

# APPENDIX A PARK AND TRAIL DEVELOPMENT CONSIDERATIONS

## OVERVIEW

The following provides a general overview of each park based on field evaluations at a system plan-level. Recommendations on future development of parks and trails are also provided to help guide future decisions by the Park and Recreation Advisory Board and City Council. Potential development costs are also provided to aid in setting budgets and priorities.

## DEVELOPMENT COST CONSIDERATIONS

The cost projections define the potential costs associated with upgrading or developing the major components of the system plan to reach an *optimal* level of development. The projections are based on a combination of site-specific development issues and professional judgments based on projects of similar size and characteristics. The projections are also based on 2007 dollars, which will require inflation adjustments over time.

The cost projections take into consideration assumptions regarding the basic age of existing amenities. The actual timing of upgrading a particular park will affect whether there is any value in salvaging an existing feature or simply replacing it. Timing will also affect the cost projections – which generally means costs will rise above what is shown the further out upgrades are made since more amenities will require replacement.

### USE OF THE COST PROJECTIONS

The intended use of the cost projections is to aid the Park and Recreation Advisory Board and City Council in developing an overall funding and implementation strategy, including:

- Defining the potential magnitude of the public investment needed to develop the system to its *optimal* level
- Comparing the relative cost of one park or trail improvement over that of another
- Determining the level of service threshold that the community is willing to support with local funding
- Prioritizing and budgeting for capital improvement initiatives based on funding availability

Although the intent is to be conservative, actual costs will vary, perhaps significantly, depending on the actual conditions found out in the field, final design and scope of a given project, and economic conditions at the time of bidding and implementation. Note that the cost projections should be updated on a periodic basis to stay in alignment with potential cost increases over time and to factor in costs to replace items that will wear out over time.

### COST PROJECTIONS FOR GREENWAYS

Given the uncertainty on the final shape and form that these greenways will take relative to the greenway plan, projecting costs with any degree of certainty is difficult. However, even modest projections suggest that the cost for the City to directly acquire the greenways would likely be prohibitively expensive, well into the millions of dollars based on per acre land costs within the city.

#### **Important cost projections qualifier!**

*Projecting the potential cost for implementing the system plan poses inherent limitations due to the lack of detailed development programs and design plans. Although the projections are suitable for the intended purposes, detailed cost projections are recommended as individual projects are identified for implementation.*

Under the system plan, the City will have to rely extensively on working collaborations with and, in some cases, provide various incentives to landowners and developers in order to set aside land for greenways.

**COST PROJECTIONS FOR TRAILS**

Cost projections for trails are based on estimated lineal foot costs that assume generally good conditions requiring a limited degree of extra site preparation (e.g., soil corrections), bridge building, and additional stormwater management planning. Costs do not include any costs associated with land acquisition, bridges, or underpasses. The cost projections are limited to destination and linking trails, and do not include neighborhood-type trails referenced in Section 4.

Note that projecting the costs for developing trails without the benefit of site surveys and design layouts offers certain practical limitations. Given this, it is important to underscore that the cost projections presented here are for planning purposes and that more detailed evaluation is required to firm up costs as the city develops their funding packages and grant applications.

POTENTIAL COST FOR TRAIL DEVELOPMENT

Type	Estimated Miles	Projected Costs
<b>Destination Trails</b> (trails within the greenway system)	22 miles*	\$2.9 to \$3.2 million
<b>Linking Trails</b> (trails along roadways)	9 miles*	\$1.2 to \$1.4 million
<b>Totals</b>	31 miles	\$4.1 to \$4.6 million**

\* Only includes proposed new trails.

\*\*Professional fees/limited contingency are factored into the projected costs.

**Adjusting for inflation!**

A 10% per-year cost estimate increase is recommended from date of plan adoption to account for inflation.

**COST PROJECTIONS FOR NATURAL RESOURCES STEWARDSHIP**

Since restoration and management of the natural resource areas in the city is still in its infancy and the ecological condition of the properties has not been fully evaluated, projecting the cost for implementing a comprehensive program is difficult to determine. However, for planning purposes, the following table considers a range of cost projections for restoring and managing ecological resources under similar conditions found in Northfield.

POTENTIAL INITIAL RESTORATION COSTS

Cover Type	Range of Cost/Acre
Maple-Basswood Forest	\$1,500 to \$4,000
Oak Savanna System	\$1,500 to \$4,000
Wetland Systems	\$1,500 to \$3,500

POTENTIAL YEARLY LONG-TERM MAINTENANCE AND MANAGEMENT COSTS

Cover Type	Range of Cost/Acre
Maple-Basswood Forest	\$150 to \$250
Oak Savanna System	\$200 to \$400
Wetland Systems	\$150 to \$250

**Adjusting for inflation!**

A 10% per-year cost estimate increase is recommended from date of plan adoption to account for inflation.

**COST PROJECTIONS FOR PARKS AND ATHLETIC FACILITIES**

Cost projections for parks and athletic facilities are based on a level of development consistent with the parameters defined earlier in this section. The following provides an overall projected cost for specific parks, recognizing that funding limitations may require phasing development of a given park over a period of years. *Acquisition costs associated with any new parks are not included in the table.* Given the variability of land values, projecting acquisition costs with any degree of certainty from one year to the next is difficult. Even modest projections suggest that the cost for the City to directly acquire the land for future parks would be into the millions of dollars based on per acre land costs within the city.

## POTENTIAL COST FOR PARK AND ATHLETIC FACILITY DEVELOPMENT

Park	Range of Potential Costs
Ames Park	\$200,000 to \$300,000
Aspen Park	None projected
Babcock Park	\$500,000 to \$1,000,000
Bridge Square	None projected
Campostella Park	None projected
Central Park	\$50,000 to \$100,000
Char Carlson Park	\$50,000 to \$60,000
Cherry Park	\$4,000 to \$6,000
Dresden Hill Park	None projected
Grant Park	\$150,000 to \$200,000
Hauberg Woods	\$25,000 to \$75,000
Heritage Park	\$50,000 to \$75,000
Heywood Park	\$200,000 to \$250,000
Hidden Valley Park	\$5,000 to \$10,000
Jefferson Park	\$15,000 to \$25,000
John North Park	\$4,000 to \$6,000
Lashbrook	\$250,000 to \$300,000
Liberty/Prairie Hill Park	\$250,000 to \$300,000
Memorial Park	\$100,000 to \$150,000
Oddfellows Park	None projected
Par Meadow Park	\$5,000 to \$10,000
Riverside Lions Park	\$300,000 to \$800,000
Roosevelt Park	\$30,000 to \$40,000
Sechler Park	\$100,000 to \$200,000
Sibley Soccer Fields	None projected
Sibley Swale Park	\$200,000 to \$250,000
Spring Creek Park	\$200,000 to \$250,000
Spring Creek Soccer	\$25,000 to \$50,000
Truman Park	\$5,000 to \$15,000
Tyler Park	None projected
Washington Park	\$10,000 to \$15,000
Way Park	\$800,000 to \$900,000
New Neighborhood Parks (allows \$250,000 to \$350,000 per site x 9 parks identified on the <i>System Plan</i> )	\$2,250,000 to \$3,150,000
<b>Baseline Total</b>	<b>\$5,778,000 to \$8,537,000</b>
<b>Contingency and Professional Fees (20%)</b>	<b>\$1,156,000 to \$1,707,000</b>
<b>Overall Total</b>	<b>\$6,934,000 to \$10,244,000</b>

**Adjusting for inflation!**

A 10% per-year cost estimate increase is recommended from date of plan adoption to account for inflation.

## CONSIDERATIONS FOR PARK DEVELOPMENT

The following provides development recommendations for each of the existing parks within Northfield.