



Rambling River Park MASTER PLAN

FARMINGTON, MN

APPROVED BY THE FARMINGTON CITY COUNCIL ON AUGUST 21, 2023





ACKNOWLEDGEMENTS

- **Project Advisory Committee**
 - Kellee Omlid, Parks and Recreation Director
 - Tony Wippler, Planning Manager
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 - Dan Schmitt, Parks Maintenance Worker
 - Austin Holm, Parks Maintenance Worker
 - Emilee Shearer, Recreation Supervisor
 - Lynn Gorski, City Administrator

- **Parks and Recreation Commission**
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 - Megan Merricks
 - Cody Fishman

Thank you to all the community members who provided valuable input during the development of this plan!



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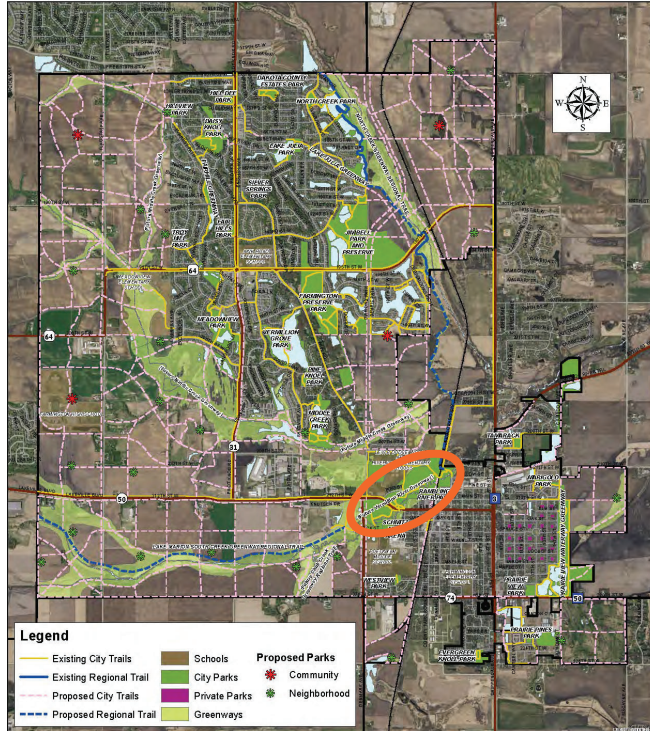
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Park Location

Rambling River Park is located near downtown Farmington in the south central part of the city. County Road 50 bisects the park into a southern and northern portion. A pedestrian and bike trail underpass is located along the Vermillion River and under CR50.

Figure 7.1 Existing and Proposed Park, Trail and Open Space Plan
City of Farmington



Map dated March, 2016. Prepared for the Farmington Parks Department by the Dakota County Office of GIS. 7-152 FARMINGTON, MINNESOTA - 2040 COMPREHENSIVE PLAN

Rambling River Park is circled in the city map above.

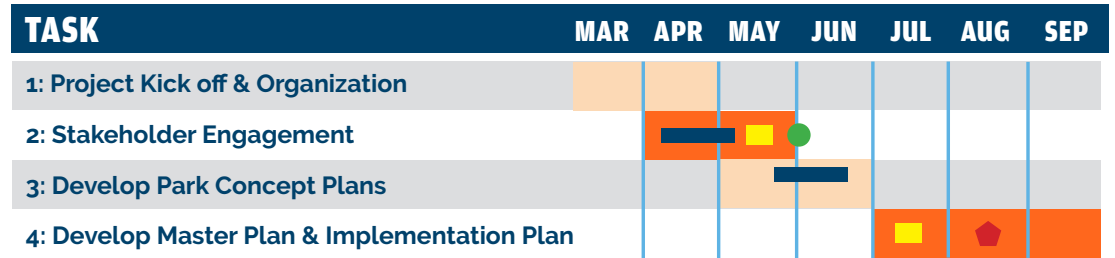
INTRODUCTION

PROJECT OVERVIEW AND PURPOSE

This master plan document lays out a long-range plan for Rambling River Park in the city of Farmington, Minnesota. The planning process took place over the course of several months during 2023, and included two phases of public and stakeholder engagement in order to prioritize improvements that has a foundation in community support. The master plan identifies a list of priority improvement projects to be implemented over the next several years. Implementation of ideas will be based on available budget and funding each year.

Located along the Vermillion River in southern Dakota County, Rambling River Park is a central community park in the city, and it has not had major investments in several years. The park is a well-established community recreation area that serves Farmington residents and visitors. The park serves a wide variety of park users with a number of active and passive recreation features, including: play equipment, picnic shelter, trails, fishing the Vermillion River, ballfields, Veterans Memorial, restroom building, ice rinks and warming house.

PROJECT SCHEDULE:

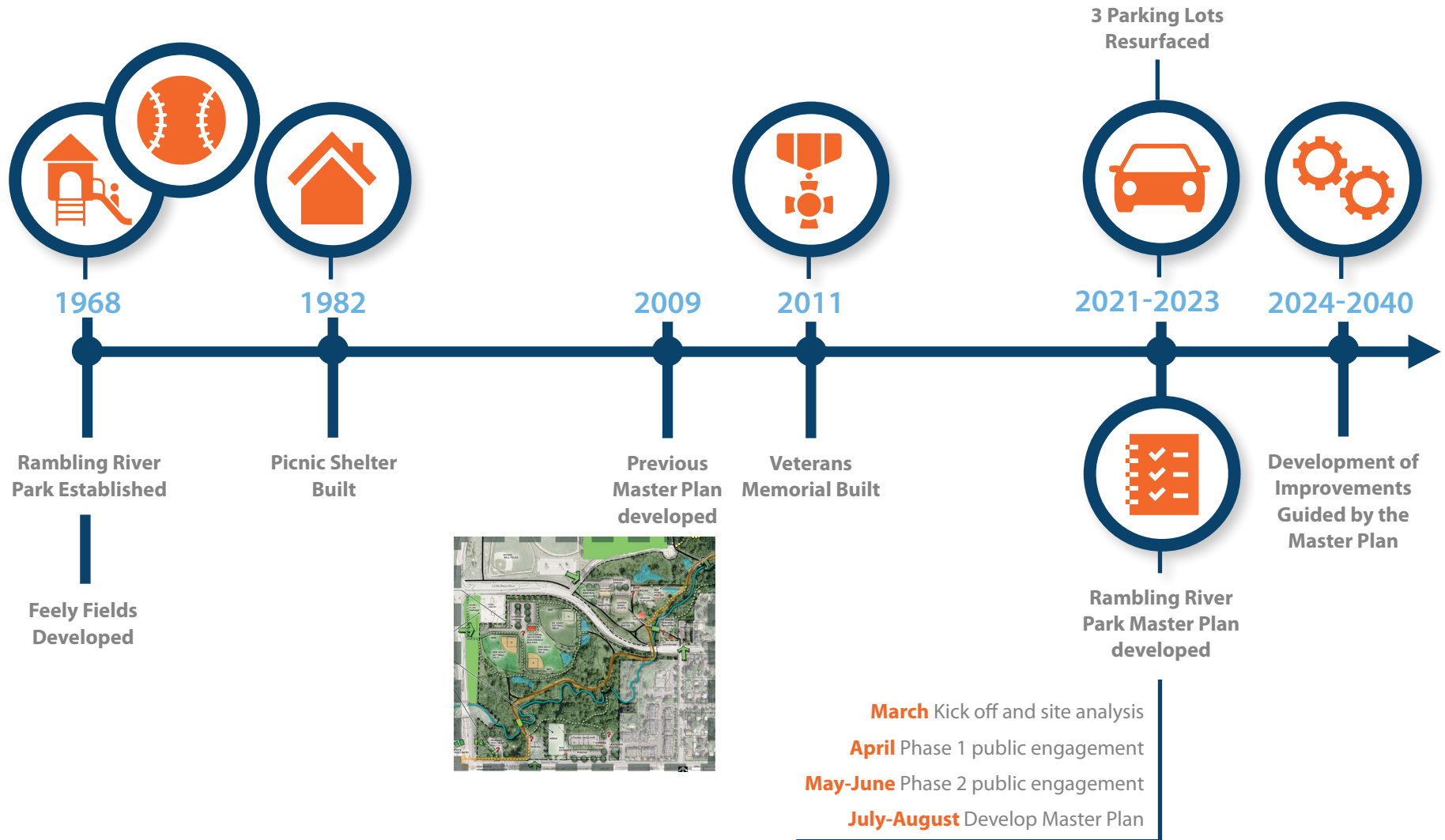


LEGEND:

- PUBLIC SURVEYS & STAKEHOLDER MEETINGS
- PARKS & RECREATION COMMISSION MEETING
- PUBLIC EVENT (MUSIC IN THE PARK)
- CITY COUNCIL MEETING

TIMELINE OF PARK DEVELOPMENT

Rambling River Park has been a central recreation facility in Farmington for over 50 years.



PARK BACKGROUND & EXISTING CONDITIONS

CURRENT PARK USE

Rambling River Park is a 78-acre park located on the edge of downtown Farmington. The park is used daily by many residents who travel along the trails throughout the park, fish the river, and play on the playground. Other popular features include the Farmington Veterans Memorial, Feely Fields ballfields, ice rinks and warming house, tennis courts, picnic shelter, and restrooms.

The park was originally developed in the 1960s and has not had major updates to its facilities in several years. Minor repairs and upkeep has occurred on an annual basis. Over the past several years, recreation trends have changed, such as the decline in both tennis and adult softball participation.



Picnic Shelter Seating



Picnic Shelter



Walking Bridge



Tennis Courts



Warming House



Ice Rinks



Baseball and Softball Fields



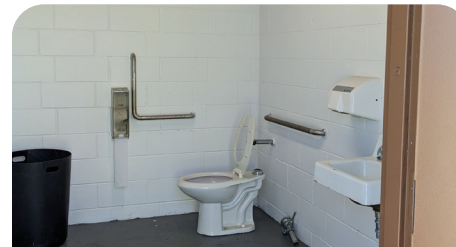
Playground



New Parking Lots



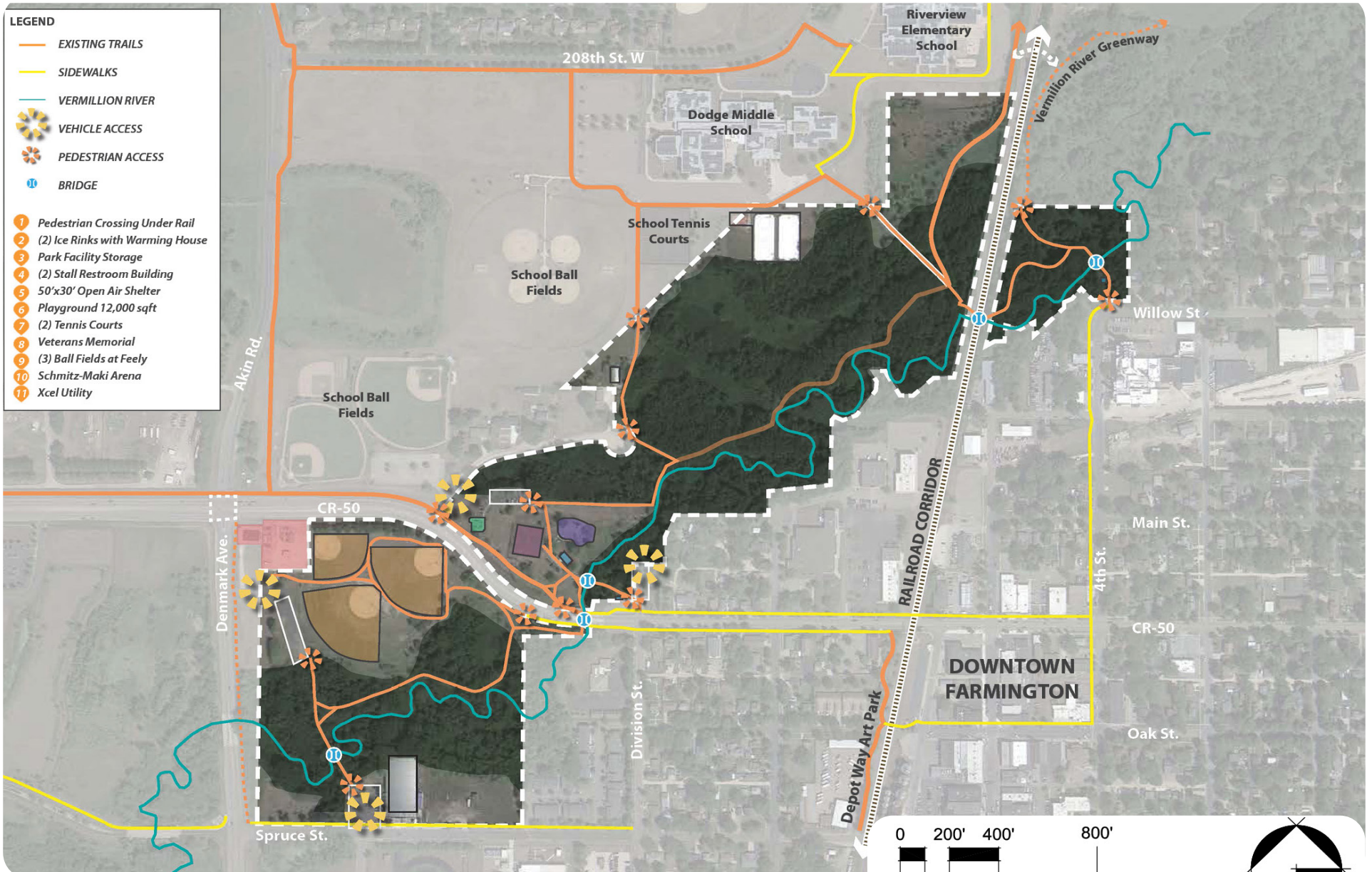
Paved Trail Conditions



Bathroom Interior



Bathroom Shelter



Existing Conditions Map



FEELY FIELDS EXISTING CONDITIONS

Three ballfields are clustered on the south side of CR 50. The fields include a 200-foot Little League field, and two 280+ feet multi-use adult softball fields.

Adult softball participation has declined in recent years, and the fields are used for youth tee-ball. The outfields are striped and used for flag football.

An 84-stall parking lot supports the ballfields and was recently expanded and resurfaced in 2023.

An Xcel substation is located on the corner of Denmark Ave and CR 50—many foul balls from the northwest field, the Little League field, end up within the fence of the substation.



The current pedestrian entrance to the ballfields from the parking lot lacks ADA accessibility and signage.



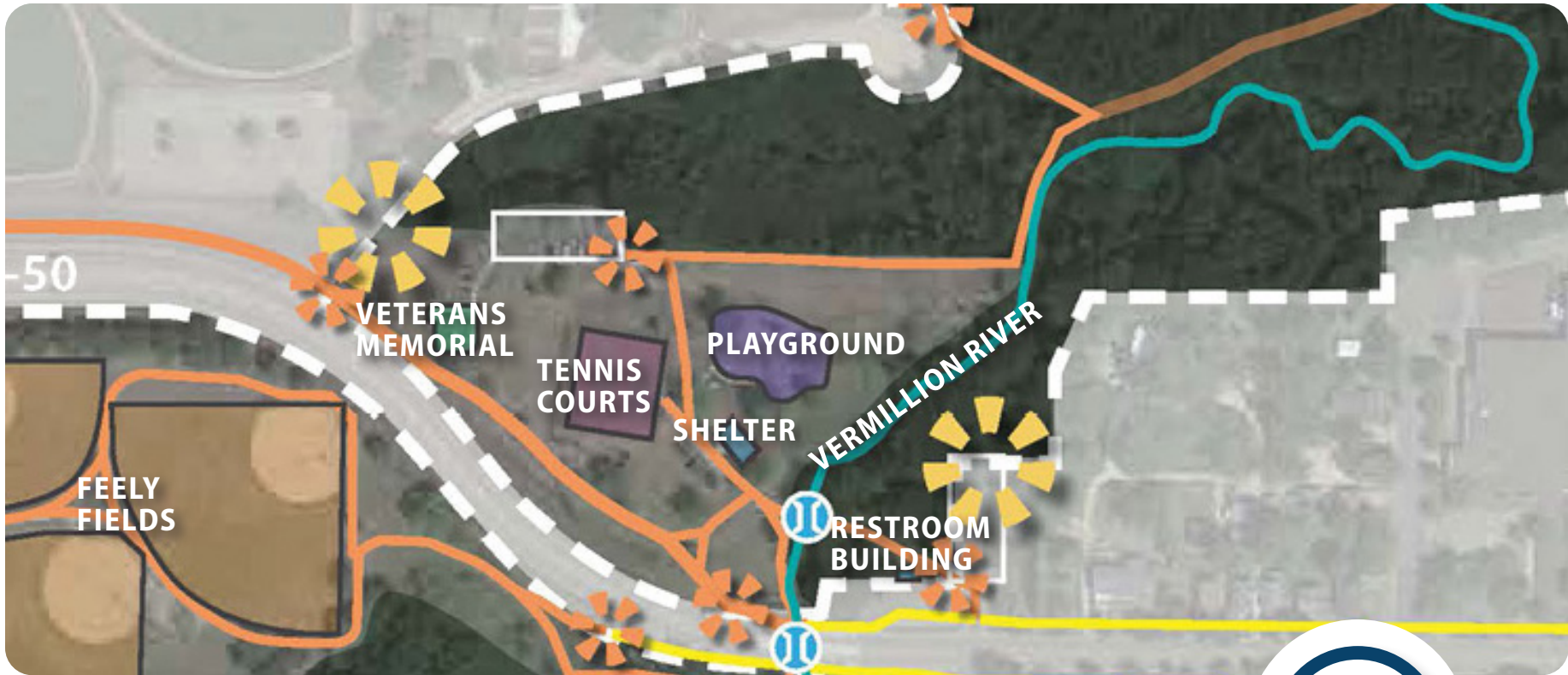
Amenities located near the parking lot include trash and recycling receptacles, picnic tables, and lighting.



Feely Fields are the only fields in the city with field lighting.



Gravel pathways are located between and around the ballfields.



MAIN PARK AREA EXISTING CONDITIONS

Playground: The castle playground equipment will be moved to Meadowview Park. The other equipment is over 20 years old and in need of replacement. Several pieces of equipment have been removed over the past few years as they have fallen in disrepair. Portions of the play container flood during high water.

Tennis courts: Two tennis courts are located in the center of the park. The courts have lights and 10-foot fencing around the entire perimeter. The courts have seen less use in recent years. The courts surface is in very poor condition and needs to be replaced. Only one net is put up for play as the other court is a safety concern. The second court is not too far off

from being unplayable as well.

Picnic Shelter: A brick picnic shelter was built in 1982 and has capacity for approximately 250 people. The shelter is rented out regularly for family gatherings and other events.

Farmington Veterans Memorial: The memorial was designed by a local community member and built through volunteers and donations from the Farmington Veterans Memorial Committee.

Restroom and Parking Lot east of Vermillion River: A brick restroom building is located east of the Vermillion River and north of CR50. A small parking lot is located next to the restroom. This area is connected to the main park by a foot bridge over the Vermillion River.





The existing play equipment is outdated and floods during high water.



Picnic Shelter



Restroom building east of the Vermillion River



Veterans Memorial

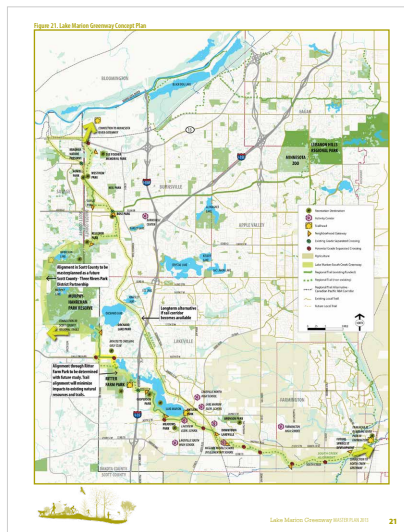


DAKOTA COUNTY GREENWAY REGIONAL TRAIL EXISTING CONDITIONS

Dakota County’s regional trails lead through the park from the southwest corner, near the Schmitz-Maki Ice Arena, under CR50, along the Vermillion River, and to the northeast toward Empire and Hastings.

The trails are popular for walkers, runners, and bicyclists. Portions of the trail also serve as a walking route to Dodge Middle School. The trail surface has many areas of rough pavement that make bicycling difficult.

The plans for this greenway are shown in both the Lake Marion Greenway Master Plan and the North Creek Greenway Master Plan.





The trail under CR 50, looking south, during high water.



Trees along the trail push up the pavement causing cracks and bumps.



Flooded trail leading to Dodge Middle School



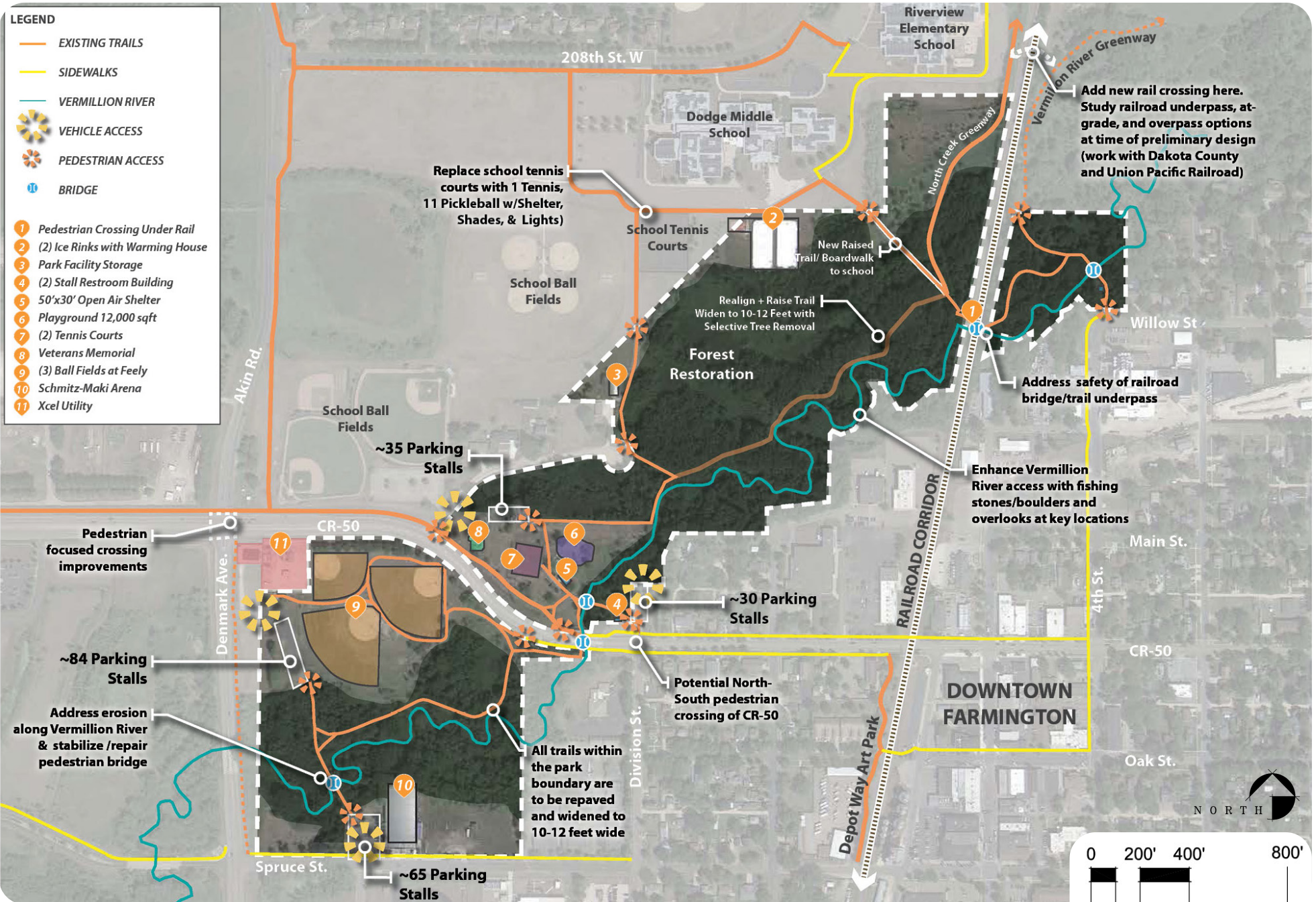
The trail currently leads under a low rail bridge where high water makes the trail unpassable.



SITE ANALYSIS SUMMARY

The following issues emerged from the site analysis:

- Trail conditions include flooded trails, roots pushing up the pavement, sharp curves, and worn and uneven pavement that is unsafe for many trail users, especially bicyclists.
- Some of the playground equipment is outdated and in poor condition—other pieces of equipment have been removed due to condition. The play container floods during high water.
- Vermillion River flooding restricts access to portions of the trail including two trail underpasses—one under CR50 and one under the railroad.
- The railroad underpass has very low clearance for walkers and bicyclists—it is unsafe.
- Vandalism occurs frequently in the park—especially graffiti in areas that are not broadly visible.
- The tennis courts are mostly unplayable and underutilized and take up a large area of the main park. The surface is in poor condition.
- There is a lack of permanent restrooms at Feely Fields and near the playground and picnic shelter.
- Signage in the park is outdated and in poor condition.
- The Vermillion River is hidden from view and not promoted as a central feature of the park.
- There is a lack of formal space for music in the park and other existing and potential events.
- The park shelter is over 40 years old and is located within the floodway.
- CR 50 bisects the park and creates unsafe situations for park users who try to cross the road.
- Feely Fields ballfields have lights, which are desired by baseball and softball associations, but the fields lack tournament level features, such as a concessions/restroom building, equipment storage, ADA accessible viewing areas and pathways, and a configuration that serves tournament play.



Issues and Opportunities Park Analysis Map

FLOODPLAIN ANALYSIS MAP

The Vermillion River's floodway and floodplain cover most of Rambling River Park. Restrictions exist for building new structures or moving soil within the floodway.



High water covers open areas of the park near the playground in the spring of 2023.



TOPOGRAPHY MAP

Two foot contours highlight the Vermillion River corridor in the park. However, most of the park is relatively flat with minor grade changes.



The view looking across the central part of the park to Feely Fields shows very little grade change.



NEEDS ASSESSMENT & CONCEPT EXPLORATION

ENGAGEMENT EFFORTS

Two phases of public outreach and engagement occurred during the planning effort. The first phase was meant to solicit broad input on park issues and opportunities, while the second phase was meant to seek input on draft concept ideas.

PHASE 1 ENGAGEMENT (APRIL-MAY, 2023)

- Survey Monkey online survey
- Social Pinpoint Map
- Stakeholder meetings

CONCEPT DEVELOPMENT & EXPLORATION (MAY, 2023)

- Concept A
- Concept B

PHASE 2 ENGAGEMENT (MAY-JUNE, 2023)

- Music in the Park
- Survey Monkey online survey



Public Engagement at Music in the Park

PHASE 1 - SURVEY SUMMARY

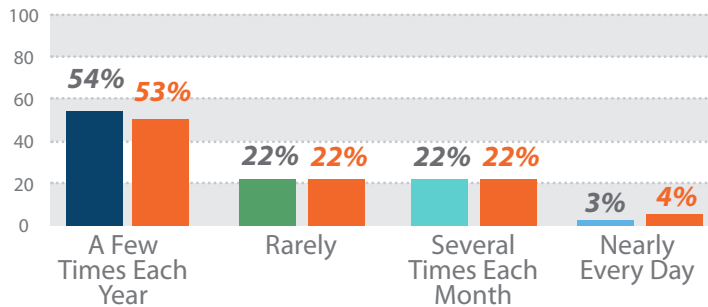


RAMBLING RIVER PARK SURVEY SUMMARY

The initial survey was open from April 3rd to May 7th and received 501 total responses, 289 of those responders reside in the city of Farmington. See survey input from the entire survey group, and isolated statistics of those living in Farmington. Main ideas from the survey results have been summarized in the following pages.

1 How often do you visit Rambling River Park today?

Of 501 Total Responses
Of 289 Farmington Resident Responses



Survey Respondent Demographics

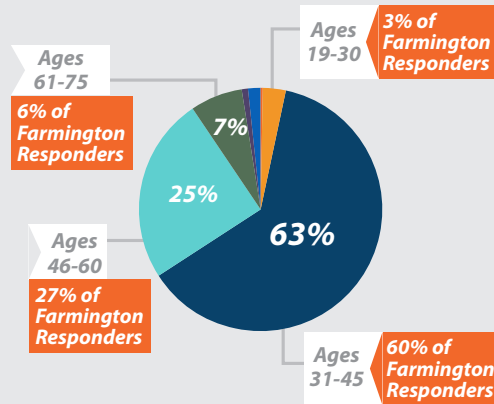
58%

(289/501 Responses)

At least 58% of respondents live in Farmington (Demographics shown in orange)

Other Addresses Listed Included:

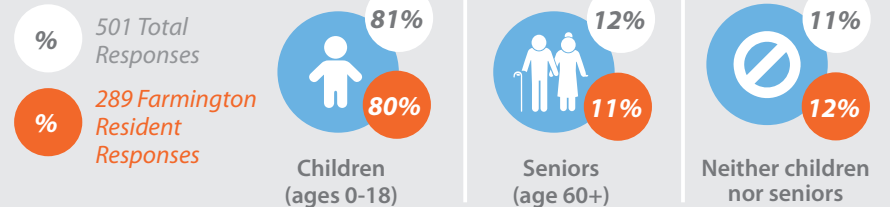
Lakeville Empire Hampton	Cannon Falls Kimball Rosemount	Castle Rock Eagan
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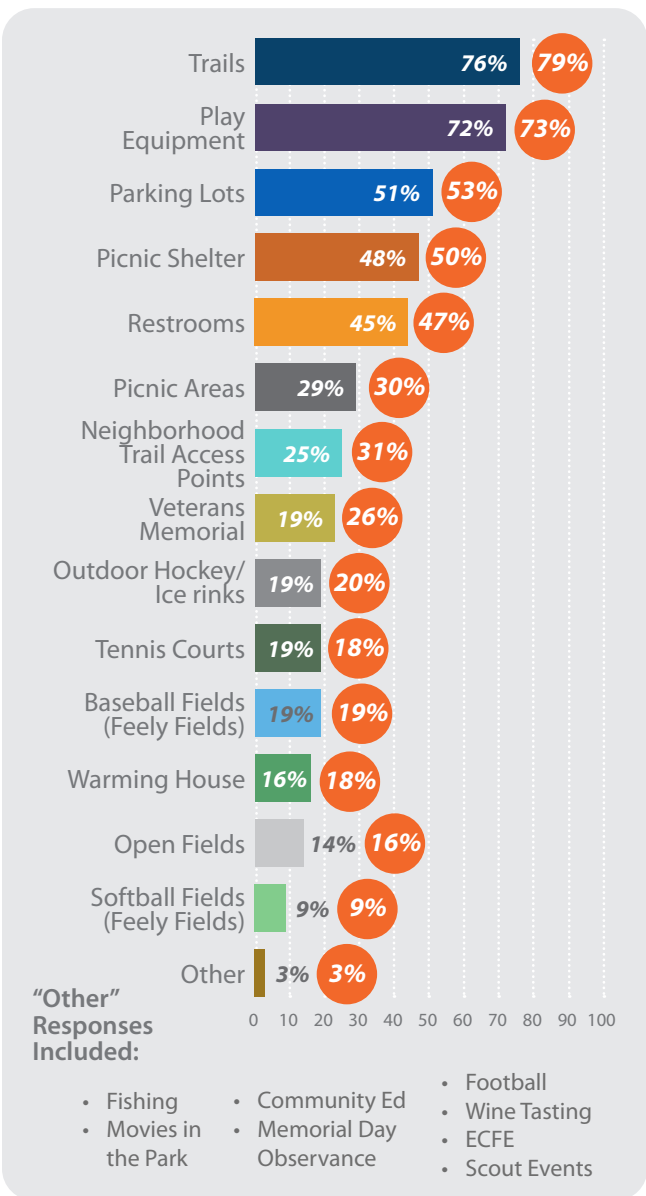
Respondents' household size:



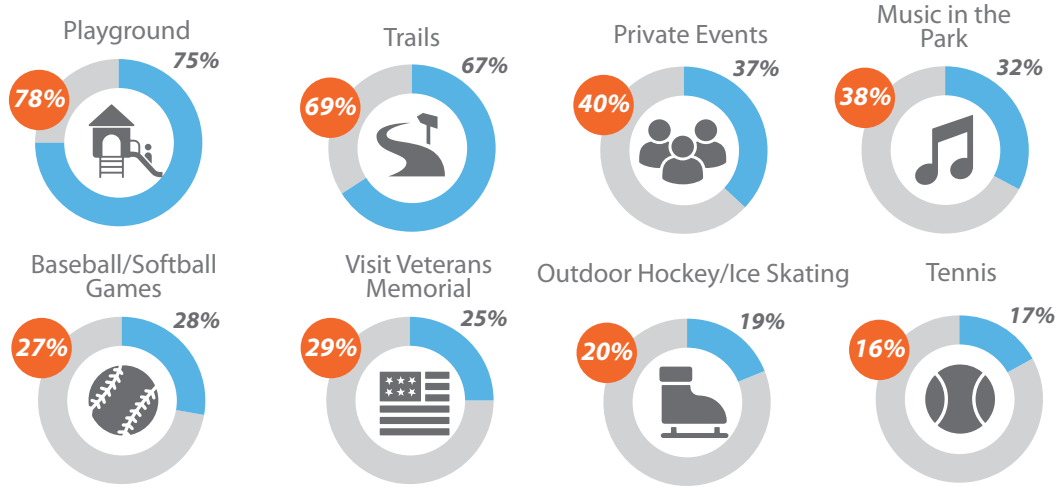
Respondents' households include the following family dynamics:



2 Which features have you used at the park? *Of 501 Total Responses*
Of 289 Farmington Resident Responses

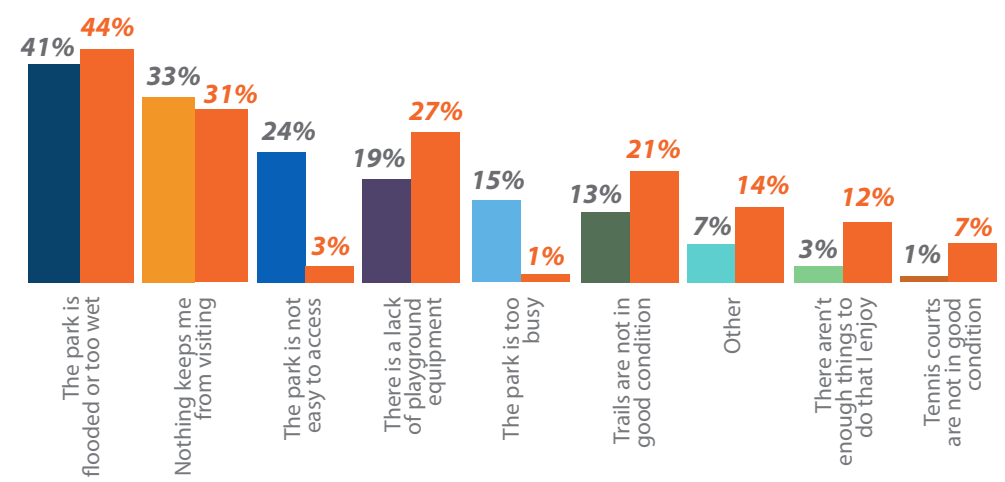


3 Which events and activities have you participated in at the park? *Of 501 Total Responses*
Of 289 Farmington Resident Responses



- “Other” Responses Included:**
- Bridges for fishing
 - Trees and artwork
 - Football
 - The River
 - Picnic benches
 - River Access
 - Wildlife (birding, fishing)
 - Bridges for photography

4 Which of the following factors keep you from visiting Rambling River Park? *Of 501 Total Responses* *Of 289 Farmington Resident Responses*

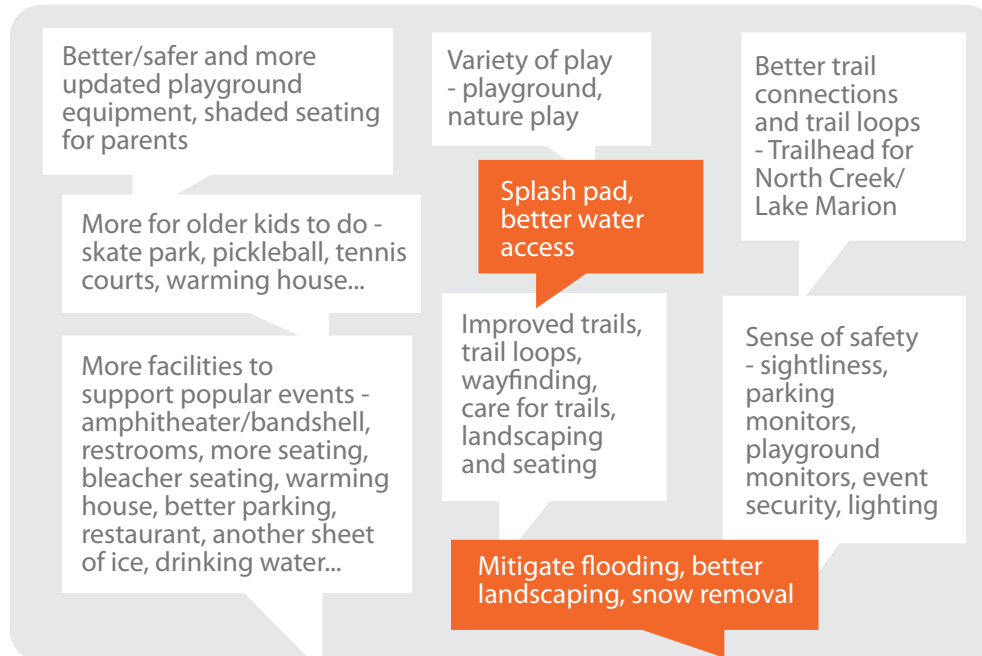


- “Other” Responses Included:**
- Unsafe/old Playground Equipment
 - Lack of Bug Control
 - Not Enough for all Ages
 - High Waters/Snow/Icy
 - Lack of Seating
 - Lack of Parking
 - Graffiti/Safety/Loose Dogs

5 If you choose to visit another park instead of Rambling River Park, where do you visit and why?
Of 501 Total Responses Of 289 Farmington Resident Responses

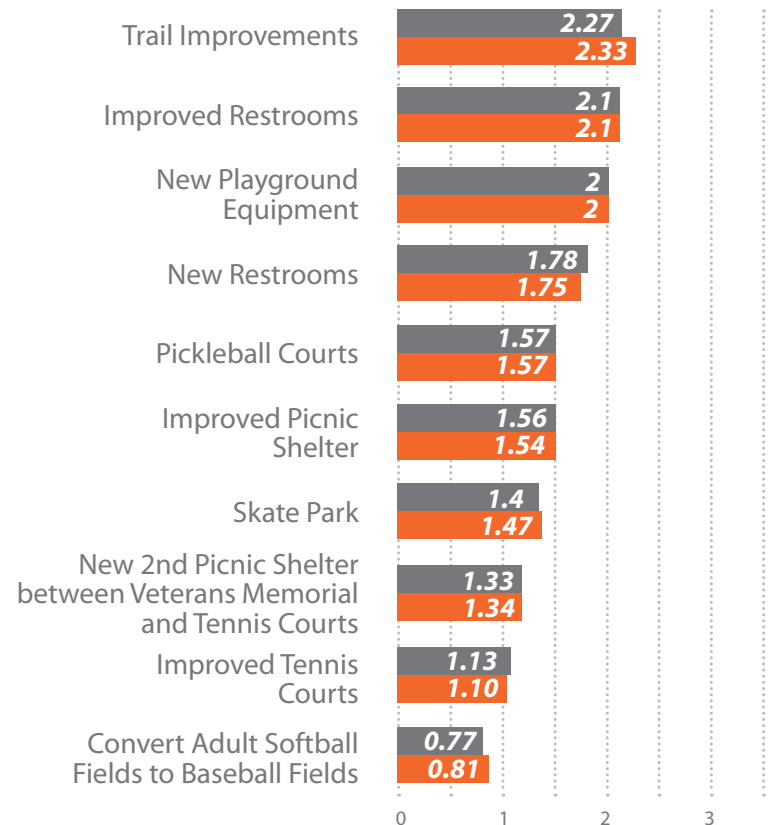


7 Are there any other facilities or improvements you think would help make Rambling River Park a better community park? Please list.
Of 250 Responses Of 289 Farmington Resident Responses



6 The following improvements and additions have been suggested for Rambling River Park. Please rank the suggested improvements as to whether you feel they are a high, medium, or low priority (or neutral/no opinion).
Of 501 Responses Of 289 Farmington Resident Responses

Results shown by the weighted average, 1 = Low Priority 3 = High Priority



PHASE 1 - SOCIAL PINPOINT SURVEY RESULTS

Data collected from project site out of 696 total visits.



Rambling River Park

Social Pinpoint Summary

The interactive map was open from April 3rd to May 7th and received 17 comments. The most popular comments are listed below, sorted by user rating:

Total Visits

696

Unique Users

300

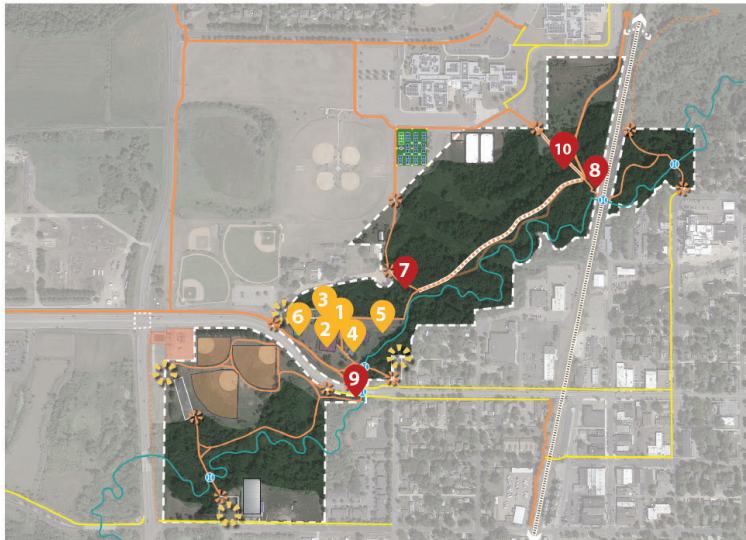
Stakeholders

11

Comments

17

I Like This! # New Idea # This Needs Improvements



#	Likes	Dislikes	Comment
1	31	-	Please add new, fun playground equipment. Make it accessible with rubber ground instead of rock, mulch, or sand. Add a splash pad/zone.
2	19	-	Move kids playground to higher ground and add wading pool, replacing tennis courts.
3	17	-	Add public restrooms next to parking lot.
4	14	1	Install at least 4 pickleball courts in Rambling River - have 1 tennis court updated and use 2nd tennis court and land to the west to install 4 or more pickleball courts. Every other nearby city has a least 1 pickleball court with 8 courts.
5	12	-	An off leash dog park (fenced) area would be fun to have near the other activities.
6	10	-	Add a new picnic shelter next to the Veterans Memorial.
7	8	-	Trail needs to be fixed. It constantly floods making it impossible to access the park.
8	6	-	The trail that is currently under the train track bridge needs to go over the train tracks instead of under. The current path is too tight to pass through, especially on a bike, as you have to duck under the train bridge. It is also constantly flooded.
9	2	-	The trail that goes under the bridge often gets painted with graffiti. Instead of just painting over it with black paint, hire someone to paint a mural there.
10	2	-	This portion of the trail needs to be raised and improved. It floods every spring and when there is heavy rain.

PHASE 1 - STAKEHOLDER ENGAGEMENT

City staff and park planners met with several stakeholder groups listed to the right. The meetings were focused on discussing issues and opportunities for the park. The top recommendations and desires that came out of those meetings include:

- Trail improvements are needed throughout park in order to upgrade the trail to regional standards (10-12 ft wide), avoid tree roots, & stay out of high water where possible
- Provide more access to & views of the Vermillion River
- Improve or re-locate the trail crossing of the railroad—an issue for children who walk to school
- Feely Fields are used for youth baseball, t-ball, and flag football. There is a desire for improved fields that are multi-use in a cloverleaf layout with additional amenities—covered dugouts, batting cages. The Farmington Youth Softball Association continues to grow, adding new players every year, and is one of the largest in the state. Farmington Youth Baseball numbers remain steady.
- Desire for higher quality youth baseball fields (with lights) in the community, including a tournament-level baseball/softball complex with an equipment storage/concessions/restroom building
- Strong desire for a skatepark in the community to serve teens who are currently going to other communities for skating, scootering, and biking; etc.
- A new picnic shelter is planned as a partnership project between Farmington Area Veterans Memorial Committee & the City of Farmington. New restrooms will be near to or adjacent to shelter, as a partnership with Dakota County for a regional trailhead
- The Farmington School District is open to the City of Farmington upgrading school tennis courts to pickleball courts for public use
- Bank stabilization projects have been completed along the Vermillion River in the past in order to protect the river banks from eroding; water quality projects in and around the park are proposed for the future
- New park facilities/structures must be built outside of the Vermillion River floodway

STAKEHOLDER GROUPS

Dakota County Office of Planning

Farmington Area Veterans Memorial Committee

Farmington School District

Farmington Baseball & Softball Associations

Members of The Farmington Skateboard + Scooter Community (Youth + Parents)

City of Rosemount Parks and Recreation Director

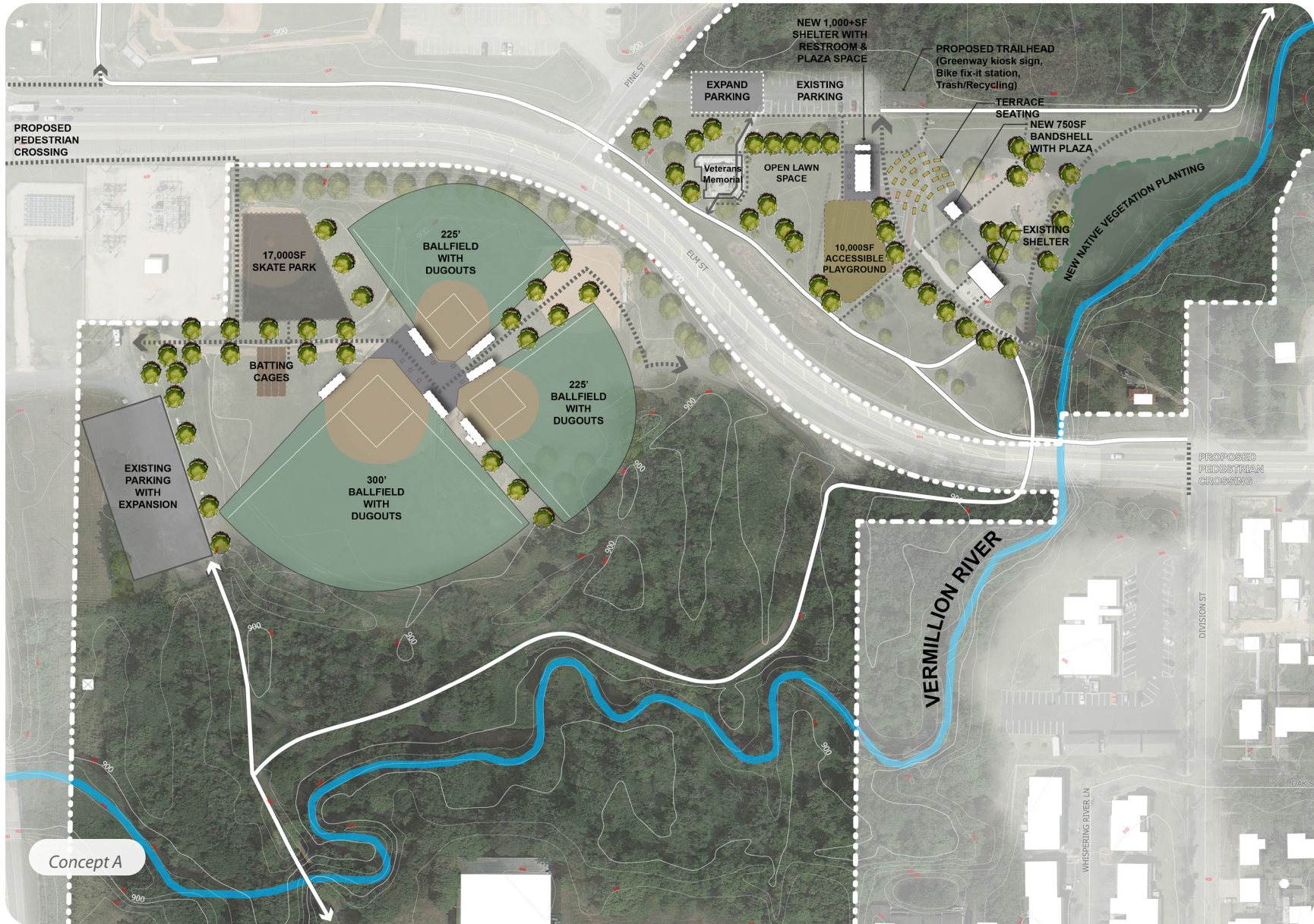
Vermillion River Watershed JPO

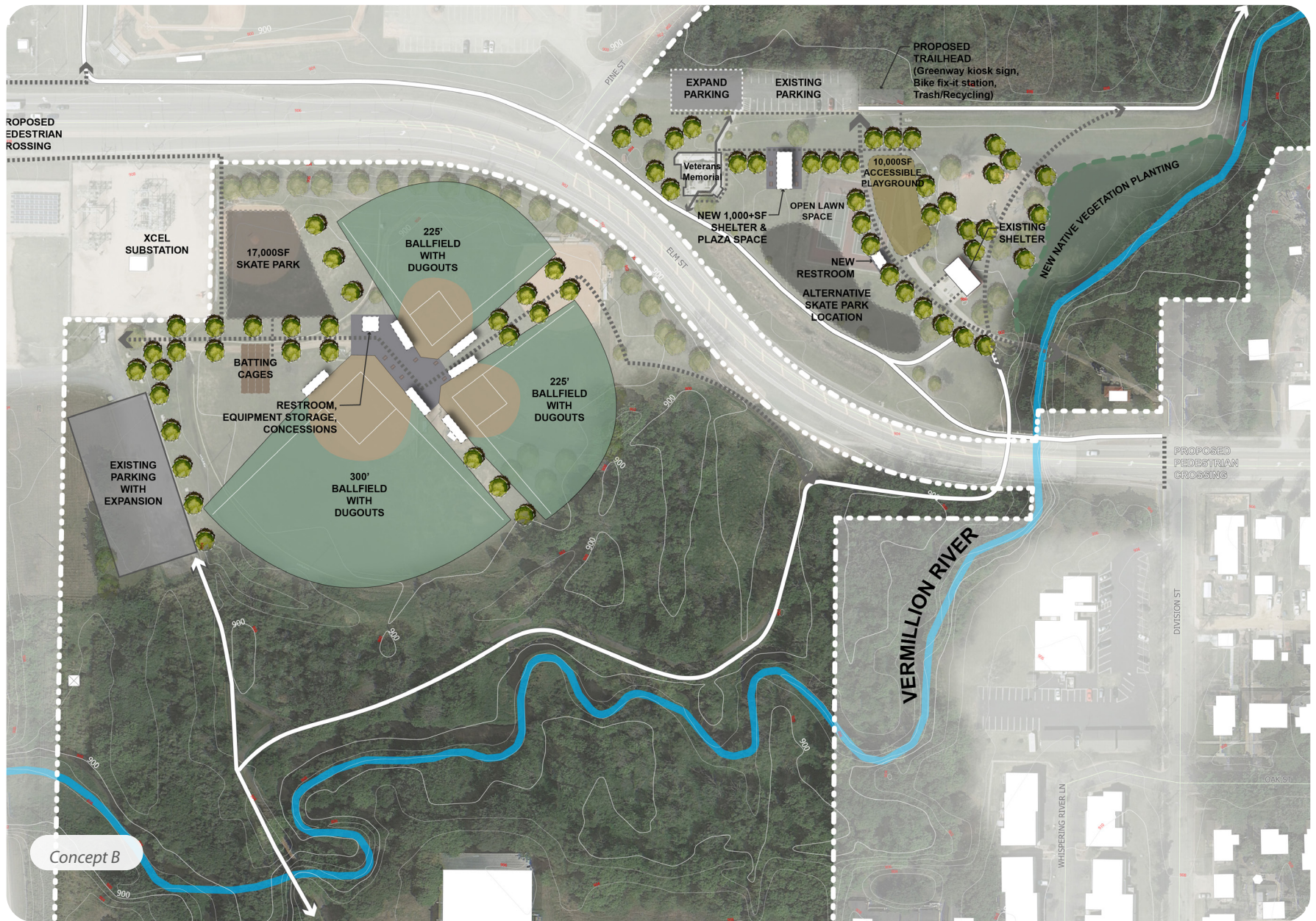
MN Dept of Natural Resources - Hydrology



CONCEPT DEVELOPMENT & EXPLORATION

Following the first phase of engagement and site analysis, two concept alternatives were developed in order to explore ideas. These concepts were then presented to the public to solicit additional feedback.





Concept B

PHASE 2 - OPEN HOUSE

MAY 31ST OPEN HOUSE: MUSIC IN THE PARK

At the May 31, 2023, Music in the Park event held at Rambling River Park, city staff and project design consultants held a pop up open house with boards displaying concept alternatives for future park improvements. Attendees were invited to write comments on the boards and talk with the project team about the future of the park.

Many comments received related to the desire for a skatepark, including specific design elements.



PHASE 2 - SURVEY SUMMARY

The survey was open from May 31 to June 26, 2023, and received 402 responses. Main ideas from the survey results have been summarized on the following pages.



RAMBLING RIVER PARK

SURVEY MONKEY INTRODUCTION

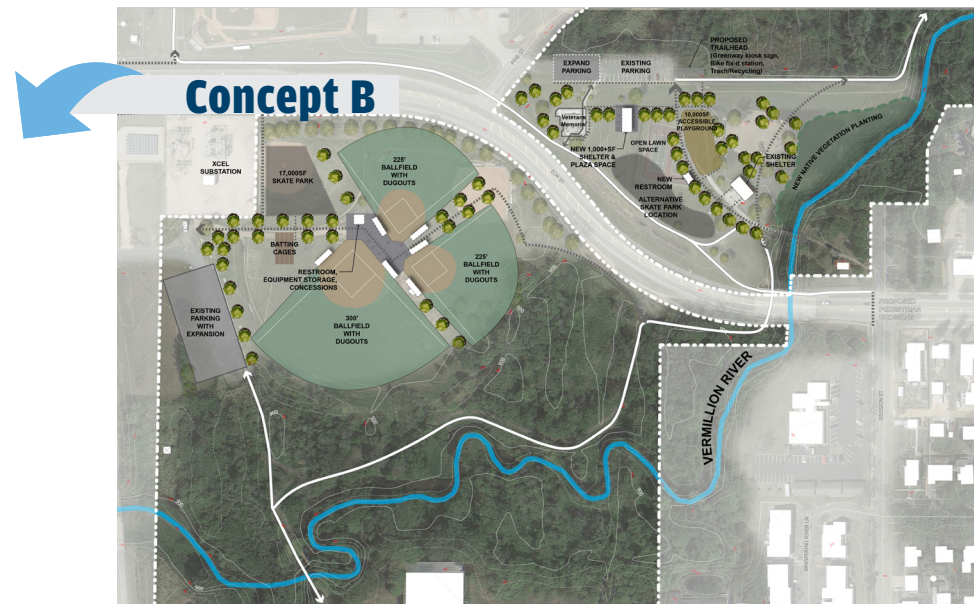
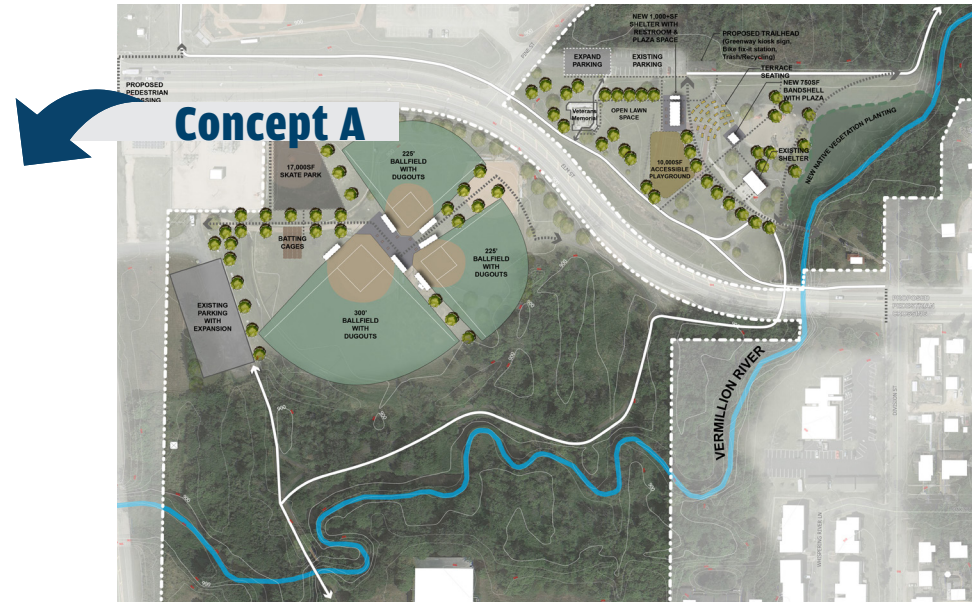
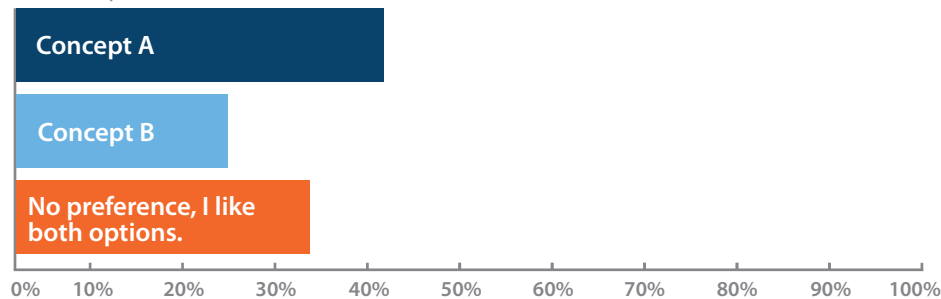
The City of Farmington is in the middle stages of developing a long-range master plan for Rambling River Park. The planning process began in March and is expected to be complete by September of 2023. Based on feedback received in April, two concepts have been developed. Please review the concepts in this survey and provide your feedback based on priorities.

The park is a central community park in the city, and it has not had investments in several years. This master plan will identify a list of priority projects for the next several years, and a budget for improvements has not yet been determined. Please help the city plan by answering the questions below.

1

Of the two different concepts for the park's primary recreation area, which concept do you prefer?

402 Responses

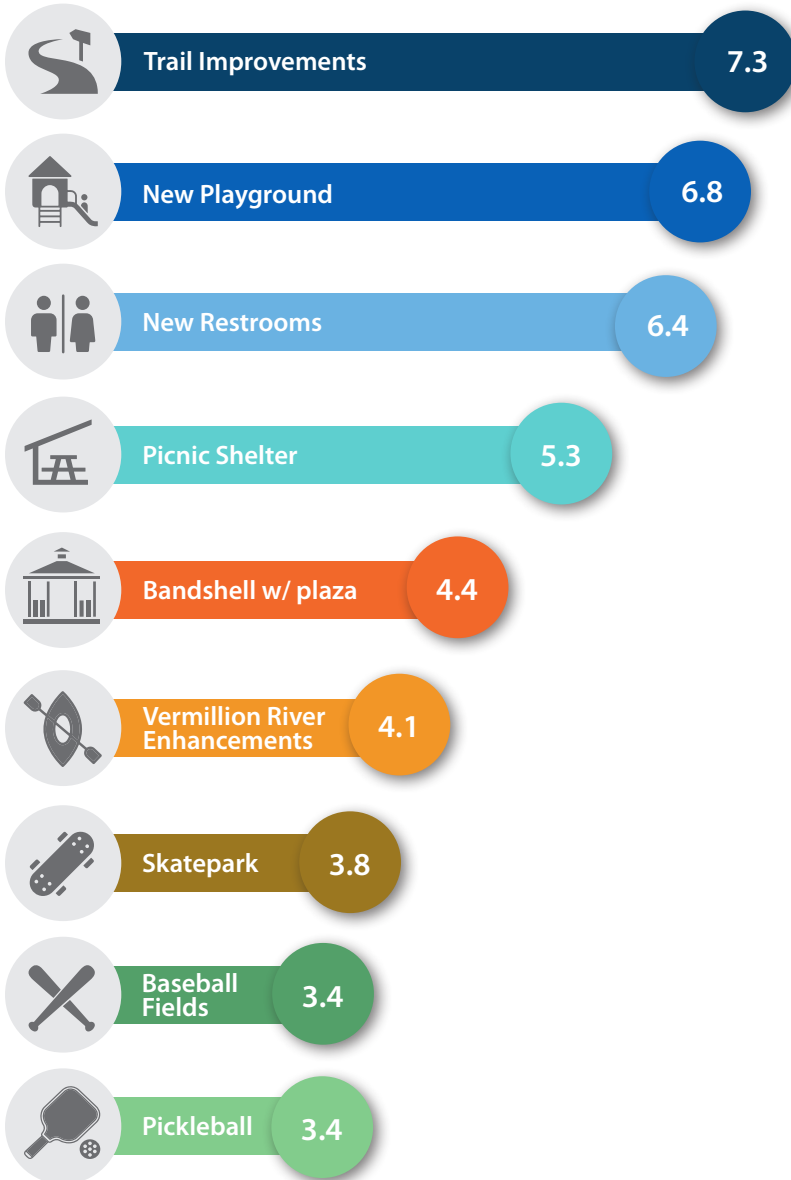


2

Rank the items below as to which you think is the highest priority for implementation.

(0 is lowest priority 9 is highest priority)

402 Responses



3

High level overview of other comments recorded on draft concepts survey:

127 Comments

34 comments
Mention a splash pad- Kids need water during the summer!

14 comments
Mention baseball (might be less pressure for baseball than it seems)

5 comments
Mention Dog Park

Is there enough parking for baseball and skateboarding on one side?

Would like to see a small playground by baseball fields for kids during long tournaments

5 comments
Mention Hockey

Concept A in park + Concept B at Feely (needs concessions, bathrooms etc.)

30 comments
Mention skateboarding (might be more pressure for skateboarding than it seems)



MASTER PLAN CONCEPT

OVERVIEW OF PREFERRED CONCEPT

Recommendations in the master plan concept include elements and features that will update existing facilities that are well-loved and used frequently, while also adding new features to serve a wide variety of age groups and recreational interests. Park improvements are identified in the list and plan graphics on the following pages. Final placement of all proposed park features will be determined during final design and engineering.

OVERALL PARK IMPROVEMENTS

- Upgrade and improve all greenway trails to regional trail standards--realign the trail to smooth curves, widen the trail to 10 feet, and remove trees as necessary to facilitate an improved trail experience. Work with Dakota County to extend the greenway trail on either end of the park. Align new trails outside the floodway as much as possible--use boardwalks where needed in floodways.
- Add overlooks and spur trails to ensure trail users can view and access the river from the greenway trail.
- Update and improve all park trails to be paved and ADA accessible.
- Add more access to the river on the south side of CR 50/Elm Street for fishing.
- Build a new elevated boardwalk to Dodge Middle School from the greenway trail. As it is a walking route for students, this will need to be plowed.

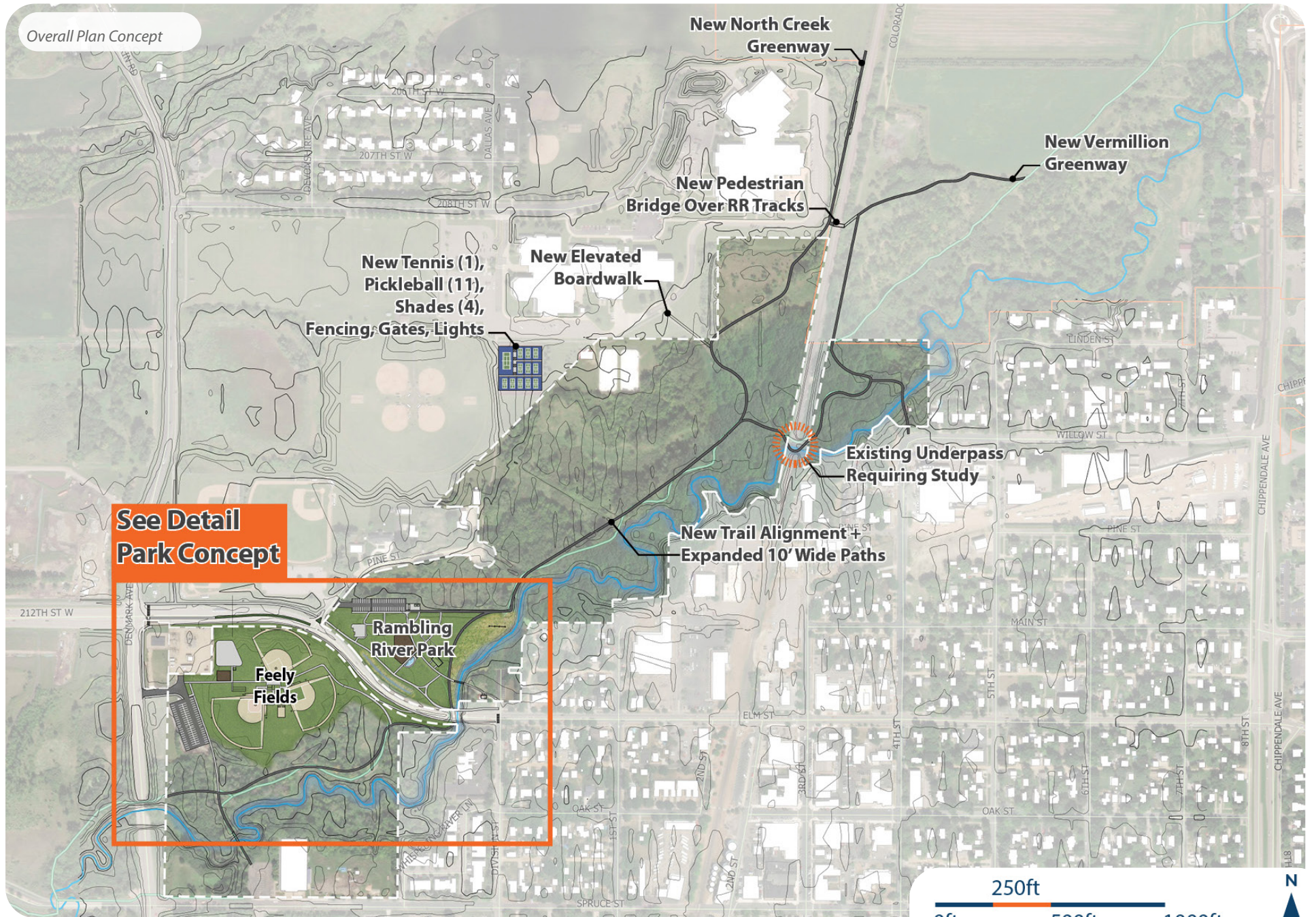
SHORT TERM PARK IMPROVEMENTS

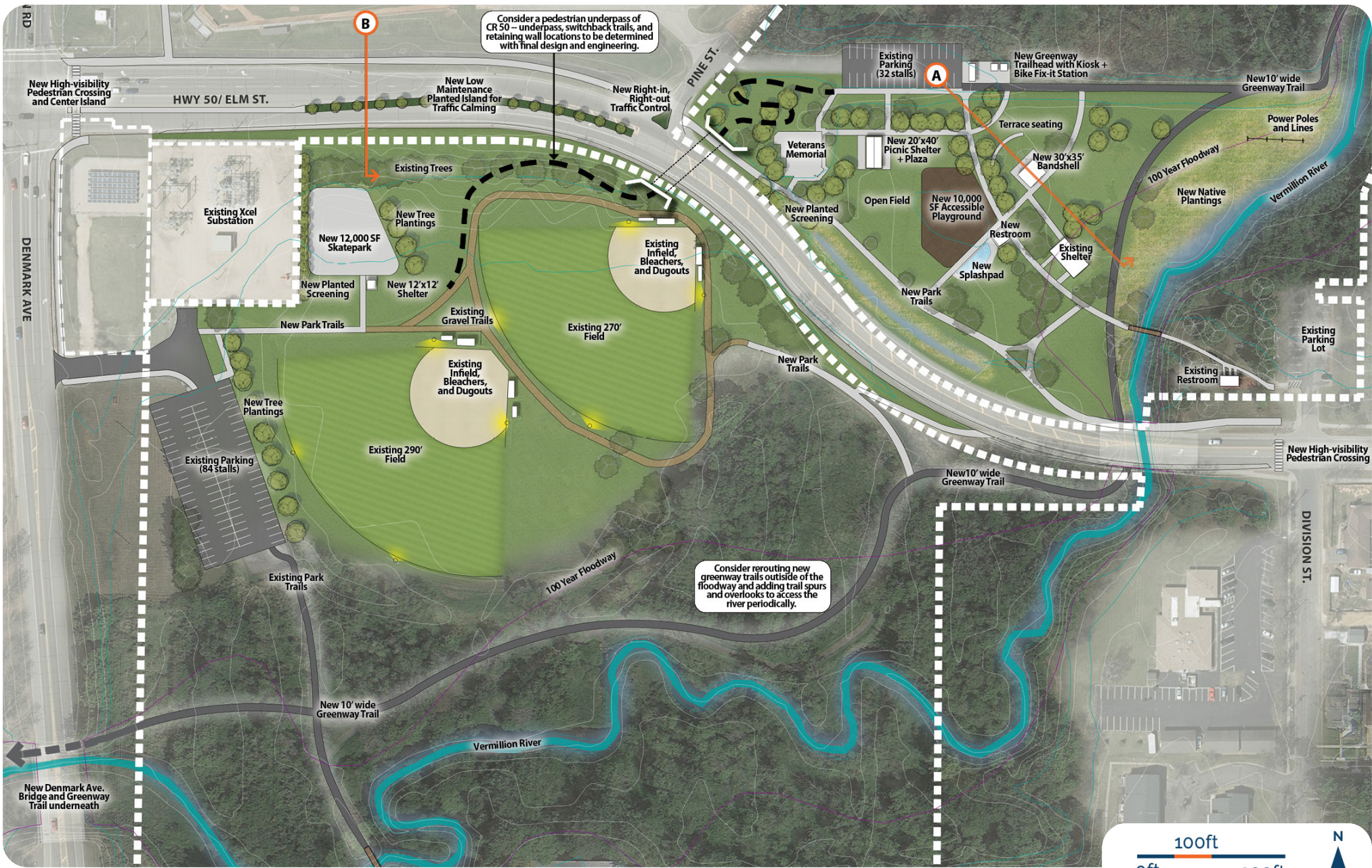
- Replace the current playground with new play equipment that is outside the floodway.
- Build a small bandshell and terrace seating for concerts and events.
- Build a new open-air picnic shelter near the Veterans Memorial.
- Build a new restroom building near the playground and trailhead facilities adjacent to the main parking lot.
- Add naturalized vegetation along the Vermillion River, especially in flood-prone areas.
- Improve entrance and wayfinding signage throughout the park with updated city branding.
- Build a skatepark at Feely Fields.
- Improve circulation between the north and south sides of the park with added trails along Denmark Ave and an upgraded pedestrian crossing of CR 50. Add traffic calming along CR 50 with low maintenance vegetation and a planted median. Consider building a trail underpass under CR 50 near the intersection of Pine Street to improve safety for park users crossing between the two sides of the park.
- Add pickleball courts and one tennis court at Dodge Middle School.
- Add a splashpad adjacent to the playground.

LONG TERM PARK IMPROVEMENTS

- Reconfigure and update ballfields at Feely Fields--add a concessions/restroom/equipment storage building, add covered dugouts and batting cages. Update all pathways to be paved and ADA accessible.
- Add a new railroad crossing on the north side of the park--consider an elevated overpass that is pedestrian and bicycle accessible.

Overall Plan Concept





Short Term Concept



Long Term Concept

PRECEDENT IMAGERY



Restroom building



Bandshell with informal park seating



Traffic Calming median with low maintenance vegetation



River Restoration

MASTER PLAN CROSS SECTIONS

Precedent images that highlight goals for different areas in the plan.

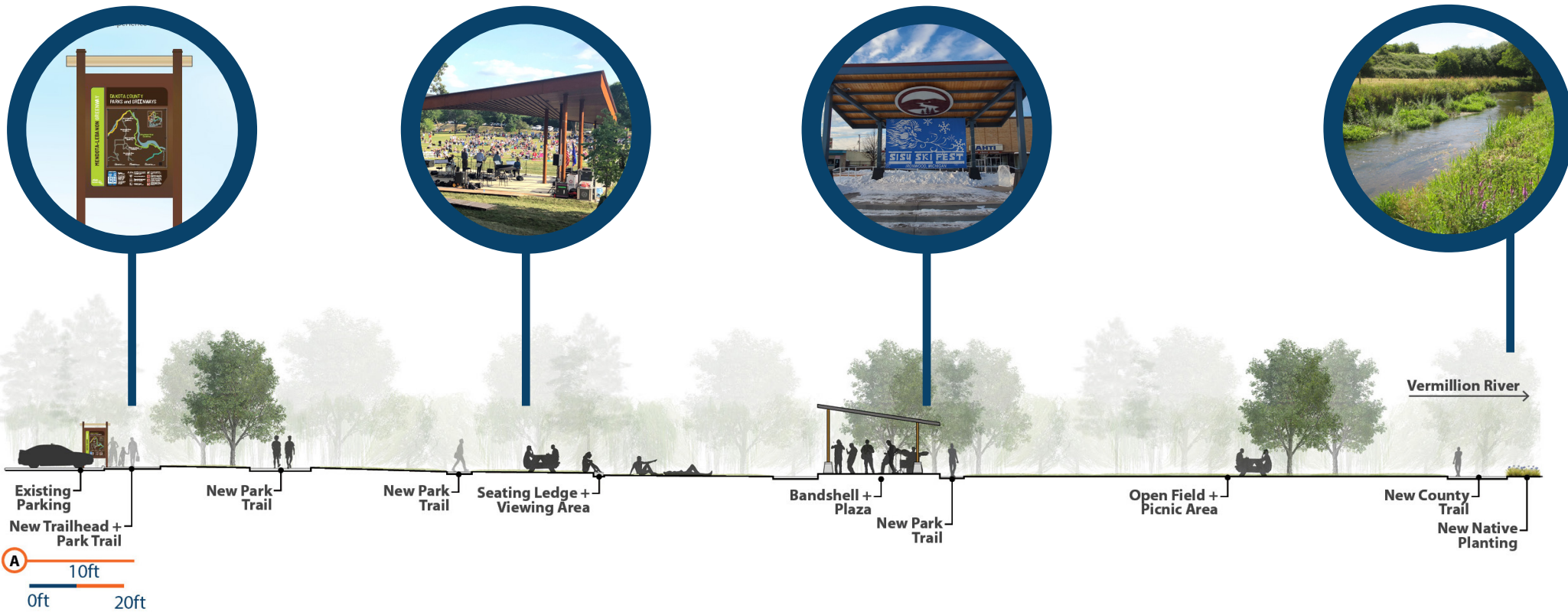
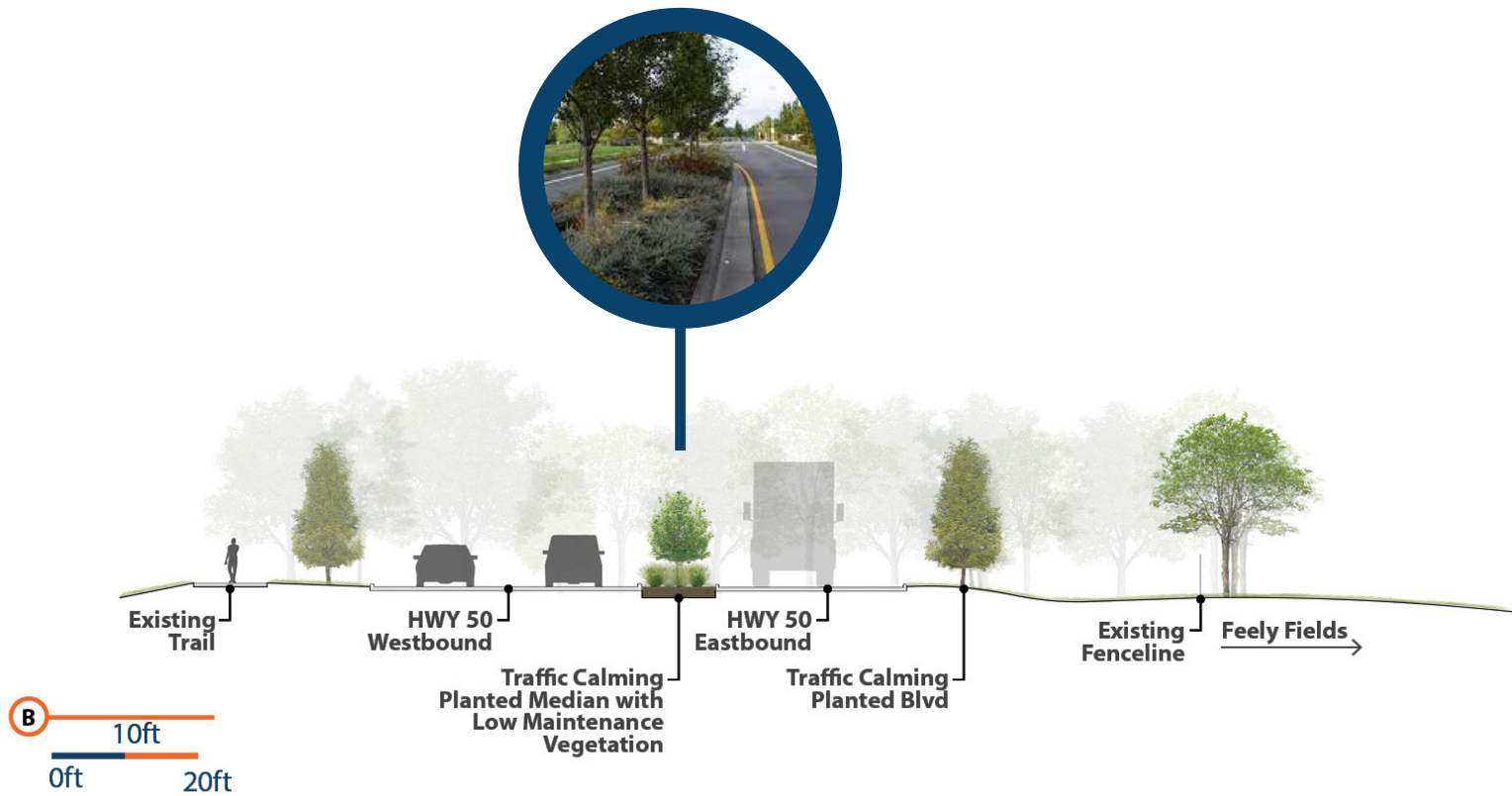


Figure 3. Programming - Concept 3





PHASING PLAN & COST ESTIMATE

PHASING OVERVIEW

Capital development projects that have been identified in this plan will occur as funding and partnership opportunities arise. Several projects have been identified to be implemented during 2024/2025 due to available funding and community and stakeholder input.

PHASE 1 - 2024/2025 PROJECTS

- Dakota County Greenway trails throughout the park
- New trails in the main area of the park
- Removal of tennis courts
- New Accessible Playground
- New Restroom Building
- Vegetation and naturalization projects

PHASE 2 - SHORT TERM PROJECTS (2025-2030)

- New Skatepark with shade structure
- New Picnic Shelter
- New Bandshell and terrace seating
- New Pickleball courts and one tennis court at Dodge Middle School
- New Splashpad

PHASE 3 - LONG TERM PROJECTS (AFTER 2030)

- Feely Fields ballfield updates and reconfiguration
- New pedestrian bridge over railroad

COST ESTIMATES SUMMARY

See detailed cost estimate tables on pages 38-40 for description of project phases.

Project Phase	Cost Estimate	City Funding	Notes
Proposed 2024/2025 Projects	\$2,581,159	\$1,374,359 needed	*Proposed Dakota County cost share for greenway trailhead facility; 100% of trail costs related to the regional greenway alignments if city leads/covers design and project delivery costs (essentially an 85/15 cost share)
<i>Potential Dakota County cost share*</i>	\$400,000 (trailhead)	(\$400K not included- already secured through ARPA funds for new inclusive playground)	**Partner on securing funding for natural resource/water quality improvements along and beyond the greenway corridor
	\$331,800 (regional trails)		
<i>Potential VRWJPO cost share**</i>	\$75,000+		
Short-Term Projects (not including 2024/2025 projects)	\$5,585,454	TBD (~\$5million needed)	Includes potential additional \$400K+ from Dakota County for regional trail construction and partner funding from Veterans Memorial Committee
Long-Term Projects	\$6,278,828	TBD	Could include additional County or partner funding for trail bridge
TOTAL Cost Estimate (all phases)	\$14,445,441		

COST ESTIMATE - PROPOSED 2024/2025 PROJECTS

Description	Qty.	Unit	Unit price	Totals	Notes
Bituminous Trails County - New Trails	2765	LF	\$120.00	\$331,800	New ADA 10' trail in main park and connection to trailhead/parking (950 LF north of CR50, 1815 LF south of CR50)
Site furnishings	12	EA	\$1,500.00	\$18,000	new furnishings throughout, benches, picnic tables, receptacles
Invasive Species Removals	1	EA	\$25,000.00	\$25,000	Invasive species removals
Site Demolition + Grading	1	EA	\$150,000.00	\$150,000	Removal of Tennis courts and all site grading
Restroom Building	1	EA	\$500,000.00	\$500,000	17x17 restroom building with expanded mechanicals for future splash pad
Stormwater Allowance	1	EA	\$50,000.00	\$50,000	Rain gardens and other BMPs--partner with VRWJPO
Vermillion River Restoration	1	AC	\$7,500.00	\$7,500	41,100 SF Vermillion River edge native planting--partner with VRWJPO and DNR
Screening Planting	12	EA	\$750.00	\$9,000	Screening around Veterans Memorial
Canopy Tree Plantings	25	EA	\$750.00	\$18,750	New Canopy trees throughout park north of CR50 (excluding Veterans Memorial screening)
Inclusive Playground	1	QUOTE	\$400,000.00	\$400,000	Replacement to be Inclusive Playground, Existing castle playground to Meadowview Park
Plazas/ Flatwork	6044	SQ	\$15.00	\$90,660	Under Veterans shelter, restroom, bandshell, and trailhead
Bituminous Trails Inside Park - 8' wide	3612	LS	\$85.00	\$307,020	New City trails within park, excluding County trails (2252 LF north of CR50, 1360 LF south of CR50)
Subtotal				\$1,907,730	
Mobilization (5%)				\$95,387	
Design/Engineering/Survey/Testing/CA (18%)				\$343,391	
Base Total				\$2,346,508	
Design and Construction Contingency (10%)				\$234,651	
Phase 1 - 2024 Total				\$2,581,159	

COST ESTIMATE - PROPOSED SHORT TERM PROJECTS (INCLUDES 2024/2025 PROJECTS)

Description	Qty.	Unit	Unit Price	Totals	Notes
Bituminous Trails COUNTY- Replace Existing	3600	LF	\$90	\$324,000	Salvage 50% of existing trails, Remove some trees, widen to 10'; repave
Bituminous Trails COUNTY - New Trails	3600	LF	\$120	\$432,000	50% New ADA 10' trail through park
Site furnishings	25	EA	\$1,500	\$37,500	New furnishings throughout, benches, picnic tables, receptacles
Invasives Removals	1	EA	\$50,000	\$50,000	Invasives Removals (\$25K in 2024, and \$25K in 2025-2026)
Raised Driveable Boardwalk Connection	270	LF	\$1,500	\$405,000	Connect County trail to School
Planted Median Traffic Calming	450	LF	\$350	\$157,500	10'wide x 450'long, curb and gutter, mulched beds, planted trees (will need county coordination)
Pedestrian Crossing + Traffic Control	2	EA	\$60,000	\$120,000	Striping with raised concrete (will need county coordination)
Tennis Court + 4 Pickleball courts	1	LS	\$900,000	\$900,000	based on \$312K replacement quote (4 pickleball, 1 tennis, fencing)
Pickleball Court - shade structures	4	EA	\$15,000	\$60,000	single post fabric shades installed
Pickleball Court - lighting	9	EA	\$12,000	\$108,000	Large lights around outside and 1 in the middle, Could maybe reduce number
Site Demolition + Grading	1	EA	\$150,000	\$150,000	Removal of Tennis courts and all site grading
Restroom Building	1	EA	\$500,000	\$500,000	17x17 restroom building with expanded mech for future splash pad
Splashpad	1	EA	\$500,000	\$500,000	new 700sqft (30ft diameter) splash pad with recirculating system
Stormwater Allowance	1	EA	\$50,000	\$50,000	Rain gardens and other BMPs--partner with VRWJPO
Vermillion River Restoration	1	AC	\$7,500	\$7,500	41,100 sqft Vermillion River edge native planting
Screening Planting	12	EA	\$750	\$9,000	Screening around Veterans Memorial
Canopy Tree Plantings	25	EA	\$750	\$18,750	New Canopy trees throughout park (excluding Veterans Memorial screening)
Inclusive Playground	1	LS	\$400,000	\$400,000	Replacement to be Inclusive; existing castle structure to Meadowview Park
Plazas/ Flatwork	6044	SQ	\$15	\$90,660	Under Veterans shelter, restroom, bandshell, and trailhead
Performance Pavilion	1	EA	\$500,000	\$500,000	750 sqft Low maintenance performance pavilion
Veterans Picnic Shelter	1	EA	\$250,000	\$250,000	Veterans Shelter 8 post, w/electricity, need footers
Bituminous Trails Inside Park - 8' wide	2252	LF	\$85	\$191,420	New trails within park, excluding County trails
Terrace Seating	65	LF	\$250	\$16,250	Single Arch Concrete retaining wall seating
Feely Fields Site Demolition + Grading	1	EA	\$60,000	\$60,000	Remove backstops, fencing, grade out, restore, 40k SF, 12k SF turns into skatepark
Feely Fields Canopy Tree Plantings	13	EA	\$750	\$9,750	New Canopy trees throughout park
Feely Fields Screening Planting	18	EA	\$1,000	\$18,000	Screening between Xcel and skatepark
Skate Park	1	EA	\$500,000	\$500,000	12,000 sqft skatepark
Skatepark Shelter	1	EA	\$55,000	\$55,000	Simple 10x10 Steel Shelter +300 sqft flatwork
Bituminous Trails Inside Park - 8' wide	1360	LF	\$85	\$115,600	New trails within park, Exclude trail connection to intersection, around new fields, County trails
SUB TOTAL				\$6,035,930	
Mobilization (5%)	0.05			\$301,797	
DESIGN/ENGINEERING/SURVEY/TESTING/CA (18%)	0.18			\$1,086,467	
BASE TOTAL				\$7,424,194	
DESIGN AND CONSTRUCTION CONTINGENCY (10%)	0.10			\$742,419	
SHORT-TERM TOTAL				\$8,166,613	

COST ESTIMATE - PROPOSED LONG TERM PROJECTS

Description	Qty.	Unit	Unit Price	Totals	Notes
Feely Fields Site Demolition + Grading	1	EA	120000	\$120,000	2 Fields - Remove backstops, fencing, grade out, restore,
Multiuse Ballfield	1	EA	\$275,000	\$275,000	Premier 250'OUT/60'IN Youth field, Match existing fence, refurbish existing, add large bleachers, large dugouts
Ballfield	2	EA	\$300,000	\$600,000	New 225'OUT/60'IN Youth Softball, small bleachers, small dugouts
Batting Cages	1	EA	\$25,000	\$25,000	20'x60' Cage with netting, single stall
Bullpen	1	EA	\$10,000	\$10,000	(2) stall bullpen, concrete edge with portable mount
Salvage/ Move Field lights	6	EA	\$10,000	\$60,000	move 6 of 8 existing lights for new field alignments
Concessions Building	1	EA	\$1,000,000	\$1,000,000	Concessions, picnic, restrooms, maintenance (Similar to Lakeview Knolls, add maintenance shelter)
Extend water from Denmark Ave	600	LF	\$80	\$48,000	Water connection into park
Plazas/ Flatwork	10400	SQ	\$15	\$156,000	central plaza and under bleachers
Bituminous Trails Inside Park	1100	LF	\$85	\$93,500	New city trail construction around field and out to intersection
Bridge	1	EA	\$110,000	\$110,000	50' pre-fab bridge on Vermillion River next to Schmitz Maki Arena (COUNTY)
Playground	1	EA	\$200,000	\$200,000	New 3000 SF 2-12 playground
Canopy Tree Plantings	50	EA	\$1,000	\$50,000	New Canopy trees throughout park
Bridge	1	EA	\$110,000	\$110,000	50' pre-fab bridge on Vermillion River north of HWY50 (CITY BRIDGE)
Trailhead	1	EA	\$25,000	\$25,000	Standard county trailhead with bike repair station
Additional Parking	18	STALL	\$4,500	\$81,000	Expand existing parking to the West
Pedestrian Bridge	1	EA	\$2,000,000	\$2,000,000	Outside Park Boundary, county cost? ADA trail? (COUNTY)
SUB TOTAL				\$4,963,500	
DESIGN/ENGINEERING/SURVEY/TESTING/CA (15%)	0.15			\$744,525	
BASE TOTAL				\$5,708,025	
DESIGN & CONSTRUCTION CONTINGENCY (10%)	0.10			\$570,803	
LONG-TERM TOTAL				\$6,278,828	

FUNDING OPTIONS AND SOURCES

Potential funding sources include existing and potentially new city funding along with outside grant funding. City funding is typically used as a match source for grants that require it.

EXISTING CITY FUNDING

This is the primary source for ongoing maintenance, operations, and amenities for the park system. Capital improvements can also be funded through general funds.

NEW CITY FUNDING

Dedicated Tax Levy

A city can hold a referendum for a dedicated tax levy with proceeds directed specifically for community parks. Funds can be used for capital projects as well as operations and maintenance, and may be in place of or supplement general funds. The advantage of a dedicated tax levy is that parks and recreation receives a more stable source of funding and does not have to compete with other city priorities for funding on an annual basis.

Bonding

General Obligation Bonds and Revenue Bonds provide another source of implementation funding for new facilities, and in some cases, can provide funding for repairs and upgrades of existing facilities.

Residents can decide to raise revenue through a permanent or temporary tax increase dedicated for specific purposes such as park improvements and maintenance. These funds are usually provided through bonds approved as part of a voter referendum.

GRANTS

MN DNR Natural and Scenic Area Grants: *Projects must align with the State Outdoor Recreation Plan (SCORP). This grant is typically available annually, with an application deadline in early spring.*

<https://www.dnr.state.mn.us/grants/land/natural-scenic-app-cycle.html>

MN DNR Outdoor Recreation Grants: *Projects must align with the State Outdoor Recreation Plan (SCORP). This grant is typically available annually, with an application deadline in early spring.*

https://www.dnr.state.mn.us/grants/recreation/outdoor_rec.html

MN DNR Conservation Partners Legacy Grant: *This program funds conservation projects that restore, enhance, or protect forests, wetlands, prairies, and habitat for fish, game, and wildlife in Minnesota.*

<https://www.dnr.state.mn.us/grants/habitat/cpl/index.html>

SPONSORS AND PARTNERS

Partnerships

Public and private partnerships can provide funding opportunities beyond the traditional municipal models. Existing partnerships with the Farmington Area Veterans Committee, local athletic organizations, the Farmington School District, and local businesses can help with implementation of events and programming, while also providing support for potential grant writing efforts. Organizations with partner funding can also provide assistance with design, outreach, or maintenance of facilities. Consider future partnerships with arts organizations, youth or senior organizations, or other recreationally-oriented groups.

Donations

Private donations may be from individuals or area corporations, or donations of labor from recreation clubs or use agreements.

IDENTIFIED FUNDING

Funding sources for 2024 projects have been identified as follows:

Item	Amount	Funding Source
Trailhead features: Restroom building, Kiosk sign, Bike fix-it station	\$400,000	Dakota County
Playground equipment	\$400,000	American Rescue Plan Act funds

Operations & Maintenance Needs

With new capital investments in the park, the city will need to plan for increased operations and maintenance needs, such as:

- New or specialized equipment or staff skills may be needed to maintain new park facilities, such as a splashpad.
- A new permanent restroom building and splashpad will need daily cleaning.
- Consider where vandalism and graffiti may occur in the park and plan for efficient methods for removal and prevention.
- If and when long-term facilities are developed, new operations staff may be needed.

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