



PARKS & RECREATION COMMISSION MEETING

AGENDA SECTION	NEW BUSINESS
MEETING DATE	JULY 22, 2026

ITEM:	Soccer Field Project: Defining Project Goals and Desired Outcomes		
Presenting Item: John W. Stutzman, Parks and Recreation Director			
DEPARTMENT: Park and Recreation		BY/DATE: John W. Stutzman/ July 17, 2026	
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>			
☒ Community that Grows with Purpose and Equity		☒ Engaged, Effective and Forward-Thinking	
☒ High Quality Public Spaces		☐ Resilient and Prosperous Economy	
☒ Safe, Accessible and Built for Everyone		☒ Inclusive and Connected Community	

Project Background and Current Status

The City continues to move forward with the development of the Soccer Field Project. Previously, at the direction of the City Council, staff previously evaluated potential locations for a future soccer field and considered community interest and feedback regarding a future soccer facility. Through this process, Huset West was identified as the preferred location for the project. A preliminary conceptual layout was developed, and an initial project cost estimate of approximately \$590,000 was identified. This estimate was developed during the early planning stages of the project and does not reflect current construction labor, equipment, and material costs.

Since the initial planning efforts, staff has continued moving the project forward by assessing potential project approaches, design considerations, project delivery methods, and anticipated costs. Site evaluations are underway, including soil borings to better understand existing site conditions. Staff has also had discussions with engineering consultants and industry professionals to evaluate potential approaches for project design and construction.

Based on this initial project development work, several facility concepts have been identified, including natural turf soccer field options and a synthetic turf/multi-use facility option. Conceptual cost estimates indicate that the overall project investment will vary significantly depending on the intended use, facility amenities, and overall project scope.

Project Approaches, Costs, and Considerations

As the project continues to move forward, staff has identified several potential facility concepts and related considerations to provide additional context regarding the potential scope, desired outcomes, and level of investment associated with the project. As part of the 2026 budget process, City Council identified \$720,000 in Parks Fund resources for the Sullivan Lake Park Playground Project and the Soccer Field Project. The Sullivan Lake Park Playground Project is anticipated to utilize approximately \$300,000 of Parks Fund resources, in addition to a Minnesota Department of Natural Resources (DNR) grant, with the remaining resources available to support the Soccer Field Project.

The Parks Fund was established to support improvements throughout the City's parks system, including parks, trails, recreation facilities, and amenities. As the City continues to invest in individual park projects while also developing the Parks and Recreation System Plan, establishing project goals and desired outcomes will help guide investment decisions and support long-term planning for the City's parks and recreation system.

Conceptual estimates for the Soccer Field Project indicate that the level of investment will vary significantly depending on the intended use, facility amenities, and overall project scope. The following conceptual estimates have been developed to help illustrate the potential range of investment associated with different facility concepts:

Facility Concept	Conceptual Estimated Project Cost
Natural Turf Soccer Field – Base Concept	\$1,006,724
Natural Turf Soccer Field – Value Engineering Option 1	\$847,334
Natural Turf Soccer Field – Value Engineering Option 2	\$702,134
Synthetic Turf / Multi-Use Facility Concept	\$1,243,097–\$1,665,114

While each concept would provide opportunities for soccer programming, the primary differences between the concepts relate to the level of site development, supporting amenities, field construction methods, durability, programming flexibility, and long-term maintenance characteristics of the facility. As project goals and desired outcomes become better defined, staff will be better positioned to evaluate which project components and level of investment best support the community's recreation needs.

These estimates are intended to provide a general understanding of the potential investment required for different facility concepts. Final project costs will be dependent on final design, project scope, site conditions, procurement approach, and the cost of construction materials and equipment at the time the project moves forward. Additional site evaluations and design development may identify factors such as soil conditions, grading requirements, and stormwater management considerations that could also impact the overall project cost.

A Path Forward for Soccer Opportunities

The Soccer Field Project represents an opportunity to expand soccer and recreation opportunities within the community. As the City works to further define the project scope, intended use, and level of investment, staff recognizes the importance of first establishing the desired community outcomes the project is intended to achieve. Defining those outcomes will help guide future decisions regarding facility design, amenities, programming, operations, and long-term sustainability.

The Parks and Recreation System Plan currently underway is intended to provide a long-range framework for future investments in parks, trails, recreation facilities, and natural spaces while helping identify community priorities across the entire parks system. As work on the Soccer Field Project continues, staff believes establishing clear project goals and desired outcomes will help ensure future project decisions remain consistent with the broader planning efforts currently underway. This will also help ensure Parks Fund investments continue to support both this project and future park and recreation priorities as they are identified through the system planning process.

When project goals and desired outcomes become further defined, staff will be better positioned to identify the approach and level of investment that best supports the intended community benefit while remaining consistent with available resources and long-term operational considerations. The level of investment and type of facility selected will also influence future operational requirements, maintenance expectations, lifecycle costs, and programming opportunities. While development of a dedicated soccer facility remains the focus of this project, the City may also consider how varying levels of improvements, amenities, and programming could contribute to expanding soccer opportunities while balancing long-term parks priorities, available resources, and community recreation needs.

Defining Project Goals and Desired Outcomes

As the project moves from initial planning into further development, staff is seeking input from the Parks and Recreation Commission regarding the goals and desired outcomes for the future soccer facility. Before advancing further into project design, staff believes it is important to establish a shared understanding of the intended purpose of the facility. The desired community outcomes will directly influence decisions regarding facility type, design, amenities, programming, operations, maintenance, and long-term sustainability.

This discussion will focus on identifying the primary community needs the future facility is intended to address, the intended users of the facility, the desired balance between dedicated soccer use and broader community recreation opportunities, and the level of investment and amenities that best support those goals. Staff is not seeking a recommendation regarding a preferred facility concept at this time, but rather guidance regarding the community outcomes and priorities that should help inform future project development. While each concept, with a cost estimate above, would expand soccer opportunities, the Commission's discussion will help identify which community outcomes should be prioritized as the project continues to move forward.

Requested Action/ Discussion Topics / Key Questions
Provide staff with feedback and guidance regarding the community needs, goals, and desired outcomes that should help shape the future direction of the Soccer Field Project. Staff is seeking Commission discussion and feedback regarding: • What role should a future soccer facility play within the City's overall parks and recreation system? • What community recreation needs should this project address? • Who are the intended primary users of the facility, both now and in the future? • Should the facility primarily support organized soccer, informal community recreation, or a combination of both? • What level of improvements, amenities, and programming are essential to achieving those community goals? • How should long-term operations, maintenance, and lifecycle considerations influence the level of investment in the facility?

ATTACHMENT(S)

None