

DATE: November 21, 2022

PRAC

TO: Chair Breeggemann and
Members of the Park & Recreation Advisory Commission



FROM: T.J. Hofer, Planner
Katherine Gould, PLA
Luke Wheeler, P.E., Asst. City Engineer

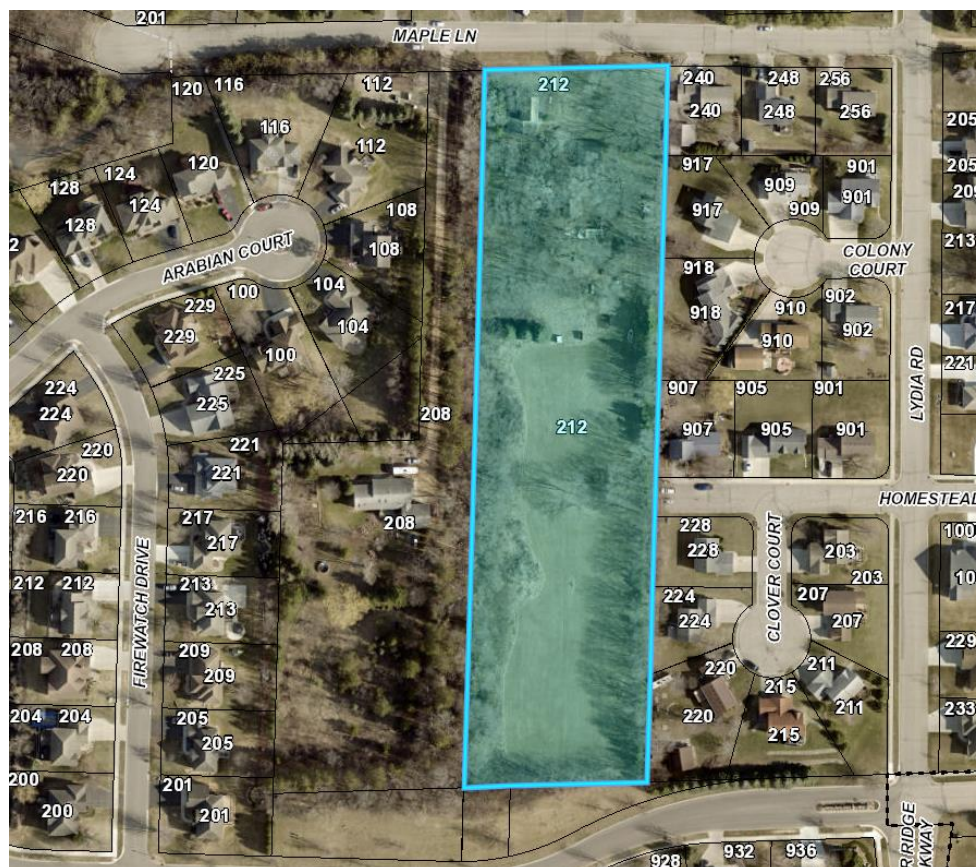
PRAC ITEM: Pauly Park

ACTION REQUESTED:

Discuss the proposed options presented by staff and provide further direction to staff.

BACKGROUND:

Earlier this fall, the City of Jordan closed on the purchase of a 5-acre parcel of land atop the bluff situated between the Bluffs at Cedar Ridge and Heritage Hills with the anticipation that the land would be used in some form as a public park. Council met during a work session in September to discuss the land and potential park. At this work session, council directed staff to bring this item to the Park & Recreation Advisory Commission (PRAC) for discussion. This item is to facilitate discussion regarding a future park including the park type, programming strategy, and park amenities to ultimately produce a concept plan for the future park. Staff is seeking direction on what Commission would like to see in this park and has prepared content to spur discussion.



During the September work session, Council indicated they are interested in developing a portion of the purchased property into residential lots to generate funds to be used for the park land. Several potential layouts of park land vs. housing development were presented to council, varying in amount of land dedicated to development vs. park land. Ultimately, council noted their preferred layout included development on the far north end of the parcel off Maple Ln (highlighted in blue) and south end off Arabian Dr (highlighted in yellow). This would result in 6 residential lots being developed and sold to generate additional funds that could be put back into the park. Excluding the 6 lots from the overall parcel results in approximately 3.6 acres of park land. Council felt that this left ample park space for the location and would allow for a diverse array of potential amenities. A portion of the proposed lot development on the south end is currently owned by another property owner. City staff have had conversations with the owners, who have indicated interest in potentially selling this land the City. To date, a final selling price has not been sought or agreed upon by the two parties. Should the City and landowner not be able to come to terms on the sale of the land, the south end would become park land rather than 3 residential lots.



There are several considerations PRAC should discuss regarding the future park, limited to:

1. The desired type and footprint of the park
 - a. Does PRAC envision this as a neighborhood park, serving the immediately adjacent residential areas developed atop the bluff in this area, or is it intended to attract residents from a wider area of Jordan? What does the community want in this area? How would (vehicular and pedestrian) access to the park affect nearby residents?
2. Park Amenities
 - a. What does the commission/community want in the park for amenities? What are 'high priority improvements' vs. 'secondary improvements'? A 'menu' of potential park amenities has been compiled and attached to this memo. These will also be summarized in the presentation.

Direction on the above items will be used by staff to produce a concept site plan to be reviewed by PRAC before going back to Council for final approval.

STAFF RECOMMENDATION:

The Park & Recreation Advisory Commission should discuss the proposed project and provide direction for staff to develop a final proposal to be reviewed at a future meeting.

ATTACHMENTS:

1. Presentation from Bolton & Menk
2. Menu of potential park amenities

COMMISSION ACTION:

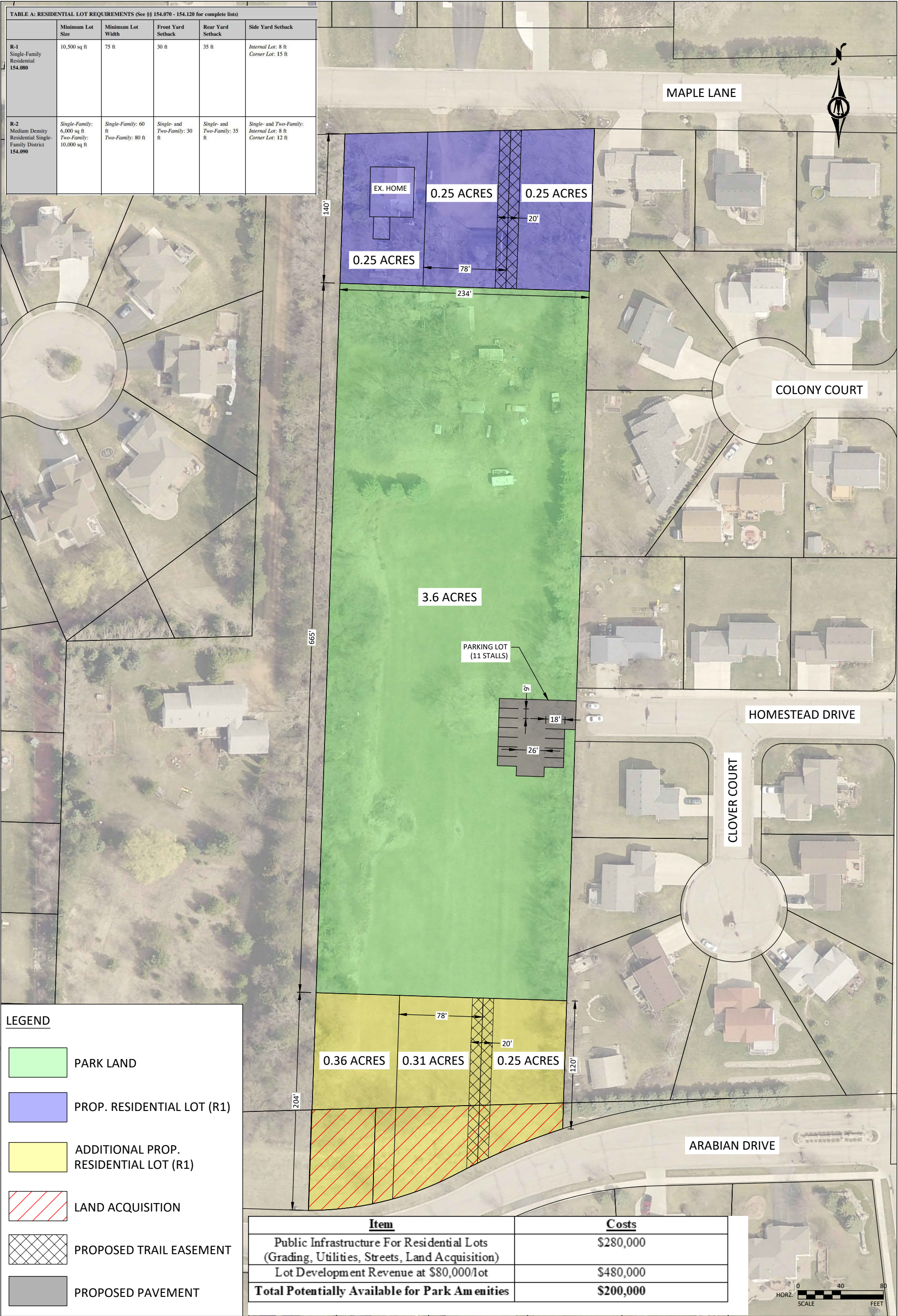
Motion: _____ Second: _____

Approved: _____ Disapproved: _____ Tabled: _____

Other: _____

JORDAN, MN 2022 BUDGETARY COSTS

AMENITY	ESTIMATED COST
ATHLETICS & GAMES	
Baseball Field with Backstop	\$ 175,000
Basketball Court (concrete)	\$ 25,000
Concrete Surfacing for Skate Park	\$ 300,000
Frisbee Golf Basket with Footing	\$ 800
Frisbee Golf Concrete Tee Pad	\$ 700
Hockey Rink (with lighting)	\$ 325,000
Hockey Rink (without lighting)	\$ 200,000
Multigolf Course	<i>Varies</i>
Permanent Bags Boards (set)	\$ 2,500
Pickleball Court	\$ 60,000
MISCELLANEOUS	
Bench	\$ 1,500-2,000
Bike Rack	\$ 800
Distance Marker	\$ 500
Dog Waste Bag Receptacle	\$ 600
Drinking Fountain	\$ 15,000
Fabric Shade Structure	\$ 10,000-15,000
Garbage Receptacle	\$ 1,000
Irrigation	<i>Varies</i>
Limestone Block Seating	\$ 1,500
Overstory Tree	\$ 700
Picnic Shelter	\$ 40,000
Wayfinding/Interpretive Sign	\$ 1,200-5,000
PLAYGROUND	
ADA Accessible Playground Equipment	<i>Varies</i>
Playground Climber	\$ 20,000+
Playground Surfacing (Poured-in-Place Rubber)	<i>Varies</i>
Playground Surfacing (Rubber Mulch)	<i>Varies</i>
Playground Surfacing (Wood Mulch)	<i>Varies</i>
Spinner	\$ 5,000-10,000
Spring Rider	\$ 3,000-5,000
Swings (2, standard)	\$ 8,000
Swings (2, toddler)	\$ 5,000
Traditional Playground	\$ 120,000
Zip Line	\$ 20,000+



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Pauly Park Planning

PRAC Meeting
November 21, 2022



Agenda

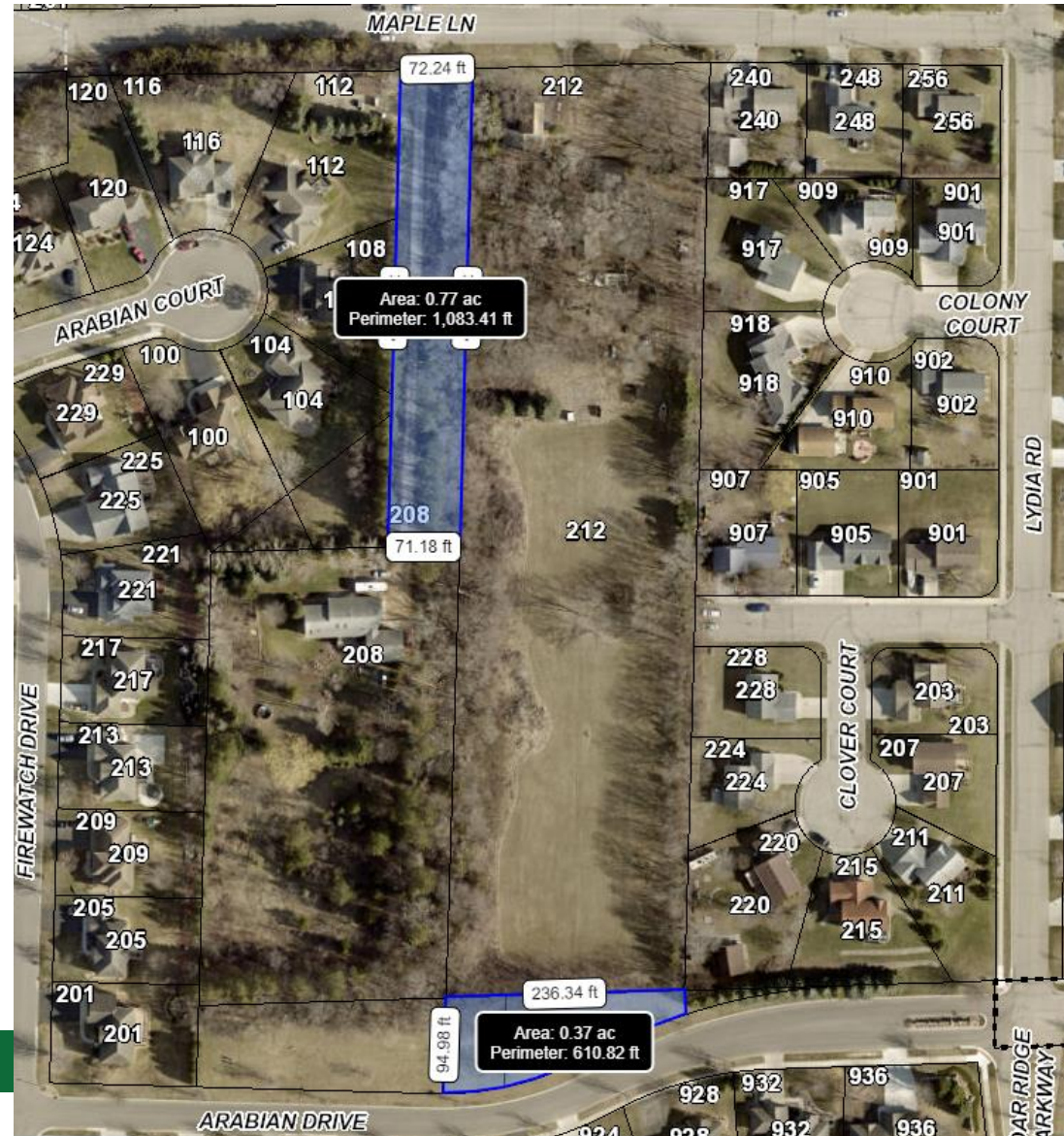
- Review Park Location & Context
- Discuss Park Type
- Discuss Park Programming
- Next Steps

PRAC Action Items 11/21/22

- Identify Park Type
- Identify Programming Strategy

Considerations

- **Additional Land Acquisition**
 - South land
(Recommended by Council)
 - Owned by Bluffs at Cedar Ridge LLC.
 - Value for access to land from south?
 - Lot development in area
 - 208 Maple Ln (Not Recommended by Council)



Considerations

- **Desired type and footprint of park**
 - Neighborhood park serving adjacent residential
 - Regional park attracting from other areas of Jordan
 - Desired park amenities will help determine required size



Considerations

- **Park Amenities**

- Trail connection between Arabian Dr & Maple Ln
- Playground equipment
- Parking Lot – size depending on park amenities / need
- Basketball court – full or half
- Pickleball court(s)
- Park shelter
- Benches
- Trees
- Unprogrammed open green space
- And more...



Park Amenities-Traditional Playground



Budgetary Cost: \$120,000

Park Amenities-Picnic Shelter



Budgetary Cost: \$40,000

Park Amenities-Basketball Court



Budgetary Cost: \$25,000

Park Amenities-Pickleball Court



Budgetary Cost: \$60,000 per Court

Park Amenities-Permanent Bags Boards



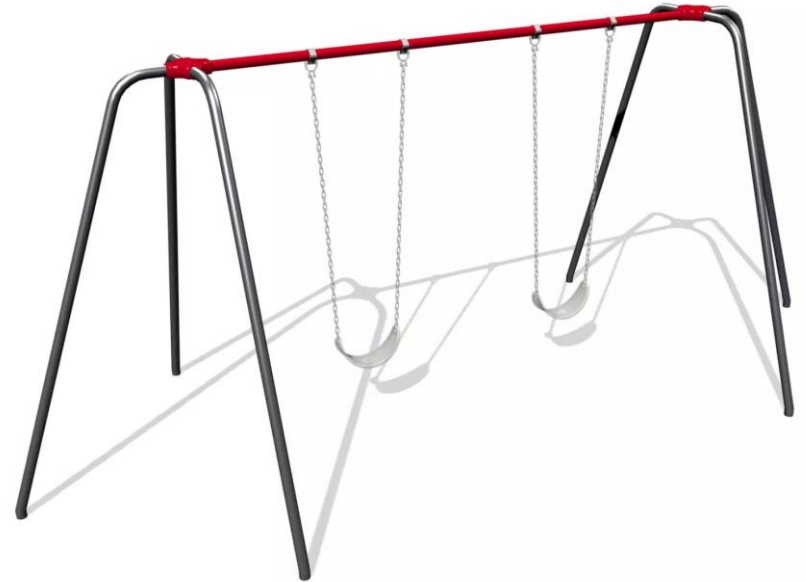
Budgetary Cost: \$2,500 per Set

Park Amenities-Trees



Budgetary Cost: \$700 per Overstory Tree

Park Amenities-Swings



Budgetary Cost:\$5,000 for 2 Toddler Swings

\$8,000 for 2 Regular Swings

Park Amenities-Spring Riders



Budgetary Cost: \$3,000- \$5,000

Park Amenities-Playground Climbers



Budgetary Cost: \$20,000+

Park Amenities-Spinner



Budgetary Cost: \$5,000-\$10,000

Park Amenities-Zip Line



Budgetary Cost: \$20,000+

Park Amenities-ADA Accessible Playground Equipment



Budgetary Cost: Varies

Park Amenities-Park Benches



Budgetary Cost: \$1,500-\$2,000

Park Amenities-Limestone Block Seating



Budgetary Cost: 2' x 4' Block- \$1,500

Park Amenities-Drinking Fountain



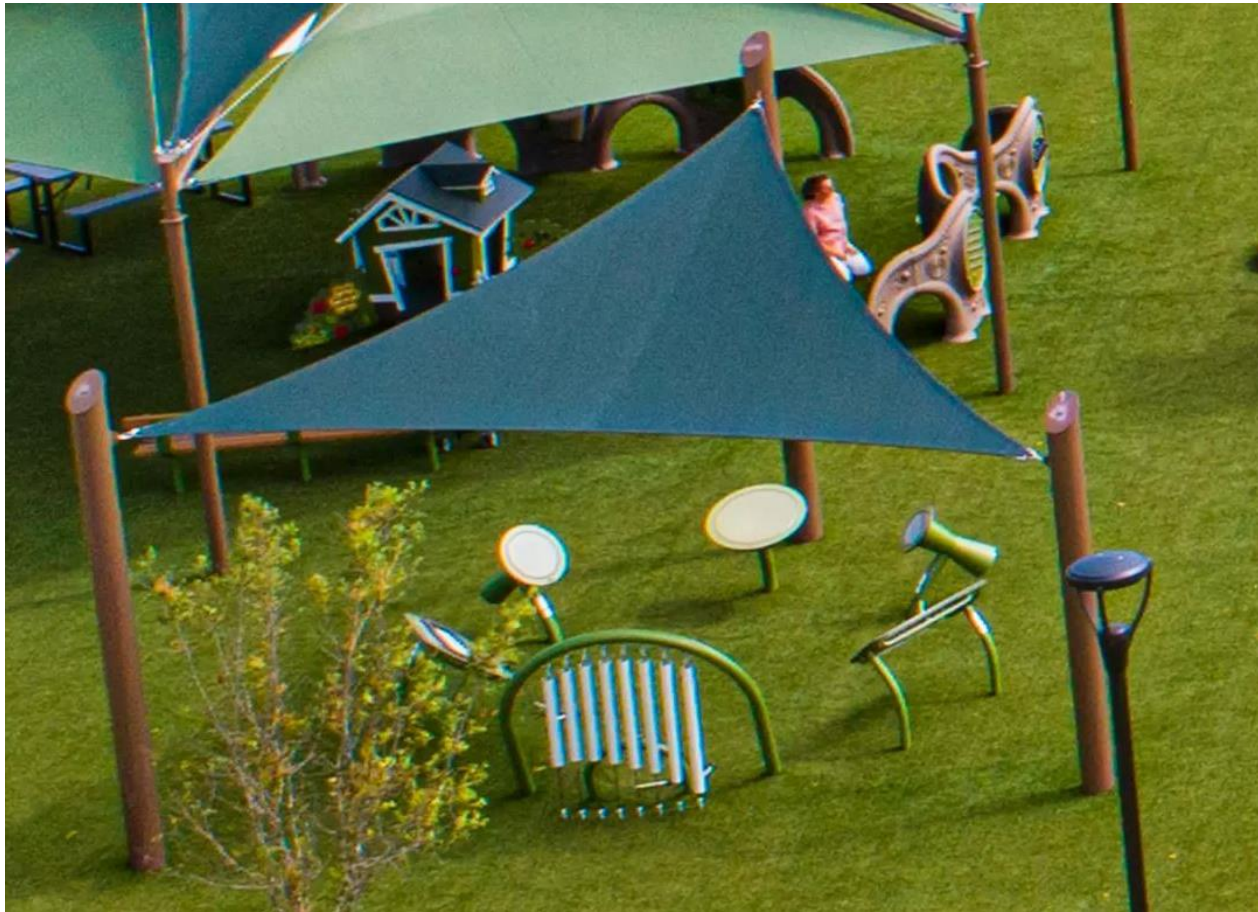
Budgetary Cost: \$15,000

Park Amenities-Irrigation



Budgetary Cost: Varies by Size of Site

Park Amenities-Fabric Shade Structures



Budgetary Cost: \$10,000-\$15,000

Park Amenities-Hockey Rink

Considerations: Permanent vs. Removable; Lighting.



Budgetary Cost: \$200,000 for concrete floor and boards
\$125,000 for lighting

Park Amenities-Trail Wayfinding Signage



Budgetary Cost: \$1,200-\$5,000 Wayfinding/Interpretive Sign

\$500- Distance Markers

Park Amenities-Garbage Receptacles



Budgetary Cost: \$1,000

Park Amenities-Dog Waste Bag Receptacle



Budgetary Cost: \$600

Park Amenities-Playground Surfacing



Poured-in-
Place Rubber



Mulch (Wood)



Mulch (Rubber)

Budgetary Cost: Varies by Material & Area

Park Amenities-Baseball Field & Backstop

Additional Items:

- Covered Dugouts
- Equipment Shed/Box
- Lighting



Budgetary Cost: \$175,000

Park Amenities-Bike Racks



Budgetary Cost: \$800 Each

Park Amenities-Concrete Surfacing for Skate Park



Budgetary Cost: \$300,000

Park Amenities-Frisbee Golf Course



Budgetary Cost: \$800 Basket with Footing

\$700 6' x 13' Concrete Tee Pad

Park Amenities-MultiGolf Course



Budgetary Cost: Varies

Park Scale

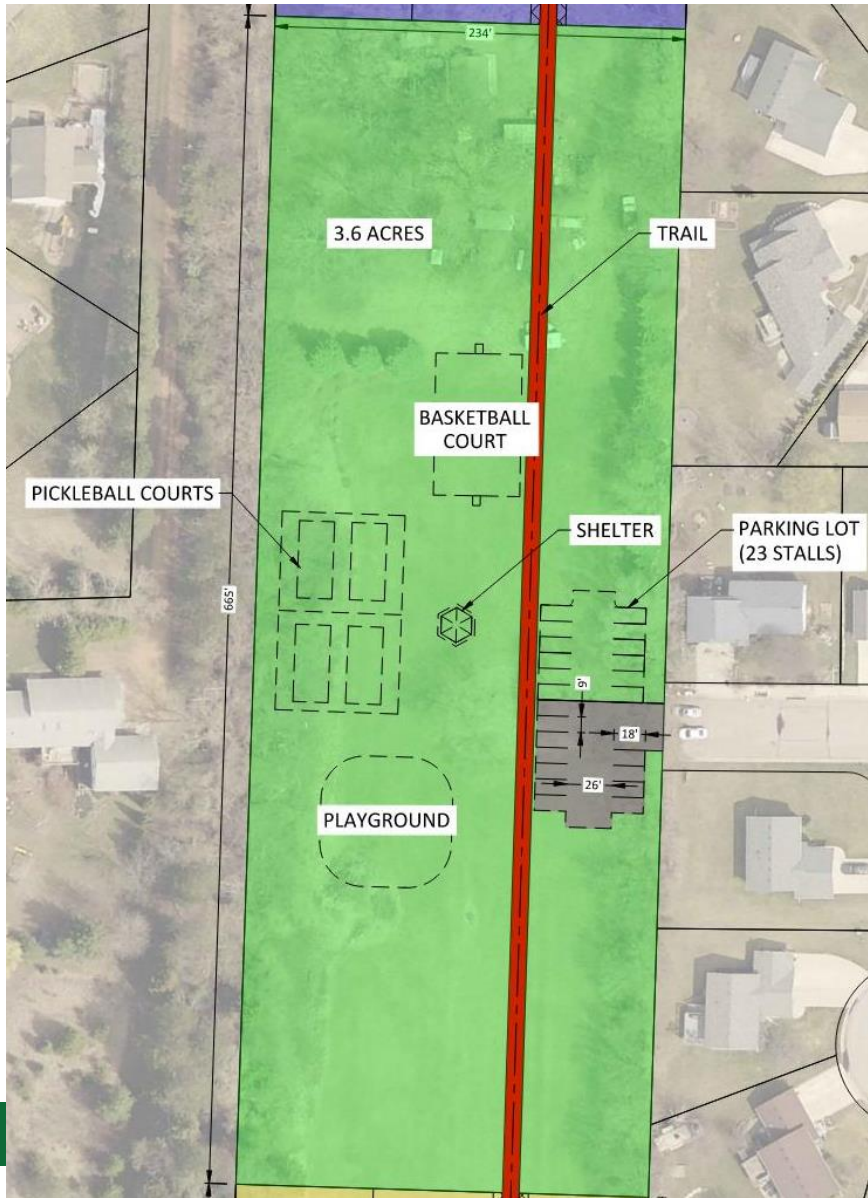
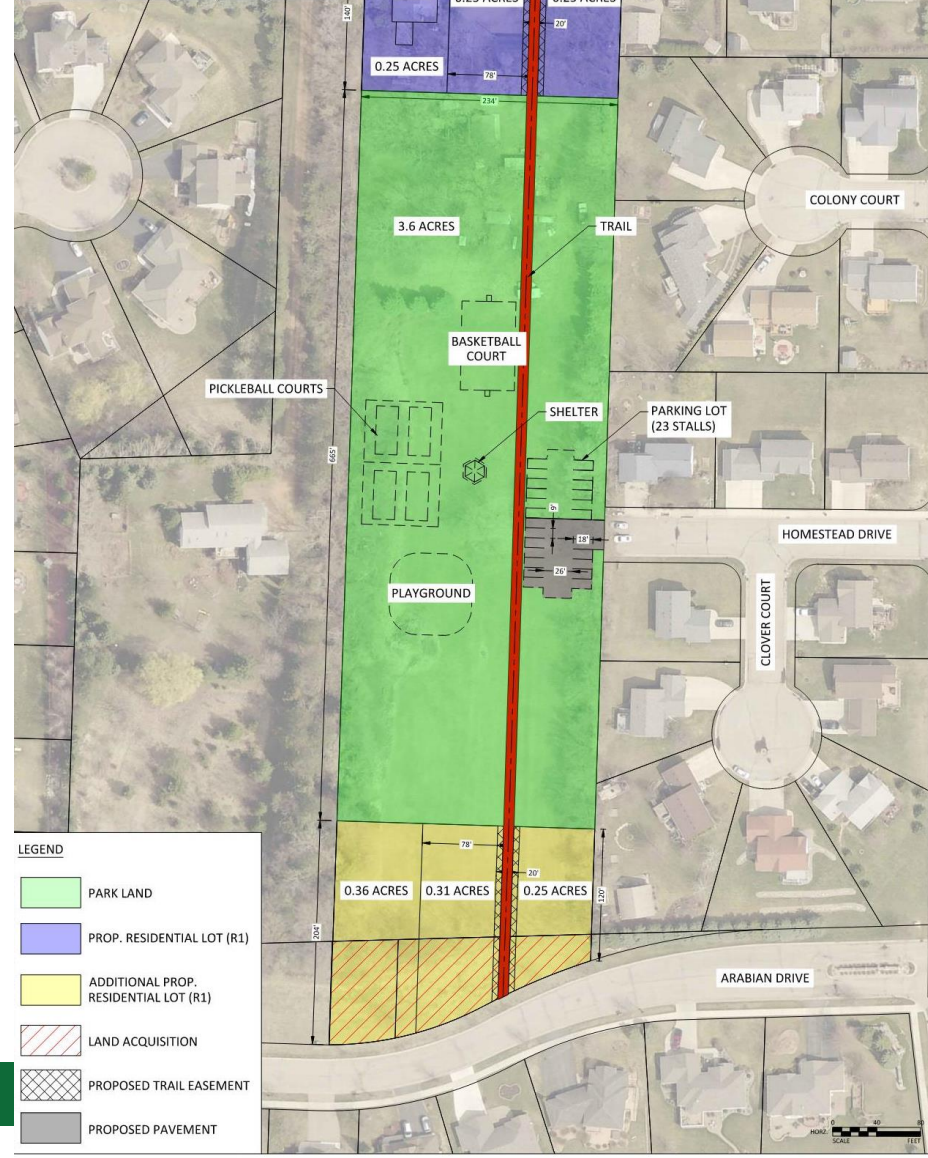


TABLE A. RESIDENTIAL LOT REQUIREMENTS (See 15.14.070 - ENDED for complete text)

	Minimum Lot Size	Minimum Lot Width	Front Yard Setback	Rear Yard Setback	Side Yard Setback
R-1 Single-Family Residential (154,000)	80,000 sq. ft.	35 ft.	30 ft.	30 ft.	5 ft.
R-2 Medium Density Residential Single-Family Districts (154,000)	Single-Family: 80,000 sq. ft. Two-Family: 160,000 sq. ft.	Single-Family: 35 ft. Two-Family: 40 ft.	Single-Family: 30 ft. Two-Family: 35 ft.	Single-Family: 30 ft. Two-Family: 35 ft.	Single-Family: 5 ft. Two-Family: 5 ft.



Next Steps

- Bolton & Menk and PRAC to develop concept plan for Pauly Park
- Council to review PRAC's direction and initiate final design phase