

MEMO

Date: March 29, 2024
To: The City of Baxter
From: Jillian Reiner, PLA - Widseth
Subject: Oscar Kristofferson Park Masterplan final update

The goal of the 2024 Oscar Kristofferson Park Master Plan update is to provide a concise and user-friendly roadmap that will incorporate the community's values to assist the City with decision-making regarding key issues for the final build out of this park that could happen over the coming years. Widseth developed the plan for the City and provided the following recommendations based upon publicly driven input as obtained and analyzed in 2024.

This plan focused on areas based on a comprehensive assessment of community priorities and values for a future planning horizon. We sought community input to identify their visions and expectations for the future of the park. Community input was received via a dedicated project website keeping the community up to date on progress, key city leader and stakeholder meetings, a public open house, and a community online open survey (see appendices for all public comments). The information gathered from the community engagement process was combined with technical research to produce the final masterplan. This plan establishes recommendations for the City of Baxter to achieve the vision the community has as well as a road map for the parks future without sacrificing parks existing assets and amenities or reducing the level of experiences and services available to users.

Below are the steps in the process used to gather input and create an updated masterplan:

1. Kick-off Meeting and Initial Assessment:

- Identify the goal of the masterplan effort: the consultant was tasked with reviewing possibilities of adding a fourth baseball field to finish the full complex without sacrificing the ice rink amenity used by the surrounding neighborhood.
- We held a kick-off meeting to introduce the past planning efforts and provide background information on the park, property, understand existing community concerns, and input from City staff.
- Gather existing data about the park area, including demographics, land use, environmental features, and existing park amenities. This included a site visit and GIS analysis and review of the current lease with the school district and shared parking lot.
- A site visit was conducted to assess the existing conditions of the park and its surroundings.

2. Public Outreach and Engagement Strategy:

- Our team developed a comprehensive public engagement strategy that included various methods to reach a diverse range of community members, such as public meetings, a dedicated project website, an online public survey, and a public open house.
- Our team analyzed the collected data to identify patterns, trends, and understand key issues.

3. Concept Development:

- Based on the input gathered during Step 1 our team developed 2 conceptual design options for the park.
- These concepts were presented to the project team and we openly discussed opportunities and constraints. After great discussion it was determined we should include a third concept for the public that was less expensive than the first 2 presented.
- We took the 3 concepts to the parks commission and shared all three at the public open house and gather targeted feedback on the design options and through our public survey.

4. Preferred Plan Development:

- After input from the public and the parks commission we combined pieces of the concepts into our preferred park design and final masterplan.
- We developed the detailed final masterplan that includes proposed amenities, layout, circulation, landscaping, and any other relevant features. (plan is shown on the following pages)
- We ensured the plan aligns with the project goals, budget constraints, and regulatory requirements.

5. Final Plan Presentation and Adoption:

- We presented the final park master plan to the city council through a public meeting to seek final approval and formally adopt the master plan through the appropriate regulatory process.

By following these steps and engaging the public at each stage of the process the process was a success and resulted in a collaborative and inclusive approach that meets the needs of the community. Our recommended next steps for the city to continue to move the masterplan forward into implantation stage include:

- Developing an implementation strategy that outlines a phased approach for park improvements, funding sources, and timelines.
- Collaborate with stakeholders to coordinate implementation efforts and leverage partnerships.
- Maintain ongoing communication with the community throughout the implementation phases and provide updates to the public through the dedicated project website.
- Solicit feedback on completed improvements and use it to inform future planning efforts.

Below is a list of preliminary planning numbers for future master planning items shown on the final plan. These are not for construction but for budgeting and will allow the City of Baxter to be prepared for any grant opportunities to implement phases of the final plan. Final construction costs will be determining during final design and engineering.

<u>Oscar Kristofferson Park Planning Costs</u>					
ITEM	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
1	<u>Parking Areas (includes stripping)</u>				
	Main Parking and Entrance Realignment	SF	18,500	\$9.50	\$ 175,750.00
	West angled spaces on existing road	SF	4,000	\$9.50	\$ 38,000.00
	North spaces perpendicular to Maplewood Drive	SF	3,850	\$9.50	\$ 36,575.00
	East one-way parking area	SF	13,000	\$9.50	\$ 123,500.00
	Alternate parking - future expansion in main lot	SF	3,300	\$9.50	\$ 31,350.00
2	Paved Trails	SF	721.79	\$6.50	\$ 4,691.64
3	Pollinator Habitat Areas	Acre	1	\$15,000.00	\$ 15,000.00
4	Bike Racks	Each	2	\$950.00	\$ 1,900.00
8	Additional Baseball/Softball Field	Lump Sum	1	\$150,000 - \$250,000	Varies
10	Picnic Tables	Each	12	\$1,200.00	\$ 14,400.00
11	Lighting	Each	5	\$13,500.00	\$ 67,500.00
12	Warming House Restroom (flush)	Lump Sum	1	\$150,000 - \$250,000	Varies
13	Dual Purpose Hockey/Roller Rink	Lump Sum	1	\$250,000 - \$350,000	Varies
14	Tennis/Pickleball Court (asphalt)	Lump Sum	1	\$25,000.00	\$ 25,000.00
15	Basketball Court (asphalt & 2 hoops)	Lump Sum	1	\$35,000 - \$50,000	Varies
16	Concession Building/Restroom	Lump Sum	1	\$650,000 - \$850,000	Varies
<u>Note:</u> These costs are not for final design and engineering and do not include demolition of existing infrastructure, earthwork or mobilization.					

The following pages include all public comments and the final park masterplan.

OSCAR KRISTOFFERSON PARK

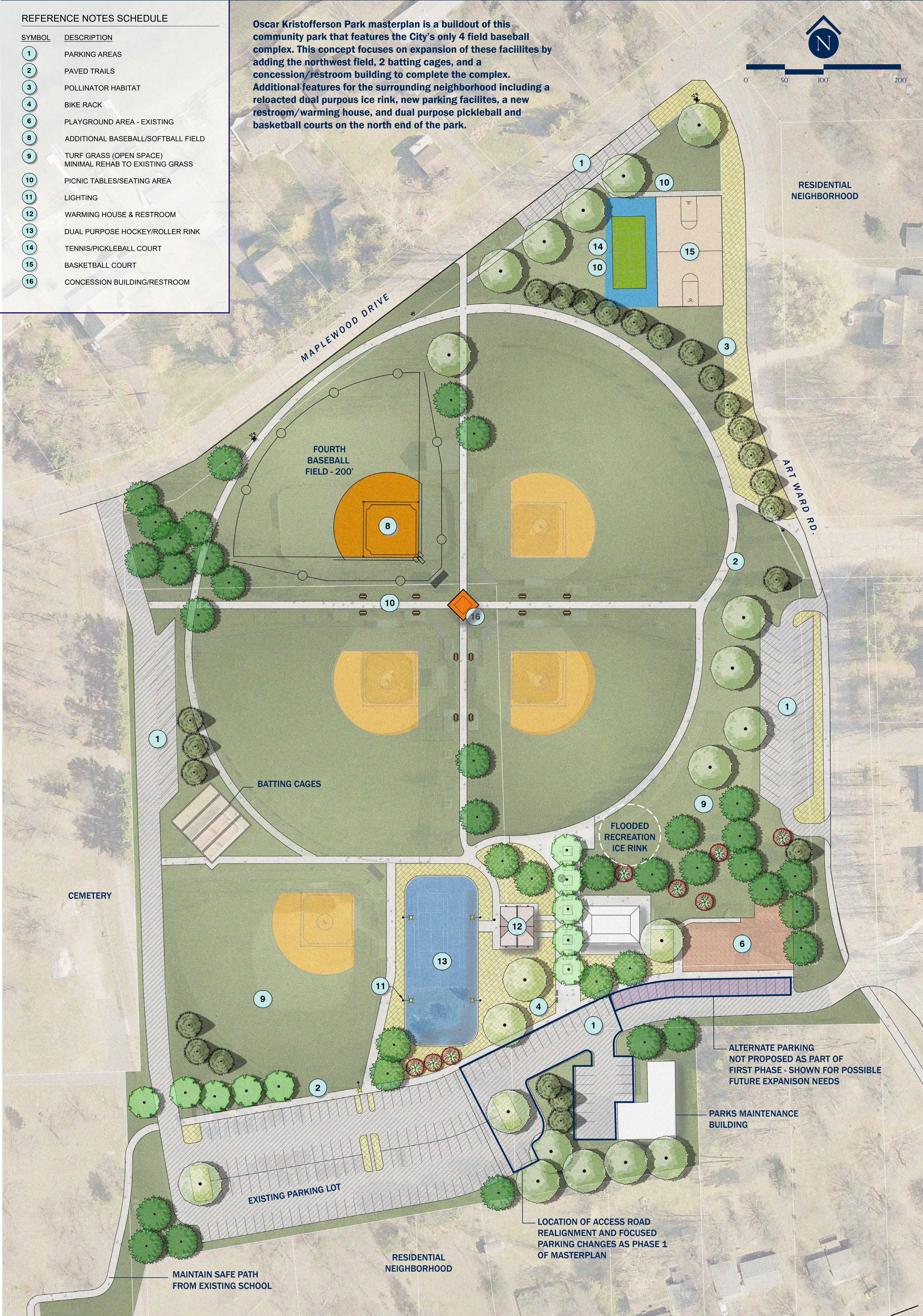
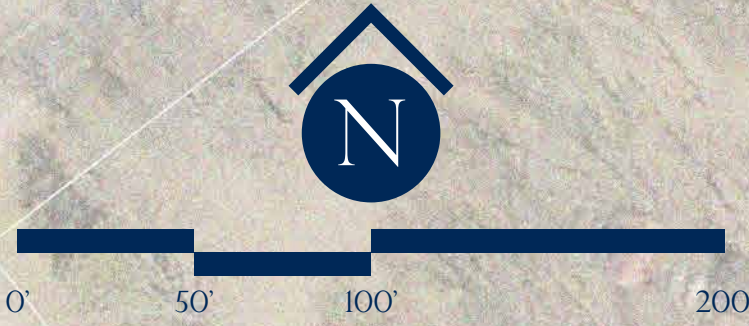
FINAL MASTERPLAN

WIDSETH

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	PARKING AREAS
2	PAVED TRAILS
3	POLLINATOR HABITAT
4	BIKE RACK
6	PLAYGROUND AREA - EXISTING
8	ADDITIONAL BASEBALL/SOFTBALL FIELD
9	TURF GRASS (OPEN SPACE) MINIMAL REHAB TO EXISTING GRASS
10	PICNIC TABLES/SEATING AREA
11	LIGHTING
12	WARMING HOUSE & RESTROOM
13	DUAL PURPOSE HOCKEY/ROLLER RINK
14	TENNIS/PICKLEBALL COURT
15	BASKETBALL COURT
16	CONCESSION BUILDING/RESTROOM

Oscar Kristofferson Park masterplan is a buildout of this community park that features the City's only 4 field baseball complex. This concept focuses on expansion of these facilities by adding the northwest field, 2 batting cages, and a concession/restroom building to complete the complex. Additional features for the surrounding neighborhood including a relocated dual purpos ice rink, new parking facilities, a new restroom/warming house, and dual purpose pickleball and basketball courts on the north end of the park.



PUBLIC COMMENTS OK PARK STUDY BAXTER:

Dear Mattew and Josh,

Please share my comments about the OK Master Plan to the consultant. See below:

1) As we think about the ice rink placement it is very important to think about the potential for warmer night time temperatures and warmer temperatures.

- Plant Large Trees around the ice rink to ensure that even if we get a warm spell the trees will shade the ice and help maintain good ice for longer time periods. For example Bane park in Brainerd ice stays the longest of any park in town due to the large trees.

- If possible place the ice rink east and west instead of south/north this will also help with ice melting and keep the ice longer.

- It would be great to include refrigeration under the ice. I know this is expensive but this would help keep the ice throughout the entire winter. We could seek some grants to help pay for it. Consultant could also do some research on this. Nisswa is looking into refrigeration for the Nisswa Rinks.

2) We have the rink by the middle school that is never used. Is it possible to take those boards or any of the items from that set up to the OK Park. Warming house, mats, or boards. This would lessen the cost to update the rink at OK Park.

3) I think it would be great to have two rinks at Oak Park if we can fit the rinks.

Melissa

Additional comments on Facebook.

[Jessica Peterson](#)

Can I just say I do not like a plan that threatens to take half of my families property? We have paid quite a bit for the "bike path" extension on Fairview Road and the park has been worked on multiple times in the last 8 years of our residence in our home.

Adding multi use courts in the corner would be fine, but why steal the land of residents to build a parking lot that is already rarely, if ever, full to capacity? Also, if the intent was to build these courts why was the previous tennis court not simply repurposed? Rather than building a bunch of new things and rearranging what is already there, why do you not simply use what is there and update it? It would be far cheaper and not spit in those of us who are affected directly by all of these changes you want to implement.

[Jessica Peterson](#)

Having just spoken to the woman in the office I was informed that the old tennis courts "were junk" but recieved no answer on why we replace rather than invest in upkeep of our parks. Knowing that the city mentioned repurposing other courts in the area to my neighbor, I am well aware this is not a foreign idea.

[Matt Perrine](#)

Concept A is a hard pass. Any plan that calls for neighbors losing part of their property for more parking is ridiculous. All: Below are the comments on the City's Facebook page related to the posting about the OK Park plan. Thanks.

[Nadine Fraki](#)

CONCEPT "B"

We need more pickleball courts in Baxter!!!

THANK YOU!!!!

[Nadine Fraki](#)

[Mary](#), we need our pickleball friends to get on board with Concept "B"!!

[Brainerd MN Pickleball League](#) !!!

[Derek Pollary](#)

How about quit spending tax payer's dollars like water. That park is great and works fine. This is not the twin cities. We still need to afford our town.

[Shane Jordan](#)

How about a cloverleaf of softball fields? I know a lot of girls who'd like to have the opportunity to play a home tournament instead of traveling 2+ hours on weekends!! 🏐🏐

[Brainerd HS Warrior Fastpitch Softball](#)

[Brainerd Baxter Fastpitch Softball Association](#)

GENERAL COMMENTS FROM PUBLIC OPEN HOUSE:

1. More pickleball courts please, it is so popular for young and old. Community builder so fun for everyone.
2. More trails
3. More pickball courts. People travel with their paddles. More and more young people are playing. It's not just seniors anymore – make Baxter a destination.
4. Make softball area grass.
5. More police presence.
6. Lights
7. Prefer less expensive option
8. Less homes impacted the better
9. Would like bathroom on the north side of the park
10. Additional pickleball
11. More pickleball
12. Add parking along west road where parking already happens near batting cage
13. Love roller rink ideas in the summer

14. Pickleball dedicated no line sharing
15. Pickleball yes
16. Please upgrade bathroom
17. Add lights to baseball fields
18. Love fourth field and concessions – can make the fourth field one for baseball and softball
19. Yes to concession stand
20. Dedicated pickleball no line sharing
21. 4-6 pickleball courts preferred
22. One pickleball court not too useful
23. Love dual hockey and roller rink
24. Make warming house close to the flooded rink in either concept

Timestamp	What age group are you in?	What is your zip code?	How far do you travel to use OK Park?	What existing amenities do you use the most at the park? (choose 3)	Which proposed amenities would you like to see most at the park? (choose 3)	Would you support a tax increase to see parts of the masterplan be constructed?
2/26/2024 9:38:43	31-50	56401	3-5 miles	Playground, Baseball Fields/Complex, Baiting cages	Basketball Court, Fourth Baseball Field, Press Box/Concessions	Yes
2/27/2024 6:51:49	Over 50	56425	0-2 miles	Playground, Pavilion, walking areas	Basketball Court, Pickleball Court, walking trails	Yes
2/27/2024 7:53:45	Over 50	56425	3-5 miles	Playground, Pavilion	Pickleball Court	Yes
2/27/2024 8:07:48	31-50	56401	0-2 miles	Playground, Baseball Fields/Complex	Pickleball Court	Yes
2/27/2024 8:28:33	Over 50	56425	3-5 miles	Playground, Recreational Skating	Pickleball Court	Yes
2/27/2024 8:33:33	Over 50	56401	3-5 miles	Recreational Skating, Pavilion	Basketball Court, Pickleball Court, Warming House	Yes
2/27/2024 8:35:13	31-50	56401	3-5 miles	Trails/Tennis Courts	Pickleball Court, Disc Golf	Yes
2/27/2024 9:50:01	31-50	56401	0-2 miles	Playground	Pickleball Court	Yes
2/27/2024 12:25:09	31-50	56501	3-5 miles	Hockey Rink	Pickleball Court, Press Box/Concessions, Warming House	No
2/28/2024 7:37:37	Over 50	66425	0-2 miles	I don't use this park	Pickleball Court	Yes
2/28/2024 7:48:37	Over 50	56468	More than 10 miles	Playground	Pickleball Court, Additional Baiting Cages, Warming House	Yes
2/28/2024 15:30:09	Over 50	56425	0-2 miles	Baseball Fields/Complex	Pickleball Court, Fourth Baseball Field, Additional Baiting Cages, Yard Games	No
2/28/2024 20:31:59	Over 50	56425	0-2 miles	Walking	Pickleball Court, Warming House, One more pickle ball court	No
2/29/2024 9:28:44	Over 50	56401	3-5 miles	Pavilion	Pickleball Court, Warming House	Yes
2/29/2024 9:31:57	Over 50	56401	3-5 miles	Hockey Rink, Baseball Fields/Complex	Pickleball Court, Warming House, Yard Games	Yes
2/29/2024 14:05:19	31-50	56425	0-2 miles		Basketball Court, Pickleball Court	No
2/29/2024 15:15:09	Over 50	56425	0-2 miles	Pavilion, Walking the trails	Basketball Court, Pickleball Court, Fourth Baseball Field, Press Box/Concessions	Yes
2/29/2024 15:40:03	Over 50	56425	0-2 miles	Walking	Pickleball Court, Press Box/Concessions	Yes
2/29/2024 19:22:28	Over 50	56425	0-2 miles	Baseball Fields/Complex, Pavilion, Sand Volleyball	Basketball Court, Pickleball Court, Fourth Baseball Field, Warming House	Yes
3/1/2024 9:28:42	Over 50	56425	0-2 miles	Playground, Hockey Rink, Recreational Skating	Pickleball Court, Warming House, Roller Hockey Rink	Yes
3/3/2024 11:43:08	Over 50	56425	0-2 miles	Pavilion	Pickleball Court	Yes
3/9/2024 11:40:17	31-50	56425	0-2 miles	Playground, Recreational Skating, Pavilion	Basketball Court, Pickleball Court, Warming House, Yard Games	No
3/10/2024 10:58:44	31-50	56425	0-2 miles	Hockey Rink, Baseball Fields/Complex, paved walking trails	Basketball Court, Pickleball Court, Warming House, Hockey rink, the park can no longer claim to have a hockey rink since the boards were taken down.	Yes
3/10/2024 16:19:47	31-50	56425	0-2 miles	Hockey Rink, Recreational Skating	Pickleball Court, Warming House, Roller Hockey Rink	No
3/11/2024 13:50:47	31-50	56425	0-2 miles	Hockey Rink, Recreational Skating, Walking trails we use every day 3x a day at least.	Pickleball Court, Warming House, Hockey rink and more trails - specifically finishing the trail that ends at the baiting cage. It would be nice if it looped around the rest of the park and connected by the existing concession stand where the pavement already abruptly ends. Also, lighting in the park would be nice as its very dark over there for the winter months.	No

Inglewood

We live at the intersection of ~~Edgewood~~ and Clearwater. We bought our house in August of 2019. We like our home itself, but what truly sold us on the property was the location.

- The property is a corner lot with beautiful trees around much of our yard, and an underground irrigation system.
- Our property has a smaller parcel of land to the side of it that we also own, and that forested area affords us privacy from other properties as well.
- Our property is almost equal distance to shops and restaurants, as it is to the beach.
- At our home we are afforded privacy and quiet living because of the property we chose to purchase.
- We feel lucky that we can live in a city with all the above, without having to move outside of city limits for that space and privacy.
- We had a fence put in around part of our yard so our two dogs can stay on our property and not be distracted by passersby walking down Edgewood or Clearwater, nor cause noise disturbance for our neighbors.
- We moved from Brainerd to Baxter because we fell in love with the privacy our property affords us.
- Winter/Spring/Summer 2023 the four members of our family went through major inconveniences for road improvements for a trail to be put in across the street from us. During that time, our coveted underground irrigation system was torn up by road workers and holes punctured in it, making it inoperable unless we pay for major troubleshooting to repair holes and replace and uncover spouts; our lawn was uprooted from the curb to tree line; our mailbox was taken down and replaced with a metal bar and our mail service was interrupted for months; we had surveying flags and bright spray paint all over our lawn for over a year; our vehicles were permanently spotted with asphalt and spackling; several times we were late to work or gatherings or meetings because we could not leave our driveway without walking around to find machine operators to move their equipment; we had fingers wagged at us by road workers because they assumed we (and our teens) were joyriding and not actual residents who had to drive up and down the blocked off road to get to our house; two of our vehicles bottomed out because of large, deep gaps between the road and our driveway which was also destroyed up to the tree line. Other than finding another home, we had no choice but to live through the inconveniences; and for that, we were just assessed \$8,772.00 by the City of Baxter for road improvements we had no choice in, but to receive letters informing us that it was happening.

We are against a dog park near our property. A dog park brings with it additional foot and vehicle traffic, litter, noise disturbance – everything we moved to the City of Baxter to get away from. There is open land that we drive past every day, that could easily serve as an area for a dog park.

To us it makes no sense to put a dog park in the middle of a residential area. Take for instance the City of Brainerd's dog park: it is at the end of a city park and the bottom of a hill and has a river across from it; there are not property owners disturbed by foot and vehicle traffic or unleashed dogs or smells that a dog park brings with it. A dog park in a location such as the City of Brainerd's makes sense because it is right next to a city park and not surrounded by residential homes.

Please reconsider the idea of building a dog park in our residential area. I know that there are other homeowners in our neighborhood that feel as we do. We do not want our property values to decrease, we do not want more traffic – vehicle and/or foot – than we already have in our area, nor do we want a dog park that takes away from the beauty of the scenery around us, which is the reason we chose to live here.

Thank you for your consideration.

Oscar Kristofferson Park Plan Survey

What age group are you in?

- ☐ Under 18
- ☐ 18-30
- ☐ 31-50
- ☒ Over 50

What is your zip code?

56425

How far do you travel to use OK Park?

- ☒ 0-2 miles
- ☐ 3-5 miles
- ☐ 6-10 miles
- ☐ More than 10 miles

What existing amenities do you use the most at the park? (choose 3)

- ☒ Playground
- ☐ Hockey Rink
- ☐ Recreational Skating
- ☒ Baseball Fields/Complex
- ☒ Pavilion
- ☒ Softball Field
- ☐ Sand Volleyball
- ☐ Other: _____

Which proposed amenities would you like to see most at the park? (choose 3)

- ☐ Basketball Court
- ☐ Pickleball Court
- ☒ Fourth Baseball Field
- ☒ Additional Batting Cages
- ☒ Press Box/Concessions
- ☒ Warming House
- ☐ Yard Games
- ☐ Roller Hockey Rink
- ☐ Other: _____

Would you support a tax increase to see parts of the masterplan be constructed?

- ☒ Yes
- ☐ No

Is there enough room for a centrally located Concession stand and bathrooms?

Concept A

- Too expensive
- Keep the trail system
- Don't need sand volleyball courts—not used very often
- Instead of volleyball; have basketball/tennis/pickleball on NE corner
- How do skaters get to the Rec rink from warming house/bathroom
- Add parking to the north of batting cages
- Make sure handicap parking in main parking lots
- The parking lot is too far from baseball fields; people will still park on NE Art Ward drive, and north side of batting cages

Concept B

- Keep the trail system
- Have a trail from east parking lot to playground
- Add parking to the north of batting cages
- Do we need 4 batting cages?
- Make sure handicap parking in main parking lots
- Warming house should have bathrooms

Concept C

- Keep the trail system
- Have a trail from east parking lot to playground
- Add parking to the north of batting cages
- How do skaters get to the Rec rink from warming house/bathroom
 - Switch the handicap parking and the rec rink
- Finish walking/biking trail between concession stand and west road
- Make sure handicap parking in main parking lots



Oscar Kristofferson Park Plan Survey

What age group are you in?

- ☐ Under 18
- ☐ 18-30
- ☐ 31-50
- ☒ Over 50

What is your zip code?

56425

How far do you travel to use OK Park?

- ☐ 0-2 miles
- ☐ 3-5 miles
- ☒ 6-10 miles
- ☐ More than 10 miles

What existing amenities do you use the most at the park? (choose 3)

- ☐ Playground
- ☐ Hockey Rink
- ☐ Recreational Skating
- ☐ Baseball Fields/Complex
- ☐ Pavilion
- ☐ Softball Field
- ☐ Sand Volleyball

☒ Other: LOOKING For more pickle BALL

Which proposed amenities would you like to see most at the park? (choose 3)

- ☐ Basketball Court
- ☒ Pickleball Court
- ☐ Fourth Baseball Field
- ☐ Additional Batting Cages
- ☐ Press Box/Concessions
- ☐ Warming House
- ☐ Yard Games
- ☐ Roller Hockey Rink
- ☐ Other: _____

Would you support a tax increase to see parts of the masterplan be constructed?

☐ Yes

☒ No

JUST moved to Baxter in spring 2023
AND were socked with Road - Clearwater -
Resurfacing

From: Matthew Wildenauer <wildenauerdesignco@gmail.com.growthzoneapp.com>

Sent: Wednesday, March 27, 2024 1:43 PM

To: Josh Doty <JDoty@baxtermn.gov>

Subject: Re: A visitor to the directory has sent you a message: Oscar Park

Heading out shortly, park concept is attached for us to review when I arrive. Thanks!

