

MEMO

CITY OF COLUMBIA HEIGHTS

TO: Parks and Recreation Commission

FROM: Kevin Hansen, Director of Public Works / City Engineer

DATE: September 18, 2025 for Commission meeting of September 24, 2025.

SUBJECT: **Sullivan Lake Master Plan Update**

In 2024/25, the Commission reviewed the installation of a Fitness Court at Sullivan Lake Park. Based on the recommendation to City Council, the equipment for the Fitness Court was purchased in 2024 and installed in 2025, with the Fitness Court grand opening on Sept 8th. With its installation, a new play area has been proposed as the Fitness Court installation removed the prior playset. Other than the Fitness Court, no work has been performed at Sullivan since 2008 when the park was last redeveloped.

The Commission previously reviewed a Master Plan update for siting (locating) the Fitness Court. This was the basis for a grant application to the MNDNR, which Columbia Heights was successful at obtaining. The City will be hiring a park planning consultant to assist in developing a new master plan for Sullivan Lake Park and also prepare construction documents based on the Master Plan. For Wednesday's Commission meeting, the Sullivan Lake Park Neighborhood was invited to attend with the primary intent to receive public input/comments/suggestions to develop a complete updated master plan. For the meeting, the consultant and staff will facilitate the conversation from the public to start developing the amenities for the plan. It should be noted that we will cover the entire park for the Master Plan, but the construction documents will only include the items that the City received the grant for – layout attached. Items to consider:

- An MnDNR grant of \$350,000 was awarded in June for the installation of the play area, shade covered seating areas, removals and grading, lighting, benches and trail. The estimated cost of this work is \$750,000.
- Public comment has been received to date commenting on Pickle Ball, play area and portable restrooms proximity to the adjacent development.
- Hydraulic studies were recently completed for the Medtronic site redevelopment that include:
 - Replacing the Sullivan Lake sanitary sewer Lift Station
 - A water main connection from 51st to 53rd Avenues to provide adequate flow and fire protection.
- The utility work will have to be coordinated with the park improvements for proper sequencing:
 - The Lift Station project will be designed in 2025 for late fall / early spring completion prior to park improvements.
 - The water main will need to be extended from 51st Avenue north of the new play area prior to phase II or III of the park improvements, concurrent with the sanitary sewer work.

- The next steps will be:
 - Receive public input/comments
 - Receive Park and Rec Commission input/comments
 - Facilitate additional public input/comments through social media
 - Develop concepts based on Public, Commission and staff input/comments.
 - Review concepts with the public at a Commission meeting
 - Review final Master Plan Commission and Council.
 - Commission recommend final Master Plan to Council
 - Council order Preparation of Construction plans based on Master Plan.
 - Prepare Construction Plans and Specs
 - Publicly bid work for mid/late summer construction.