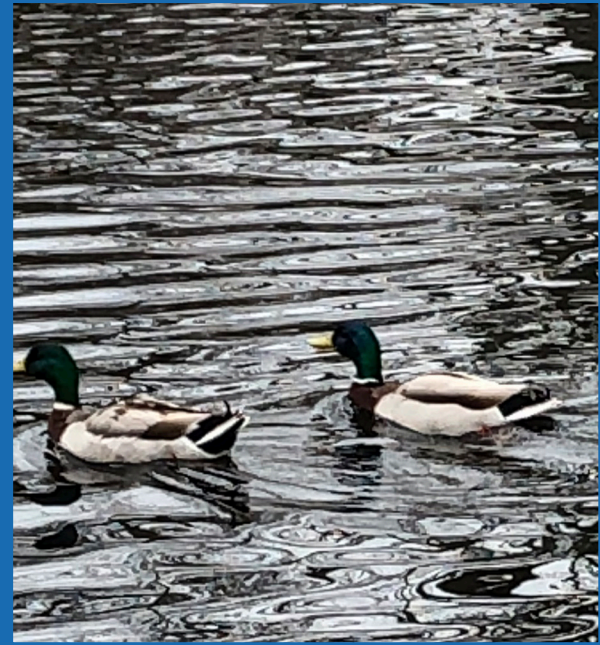




2021 PARK SYSTEM PLAN



City of Spring Lake Park, Minnesota
February 22, 2022



ACKNOWLEDGMENTS

The planning team would like to thank the community members who participated throughout the planning process. The feedback was valuable and insightful. We would like to acknowledge the hard work of city staff and stakeholders for providing insights, feedback and issues facing the city's parks and trail system. These conversations have enriched our understanding of the community of Spring Lake Park and its visionary goals for the future relating to its parks and recreation.

MAYOR & CITY COUNCIL

Robert Nelson, Mayor
Ken Wendling, Council member
Brad Delfs, Council member
Barbara Goodboe-Bisschoff, Council member
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COMMUNITY MEMBERS

A special thank you to the many community members who engaged in planning throughout this process at events, meetings and online!



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Section 1

EXECUTIVE SUMMARY

INTRODUCTION

The City of Spring Lake Park has a beautiful park system with six community parks offering various recreational activities, with access to neighboring communities and the metro area by major highways. Most parks are within a 10 minute walking distance for its residents contributing to the overall health, wellness, viability for the community.

The City of Spring Lake Park has two major bicycle trail facilities and two pedestrian trail facilities within the community, providing opportunities for recreation and transportation to walk and bike in Spring Lake Park.

Spring Lake Park's Park System Plan is a strategic and comprehensive plan that provides an overall community vision for the parks, connections, and recreation for the next 10+ years.

This system plan is meant to provide recommendations that will guide future investments for development and improvements by establishing goals, policies and objectives through priorities in line with the 2040 Comprehensive Plan.

Planning Process

The planning process began with a project start-up meeting with city staff to explore goals, objectives and gather important city data. A critical piece of this plan was community engagement which was used to raise awareness of the project, understand the viewpoints of the residents and ensure the plan aligned with community sentiment and identified needs. At this stage, input was solicited through an interactive online engagement platform and survey mailings.

Data collection and system evaluations were conducted to understand the existing quality and condition of the parks, trails and recreation within Spring Lake Park.

The findings and analysis from the engagement and data collection process provided guidance to the development of preliminary recommendations and concept plans throughout the system master plan process.



Primary Goals and Initiatives

The following goals and initiatives, in alignment with the 2040 Comprehensive Plan, were prepared as a guide for establishing both short and long term priorities for the parks and recreation programs to better meet the needs and desires of the community over the next 10+ years.

1. Strengthen Community Connections
2. Create Spaces to Gather, Interact, Recreate
3. Improve safety and accessibility
4. Celebrate Parks and activity centers
5. Sustain Fiscal & Environmental Responsibility

Findings

Common themes that evolved from the planning process engagement include:

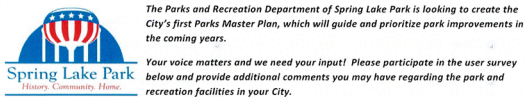
1. General Improvements to all park equipment and recreational activities
2. Desire for improved safety and accessibility, especially those relating to playground spaces
3. Desire for community gardens space
4. Desire for an alternative to Lakeside Lions Park swimming beach
5. Interest in flexible open space
6. Desire for civic event space (farmers market, music in park, art/street fairs)
7. Desire for restroom building improvements
8. Holiday festivities and lights at triangle park
9. Need for placemaking, access, wayfinding, and improved signage
10. Lack of ability to accommodate athletic tournaments
11. Desire for improved surfacing in playground spaces
12. A community desire for a splash pad, inclusive playground and a dog park
13. Need for flexible and unique spaces
14. Sustainability and fiscal responsibility are important



Summary of Recommendations

The following summary of recommendations include both short and long term initiatives for the next 10+ years to meet the goals of the community and are not identified in any particular order of priority as shown.

1. Improved park buildings within the community that are expected to remain and will be sustainable in the future.
2. Redevelop and improve existing parks according to priority for improved overall quality and satisfaction for a more balanced system meeting the needs of the residents.
3. Transform Lakeside Lions Park beach into a space that can potentially generate revenue.
4. Continue effective methods of community engagement when developing or redeveloping parks and open spaces and use public input, along with city goals, objectives and priorities, to inform design and planning.
5. Continue to seek and develop strong partnerships with other organizations for mutually beneficial improvement and implementation strategies to further advance the recommendations of this plan.



The Parks and Recreation Department of Spring Lake Park is looking to create the City's first Parks Master Plan, which will guide and prioritize park improvements in the coming years.

Your voice matters and we need your input! Please participate in the user survey below and provide additional comments you may have regarding the park and recreation facilities in your City.

Your input will help shape the future of your park system. Please return this survey with your water bill payment or deposit in the night deposit box in the City Hall Vestibule. Please return by April 30, 2021, or fill out the online survey link found at www.slpark.org

1. Please select the age groups of those in your household:
(select all that apply)

- Under 12 30-49
 12-18 50-64
 19-29 65+

2. Do you currently use parks for recreation?

- Yes No

3. What parks have you been to (anywhere) that you really enjoyed?

Triangle & Terrace

4. What activities or features do they have that you really enjoy?

Relaxing at Terrace Picnic Shelter at Terrace

5. Which park in Spring Lake Park do you visit/use most often?

- Able Park Lakeside Lions Park
 Triangle Memorial Park Terrace Park
 Sanburnof Park Westwood Park

6. Which park recreational amenities do you and your household most often use or seek out?
(select all that apply)

- Trails Basketball Court
 Open lawn Sand Volleyball
 Playground Lawn Games in greenspace
 Ballfield (Softball, baseball) Community Gardens
 Turf athletic field (soccer, football) Fishing
 Picnic Shelter Ice Skating / Hockey
 Tennis / Pickleball Court Skate park
 Canoe / Kayak (Lakeside Lions Park) N/A



Community engagement was a critical component of the planning process.

Concept planning for park sites are part of this planning document, refer to Section 4 Parks Plan.

Report Organization

The plan is organized into sections that cover various aspects of the system plan and is meant to provide information and findings for both broad general visioning (i.e.: general policies, strategic decision-making, setting priorities, and budget allocations) as well as day-to-day use by staff and those that will be implementing the plan to ensure a high level of consistency in interpretation.

The system plan is organized by the following sections:

Section 1: Executive Summary

Section 2: Assessment of Need

Section 3: Visioning Plan

Section 4: Parks Plan

Section 5: Implementation Plan

How to Use the Plan

This plan is meant to be used a guide for the next 10+ years. It is intended to be a living document with recommendations, standards and guidelines for system planning for park and trail development.

The plan should be reviewed, revised and implemented according to City Council and the Park and Recreation Commission recommendations and approval.

Recommendations within this document will require more analysis and planning prior to implementation.

It is recommended that the plan be reviewed by staff annually and updated comprehensively every ten years, due to the fact that economic conditions, funding opportunities and partnerships, community needs and desires change over time.

Use the plan as a guide and continue extensive community engagement for park and trail planning.



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Section 2

ASSESSMENT OF NEED

INTRODUCTION

Assessing the needs of the community is a critical first step in developing a park system master plan because it represents those who it is intended to serve. The City of Spring Lake Park connects with its community members to ensure the residents feel they are being heard and this planning process built upon the successes of the past to further gather input from the community.

This park system master plan reflects the needs of the community at the time it was written, in conjunction with the goals.

DEMOGRAPHICS

According to demographic data, the City of Spring Lake Park is expected to sustain its growth rate.

Similar to other nationwide trends, a large portion of the population is aging.

The total population in Spring Lake Park according to the 2020 census is 6,465 people. Spring Lake Park is predicted to increase by 133 people from 2020 to 2025 which is a .41% growth rate.

83.5% of the total population is white and 51.2% of the total population is female.

It is important that park systems and all populations, ages and incomes have access to high quality park and open spaces within a city.

ANNUAL LIFESTYLE SPENDING

\$2,246

Travel

\$83

Theatre/Operas/Concerts

\$76

Movies/Museums/ Parks

\$56

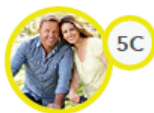
Sports Events

\$5

Online Games

\$92

Audio



5C

Parks and Rec
2,289 households

84.6%
of Households



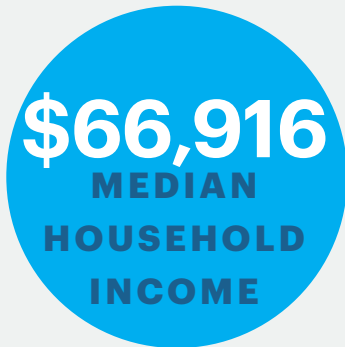
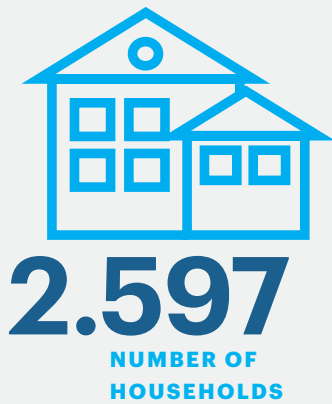
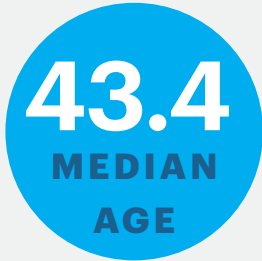
5E

Midlife Constants
417 households

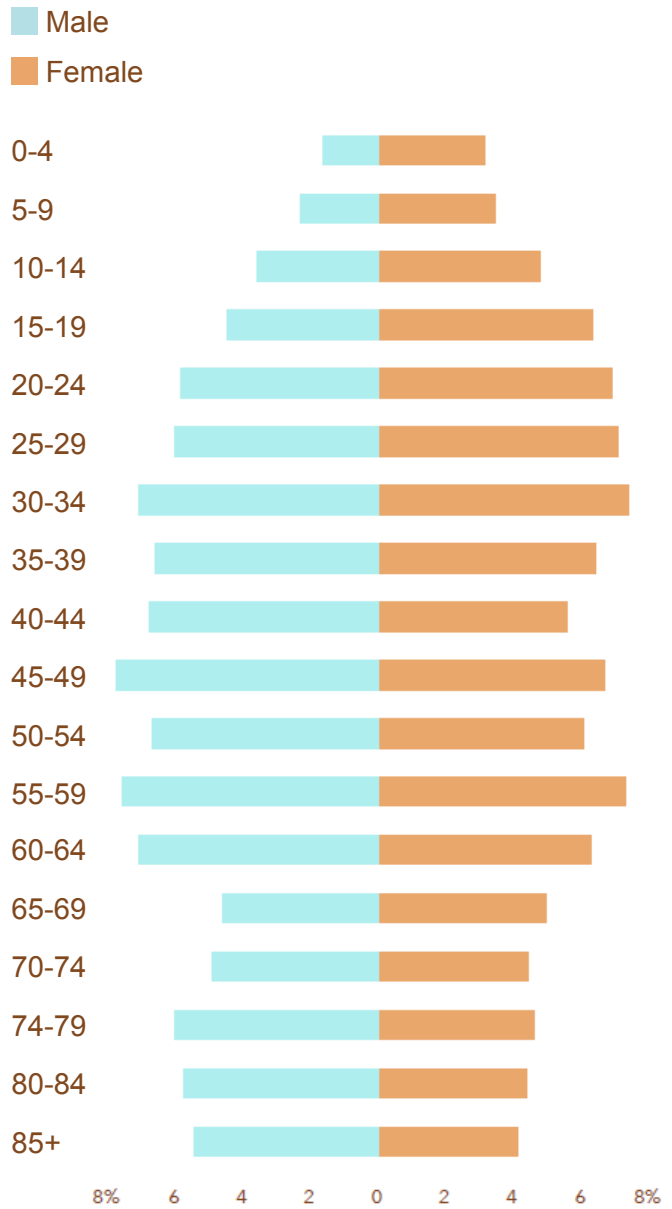
15.4%
of Households



Snapshot of Spring Lake Park



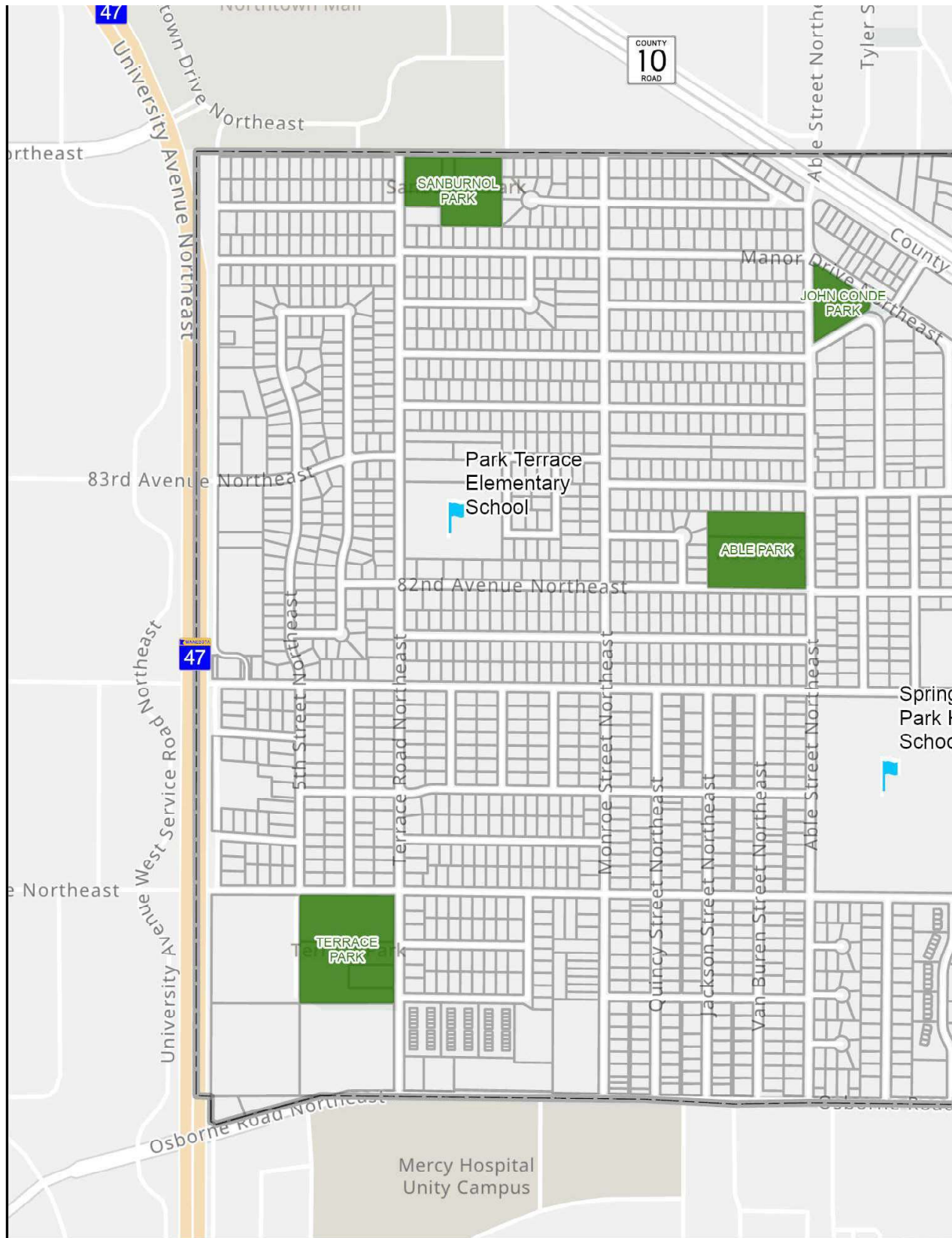
AGE PYRAMID



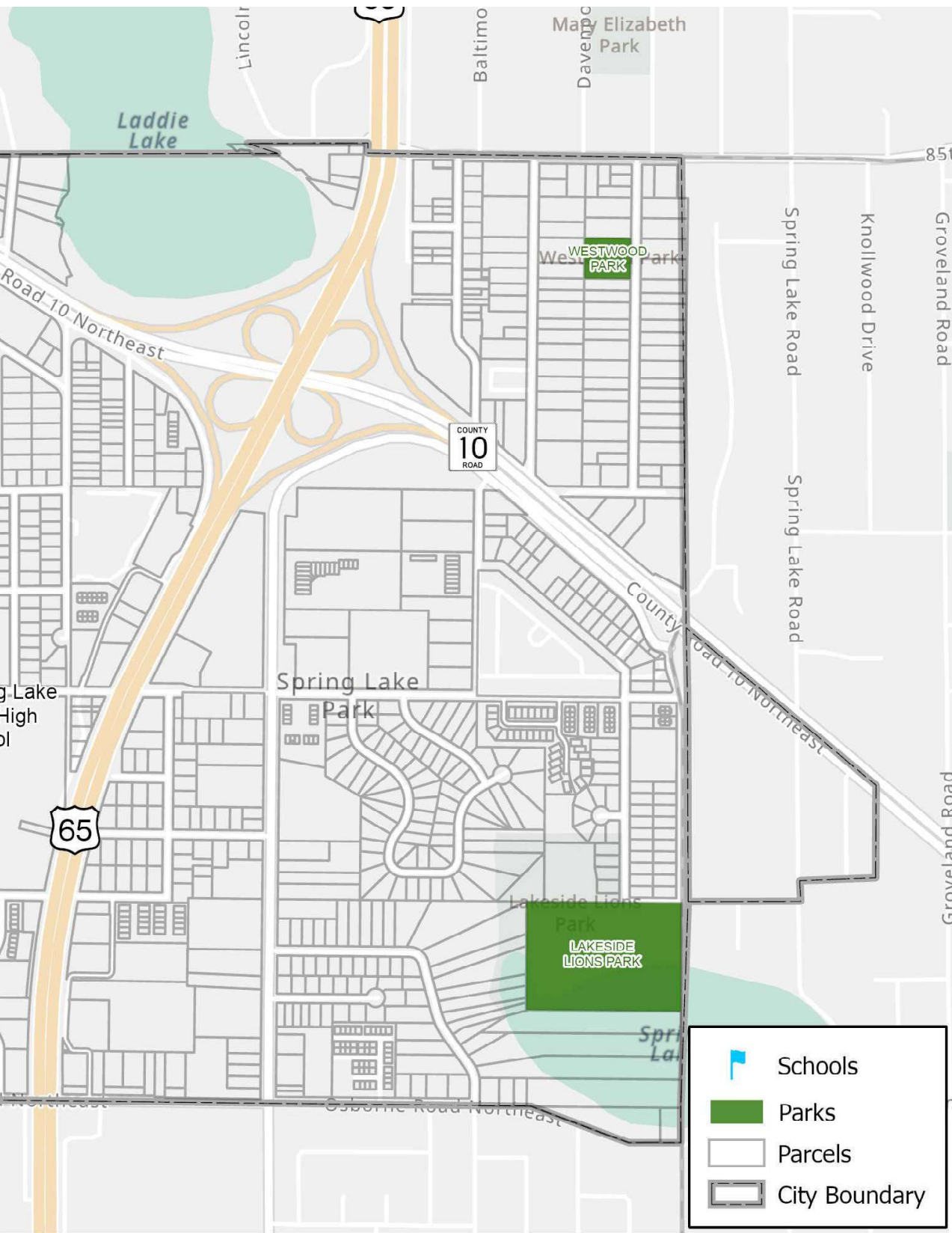
The largest group: 2020 Males Age 40-44
The smallest group: 2020 Males Age 85+

Park Location Map

The Map below shows the existing parks within Spring Lake Park.



Map 2.1: Existing Parks Map



Park Amenities

Table 2.1 below tabulates the existing and proposed park amenities in Spring Lake Park.

Table 2.1 Park Amenities											
	Basketball Court	Benches	Community Garden	Beach House	Drinking Fountain	Fishing Pier	Football Field	Gazebo	Grills	Hockey Rink	Pickleball Court
Able Park 8200 Able Street	X	4					X			X	
Lakeside Lions Park 1696 79 th Avenue		18		X		X		1	3		
Sanburnol Park 520 Sanburnol Drive		1	X								
Terrace Park 410 79 th Avenue	X	1					X			X	X
Triangle Memorial Park Able St & Manor Dr		4	1					1			
Westwood Park 8450 Westwood Road											

Picnic Shelter/Pavilion	Picnic Tables	Playground	Swings	Skate Park	Softball Field	Soccer Field	Tennis Court	Sand Volleyball Court	Walking Loop	Warming House/General Skate Rink	Parking	Total Size in Acres
X	2	X	8		X	X		X		X	X	6.7
2	25	X	10		X			X	X		X	11.8
	3	X	4		X						X	5.7
2	4	X	2	X	X	X	X	X			X	10.7
	4								X			2.5
X	1	X	4		X							1.8

NON-CITY RECREATION AND SCHOOLS

Schools in Spring Lake Park

Spring Lake Park Schools has three K-4 elementary schools, a K-4 Spanish immersion school, a grades 5-8 intermediate and middle school - with separate programming for grades 5-6 and for grades 7-8, a grades 9-12 high school, a school for highly-gifted students ages 6-18, and an online distance-learning program. There are also a variety of early learning programs offered for families.

Spring Lake Park Schools

Spring Lake Park OEC

Lighthouse School

Spring Lake Park High School

Amenities: 12 Tennis Courts, Baseball Stadium, 2 softball fields, Football Field, track, Soccer field

Park Terrace Elementary School

Amenities: Playgrounds, Gaga Ball, Multi-purpose Field

Churches in Spring Lake Park

Eagle Brook Church

Emmanuel Christian Center

Kingdom Covenant

Pleasant View Deaf Assembly of God

Seventh-day Church

Substance Church

Hmong Hope Community Church

Living Springs Church

Prince - Peace Lutheran Church

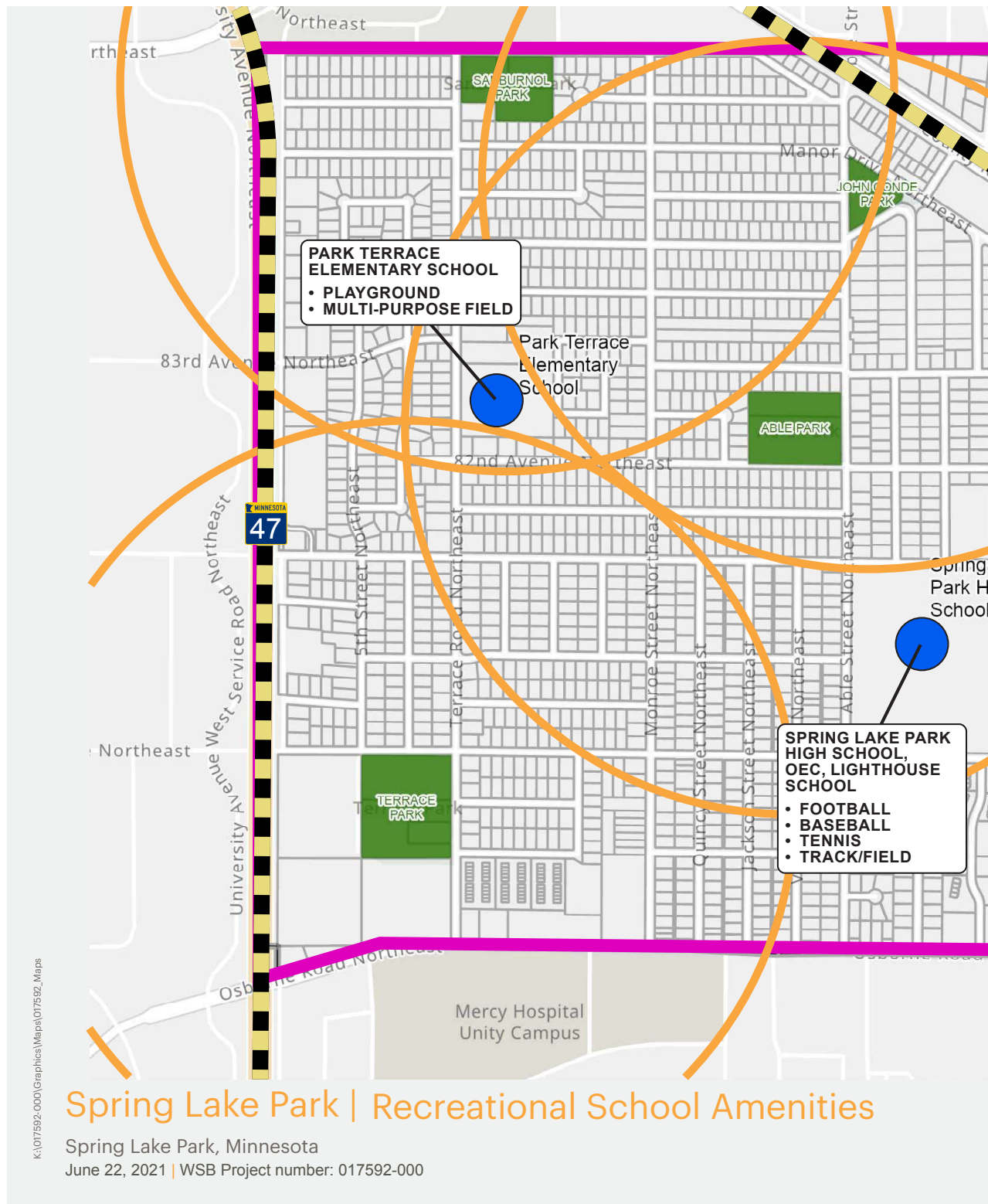
Amenities: Playground, Basketball, Ballfield

(Prince - Peace Lutheran Church is the only facility with dedicated recreational elements. This church has playground, basketball hoops, and ballfield in the area north of the church.)

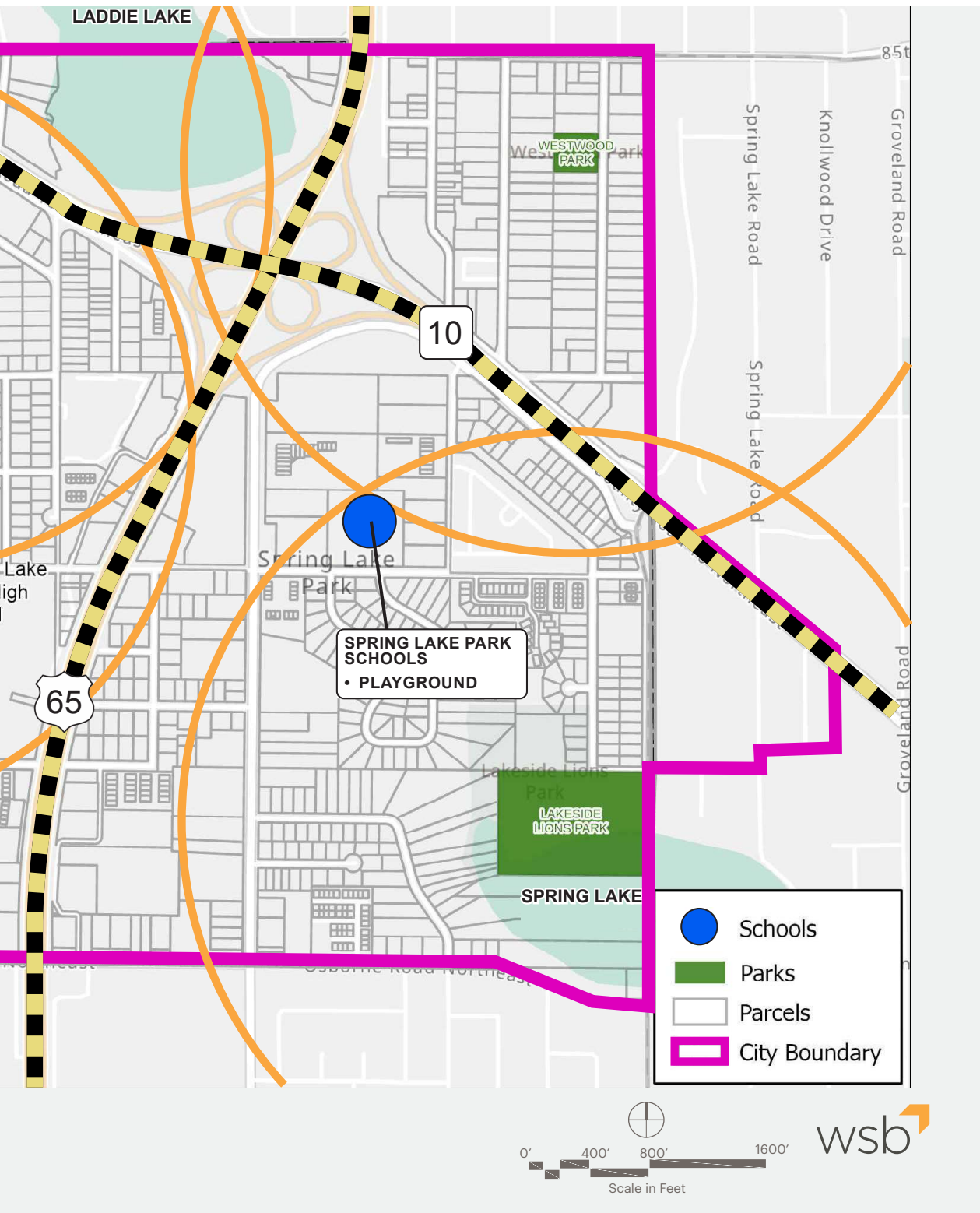


Schools and Amenities Map

The Map below shows the existing schools within Spring Lake Park and offered amenities.



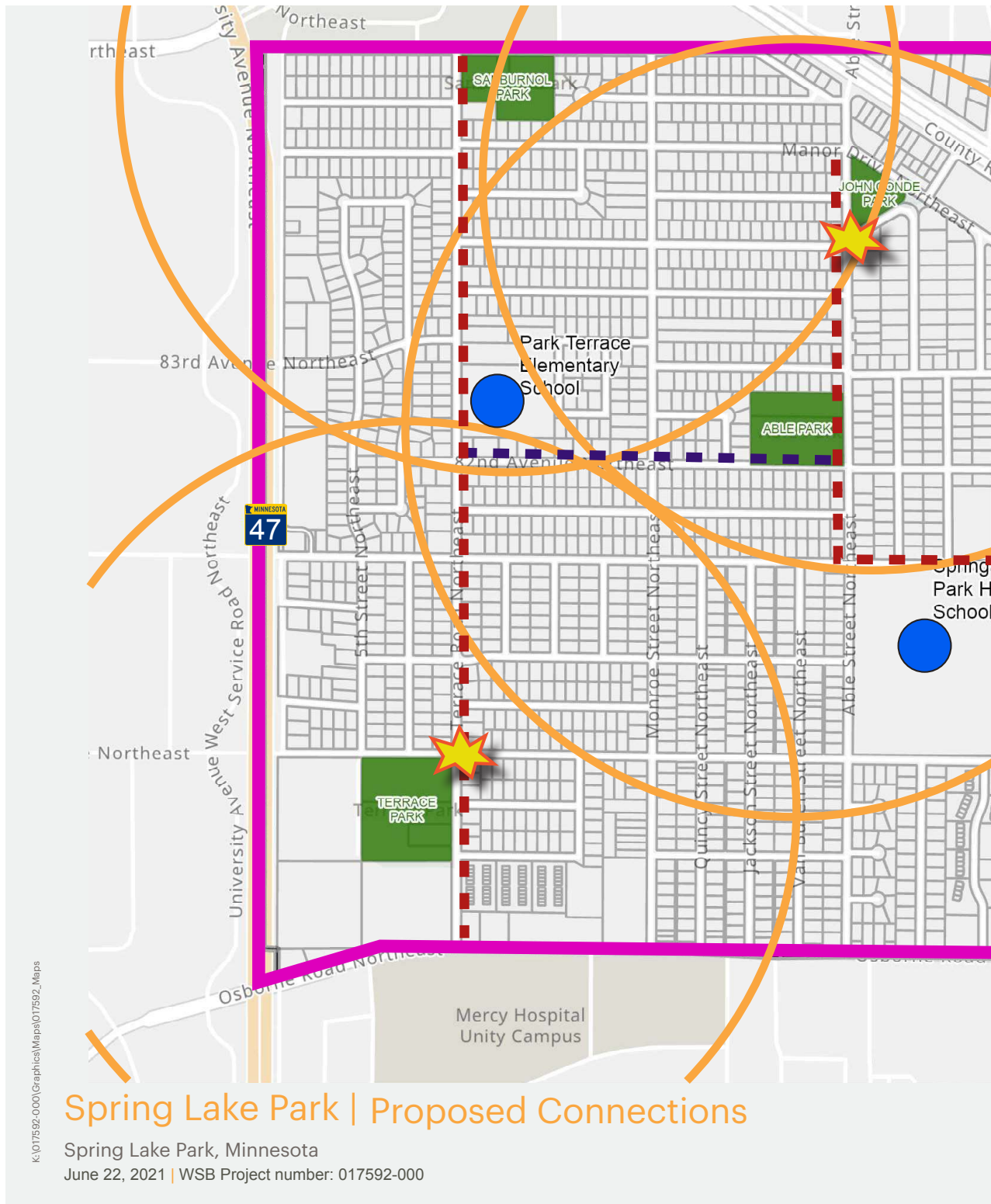
Map 2.2: Park Service Areas (1/2 mile)



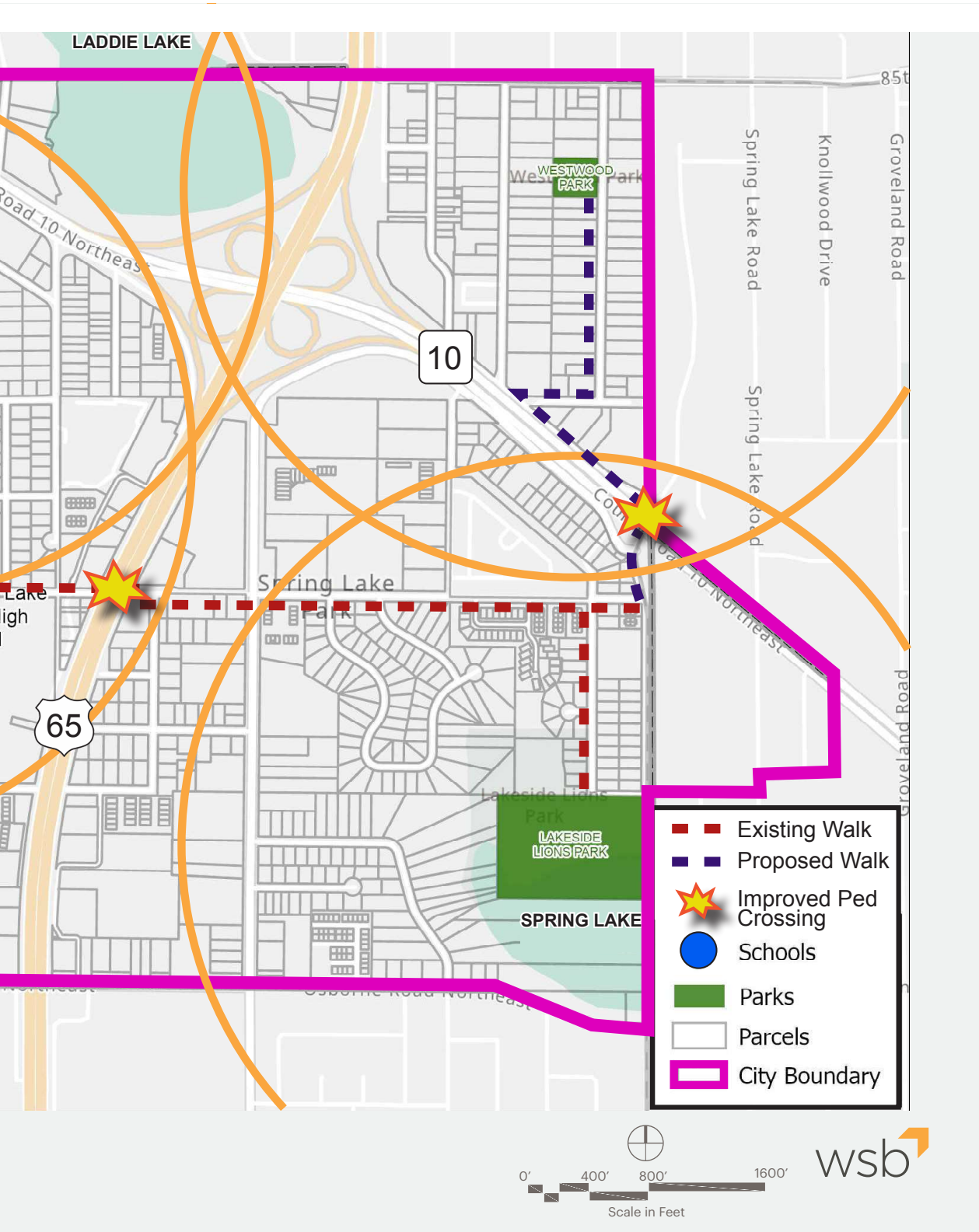
PARK GAP ANALYSIS

Park Gap Map

The Map below shows existing walk connections and opportunities to close the gaps with proposed connections.



Map 2.3: Park Service Areas (1/2 mile)



Trail Gap Analysis

There are currently no regional trails in Spring Lake Park.

One of the goals in national park planning standards, is to ensure that residents are within a 10 minute walking distance from a high-quality public park or open space (1/2 mile). Using ParkServe, an online mapping provided by the Trust for Public Land, it shows that 83% of residents within Spring Lake Park are within 10 minute walk of a park.

EXISTING TRAILS INCLUDE:

- » A paved, east-west trail along Osborne Road from University Ave. NE to the city limits, continuing into Mounds View.
- » A paved north-south trail from 81st Ave. NE to Osborne Road, along Old Central Ave.
- » A pedestrian bridge at 80th Ave. NE, crossing Highway 65 to Spring Lake Park High School.
- » Internal, paved recreational pedestrian trails at Lakeside Lions park.

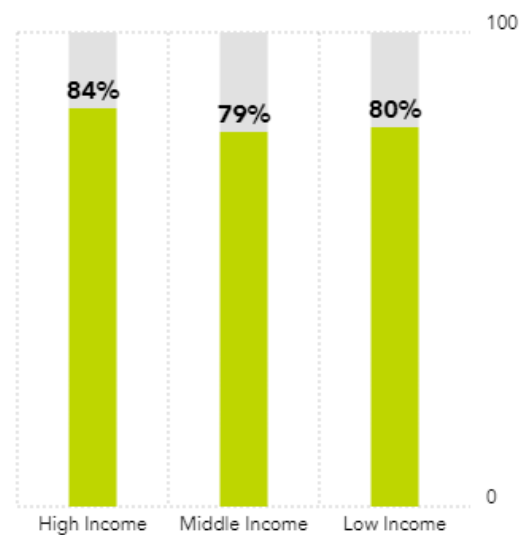


Walking trails along Able Park

PERCENT OF RESIDENTS WITHIN A 10-MINUTE WALK OF A PARK BY AGE



PERCENT OF RESIDENTS WITHIN A 10-MINUTE WALK OF A PARK BY INCOME ①



COMPARISON TO RECREATION STANDARDS

National Comparison

The NRPA (National Recreation and Park Association) publishes park amenity standards based upon municipalities across the nation of similar population size. It should be noted that this is only one method of comparison and each community's desires, needs and location should be considered when assessing park system amenities.

The table below shows a high-level comparison based upon NRPA standards and recommendations to similar communities.

Table 2.2: Comparison to NRPA Standards			
Description	Provided by the Average Agency with less than 20,000 in population (2021 NRPA Report Park Metrics)	Provided within Spring Lake Park-Park System	Assessment
Parks per residents	776 residents per park	1,077 residents per park	Meets Standard
Acres of park land per 1,000 residents	5.2 acres/1,000 residents	6.26 acres/1,000 residents	Exceeds Standard
Playgrounds	1 per 2,132 residents	1 per 1,077 residents	Exceeds Standard (6 playgrounds)
Basketball Courts	1 per 4,051 residents	1 per 3,232 residents	Exceeds Standard (2 courts)
Baseball Fields (Youth)	1 per 5,447 residents	1 per 808 residents	Exceeds Standard (8 fields)
Multi-Purpose Fields	1 per 3,895 residents	1 per 3,232 residents	Exceeds Standard (2 fields)
Outdoor Ice Rink	1 per 10,000 residents	1 per 2,155 residents	Exceeds Standard (3 rinks)



City Comparison

The table below shows a comparison of park amenities to similar and/or adjacent communities to Spring Lake Park. This data does not take into account regional park and other amenities within a community, such as school property or private recreation options.

Shoreview generally ranks the highest in terms of acres per 1,000 residents but has a lower population density and more land area.

Table 2.3: City Comparison of Park Amenities

Comparable City Name	Square Miles	Residents per Square Mile	Number of Parks	1 Park per How Many Residents	Acres of Park Land Managed	Acres of Park Land Per 1,000 Residents	Ballfields	Multi-Purpose Fields
Columbia Heights Pop. 19,496	3.40	5,734	16	1,219	130	6.67	12	11
Crystal Pop. 22,436	5.87	3,822	27	831	263	11.73	10	5
Hopkins Pop. 18,678	4.10	4,555	20	933	231	12.36	9	4
Mounds View Pop. 13,630	4.15	3,360	9	1,514	103.75	7.61	7	6
Spring Lake Park Pop. 6,465	2.00	3,232	6	1,077	40.50	6.26	8	2

Key	
	Highest number reported or calculated

INDIVIDUAL PARK ASSESSMENTS

As recreational trends and use patterns change, the need arises to evaluate whether certain recreation amenities are appropriate in each park. Overall, parks with higher service levels and better trail access, design and character tend to have a higher use by the community.

By assessing and ranking each park, combined with input from community engagement efforts and system planning goals/vision, this informs recommendations for improvements to both individual park properties and the overall system network of parks.

Each individual park within Spring Lake Park was visited and evaluated to determine how well the park serves the needs of its residents based on overall site design, maintenance, natural resources, overall character and amenities. The scores were tabulated and averaged, resulting in an overall park ranking. While most parks provide adequate recreational amenities, other parks have aging equipment or do not function effectively. These parks are recommended to be re-designed over time to increase usability of the public space.

PARK AMENITIES WERE ANALYZED BASED ON THE FOLLOWING CRITERIA:

- » Condition - What is the condition of the equipment or surfacing? Is it rusting, broken or not functioning properly?
- » Design - Does the amenity have proper orientation? Are there safe and effective circulation patterns?
- » Accessibility (ADA) - Is there an accessible route to amenities? Is there an accessible parking stall with signage and striping? Are accessible furnishings available?
- » Age - How old is the equipment or surfacing? Does it need to be replaced?

Number	Park Name	Classification	Acreage	Ranking
1	Able Park	Neighborhood Park	6.7	51%
2	Lakeside Lions Park	Neighborhood Park	11.8	50%
3	Sanburnol Park	Neighborhood Park	7.0	50%
4	Terrace Park	Neighborhood Park	10.0	36%
5	Triangle Memorial Park	Neighborhood Park	2.5	64%
6	Westwood Park	Neighborhood Park	1.8	36%

Total Acreage 39.8
Average Ranking 48%

Exceptional - Exceeding Service Level, High Quality, Newer in age	75% +
Good - Meets or Exceeds Expected Service Level, Mid to Newer Range in Age	61% - 75%
Adequate - Meets Basic Service Level, Mid-Older range in age	41% - 60%
Poor - Not Meeting Service Level, Older in age/ outdated	< 40%

Accessibility at Parks

A number of parks in Spring Lake Park were developed prior to current ADA standards for parks and recreation. When making improvements to these parks, the city should ensure that the park site is updated to meet the current requirements.

It is recommended to enlist the services of a design professional when improving parks to ensure that improvements desired will meet current state and federal ADA standards.

Action Items for Improving Accessibility at Developed Parks:

- » Provide an accessible route from an ADA parking stall to each park amenity (shelter, playground, court, etc).
- » Parking lots are required to have a minimum number of accessible stalls (including van accessible stalls) dependent on the total number of stalls provided in the lot.
- » Accessible routes (trails and sidewalks) have a maximum 1:20 running slope and a maximum 1:48 cross slope. There are also standards on width, surfaces, landings and passing zones. No obstacles over 1/2" height are allowed on accessible routes.
- » Connections from streets to the park may require pedestrian curb ramps with truncated domes.
- » Parking lot access aisles and stalls have a maximum grade of 1:48, with an accessible route without barriers or obstructions provided to the park from the accessible stalls.
- » A certain percentage of park site amenities must be also accessible, this includes drinking fountains, grills, tables and benches.
- » Standards, guidelines and exceptions may change. Before making improvements, verify with Minnesota's Accessibility Code, available online, and verify with local codes which may have differing requirements.



Multi-Purpose Turf Fields for Soccer & Lacrosse

Existing Amenities and Issues:

- » Able: (1) multi-use small soccer field located between the two ballfields on the west side of the park. Turf on fields show heavy use and there is a dirt path forming along the perimeter.
- » Terrace Park: (1) large multi-use field between the two ballfields on the south side of the park. Drainage concerns on multi-use fields.

Needs & Desires

- » Need for separate flexible open lawn space
- » Improve access and circulation to and from fields
- » Improve drainage and add rain gardens for runoff storage and treatment

Recommendations

- » Able: Provide a trail loop around the perimeter of the park for walking, jogging and sport related circuits. Allow for flexible open green space near the water tower.
- » Terrace: Increase trail connections from parking lots to fields. Improve drainage and add a rain garden to the north west side of the fields.

Baseball and Softball Fields

Existing Amenities & Issues

- » Able: (2) ballfields on the west side of the park. Spectator seating areas are showing wear.
- » Lakeside Lions: (1) ballfield centrally located in good condition.
- » Sanburnol: (2) ballfields located near busy road and take up most of the park space
- » Terrace: (2) ballfields located appropriately on the south end of the park with good access. Between the ballfields there are drainage issues.
- » Westwood: (1) ballfield is underutilized, spectator seating is not easily accessible and amenities are in poor condition.
- » Spring Lake Park High School, OEC, Lighthouse: (1) in good working condition

Needs & Desires

- » Able: Improved seating areas and access to the ballfields
- » Lakeside Lions: Improved access to the spectator seating area
- » Sanburnol: Create more space for other activities
- » Terrace: Improve drainage and access to the ballfields
- » Westwood: Improve circulation around the ballfield and park

Recommendations

- » Able: Add trail loop around the perimeter for the park for ADA access to the spectator seating areas.
- » Lakeside: Add a connector trail to the spectator seating area
- » Sanburnol: Remove one ballfield
- » Terrace: Improve drainage, add a rain garden, improve trail connections within the park
- » Westwood: Move ballfield further from property boundary and add a perimeter trail loop

Tennis & Pickleball Courts

Existing Amenities & Issues

- » Terrace: (2) courts within close proximity of the parking lot

Courts within New Brighton, managed by school district

- » Tennis Courts at Spring Lake Park High School, OEC, Lighthouse: (12)

Needs & Desires

- » Desire for outdoor pickleball courts
- » Desire for improved tennis courts

Recommendations

- » Terrace: ADA accessibility from adjacent parking lot, improve court surfacing
- » Sanburnol: Add two (2) pickleball courts to expand programming desires and opportunities

Gyms, Basketball Courts, Fitness & Skate

Existing Amenities & Issues

- » Able: (1) full basketball court with seating.
- » Terrace: (1) full basketball court, (1) skate area.

Needs & Desires

- » Desire for court surface improvements and accessibility

Recommendations

- » Able: Improve court surfacing, remove seating and play area that is too close to the court.
- » Terrace: Improve court surfacing and skate amenities. Create accessible access from the parking lot.

Hockey

Existing Amenities & Issues

- » Able: (1) hockey rink with lots of lighting and outdated boards
- » Sanburnol: (1) general skating rink located at the east side of the park
- » Terrace: (1) hockey rink on the west side of the park

Needs & Desires

- » Rink improvements and spectator seating
- » Other skating or winter activity options

Recommendations

- » Able: Replace dasher boards, add spectator seating and update lighting
- » Sanburnol: Replace with general skate rink area
- » Terrace: Replace dasher boards and improve lighting

Aquatic Facilities

Existing Amenities & Issues

- » Lakeside Lions Park: (1) non-functional beach area

Needs & Desires

- » Water play feature, potential revenue opportunity

Recommendations

- » Lakeside Lions Park: Provide a splash pad feature between the beach area and existing building

Volleyball Courts

Existing Amenities & Issues

- » Able: (2) sand volleyball courts. Older and in need of updates
- » Lakeside Lions: (2) sand volleyball courts
- » Terrace: (1) sand volleyball court, underutilized

Needs & Desires

- » In need of improvements and updates.

Recommendations

- » Able: remove one (1) volleyball court and add a small shelter and seating area nearby
- » Lakeside Lions: No improvements needed
- » Terrace: Remove volleyball and replace with improved playground

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ARCHITECTURAL NEEDS ASSESSMENT

The purpose of the architectural needs assessment was to review and analyze the existing conditions of buildings used by the Parks and Recreation department. The review provides a base architectural assessment of the existing spaces exterior and interior environment including entries, accessibility, building codes, condition of the envelope, maintenance concerns and life safety.

Architects visited each building, reviewed relevant codes and met with Parks and Recreation staff.

Architectural assessments were completed for three buildings. The individual building assessments are included in the Appendix of this document.

* see appendix for more information



Neighborhood Center Buildings

Location: Able, Terrace, Sanburnol

Existing Amenities & Programming:

- » Restrooms, drinking fountain, shelters, info boards

Existing Issues:

- » Buildings are nearing end of life cycle stage with maintenance concerns.

Recommendations for All Buildings:

- » Option A - Deferred Maintenance Only

Deferred Maintenance essentially refers to only repairing and replacing what's absolutely necessary and maintaining things as they were. As a result, deferred maintenance does not mandate upgrades to address accessibility issues. It only encompasses what is needed for the general upkeep of the building. Items such as: paint, new shingles, mechanical and structural repairs as needed, and miscellaneous finish items all qualify as deferred maintenance and can be executed without necessitating a building permit.

- » Option B - Deferred Maintenance & Accessibility Fixes

This includes the general upkeep deferred maintenance items with the addition of accessibility upgrades in an effort to provide more inclusive parks facilities in the future. Itemized recommendations have been provided in the final section of this report, but some of the more sizable accessibility issues are: providing accessible path and entry thresholds, re-working of the toilet rooms to meet accessible clearances, providing an accessible path to the exterior drinking fountain, and replacing both drinking fountains.

- » Option C - Demolish Structure and Build New

Though this may seem to be the most costly up front, a new building with highly durable finishes, a tighter envelope, and new systems can have a tremendous impact on park facility utilization and can prove to be significantly more cost effective in the long run.

COMMUNITY ENGAGEMENT

The parks are for the community, therefore community engagement is crucial in order to learn what the community desires, what's working, what's not working and what could the city do to improve its parks and trails.

A community engagement process was undertaken as part of the park system plan. The public engagement method primarily included survey mailings, online engagement, and stakeholder interviews for decision making throughout the planning process. Valuable and specific feedback was gained and overall themes emerged which supported the recommendations of this plan.

ONLINE ENGAGEMENT MAP & SURVEY

An online map, Social Pinpoint, was utilized to reach a broader audience. The city promoted the site on its website, on the park and recreation page, as well as through city social media channels. Over 70 survey responses were recorded from Social Pinpoint visits. A paper survey was also developed and sent out to residents with utility billing, for information gathering purposes. Over 220 paper surveys were returned with thoughtful comments. The results of the survey are included in the Appendix.



The community when asked, “what parks do you enjoy visiting?”



WHAT WE HEARD

During the community engagement process, many interactions were made with residents, park users and stakeholders.

Major themes include:

Parks, trails and natural open spaces are valued places in the city: Residents value their access to both active and passive park spaces and the existing trail system.

Lack of civic gathering space: residents mentioned that Spring Lake Park does not have space to gather or hold performance events.

Athletic field conditions: Spring Lake Park had issues that affect the quality and playability. These include grading and drainage issues with multi-purpose fields.

Safety at parks and trails: Younger kids and their parents were concerned about safety, walking to parks and crossing busy streets, especially along highways and at major crossings.

Water recreation: Residents valued access that was previously active at Lakeside Lions Park. Swimming was desired to be brought back in some form with the most requested park amenity being a splash pad.



GENERAL
IMPROVEMENTS
TO ALL PARKS AND
EQUIPMENT IS
NEEDED.





EMERGING THEMES

PLACES FOR PLAY

*Play nodes and unique play features
More inclusive and creative play
Programming at parks for all ages*

SAFETY

*Pedestrian crossings & intersection safety - especially at Triangle Park
Improving accessibility in parking lots and trails*

DESIRES

*Community gardens
Water play
Dog park or trails with stations
Restroom improvements
Flexible open space for events*

*Wayfinding and signage
Improved play surfacing
Updated playground equipment
Walking and seating areas
Pickleball*

PARK & REC TRENDS

Over the past decade, there have been significant changes in recreational trends in Minnesota and nationwide. Trail loops and walking within parks and natural areas are always at the top of the use list. Sports such as baseball and football are seeing decreased participation rates; other field sports such as soccer, lacrosse and rugby have been increasing in participation. Multi-use fields and open space have increased in park value to its communities.

Other trends include ninja warrior and fitness courses for older youth and adults (both indoor and outdoor) and there is a nationwide interest in pickleball, especially within the baby boomer generation. Gaga ball, bocce ball and lawn games are rising in popularity amongst the young and old. Splash pads have become a common alternative to the wading pools of the past and don't require city staff (lifeguards) to monitor the safety of users.

There are multiple options for creative and unique play areas including nets, spinning, water play and natural play areas. Park and trail users have also shown an interest in dog parks and bringing their dog companions to parks, events and programmed activities.



Play Net

- » Dog Parks
- » Pickleball
- » Gaga Ball
- » Bocce Ball and Lawn Games
- » Challenge Courses (Ninja Warrior)
- » Bankshot (basketball)
- » Nature Play Areas
- » Splash Pads
- » Paved Trails & Trail Loops
- » Mobile Bike and Scooter Rentals (companies such as Byrd, Nice Rice) docked & dock-less
- » Community Gardens and Raised Planting Beds for Accessibility and Senior Citizens /
- » Public Art
- » Use of Drones in Park Spaces
- » Esports
- » Unique Skate Parks
- » Disc Golf
- » Fat Tire Biking / Winter Biking
- » Synthetic Turf Fields
- » Pollinator Gardens

“

Any improvements we can make to our park system is an improvement to our entire community.

”

Recreation Programming and Event Trends

- » Health & Fitness Programs including:
 - » Active Living Programs
 - » Outdoor Fitness Classes in Park
 - » Yoga (Dog, Cat, Goat) Classes
 - » Mommy & Child Fitness Classes
 - » Fitness during Pregnancy
 - » Family Fitness / Challenge Sports & Events (adventure races)
 - » Therapeutic Recreation (for healing, for baby boomers)
 - » HIIT cardio classes
- » Esports gaming competitions or combined with physical activity challenges
- » Life Sports (individual sports one can participate in throughout their life, for example, kayaking, biking, swimming)
- » Combining recreation with environmental education
- » Eco-gyms with power generating equipment
- » Generational Programming: Joint Programming with Seniors and Teens/Toddlers
- » Program partners with local businesses (e.g. 5K race) or non-profit and charity organizations,
- » Programs and event sponsorships by local businesses

“

I don't see much for activities at the parks. It would be nice to see more community events.

”



Water Play



*Goat Yoga
Source: ATX Goat Yoga*



*Esports Gaming Competitions
Source: Houston Press*

PARK & REC TRENDS

Demographic Trends Affecting Recreation Nationwide

Accessibility: Populations are aging and in need of accessible facilities. In general, accessibility is a trend that relates not only to people with disabilities, but younger generations (think: stroller maneuvering), older generations (think: walking with a cane, poor eyesight).

Active Living: Populations, old and young, value active living and access to fitness and trails for exercise. Connected and well-designed trails enable residents to access other parts of the city, possibly limiting vehicle trips. The growing popularity of active seniors means providing appropriate recreational programming, planned trips and opportunities to socialize in park and programmed spaces.

Convenience: Another concern affecting recreation departments nationwide is barriers to access park programming. Many families today have working-parents and cannot attend during a typical workday with their children. Similarly, seniors are working longer too. Hosting programs during convenient times for people is important to consider as part of overall recreation offerings.

- » Lack of leisure time
- » Programs are not offered at convenient times for working adults
- » Multitude of opportunities for leisure competing with parks and trails recreation
- » Lack of transportation or parks aren't easily accessible to participants (safe sidewalk routes)
- » Concerns about safety in the parks
- » Cost of entry (fees) and costs for specialized equipment (ex: mountain bikes, camping gear)
- » Lack of awareness of programs, parks, trails available for public use
- » Language barriers

Source: Greater Minnesota Regional Parks and Trails Strategic Plan





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Section 3

VISION PLANNING

INTRODUCTION

The vision for the Spring Lake Park system plan builds upon the framework developed during the 2040 Comprehensive Plan project as it directly relates to parks, trails, recreation and open spaces. The Comprehensive Plan serves as the City's guide for growth and development through 2040.

A vision is a set of goals and policies define high level statements that will help achieve the overall vision statement and are meant to guide decision-making processes for future development and priorities.

2040 Comprehensive Plan

The City of Spring Lake Park recently completed their 2040 Comprehensive Plan in 2020. The plan identified goals and relative policies relating to parks, trails and open spaces, including:

1. Maintain and provide adequate funding for the existing park and trail network in Spring Lake Park.
2. Complete sidewalk and trail gaps to establish a connected network for pedestrian and bicycle.
3. Complete renovations of park buildings to meet the needs of park users and visitors.
4. Explore the renovation or relocation of City Hall to better meet the needs of constituents.
5. Work with Anoka County to rebuild Osborne Trail in areas needing pavement maintenance.
6. Collaborate with other agencies and partners to implement new regional or multi-jurisdictional trails in Spring Lake Park and neighboring communities.

“

I appreciate having and
prioritizing our parks

”

Core Values of the Parks System

Inclusive &
Welcoming to All

Focus on Health &
Wellness

Safety &
Connectivity

High Quality
Recreation Facilities

The project Vision Statement establishes the long-term vision that the community is to aspire to for its parks and recreation.

VISION STATEMENT

The parks system of Spring Lake Park shall provide residents with high-quality, and accessible parks and corridors for recreation, while protecting and enhancing its natural resource assets. Trails and sidewalks will connect residents to parks, schools and destinations within the city and within the greater network to allow for active, healthy life styles.

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Section 4

PARK SYSTEM PLAN

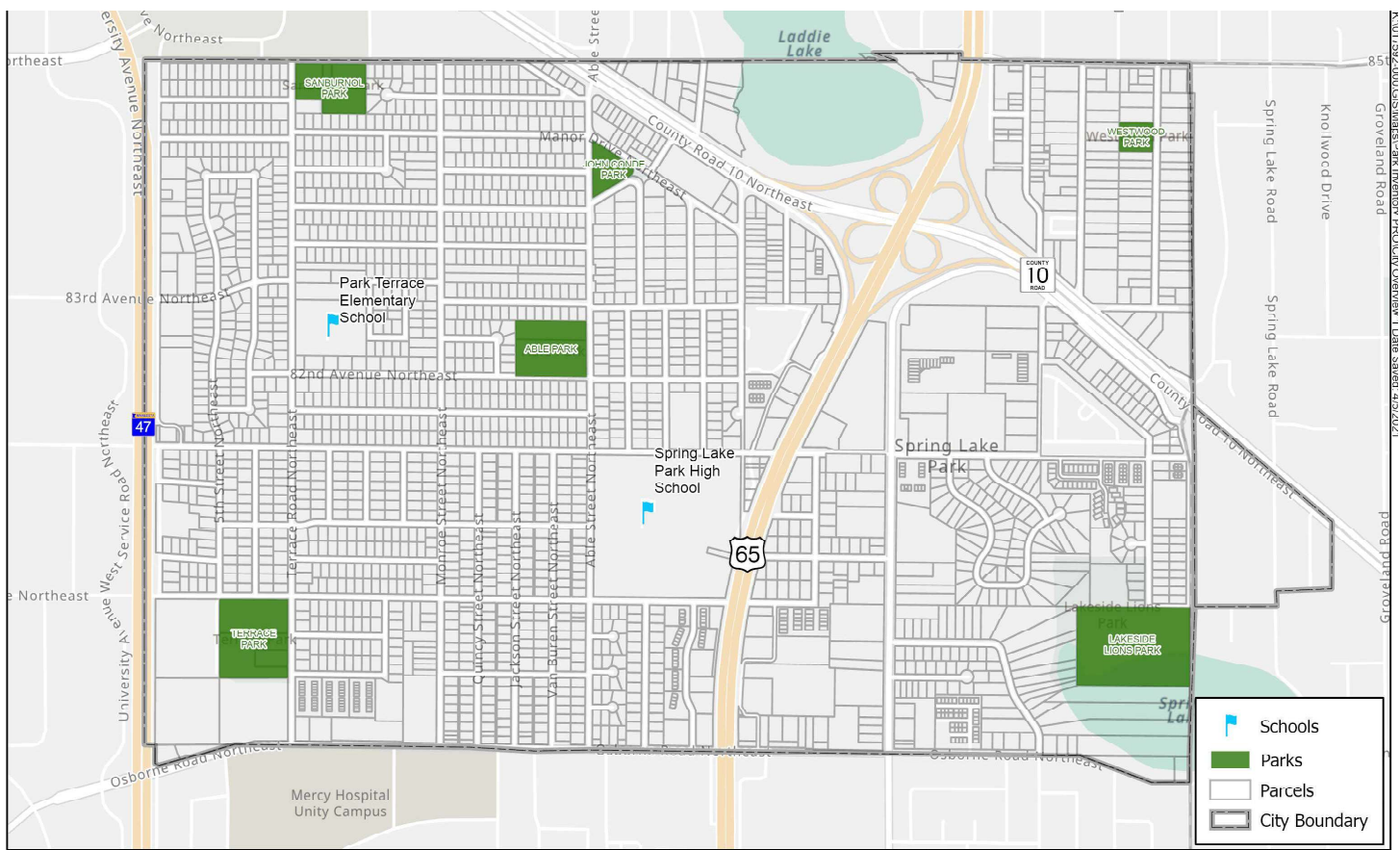
Overview

The City of Spring Lake Park has a total of 6 parks and open spaces. Refer to Map 2.1: Existing Parks Map.

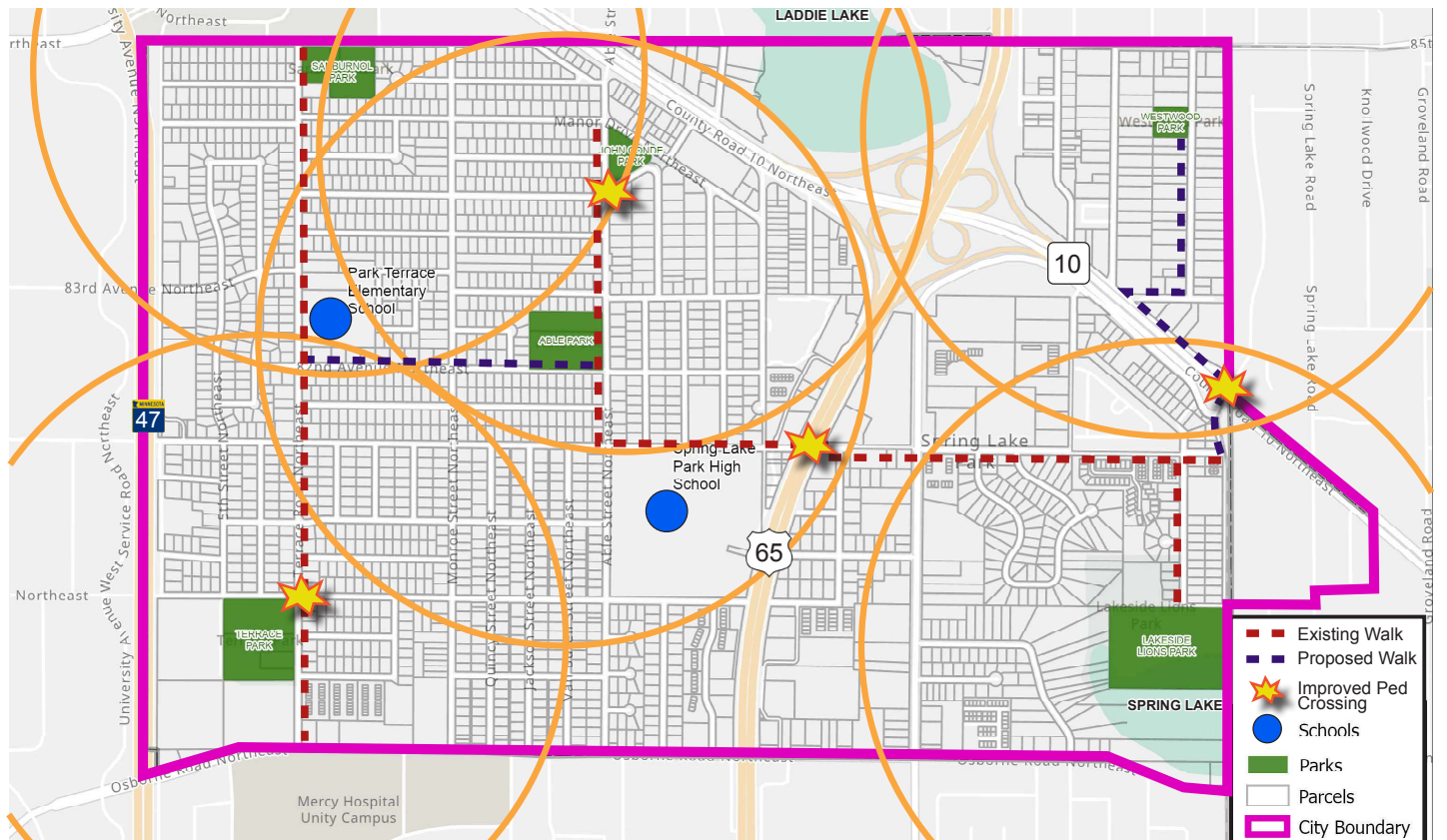
History of the Park System

Spring Lake Park is an established residential community of small town charm. The Spring Lake Park Parks and Recreation Department was established in 1971. Following a 1977 \$350,000 bond issue, the majority of the parks were developed around the same time. The Lions funded projects at Lakeside Lions Park and the Jaycees at Able, Terrace, and Sanburnol Parks. In addition, the Shade Tree Disease Program was initiated. The department also established recreation programs for all ages including popular youth softball, after school activities, and adult recreation programs.

The Spring Lake Park community celebration, Tower Days, began in 1972 with activities scheduled around Lakeside Lions Park beach area at Spring Lake. The celebration ceased in 1974 but in 1975 the City Council commissioned a group of community residents to bring back the community celebration. The commission worked hard to raise money to have the water tower painted after Old Glory with stars and stripes in red, white, and blue. After painting the water tower, the committee decided to use it as the theme for community celebration and later the city logo. Since that event, the celebration is known as tower days which includes a parade, community activities, golf and softball tournaments, family fun night, and street dances, crafts, food contests, and more.



Map 4.1: Existing Parks and Trails



Map 4.2: Park and Trail Connections

Park Classifications Guidelines

The existing park system classifies the 6 parks as Community Parks. Although flexibility is warranted, classifying parks ensures a well-balanced park system that meet the needs of residents and recreational programs for the city. It is also useful in analyzing which areas of the city do not have access to certain types of recreation (such as sport courts). Other park classifications may include neighborhood park, open space park, and special purpose recreational facility.

Table 4.1 - Park Classifications		
Park Name	Classification	Acres
Able Park	Neighborhood Park	6.7
Lakeside Lions Park	Community Park	11.8
Sanburnol Park	Neighborhood Park	7
Terrace Park	Community Park	10.7
Triangle Park	Neighborhood Park	2.5
Westwood Park	Neighborhood Park	1.8





Community Parks

Community parks serve a broader purpose than neighborhood parks. Their focus is on meeting community-based recreational and social needs, as well as preserving unique landscapes and open spaces. Community parks allow for consolidated programmed adult and youth athletic facilities and can also include specialized facilities such as neighborhood activity centers, amphitheaters, pools, skate parks, etc. Community parks should include adequate parking to meet the needs of the users based upon the number and types of activities available. The specific design of community parks should respond to the needs of the overall community. The community needs of Spring Lake Park should be evaluated with surrounding regional recreation from adjacent municipalities. This recreation should be balanced in the region, allowing for flexibility for the city if a nearby regional park is meeting the community's needs. Spring Lake Park classifies all 6 of its parks as community parks listed as follows: Able Park and Lakeside Lions Park, Sanburnol Park, Terrace Park, Triangle Park, Westwood Park.

The amenities typically found within Community Parks can include, but are not limited to, some of the following:

- » Neighborhood Center Building or large group shelter with restrooms
- » A playground meeting varying age groups and accessibility needs
- » Trails (trail loops are preferable)
- » Open green space
- » Programmed ballfields or turf fields with related facilities (lights, irrigation, concessions, etc.)
- » Basketball courts (half or full)
- » Tennis courts
- » Pickleball courts
- » Volleyball courts
- » Hockey rink
- » Picnic shelters (larger groups)
- » Restrooms
- » Drinking water
- » General site amenities (benches, tables, trash & recycling, bike racks, etc.)
- » Parking lots (sufficient for extent of developed facilities)
- » Natural open space
- » Special uses (skate parks, splash pads, beaches, etc.)

Neighborhood Parks

Neighborhood parks serve the recreational needs of the greater community but are intended to be strategically located within a 10-minute walk (half mile). These parks bring people together to recreate and socialize close to home and offer activities and spaces that cannot be accommodated in residential yards, especially for populations currently lacking residential yards. Providing a balanced set of amenities that appeal to a broad range of individuals is important to meeting contemporary park needs and new recreational trends – although active, non-programmed recreation remains the mainstay of neighborhood parks.

Park designs should be complementary to other nearby neighborhood parks to avoid a “cookie-cutter” approach to design and allowing for greater needs to be met. The specific design of neighborhood parks responds to the localized needs of the neighborhood where they are located and character of the park, realizing that the needs of the neighborhood will change over time.

Amenities which are typically found within Neighborhood Parks can include, but are not limited to, some of the following:

- » Playground meeting varying age groups
- » Trails (loops are preferable)
- » Open green space for informal use (2 acres minimum optimal)
- » Programmed ballfields or non-programmed turf fields (1-2 fields maximum)
- » Basketball (half or full)
- » Tennis court (potentially, but preferable at community park)
- » Volleyball court
- » Skating rink (varies from hockey rink to pleasure rink)
- » Picnic shelter or Neighborhood Center Building
- » General site amenities (benches, tables, trash & recycling, bike racks, etc.)
- » Parking (on-street typically sufficient, off-street parking added for more highly developed sites and programmed fields)
- » Natural open space



Special Purpose Recreational Facilities

These parks serve a special purpose within the city and can include a variety of recreational options, some of which may not be found in a typical park or open space within the city. A park may have a special purpose if much of the park is dedicated to one recreation type.

The amenities typically found within Special Purpose Recreational Facilities can include, but are not limited to, some of the following:

- » Indoor playground
- » Indoor pool, aquatics center or indoor splash pad
- » Outdoor pool or waterpark
- » Golf courses and driving ranges
- » Disc golf course
- » Mountain biking trails
- » Interpretive or historical marker
- » Veteran's memorial parks
- » Ice arena
- » Dog park

Open Space Parks

Open space parks serve a special purpose, to preserve high quality natural resources and to provide for passive recreation such as walking or biking trails.

The amenities typically found in Open Space Parks can include, but are not limited to, some of the following:

- » Natural or paved trails
- » Natural play areas
- » Interpretive walk or signage
- » Overlooks
- » Seating areas
- » Restoration and preservation of natural resources
- » Pollinator gardens
- » Interpretive and environmental education programming

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ABLE PARK

Classification

Neighborhood Park

Size

6.7 acres

Location

8200 Able Street

Description

It has a basketball court, two sand volleyball courts, picnic shelter, two softball fields, hockey rink, ice skating rink, warming house, and two playgrounds.

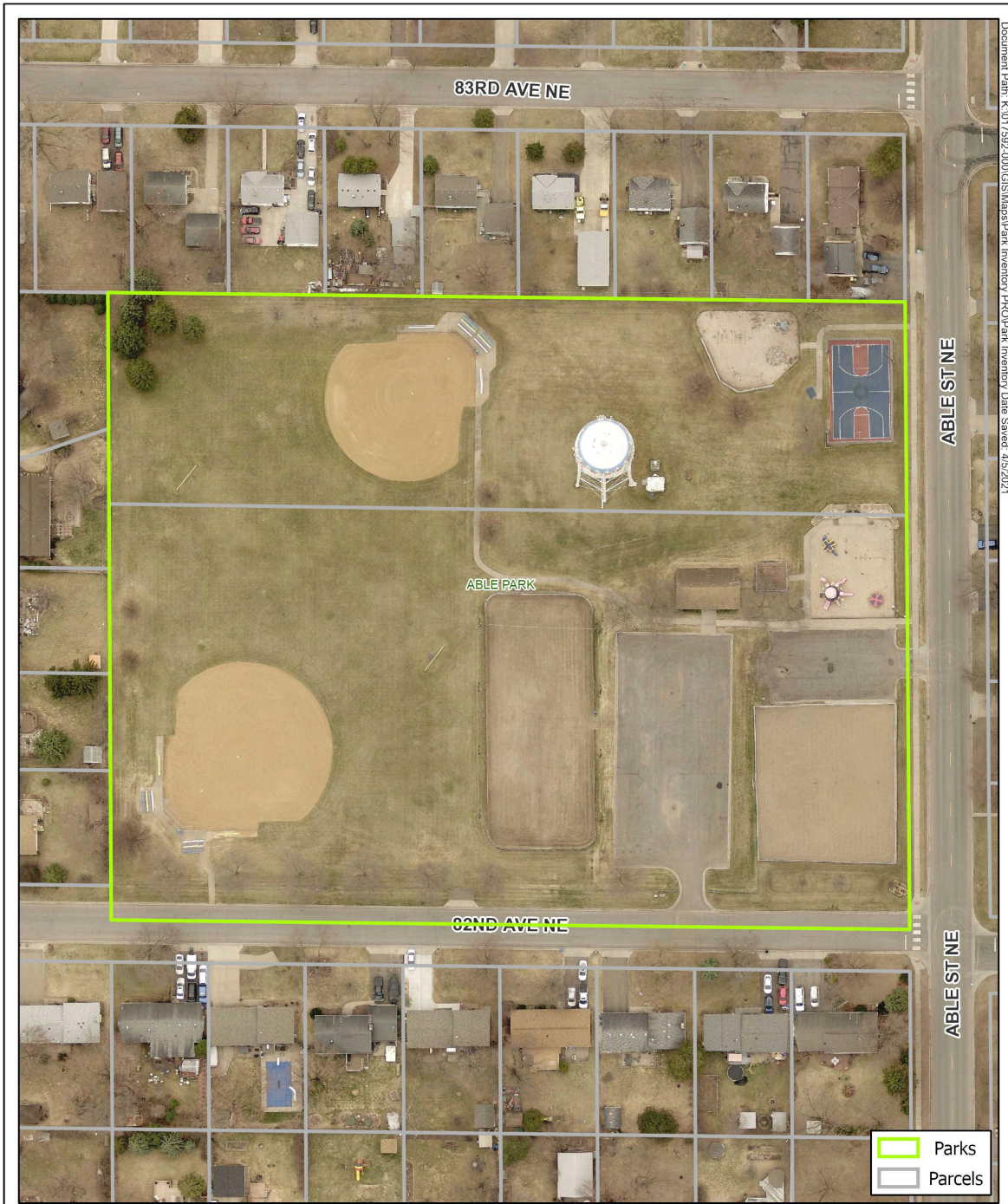
Park Amenities

Year Established

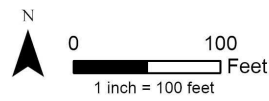
1977



View of water tower within the park



Able Park
Parks Master Plan
WSB No. 017592-000





Playground area near eastern park entrance



Trail from parking lot to west ballfields

Park Evaluation and Assessment

Overall Condition 51%

Design & Character

It has a basketball court, two sand volleyball courts, picnic shelter, two softball fields, hockey rink, ice skating rink, warming house, and two playgrounds. Adequately used park with two parking lots. The east parking lot does not meet ADA accessibility requirements. The south ballfield is accessible to 82nd avenue but it is a no parking zone. There is a soccer field established NW and SE orientation between the ballfields. Could use more lighting

Accessibility

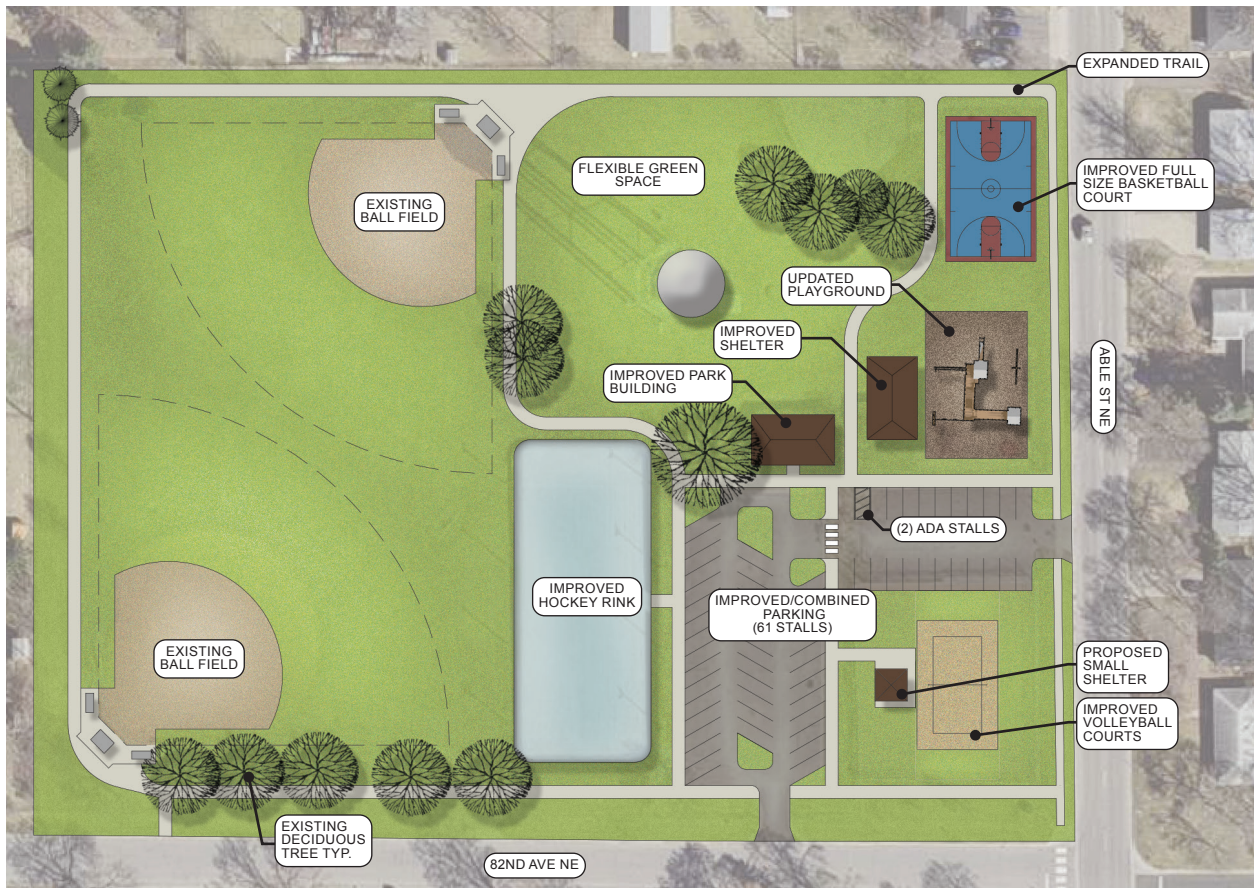
Existing trail accessibility issues. There is no accessible trail to the south ballfield

Programming

This is a multi-use park

Recommendations

- » Improve the connection between the two existing parking lots while still providing green space
- » Provide accessible parking stall and access to adjacent sidewalks
- » Update boards and lighting
- » Replace and remove older playground features
- » Improve existing shelter and seating near the playground area
- » Improve the full size basketball court and spectator seating areas
- » Construct a continuous trail loop around the perimeter of the park
- » Reduce volleyball courts, which are under-utilized and add a small shelter with seating
- » Continue to maintain, repair or replace park amenities (benches and signs)
- » Construct park entrance monument/sign and wayfinding signage along trails



Concept Plan 4.1: Able Park



Able Park - Cost Estimate

The estimated costs below, in 2021 dollars, are meant to be conservative and based upon projects of similar size and complexity. It assumes work is completed by a licensed, bonded contractor. A contingency is included for construction.

Able Park - Estimate of Probable Costs for Improvements		
Description	Estimated Cost Low	Estimated Cost High
General Earthwork, Removals, Mobilization	\$100,000.00	\$120,000.00
Building Improvements	\$345,000.00	\$414,000.00
Building Replacement - ADD	\$423,000.00	\$507,600.00
Small Shelter	\$50,000.00	\$60,000.00
Medium Shelter	\$75,000.00	\$90,000.00
Plaza / Gethering Area	\$35,000.00	\$42,000.00
Ballfield Bleachers	\$20,000.00	\$24,000.00
Ballfield Improvements	\$50,000.00	\$60,000.00
Basketball Court	\$75,000.00	\$90,000.00
New trails - 8-10' width	\$220,000.00	\$264,000.00
Parking Lot Improvements	\$25,000.00	\$30,000.00
Trail Accessibility improvements	\$10,000.00	\$12,000.00
Park Amenities (Benches, Tables, Etc.)	\$12,500.00	\$15,000.00
Playground	\$175,000.00	\$210,000.00
Landscape Plantings / Trees	\$12,000.00	\$14,400.00
Seeding / Restoration	\$10,000.00	\$12,000.00
Park Signage Improvements	\$10,000.00	\$12,000.00
Subtotal	\$1,647,500.00	\$1,977,000.00
20% Design, Engineering, Architecture, Permitting Fees	\$329,500.00	\$395,400.00
20% Construction Contingency	\$329,500.00	\$395,400.00
Total Estimated Cost	\$2,306,500.00	\$2,767,800.00

LAKESIDE LIONS PARK

Classification

Community Park

Size

11.8 acres

Location

1696 79th Avenue

Description

It features three picnic shelters with grills, fishing pier, playground, sand volleyball courts, softball field and walking trail. Lakeside is owned and operated by both Mounds View and Spring Lake Park.

Park Amenities

Year Established

1977



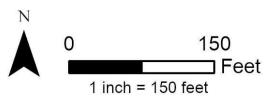
Seating area and dock overlooking Spring Lake



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Lakeside Lions Parks
Parks Master Plan
WSB No. 017592-000





Monument sign



Trail between ballfield and playground area

Park Evaluation and Assessment

Overall Condition 50%

Design & Character

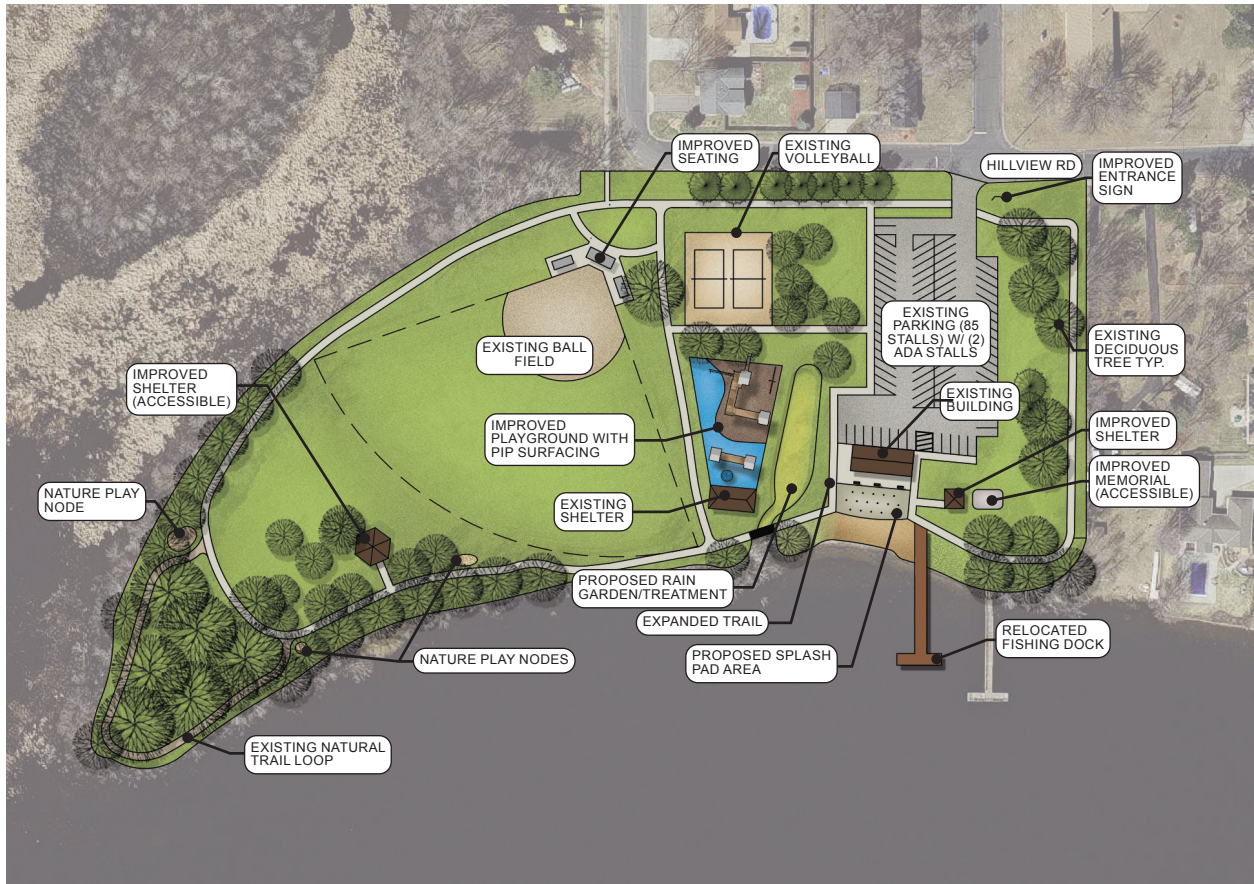
It features three picnic shelters with grills, fishing pier, playground, sand volleyball courts, softball field and a walking trail loop. Also has mulched trail loop through wooded area at point. Has drainage issue from parking lot towards play. Lakeside is owned and operated by both Mounds View and Spring Lake Park. Wayfinding and Lions park sign is aged. The retaining wall block below the sign is deteriorated. Water level has changed at beach.

Accessibility

Accessible trail should be added to ballfield

Recommendations

- » Repurpose beach area as splash pad or interactive water feature
- » Update older shelter and improve accessibility to gazebo
- » Relocate fishing dock to connect with parking and trail access
- » Add a rain garden adjacent to parking lot and improve drainage
- » Accessible surfacing to be added to the existing playground
- » Update older playground equipment
- » Provide trail connections to parking lot and ballfield spectator seating area
- » Add nature play nodes near naturalized trail loop



Concept Plan 4.2: Lakeside Lions Park



Lakeside Lions Park - Cost Estimate

The estimated costs below, in 2021 dollars, are meant to be conservative and based upon projects of similar size and complexity. It assumes work is completed by a licensed, bonded contractor. A contingency is included for construction.

Lakeside Lions Park - Estimate of Probable Costs for Improvements		
Description	Estimated Cost Low	Estimated Cost High
General Earthwork, Removals, Mobilization	\$100,000.00	\$120,000.00
Splash Pad	\$400,000.00	\$480,000.00
Medium Shelter	\$75,000.00	\$90,000.00
Ballfield Bleachers	\$20,000.00	\$24,000.00
Ballfield Improvements	\$50,000.00	\$60,000.00
Pedestrian Bridge Improvements	\$100,000.00	\$120,000.00
New trails - 8-10' width	\$30,000.00	\$36,000.00
Rain Garden Improvements	\$10,000.00	\$12,000.00
Trail Accessibility improvements	\$20,000.00	\$24,000.00
Park Amenities (Benches, Tables, Etc.)	\$25,000.00	\$30,000.00
Playground - Ages 5-12	\$125,000.00	\$150,000.00
Playground - Ages 2-5	\$75,000.00	\$90,000.00
Poured-in-place surfacing	\$175,000.00	\$210,000.00
Memorial Improvements	\$25,000.00	\$30,000.00
Nature Play Nodes	\$45,000.00	\$54,000.00
Landscape Plantings / Trees	\$12,000.00	\$14,400.00
Seeding / Restoration	\$5,000.00	\$6,000.00
Park Signage Improvements	\$10,000.00	\$12,000.00
Subtotal	\$1,302,000.00	\$1,562,400.00
20% Design, Engineering, Architecture, Permitting Fees	\$260,400.00	\$312,480.00
20% Construction Contingency	\$260,400.00	\$312,480.00
Total Estimated Cost	\$1,822,800.00	\$2,187,360.00

SANBURNOL PARK

Classification

Neighborhood Park

Size

7 acres

Location

520 sanburnol drive

Description

This seven acre park features beautiful trees, two softball fields, picnic tables, a park building and a playground. Sanburnol is also home to the SLP Community Garden

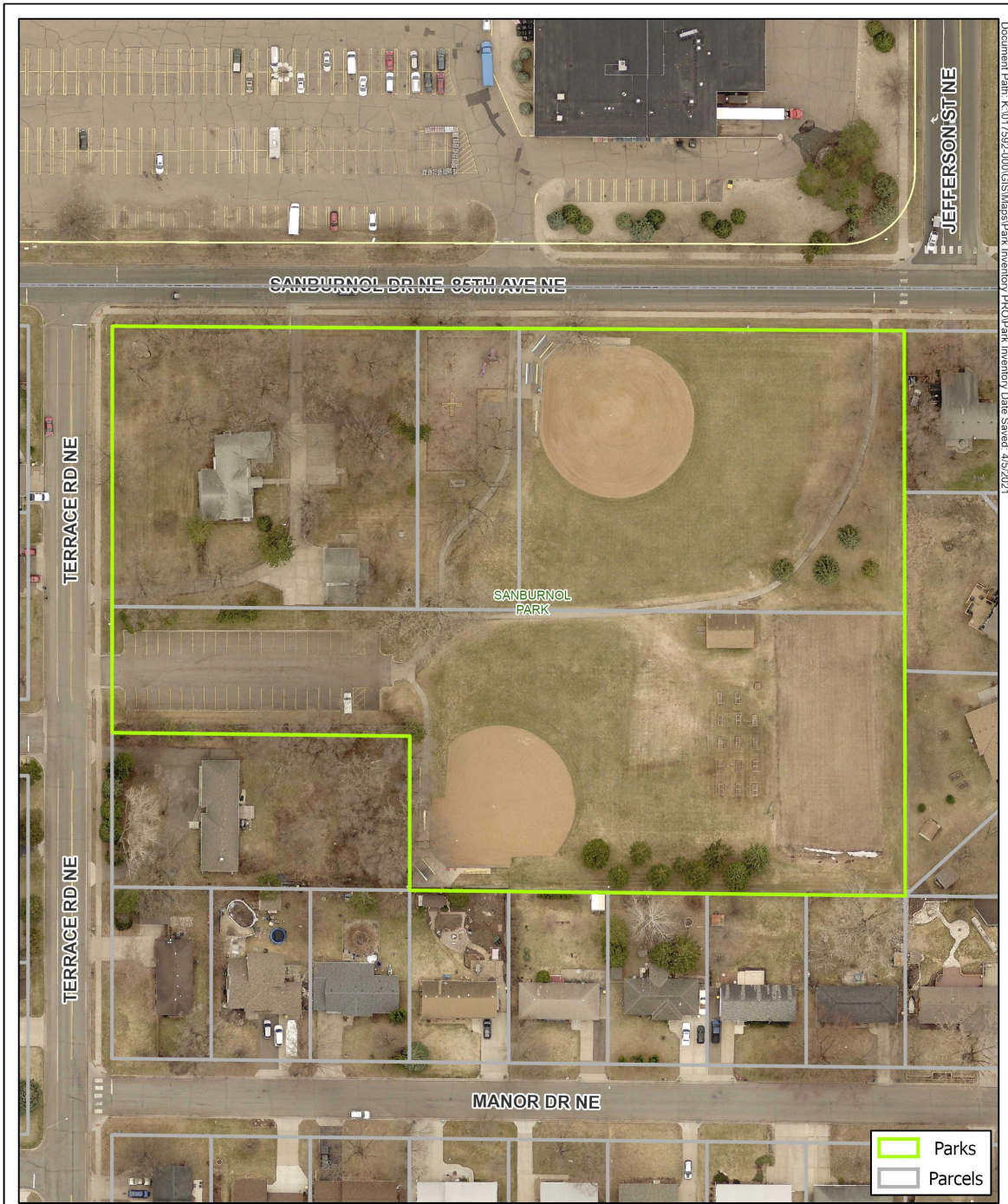
Park Amenities

Year Established

1977



Ballfield and spectator seating area

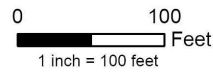


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Sanburnol Park

Parks Master Plan
WSB No. 017592-000





Community garden area



Playground area

Park Evaluation and Assessment

Overall Condition 50%

Design & Character

Two softball fields, picnic tables, warming house building, skate area, and a playground. Sanburnol is also home to the SLP Community Garden.

Accessibility

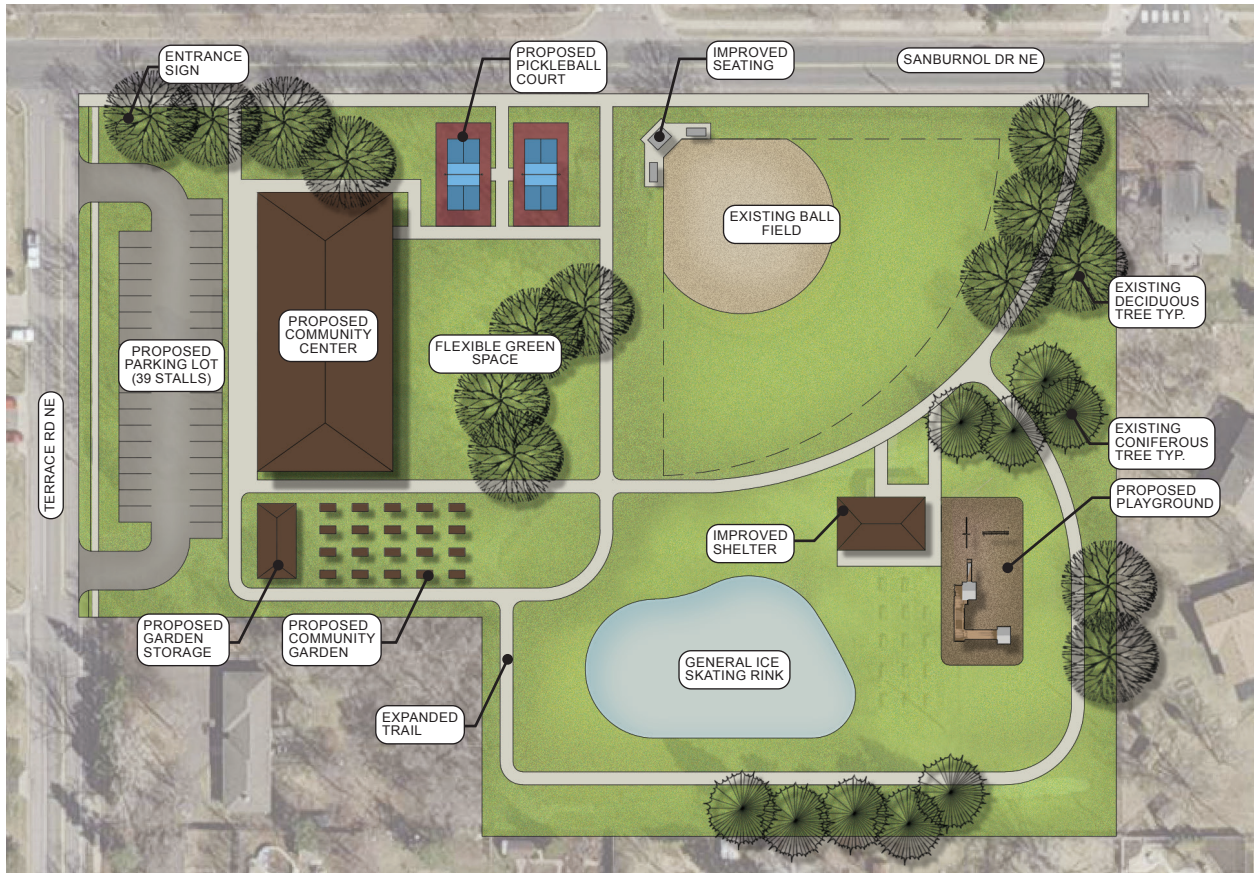
All picnic tables are concrete pads but there are no accessible walk connections to them.

Programming

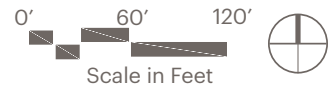
Community shared gardening space and ballfield athletics

Recommendations

- » Develop park master plan for improved layout, circulation and accessibility.
- » Improve vehicle and pedestrian visibility by relocating the parking along the west entrance due to visibility and safety issues
- » General accessibility improvements for compliance including providing trails to all amenities.
- » Construct park entrance and wayfinding signage
- » Continue to maintain, repair or replace park amenities (benches and signs)
- » Expand programming by adding a community center
- » Relocated community gardening near the community center with a storage shed
- » Allow for flexible open lawn space
- » Add to pickleball courts and designate this park to pickleball programming
- » Provide winter skating opportunities at the east end of the park
- » Relocate the playground area to the east end of the park with a shelter that could dual as a warming house in the winter for skating



Concept Plan 4.3: Sanburnol Park



Sanburnol Park - Cost Estimate

The estimated costs below, in 2021 dollars, are meant to be conservative and based upon projects of similar size and complexity. It assumes work is completed by a licensed, bonded contractor. A contingency is included for construction.

Sanburnol Park - Estimate of Probable Costs for Improvements		
Description	Estimated Cost Low	Estimated Cost High
General Earthwork, Removals, Mobilization	\$150,000.00	\$180,000.00
Parking Lot	\$175,000.00	\$210,000.00
Building Improvements	\$250,000.00	\$300,000.00
Building Replacement - ADD	\$282,000.00	\$338,400.00
Pickleball Courts	\$200,000.00	\$240,000.00
Ballfield Bleachers	\$10,000.00	\$12,000.00
New trails - 8-10' width	\$200,000.00	\$240,000.00
Park Amenities (Benches, Tables, Etc.)	\$25,000.00	\$30,000.00
Playground	\$125,000.00	\$150,000.00
Community Gardens	\$50,000.00	\$60,000.00
Landscape Plantings / Trees	\$10,000.00	\$12,000.00
Seeding / Restoration	\$10,000.00	\$12,000.00
Park Signage Improvements	\$10,000.00	\$12,000.00
Subtotal	\$1,497,000.00	\$1,796,400.00
20% Design, Engineering, Architecture, Permitting Fees	\$299,400.00	\$359,280.00
20% Construction Contingency	\$299,400.00	\$359,280.00
Total Estimated Cost	\$2,095,800.00	\$2,514,960.00

Community Center Building (4,200 SF)	\$2,100,000.00	\$2,520,000.00
20% Design, Engineering, Architecture, Permitting Fees	\$420,000.00	\$504,000.00
20% Construction Contingency	\$420,000.00	\$504,000.00
Total Community Center Estimated Cost	\$2,940,000.00	\$3,528,000.00

TERRACE PARK

Classification

Community Park

Size

10.7 acres

Location

410 79th Avenue

Description

Park has two tennis courts, basketball court, skateboard park, sand volleyball, 2 softball fields, 2 athletic fields, 2 picnic shelters, a playground and park building. In the winter a hockey rink is maintained and open to skaters during normal park hours.

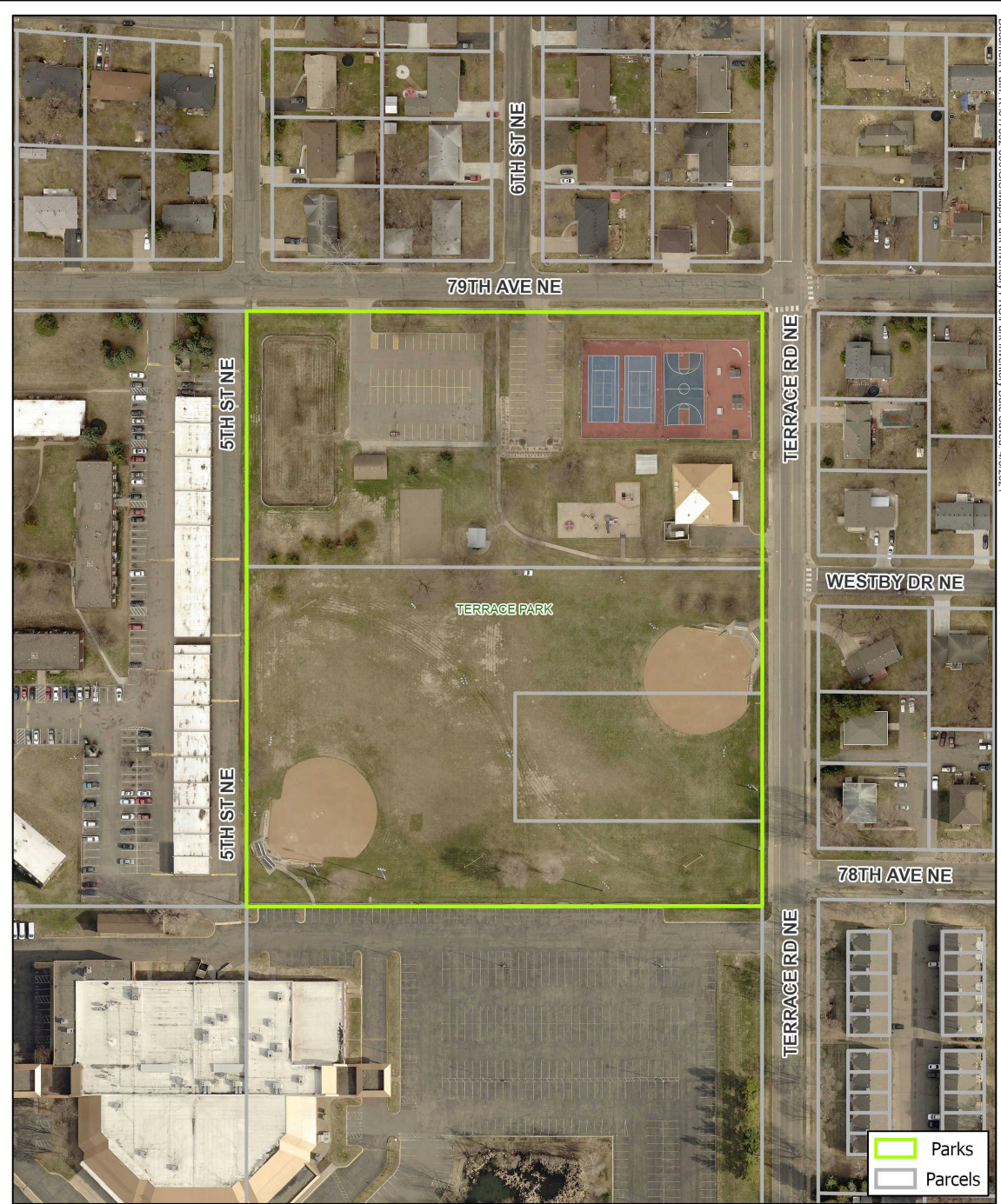
Park Amenities

Year Established

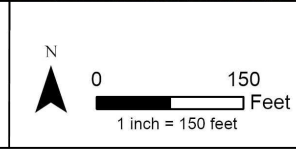
1977



Court area



Terrace Park
 Parks Master Plan
 WSB No. 017592-000





Skate area



Playground area

Park Evaluation and Assessment

Overall Condition 36%

Design & Character

Two tennis courts, basketball court, skateboard park, sand volleyball, 2 softball fields, 2 athletic fields, 2 picnic shelters, a playground and park building. In the winter a hockey rink is maintained and open to skaters during normal park hours. Access to the west ballfield shared with the Christian Center parking lot. Accessibility issues.

Accessibility

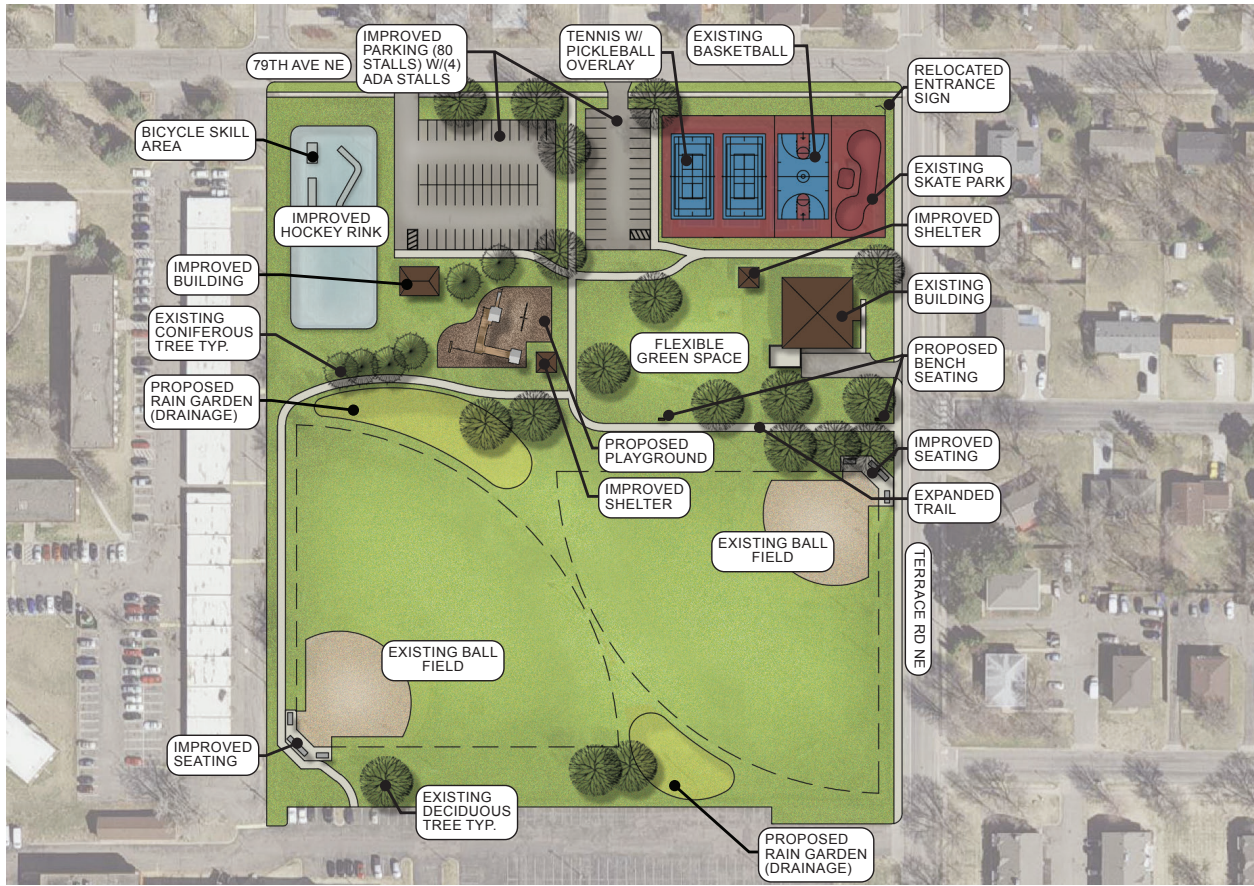
Parking lot and trail accessibility issues. Older seating and equipment.

Programming

Community park with multiple activities

Recommendations

- » Improve accessibility and trail connections to existing parking lots
- » Improve the tennis court, basketball court, and skate area
- » Relocate entrance sign to the north east corner of the park
- » General accessibility improvements for compliance including providing trails to all amenities.
- » Improve all shelters and buildings on site
- » Relocate and expand playground area towards larger parking lot to improve access and decrease congestion
- » Improve outdated hockey rink and lighting
- » Provide flexible open green space where current play area is
- » Improve drainage between the ballfields and add a rain garden



Concept Plan 4.4: Terrace Park



Terrace Park - Cost Estimate

The estimated costs below, in 2021 dollars, are meant to be conservative and based upon projects of similar size and complexity. It assumes work is completed by a licensed, bonded contractor. A contingency is included for construction.

Terrace Park - Estimate of Probable Costs for Improvements		
Description	Estimated Cost Low	Estimated Cost High
General Earthwork, Removals, Mobilization	\$100,000.00	\$120,000.00
Parking Lot Improvements	\$25,000.00	\$30,000.00
Building Improvements	\$250,000.00	\$300,000.00
Building Replacement - ADD	\$282,000.00	\$338,400.00
Medium Shelters	\$150,000.00	\$180,000.00
Flexible Greenspace / Lawn Area	\$75,000.00	\$90,000.00
Skate Park Equipment	\$150,000.00	\$180,000.00
Basketball court	\$75,000.00	\$90,000.00
Tennis Courts	\$200,000.00	\$240,000.00
New trails - 8-10' width	\$135,000.00	\$162,000.00
Rain Garden Improvements	\$30,000.00	\$36,000.00
Trail Accessibility improvements	\$20,000.00	\$24,000.00
Park Amenities (Benches, Tables, Etc.)	\$25,000.00	\$30,000.00
Playground	\$175,000.00	\$210,000.00
Ballfield Improvements	\$50,000.00	\$60,000.00
Landscape Plantings / Trees	\$9,000.00	\$10,800.00
Seeding / Restoration	\$10,000.00	\$12,000.00
Park Signage Improvements	\$10,000.00	\$12,000.00
Subtotal	\$1,771,000.00	\$2,125,200.00
20% Design, Engineering, Architecture, Permitting Fees	\$354,200.00	\$425,040.00
20% Construction Contingency	\$354,200.00	\$425,040.00
Total Estimated Cost	\$2,479,400.00	\$2,975,280.00

TRIANGLE PARK

Classification

Neighborhood Park

Size

2.5 acres

Location

901 Dee Place

Description

Enjoy a relaxing picnic lunch and watch the ducks swim nearby. The 2.5 acre park has a walking path and picnic tables. The pond with bridge and fountain is a great place for photo opportunities!

Park Amenities

Year Established

1977



Bridge crossing over pond



Triangle Memorial Park

Parks Master Plan
WSB No. 017592-000



0 100 Feet
1 inch = 100 feet





Seating areas



Perimeter trail loop

Park Evaluation and Assessment

Overall Condition 64%

Design & Character

Has a walking path loop, gazebo, and picnic tables. The pond with bridge and fountain is a great place for photo opportunities! Very beautiful, ducks readily populate this pond. Includes on-street parking only.

Accessibility

Connections to seating areas and pedestrian crossings need to improved or added.

Programming

Walking and viewing

Recommendations

- » Improve accessibility and trail connections to adjacent sidewalks
- » Enhance vegetative buffer on west side of the park
- » Improve bridge materials and structure for safety
- » Improve existing gazebo shelter accessibility
- » Improve drainage on west side of the park



Concept Plan 4.5: Triangle Park



Triangle Park - Cost Estimate

The estimated costs below, in 2021 dollars, are meant to be conservative and based upon projects of similar size and complexity. It assumes work is completed by a licensed, bonded contractor. A contingency is included for construction.

Triangle Memorial Park - Estimate of Probable Costs for Improvements		
Description	Estimated Cost Low	Estimated Cost High
General Earthwork, Removals, Mobilization	\$25,000.00	\$30,000.00
Pedestrian Bridge Improvements	\$100,000.00	\$120,000.00
New trails - 8-10' width	\$52,000.00	\$62,400.00
Trail Accessibility improvements	\$20,000.00	\$24,000.00
Park Amenities (Benches, Tables, Etc.)	\$15,000.00	\$18,000.00
Pond Edge Vegetation / Restoration	\$7,500.00	\$9,000.00
Landscape Plantings / Trees	\$3,000.00	\$3,600.00
Seeding / Restoration	\$5,000.00	\$6,000.00
Park Signage Improvements	\$10,000.00	\$12,000.00
Subtotal	\$237,500.00	\$285,000.00
20% Design, Engineering, Architecture, Permitting Fees	\$47,500.00	\$57,000.00
20% Construction Contingency	\$47,500.00	\$57,000.00
Total Estimated Cost	\$332,500.00	\$399,000.00

WESTWOOD PARK

Classification

Neighborhood Park

Size

1.8 acres

Location

8450 Westwood Road

Description

The city's smallest park, Westwood is 1.8 acres and will be found nestled between private homes. This neighborhood park is home to a ball field, picnic shelter and playground for families to enjoy.

Park Amenities

Year Established

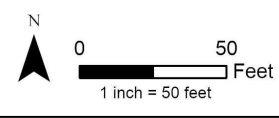
1977



Playground area



Westwood Park
 Parks Master Plan
 WSB No. 017592-000





Ballfield seating areas



Park trail entrance

Park Evaluation and Assessment

Overall Condition 36%

Design & Character

The park is quiet and small. It feels secluded and hidden between private homes. This neighborhood park has a ball field, picnic shelter and playground. Wayfinding signage needs replacement. On street parking is offered and may not be ADA accessible to standards.

Accessibility

Entrance needs improvements from street connection and to playground area

Programming

Small neighborhood park, under utilized

Recommendations

- » Improve accessibility and trail connections to park
- » Relocated ballfield so a trail loop could be added around the perimeter of the park
- » Improve shelter and entrance signage
- » Improve outdated playground equipment and improve accessibility
- » Add exercise stations to expand park activities



Concept Plan 4.6: Westwood Park



Westwood Park - Cost Estimate

The estimated costs below, in 2021 dollars, are meant to be conservative and based upon projects of similar size and complexity. It assumes work is completed by a licensed, bonded contractor. A contingency is included for construction.

Westwood Park - Estimate of Probable Costs for Improvements		
Description	Estimated Cost Low	Estimated Cost High
General Earthwork, Removals, Mobilization	\$50,000.00	\$60,000.00
Small Picnic Shelter	\$50,000.00	\$60,000.00
New Ballfield (shifted location)	\$250,000.00	\$300,000.00
New trails - 8-10' width	\$110,000.00	\$132,000.00
Trail Accessibility improvements	\$10,000.00	\$12,000.00
Park Amenities (Benches, Tables, Etc.)	\$10,000.00	\$12,000.00
Playground	\$100,000.00	\$120,000.00
Exercise Pods / Nodes	\$50,000.00	\$60,000.00
Landscape Plantings / Trees	\$6,000.00	\$7,200.00
Seeding / Restoration	\$10,000.00	\$12,000.00
Park Signage Improvements	\$10,000.00	\$12,000.00
Subtotal	\$656,000.00	\$787,200.00
20% Design, Engineering, Architecture, Permitting Fees	\$131,200.00	\$157,440.00
20% Construction Contingency	\$131,200.00	\$157,440.00
Total Estimated Cost	\$918,400.00	\$1,102,080.00

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Section 5

IMPLEMENTATION PLAN

Dynamic Nature of the Implementation Strategy

The recommendations for implementation in this plan have been thoughtfully selected based upon city goals and objectives, community feedback and park planning expertise. However, the strategy shall remain dynamic and priorities will change over time due to community needs, population demographics, funding opportunities or constraints, economic outlook, as well as derived benefits from changes to parks and trails within Spring Lake Park.

The city shall review annually the implementation plan and use it as a guide for future priorities so that it remains in alignment with the community's needs and values.

Prioritization

Recommendations in this plan, at the time of development, have been prioritized based upon a number of factors including community feedback, existing conditions or issues, city goals and objectives along with park planning best practices.

Cost Projections

The cost projections on the following pages describe the estimated potential costs associated with the recommendations of the overall parks and trails system plan. It includes park sites, trail gaps, the proposed improvements associated with several parks.

These costs are based on a combination of site-specific requirements and projects of similar size and complexity. It is assumed through these costs that work completed will be done by private contractors, bonded and licensed. It does not take into consideration work that could be performed by the City, volunteers, or donations. These costs do include a 20% contingency as well as projected 20% design and engineering fees and are based upon today's dollars (2022). The costs however do not include cost for land or easement due to new trail development or park expansion.

The cost figures are based upon a master plan level evaluation, which brings certain limitations. The cost figures are meant for general budgetary purposes, project phasing, and comparing the relative cost of one item to that of another. Although the costs are meant to be conservative, the actual costs will vary depending on a number of factors including actual topography of the site, economic conditions affecting bidding, unknown environmental issues, and year of construction. Inflation rates should be applied at the time of design to adjust to the most current economic conditions.

GAINING PUBLIC SUPPORT

Recommendations to gain public support for the plan include:

- » Utilize a public information campaign about proposed parks and trails improvements via City newsletters, park events and social media channels. The message should be positive and convenient for residents to learn more information.
- » Develop partnerships with recreation and athletic associations to help support parks projects.
- » Develop an implementation package that clearly defines the proposed developments and the costs associated with those developments.
- » For community parks, preparing a master plan is highly recommended for two reasons: to engage the public in the design process and get their ownership of the project as well as to raise awareness; and to prepare more accurate cost estimates based on a detailed plan.
- » Develop an operations and maintenance strategy for each park and trail development to assure the public that the city has the capacity and funding to meet these responsibilities.

Prioritization Strategy

Knowing that the realities of significant investments to implement all of the system plan recommendations will be unlikely, the city will need to prioritize strategic system initiatives.

The following table outlines a set of criteria as the basis for the prioritization process. The criteria are based on factors that influence the demand for parks, trails and recreation and are broad enough to consider the important factors, yet limited enough to be manageable for decision makers to gain consensus and take action.

Table 5.1: Prioritization Strategy	
Evaluation Criteria	General Description
Community Demand	Action is warranted due to identified community demand based on need assessment studies and defined trends
Recreation Program Need	Action is warranted based on current and projected city and local associations' recreation program facility demands
Redevelopment / Upgrading	Action is warranted due to the following factors: <ul style="list-style-type: none"> » Unsafe conditions / hazard / poor quality » Old and at the end of its life-cycle » Ineffective at servicing current needs
Population Density Factors	Action is warranted to service the needs of a specific area based on: <ul style="list-style-type: none"> » Current and projected population density » Current and projected population and demographic profiles
Funding Availability	Action is warranted due to: <ul style="list-style-type: none"> » Funding availability for specific use » Partnership or funding opportunity for specific development

The strategy for implementing the system plan and establishing priorities is underpinned by two primary objectives:

1. Developing a balanced system that offers multiple community values.
2. Taking advantage of opportunities as they arise.

The following identifies further implementation strategies and funding options for consideration.

PARK SYSTEM PRIORITIES

The following recommendations are higher priorities are based on the recommendations of this park plan to meet the primary project goals along with current community input. They should continue to be evaluated and ranked as opportunities or changes in community needs and desires dictate. They are not listed in order of priority.

1. Continue making improvements to existing parks to bring park properties into ADA compliance.
2. Add Community Center facility at Sanburnol Park
3. Playground updates to Able, Sanburnol and Terrace Park
4. Parking, sidewalk and trail improvements throughout park system
5. Replace Building at Able Park
6. Court facility upgrades at Able, Sanburnol and Terrace Park
7. Building improvements at Terrace Park
8. Hockey Dasher Boards at Able and Terrace Park
9. Field Drainage improvements at Terrace Park
10. Nature Play Area at Lakeside Lions Park
11. Picnic shelter replacement throughout park system

Table 5.2 - Estimated Costs for Park Improvements		
Park Name	Estimated Costs (Low)	Estimated Costs (High)
Able Park	\$2,306,599	\$2,767,800
Lakeside Lions Park	\$1,822,800	\$2,187,360
Sanburnol Park	\$5,035,800	\$6,042,960
Terrace Park Plan	\$2,479,400	\$2,975,280
Triangle Park Plan	\$332,500	\$399,000
Westwood Park Plan	\$918,400	\$1,102,080
Total	\$12,895,499	\$15,474,480

Funding Opportunities for Parks

The availability of funding sources will have a direct impact on the implementation of recommends of this plan. The following table 5.3 describes opportunities available to local governments such as Spring Lake Park. Each of the funding sources below require an application process and in some cases, matching city funds. Most of the sources are a competitive process that may also require political action by council and citizen approval. Ensuring public support of the plan along with opportunity for community feedback is recommended prior to preparing grant applications.

Table 5.3: Potential Funding Opportunities for Parks		
Funding Source	Description	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.
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.
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.
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. (see Table 6.4 on the following page)
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

Park Evaluations and Assessments
Architectural Assessments

City of Spring Lake Park – Park and Trail System Plan

Able Park



Park Size: 6.7 acres

Location: 8200 Able Street

Proposed Classification: **Neighborhood Park**

Overall Park Design: It has a basketball court, two sand volleyball courts, picnic shelter, two softball fields, hockey rink, ice skating rink, warming house, and two playgrounds. Adequately used park with two parking lots. The east parking lot does not meet ADA accessibility requirements. The south ballfield is accessible to 82nd avenue but it is a no parking zone. There is a soccer field established NW and SE orientation between the ballfields. Could use more lighting

Overall Park Maintenance: Turf grass is well maintained and in good condition. Trees have been maintained and pruned. Fully irrigated. Has water tower and hydrant on-site. Walkways show minimal cracking.

Natural Resources/Landscape: Has mature trees on-site mostly at the perimeter of the park property.

Overall Park Ranking: **51 %**

RANKINGS

Park Amenity Name	Overall Condition	Overall Design & Character	Accessibility	Age Considerations	Actual Points	Total Possible Points	Comments
Trail/walkway	2	2	1	2	7	12	Concrete trails, does not have trail loop, connects to Sidewalk along Able St.
Parking Lot (East)	2	2	1	2	7	12	No striping and no ped ramp access
Parking Lot (West)	2	2	1	2	7	12	Recently resurfaced, does not have striping, has ped ramp access
Pavilion	2	1	2	1	6	12	Older pavilion in need of updating but still in acceptable shape
Amenities	1	2	1	1	5	12	Some acceptable and some older in need of replacement
Volleyball Courts	3	3	1	2	9	12	Needs trail connection. Fence and nets older in need of replacement
Ice Rink	1	2	0	1	4	12	Boards are in poor condition, excessive lighting, light heads acceptable but has older posts
Basketball Court (Full)	1	1	0	1	3	12	Nonadjustable hoops, has chain link fence, poor pavement in need of replacement, color okay but shows cracking

RATING / POINT SCALE DESCRIPTION

- 0 = Does not meet basic standards; Poor Quality; Outdated
- 1 = Meets basic standards; Fair Quality; Older
- 2 = Meets or exceeds basic standards; Good Quality; Mid-way Age
- 3 = Exceeds basic standards; High Quality; Newer

Park Amenity Name	Overall Condition	Overall Design & Character	Accessibility	Age Considerations	Actual Points	Total Possible Points	Comments
Playground (North)	1	1	0	1	3	12	Old equipment in need of replacement, plastic container edge in need of replacement, has small retaining wall on SW side and wood chip surfacing
Playground (South)	2	2	2	1	7	12	Play equipment showing fading and wear, offers a good variety of play
Ballfield (North)	3	3	1	2	9	12	Old bleachers but acceptable benches, only ballfield on-site that is ADA accessible from the west parking lot
Ballfield (South)	3	3	1	2	9	12	Old bleachers and benches in need of replacement, not ADA accessible
Soccer Field	1	1	1	1	4	12	Does not have spectator area, unknown dimension
Totals					80	156	

General Comments:

More highly utilized park. Could use more trails or a trail loop. Wearing of the turf indicated a running loop has been established along the outer perimeter of the ballfields. Lots of lighting around ice rink but not much offered for the rest of the site. Parking was resurfaced and striping is yet to be added. The volleyball courts are fenced in and located adjacent to both parking lots but there is not trail access to the courts.

RATING / POINT SCALE DESCRIPTION

- 0 = Does not meet basic standards; Poor Quality; Outdated
- 1 = Meets basic standards; Fair Quality; Older
- 2 = Meets or exceeds basic standards; Good Quality; Mid-way Age
- 3 = Exceeds basic standards; High Quality; Newer

City of Spring Lake Park – Park and Trail System Plan

Lakeside Lions Park

Park Size: 11.8 acres

Location: 1696 79th Avenue

Proposed Classification: **Neighborhood Park**

Overall Park Design: It features three picnic shelters with grills, fishing pier, playground, sand volleyball courts, softball field and a walking trail loop. Also has mulched trail loop through wooded area at point. Has drainage issue from parking lot towards play. Lakeside is owned and operated by both Mounds View and Spring Lake Park. Wayfinding and Lions park sign is aged. The retaining wall block below the sign is deteriorated. Water level has changed at beach.

Overall Park Maintenance: Trails were in fair condition but older amenities. Some receptacles showing damage. Trails cracking near the beach area. Turf and tree maintenance is good.

Natural Resources/Landscape: There are large mature hardwood trees and woodlands. Turf is in good condition. Some trees showing sign of distress and/or canker. Decrease in water level has impacted beach maintenance and use.

Overall Park Ranking: **50%**

AMENITY RANKINGS

Park Amenity Name	Overall Condition	Overall Design & Character	Accessibility	Age Considerations	Actual Points	Total Possible Points	Comments
Trail/walkway	2	2	2	2	8	12	8' wide concrete trail loop with a 10'+ wide section to a storage building on the east side of the park, minimal cracking except near beach area
Parking Lot	2	2	2	2	8	12	Has arrows, striping, and is accessible.
Picnic Pavilion (East)	2	2	2	2	8	12	Good condition, is accessible
Pavilion (West)	2	2	2	1	7	12	Gazebo style aesthetic, benches on outside of pavilion limiting access and are in need of replacement
Amenities	1	2	1	1	5	12	Picnic tables on pads with no walk connection, some in need of replacement
Lions Veterans Memorial Area	2	2	0	1	5	12	Newer condition, does not have walkway connection to bench seating, includes flagpole and monument, donor recognition

RATING / POINT SCALE DESCRIPTION

- 0 = Does not meet basic standards; Poor Quality; Outdated
- 1 = Meets basic standards; Fair Quality; Older
- 2 = Meets or exceeds basic standards; Good Quality; Mid-way Age
- 3 = Exceeds basic standards; High Quality; Newer

Park Amenity Name	Overall Condition	Overall Design & Character	Accessibility	Age Considerations	Actual Points	Total Possible Points	Comments
Beach	1	1	1	1	4	12	Not as functional as it previously was. Water level decrease issue, maintenance issues
Dock/Pier	2	2	1	1	6	12	Wood showing signs of weathering, tree branch hanging too low just before walking on dock/pier
Pedestrian Bridge	1	2	2	1	6	12	Similar to bridge at Triangle park, top rail gaps, decking will need replacement
Volleyball Court	1	1	1	1	4	12	No established edge, old nets and post in need of replacement
Playground	2	2	2	1	7	12	Only park in Spring Lake Park that has PIP at one corner for ADA accessibility. Some old equipment in need of replacement
Ballfield	2	1	0	1	4	12	Bleachers and benches are old and in need of replacement. There should be a sidewalk connection to the bleachers
				Totals	72	144	

General Comments:

Fairly utilized park site. Has attractive variety of features. Park signs and wayfinding need to be updated.

RATING / POINT SCALE DESCRIPTION

- 0 = Does not meet basic standards; Poor Quality; Outdated
- 1 = Meets basic standards; Fair Quality; Older
- 2 = Meets or exceeds basic standards; Good Quality; Mid-way Age
- 3 = Exceeds basic standards; High Quality; Newer

City of Spring Lake Park – Park and Trail System Plan

Sanburnol Park

Park Size: 7 acres

Location: 520 sanburnol drive

Proposed Classification: **Neighborhood Park**

Overall Park Design: Two softball fields, picnic tables, warming house building, skate area, and a playground. Sanburnol is also home to the SLP Community Garden.

Overall Park Maintenance: Well maintained. All picnic tables are concrete pads but there are no walk connections to them.

Natural Resources/Landscape: Turf is in fair condition. Trees all healthy and well maintained.

Overall Park Ranking: **50%**

AMENITY RANKINGS

Park Amenity Name	Overall Condition	Overall Design & Character	Accessibility	Age Considerations	Actual Points	Total Possible Points	Comments
Trail/walkway	2	2	2	2	8	12	Concrete walk connection to ballfields and across park. Access from parking walk should be from sidewalks instead
Parking Lot	2	2	2	2	8	12	Aged in need of resurfacing, sidewalks need to be added along N and S side
Amenities	2	1	0	1	4	12	Some outdated and in need of replacement
General Skate Area	2	2	0	1	5	12	Pop up skate area, turf showing wear in this area
Raised Community Gardens	2	2	0	2	6	12	Could be improved with access. Boards in need of replacement
Ballfield (North)	2	2	1	2	7	12	Old bleachers and benches in need of replacement
Ballfield (South)	2	2	1	2	7	12	Old bleachers and benches in need of replacement
Playground	1	1	0	1	3	12	Old and in need of replacement
				Totals	48	96	

General Comments:

Adjacent property previously residential is now park property used by the lions.

RATING / POINT SCALE DESCRIPTION

- 0 = Does not meet basic standards; Poor Quality; Outdated
- 1 = Meets basic standards; Fair Quality; Older
- 2 = Meets or exceeds basic standards; Good Quality; Mid-way Age
- 3 = Exceeds basic standards; High Quality; Newer

City of Spring Lake Park – Park and Trail System Plan

Terrace Park

Park Size: 10.7 acres

Location: 410 79th Avenue

Classification:

Neighborhood Park

Overall Park Design:

Two tennis courts, basketball court, skateboard park, sand volleyball, 2 softball fields, 2 athletic fields, 2 picnic shelters, a playground and park building. In the winter a hockey rink is maintained and open to skaters during normal park hours. Access to the west ballfield shared with the Christian Center parking lot. Accessibility issues.

Overall Park Maintenance:

Overall, the park is fairly well maintained, though some features are in need of repair or replacement. Trails showed some cracking. Wet areas and drainage issues between athletic fields.

Natural Resources/Landscape:

A few mature trees throughout the site.

Overall Park Ranking:

36%

AMENITY RANKINGS

Park Amenity Name	Overall Condition	Overall Design & Character	Accessibility	Age Considerations	Actual Points	Total Possible Points	Comments
Trail/walkway	2	1	0	1	4	12	Some cracking, trails leading to everything is not accessible. Could be improved with trail loop.
Parking Lot (Easter, Upper)	2	2	0	1	5	12	Not accessible, could use repair
Parking Lot (West, Lower)	2	2	0	1	5	12	Not accessible, could use repair. Has stalls striped for accessibility but no walkway or ped ramp connection
Picnic pavilion (East)	1	1	0	1	3	12	Old and outdated, needs replacement or updating
Picnic Pavilion (West)	1	1	0	1	3	12	Not ideal set up, picnic tables not anchored down to loops. Anchor loops are tripping hazard
Amenities	2	1	1	1	5	12	Old and outdated, needs replacement
Ice Rink	1	1	0	1	3	12	Boards old and in need of replacement, needs new lighting
Tennis Courts	2	2	0	2	6	12	Drainage not ideal, no walkway in or out, nets and posts need replacement

RATING / POINT SCALE DESCRIPTION

0 = Does not meet basic standards; Poor Quality; Outdated

1 = Meets basic standards; Fair Quality; Older

2 = Meets or exceeds basic standards; Good Quality; Mid-way Age

3 = Exceeds basic standards; High Quality; Newer

Park Amenity Name	Overall Condition	Overall Design & Character	Accessibility	Age Considerations	Actual Points	Total Possible Points	Comments
Basketball Court (Full)	1	2	0	1	4	12	Drainage not ideal, pavement needs replacement, fencing may need updating
Skateboard Park	1	1	0	1	4	12	Drainage not idea, pavement needs replacement
Ballfield (East)	2	2	0	1	5	12	Not accessible, good lighting
Ballfield (West)	2	2	1	2	7	12	Not accessible, good lighting
Volleyball Court	1	1	0	1	3	12	Needs improved edge, nets need replacement
Soccer Fields	1	1	1	1	4	12	Drainage issues
Playground	2	1	1	1	5	12	Container frame falling apart, old equipment in need of replacement. 2-5 age equipment looks newer
Totals					66	180	

General Comments:

Good visibility from Road. Could use more trail connections. Picnic tables on pads, lawn benches but no walkway connections to them.

RATING / POINT SCALE DESCRIPTION

- 0 = Does not meet basic standards; Poor Quality; Outdated
- 1 = Meets basic standards; Fair Quality; Older
- 2 = Meets or exceeds basic standards; Good Quality; Mid-way Age
- 3 = Exceeds basic standards; High Quality; Newer

City of Spring Lake Park – Park and Trail System Plan

Triangle Memorial Park

Park Size: 2.5 acres

Location: 901 Dee Place

Classification: **Neighborhood Park**

Overall Park Design: Has a walking path loop, gazebo, and picnic tables. The pond with bridge and fountain is a great place for photo opportunities! Very beautiful, ducks readily populate this pond. Includes on-street parking only.

Overall Park Maintenance: Fair to good maintenance. Trees and turf well maintained, some erosion areas on NE side of park.

Natural Resources/Landscape: Park has ponds, wildlife, mature trees. Some trees show signs of scarring and may become susceptible to disease in the future.

Overall Park Ranking: **64%**

AMENITY RANKINGS

Park Amenity Name	Overall Condition	Overall Design & Character	Accessibility	Age Considerations	Actual Points	Total Possible Points	Comments
Trail/walkway	2	3	2	2	9	12	Concrete walking trails, minor cracking, in good condition
Gazebo	3	3	1	3	10	12	Newer looking, trash outside structure that doesn't have walkway access
Amenities	1	1	1	1	4	12	Most not accessible, some in need of concrete pad and walkway connection. Some in need of replacement
Pedestrian Lighting	3	3	2	2	10	12	Newer, missing light near gazebo area
Bridge	1	2	2	1	6	12	Decking in need of replacement, top rail gaps
Flagpole	2	2	1	2	7	12	Needs trail access
Totals					46	72	

General Comments:

It is unknown if there have been any flooding issues with this park pond. Feeding ducks is a problem and signage has been posted.

RATING / POINT SCALE DESCRIPTION

- 0 = Does not meet basic standards; Poor Quality; Outdated
- 1 = Meets basic standards; Fair Quality; Older
- 2 = Meets or exceeds basic standards; Good Quality; Mid-way Age
- 3 = Exceeds basic standards; High Quality; Newer

City of Spring Lake Park – Park and Trail System Plan

Westwood Park

Park Size: 1.8 acres

Location: 8450 Westwood Road

Classification: **Neighborhood Park**

Overall Park Design: The park is quiet and small. It feels secluded and hidden between private homes. This neighborhood park has a ball field, picnic shelter and playground. Wayfinding signage needs replacement. On street parking is offered and may not be ADA accessible to standards.

Overall Park Maintenance: Landscape and turf field is well maintained. Trees are mature and healthy. Pruning could be improved along the perimeter chain link fence. Ballfield benches have moss growing on them. Shortcuts to the picnic pavilion are causing turf stress and wear.

Natural Resources/Landscape: Open lawn area, private.

Overall Park Ranking: **36%**

AMENITY RANKINGS

Park Amenity Name	Overall Condition	Overall Design & Character	Accessibility	Age Considerations	Actual Points	Total Possible Points	Comments
Trail/walkway	1	2	0	1	4	12	Concrete cracking in some areas
Picnic Pavilion	2	1	2	1	6	12	Aged and in need of updating or replacement. Still functional
Amenities	1	1	0	1	3	12	Aged and in need of replacement
Ballfield	2	1	0	1	4	12	Turf and lime in good condition, retaining wall and bleachers and benches all in need of replacement
Playground	1	1	2	1	5	12	Aged equipment, weeds growing in wood chip surfacing, not accessible, no bench seating areas along outside of play container
Totals					22	60	

General Comments:

This park is the smallest park, it is hidden and underutilized.

RATING / POINT SCALE DESCRIPTION

- 0 = Does not meet basic standards; Poor Quality; Outdated
- 1 = Meets basic standards; Fair Quality; Older
- 2 = Meets or exceeds basic standards; Good Quality; Mid-way Age
- 3 = Exceeds basic standards; High Quality; Newer



HAGEN, CHRISTENSEN & MCILWAIN
ARCHITECTS

Building Audit/Assessment

of the

City of Spring Lake Park

Terrace Park Building

410 79th Ave.

Spring Lake Park, MN 55432

April 30th, 2021

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A1.1 – Terrace Park Site Plan

A1.2 – Terrace Park Floor Plan

A1.3 – Terrace Park Photos

A1.4 – Terrace Park Photos

1. Purpose and Conditions of this Study

The purpose of this study is to review and analyze the existing conditions of the City of Spring Lake Park's Terrace Park Building and provide base architectural assessment of the existing spaces. The review will look at the facilities and adjacent sidewalk entry(ies), architecturally and in terms of accessibility, building codes, condition of the envelope, and life safety.

Representatives from HCM Architects visited the building, reviewed state and local building codes, and met with City staff to prepare this assessment.

It should be noted that all flagged accessibility items are deemed "existing non-conforming", that is, they can remain unaltered in their current state, but should any work commence on this facility, said concerns must be addressed as part of any new work. Also note that an HVAC, electrical, plumbing and roofing consultant were not within the scope of this assessment. HVAC equipment, was not tested as part of this assessment. Similarly, Plumbing and electrical were only tested for base level functionality, and it is the recommendation of this report that all equipment be tested/inspected by a specialized consultant prior to work commencing elsewhere within or around this facility.

2. Conditions of the Existing Facility

Site Conditions

Located at 410 79th Avenue, Terrace Park has two parking lots with access to the building. The lot directly to the North is the closest, while the second lot to the East serves as the primary lot during the winter months when the North lot is flooded for additional skating area. Neither lot has accessible parking signage. The North lot has handicapped striping in place but it is on the opposite side of the lot from the building, thus making access difficult and potentially hazardous for a disabled person. The East lot has faded signs of striping though these are also on the extreme opposite end of the lot from the building. In terms of accessible path access to the building, neither lot is conforming either due to accessible parking locations, distance of travel or height differentials along said path.

In addition to this, are some accessibility issues at the perimeter of the building where heaving has created surface differentials above the limit for an accessible path of travel. The door on the South side of the building, as well as access to the exterior drinking fountain are not paved, and are therefore non-compliant. Should paving be added to this area in the future, proper care must be taken to make sure accessible thresholds are being met at the door and accessible reach ranges are maintained at the drinking fountain –in addition to replacing the fountain with a compliant fixture.

Items noted regarding areas of concern for the Site are:

- Location of Accessible Parking
- No accessible signage in parking areas
- Non-Accessible Thresholds at Building Entry (005)
- Non-Accessible Exterior Door and Drinking Fountain (002/003)

Exterior Building Envelope

The wood trim and siding is showing significant signs of degradation. Cracking, peeling, impact damage, animal intrusion damage and rot are easily visible from the building base all the way up to the fascia. Some damaged areas have since been patched with caulk leaving an unsightly discoloration. The CMU block base for the exterior walls is showing signs of cracking. This is especially visible at the NW corner of the building. If allowed to progress, these openings can

become significant issues for insect and animal intrusion –not to mention structural implications further down the road. The soffit vents are also damaged and rusting.

In addition to accessible threshold issues noted in the previous section, the exterior doors are also showing significant signs of wear. Door slabs and frames are dented, scratched and rusting –especially at the base. The overhead garage door is also rotted at its base. Door hardware, though loosely functioning from a security standpoint, will likely need to be replaced to be brought into conformance. Door hardware on the South exterior door is completely missing.

The windows in the building are fixed, non-operable frames with Plexiglas inserts. The window trim is showing signs of cracking and peeling, either from UV exposure or moisture transfer. The plastic inserts have faded and discolored to the point where one cannot see into, or out of, the building. This current state, whether intentional or not, equates to a sizable safety risk by not allowing for observation of the main warming area and restrooms. The plastic also provides very minimal security as a panel can just be popped out to gain unauthorized access to the building.

Items noted regarding areas of concern for the Building Envelope are:

- Damaged Siding & Trim (001/003/004)
- Cracking at CMU (006)
- Damaged Soffit Vents (003)
- Damaged Window & Frames (004)
- Damaged Exterior Doors (002/005)

Roof and Associated Components

As noted earlier, a full roof inspection was not within the scope of this report. However, based on conversations with Staff and visual observation from the ground, the roof is likely nearing the end of its useful life. Vents and roof jacks are showing signs of rust and the asphalt shingles have discolored to the point that it's likely that their protective exterior coating has worn away. It should also be noted that there were no visual signs of leaks present on the building interior at the time of inspection. This is not to say that this isn't occurring –just that it wasn't observed.

Items noted regarding areas of concern for the Roof are:

- Shingle Discoloration (001/002)

- Rusting Components (001/002)

Interior Environment – General Comments

The interior finishes of loose laid rubberized flooring, painted plywood walls with wood base & painted plywood ceilings seems to be in relatively good shape. The rubberized flooring has come loose in multiple locations which presents a tripping hazard, and a potential threshold issue at entry/exit conditions. There are clear floor space violations at the doors to the Men's & Women's Restrooms. The location and arrangement of all the doors in this building are questionable on some level as there are potentially hazardous swings into occupied spaces or doors located too close to other equipment or seating.

Perhaps the biggest overall concern with this building is the wall between the Storage & Electrical Room and the remainder of the building. Essentially, if the Storage & Electrical Room is being used in any capacity to operate, store or repair any gas powered equipment, then the West wall of this room will need to be Fire Rated for 1 Hour. This would include a rated door. Patching of the large opening above the door, and application of equally rated sealant or other products to properly enclose the space.

Warming Area

As noted in the General Observations section, the overall finishes for this space are satisfactory. The rubberized flooring needs to be secured and portions of it replaced, but the walls, ceiling and trim are in ok shape with only need for minor repairs. The drinking fountain in this room is currently obstructed by seating, and even if this seating is relocated the fixture itself is non accessible and will need to be replaced.

Items noted regarding areas of concern for the Warming Area are:

- Loose Rubberized flooring (010/011)
- Non-Accessible drinking fountain (011)

Storage & Electrical Room

See Exterior Building Envelope section for notes regarding the overhead garage door. Also see notes in the General Observations section regarding the fire rating of the West wall in this space. In addition to this, the door accessing this space is not fitted with any accessible hardware.

Items noted regarding areas of concern for the Storage & Electrical Room are:

- Overhead Door Damage (001)
- West Wall Fire Rating (008)
- Door Hardware (007)

Mechanical Room

The scope of this review did not involve a mechanical consultant, this assessment is focused solely on the room and its amenities. With that in mind, there are a couple issues regarding both doors entering and exiting this space. The closer on the door out to the Warming Area is non-functioning. See notes on the other door in the Storage & Electrical Room section.

Items noted regarding areas of concern for the Mechanical Room are:

- Non-functioning Door Closer (011)

Men's Restroom

As noted previously, the door to the Men's Restroom is non-compliant due to clear floor space violations. This door also has a non-functioning locking mechanism. The rubberized flooring has come loose and needs to be secured. There is no sanitary cove at the wall base. The lavatory is located too close to the toilet. The grab bars are not sized correctly and the cleanout is blocked by the toilet tank making any necessary repairs difficult. Lastly, the toilet paper and paper towel dispensers are not mounted within ADA reach ranges and need to be adjusted accordingly.

Items noted regarding areas of concern for the Men's Restroom are:

- Door Clear Floor Space (010)
- Non-Functioning Locking Mechanism (010)

- Lavatory ADA Compliance Issues (009)
- Grab Bar ADA Compliance Issues (009)
- Toilet Paper ADA Compliance Issues (009)
- Paper Towel Dispenser ADA Compliance Issues (009)
- No Coved Base (009)

Women's Restroom

The Women's restroom presents nearly identical issues to the Men's Restroom with the exception of the non-functioning locking mechanism on the door. See notes above.

Items noted regarding areas of concern for the Men's Restroom are:

- Door Clear Floor Space (Sim to 010)
- Lavatory ADA Compliance Issues (012)
- Grab Bar ADA Compliance Issues (012)
- Toilet Paper ADA Compliance Issues (012)
- Paper Towel Dispenser ADA Compliance Issues (012)
- No Coved Base (012)

3. Summary of Recommendations

Summary of Options

- Option A – Deferred Maintenance Only
 - Deferred Maintenance essentially refers to only repairing and replacing what's absolutely necessary and maintaining things as they were. As a result, deferred maintenance does not mandate upgrades to address accessibility issues. It only encompasses what is needed for the general upkeep of the building. Items such as: paint, new shingles, mechanical and structural repairs as needed and miscellaneous finish items all qualify as deferred maintenance and can be executed without necessitating a building permit.
- Option B – Deferred Maintenance & Accessibility Fixes
 - This includes the general upkeep deferred maintenance items with the addition of accessibility upgrades in an effort to provide more inclusive parks facilities in the future. Itemized recommendations have been provided in the final section of this report, but some of the more sizable accessibility issues are: providing an accessible path and entry thresholds, re-working of the toilet rooms to meet accessible clearances, providing an accessible path to the exterior drinking fountain, and replacing both drinking fountains.
- Option C – Demolish Structure and Build New
 - Though this may seem to be the most costly up front. A new building with highly durable finishes, a tighter envelope and new systems can have a tremendous impact on park facility utilization and can prove to be significantly more cost effective in the long run.

4. Itemized Recommendations

Site Conditions

- Location of Accessible Parking
 - Provide parking immediately adjacent to building or along a compliant accessible path
- No accessible signage in parking areas
 - Option 1: Provide accessible signage per (2015 MN Accessibility Code Section 502)
- Non-Accessible Thresholds at Building Entry (005)
 - Option 1: Grind down non-compliant surfaces to meet ADA requirements (2015 MN Accessibility Code Section 303)
 - Option 2: Re-pave areas immediately adjacent to doors
- Non-Accessible Exterior Door and Drinking Fountain (002/003)
 - Option 1: Pave an ADA compliant pathway up to door and replace drinking fountain fixture, blocking & hardware
 - Option 2: Decommission drinking fountain and infill door

Exterior Building Envelope

- Damaged Siding & Trim (001/003/004)
 - Option 1: Replace siding & trim
- Cracking at CMU (006)
 - Option 1: Infill crack with epoxy
- Damaged Soffit Vents (030)
 - Option 1: Replace Damaged vents

- Damaged Window & Frames (004)
 - Option 1: Replace window
 - Option 2: Replace window and provide some form of safety screening or laminated glass
- Damaged Exterior Doors & Frames (002/005)
 - Option 1: Remove rust, seal and paint affected areas
 - Option 2: Replace doors and frames

Roof and Associated Components

- Shingle Discoloration (001/002)
 - Option 1: Remove old shingles and replace
- Rusting Components (001/002)
 - Option 1: Remove Rusted components and replace

Warming Area

- Loose Rubberized flooring (010/011)
 - Option 1: Replace damaged tiles and secure with adhesive
 - Option 2: Remove all tiles and replace with rubberized sheet system
- Non-Accessible drinking fountain (011)
 - Option 1: Relocate seating and replace with ADA compliant fixture per (2015 MN Accessibility Code Section 602)

Storage & Electrical Room

- Overhead Door Damage (001)
 - Option 1: Replace rotted panel

- Option 2: Replace entire door
- West Wall Fire Rating (008)
 - Option 1: Provided rated access door, patch opening in wall and seal wall perimeter
- Door Hardware (007)
 - Option 1: Replace door hardware with ADA compliant latch & lockset
 - Option 2: Replace door and hardware

Mechanical Room

- Non-functioning Door Closer (011)
 - Option 1: Provide new closer
 - Option 2: Provide new door and closer

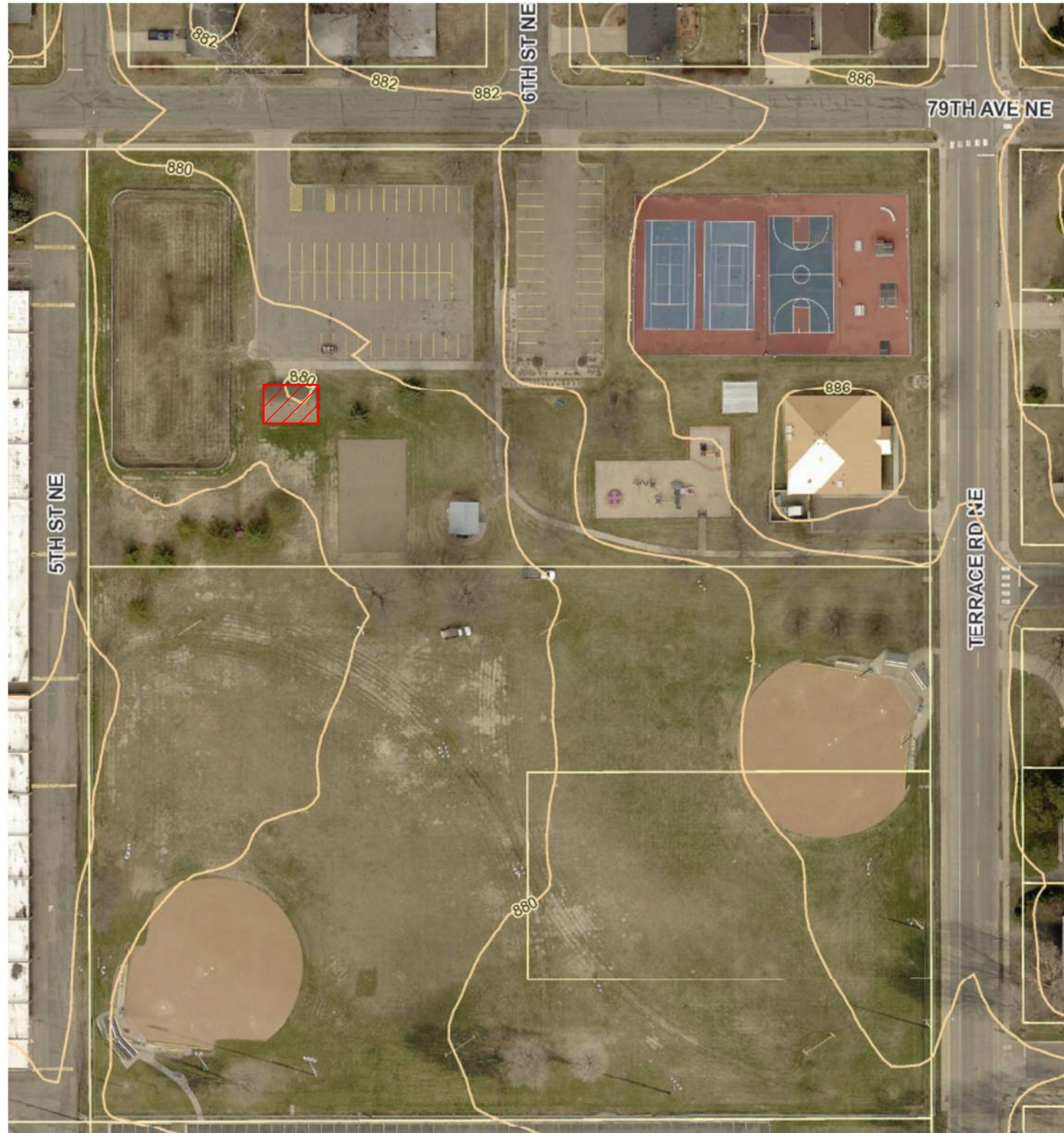
Men's Restroom

- Door Clear Floor Space (010)
 - Relocate door to be in compliance with 2015 MN Accessibility Code Section 404
- Non-Functioning Locking Mechanism (010)
 - Option 1: Replace door hardware in its entirety
- Lavatory ADA Compliance Issues (009)
 - Option 1: Relocate lavatory to a compliant location within restroom
- Grab Bar ADA Compliance Issues (009)
 - Option 1: Provide Compliant grab bars per (2015 MN Accessibility code Section 604.5)
- Toilet Paper Dispenser ADA Compliance Issues (009)
 - Option 1: Relocate dispenser per (2015 MN Accessibility Code Figure 604.7)

- Paper Towel Dispenser ADA Compliance Issues (009)
 - Option 1: Lower dispenser to within accessible reach ranges per (2015 MN Accessibility Code Section 308)
- No Coved Base (009)
 - Option 1: Retrofit coved base to run over top of rubberized flooring
 - Option 2: Remove wood base and provide coved base course of tile or rubberized cove base

Women's Restroom

- Door Clear Floor Space (Sim to 010)
 - Relocate door to be in compliance with 2015 MN Accessibility Code Section 404
- Lavatory ADA Compliance Issues (012)
 - Option 1: Relocate lavatory to a compliant location within restroom
- Grab Bar ADA Compliance Issues (012)
 - Option 1: Provide Compliant grab bars per (2015 MN Accessibility code Section 604.5)
- Toilet Paper Dispenser ADA Compliance Issues (012)
 - Option 1: Relocate dispenser per (2015 MN Accessibility Code Figure 604.7)
- Paper Towel Dispenser ADA Compliance Issues (012)
 - Option 1: Lower dispenser to within accessible reach ranges per (2015 MN Accessibility Code Section 308)
- No Coved Base (012)
 - Option 1: Retrofit coved base to run over top of rubberized flooring
 - Option 2: Remove wood base and provide coved base course of tile or rubberized cove base



NOTE: SEE WRITTEN NARRATIVE FOR COMPLETE ASSESSMENT NOTES AND RECOMMENDATIONS

- GENERAL OBSERVATIONS:**
- RUBBERIZED FLOORING HAS REACHED THE END OF ITS USEFUL LIFE.
 - ROOF SYSTEM IS ALSO APPROACHING THE END OF ITS USEFUL LIFE.
 - THERE ARE MULTIPLE ACCESSIBILITY VIOLATIONS IN AND AROUND THE TOILET ROOMS - SEE NARRATIVE.
 - PAINTED WOOD SIDING AND TRIM IS CRACKING AND PEELING. THERE ARE ALSO SEVERAL OPENINGS IN THE SIDING, EITHER DUE TO DAMAGED OR MISSING FIXTURES, OLD MAINTENANCE LINES OR ANIMAL INTRUSION.
 - THE MAJORITY OF THE DOORS AND FRAMES ARE SHOWING SIGNS OF RUST AND SIGNIFICANT WEAR. ESPECIALLY AT THE BUILDING EXTERIOR.
 - IT APPEARS THE WINDOW GLAZING HAS BEEN REPLACED WITH ACRYLIC SHEETING RESULTING IN POOR VISIBILITY AND POTENTIAL SAFETY ISSUES.

1 TERRACE PARK SITE PLAN
1" = 100'-0"



Client:



Project:

PARKS MASTER PLAN

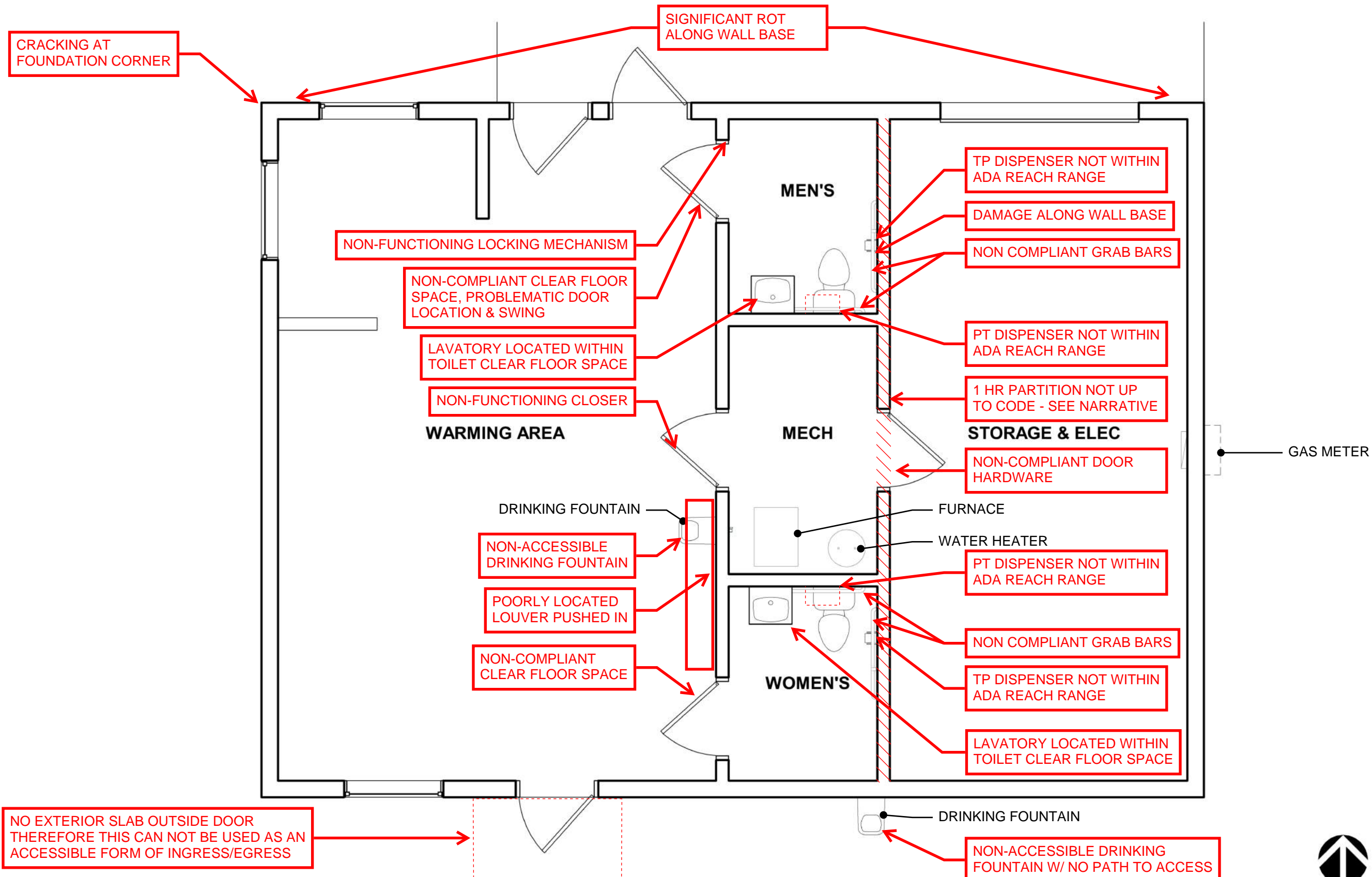
Number:

a1.1

Name:

**TERRACE PARK
SITE PLAN**





1 TERRACE PARK FLOOR PLAN
 1/4" = 1'-0"





001



002



003



004



005



006

Client:



Project:

PARKS MASTER PLAN

Number:

a1.3

Name:

**TERRACE PARK
PHOTOS**



HAGEN, CHRISTENSEN & MCILWAIN
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007



008



009



010



011



012

Client:



Project:

PARKS MASTER PLAN

Number:

a1.4

Name:

**TERRACE PARK
PHOTOS**



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ARCHITECTS

Building Audit/Assessment

of the

**City of Spring Lake Park
Sanburnol Park Building
520 Sanburnol Dr. NE
Spring Lake Park, MN 55432**

April 30th, 2021

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A2.1 – Sanburnol Park Site Plan

A2.2 – Sanburnol Park Floor Plan

A2.3 – Sanburnol Park Photos

A2.4 – Sanburnol Park Photos

1. Purpose and Conditions of this Study

The purpose of this study is to review and analyze the existing conditions of the City of Spring Lake Park's Sanburnol Park Building and provide base architectural assessment of the existing spaces. The review will look at the facilities and adjacent sidewalk entry(ies), architecturally and in terms of accessibility, building codes, condition of the envelope, and life safety.

Representatives from HCM Architects visited the building, reviewed state and local building codes, and met with City staff to prepare this assessment.

It should be noted that all flagged accessibility items are deemed "existing non-conforming", that is, they can remain unaltered in their current state, but should any work commence on this facility, said concerns must be addressed as part of any new work. Also note that an HVAC, electrical, plumbing and roofing consultant were not within the scope of this assessment. HVAC equipment, was not tested as part of this assessment. Similarly, Plumbing and electrical were only tested for base level functionality, and it is the recommendation of this report that all equipment be tested/inspected by a specialized consultant prior to work commencing elsewhere within or around this facility.

2. Conditions of the Existing Facility

Site Conditions

Located at 520 Sanburnol Dr. NE, Sanburnol Park has a main parking lot approximately 250 ft directly to the West. Though this lot has striping for accessible parking, it does not have signage. The path from the main lot to the building appears to be in conformance apart from heaving in a few locations. There are gaps at the base of the garage door which can lead to animal intrusion issues. Additionally, the two doors on the South side have no paving on the exterior, and therefore cannot serve as an accessible means of egress.

There are two sections of chain link fencing on the West side of the building along with an unused concrete pad. This is likely an old equipment pad and enclosure, and while it does not directly present any accessibility issues, it does present a safety issue as the fence can be used to gain unauthorized access to the roof. Lastly, there is a drinking fountain on the north side of the building, and while it appears to be in compliance with the necessary access path, the fixture itself is old and the blocking behind the fixture has likely experienced some form of water intrusion – as is common with this type of fixture and installation.

Items noted regarding areas of concern for the Site are:

- No Accessible Signage in Parking Area
- No Accessible Thresholds or Pathway on South side of Building (001)
- Chain Link Fence and Concrete Pad on West Side of Building (003)

Exterior Building Envelope

The wood trim and siding is showing significant signs of degradation. Cracking, peeling, impact damage, animal intrusion damage and rot are easily visible from the building base all the way up to the fascia. Some damaged areas have since been patched with caulk leaving an unsightly discoloration. The CMU block base for the exterior walls is showing signs of cracking. If allowed to progress, these openings can become significant issues for insect and animal intrusion –not to mention structural implications further down the road.

In addition to accessible threshold issues on the South side noted in the previous section, the exterior doors are also showing significant signs of wear and vandalism in some cases. Door slabs and frames are dented, scratched and rusting –especially at the base. The overhead

garage door is also damaged at its base and does not form a proper seal. Door hardware, though loosely functioning from a security standpoint, will likely need to be replaced to be brought into conformance. There are levers that do not return to a ready position and closers that have reached the end of their useful life.

The windows in the building are fixed, non-operable frames with Plexiglas inserts. The window trim is showing signs of cracking and peeling, either from UV exposure or moisture transfer. The plastic inserts have faded and discolored to the point where one cannot see into, or out of, the building. This current state, whether intentional or not, equates to a sizable safety risk by not allowing for observation of the main warming area and restrooms. The plastic also provides very minimal security as a panel can just be popped out to gain unauthorized access to the building.

Items noted regarding areas of concern for the Building Envelope are:

- Damaged Siding & Trim (003/004/005)
- Gaps at Garage Door Base (011)
- Damaged Window & Frames (005)
- Damaged Exterior Doors (005)

Roof and Associated Components

As noted earlier, a full roof inspection was not within the scope of this report. However, based on conversations with Staff and visual observation from the ground, the roof is likely nearing the end of its useful life. Vents and roof jacks are showing signs of rust and the asphalt shingles have discolored to the point that it's likely that their protective exterior coating has worn away. It should also be noted that there were no visual signs of leaks present on the building interior at the time of inspection. This is not to say that this isn't occurring –just that it wasn't observed.

Items noted regarding areas of concern for the Roof are:

- Shingle Discoloration (002)

Interior Environment – General Comments

Typical interior finishes are loose laid rubberized flooring, painted plywood walls with wood base & painted plywood ceilings. With the exception of damage in a couple locations, the plywood

walls and ceilings have held up well and only require some cleaning and a fresh coat of paint. The majority of the rubberized flooring has been pulled up or has come loose. This presents a tripping hazard, and a potential threshold issue at entry/exit conditions if not resolved.

Perhaps the biggest overall concern with this building is the wall between the Storage & Electrical Room and the remainder of the building. Essentially, if the Storage & Electrical Room is being used in any capacity to operate, store or repair any gas powered equipment, then the West wall of this room will need to be Fire Rated for 1 Hour. This would include a rated door and patching and sealing of any penetrations through the wall assembly with equally rated sealant or other products to properly enclose the space.

Warming Area

As noted in the General Observations section, the plywood walls and ceiling have held up with the exception of a couple areas –most notably in the Northwest corner. The remainder of the walls, trim and ceilings are only in need of some cleaning and minor repairs. The rubberized flooring needs to either be re-applied and secured, or removed completely. In its current state the flooring presents a tripping hazard and a potential threshold issue at entry/exit conditions. The interior window sill for the South window is completely missing and appears to have been removed to assess some form of water intrusion. There is staining on the wood framing indicating that this is the case. The drinking fountain in this room is dated and non ADA compliant. It will need to be replaced.

Lastly, there is a gas fired heating unit hung from the ceiling in the Northwest corner. As stated previously, a full mechanical inspection was not part of this assessment, but it is advised that one be conducted to assure this unit is operating properly and in conformance with state and local codes. From an architectural standpoint, the presence of exposed wiring and a poorly placed, unprotected light fixture right next to it is concerning. The other issue is that the unit is hung too low. This is an accessibility issue for anyone visually impaired and it is also an egress issue as it could potentially interfere with someone attempting to exit the building –not to mention head bumps and potential burns from hot surfaces. The unit will need to be replaced with a smaller unit or the area will need to be blocked off to prevent people from bumping into it.

Items noted regarding areas of concern for the Warming Area are:

- Damaged Plywood Wall (008)
- Loose Rubberized flooring (007/009/010)

- Damaged Window Sill (006)
- Non-Accessible drinking fountain (007)
- Heating Unit Hung too Low (008)

Storage Room

See Exterior Building Envelope section for notes regarding the overhead garage door. Also see notes in the General Observations Section regarding the fire rating of the West wall in this space. In addition to this, there are signs of moisture intrusion at the West wall base and at the perimeter. It is likely that this is wicking up through the concrete slab, and though this is not a pertinent issue in such a utilitarian space, repeated wet/dry cycles has weakened the bottom 6" and caused some staining.

Items noted regarding areas of concern for the Storage & Electrical Room are:

- Overhead Door Damage (002/011)
- West Wall Fire Rating
- Staining at West Wall Base (010)

Mechanical Room

The scope of this review did not involve a mechanical consultant, this assessment is focused solely on the room and its amenities. With that in mind, there are no glaring architectural issues beyond the general state of finishes as noted in the General Observations Section. The only notable issue is that the space in front of the electrical panel is being used for storage and that area needs to remain clear.

Items noted regarding areas of concern for the Mechanical Room are:

- Access to Electrical Panel (006)

Men's Restroom

There are multiple issues in the Men's Restroom. The rubberized flooring has come loose and needs to be secured or removed entirely. There is no sanitary cove at the wall base which makes cleaning difficult. The lavatory is located too close to the toilet, it lacks the required plumbing insulation and there are missing components for the faucet. The grab bars are not sized correctly. There is visible staining on the wall adjacent to the toilet. Lastly, the toilet paper and paper towel dispensers are not mounted within ADA reach ranges and need to be adjusted accordingly.

Items noted regarding areas of concern for the Men's Restroom are:

- Staining at Wall Base (010)
- Rubberized Flooring (010)
- Lavatory ADA Compliance Issues (010)
- Grab Bar ADA Compliance Issues (010)
- Toilet Paper ADA Compliance Issues (010)
- Paper Towel Dispenser ADA Compliance Issues
- No Coved Base (010)

Women's Restroom

The Women's restroom presents nearly identical issues to the Men's Restroom with additional issue of a poorly placed floor drain that conflicts with the forward approach to the lavatory. See notes above.

Items noted regarding areas of concern for the Women's Restroom are:

- Staining at Wall Base (009)
- Rubberized Flooring (009)
- Floor Drain ADA Compliance Issues (009)
- Lavatory ADA Compliance Issues (009)
- Grab Bar ADA Compliance Issues (009)

- Toilet Paper ADA Compliance Issues (009)
- Paper Towel Dispenser ADA Compliance Issues
- No Coved Base (009)

3. Summary of Recommendations

Summary of Options

- Option A – Deferred Maintenance Only
 - Deferred Maintenance essentially refers to only repairing and replacing what's absolutely necessary and maintaining things as they were. As a result, deferred maintenance does not mandate upgrades to address accessibility issues. It only encompasses what is needed for the general upkeep of the building. Items such as: paint, new shingles, mechanical and structural repairs as needed and miscellaneous finish items all qualify as deferred maintenance and can be executed without necessitating a building permit.
- Option B – Deferred Maintenance & Accessibility Fixes
 - This includes the general upkeep deferred maintenance items with the addition of accessibility upgrades in an effort to provide more inclusive parks facilities in the future. Itemized recommendations have been provided in the final section of this report, but some of the more sizable accessibility issues are: providing an accessible path and entry thresholds, re-working of the toilet rooms to meet accessible clearances, providing an accessible path to the exterior drinking fountain, and replacing both drinking fountains.
- Option C – Demolish Structure and Build New
 - Though this may seem to be the most costly up front. A new building with highly durable finishes, a tighter envelope and new systems can have a tremendous impact on park facility utilization and can prove to be significantly more cost effective in the long run.

4. Itemized Recommendations

Site Conditions

- No Accessible Signage in Parking Area
 - Option 1: Provide accessible signage per (2015 MN Accessibility Code Section 502)
- No Accessible Thresholds or Pathway on South side of Building (001)
 - Option 1: Pave an ADA compliant pathway up to doors
- Chain Link Fence and Concrete Pad on West Side of Building (003)
 - Option 1: Remove Fencing
 - Option 2: Remove Fencing and Pad

Exterior Building Envelope

- Damaged Siding & Trim (003/004/005)
 - Option 1: Replace siding & trim
- Gaps at Garage Door Base (011)
 - Option 1: Replace Door Gasketing
 - Option 2: Replace Door Entirely
- Damaged Windows & Frames (005)
 - Option 1: Replace window
 - Option 2: Replace window and provide some form of safety screening or laminated glass
- Damaged Exterior Doors (005)
 - Option 1: Remove rust, seal and paint affected areas
 - Option 2: Replace doors and frames

Roof and Associated Components

- Shingle Discoloration (002)
 - Option 1: Remove old shingles and replace

Warming Area

- Damaged Plywood Wall (008)
 - Option 1: Patch and paint to match
- Loose Rubberized flooring (007/009/010)
 - Option 1: Replace damaged tiles and secure with adhesive
 - Option 2: Remove all tiles and replace with rubberized sheet system
- Damaged Window Sill (006)
 - Option 1: Replace to match existing
 - Option 2: Replace window and sill entirely
- Non-Accessible drinking fountain (007)
 - Option 1: Replace with ADA compliant fixture per (2015 MN Accessibility Code Section 602)
- Heating Unit Hung too Low (008)
 - Option 1: Provide barrier below unit per (2015 MN Accessibility Code Section 307)
 - Option 2: Replace heating unit with a more compact model that allows for the necessary clearances per (2015 MN Accessibility Code Section 307)

Storage Room

- Overhead Door Damage (002/011)
 - Option 1: Replace rotted panel & gasketing

- Option 2: Replace entire door
- West Wall Fire Rating
 - Option 1: Provided rated access door, patch and seal any openings or penetrations in wall and seal wall perimeter equally rated sealant and/or fireproofing products
- Staining at West Wall Base (010)
 - Option 1: Paint over stained portion on finished side of wall

Mechanical Room

- Access to Electrical Panel (006)
 - Option 1: Remove stored items
 - Option 2: Remove stored items and provide signage and/or striping on floor

Men's Restroom

- Staining at Wall Base (010)
 - Option 1: Paint over stained portion
- Rubberized Flooring (010)
 - Option 1: Replace damaged tiles and secure with adhesive
 - Option 2: Remove all tiles and replace with rubberized sheet system
- Lavatory ADA Compliance Issues (010)
 - Option 1: Relocate lavatory to a compliant location within restroom per (2015 MN Accessibility code Section 604.3.3), Insulate plumbing per (2015 MN Accessibility code Section 606), and provide the required faucet hardware
 - Option 2: Remove lavatory and associated components and replace with ADA compliant fixture and components located outside of toilet clear floor space

- Grab Bar ADA Compliance Issues (010)
 - Option 1: Provide Compliant grab bars per (2015 MN Accessibility code Section 604.5)
- Toilet Paper ADA Compliance Issues (010)
 - Option 1: Relocate dispenser per (2015 MN Accessibility Code Figure 604.7)
- Paper Towel Dispenser ADA Compliance Issues
 - Option 1: Lower dispenser to within accessible reach ranges per (2015 MN Accessibility Code Section 308)
- No Coved Base (010)
 - Option 1: Retrofit coved base to run over top of rubberized flooring
 - Option 2: Remove wood base and provide coved base course of tile or rubberized cove base

Women's Restroom

- Staining at Wall Base (009)
 - Option 1: Paint over stained portion
- Rubberized Flooring (009)
 - Option 1: Replace damaged tiles and secure with adhesive
 - Option 2: Remove all tiles and replace with rubberized sheet system
- Floor Drain ADA Compliance Issues (009)
 - Option 1: Raise floor drain cover and reduce slope to within allowable height differentials
- Lavatory ADA Compliance Issues (009)
 - Option 1: Relocate lavatory to a compliant location within restroom per (2015 MN Accessibility code Section 604.3.3), Insulate plumbing per (2015 MN Accessibility code Section 606), and provide the required faucet hardware

- Option 2: Remove lavatory and associated components and replace with ADA compliant fixture and components located outside of toilet clear floor space
- Grab Bar ADA Compliance Issues (009)
 - Option 1: Provide Compliant grab bars per (2015 MN Accessibility code Section 604.5)
- Toilet Paper Dispenser ADA Compliance Issues (009)
 - Option 1: Relocate dispenser per (2015 MN Accessibility Code Figure 604.7)
- Paper Towel Dispenser ADA Compliance Issues
 - Option 1: Lower dispenser to within accessible reach ranges per (2015 MN Accessibility Code Section 308)
- No Coved Base (009)
 - Option 1: Retrofit coved base to run over top of rubberized flooring
 - Option 2: Remove wood base and provide coved base course of tile or rubberized cove base



NOTE: SEE WRITTEN NARRATIVE FOR COMPLETE ASSESSMENT NOTES AND RECOMMENDATIONS

- GENERAL OBSERVATIONS:**
- RUBBERIZED FLOORING HAS REACHED THE END OF ITS USEFUL LIFE.
 - ROOF SYSTEM IS ALSO APPROACHING THE END OF ITS USEFUL LIFE.
 - THERE ARE MULTIPLE ACCESSIBILITY VIOLATIONS IN AND AROUND THE TOILET ROOMS - SEE NARRATIVE.
 - PAINTED WOOD SIDING AND TRIM IS CRACKING AND PEELING. THERE ARE ALSO SEVERAL OPENINGS IN THE SIDING, EITHER DUE TO DAMAGED OR MISSING FIXTURES, OLD MAINTENANCE LINES OR ANIMAL INTRUSION.
 - THE MAJORITY OF THE DOORS AND FRAMES ARE SHOWING SIGNS OF RUST AND SIGNIFICANT WEAR. ESPECIALLY AT THE BUILDING EXTERIOR.
 - IT APPEARS THE WINDOW GLAZING HAS BEEN REPLACED WITH ACRYLIC SHEETING RESULTING IN POOR VISIBILITY AND POTENTIAL SAFETY ISSUES.

1 SANBURNOL PARK SITE PLAN
1" = 100'-0"



Client:



Project:

PARKS MASTER PLAN

Number:

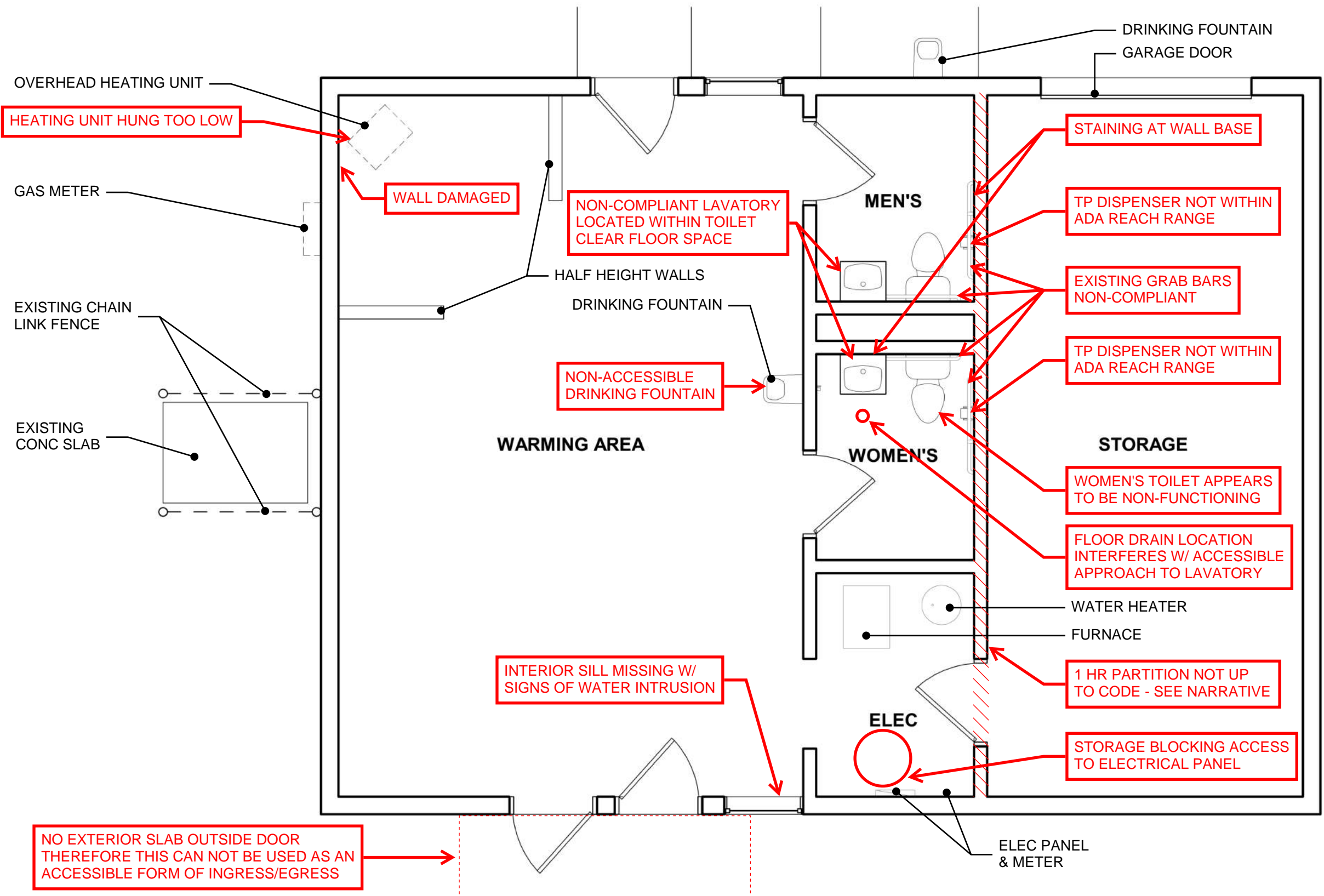
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Name:

**SANBURNOL PARK
SITE PLAN**



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1 SANBURNOL PARK FLOOR PLAN
1/4" = 1'-0"



Client: **PARKS MASTER PLAN**

Project: **a2.2**

Number: **SANBURNOL PARK FLOOR PLAN**





001



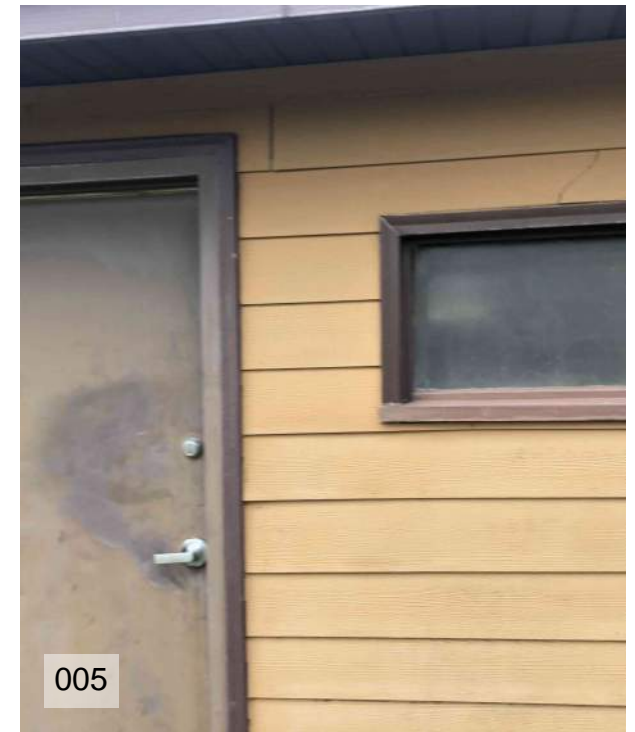
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003



004



005

Client:



Project:

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Number:

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Name:

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006



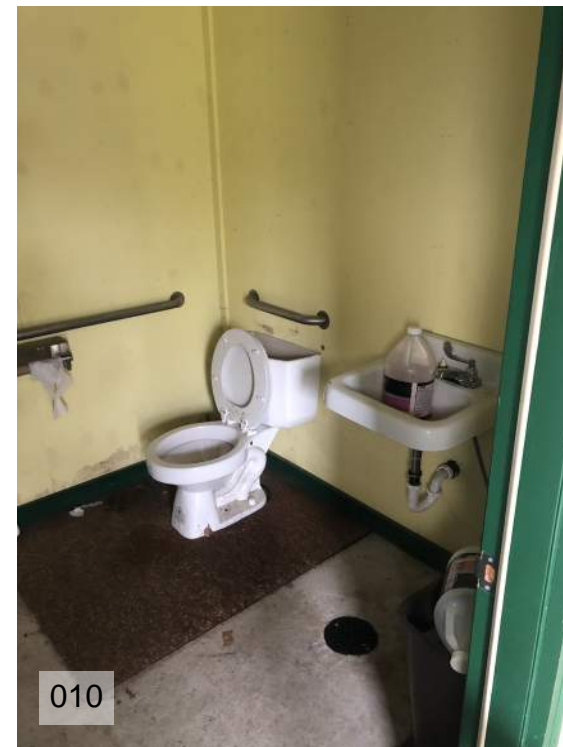
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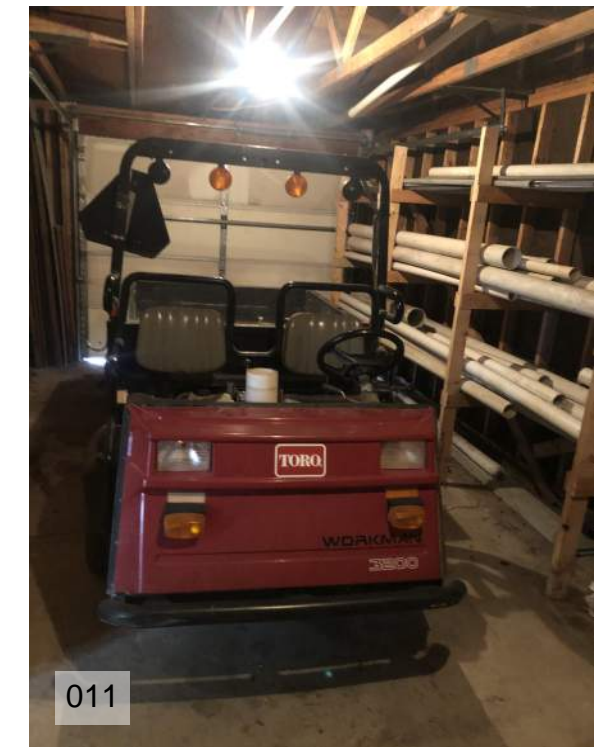
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009



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011

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Project:

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Number:

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Building Audit/Assessment

of the

City of Spring Lake Park

Able Park Building

8200 Able St. NE

Spring Lake Park, MN 55432

April 30th, 2021

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A3.2 – Able Park Floor Plan

A3.3 – Able Park Photos

A3.4 – Able Park Photos

1. Purpose and Conditions of this Study

The purpose of this study is to review and analyze the existing conditions of the City of Spring Lake Park's Able Park Building and provide base architectural assessment of the existing spaces. The review will look at the facilities and adjacent sidewalk entry(ies), architecturally and in terms of accessibility, building codes, condition of the envelope, and life safety. Representatives from HCM Architects visited the building, reviewed state and local building codes, and met with City staff to prepare this assessment.

It should be noted that all flagged accessibility items are deemed "existing non-conforming", that is, they can remain unaltered in their current state, but should any work commence on this facility, said concerns must be addressed as part of any new work. Also note that an HVAC, electrical, plumbing and roofing consultant were not within the scope of this assessment. HVAC equipment, was not tested as part of this assessment. Similarly, Plumbing and electrical were only tested for base level functionality, and it is the recommendation of this report that all equipment be tested/inspected by a specialized consultant prior to work commencing elsewhere within or around this facility.

2. Conditions of the Existing Facility

Site Conditions

Located at 8200 Able St. NE, Able Park has a main parking lot directly to the South and an additional lot off of the Southeast corner of the building. The lot to the South is flooded in the winter to create an additional skating area so both lots are serving the building. With this noted, both lots are striped for accessible parking though they are missing the required signage. The paths from both parking lots appear to be ADA compliant, though there are a couple areas that may need to be ground down. Additionally, the single door on the North side does not have paving on the exterior, and therefore cannot serve as an accessible means of egress.

Items noted regarding areas of concern for the Site are:

- No Accessible Signage in Parking Area
- No Accessible Thresholds or Pathway on North side of Building (003)

Exterior Building Envelope

The wood trim and siding is showing significant signs of degradation. Cracking, peeling, impact damage, animal intrusion damage and rot are easily visible from the building base all the way up to the fascia. Some damaged areas have since been patched with caulk leaving an unsightly discoloration. There are a couple holes in the soffit on the Northeast corner of the building where fixtures have been removed. The CMU block base for the exterior walls is showing signs of cracking. If allowed to progress, these openings can become significant issues for insect and animal intrusion –not to mention structural implications further down the road.

In addition to accessible threshold issues on the North side noted in the previous section, the exterior doors are also showing significant signs of wear. Door slabs and frames are dented, scratched and rusting –especially at the base. Door hardware, though loosely functioning from a security standpoint, will likely need to be replaced to be brought into conformance. There are levers that do not return to a ready position and closers that have reached the end of their useful life.

The windows in the building are fixed, non-operable frames with Plexiglas inserts. The window trim is showing signs of cracking and peeling, either from UV exposure or moisture transfer. This may also be due to the lack of flashing above the window trim. The plastic inserts have faded and

discolored to the point where one cannot see into, or out of, the building. This current state, whether intentional or not, equates to a sizable safety risk by not allowing for observation of the main warming area and restrooms. The plastic also provides very minimal security as a panel can just be popped out to gain unauthorized access to the building.

Items noted regarding areas of concern for the Building Envelope are:

- Damaged Siding & Trim (001/002/003)
- Holes in Soffit (004)
- Damaged Windows & Frames (005)
- Damaged Exterior Doors (007)

Roof and Associated Components

As noted earlier, a full roof inspection was not within the scope of this report. However, based on conversations with Staff and visual observation from the ground, the roof is likely nearing the end of its useful life. Vents and roof jacks are showing signs of rust and the asphalt shingles have discolored to the point that it's likely that their protective exterior coating has worn away. In addition to this, there are shingles missing and it was observed during the site visit that several had been pulled off by people gaining unauthorized access to the roof. It should also be noted that there were no visual signs of leaks present on the building interior at the time of inspection. This is not to say that this isn't occurring –just that it wasn't observed.

Items noted regarding areas of concern for the Roof are:

- Shingle Discoloration (003)

Interior Environment – General Comments

Typical interior finishes are loose laid rubberized flooring, painted plywood walls with wood base & painted plywood ceilings. With the exception of damage in a couple locations, the plywood walls and ceilings have held up well and only require some cleaning and a fresh coat of paint. The majority of the rubberized flooring is well worn and has come loose in multiple locations. This presents a tripping hazard, and a potential threshold issue at entry/exit conditions if not resolved.

Warming Area & Desk Area

As noted in the General Observations section, the plywood walls and ceiling have held up with the exception of the occasional chip or dent. Apart from this, the walls, trim and ceilings are only in need of some cleaning and minor repairs. The rubberized flooring is well worn and needs to either be re-applied and secured, or removed completely. In its current state the flooring presents a tripping hazard and a potential threshold issue at entry/exit conditions. The interior window frames and sills are showing signs of water/moisture intrusion. These are noted in the Exterior Building Envelope Section.

The air conditioning unit noted on the North side of the building exterior has been boxed in on the interior. And though duct registers are visible on the ceiling in this area, it is difficult to ascertain if this system is functioning properly. It is the recommendation of this report that a mechanical consultant fully inspect this system and its application in order to provide recommendations on future use, upgrades or removal.

Lastly, the drinking fountain in this room is dated and non ADA compliant. It is also being obstructed by seating in its current state. The seating will need to be removed to provide access and the fixture will need to be replaced with an ADA compliant model. The seating is also violating ADA clear floor space requirements for both restroom doors and the Mechanical Room door and will need to be relocated.

Items noted regarding areas of concern for the Warming Area are:

- Loose Rubberized flooring (007/009/010)
- Damaged Exterior Doors (007)
- Boxed in A/C Unit Housing (010)
- Non-Accessible drinking fountain (007)
- Clear Floor Space Issues (008/010)

Storage Room

In its current state the Storage Room is packed full with tools and supplies. So much so that stored items are blocking access to landscape sprinkler system controls and obstructing the clear floor space for the Storage Room door.

Items noted regarding areas of concern for the Storage Room are:

- Clear Floor Space Issues (006)

Mechanical Room

The scope of this review did not involve a mechanical consultant, this assessment is focused solely on the room and its amenities. With that in mind, there are no glaring architectural issues beyond the general state of finishes as noted in the General Observations Section. The only notable issue is the clear floor space at the access door as noted in the Warming Area & Desk Area Section.

Items noted regarding areas of concern for the Mechanical Room are:

- Clear Floor Space Issues (008/010)

Men's Restroom

There are multiple issues in the Men's Restroom. Perhaps the largest issue is the privacy walls constructed in the middle of the space. They disrupt the clear floor space for the door as well as the toilet, and they interfere with the proper turn-around radius required by MN Accessibility Code. So not only would a disabled person have difficulty entering the space, they would not be able to transfer to the toilet, nor would they be able to turn around and exit the space. This would likely be remedied by removing the privacy wall and re-arranging the necessary components within the space to be in compliance.

In addition to this, the rubberized flooring has come loose and needs to be secured or removed entirely. There is no sanitary cove at the wall base which makes cleaning difficult. The lavatory is lacking the required plumbing insulation. The grab bars are not sized correctly. Lastly, the toilet paper dispenser is not mounted within the ADA reach range and needs to be adjusted accordingly.

Items noted regarding areas of concern for the Men's Restroom are:

- Clear Floor Space Issues (Sim to 011/012)
- Rubberized Flooring (Sim to 011/012)
- Lavatory ADA Compliance Issues (Sim to 011)

- Grab Bar ADA Compliance Issues (Sim to 012)
- Toilet Paper ADA Compliance Issues (Sim to 012)
- No Coved Base (Sim to 011/012)

Women's Restroom

The Women's restroom presents nearly identical issues to the Men's Restroom. See notes above.

Items noted regarding areas of concern for the Women's Restroom are:

- Clear Floor Space Issues (011/012)
- Rubberized Flooring (011/012)
- Lavatory ADA Compliance Issues (011)
- Grab Bar ADA Compliance Issues (012)
- Toilet Paper ADA Compliance Issues (012)
- No Coved Base (011/012)

3. Summary of Recommendations

Summary of Options

- Option A – Deferred Maintenance Only
 - Deferred Maintenance essentially refers to only repairing and replacing what's absolutely necessary and maintaining things as they were. As a result, deferred maintenance does not mandate upgrades to address accessibility issues. It only encompasses what is needed for the general upkeep of the building. Items such as: paint, new shingles, mechanical and structural repairs as needed and miscellaneous finish items all qualify as deferred maintenance and can be executed without necessitating a building permit.
- Option B – Deferred Maintenance & Accessibility Fixes
 - This includes the general upkeep deferred maintenance items with the addition of accessibility upgrades in an effort to provide more inclusive parks facilities in the future. Itemized recommendations have been provided in the final section of this report, but some of the more sizable accessibility issues are: providing an accessible path and entry thresholds, re-working of the toilet rooms to meet accessible clearances, providing an accessible path to the exterior drinking fountain, and replacing both drinking fountains.
- Option C – Demolish Structure and Build New
 - Though this may seem to be the most costly up front. A new building with highly durable finishes, a tighter envelope and new systems can have a tremendous impact on park facility utilization and can prove to be significantly more cost effective in the long run.

4. Itemized Recommendations

Site Conditions

- No Accessible Signage in Parking Area
 - Option 1: Provide accessible signage per (2015 MN Accessibility Code Section 502)
- No Accessible Thresholds or Pathway on North side of Building (003)
 - Option 1: Pave an ADA compliant pathway up to door

Exterior Building Envelope

- Damaged Siding & Trim (001/002/003)
 - Option 1: Replace siding & trim
- Holes in Soffit (004)
 - Option 1: Patch and paint to match
- Damaged Windows & Frames (005)
 - Option 1: Replace windows
 - Option 2: Replace window and provide some form of safety screening or laminated glass
- Damaged Exterior Doors (007)
 - Option 1: Remove rust, seal and paint affected areas
 - Option 2: Replace doors and frames

Roof and Associated Components

- Shingle Discoloration (003)
 - Option 1: Remove old shingles and replace

Warming Area & Desk Area

- Loose Rubberized flooring (007/009/010)
 - Option 1: Replace damaged tiles and secure with adhesive
 - Option 2: Remove all tiles and replace with rubberized sheet system
- Damaged Exterior Doors (007)
 - Option 1: Remove rust, seal and paint affected areas
 - Option 2: Replace doors and frames
- Boxed in A/C Unit Housing (010)
 - Option 1: Mechanical consultant to assess and provide recommendations
- Non-Accessible drinking fountain (007)
 - Option 1: Relocate obstructing seating and replace with ADA compliant fixture per (2015 MN Accessibility Code Section 602)
- Clear Floor Space Issues (008/010)
 - Option 1: Relocate seating to be in compliance per (2015 MN Accessibility Code Section 404)

Storage Room

- Clear Floor Space Issues (006)
 - Option 1: Relocate seating to be in compliance per (2015 MN Accessibility Code Section 404)

Mechanical Room

- Clear Floor Space Issues (008/010)
 - Option 1: Relocate seating to be in compliance per (2015 MN Accessibility Code Section 404)

Men's Restroom

- Clear Floor Space Issues (Sim to 011/012)
 - Option 1: Relocate seating outside door to be in compliance per (2015 MN Accessibility Code Section 404) and remove privacy partition to allow for toilet clearances per (2015 MN Accessibility Code Section 604)
- Rubberized Flooring (Sim to 011/012)
 - Option 1: Replace damaged tiles and secure with adhesive
 - Option 2: Remove all tiles and replace with rubberized sheet system
- Lavatory ADA Compliance Issues (Sim to 011)
 - Option 1: Insulate plumbing per (2015 MN Accessibility code Section 606)
- Grab Bar ADA Compliance Issues (Sim to 012)
 - Option 1: Provide Compliant grab bars per (2015 MN Accessibility code Section 604.5)
- Toilet Paper ADA Compliance Issues (Sim to 012)
 - Option 1: Relocate dispenser per (2015 MN Accessibility Code Figure 604.7)
- No Coved Base (Sim to 011/012)
 - Option 1: Retrofit coved base to run over top of rubberized flooring
 - Option 2: Remove wood base and provide coved base course of tile or rubberized cove base

Women's Restroom

- Clear Floor Space Issues (011/012)
 - Option 1: Relocate seating outside door to be in compliance per (2015 MN Accessibility Code Section 404) and remove privacy partition to allow for toilet clearances per (2015 MN Accessibility Code Section 604)
- Rubberized Flooring (011/012)
 - Option 1: Replace damaged tiles and secure with adhesive
 - Option 2: Remove all tiles and replace with rubberized sheet system
- Lavatory ADA Compliance Issues (011)
 - Option 1: Insulate plumbing per (2015 MN Accessibility code Section 606)
- Grab Bar ADA Compliance Issues (012)
 - Option 1: Provide Compliant grab bars per (2015 MN Accessibility code Section 604.5)
- Toilet Paper ADA Compliance Issues (012)
 - Option 1: Relocate dispenser per (2015 MN Accessibility Code Figure 604.7)
- No Coved Base (011/012)
 - Option 1: Retrofit coved base to run over top of rubberized flooring
 - Option 2: Remove wood base and provide coved base course of tile or rubberized cove base



NOTE: SEE WRITTEN NARRATIVE FOR COMPLETE ASSESSMENT NOTES AND RECOMMENDATIONS

- GENERAL OBSERVATIONS:**
- RUBBERIZED FLOORING HAS REACHED THE END OF ITS USEFUL LIFE.
 - ROOF SYSTEM IS ALSO APPROACHING THE END OF ITS USEFUL LIFE.
 - THERE ARE MULTIPLE ACCESSIBILITY VIOLATIONS IN AND AROUND THE TOILET ROOMS - SEE NARRATIVE.
 - PAINTED WOOD SIDING AND TRIM IS CRACKING AND PEELING. THERE ARE ALSO SEVERAL OPENINGS IN THE SIDING, EITHER DUE TO DAMAGED OR MISSING FIXTURES, OLD MAINTENANCE LINES OR ANIMAL INTRUSION.
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1 ABLE PARK SITE PLAN
1" = 100'-0"



Client:



Project:

PARKS MASTER PLAN

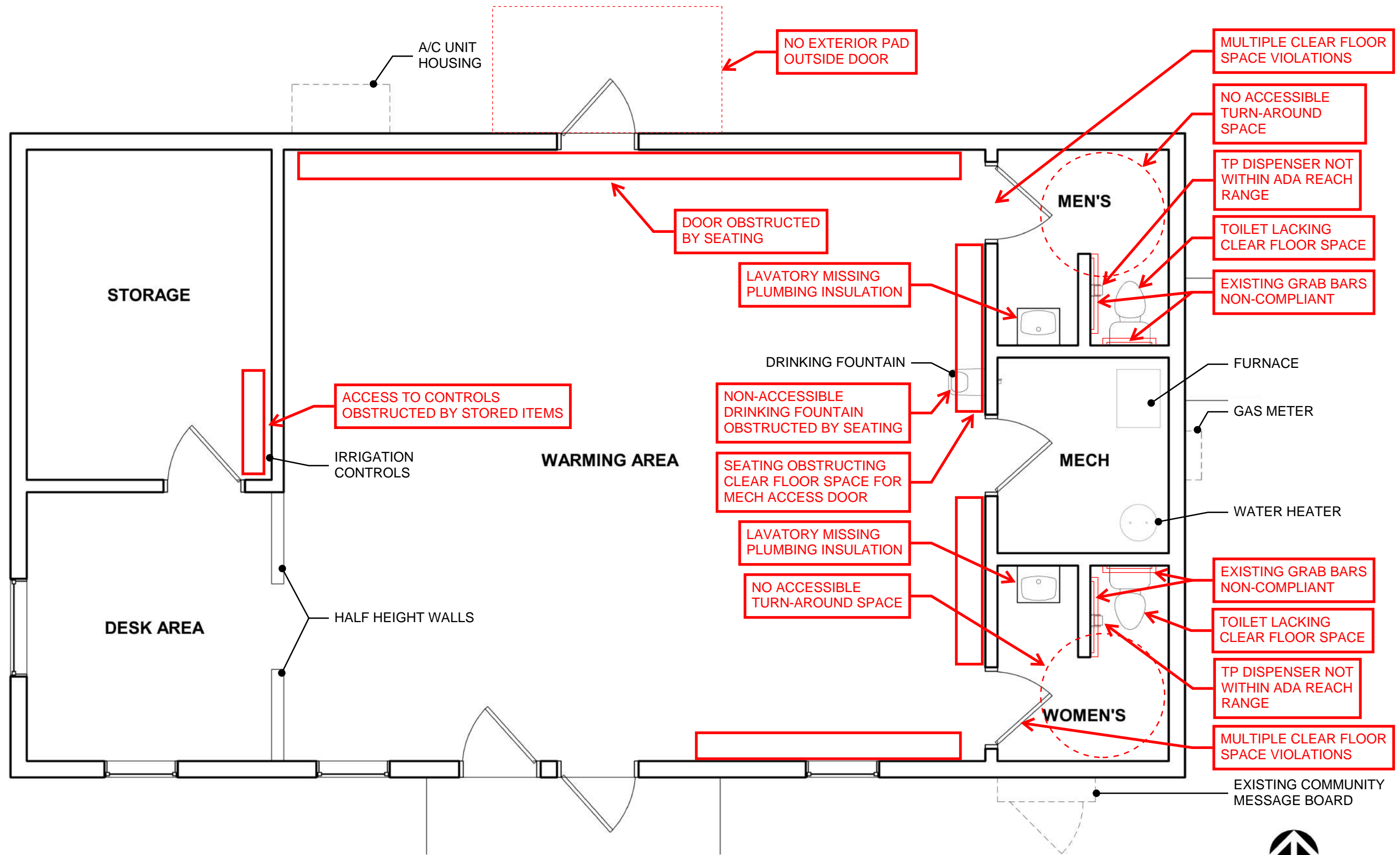
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**ABLE PARK
SITE PLAN**





1 ABLE PARK FLOOR PLAN
1/4" = 1'-0"



Client:



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Number:

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Name:

ABLE PARK FLOOR PLAN



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001



002



003



004



005

Client:



Project:

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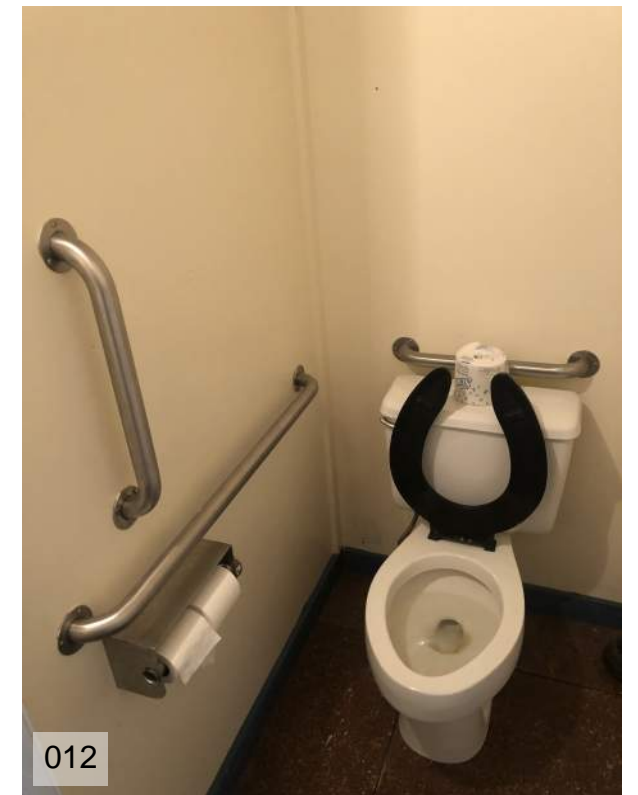
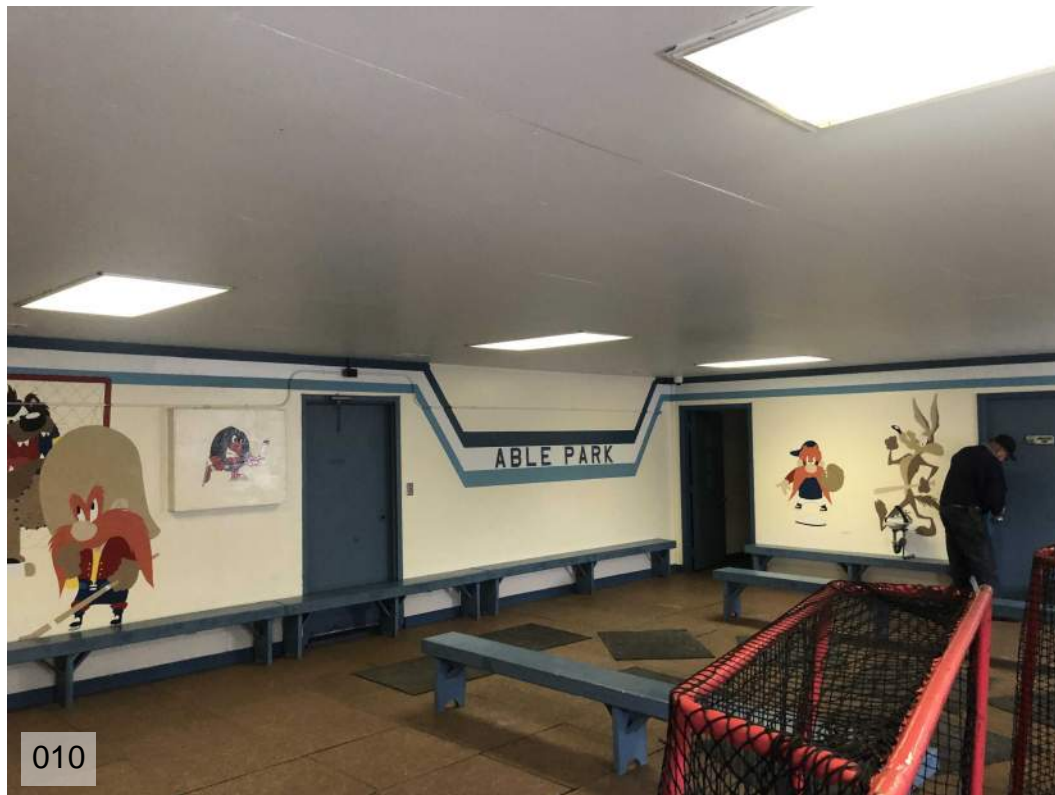
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