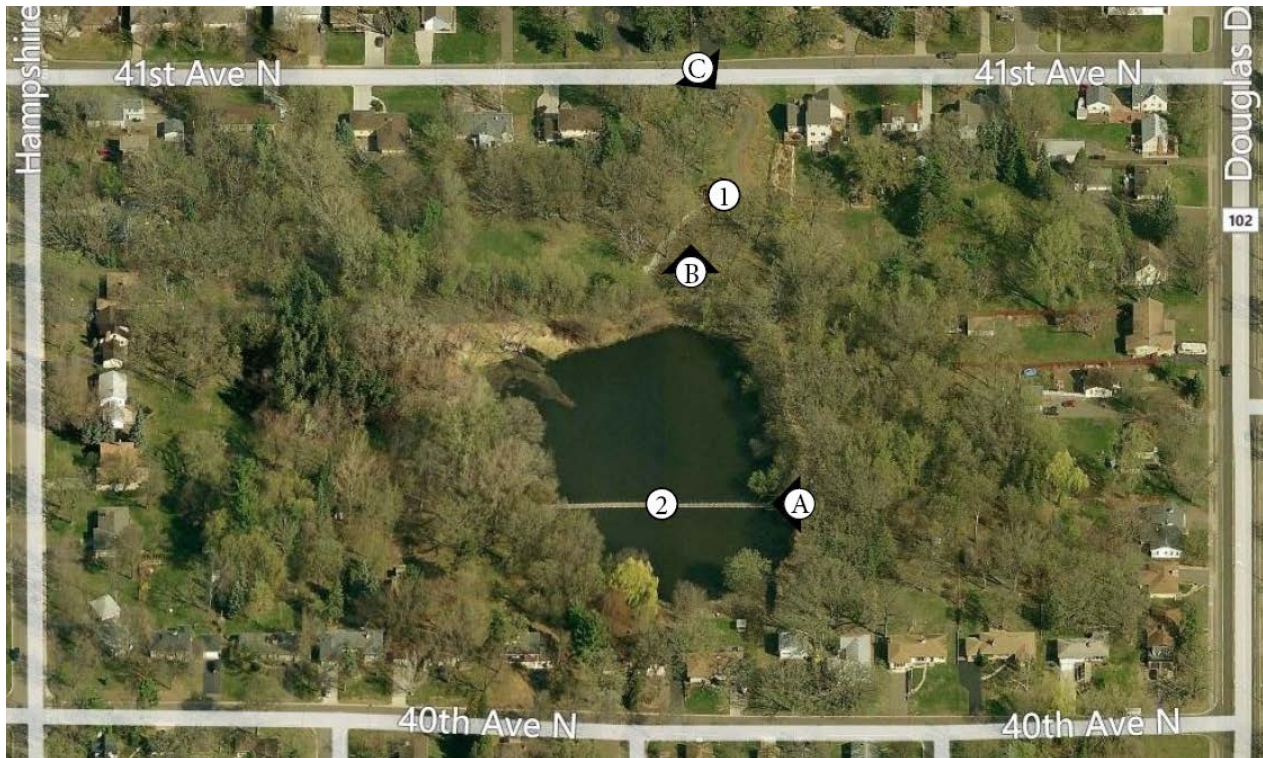
Hagemeister Park offers unique opportunities through the natural features of the site. The park is primarily geared towards passive use with trails and boardwalks offering viewing opportunities of the site.

Park Features/Amenities

Current park features include:

1. Overlook structure
2. Boardwalk

HAGEMEISTER PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

This park affords users the opportunity to engage through a variety of program elements that have been integrated into the unique natural features of this site. A wooden platform atop a high point on the north side of the pond offers viewing opportunities of the site. Adjacent to the viewing platform, a trail meanders down the hillside to a linear boardwalk bisecting the pond. A trail loop is also provided around the western side for users. Isolated pockets of green space along the north side of the pond offer additional viewing and picnic opportunities.

Recommendations

The park provides unique passive use program amenities capturing the character of the site. Consideration should be given to routine maintenance of the boardwalk.

Interrelationship with Other Parks

This park, as well as other neighboring parks to the immediate northwest, contains passive use program elements highlighting the natural features unique to the landscape of Crystal.

Trail & Accessibility Issues

The entrance of the trail currently does not meet ADA guidelines. Truncated domes need to be integrated into the pedestrian entrance ramp.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

MAC Park

Classification: Natural Area

Location: 60th Avenue North and Regent Avenue North

Size: 40 acres

Park Function and Overview

This park (owned by MAC) is the premier wildlife viewing area in Crystal. Numerous plants and animals that can't be seen elsewhere can be found here. The park provides trails and boardwalks to access this unique wildlife area. Also on MAC property in Crystal is Smothers Field, a baseball field operated by Armstrong Cooper Youth Baseball Association (ACYBA). The field is used by both youth and adult baseball leagues, and it complements the baseball fields operated by the City of Crystal.

Park Features/Amenities

Current park features include:

1. Trails and/or boardwalks

MAC PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

The park is mainly wetland areas with patches of wooded areas. The trail access points are located at the southwest and northeast corners of the park. There are amenities outside of the park along the northern and western extents of the park. These amenities provide both organized recreational activity and play areas. Trails through the site are oriented along an east-west axis with the trails predominately located to the south and north of the natural area. A boardwalk encompasses a portion of the trail, but is in poor condition.

Recommendations

The existing boardwalk should be replaced. This park is currently in the planning process through a joint effort between the City of Crystal, Three Rivers Park District, and SRF Consulting Group, Inc. Additional information pertaining to the future planning of this park can be found on the following page (**Figure 3.2**).

Interrelationship with Other Parks

This park is directly adjacent to complementary park amenities outside of the city limits. Also in close proximity is Mike Smothers Memorial Park, which is maintained by the ACYBA.

Trail & Accessibility Issues

Trails, aside from the boardwalk segments, appear to meet ADA guidelines.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Below is the master plan presented at an open house conducted on September 13, 2017 to illustrate the proposed plan for the future of MAC Park. Additional information pertaining to the open house can be found in the Park and Recreation System Master Plan - Supplementary Document.

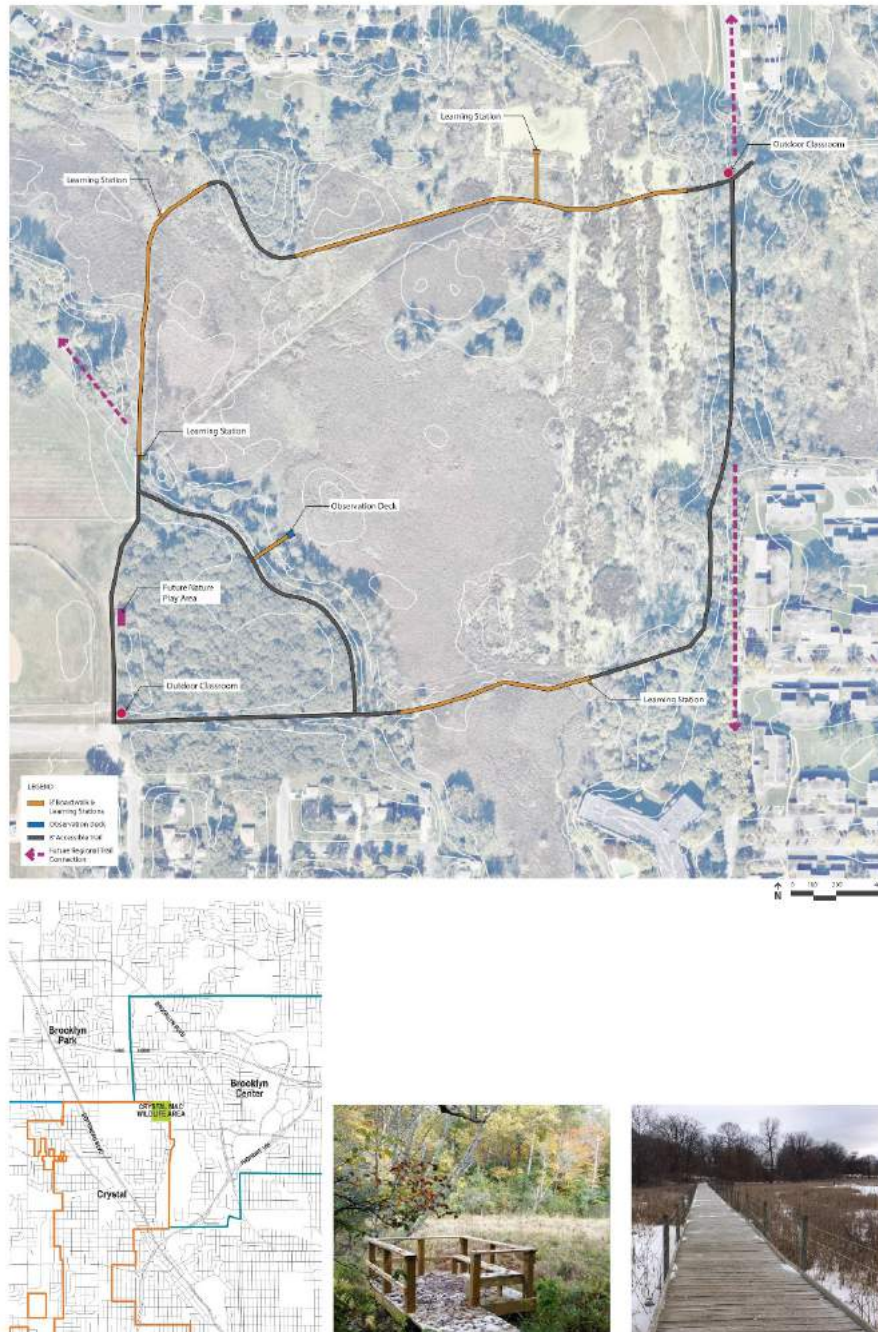


FIGURE 3.2 – MAC PARK MASTER PLAN

Memory Lane Park

Classification: Natural Area

Location: 4320 Louisiana Avenue North

Size: 10.2 acres

Park Function and Overview

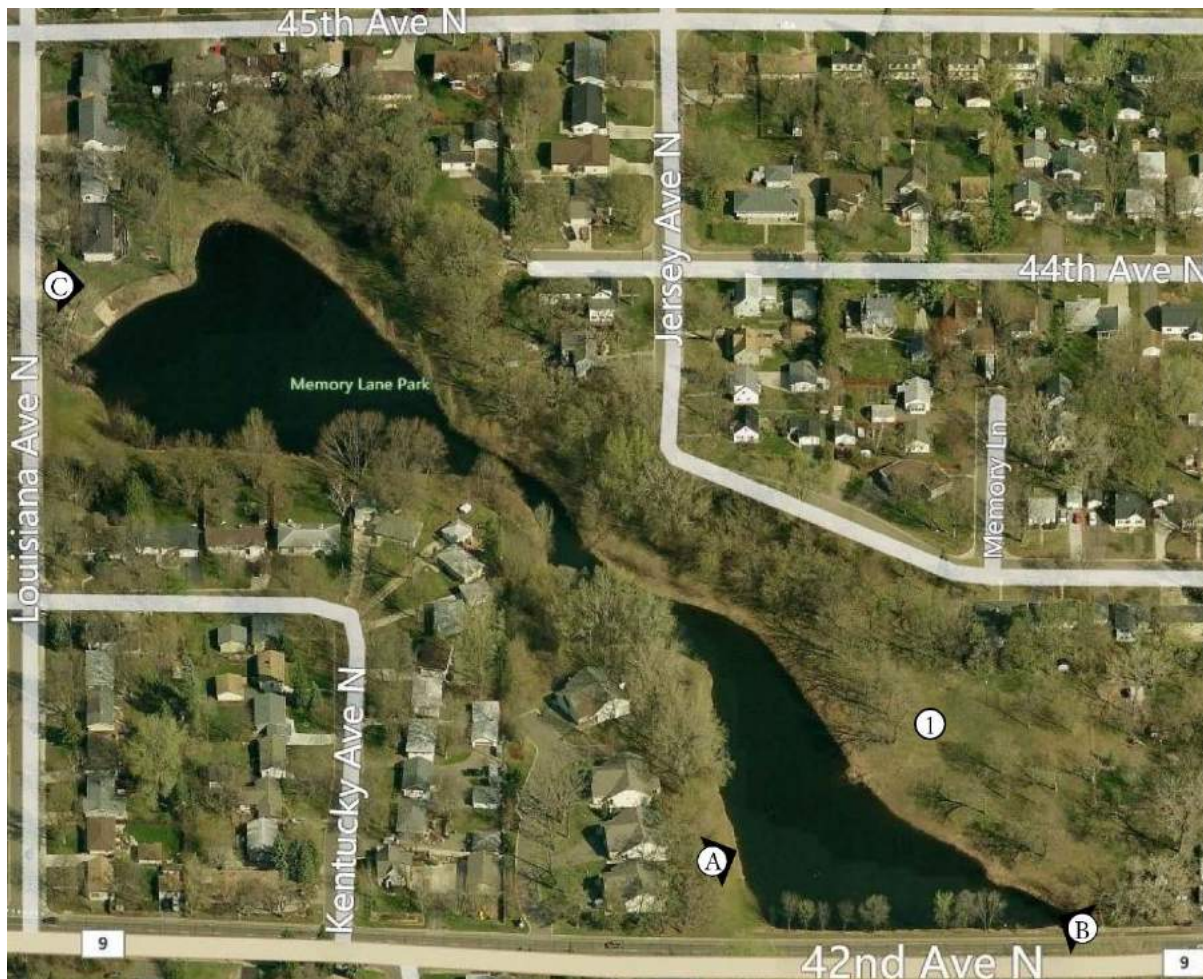
This park currently serves residents as a natural area. A sidewalk is located on the north side of 42nd Avenue North and east side of Louisiana Avenue North. Mature trees are found around the perimeter of the pond with pockets of green space, primarily on either side of the pond.

Park Features/Amenities

Current park features include:

1. Green space overlooking pond

MEMORY LANE PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

This area provides adjacent residents with a natural setting. Small areas of green space exist at either end of the pond with the southern area containing more subtle topography for potential program space. Some natural resource restoration work has also been completed in this park.

Recommendations

Consideration should be given to a trail through the park and/or around the pond to connect to 42nd Avenue North. Areas to view the pond and possibly a crossing over the pond narrows could also be explored.

Interrelationship with Other Parks

This natural area is located next to another natural area and near a neighborhood park in the City of New Hope (Simms Park).

Trail & Accessibility Issues

Currently this area is undeveloped, but if future improvements are made such as trails or boardwalks they will be required to meet ADA accessibility guidelines.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Soo Line Park

Classification: Natural Area

Location: 5234 Scott Avenue North

Size: 1.3 acres

Park Function and Overview

This park provides open space in a more densely populated section of the city. The park contains community garden plots, along with open space and a swing set.

Park Features/Amenities

Current park features include:

1. Swing set
2. Community garden
3. Open green space

SOO LINE PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

This park has adequate programming, but currently lacks in design due to the layout of amenities. The playground within the container provides little interest for children and the surface requires updating to be compliant with playground requirements. A majority of the site is open green space, but due to tree placement the open green space is fragmented allowing for only minimal programming opportunities.

Recommendations

As a natural park rather than a neighborhood park, consideration should be given to replacing the playground with a nature play area, consisting of logs and rocks arranged for children to play on. The addition of natural plantings such as prairie grasses or trees and places to sit would also be desirable in this location.

Interrelationship with Other Parks

This park is near Twin Oaks Park, a larger neighborhood park offering more extensive park facilities.

Trail & Accessibility Issues

Pedestrian pathways and accessibility to the play area are currently absent. These components will be needed to meet ADA guidelines.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Schutz Park

Classification: Natural Area

Location: 2014 Vera Cruz Avenue North

Size: 1.4 acres

Park Function and Overview

This park serves as open space. Located on the other side of Bottineau Boulevard (CR 81) is the Crystal Lake Regional Trail (CLRT).

Park Features/Amenities

Current park features include:

1. Small isolated areas of green space

SCHUTZ PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

This park currently serves the adjacent neighborhood as a vegetated buffer from Highway 81. Mature trees encompass a majority of the site with minor recent landscape improvements near the pathway paralleling the roadway. Small isolated areas of green space are located around the perimeter of the park.

Recommendations

This park is small, but the addition of benches, picnic tables, and/or exercise equipment may be warranted to increase usage.

Interrelationship with Other Parks

The neighborhood is bounded by a major roadway and rail lines. Although there is a crosswalk just north to provide access to Cavanagh Park, this is the only park for the neighborhood on the west side of Bottineau Boulevard.

Trail & Accessibility Issues

This park provides pedestrian pathways around the perimeter of the park with the exception of the southern side of the park.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Twin Lake Shores Park

Classification: Natural Area

Location: On Quail Avenue North between 49th & 50th Avenue North

Size: 1 acre

Park Function and Overview

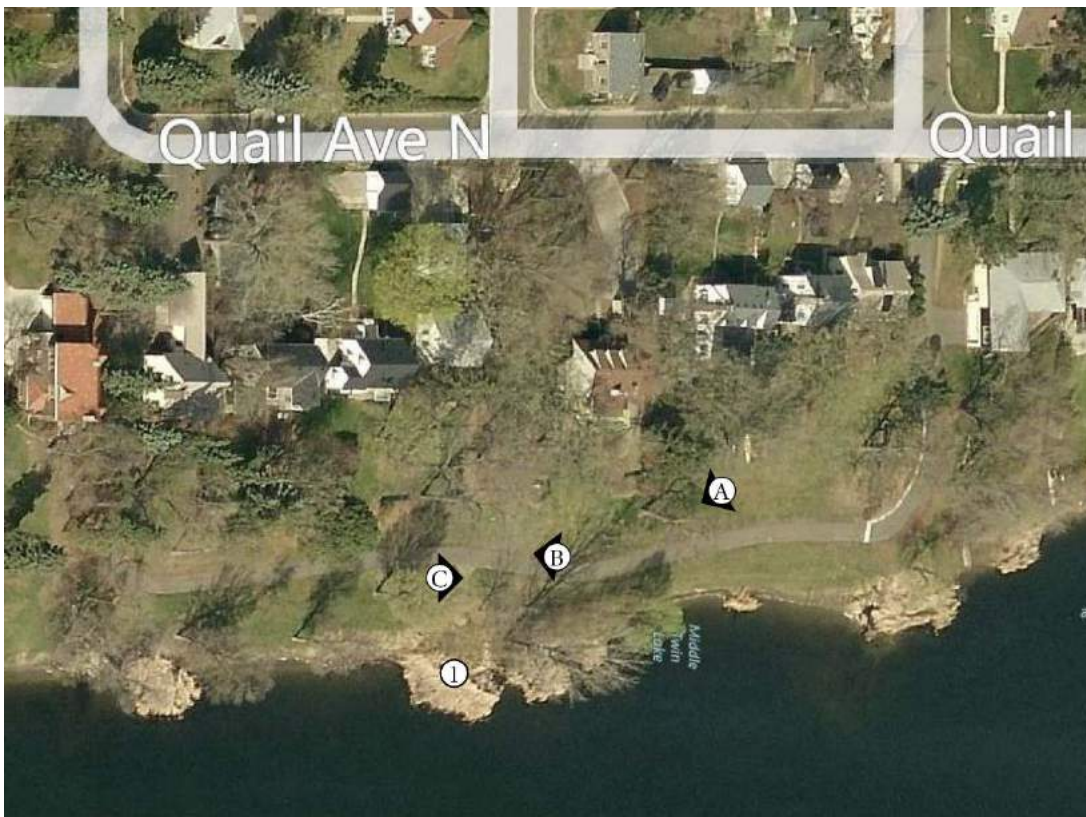
This park provides residents with access to Middle Twin Lake. A paved trail enters and exits onto Quail Avenue, with much of the trail following the shoreline of the lake. A dock provides access to the lake.

Park Features/Amenities

Current park features include:

1. Public dock and paved trail segment

LAKE SHORES PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

This long, linear park offers users with pleasant views of the Twin Lake and a public dock.

Recommendations

This park could be enhanced through the addition of one or two benches along the existing trail segment.

Interrelationship with Other Parks

Cavanagh Park is located within a block and offers recreational neighborhood amenities.

Trail & Accessibility Issues

The trail entry points lack truncated domes which are required when leading into vehicular pathways.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Neighborhood Parks

Neighborhood parks are intended to serve residents within a 10-minute walk (half mile) of the park and provide basic recreational experiences while meeting the needs of the immediate neighborhoods. Most of the parks (13) are currently identified as neighborhood parks and range in scale and amenities. Through assessment and feedback from the public process, some or all of the following amenities are recommended for inclusion in neighborhood parks:

- Small backstop with no groomed infield
- “Regular” play area
- Small multi-purpose field
- Half-court basketball
- Paved court (four square, gaga pit, etc.)
- Outdoor fitness equipment
- Small picnic shelter

The parks within the City of Crystal identified as a neighborhood park are:

- Broadway Park
- Cavanagh Park
- Crystal Highlands Park
- Fair School Park
- Forest School Park
- Iron Horse Park
- Kentucky Park
- Lee Park
- North Bass Lake Park
- Skyway Park
- Sunnyview Park
- Twin Oak Park
- Yunkers Park



On the following page, a map (**Figure 3.3**) identifies areas within a 10-minute walking distance (half mile walking radius) between parks, taking into consideration barriers caused by major roadways and rail lines.

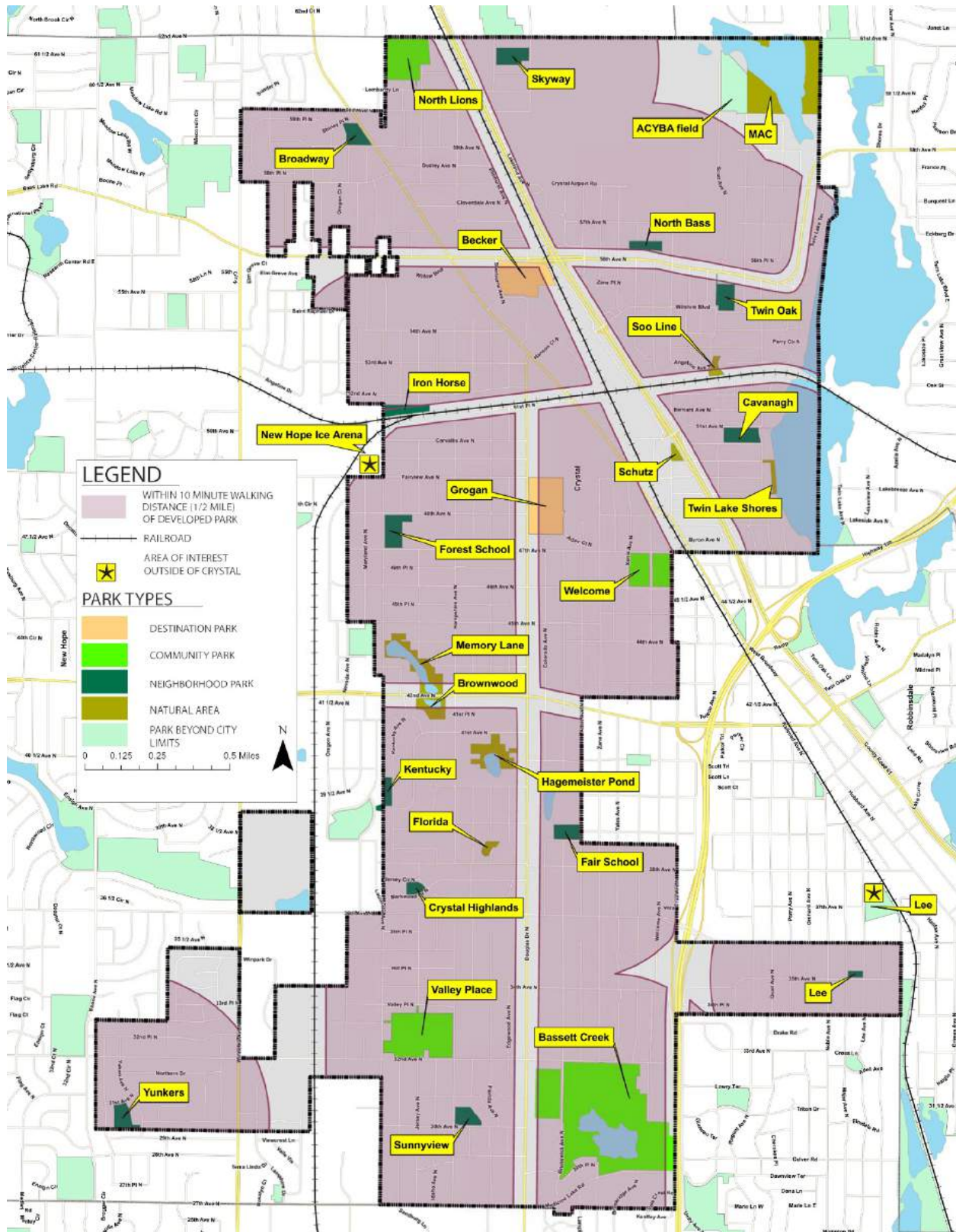


FIGURE 3.3 – PARK WALK CONNECTIVITY MAP
(SEE APPENDIX A FOR LARGER SCALE IMAGERY)

Broadway Park

Classification: Neighborhood Park

Location: 5911 West Broadway

Size: 3.3 acres

Park Function and Overview

This park provides amenities that are primarily for the adjacent neighborhood. Overall the park is in poor condition containing dated and deteriorating amenities. The layout of the park has overlapping programmed spaces resulting in the poor condition of shared green space.

Park Features/Amenities

As illustrated by the aerial photograph, current park features include:

1. Basketball court
2. Warming house with restrooms
3. Outdoor ice rink with lighting
4. Ballfield
5. Playground

BROADWAY PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

This park offers a clear, direct entrance to the site and provides parking with two narrow sidewalks to the clearly programmed spaces. However, the ballfield and outdoor ice rink have a shared space which detracts from the overall feel of the park and has made the shared green space difficult to maintain. The playground located to the southeast is the primary draw to the site. The playground offers a variety of structures suitable for a wide range of ages.

Recommendations

The hockey rink, warming house, and parking area should be removed while retaining the play area and backstop. A trail between the Shirley Place cul-de-sac and the primary entrance on 59th Avenue North would improve accessibility in circulation into and around the park.

Interrelationship with Other Parks

This park serves the needs of the immediate neighborhood. North Lions Park is the nearest park, located several blocks to the northeast, but currently there is not a trail connection between these parks.

Trail & Accessibility Issues

This park lacks circulation to amenities in the park. In addition, the park does not have trail connections to the park for neighborhood users.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Cavanagh Park

Classification: Neighborhood Park

Location: 5400 Corvallis Avenue North

Size: 3.9 acres

Park Function and Overview

This park provides the primary amenities for the adjacent neighborhood. The park includes one soccer field and one ballfield which can also serve as flexible green spaces. Additionally, a playground and a shelter are located to the east side of the park.

Park Features/Amenities

Current park features include:

1. Soccer field
2. Ballfield
3. Playground
4. Shelter

CAVANAGH PARK AERIAL (IMAGERY PROVIDED BY GOOGLE)



Assessment

The layout of this park is programmed with the intent to provide flexible green space. Overall the amenities are dated and are in poor condition. The playground lacks a connection to the rest of the park due to the absence of pedestrian pathways. Adjacent to the playground is a shelter with site furnishings including picnic tables and a drinking fountain. The shelter as well as the site furnishings are in poor condition and dissimilar in style.

Recommendations

Pedestrian circulation connections to amenities in the park could be provided.

Interrelationship with Other Parks

This neighborhood park has a sidewalk connection to the Crystal Lake Regional Trail.

Trail & Accessibility Issues

Trail and accessibility is absent within the park.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Crystal Highlands Park

Classification: Neighborhood Park

Location: 3711 Jersey Circle North

Size: 1.7 acres

Park Function and Overview

This park provides amenities that are primarily for the adjacent neighborhood. The park includes a play area, warming house with restrooms, basketball court, and flexible green space.

Park Features/Amenities

Current park features include:

1. Multi-purpose green space with lighting
2. Warming house with restrooms
3. Playground
4. Basketball court

CRYSTAL HIGHLANDS PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

This park serves the immediate neighborhood covering basic needs for all ages from open green space to an appropriately sized playground. However, the park is isolated from other parks and currently does not include trail connections to adjacent parks.

The playground appears to be in good condition with ADA accessible entry/exit for the playground. A basketball court exists to the southwest of the play area but a pedestrian accessible route is currently absent. Comprising a majority of the site is multi-purpose green space, which is in moderate condition. A warming house is located adjacent to the green space. This building appears to be in moderate condition, however the concrete pad around the perimeter is showing signs of settling and there is no programmed use taking place there.



PHOTOGRAPH OF VIEW A

Recommendations

Circulation should be enhanced and ADA accessibility should be provided to all amenities through added pedestrian pathways. Also, consider removing the lighting and warming house. This will allow for greater flexibility of program and future redevelopment of the park and improve the condition of the green space.

Interrelationship with Other Parks

This park relatively isolated from adjacent parks. The nearest park is Lions Park in New Hope, located several blocks outside of the city limits to the northwest. Lions Park provides additional amenities absent from Crystal Highlands Park, including two ballfields and a couple horseshoe pits.

Trail & Accessibility Issues

This park provides a shared pedestrian and vehicle route, which provides pedestrian accessibility from Jersey Circle North to the warming house and playground. However, this route currently does not provide truncated domes where the shared trail connects with the roadway.



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Fair School Park

Classification: Neighborhood Park

Location: 3915 Adair Avenue North

Size: 3.3 acres

Park Function and Overview

This park (owned by the school district) currently serves the adjacent school and as a neighborhood park. A play area is located in the southwestern corner of the site and contains two ballfields. There is also room for a medium-sized soccer field if the areas are not being used. The green space provides open space for both the neighborhoods and organized sports programs.

Park Features/Amenities

Current park features include:

1. Playground
2. Ballfield
3. Ballfield

FAIR SCHOOL PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

This is one of the larger neighborhood parks in the City. The arrangement of fields offers flexibility in the programming of organized recreation activities. However, the play area is in a poor location. Pedestrian pathways are also absent from the park, with the exception of the sidewalk located on the eastern side of the site.

Recommendations

Relocating the play area to a more usable location would increase the use of the amenity by both the neighborhood and the school. Consideration should also be given to removing a ballfield and to providing a soccer field.

Interrelationship with Other Parks

This park is essential to the neighborhoods in this section of the City of Crystal since there are no neighboring parks (see **Figure 3.4**).

Trail & Accessibility Issues

The addition of a pedestrian route around the site and to amenities would enhance the circulation of the park and meet ADA accessibility requirements.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Forest School Park

Classification: Neighborhood Park

Location: 7001 48th Avenue North

Size: 5.2 acres

Park Function and Overview

This park (owned by the school district) is used by both the adjacent school and neighborhood residents.

Park Features/Amenities

Current park features include:

1. Ballfield
2. Irrigated multi-purpose green space/soccer field
3. Warming house with restrooms
4. Playground
5. Hard play surface (maintained by school district)
6. Playground (maintained by school district)
7. Hard play surface (maintained by school district)

FOREST SCHOOL PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

This park is comprised of a broad range of amenities to meet the needs of school students as well as the community. The park is primarily composed of open green space providing flexible use for both organized and non-organized recreation. The sole park building on site is near the north end of the park. This building is dated but provides shelter with seating as well as restroom facilities. Adjacent to the east of this building is a play area. The play area provides for multiple ages and is in good condition. Other hard surface amenities shown in the aerial are maintained by the school district.

The remainder of the park amenities provide flexible green space and a ballfield is located at the southern end of the park. The ag-lime infield is in poor condition and access is currently not provided to this amenity.

Recommendations

Provide accessibility to the ballfield and repair/restore the ag-lime infield. Replace the existing building with a shelter in a more central location.

Interrelationship with Other Parks

The only other park in the neighborhood is a natural area (Memory Lane Park). To access other parks, residents must cross an arterial or railroad.

Trail & Accessibility Issues

The park currently provides accessibility through pathway connections to all amenities located within the park, with exception to the ballfield.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Iron Horse Park

Classification: Neighborhood Park

Location: 5155 Kentucky Avenue North

Size: 3.1 acres

Park Function and Overview

This park provides amenities that are primarily for the adjacent neighborhood. It is a narrow park with access at the end of two roadways and a hockey rink dividing the park in two. Other amenities include a backstop, basketball court, and play area.

Park Features/Amenities

Current park features include:

1. Ballfield
2. Outdoor ice rink with lighting
3. Basketball court
4. Playground

IRON HORSE PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

This is a long linear park that provides the neighborhood with basic park needs. Two small parking lots are located along the north side of the park at the terminus of two roadways. A large grove of trees located in the center of the park divides the programmed spaces. The western side of the park contains a hockey rink and a ballfield which can be used for flexible green space. However, the hockey rink boards and the ballfield are in poor condition. The eastern side of the park contains a full-sized basketball court and a playground. Both amenities are in adequate condition but will require the addition of pathways to meet ADA accessibility guidelines.

Recommendations

The park primarily requires attention on the western side due to poor condition. It is recommended to remove the hockey rink to provide added green space. This would also create an opportunity to integrate and enhance the central wooded area through the addition of trails and picnic tables.

Interrelationship with Other Parks

This park services the adjacent neighborhood, however a rail line along the southern limits of the park creates a barrier for residents of the neighborhood to the south. New Hope owns land to the west, where cooperative use may be warranted.

Trail & Accessibility Issues

The park contains limited connections to only the play area. Additional pathway connections should be considered to improve pedestrian circulation through the park as well as meet ADA accessibility guidelines.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Kentucky Park

Classification: Neighborhood Park

Location: 4009 Kentucky Avenue North

Size: 1.9 acres

Park Function and Overview

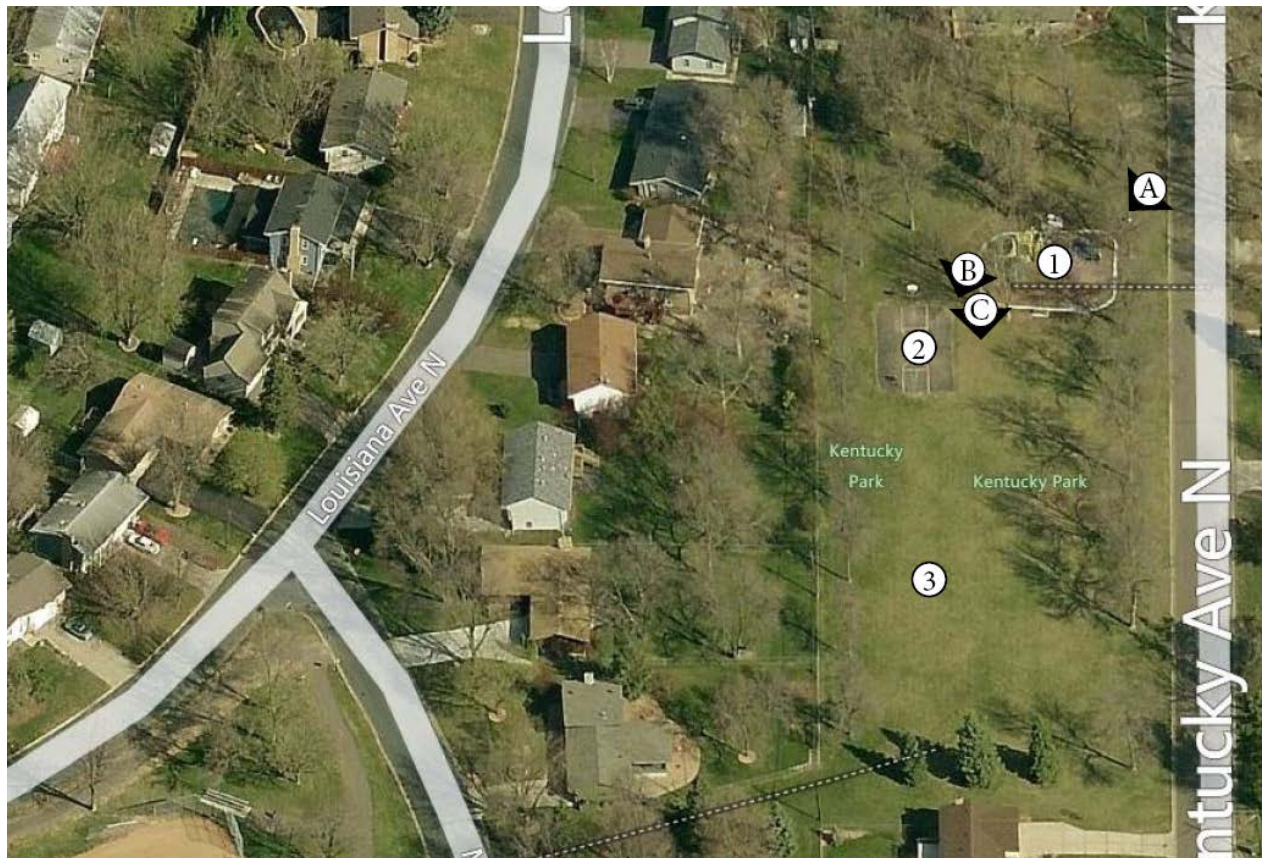
This park provides amenities that are primarily for the adjacent neighborhood. The park has a nice area for a small soccer field, a play area and basketball court.

Park Features/Amenities

Current park features include:

1. Playground
2. Basketball court
3. Open green space

KENTUCKY PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

This long linear park serves the needs of the neighborhood area. It has a pleasant park atmosphere but some of the amenities are showing their age and are in need of an update. The bulk of the park amenities are in the northern portion of the park. Pedestrian pathways are absent creating unidentified pedestrian circulation and flow throughout the park. The large flexible green space works well for a small soccer field and the turf appears to be in good condition.

Recommendations

Improvements include providing pedestrian pathways to amenities and a perimeter walk around the park. The park furnishing at the play area should also be considered for replacement.

Interrelationship with Other Parks

Although there are other Crystal parks in this neighborhood, the nearest park is in New Hope to the west. The City of Crystal owns a vacant residential lot that could be used to build a trail connection if warranted.

Trail & Accessibility Issues

The park does not contain pedestrian pathways. At a minimum, pedestrian connections should be provided to the play area. The entrance to the park and play container should also be updated to meet ADA guidelines.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Lee Park

Classification: Neighborhood Park

Location: 4510 35th Avenue North

Size: 0.7 acres

Park Function and Overview

This park provides amenities primarily for the adjacent neighborhood. The park is the smallest in the city and contains a play area, picnic shelter, open field space, and basketball court. Due to the major barriers of roadways and rail lines, this park is essential for nearby residents.

Park Features/Amenities

As illustrated by the aerial photograph, current park features include:

1. Half-court basketball
2. Shelter
3. Playground
4. Open green space

LEE PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

This park, although small, provides neighborhood park amenities which are critical for the adjacent neighborhoods due to the major roadways and rail lines. The park is composed of a play area and flexible green space large enough for small informal recreational opportunities. Also included is half-court basketball with a centralized shelter.

Recommendations

The existing shelter and seating adjacent to the park is showing age and should be considered for replacement. Improvements to pedestrian pathways are also recommended to provide users with pathway connections to amenities.

Interrelationship with Other Parks

Although this is the only park within a 10 minute (half mile) walk for Crystal residents, there are several Robbinsdale parks that are in close proximity and provide similar or complementary facilities.

Trail & Accessibility Issues

Currently a pathway provides access to the play area but it should also be extended to the shelter and bike rack to meet ADA requirements. In addition, the entrance point adjacent to the roadway will require truncated domes to meet ADA guidelines.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

North Bass Lake Park

Classification: Neighborhood Park

Location: 56th Avenue North and Welcome Avenue North

Size: 2.4 acres

Park Function and Overview

This park provides amenities that are primarily for the adjacent neighborhood. It is a narrow park with access at the end of two roadways and contains a play area, basketball court, picnic shelter, and open field space.

Park Features/Amenities

Current park features include:

1. Playground
2. Shelter
3. Basketball court
4. Open green space

NORTH BASS LAKE PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

This park provides residents with all the basic neighborhood amenities. However, pedestrian pathways do not exist through the park. The park is comprised of open space on the eastern half and facilities on the western half. A worn-out shelter is close to the play area, but in an undesirable location for users and the adjacent resident.

Recommendations

The existing shelter is recommended to be replaced and relocated more centrally in the park. Pedestrian pathways should also be included to provide ADA accessibility to park elements.

Interrelationship with Other Parks

This park is near another neighborhood park to the southeast, but safety concerns are posed with crossing Bass Lake Road.

Trail & Accessibility Issues

Currently pedestrian pathways are absent in this park and will need to be added to meet ADA accessibility guidelines.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Skyway Park

Classification: Neighborhood Park

Location: 61st Avenue North and Florida Avenue North

Size: 4 acres

Park Function and Overview

This park provides amenities that are primarily for the adjacent neighborhood. The park has an irrigated soccer field, backstop, play area, basketball court, and shelter.

Park Features/Amenities

Current park features include:

1. Ballfield
2. Playground
3. Shelter
4. Basketball court
5. Multi-purpose green space / irrigated soccer field

SKYWAY PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

This park is essential to this neighborhood due to the major roadways and airport limiting access to other nearby parks. At 3.5 acres, this park is one of the larger neighborhood parks and contains a large green space with a play area, full-sized basketball court, and shelter to the southeast of the park.

Recommendations

The park has many basic amenities, but due to location and lack of pedestrian pathways these may be under used. The shelter is showing its age and should be replaced and relocated to a more prominent vantage point within the park.

Interrelationship with Other Parks

Southbrook Park (outside of the city limits) is located directly to the north and provides a walking path and community garden.

Trail & Accessibility Issues

This park currently does not provide trail or accessibility connections.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Sunnyview Park

Classification: Neighborhood Park

Location: 3000 Hampshire Avenue North

Size: 3 acres

Park Function and Overview

This park provides amenities that are primarily for the adjacent neighborhood. Where the backstop is in the west side of the park can be wet during much of the summer, but the east side remains relatively dry. This side of the park contains a play area and basketball court.

Park Features/Amenities

As illustrated by the aerial photograph, current park features include:

1. Ballfield
2. Multi-purpose green space
3. Playground
4. Basketball court

SUNNYVIEW PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

This neighborhood park is composed of mostly open, flexible green space with complementary play amenities to the southeast including a play area and full-size basketball court. In the opposite corner of the park, a multi-purpose field is available, but is in poor condition.

Recommendations

The addition of a shelter and seating, and improvement of the green space near the infield would prove valuable to site users.

Interrelationship with Other Parks

Although major roadways divide this park from direct access to other nearby parks, it is centrally located with several large community parks within a 10-minute walk (half mile radius).

Trail & Accessibility Issues

Pedestrian pathways are currently non-existent throughout the park. The addition of these pathways would potentially improve usability of the site while meeting ADA guidelines for accessibility to amenities.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Twin Oaks Park

Classification: Neighborhood Park

Location: 5116 Wilshire Boulevard

Size: 4.7 acres

Park Function and Overview

This park provides amenities that are primarily for the adjacent neighborhood. The park currently contains a variety of features including a backstop, hockey rink, basketball court, play area, open space, and warming house.

Park Features/Amenities

Current park features include:

1. Ballfield
2. Basketball court
3. Playground
4. Outdoor ice rink with lighting
5. Warming house with restrooms

TWIN OAK PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

This park provides a balance of active and passive uses through the recreational opportunities offered on the southern half of the park and a perimeter loop path around a pond on the north of the park. The southern half of the park currently provides a full-sized basketball court, play area, warming house and restrooms, hockey rink, and open green space. Though the green space offers flexible program availability, the grass is in poor condition.

Recommendations

The hockey rink and warming house should be removed while retaining all other site amenities. It is recommended to provide improved circulation throughout the park. A trail connection from the northern loop to the southern half of the site would greatly improve circulation through the park. In addition, seating along the existing trail loop to the north would create stopping points and viewing opportunities of the pond.

Interrelationship with Other Parks

This neighborhood park is within a 10-minute walk (half mile radius) of two neighborhood parks and one natural area. However, the two neighborhood parks are difficult to access due to the major roadway (Bass Lake Road) and the rail line to the south.

Trail & Accessibility Issues

The park currently meets ADA guidelines except for the parking lot to the south. A pedestrian connection should be provided here from the parking lot as well as an ADA accessible pedestrian ramp.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Yunkers Park

Classification: Neighborhood Park

Location: 8617 31st Avenue North

Size: 3.3 acres

Park Function and Overview

This park provides amenities that are primarily for the adjacent neighborhood. The park has a new picnic shelter, play area, open space, and basketball court.

Park Features/Amenities

Current park features include:

1. New shelter – see photograph of View A on following page
2. Playground
3. Basketball court
4. Open green space

YUNKERS PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

The park is composed mainly of open green space for flexible use. However, there appears to be drainage issues that may result in unusable green space. Other amenities include a newly constructed shelter, play area, and basketball court. The play container curb and benches adjacent to the play area are of wooden construction and are in poor condition.

Recommendations

Recommendations include making maintenance repairs to existing amenities. Consideration should also be given to replacing benches around the play area so they match in style to provide consistent seating elements throughout the park.

Interrelationship with Other Parks

The park is in near to other parks outside of the city limits, but is isolated from parks within the city limits.

Trail & Accessibility Issue

Recent trail improvements have been incorporated into the park, focused along the eastern perimeter of the site. A new constructed segment of trail provides access to the shelter, play area, and basketball court. All amenities currently meet ADA guideline requirements.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Community Park

Community Parks are intended to serve the needs of the adult and youth athletic programs. They are the location for the city's full-sized athletic fields and they incorporate additional complementary amenities to meet the recreational needs of the community. Below is a list of amenities that are proposed to be in the community parks.

- Large multi-purpose rectangle field
- Softball/baseball fields
- Multiple full-sized courts (tennis/pickleball)
- Ballfield and court lighting
- Hockey rinks
- Sledding hills
- Park buildings with restrooms and four-season gathering space
- Picnic shelters
- Sand volleyball
- Disc golf
- Larger community play area
- Dog park
- Outdoor fitness equipment



PICKLEBALL COURT (IMAGERY PROVIDED BY THE STAR TRIBUNE)

Community parks in the City of Crystal include:

- Bassett Creek Park
- North Lions Park
- Valley Place Park
- Welcome Park

Development of the Master Plans

As part of the park and recreation plan, master plans were developed for the following community parks: Bassett Creek, North Lion's, Valley Place, and Welcome Park. These master plans reflect the summarized views of the public, stakeholder groups, Parks Commission, City Council and staff in regard to how the parks should be developed to meet the needs of the community. The public process played an important role in shaping planning outcomes by giving residents opportunities to voice their opinion on each park's future development. Through this process, a wide range of interests and sentiments were duly considered as conclusions were drawn.

It should be recognized that the master plans remain dynamic and will evolve as they move through implementation steps where specific development details are addressed. The City will solicit additional public input as the plan is implemented to confirm that actual development is in line with the public demand and expectations.

Public Engagement

The master plan design process was initiated through a public process to gain a thorough understanding of the community's vision for parks and recreation as well as the amenities to include in each park (examples of these boards are shown in **Figures 3.4** and **3.5**). Concept drawings were created to explore the relationships between the desired facility types and the surrounding properties, as well as pedestrian and vehicular access and circulation. The concepts were first presented at the March 14, 2017 Open House. Following the open house, the concepts were further refined through feedback obtained from presentations to the Parks and Recreation Commission, City Council, internal review with City staff, and additional public forums. The resulting product is a master plan for each park, illustrating a vision of the development based on this input.

What would you like to see in Bassett Creek Park?

PLACE A DOT ON ACTIVITIES YOU ENJOY.

Climbing Structures	Traditional playground	"Natural" playground
Softball	Baseball	Soccer
Basketball	Volleyball	Tennis / Pickleball
Benches / Sitting Areas	Dog Park / Off-Leash Dog Area	Paved Trails
Community Garden Plots	Public Art	Permanent bathrooms
Skate Park Equipment	Picnic Shelter	Park / Nature Programs
Winter Activities	Outdoor "Exercise" area	Other

Bassett Creek Park Master Plan Update
PUBLIC ENGAGEMENT



FIGURE 3.4 – FOCUS MEETING

If you were in charge of redesigning Bassett Creek Park, what would you like to see?

Share your vision!

Bassett Creek Park Master Plan Update
PUBLIC ENGAGEMENT



FIGURE 3.5 – FOCUS MEETING

Bassett Creek

Classification: Community Park

Location: 6001 32nd Avenue North

Size: 85 acres

Park Function and Overview

This community park provides a great balance of active and passive uses with the northern half of the park primarily programmed for active use and the southern half programmed for passive uses.

Park Features/Amenities

Current park features include:

1. Baseball field
2. Warming house with restrooms
3. Dog park
4. Basketball court
5. Playground
6. Softball field
7. Volleyball courts – 3 sand volleyball courts and 1 ag-lime volleyball court
8. Disc golf course (15 holes)
9. Shelters (2)
10. Floating dock

BASSETT CREEK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

This park provides numerous opportunities for active and passive recreational activities. Trails provide adequate circulation to amenities on site. Recent trail improvements have included removing a portion of an existing sidewalk along 32nd Avenue South and replacing it with a regional trail. This trail now provides a stronger connection to the park. Parking is limited to the northern half of the site.

The trails are in overall suitable condition, but segments in the active areas are beginning to deteriorate. Wood construction shelters and site furnishings provide great locations for users, but many are in poor condition.

Recommendations

Recommendations and additional information pertaining to the development of this park are further discussed in the concept and master plan sections below.

Interrelationship with Other Parks

This park is located along a regional trail network and provides users with a unique blend of active and passive amenities.

Trail & Accessibility Issues

A regional trail provides easy access to and from the site. An accessible route to the baseball field is currently lacking and should be provided.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Concept Plan

The two concepts (**Figures 3.6 and 3.7**) were the result of feedback obtained from the public process. In general, residents enjoy this park for the wide array of amenities it provides for users and prefer a design approach that builds on the existing framework of the park. The ecological value of this park is evident and minimizing impact while enhancing the natural character was clearly identified as a priority by the public. Amenity suggestions and/or comments commonly expressed by the public in the planning process included relocating the dog park, expanding the play area, and providing additional disc golf holes. Residents also expressed interest in providing additional walking paths in the woodlands to the northwest while preserving and maintaining the character of this area.

Revised Concept Plan

Through input generated from the public process, it was determined Concept 2 was the preferred approach in the future development of this park.

Figure 3.8 was the refined concept accounting for existing programmed amenities which were relocated through the design process. These items included the addition of a volleyball court, paved court and a couple additional shelters.

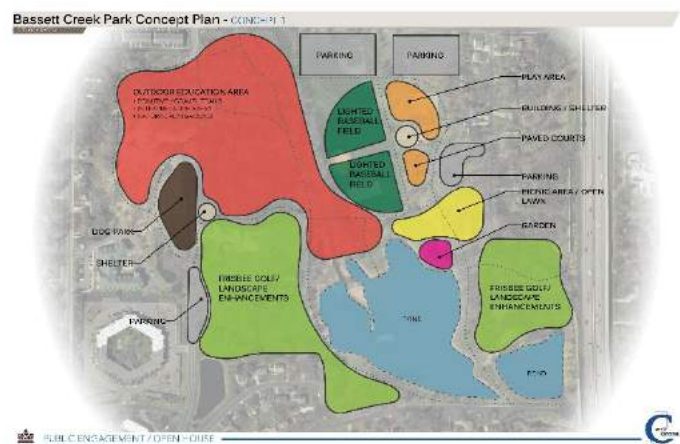


FIGURE 3.6 – BASSETT CREEK CONCEPT 1

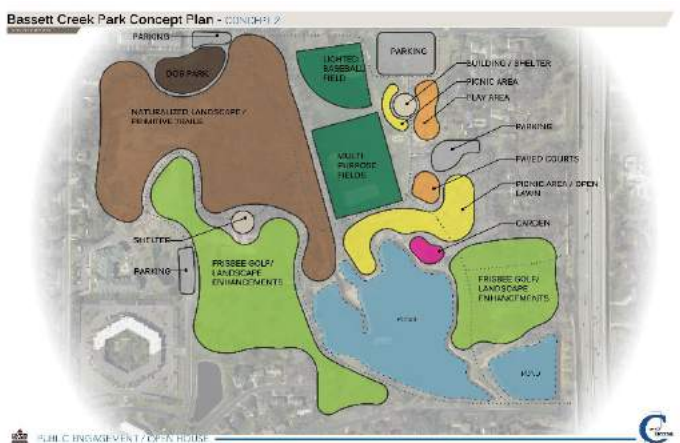


FIGURE 3.7 – BASSETT CREEK CONCEPT 2



FIGURE 3.8 – BASSETT CREEK- REVISED CONCEPT

North Lions Park

Classification: Community Park

Location: 61st and Kentucky Avenue North

Size: 12.6 acres

Park Function and Overview

This park provides the community with a range of park amenities for recreational activities.

Park Features/Amenities

Current park features include:

1. Ballfield
2. Tennis court / sepak takraw with lighting
3. Playground
4. Basketball court
5. Warming house with restrooms
6. Volleyball court
7. Shelter
8. Sledding hill (ballfield no longer exists)

NORTH LIONS PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

This community park provides numerous recreational activities providing the flexibility to accommodate multiple groups. Park amenities are primarily focused in the southwestern corner of the park which includes a full-sized basketball court, play area, tennis court, and building. Although these amenities complement each other through program use, the play area and building are becoming dated and showing signs of wear. Other features of this park include a baseball field, shelter and sledding hill. A pond is also located at the northeastern end of the park, but currently is underused.

Recommendations

Recommendations and additional information pertaining to the development of this park are further discussed in the following concept and master plan sections.

Interrelationship with Other Parks

This park provides the community with a balance of facilities for a range of age groups.

Trail & Accessibility Issues

This park offers pedestrian connections to all of the amenities in the park. However, the play area is non-compliant due to the surface material found in a portion of it. In addition, the eastern parking striping is absent and does not provide handicap parking stalls, aisles, or ADA ramps.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Concept Plan

The three concepts (**Figures 3.10, 3.11, and 3.12**) were the result from feedback obtained from focus group meetings. Common amenities residents expressed interest in included a perimeter walking trail around the pond, additional seating, pickleball courts, a sledding hill, and relocating the basketball court. As a result, Concept 3 was identified as the preferred concept.



FIGURE 3.10 – NORTH LION'S PARK – CONCEPT 1



FIGURE 3.11 – NORTH LION'S PARK – CONCEPT 2



FIGURE 3.12 – NORTH LION'S PARK – CONCEPT 3

Master Plan

This park master plan offers amenities accommodating a wide range of ages and group sizes. Surrounding these facilities is a series of trail loop circles around and within the park providing direct access to the multiple site amenities in the park. A pickleball court is located in the southwestern corner and offers close proximity to users traveling by vehicle. Adjacent to the pickleball court is a shelter intended to serve users of pickleball and the play area. In the northwest portion of the site, a full-sized multi-purpose field would replace the ballfield. This decision was made due to the high demand for rectangular fields resulting from information identified in **Section II**. Complementing this multi-purpose field is a full-sized basketball court, Sepak Takraw or volleyball court, and a centrally located park building. The park building would include restrooms, additional seating and a warming house / meeting room for the nearby leisure skate area and hockey rink.



FIGURE 3.13 – NORTH LION'S PARK MASTER PLAN

Below is a list of the site amenities.

- Full-sized multi-purpose athletic field (360' x 225')
 - Field lighting
- Park building
 - 4-season building
 - Rentable space
 - Restrooms
- Play area
- Picnic area/picnic shelters
- Pickleball court (6-8 courts)
- Basketball Court
- Hockey Rink
- Sepak Takraw or volleyball court
- Sledding hill improvements
- Trail Improvements

Valley Place Park

Classification: Community Park

Location: 6822 32nd Avenue North

Size: 20.8 acres

Park Function and Overview

Valley Place Park, at 20 acres in size, is a community park that has historically been the city's primary winter season park complete with sliding hill, warming house, and two hockey rinks. This park has a high level of use and wide array of park amenities throughout the year.

Park Features/Amenities

Current park features include:

1. Playground
2. Warming house with restrooms
3. Hockey rinks (2) with lighting
4. Ballfield
5. Play area
6. Basketball court
7. Tennis court

VALLEY PLACE PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

The park currently contains a mixture of amenities that provide year-round use. Due to the topography of the site, a drainage swale extends through the central area of the park limiting the usable space. Located in the center of the park is a dated existing park building that will require replacement with a play area nearby. Adjacent to the play area are other complementary items including a tennis court and basketball court.

At the corners of the park is a sledding hill and ballfield. The sledding hill is one of the primary draws to this park during the winter season, however the parking lot to the east creates safety concerns due to the conflict with sledding. On the other side of the park is a ballfield which offers organized recreational use but due to orientation is less desirable for users and has poor drainage.

A trail along the perimeter provides users with an excellent loop system. Additional pathway segments also offer access to amenities on site, but could be improved to provide for better flow through the park.

Recommendations

Recommendations and additional information pertaining to the development of this park are further discussed in the following concept and master plan sections.

Interrelationship with Other Parks

This park is located along a regional trail and is within a 10-minute walk (half mile radius) of a community park and two neighborhood parks.

Trail & Accessibility Issues

Trail improvements have been made along the southern side of the park. All trail and compliance requirements appear to meet ADA guidelines.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Concept Plan

The two concepts (**Figures 3.14 and 3.15**) reflect the residents' desire to retain the sledding hill and hockey rinks as these amenities are highly utilized. In addition, the picnic area located to the southwest contains mature vegetation creating a great atmosphere for picnic use.

Revised Concept Plan

Following the open house, the concept (**Figure 3.16**) was revised to include a softball field (in lieu of a multi-purpose field) through feedback obtained from the Parks and Recreation Commission. This, in turn created additional open lawn and picnic area located to the south of the proposed softball field.

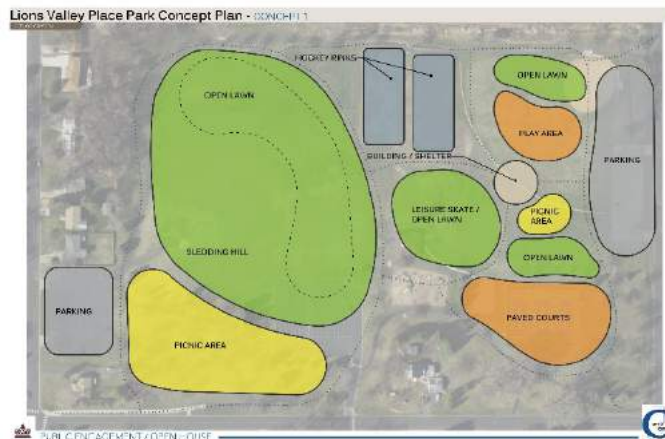


FIGURE 3.14 – VALLEY PLACE PARK – CONCEPT 1



FIGURE 3.15 – VALLEY PLACE PARK – CONCEPT 2

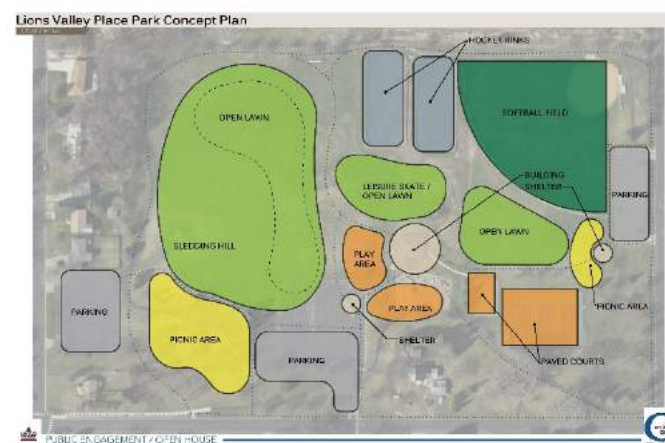


FIGURE 3.16 – VALLEY PLACE PARK – REVISED CONCEPT

Master Plan

This park currently provides amenities for year-round use. Due to the demand of these facilities, the master plan has maintained a majority of the programmed spaces with modifications to enhance the usability of these amenities. For instance, the multi-purpose ballfield has been oriented with the outfield to the northeast, providing optimized playability due to sun angles. The basketball court was relocated to provide ease of access for court users. The sledding hill and hockey rinks would remain but include additional enhancements through seating and a shelter at the crown of the hill as well as upgrades to the hockey rink through dasher board upgrades. Other improvements to the park include reconfiguring the parking lot to minimize safety concerns with users of the sledding hill. Central to the amenities would be a park building with a play area.



FIGURE 3.17 – VALLEY PLACE PARK MASTER PLAN

Below is a list of the site amenities.

- Multi-purpose ballfield (300 feet to outfield fence)
 - Field lighting
- Park building
 - 4-season building
 - Rentable space
 - Restrooms
- Play area
- Picnic area/picnic shelters
- Hockey rink improvements
- Basketball court
- Tennis court (6)
- Sledding hill improvements
- Trail Improvements

Welcome Park

Classification: Community Park

Location: 4630 Welcome Avenue North

Size: 10 acres

Park Function and Overview

This park provides the community with a range of park amenities for recreational activities.

Park Features/Amenities

Current park features include:

- | | |
|------------------------------------|---|
| 1. Basketball court | 6. Playground |
| 2. Ballfield | 7. Warming house with restrooms |
| 3. Ballfield | 8. Outdoor ice rink with lighting |
| 4. Ballfield | 9. Multi-purpose green space |
| 5. Tennis court – no longer exists | 10. Irrigated multi-purpose green space |

WELCOME PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

This community park contains three ballfields that cover three quarters of the park space. A full-sized basketball court is just beyond the outfield of the two fields on the western half of the park. The remainder of the park is comprised of a warming house, hockey rink, and play area. The hockey rink, as is evident in View B, will require replacement of the boards. Directly to the west of the rink across the parking lot is a play area containing a play structure and swing set. The equipment is in adequate condition but the location of the play area is not ideal due to the nearby roadway. Central to these two amenities is the warming house for users of the hockey rink. Recent changes that have occurred include the removal of a tennis court providing residents with open green space and recreational opportunities.

The park also contains a road that bisects the park, which creates an obstacle to park development. The roadway uses nearly an acre of land and precludes its function as one cohesive park.

Recommendations

Recommendations and additional information pertaining to the development of this park are discussed in the following concept and master plan sections.

Interrelationship with Other Parks

The park is near Grogan Park and the community center. Existing city walks provide residents with direct access between these two parks.

Trail & Accessibility Issues

Pedestrian pathways are provided to the existing building and play area but not to the ballfields. In addition, sidewalks are absent around the perimeter of the park with the exception of sidewalks located on both sides of Welcome Avenue North.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Welcome Park

Concept Plan

The two concepts (**Figures 3.18 and 3.19**) were presented at the March 14, 2017 Open House. Residents expressed a desire to have a perimeter walk around the park. Also recognized through the planning process was a need for improved recreational fields, specifically rectangular fields as discussed in **Section II**.

There was also discussion about locating a full-sized, lighted softball field in the east side of this park along with the potential of removing the existing road needed to accommodate the spatial requirements. The preferred concept moving forward included the larger, more fully developed softball field as well as improved pedestrian connections between the building, play area and other amenities within the park.

Concept Plan

Following the open house, a third concept (**Figure 3.20**) was developed to improve the orientation of the multi-purpose ball field and offer an age-line infield adjacent to the multi-purpose field.

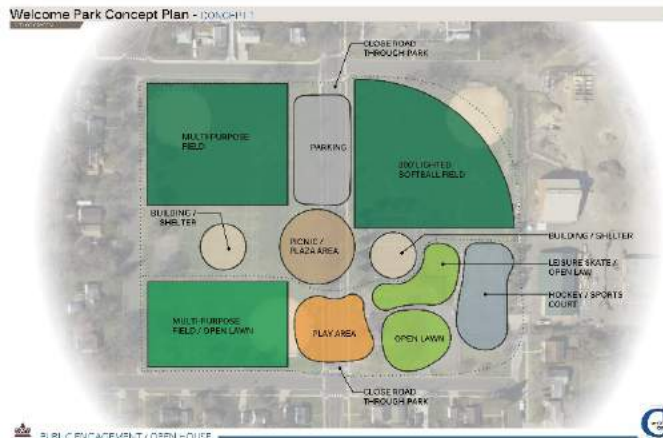


FIGURE 3.18 – WELCOME PARK – CONCEPT 1

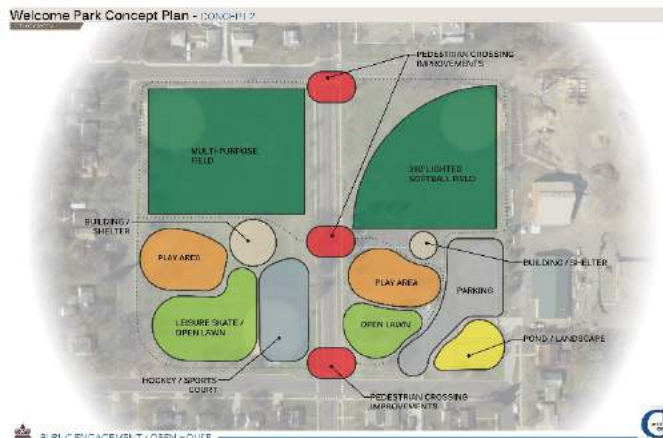


FIGURE 3.19 – WELCOME PARK – CONCEPT 2



FIGURE 3.20 – WELCOME PARK REVISED CONCEPT PLAN

Master Plan

This park is located close to Becker Park, which currently has two full-sized, lighted softball fields. With the conversion of Becker Park to a destination park, Welcome Park has been recommended as the location for a new full-sized, lighted softball field. However, for the full-sized softball field to fit in the park, the existing 1 block section of Welcome Avenue would need to be removed. Other amenities proposed in the park include a park building and play area with pedestrian connections between each. Other athletic facilities improvements recommended on the west side of the park include a shared multi-purpose rectangle field and an ag-lime infield with a hockey rink slightly shifting in the southeast corner of the park. With the removal of Welcome Avenue, a loop trail is proposed around the park as well as connecting trails within the park.



FIGURE 3.21 – WELCOME PARK MASTER PLAN

Below is a list of the site amenities.

- Multi-purpose ag-lime infield
- Multi-purpose ballfield (300-325 feet to outfield)
- Full-sized multi-purpose athletic field (360 feet x 225 feet)
- Play area
- Picnic area/picnic shelters
- Park building
 - Four-season building
 - Rentable space
 - Restrooms
- Basketball court
- Hockey rink
- Trail Improvements

Destination Parks

The primary intended use of destination parks is to provide unique or signature gathering spaces. The following provides a list of specialized facilities:

- Destination / Inclusive play area
- Flexible performance area /lawn
- Water feature / fountain
- Ice surface / plaza space
- Community Center
- Aquatic Center
- Skate Park



Below is a list of parks within the City of Crystal identified as a destination park:

- Becker Park
- Grogan Park

Becker Park

Classification: Destination Park

Location: 5501 Douglas Drive North

Size: 12.2 acres

Park Function and Overview

While the park gets some use for softball, other uses of the park are limited. Planning efforts over the past two years have recommended new uses to attract visitors throughout the day, so a new vision has been developed and refined through this plan. Significant changes are expected and are detailed in the following pages discussing the concept and master planning process.

Park Features/Amenities

Current park features include:

1. Ballfield with lighting
2. Basketball court
3. Tennis courts (3)
4. Ballfield with lighting
5. Performance stage / concession building
6. Playground

BECKER PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

The layout of the park creates an unwelcoming environment due to the fencing found in most of the programmed spaces. The current orientation of the two softball fields is also problematic because of sun glare for participants and spectators.

Site furnishings are in acceptable condition, but are improperly located and lack a consistent style. The current building in at the southeastern portion of the site contains wasted space and is difficult to have open and available for use without staff present. A play area is located adjacent to this building but is rarely used because it is hidden by the building. In addition, the play area contains minimal, dated play equipment which currently does not conform to ADA requirements for playground accessibility.

Recommendations

Recommendations and additional information pertaining to the development of this park are further discussed in the following concept and master plan sections.

Interrelationship with Other Parks

The park is relatively isolated from other parks, but contains accessible routes around the entire perimeter of the site.

Trail & Accessibility Issues

The condition of trails and parking lot are good, offering direct connections to site amenities. Improvements are needed for the playground to meet ADA requirements for accessibility.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Master Plan

The following master plan is a hybrid of the three concepts previously illustrated. Corners of the park were identified as entry nodes serving as gateway entrances to the park. The gateways may include seating opportunities and water features to create a pleasant ambiance. A trail loop system allows users to traverse through the multiple stopping points as well as a linear trail corridor located through the center of the park providing direct access to future local and regional trail connections. Parking is primarily located along the perimeter of the park offering direct access to and from the park with on-street parking to be incorporated in the planned streetscape improvements on Bass Lake Road. Adjacent to the southwestern parking lots is a destination play area providing a safe and easy access for users requiring vehicular travel. Additional complementary amenities include a plaza /skating area (potentially refrigerated) for year-round use, performance stage, and ample flexible green space. The plan for Becker Park does not currently include sports fields or courts. However, it was noted that basketball is popular now, so it may be something to add back in if demand warrants. If it is added, it should be in a form that reflects the “destination” designation of the park. Imagery depicting the potential vision of these spaces can be found in the Park and Recreation System Master Plan -Supplementary Document.



FIGURE 3.25 – BECKER PARK MASTER PLAN

Below is a list of the site amenities.

- Destination play area
- Kid-friendly water features / fountain
- Great lawn / performance area
- Plaza area
- Park building
- Picnic shelter
- Four-season buildings
- Ice skating (potential for refrigeration)
- Basketball court (if demand warrants)
- Trail improvements

Grogan Park

Classification: Destination Park

Location: 4848 Douglas Drive North

Size: 14.8 acres

Park Function and Overview

This park serves as a destination park containing a diverse array of program elements for both outdoors and indoors. The community center building contains a gymnasium and several multi-purpose rooms used for meetings, family functions, and other events. A list of the outdoor amenities is provided below.

Park Features/Amenities

Current park features include:

1. Skate park
2. Outdoor pool
3. Playground
4. Ballfield with lighting
5. Ballfield with lighting
6. Ballfield with lighting
7. Concession building and shelter
8. Shelter

GROGAN PARK AERIAL (IMAGERY PROVIDED BY BING)



Assessment

Overall, the park is in great condition and used by the community for numerous athletic and recreational activities. The baseball fields and concession building are primarily used by the Crystal Little League Baseball Association. Unique park amenities include a water park and newly constructed skate park.

Pedestrian and vehicular circulation to amenities and through the park is proper with limited pedestrian and vehicular interference.

Recommendations

This park functions well, so a specific park master plan was not completed as part of this system plan. The park meets the needs of the community and ADA guidelines. There are no necessary recommendations for improvements at this time.

Interrelationship with Other Parks

This park services the community of Crystal through a variety of unique and recreational amenities.

Trail & Accessibility Issues

Pathways located around the park are utilitarian in function, providing direct and safe accessibility.



PHOTOGRAPH OF VIEW A



PHOTOGRAPH OF VIEW B



PHOTOGRAPH OF VIEW C

Section IV – Trail / Pedestrian – Way Plan

Overview

The primary focus of this plan is on park amenities. However, the important role that trails serve in connecting parks, schools and other community assets should not be overlooked. This section describes the key principles and values, classifications, and a general overview of the trail system plan. A more thorough discussion on these and other trail sections can be found in the city's comprehensive plan. The trail segments included here are some of the basic ones needed to improve cohesion and connectivity among trails and parks in the community.

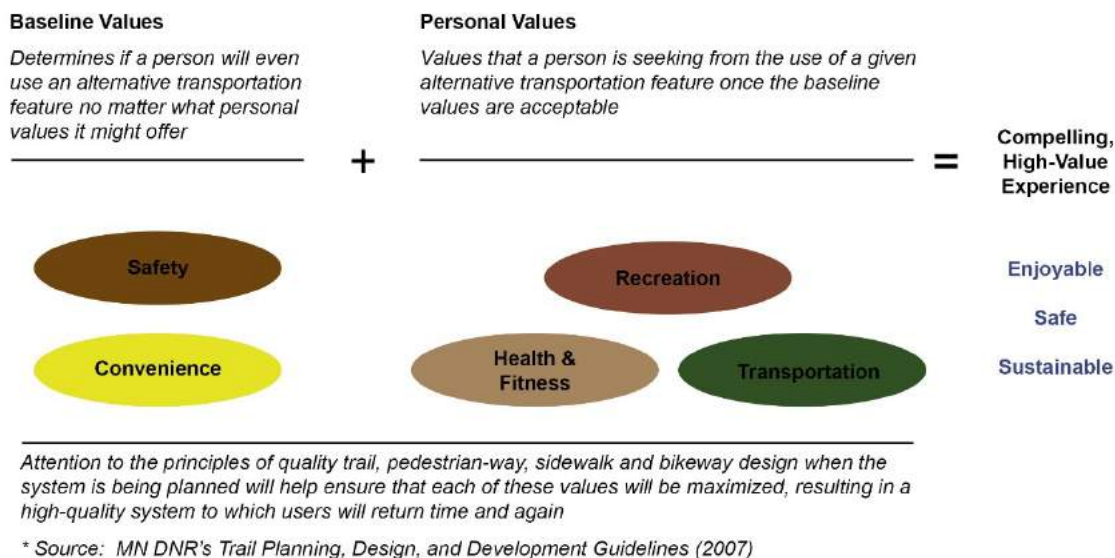
Building a Highly-Valued System

Three guiding principles provide the foundation for developing a highly-valued trail/pedestrian-way system, including:

- **Principle #1:** Fill in gaps to enhance safety and encourage the use of alternative forms of transportation within neighborhoods and along routes to school.
- **Principle #2:** Focus on interconnections between local and regional trails as the trail system continues to expand.
- **Principle #3:** Improving the overall quality of experience for trail users.

Personal Values Ascribed to Quality Trail Systems

The following graphic defines how these principles tie into the key values associated with high quality trail systems.



Safety and convenience are baseline determinants for whether a person will even use an alternative transportation feature irrespective of its quality. Once these two values are perceived as being acceptable, then the personal values will be given more consideration by the user. Each of these values is explored in greater detail below.

Safety

A sense of physical and personal safety is the most important value. If people don't feel safe, they will not be inclined to use a trail or pedestrian-way no matter how many other values might be provided. Physical safety can be relatively assured through good planning and design. Personal safety, which relates to a sense of well-being while using the system, is a less tangible yet still very important factor that cannot be taken lightly. This is especially important with safe routes to school, as parents will only allow their children to walk or bike to school if there is a high perception of safety.

Convenience

Convenience is important to day-to-day use of the trail system. As is clear from various studies, the vast majority of shared-use paved trails are used by those living with a few miles of the trail.

Although convenience is important, its influence is still tempered by recreational value. No matter how convenient, a poorly designed trail system feature in an uninteresting setting will have limited recreational value. Alternatively, a well-designed feature in an interesting setting might draw users from some distance. The point is that all trails, pedestrian-ways, and bikeways should be located where they are both convenient and offer the amenities that users are seeking.

Recreation

Of all the values ascribed to an alternative transportation system, recreational value is one of the most important in terms of predicting the level of use by most residents, assuming that safety and convenience are not issues. In general, system features offering a high-quality recreational experience are those that:

- Are scenic and located in a pleasant setting, natural open space, or linear corridor buffered from traffic and the built environment.
- Provide a continuous and varying experience that takes visitors to a variety of destinations and is a destination unto itself.
- Offers continuity with limited interruptions and impediments to travel.

This underscores that system planning must be based on criteria that go beyond simply providing miles of trails, sidewalks, and bikeways – with considerable emphasis placed on the quality of the experience as much or more than quantity. While high-value, well located trails often pose more challenges to implement, the value of these features to the community will likely prove 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.

Health and Fitness

Health and fitness is a growing and increasingly important user value. Fortunately, this value is generally achieved if safety, convenience, recreational, and transportation values are met. Most critical to accommodating this value is developing an interlinking system that provides numerous route options of varying lengths as necessary to accommodate the types of uses envisioned.

Transportation (Commuting)

The transportation (commuting) aspect of an alternative transportation system is valuable to a subset of the overall user population. Although this is traditionally a value that appeals to a smaller group of users, an underlying goal of the plan is to entice recreational, fitness, and utilitarian users to use the system more and more for transportation. Transportation purposes include using the system to get to work, school, local stores, or around the neighborhood, along with other utilitarian trips that would otherwise be done using a motor vehicle. To that end, realizing the use of the system for transportation will only be successful if it is perceived as safe, convenient relative to a user's skill level, and of a high quality. Without such a system, residents will simply use their vehicle.

Trail Classifications

The trails system plan consists of a variety of trails and pedestrian-ways/sidewalks defined under various classifications. The distinction between classifications is important due to the variability in their value, which in turn greatly affects the importance of the system to residents and the degree to which the various trails, sidewalks, and bikeways will be used. The classifications applied below are consistent with the Minnesota DNR's *Trail Planning, Design, and Development Guidelines* (2007).

Typical Classifications for Core Trail System Components

Classification	Basic Guidelines
Regional Trails	Regional trails are paved trails for walking, jogging, bicycling, and in-line skating located within a greenway, open space, park, or designated trail corridor. Typically, 10-feet-wide and asphalt surfaced.
Pedestrian-Ways and Sidewalks	Pedestrian-ways and sidewalks emphasize safe travel for walking and jogging within residential areas and business districts and to/from parks and destinations around the community. Pedestrian-ways are essentially enhanced sidewalks designed as part of a larger streetscape scheme. Although biking and in-line may be allowed on sidewalks, the narrower width and concrete surface limit their use for this purpose. Sidewalk are most often located within road rights-of-way of a local street and vary in width from five to six feet.
On-Road Bikeways	Bike routes and lanes are on-road facilities that primarily serve fitness and transportation bicyclists, as well as recreationalists with a higher skill level and comfort level being around automobiles. (The difference between bike routes and lanes is a matter of exclusivity.)

System Plan Overview

As stated before, the purpose of this trail system plan is to identify existing and planned trails through which gaps have been determined to provide enhanced connectivity throughout the city with a focus in providing connections to and from schools, community parks and destination parks. The table below provides a list of proposed pathway segments for expansion and upgrades. Segments presented on this list are not listed based on priority. Corresponding with this table is a map (**Figure 4.1**) on the following page depicting existing and planned development of pathways and their relationship to schools, community parks and destination parks. The intent of this map is to identify gaps within the city limits of Crystal. Identification as to the type of pathways would require further planning efforts in moving forward with the development of these proposed segments.

Path Segment	Pathway Location	Approximate Length of Segment
A	Louisiana Avenue North to West Broadway Avenue	7,006'
B	Bottineau Boulevard (Co. Rd. 81) to West Broadway Avenue	591'
C	West Broadway Avenue to Sumter Avenue North	2,534'
D	Kentucky Avenue North to Douglas Drive North	1,036'
E	Douglas Drive North to Vera Cruz Avenue North	1,165'
F	West Broadway Avenue to 51 st Place North	292'
G	Louisiana Avenue North to Douglas Drive North	798'
H	Douglas Drive North to West Broadway Avenue	3,094'
I	West Broadway Avenue to Bottineau Boulevard (Co. Rd. 81)	867'
J	Louisiana Avenue North to Adair Avenue North	1,107'
K	Douglas Drive North to Highway 100	838'
Total Length		19,328'

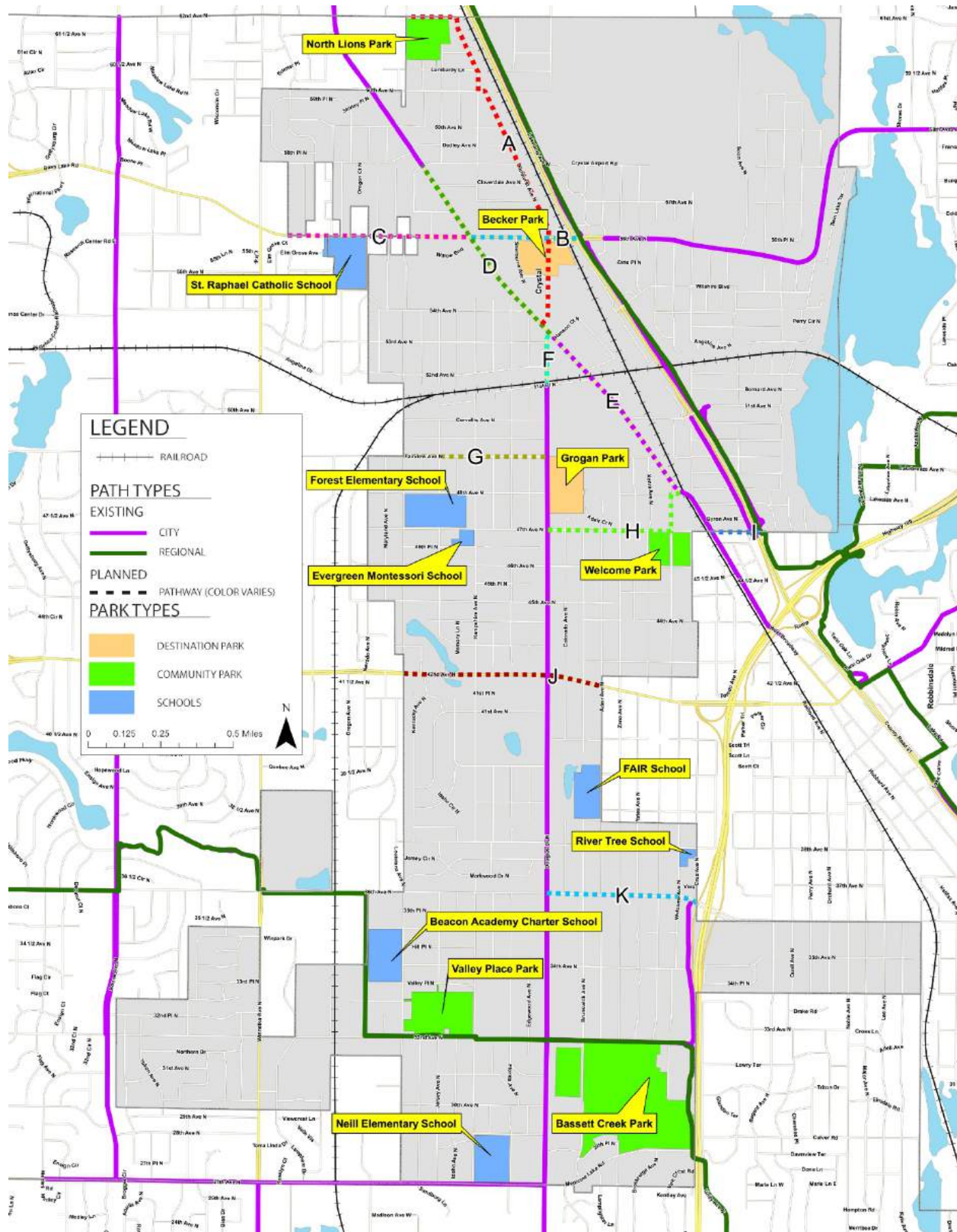


FIGURE 4.1 – PATHWAY MAP
(SEE APPENDIX A FOR LARGER SCALE IMAGERY)

Section V – Implementation Plan

This section establishes a strategy and set of priorities for implementing the park and trail system plan. The plan for parks and trails presented in preceding sections defines implementation occurring within five years as well as a long term 20-year plan and beyond for the development, operations, and maintenance of the park and trail facilities.

The underlying strategy for implanting this plan is to undertake initiatives that best respond to the prioritization criteria set forth in this section.

Dynamic Nature of the Implementation Strategy

While every attempt has been made to thoughtfully select implementation priorities, the implementation strategy remains dynamic and established priorities are subject to change if:

- Needs, recreational trends, and population dynamics change
- Actual benefits derived from capital investments have proven to be different from the benefits that were anticipated; this is both in terms of greater or less than anticipated benefits
- Funding availability and opportunities change

The city is encouraged to routinely (e.g., yearly) assess the implementation plan and priorities to ensure that they remain in alignment with the community values and needs.

Cost Projections

Use of the Cost Projections

The cost analysis defines the potential costs associated with the master plans as well as the neighborhood parks. These costs are based on a combination of site-specific requirements and projects of similar size and complexity. These costs are also based on portions of the work being completed by the city, private contractors, and specialists. It does not take into consideration work that could be performed by volunteers or other means.

The cost figures are based upon master plan level evaluation, which brings with it inherent limitations. The cost figures are meant for general budgetary purposes, project phasing, and comparing the relative cost of one item to that of another. The costs are based on 2017 dollars. Although intended to be conservative, actual cost will vary depending on the year that each aspect of a park is implemented, economic conditions affecting bidding, and the actual conditions found in the field during construction. Inflation rates should be applied at the time of design to adjust to the most current economic conditions.

Initial Investments and Priorities

A portion of the future improvements of the parks and trails is in the planning process of the CIP with additional outside funds potentially be provided through grants, stormwater credits, and other sources of revenue (discussed later in this section).

The initial investments would occur during a time frame of three to five years with a focus on the most immediate needs of the community. With redevelopment of Becker Park scheduled for 2019, and the ball field in Welcome Park being a likely replacement for the fields removed at Becker Park, these two parks will be considered top priorities. Redevelopment may not include the entire park, but select elements in each.

Following the anticipated investment of these two parks, the remaining community parks will receive priority for development and will be implemented based on available funding. By prioritizing efforts to

Bassett Creek Master Plan

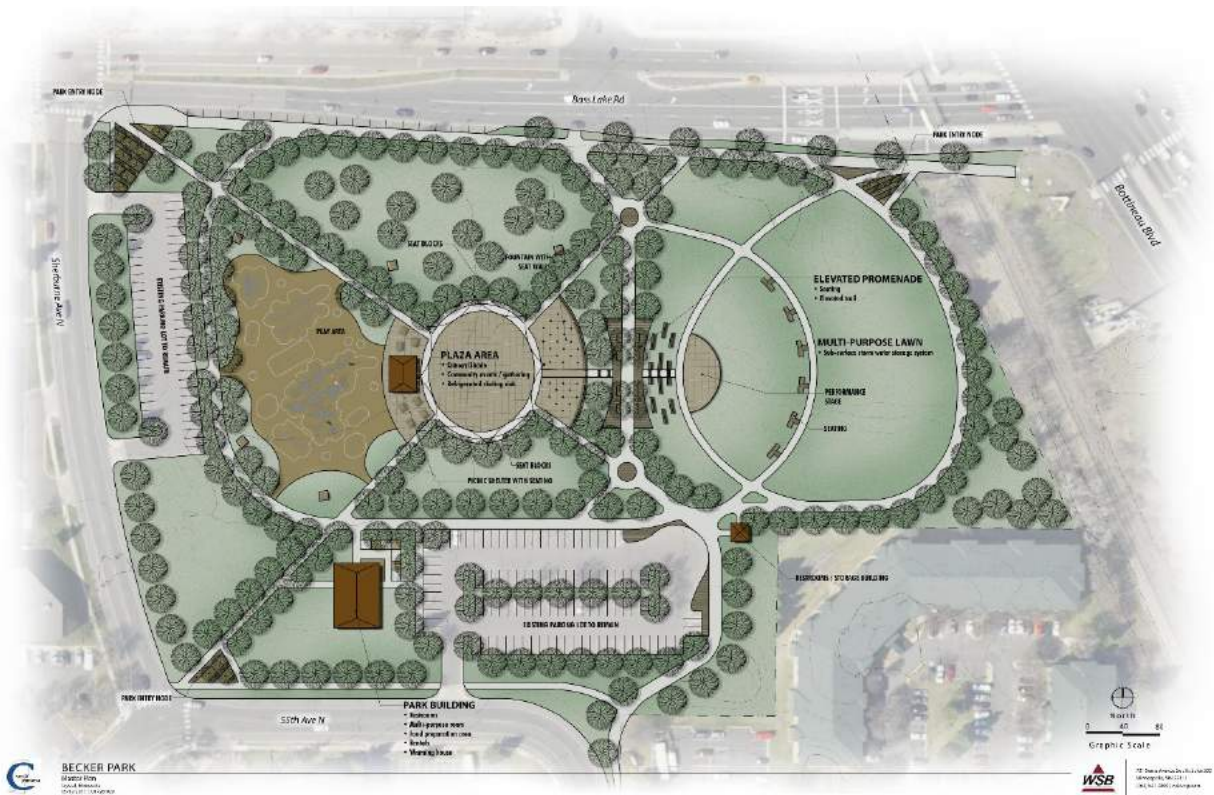
	Item	Description	Estimated Cost Range	
1	Park Building		\$1,336,125	\$1,496,460
	1	Pavement removal		
	2	Park building removal		
	3	Water service		
	4	Sanitary sewer improvements		
	5	4" concrete pavement over 6" compacted aggregate base		
	6	Concession building with restrooms (2)		
	7	Picnic tables (5)		
	8	Bike rack		
	9	Trash receptacles (2)		
	10	Drinking fountain		
	11	Park kiosks (overall map, rules, etc.)		
	12	Landscape improvements		
	13	Recommended contingency (10 - 25%)		
	14	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
2	Play Area		\$303,600	\$340,032
	1	Playground removal		
	2	Play concrete curb, engineered wood fiber mulch, PIP surfacing and equipment		
	3	4" Concrete pavement over 6" compacted aggregate base		
	4	Benches (6)		
	5	Trash receptacles (2)		
	6	Landscape Improvements		
	7	Recommended contingency (10 - 25%)		
	8	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
3	Lift Station Restroom Improvements		\$125,000	\$140,000
	1	Restrooms		
	2	Recommended contingency (10 - 25%)		
	3	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
4	Basketball Court		\$50,000	\$56,000
	1	Asphalt pavement with aggregate base		
	2	Basketball goals		
	3	Color coating for basketball court		
	4	Bench		
	5	Trash receptacle		
	6	Recommended contingency (10 - 25%)		
	7	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
5	Western Picnic Shelter		\$137,100	\$153,552
	1	36' x 24' Shelter with concrete slab		
	2	4" Concrete pavement over 6" compacted aggregate base		
	3	Drinking fountain		

	Item	Description	Estimated Cost Range	
	4	Picnic tables (6)		
	5	Trash receptacles (2)		
	6	Recommended contingency (10 - 25%)		
	7	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
6	Southeastern Picnic Shelter		\$125,000	\$140,000
	1	36' x 24' Shelter with concrete slab		
	2	Drinking fountain		
	3	Picnic tables (6)		
	4	Trash receptacles (2)		
	5	Recommended contingency (10 - 25%)		
	6	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
7	Eastern Picnic Shelter		\$118,125	\$132,300
	1	Clearing and grubbing		
	2	36' x 24' Shelter with concrete slab		
	3	Picnic tables (6)		
	4	Trash receptacles (2)		
	5	Recommended contingency (10 - 25%)		
	6	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
8	Three Sand Volleyball Courts		\$46,938	\$52,570
	1	Clearing and grubbing		
	2	Shelter removal (2)		
	3	Sand base		
	4	Post and net system		
	5	Benches (2)		
	6	Trash receptacles (2)		
	7	Recommended contingency (10 - 25%)		
	8	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
9	Large Breed Dog Park		\$72,656	\$81,375
	1	Clearing and grubbing		
	2	Fencing		
	3	Drinking fountain		
	4	Trash receptacles (2)		
	5	Landscape improvements		
	6	Recommended contingency (10 - 25%)		
	7	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
10	Small Breed Dog Park		\$32,732	\$37,195
	1	Clearing and grubbing		
	2	Fencing		
	3	Trash receptacles (2)		
	4	Landscape improvements		
	5	Recommended contingency (10 - 25%)		
	6	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
11	300' multipurpose ballfield improvements		\$389,650	\$436,408

	Item	Description	Estimated Cost Range	
	1	Sports lighting for one 300' multi-purpose ballfield		
	2	Irrigation system for four 300' multi-purpose fields		
	3	Player bench canopy (2)		
	4	Electronic scoreboard (1)		
	5	Concrete pavement (4" depth)		
	6	Concrete pavement (5" depth)		
	7	Bleachers - 5 row, 21' long		
	8	Trash receptacles (2)		
	9	Landscape improvements		
	10	Recommended contingency (10 - 25%)		
	11	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
12	Two 365' x 225' multipurpose athletic field		\$308,594	\$345,625
	1	Clearing and grubbing		
	2	Fencing removal		
	3	Volleyball removal		
	4	Agg-lime removal		
	5	Earthwork		
	6	Irrigation system for one 360' x 225' multi-purpose greens		
	7	Turf seed mix		
	8	3-row – 21-foot-long bleachers (2) on concrete pad		
	9	1 set of soccer nets (2 per set)		
	10	Trash receptacles (2)		
	11	Recommended contingency (10 - 25%)		
	12	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
13	Western Parking Lot & Signage		\$364,063	\$407,750
	1	Clearing and grubbing		
	2	Earthwork		
	3	3.5" bituminous pavement over 6" compacted aggregate base		
	4	Concrete curb and gutter		
	5	Lighting for parking lot		
	6	Storm sewer improvements		
	7	Parking signage & striping		
	8	Landscape improvements		
	9	Recommended contingency (10 - 25%)		
	10	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
14	Northeast Parking Lot & Signage		\$472,625	\$529,340
	1	Clearing and grubbing		
	2	Utility removals		
	3	Pavement removal		
	4	Existing dog park fencing removal		
	5	Curb and gutter removal		
	6	3.5" bituminous parking lot pavement over 6" compacted aggregate base		
	7	Concrete curb and gutter		
	8	Lighting for parking lot		
	9	Storm sewer improvements		
	10	Parking signage & striping		

	Item	Description	Estimated Cost Range	
	11	Landscape improvements		
	12	Recommended contingency (10 - 25%)		
	13	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
15	Dog Park Parking Lot & Signage		\$309,750	\$346,920
	1	Clearing and grubbing		
	2	Pavement removal		
	3	Utility removals		
	4	Pavement removal		
	5	Curb and gutter removal		
	6	3.5" bituminous pavement over 6" compacted aggregate base		
	7	Concrete curb and gutter		
	8	Lighting for parking lot		
	9	Storm sewer improvements		
	10	Parking signage & striping		
	11	Landscape improvements		
	12	Recommended contingency (10 - 25%)		
	13	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
16	East Central Parking Lot & Signage		\$343,563	\$384,790
	1	Clearing and grubbing		
	2	Utility removals		
	3	Pavement removal		
	4	Curb and gutter removal		
	5	3.5" bituminous pavement over 6" compacted aggregate base		
	6	Concrete curb and gutter		
	7	Lighting for parking lot		
	8	Storm sewer improvements		
	9	Parking signage & striping		
	10	Landscape improvements		
	11	Recommended contingency (10 - 25%)		
	12	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
17	Disc Golf Improvements		\$101,250	\$113,400
	1	3 acres of turf seed mix		
	2	9 acres of native seed mix		
	3	Recommended contingency (10 - 25%)		
	4	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
18	Trails		\$482,625	\$540,540
	1	3" bituminous pavement over 6" compacted aggregate base		
	2	6" gravel pavement (trail)		
	3	Recommended contingency (10 - 25%)		
	4	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
Total for Bassett Creek Park Improvements			\$5,119,394	\$5,734,257

Becker Park Master Plan



Facility – Western Development

Item Description		Estimated Cost Range	
1	Park Buildings Area	\$2,437,050	\$2,802,608
1	Park building removal		
2	Utility removals		
3	Pavement removal		
4	Fencing removal		
5	Water service		
6	Sanitary sewer improvements		
7	Park buildings with restrooms		
8	Concrete pavement		
9	Bike rack		
10	Trash receptacles (2)		
11	Drinking fountain		
12	Park kiosks (overall map, rules, etc.)		
13	Recommended contingency (10 - 25%)		
14	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
2	Play Area	\$875,350	\$1,006,653
1	Utility removals		
2	Clearing and grubbing		
3	Playground removal		
4	Pavement removal		
5	Fencing removal		
6	Ag-lime removal		

Item		Description	Estimated Cost Range	
	7	30' x 40' shelter		
	8	Play concrete curb, engineered wood fiber mulch, PIP surfacing, and equipment		
	9	Decorative pavement		
	10	Picnic tables (14)		
	11	Bike rack		
	12	Drinking fountain		
	13	Trash receptacles (2)		
	14	Recommended contingency (10 - 25%)		
	15	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
3	Northwest Park Entry Node		\$76,875	\$88,406
	1	Clearing and grubbing		
	2	Water feature including water service		
	3	Decorative pavement		
	4	Benches (4)		
	5	Trash receptacles (2)		
	6	Landscape improvements		
	7	Recommended contingency (10 - 25%)		
	8	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
4	Southwest Park Entry Node		\$65,375	\$75,181
	1	Decorative pavement		
	2	Water feature including water service		
	3	Trash receptacle		
	4	Landscape improvements		
	5	Recommended contingency (10 - 25%)		
	6	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
5	Monument Sign		\$75,000	\$86,250
	1	Monument sign		
	2	Landscape improvements		
	3	Recommended contingency (10 - 25%)		
	4	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
6	Picnic Area		\$15,000	\$17,250
	1	Picnic tables (4)		
	2	Landscape improvements		
	3	Recommended contingency (10 - 25%)		
	4	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
7	Fountain Area		\$271,925	\$312,714
	1	Decorative pavement		
	2	Interactive fountain (pass through)		
	3	Seat wall		
	4	Concrete stairs with railings		
	5	Recommended contingency (10 - 25%)		
	6	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		

Item Description		Estimated Cost Range	
8	Plaza Area	\$1,677,466	\$1,929,086
	1 Chiller for underground rink refrigeration		
	2 Overhead tensile structure		
	3 Concrete floor and tubing		
	4 Decorative pavement upgrade		
	5 Lighting		
	6 Benches (5)		
	7 Trash receptacles (4)		
	8 Landscape improvements		
	9 Recommended contingency (10 - 25%)		
	10 Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
9	Loop Trail (western side only)	\$117,900	\$135,585
	1 Concrete pavement		
	2 Benches (4)		
	3 Recommended contingency (10 - 25%)		
	4 Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
10	Ellipse and Linear Walk	\$178,700	\$205,505
	1 Concrete pavement		
	2 Block seating		
	3 Recommended contingency (10 - 25%)		
	4 Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
11	Bass Lake Road Walk (western side only)	\$62,500	\$71,875
	1 Concrete pavement		
	2 Recommended contingency (10 - 25%)		
	3 Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
12	55th Avenue Walk (western side only)	\$40,000	\$46,000
	1 Concrete pavement		
	2 Recommended contingency (10 - 25%)		
	3 Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
Total Estimate for Western Development		\$5,893,141	\$6,777,112

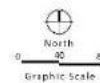
Facility – Eastern Development

Item Description		Estimated Cost Range	
1	Northeast Park Entry Node	\$162,000	\$186,300
1	Clearing and grubbing		
2	Water feature including water service		
3	Decorative pavement		
4	Pergola		
5	Benches (4)		
6	Trash receptacles (2)		
7	Landscape improvements		
8	Recommended contingency (10 - 25%)		
9	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
2	Performance Stage	\$204,800	\$235,520
1	Earthwork		
2	Decorative pavement		
3	Concrete stairs with railings		
4	Block seating		
5	Trash receptacles (2)		
6	Landscape improvements		
7	Recommended contingency (10 - 25%)		
8	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
3	Multi-purpose Lawn	\$135,975	\$156,371
1	Earthwork		
2	Utility removals		
3	Clearing and grubbing		
4	Pavement removal		
5	Fencing removal		
6	Ag-lime removal		
7	Benches including concrete pad		
8	Trash receptacles (2)		
9	Landscape improvements		
10	Recommended contingency (10 - 25%)		
11	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
4	Elevated Promenade	\$270,600	\$311,190
1	Earthwork		
2	Concrete pavement		
3	Decorative pavement		
4	Benches (8)		
5	Trash receptacles (4)		
6	Landscape improvements		
7	Recommended contingency (10 - 25%)		
8	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
5	Storage / Restroom Building	\$251,800	\$289,570
1	Building		
2	Concrete pavement		
3	Recommended contingency (10 - 25%)		
4	Estimated administrative costs (15%): design and		

Item		Description	Estimated Cost Range	
		engineering, permits, testing, construction staking, construction observation		
6		Loop Trail (eastern side only)	\$90,825	\$104,449
	1	Concrete pavement		
	2	Benches (3)		
	3	Recommended contingency (10 - 25%)		
	4	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
7		Bass Lake Road Walk (eastern side only)	\$60,000	\$69,000
	1	Concrete pavement		
	2	Recommended contingency (10 - 25%)		
	3	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
8		Regional Trail (Segment East of Southern Parking Lot)	\$67,200	\$77,280
	1	Concrete pavement		
	2	Recommended contingency (10 - 25%)		
	3	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
Total Estimate for Eastern Development			\$1,243,200	\$1,429,680

TOTAL ESTIMATE FOR BECKER PARK DEVELOPMENT**\$7,136,341****\$8,206,792**

North Lion's Park Master Plan



NORTH LION'S PARK
Master Plan
Crystal, Minnesota
2020-2030



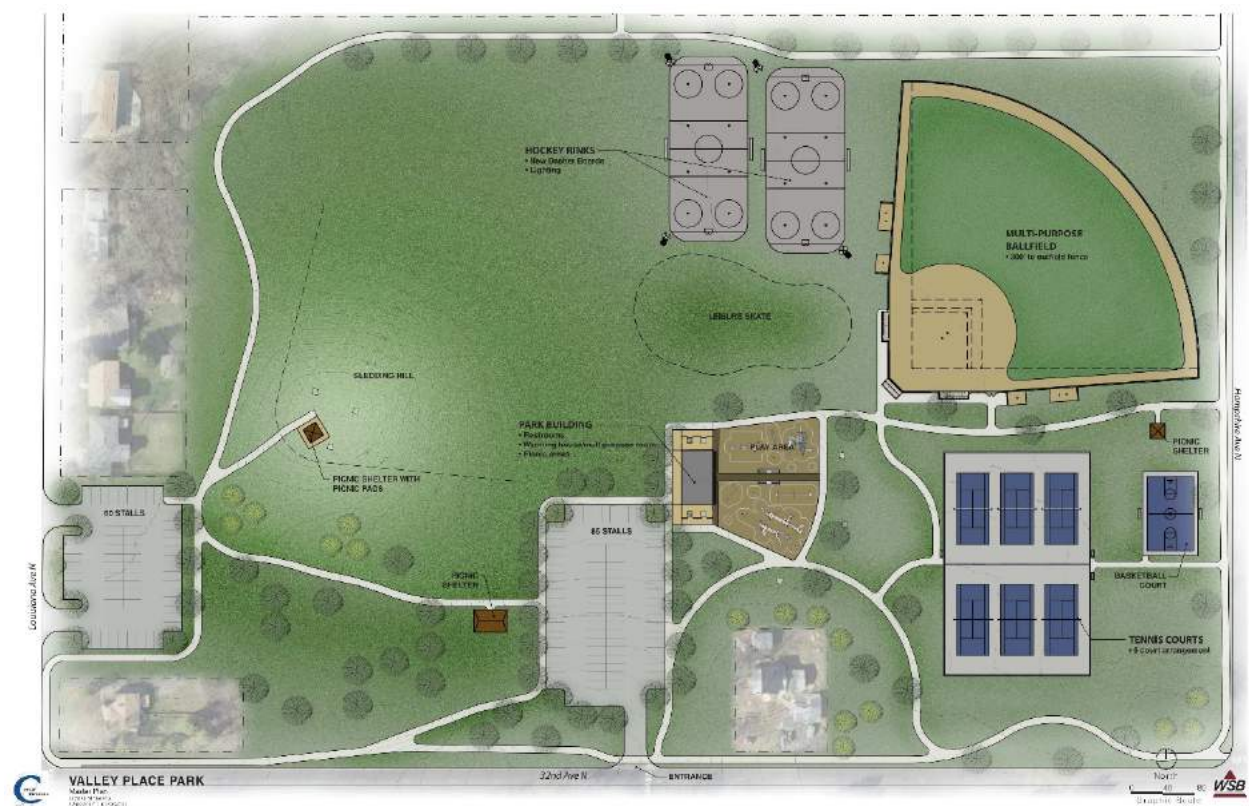
	Item	Description	Estimated Cost Range	
1	Park Building		\$1,157,500	\$1,296,400
	1	Clearing and grubbing		
	2	Utility removals		
	3	Park building removal		
	4	Water service		
	5	Sanitary sewer improvements		
	6	Park building with restrooms (2)		
	7	Picnic tables (4)		
	8	Bike rack		
	9	Trash receptacles (2)		
	10	Drinking fountain		
	11	Park kiosks (overall map, rules, etc.)		
	12	Landscape improvements		
	13	Recommended contingency (10 - 25%)		
	14	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
2	Play Area		\$455,065	\$507,573
	1	Clearing and grubbing		

	Item	Description	Estimated Cost Range	
	2	Pavement removal		
	3	Fencing removal		
	4	Playground removal		
	5	Play concrete curb, engineered wood fiber mulch, PIP surfacing and equipment		
	6	4" concrete pavement over 6" compacted aggregate base		
	7	36' x 24' shelter with concrete slab		
	8	Picnic tables (4)		
	9	Benches (2)		
	10	Bike rack		
	11	Trash receptacles (2)		
	12	Landscape improvements		
	13	Recommended contingency (10 - 25%)		
	14	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
3	Shelter (adjacent to play area)		\$121,550	\$135,575
	1	36' x 24' shelter with concrete slab		
	2	Picnic tables (4)		
	3	Benches (2)		
	4	Bike rack		
	5	Trash receptacles (2)		
	6	Recommended contingency (10 - 25%)		
	7	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
4	Picnic Shelter/Picnic Area (adjacent to pond)		\$58,750	\$65,800
	1	16' x 16' shelter with concrete slab		
	2	Picnic tables (3)		
	3	Benches (3)		
	4	Trash receptacles (2)		
	5	Landscape improvements		
	6	Recommended contingency (10 - 25%)		
	7	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
5	Hockey Rink		\$334,250	\$374,360
	1	Clearing and grubbing		
	2	Fiberglass dasher boards		
	3	Concrete pavement		
	4	Hockey goals (2 per set)		
	5	Hockey rink lighting		
	6	Trash receptacle		
	7	Landscape improvements		
	8	Recommended contingency (10 - 25%)		
	9	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
6	Pickleball Courts (8 Courts)		\$342,660	\$383,779
	1	Soil corrections and draitile		
	2	Concrete maintenance strip		
	3	Concrete pavement with aggregate base		
	4	Asphalt pavement with aggregate base		
	5	10' high perimeter fence		

	Item	Description	Estimated Cost Range	
	6	4' high divider fence with safety cap and gates		
	7	Pickleball net and post system		
	8	Color coating for basketball court		
	9	Landscape improvements		
	10	Recommended contingency (10 - 25%)		
	11	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
7	Basketball Court		\$58,125	\$65,100
	1	Clearing and grubbing		
	2	Asphalt pavement with aggregate base		
	3	Basketball goals		
	4	Color coating for basketball court		
	5	Picnic table		
	6	Bench		
	7	Trash receptacle		
	8	Landscape improvements		
	9	Recommended contingency (10 - 25%)		
	10	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
8	Sepak Takraw Court		\$15,625	\$17,500
	1	Sand base		
	2	Post and net system		
	3	Picnic table		
	4	Trash receptacle		
	5	Landscape improvements		
	6	Recommended contingency (10 - 25%)		
	7	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
9	Sledding Hill Area		\$283,750	\$317,800
	1	Clearing and grubbing		
	2	Earthwork		
	3	Shelter removal		
	4	Restoration		
	5	Landscape improvements		
	6	Recommended contingency (10 - 25%)		
	7	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
10	365' x 225' multipurpose athletic field		\$468,294	\$524,489
	1	Clearing and grubbing		
	2	Earthwork		
	3	Ag-lime removal		
	4	Fencing removal		
	5	Sports lighting for one 365' x 225' multi-purpose field		
	6	Electronic scoreboard		
	7	Irrigation system for one 360' x 225' multi-purpose greens		
	8	Turf seed mix		
	9	12-foot-high, 3-rail chain-link at northern end of multi-purpose field)		
	10	3-row – 21-feet-long bleachers (2) on concrete pad		
	11	1 set of soccer nets (2 per set)		

	Item	Description	Estimated Cost Range	
	12	Trash receptacles (2)		
	13	Landscape improvements		
	14	Recommended contingency (10 - 25%)		
	15	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
11	Western Parking Lot & Signage		\$253,125	\$283,500
	1	Clearing and grubbing		
	2	Pavement removal		
	3	Curb and gutter removal		
	4	3.5" bituminous pavement over 6" compacted aggregate base		
	5	Concrete curb and gutter		
	6	Lighting for parking lot		
	7	Storm sewer improvements		
	8	Parking signage & striping		
	9	Landscape improvements		
	10	Recommended contingency (10 - 25%)		
	11	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
12	On-Street Parking & Signage		\$102,125	\$114,380
	1	Clearing and grubbing		
	2	Pavement removal		
	3	Curb and gutter removal		
	4	3.5" bituminous pavement over 6" compacted aggregate base		
	5	Concrete curb and gutter		
	6	Parking signage & striping		
	7	Landscape improvements		
	8	Recommended contingency (10 - 25%)		
	9	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
13	Trail Pavement		\$166,125	\$186,060
	1	3" bituminous pavement over 6" compacted aggregate base		
	2	Recommended contingency (10 - 25%)		
	3	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
Total for North Lion's Park Improvements			\$3,816,944	\$4,272,316

Valley Place Park Master Plan



	Item	Description	Estimated Cost Range	
1	Park Building		\$1,148,750	\$1,286,600
	1	Park building removal		
	2	Water service		
	3	Sanitary sewer improvements		
	4	Park building with restrooms (2)		
	5	Picnic tables (4)		
	6	Bike rack		
	7	Trash receptacles (2)		
	8	Drinking fountain		
	9	Flagpole		
	10	Park kiosks (overall map, rules, etc.)		
	11	Landscape improvements		
	12	Recommended contingency (10 - 25%)		
	13	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
2	Play Area		\$308,375	\$345,380
	1	Playground removal		
	2	Play concrete curb, engineered wood fiber mulch, PIP surfacing and equipment		
	3	4" concrete pavement over 6" compacted aggregate base		
	4	Benches (4)		
	5	Picnic tables (4)		
	6	Landscape improvements		

	Item	Description	Estimated Cost Range	
	7	Recommended contingency (10 - 25%)		
	8	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
3	Picnic Shelter/Picnic Area (Adjacent to South Parking Lot)		\$127,500	\$142,800
	1	Clearing and grubbing		
	2	Shelter removal		
	3	36' x 24' shelter with concrete slab		
	4	Picnic tables (4)		
	5	Trash receptacles (2)		
	6	Landscape improvements		
	7	Recommended contingency (10 - 25%)		
	8	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
4	Sledding Hill Area		\$73,750	\$82,600
	1	16' x 16' shelter with concrete slab		
	2	Picnic tables (5)		
	3	Trash receptacles (1)		
	4	Landscape improvements		
	5	Recommended contingency (10 - 25%)		
	6	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
5	Two Hockey Rinks (includes leisure skate area)		\$531,000	\$594,720
	1	Fiberglass dasher boards		
	2	Concrete pavement		
	3	Hockey goals (2 per set)		
	4	Trash receptacle		
	5	Landscape improvements		
	6	Recommended contingency (10 - 25%)		
	7	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
6	Basketball Court		\$96,000	\$107,520
	1	Clearing and grubbing		
	2	Pavement removal		
	3	Asphalt pavement with ag-lime base		
	4	Basketball goals		
	5	Color coating for basketball court		
	6	Benches (2)		
	7	Trash receptacle		
	8	16' x 16' shelter with concrete slab		
	9	Landscape improvements		
	10	Recommended contingency (10 - 25%)		
	11	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
7	Shelter (adjacent to basketball court)		\$31,250	\$35,000
	1	16' x 16' shelter with concrete slab		
	2	Recommended contingency (10 - 25%)		
	3	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
8	Tennis Court (6 Courts)		\$566,428	\$634,399

	Item	Description	Estimated Cost Range	
	1	Clearing and grubbing		
	2	Pavement removal		
	3	Fencing removal		
	4	Soil corrections and draitile		
	5	Concrete maintenance strip		
	6	Asphalt pavement with ag-lime base		
	7	10' high perimeter fenced		
	8	Tennis net and post system		
	9	Color coating for basketball court		
	10	Benches (3)		
	11	Trash receptacles (2)		
	12	Landscape improvements		
	13	Recommended contingency (10 - 25%)		
	14	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
9	One - 300' multipurpose ballfield		\$419,591	\$469,942
	1	Earthwork		
	2	Pavement removal		
	3	Curb and gutter removal		
	4	Ag-lime Removal		
	5	Fencing removal		
	6	Irrigation system for four 300' multi-purpose fields		
	7	Player bench canopy (2)		
	8	Backstop, foul line, and outfield fencing		
	9	Backstop safety netting		
	10	Ag-lime		
	11	Concrete pavement (4" depth)		
	12	Concrete pavement (5" depth)		
	13	Bleachers - 5 row, 21' long		
	14	Players bench 24 'long		
	15	Trash receptacles (2)		
	16	Bases and plates		
	17	Foul poles		
	18	Foul line outfield safety rail		
	19	Concrete maintenance strip		
	20	1.5 acres of turf seed mix		
	21	Landscape improvements		
	22	Recommended contingency (10 - 25%)		
	23	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
10	Southern Parking Lot & Signage		\$350,775	\$392,868
	1	Clearing and grubbing		
	2	Pavement removal		
	3	Curb and gutter removal		
	4	3.5" bituminous pavement over 6" compacted aggregate base		
	5	Concrete curb and gutter		
	6	Lighting for parking lot		
	7	Storm sewer improvements		
	8	Parking signage & striping		
	9	Landscape improvements		
	10	Recommended contingency (10 - 25%)		

	Item	Description	Estimated Cost Range	
	11	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
11	Western Parking Lot & Signage		\$224,000	\$250,880
	1	Clearing and grubbing		
	2	Pavement removal		
	3	Curb and gutter removal		
	4	3.5" bituminous pavement over 6" compacted aggregate base		
	5	Concrete curb and gutter		
	6	Storm sewer improvements		
	7	Parking signage & striping		
	8	Landscape improvements		
	9	Recommended contingency (10 - 25%)		
	10	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
12	Trail Pavement		\$234,375	\$262,500
	1	3" bituminous pavement over 6" compacted aggregate base		
	2	Recommended contingency (10 - 25%)		
	3	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
Total for Lion's Valley Place Park Improvements			\$4,111,793	\$4,605,209

Welcome Park Master Plan

	Item	Description	Estimated Cost Range	
1	Park Building		\$1,136,250	\$1,272,600
	1	Park building removal		
	2	Water service		
	3	Sanitary sewer improvements		
	4	Park Building with restrooms (2)		
	5	Picnic tables (4)		
	6	Bike rack		
	7	Trash receptacles (2)		
	8	Drinking fountain		
	9	Park kiosks (overall map, rules, etc.)		
	10	Landscape improvements		
	11	Recommended contingency (10 - 25%)		
	12	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
2	Play Area		\$320,588	\$359,058
	1	Fencing removal		
	2	Ag-lime Removal		
	3	Playground removal		
	4	Play concrete curb, engineered wood fiber mulch, PIP surfacing, and equipment		
	5	4" concrete pavement over 6" compacted aggregate base		
	6	Benches (4)		
	7	Bike rack		

	Item	Description	Estimated Cost Range	
	8	Drinking fountain		
	9	Trash receptacles (2)		
	10	Landscape improvements		
	11	Recommended contingency (10 - 25%)		
	12	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
3	Picnic Shelter/Picnic Area		\$152,300	\$170,576
	1	36' x 24' shelter with concrete slab		
	2	4" concrete pavement over 6" compacted aggregate base		
	3	Picnic tables (4)		
	4	Trash receptacles (2)		
	5	Landscape improvements		
	6	Recommended contingency (10 - 25%)		
	7	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
4	Hockey Rink		\$342,375	\$383,460
	1	Utility removals		
	2	Hockey rink removal		
	3	Fiberglass dasher boards		
	4	Concrete pavement		
	5	Hockey goals (2 per set)		
	6	Hockey rink lighting		
	7	Trash receptacle		
	8	Landscape improvements		
	9	Recommended contingency (10 - 25%)		
	10	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
5	Basketball Court		\$53,125	\$59,500
	1	Asphalt pavement with ag-lime base		
	2	Basketball goals		
	3	Color coating for basketball court		
	4	Bench		
	5	Trash receptacle		
	6	Landscape improvements		
	7	Recommended contingency (10 - 25%)		
	8	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
6	One - 300' multipurpose ballfield		\$608,716	\$681,762
	1	Earthwork		
	2	Sports lighting for one 300' multi-purpose ballfield		
	3	Irrigation system for four 300' multi-purpose fields		
	4	Player bench canopy (2)		
	5	Electronic scoreboard (1)		
	6	Backstop, foul line, and outfield fencing		
	7	Backstop safety netting		
	8	Ag-lime		
	9	Concrete pavement (4" depth)		
	10	Concrete pavement (5" depth)		
	11	Bleachers - 5 row, 21' long		
	12	Players bench 24' long		

	Item	Description	Estimated Cost Range	
	13	Trash receptacles (2)		
	14	Bases and plates		
	15	Foul poles		
	16	Foul line outfield safety rail		
	17	Concrete maintenance strip		
	18	2 acres of turf seed mix		
	19	Landscape improvements		
	20	Recommended contingency (10 - 25%)		
	21	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
7	One - multipurpose ballfield (shared field)		\$149,309	\$167,227
	1	Backstop fencing		
	2	Backstop safety netting		
	3	Ag-lime		
	4	Concrete pavement (4" depth)		
	5	Concrete pavement (5" depth)		
	6	Bleachers - 5 row, 21' long		
	7	Players bench 24' long		
	8	Bases and plates		
	9	Player bench canopy (2)		
	10	Trash receptacles (2)		
	11	1 acre of turf seed mix		
	12	Landscape improvements		
	13	Recommended contingency (10 - 25%)		
	14	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
8	365' x 225' multipurpose athletic field		\$183,838	\$205,898
	1	Earthwork		
	2	Pavement removal		
	3	Fencing removal		
	4	Ag-lime removal		
	5	Irrigation system for one 360' x 225' multi-purpose greens		
	6	Turf seed mix		
	7	12-foot-high, 3-rail chain-link at northern end of multi-purpose field)		
	8	3-row – 21-foot-long bleachers (2) on concrete pad		
	9	1 set of soccer nets (2 per set)		
	10	Trash receptacles (2)		
	11	Recommended contingency (10 - 25%)		
	12	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
9	Parking Lot & Signage		\$266,030	\$302,306
	1	Clearing and grubbing		
	2	Pavement removal		
	3	Curb and gutter removal		
	4	3.5" bituminous pavement over 6" compacted aggregate base		
	5	Lighting for parking lot		
	6	Storm sewer improvements		
	7	Parking signage & striping		
	8	Landscape improvements		

	Item	Description	Estimated Cost Range	
	9	Recommended contingency (10 - 25%)		
	10	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
10	On-Street Parking & Signage		\$34,155	\$38,813
	1	Pavement removal		
	2	Curb and gutter removal		
	3	3.5" bituminous pavement over 6" compacted aggregate base		
	4	Concrete curb and gutter		
	5	Parking signage & striping		
	6	Landscape improvements		
	7	Recommended contingency (10 - 25%)		
	8	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
11	Welcome Ave. N. Roadway Removal (Between 47th Ave. N. & 46th Ave. N.)		\$85,750	\$96,040
	1	Earthwork		
	2	Utility removals		
	3	Pavement removal		
	4	Curb and gutter removal		
	5	Concrete curb and gutter		
	6	Landscape improvements		
	7	Recommended contingency (10 - 25%)		
	8	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
12	Trail Pavement		\$153,900	\$171,000
	1	3" bituminous pavement over 6" compacted aggregate base		
	2	Recommended contingency (10 - 25%)		
	3	Estimated administrative costs (15%): design and engineering, permits, testing, construction staking, construction observation		
Total for Welcome Park Improvements			\$3,486,335	\$3,908,240

Cost Projections for Neighborhood Parks

The following provides cost projections for a typical neighborhood park. The costs reflected do not consider work to be performed by the City. Improvements to neighborhood parks will be focused on replacement of one basketball court and one play area per year. Following the initial investment time frame, three small picnic shelters have been budgeted for funding allocation as a focus as well. A variety of other planned improvements are included in the estimate on the following page. These items have been identified as typical neighborhood park improvement and will be implemented as funding becomes available.

Typical Neighborhood Park Master Plan Cost Estimate

Facility Development

	Item	Description	Estimated Cost Range	
1	New Park Shelter		\$99,000	\$112,500
	1	30' x 20' shelter including Concrete pad		
	2	Picnic tables (6)		
	3	Bike rack		
	4	Grill		
	5	Trash receptacles (2)		
	6	Drinking fountain including water service		
	7	Recommended contingency (10 - 25%)		
2	Play Area / Picnic Area		\$174,900	\$198,750
	1	Playground removal		
	2	Play concrete curb, engineered wood fiber mulch, PIP surfacing and equipment		
	3	Benches (2)		
	4	Picnic tables (2) on concrete pad		
	5	Recommended contingency (10 - 25%)		
3	Open Green Space		\$31,900	\$36,250
	1	Earthwork		
	2	Turf Seed Mix		
	3	Recommended contingency (10 - 25%)		
4	Half-Court Basketball / Hard Play Area		\$41,800	\$47,500
	1	Pavement removal		
	2	Asphalt pavement with ag-lime base		
	3	Basketball Goal		
	4	Color coating for basketball court		
	5	Benches (2)		
	6	Trash receptacle		
	7	Recommended contingency (10 - 25%)		
5	Trail Improvements		\$8,800	\$10,000
	1	Pavement removal		
	2	3" bituminous pavement over 6" compacted aggregate base		
	3	Recommended contingency (10 - 25%)		
6	Park Building Removal (4)		\$132,000	\$150,000
	1	Park building removal		
	2	Recommended contingency (10 - 25%)		
7	Shelter Removal (4)		\$22,000	\$25,000
	1	Shelter removal		
	2	Recommended contingency (10 - 25%)		
8	Hockey Rink Removal (4)		\$66,000	\$75,000
	1	Removal of lighting, boards, and restoration		

Item	Description	Estimated Cost Range	
2	Recommended contingency (10 - 25%)		
Total for Neighborhood Park		\$422,400	\$480,000

Potential Funding Sources

The availability of funding to implement the park and trail system initiatives will have direct impacts on the timing the plan. The following table provides a brief overview of the funding sources typically available to local governments. It also provides an overview of the probability of any given source adding to the funding stream for system improvements.

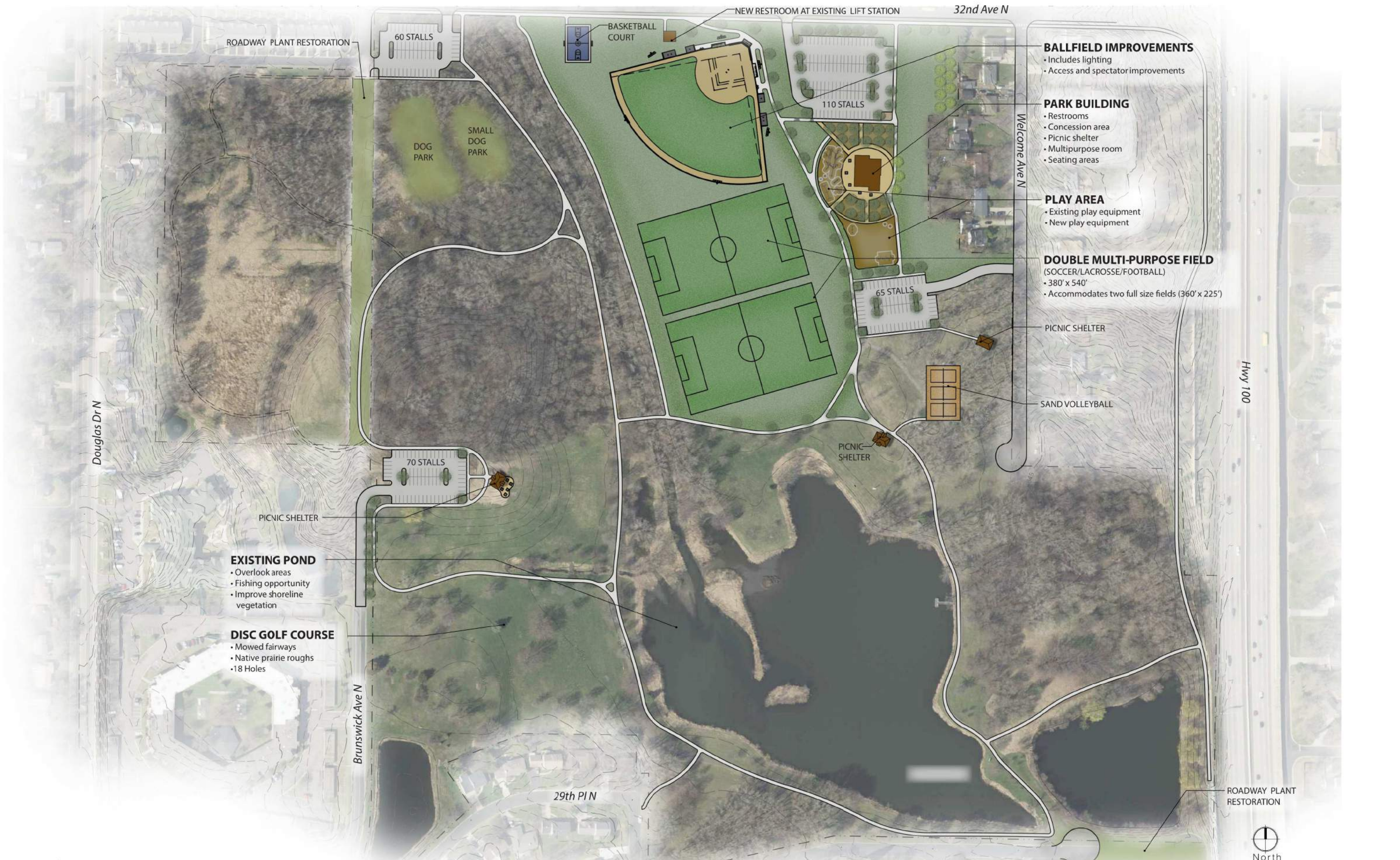
Note that each of the non-local funding sources require an application process that includes an action plan and description of funding requirements. All of these funding sources are competitive and/or require political action, local funding commitments, and citizen approval.

Potential Funding Sources for Parks and Trail Development

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	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.

Funding Source	Description / Overview	Probability
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 fees 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 relates to cash donations, gifts, volunteerism, and professional services donated to the park for planning, acquisition, or development purposes.	Limited potential from a cash perspective, but important with respect to the use of volunteers to offset some program costs.

Appendix A: Master Plans and Park Maps



ROADWAY PLANT RESTORATION

60 STALLS

BASKETBALL COURT

NEW RESTROOM AT EXISTING LIFT STATION

32nd Ave N

BALLFIELD IMPROVEMENTS

- Includes lighting
- Access and spectator improvements

PARK BUILDING

- Restrooms
- Concession area
- Picnic shelter
- Multipurpose room
- Seating areas

PLAY AREA

- Existing play equipment
- New play equipment

DOUBLE MULTI-PURPOSE FIELD

- (SOCCER/LACROSSE/FOOTBALL)
- 380' x 540'
- Accommodates two full size fields (360' x 225')

PICNIC SHELTER

SAND VOLLEYBALL

Welcome Ave N

Hwy 100

PICNIC SHELTER

EXISTING POND

- Overlook areas
- Fishing opportunity
- Improve shoreline vegetation

DISC GOLF COURSE

- Mowed fairways
- Native prairie roughs
- 18 Holes

DOG PARK
SMALL DOG PARK

70 STALLS

PICNIC SHELTER

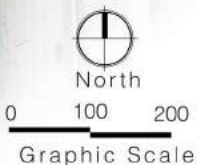
29th Pl N

ROADWAY PLANT RESTORATION



BASSETT CREEK PARK

Master Plan
Crystal, Minnesota
12/5/2017 | 01726-020



62nd Ave N

ON-STREET PARKING

Hampshire Ave N

ON-STREET PARKING

Louisiana Ave N

MULTI-PURPOSE FIELD
(SOCCER/LACROSSE/FOOTBALL)
• Accommodates one full size field (360' x 225')
• Lights

EXISTING POND

BASKETBALL COURT

PICNIC SHELTER

SEPAK TAKRAW

PARK BUILDING
• Includes restrooms
• Warming house/multipurpose room
• Picnic tables
• Concession area

30 STALLS

PLAY AREA

PICNIC SHELTER

35 STALLS

PICKLEBALL COURTS
• Up to 8 courts

LEISURE SKATE

SLEDDING HILL

HOCKEY
• Lights
• Dasher boards

TRAIL ENTRANCE FROM NEIGHBORHOOD

Jersey Ave N

61st Ave N



0 40 80

Graphic Scale



NORTH LION'S PARK

Master Plan
Crystal, Minnesota
08/09/2017 | 01726-020





Louisiana Ave N

Hampshire Ave N

HOCKEY RINKS
• New Dasher Boards
• Lighting

LEISURE SKATE

**MULTI-PURPOSE
BALLFIELD**
• 300' to outfield fence

PARK BUILDING
• Restrooms
• Warming house/multipurpose room
• Picnic areas

PLAY AREA

SLEDDING HILL

PICNIC SHELTER WITH
PICNIC PADS

PICNIC
SHELTER

PICNIC
SHELTER

BASKETBALL
COURT

TENNIS COURTS
• 6 court arrangement

60 STALLS

85 STALLS

ENTRANCE

32nd Ave N

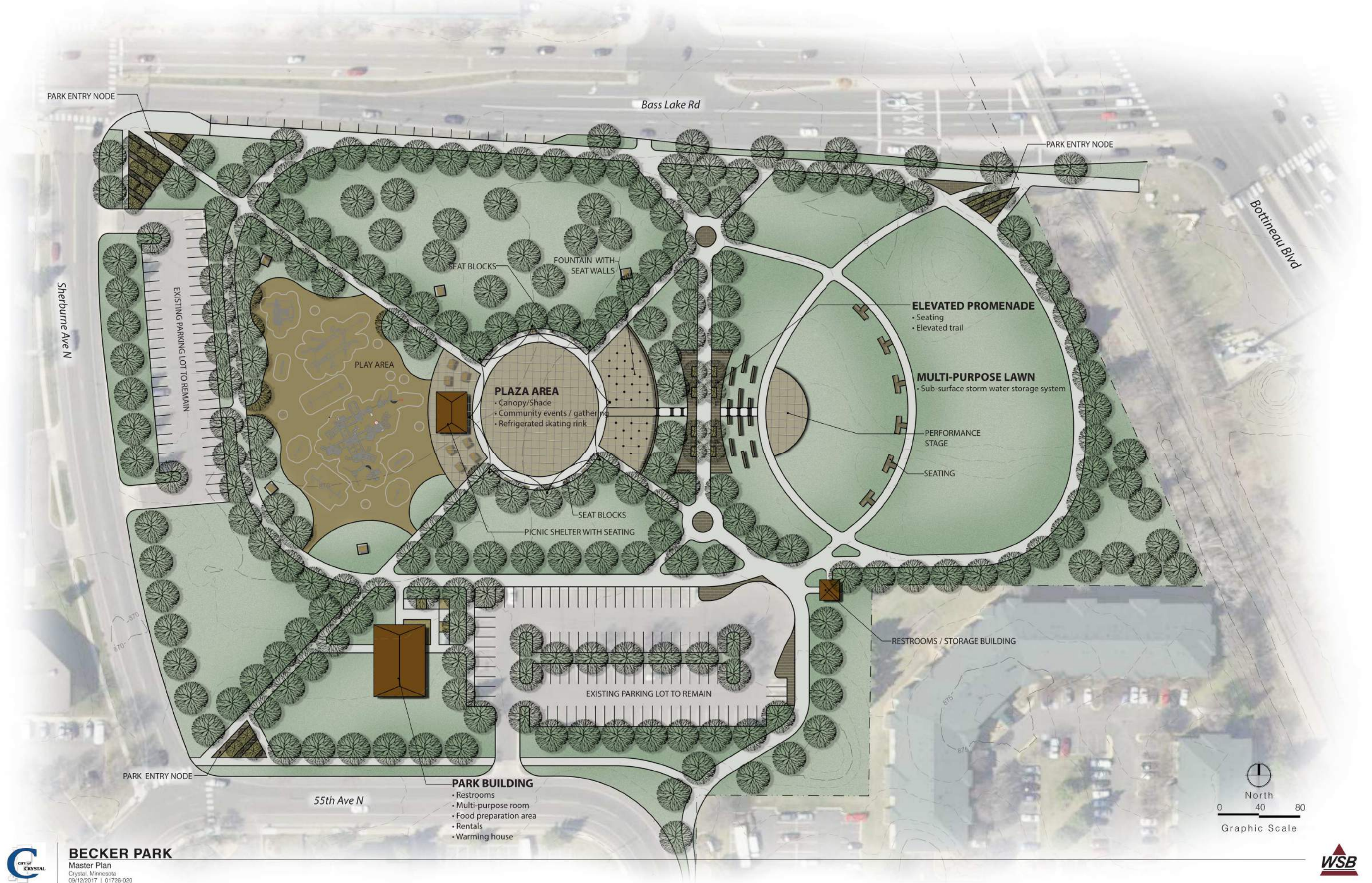
VALLEY PLACE PARK

Master Plan
Crystal, Minnesota
12/05/2017 | 01726-020



0 40 80
Graphic Scale





PARK ENTRY NODE

Bass Lake Rd

PARK ENTRY NODE

Bottineau Blvd

Sherburne Ave N

EXISTING PARKING LOT TO REMAIN

PLAY AREA

SEAT BLOCKS

FOUNTAIN WITH SEAT WALLS

PLAZA AREA

- Canopy/Shade
- Community events / gathering
- Refrigerated skating rink

SEAT BLOCKS

PICNIC SHELTER WITH SEATING

ELEVATED PROMENADE

- Seating
- Elevated trail

MULTI-PURPOSE LAWN

- Sub-surface storm water storage system

PERFORMANCE STAGE

SEATING

RESTROOMS / STORAGE BUILDING

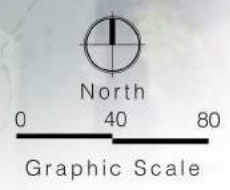
PARK ENTRY NODE

55th Ave N

PARK BUILDING

- Restrooms
- Multi-purpose room
- Food preparation area
- Rentals
- Warming house

EXISTING PARKING LOT TO REMAIN

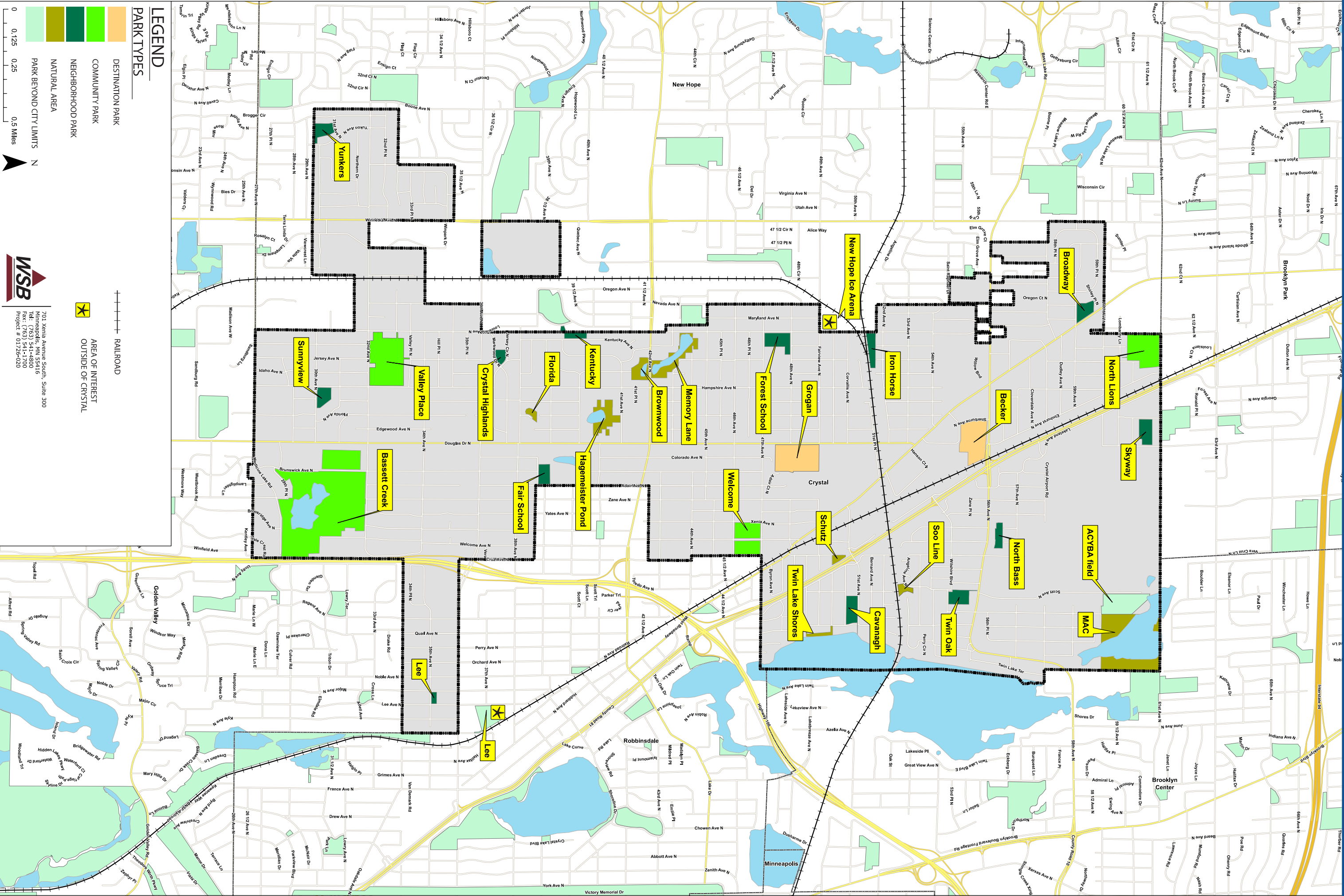


BECKER PARK
Master Plan
Crystal, Minnesota
09/12/2017 | 01726-020





PARKS MAP



LEGEND

PARK TYPES

- DESTINATION PARK
- COMMUNITY PARK
- NEIGHBORHOOD PARK
- NATURAL AREA
- PARK BEYOND CITY LIMITS

RAILROAD

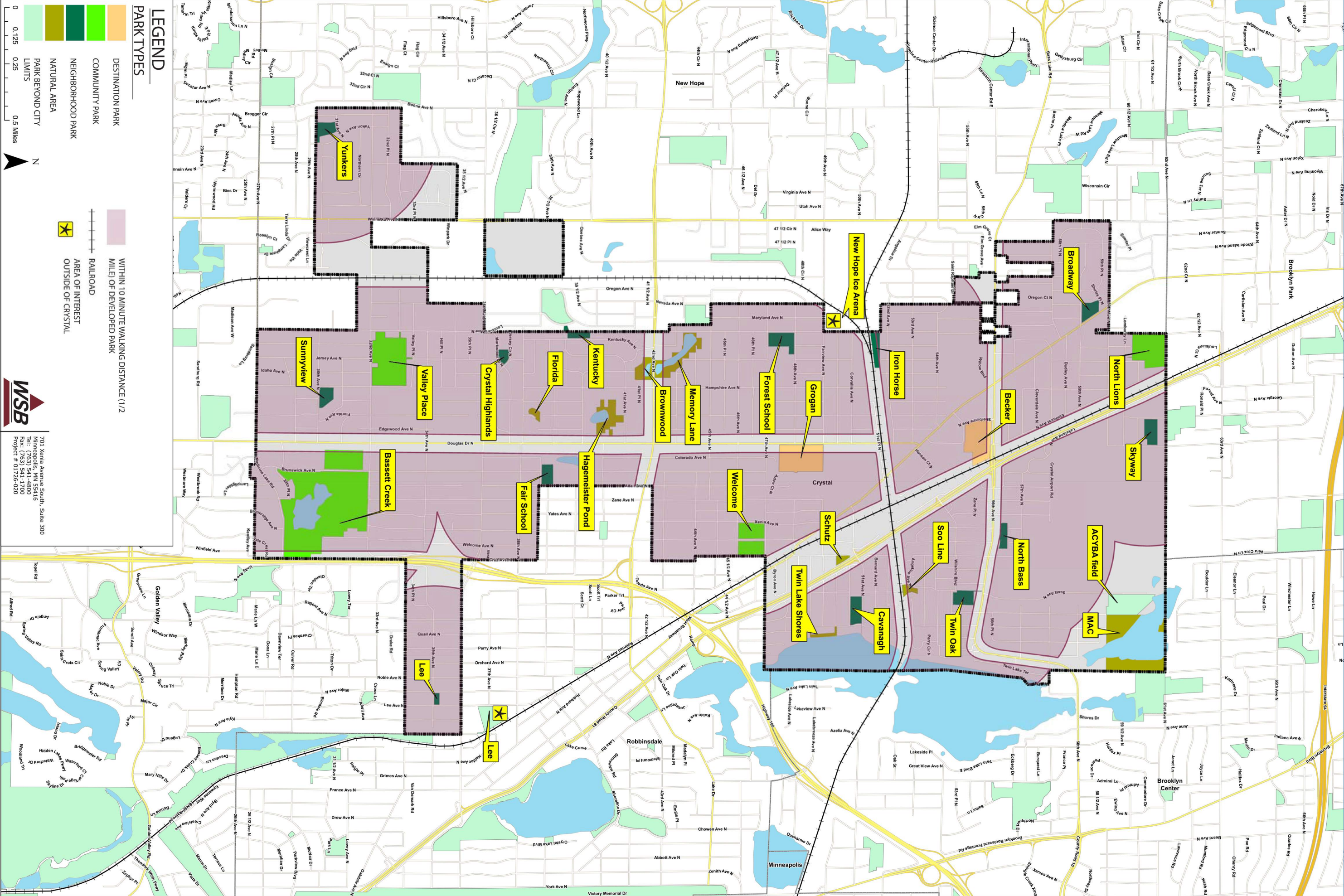
AREA OF INTEREST OUTSIDE OF CRYSTAL

0 0.125 0.25 0.5 Miles

WSB

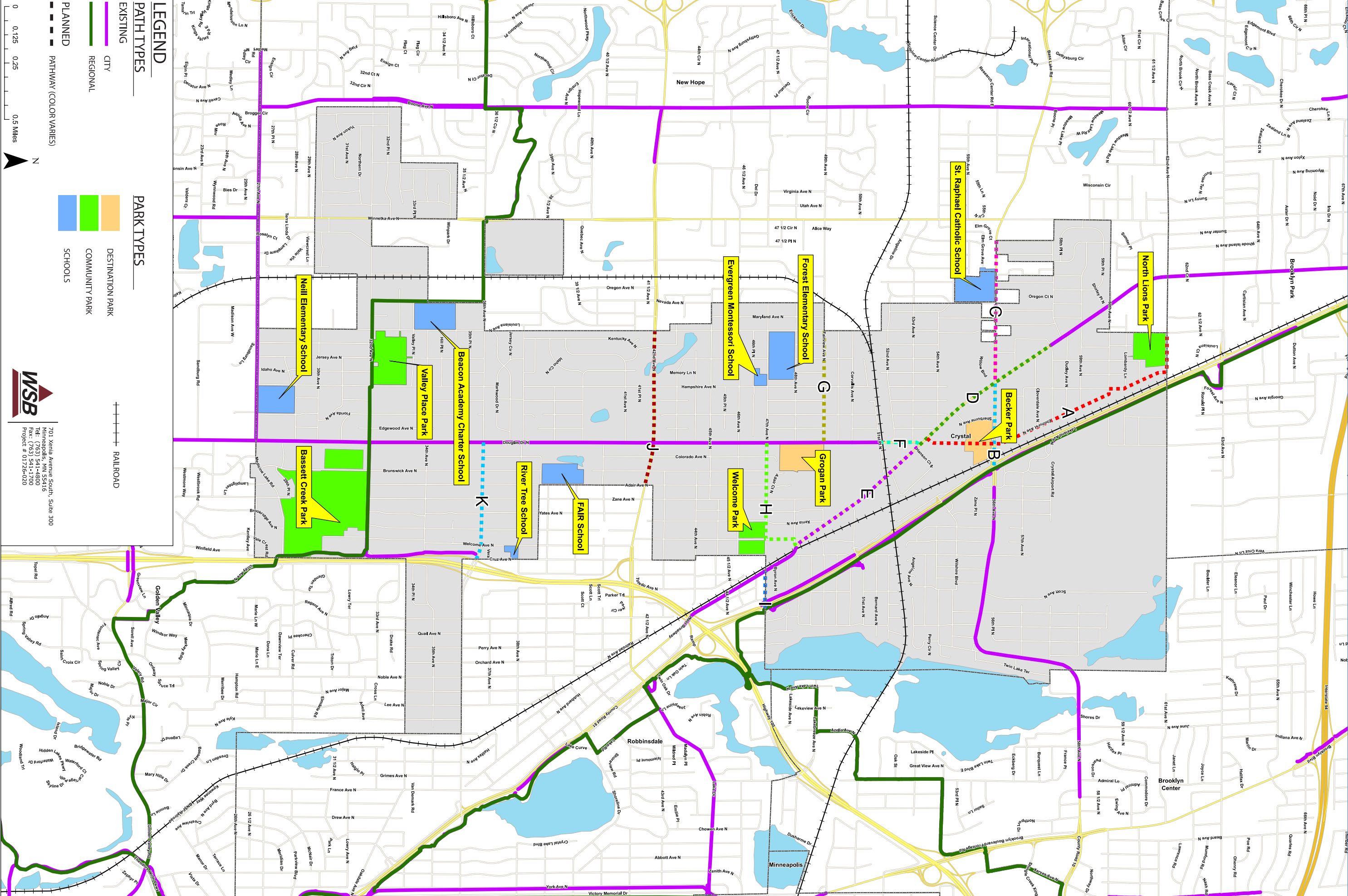
701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416
Phone: (763) 541-4444
Fax: (763) 541-1700
Project # 01726-020

PARK WALK CONNECTIVITY MAP





PATHWAY MAP



701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416
Tel: (763) 541-4800
Fax: (763) 541-1700
Project # 01726-020

Appendix B: Demographic Trend Analysis

Demographic Trend Analysis

The following tables provide an overview focusing on race, ethnicity and language trends, income and poverty, and age and family demographics for the city of Crystal.

Age and Family Demographics	
Very young children in Crystal are not evenly dispersed	Children under the age of five make up seven percent of the population of Crystal. In some Census block groups, that percentage becomes as high as 13 percent, with higher rates of young children generally in the eastern parts of the City compared to the west.
Younger people generally outnumber older people in Crystal	The only location where the younger and older populations are relatively equal is in the southern part of Crystal, adjacent to Golden Valley. Younger refers to people under 18, and older is people over age 65.
Generational split is pretty even	The definition of the generations and their breakdown in the City of Crystal is shown here: <ul style="list-style-type: none"> • Generation Z = 18 and younger (23%) • Millennials = 19 to 34 (21%) • Generation X = 35 to 49 (22%) • Baby Boomers = 50 to 69 (24%) • Matures = 70 and over (10%)
Very comparable to other communities in terms of age	Crystal's overall generational demographics are consistent with those of surrounding communities; no particular age group is an outlier. Crystal has slightly fewer young people (Gen Z) per capita than its neighboring cities to the north. It also has fewer Millennials per capita than some other first ring suburbs like Richfield, St. Louis Park or Hopkins – and a much greater Millennial rate than Golden Valley.
Percentage of households that are families	In Crystal, 60 percent of households have families, a rate that is just slightly higher than Hennepin County's overall family household rate of 58 percent. This is a very comparable rate to other inner ring suburban communities, but a much lower family household rate than the far western suburbs. Crystal has an average household size of 2.39 people.
Housing types are changing	Since 2000 there has been a sharp increase in the number of housing units in Crystal that are renter-occupied, and a moderate decline in owner-occupied housing.

Race, Ethnicity and Language trends	
Declining White population	Based on Census and ACS data from the past several decades, the White population in Crystal has declined 36 percent since 1990. All other racial groups in Crystal have increased in population size.
Hispanic population increasing	By percentage, the racial minority in Crystal with the greatest increase in population since 1990 is the Hispanic population.
Relatively high minority population per capita compared to all of Hennepin County	Of the 45 cities in Hennepin County, Crystal ranks 8 th highest for minority population per capita (25% of the population). Crystal has a much lower minority percentage than neighboring cities to the north.
Languages other than English	While on average only one percent of Crystal's population speaks a primary language that isn't English, in several places in the City more than 15 percent of the population speaks a language other than English at home. One Census tract in the northeast corner of the city shows as many as 24 percent of the population living there speaks Spanish at home. The northwestern portion of the city north of Bass Lake Road has the highest rate (4%) of the population whose primary language is not English.
Foreign-born population	In the center of Crystal, between Rockford and Bass Lake Road, estimates by Census Tract show a rate of 13 to 16 percent of the population born outside of the United States.

Income and poverty	
Children in poverty	The northwest corner of Crystal contains one Census block group where both the rate of families in poverty and the number of children (under 18) per capita exceed 25 percent. This is a metric of children in poverty.
Median income has risen since 2000	At just over \$60,000, Crystal's median household income is on the rise overall, but not every area of Crystal is experiencing the same rate of increase – the increase is more pronounced in southern portions of the City.
Residents living in poverty	On average, eight percent of Crystal households are living below poverty. This rate is highest in northwestern Crystal.
Poverty persists for some residents despite working full time	Around seven percent of the population that works full-time in Crystal also lives below the poverty line. This rate is highest in northwest Crystal and lower in the central portion of the city.

All data comes from MySidewalk, which uses Census, American Community Survey and other data to illustrate trends over time and across spatial areas.