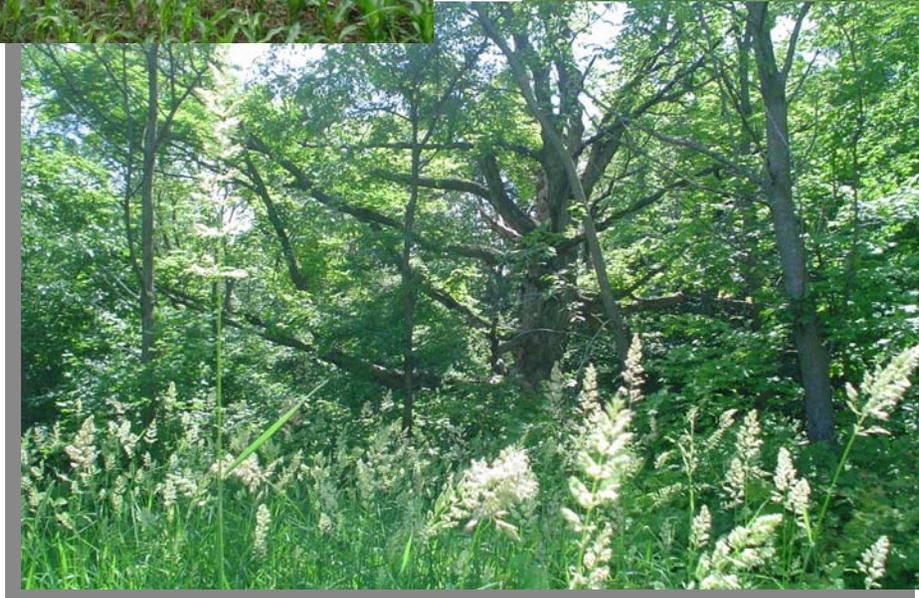


Watertown Community Park Master Plan



Prepared by: City of Watertown
Park Commission
&
Terramark, Inc.

November 23, 2010

Credit & Contents

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Special thanks to the Watertown City Council & Park and Recreation Commission and many community members who attended the public open houses, completed surveys, and offered feedback to create the best community park master plan.

1 Background

History

The City first began looking for property for a community park in 2003 following completion of the Park Improvement Study, completed by Thibault Associates. The study categorized all of the City's existing park facilities and in doing so identified several deficiencies. The primary deficiency indicated a need for a large community park facility. At that time, the City of Watertown began pursuing a property suitable for accommodating a community park. The need for a community park was identified and the goal adopted by the City nearly 10 years ago. During the 2007 City Council goal setting workshop, the community park acquisition was ranked as one of the top 5 goals. On December 9, 2008, the City received a parcel of land suitable for a community park from Jerry and Kathy Berg. The property is located just east of the Watertown– Mayer Elementary School on County Road 20.

Many organizations have supported the community park including the Lions Club, Watertown-Mayer School District 111, Chamber of Commerce, Department of Natural Resources (DNR) Trials, DNR Waterways, State Officials, Carver County elected and appointed officials, Carver County Parks, Planning, Public Works, and Soil and Water, residents, Watertown Area Historical Society, Fine Arts Council, Metropolitan Council, and the Comprehensive Plan Task Force. The intent of the community park is to serve those people living in an approximately 2-mile radius from the park. In 2010, the City of Watertown's population is 4,100 with a projected growth by 2030 to be as many as 7,700 to 9,000.

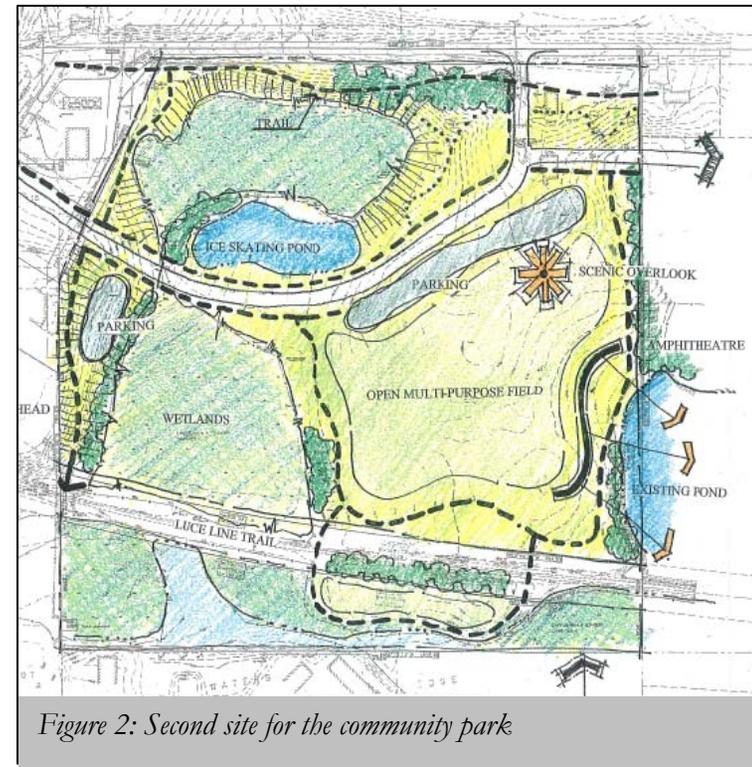
According to the 2005 community survey, 57% of respondents would like to see more city owned parks. To determine the park needs for the future population, the National Recreation and Park Association (NRPA) recommends calculating the need for parks through the population ratio standard. The 2030 Comprehensive Plan has planned for a population range of 7,700 to 9,000 by 2030. The Watertown Park System Standards outlined in the Comprehensive Plan determined a community park required the ratio of 7 acres per 1,000 people. With the population range of 7,700 to 9,000 by 2030, it is anticipated that the City's population will require 54 to 63 acres of land for a community park by the year 2030. With the acquisition of 40 acres in 2008, the City is well on its way to meet the demand for park space for the future population. The community park property was chosen with the consideration of wetlands, natural resources, and proximity to neighborhoods and future transportation routes. Appendix E is the Future Parks Map of the Comprehensive Plan.

Past Planning Efforts

Watertown actively pursued the acquisition of property for a community park since 2003. Previous attempts to acquire property for a community park have not resulted in a suitable property or reasonable costs of acquisition. The first attempt to acquire property for a community park was in 2003.



As part of the Highway 20 Land Use Study, a 40-acre park property was identified at the intersection of Paul Avenue and County Road 20. The park was proposed primarily for passive use and included amenities such as trails, amphitheatre, concessions, restrooms, assembly area, group shelter, gazebo, skating rink and Luce Line Trail Head. Figure 1 is the concept that was part of the Highway 20 Lane Use Study in 2003.



The second site that was evaluated was approximately 37 acres, east of Newton Avenue and south of County Road 20. The preliminary design was similar to the Paul Avenue site with the addition of active recreation fields. This particular property was approximately 10 acres of wetland and 21 acres of green space. Figure 2 shows the concept that was drawn for the property.

There are many relevant planning documents that have been completed in the last eight years that were used to compliment the discussions during the Comprehensive Plan update in 2008 as well as the community park master plan process in 2009-2010. Those documents include:

- Park Improvement Study (2002)
- Park, Trails, and Open Space Master Plan (2005)
- Park Master Plan Survey (2005)
- 2030 Comprehensive Plan (2008)
- Comprehensive Plan Community Survey (2007)

Through the Comprehensive Plan update in 2008, the City developed an assessment of existing park conditions. The City then developed a list of park features within each existing city park which outlined the deficiencies in the overall city park system--- one of them being the community park. During the process, the city also conducted public open houses which addressed parks and open space as a component of the City Comprehensive Plan, further supporting the need for a community park.

Development of Master Plan and Public Process

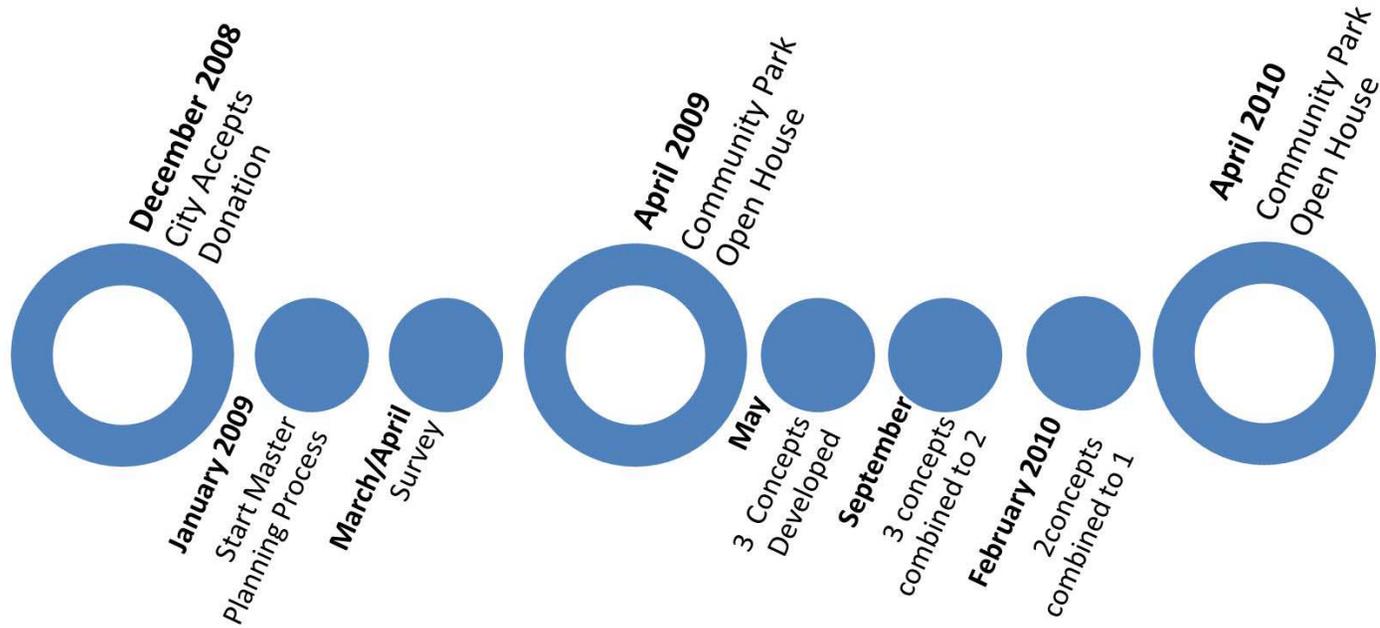
Public participation was critical in developing the master plan for the community park. The master plan represents the overall park program, and is not meant to be a construction blueprint. Since the land is undeveloped and the facilities are not yet designed, a key component to the master planning process was the public participation. The City had several opportunities starting in spring of 2009 to provide information and receive citizen comments at key stages of the planning process.

The Park and Recreation Commission led the public participation and development of the community park master plan. Figure 3 outlines the process and meetings the Park Commission and City Council went through.

Figure 3: Park Commission Plan Development Process



Figure 4: Public Participation Process



The second open house was almost one year later, on April 21, 2010, when the final schematic was presented. The open house was held on the community park grounds so people had a chance to walk the property where facilities will be and walk through the wooded area on a cut-in trail.

Figure 4 outlines the public participation process. The public open houses were designed to not only inform the public of the project status, but also to receive input on the desired facilities and address any questions, comments, or concerns relative to the proposed improvements at the community park. The goal of the

Master Plan study is to develop a general framework for types of facilities that should be developed in the park and to establish an estimated opinion of probable construction costs that can be used for developing an implementation strategy. The Master Plan forms the basis of the design and engineering phases of the project where detailed design decisions are documented through the completion of construction drawings. Once the construction documents are completed, the facility(ies) can then be bid and constructed. It is important to consider that implementation will likely take place over a number of years with construction completed in phases as funding becomes available.

2 Site Analysis

By definition according to the Comprehensive Plan, a community park is “a 25 to 100- acre area of natural or ornamental quality for outdoor recreation such as walking, viewing and picnicking; could have some field and court games and affords natural features with varied geographical interest.” It is intended to initially service the entire City and ultimately a 2-mile service area depending on the geographic boundaries or limitations to access. The focus of a community park is to meet the community-based recreational needs as well as preserving unique natural resources and open space. Community parks can be developed in conjunction with elementary schools and offer are designed with 60% passive and 40% active recreation.

The City considered several locations for a community park. Careful deliberation was made for property that had highly desired quality natural resources such as wetlands, old growth woods and the Luce Line Trail, which is a state trail operated by the Minnesota Department of Natural Resources. The Luce Line Trail stretches 63 miles from the western metro suburb of Plymouth to the small town of Cosmos in west-central Minnesota. The trail is a great asset to Watertown



providing pedestrian access throughout the community to the park and connecting downtown. Proximity to existing neighborhoods and transportation routes was also evaluated. The location the City ultimately deemed its community park was the property on the east side of the City next to the newly

constructed elementary school and also adjacent to the Luce Line Trail. The community park site is 40 total acres, 26 acres of non-wooded open space and 12 acres of old growth woods. Because of the location near the elementary school, the site affords the reciprocal benefit of utilizing the elementary schools approximately 12 acres of soccer fields, baseball fields, basketball court, tot lot, and off- street parking. The park site has excellent visibility and access from both Paul Avenue and County Road 20. The site is adjacent to the Luce Line Trail and has large contiguous open spaces which will be excellent for large community gatherings such as Rails to Trails.

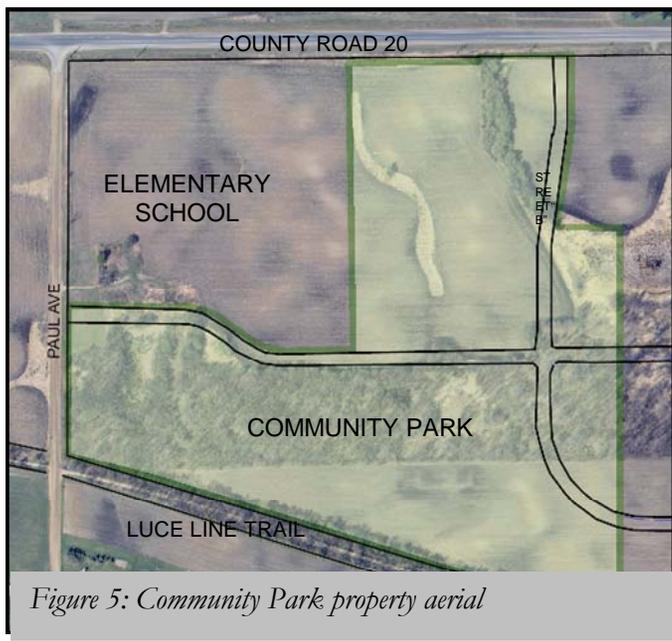


Figure 5: Community Park property aerial

When the City was approached by the property owner regarding the possibility of a land donation for use of a community park, the City first prepared a site analysis. A concept was created to determine how the property could potentially be designed to maximize functionality. At that time a conceptual design was completed as part of the donation agreement between the owner and the City. Following completion of the donation agreement at the end of 2008, the City began a master plan process for the park in January 2009. Figure 6 shows the concept plan that was incorporated in to the donation agreement.



Figure 6: Watertown Community Park Concept Plan, 2008

The City Comprehensive Plan outlines typical features of a community park. The Community Park design program includes the following elements:

- Multi-Purpose Athletic Fields (football, soccer, lacrosse, rugby)
- Amphitheater
- Campground/Picnic Area
- Community Gathering Area
- Dog Park
- Luce Line Trail Head
- Multi-use Park Building
- Picnic and Bathroom Shelters
- Ropes Course/Outdoor Classroom
- Sports Courts (Tennis, Basketball, Volleyball)
- Splash Pad and/or swimming pool
- Associated support facilities (parking, stormwater retentions/treatment, entrance roads)
- Wetland restoration/creation



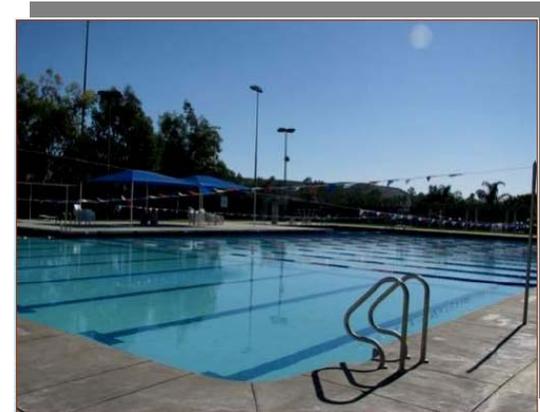
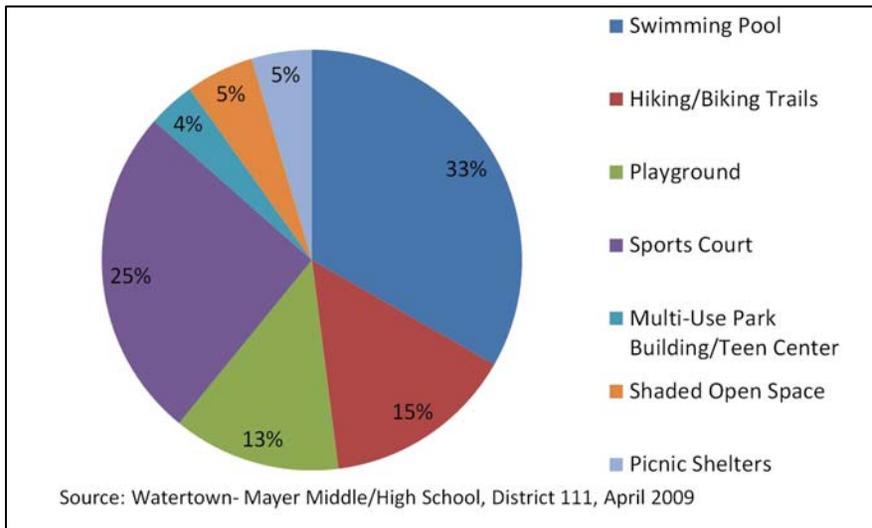
Survey Results

From the survey data collected during the Comprehensive Plan process in 2007 and 2008 several additional facilities were identified that could be added to existing or additional parks. Facilities such as soccer fields, skateboard park, BMX bike park, cross-county ski trails, bike/hike trails, tennis courts, frisbee golf

course, picnic areas, community pool, dog park, basketball court, and outdoor amphitheater were among the facilities highlighted that the City could use in the park system. The City also used the information received from the community park survey in 2009 and feedback during the open houses and meetings with City Council and Park Commission to determine the many other renditions of community park design schematics and desired park facilities to include. Approximately 150 paper surveys were completed by residents as well as others who are part of organized community groups such as Lions Club, Dandelions, Watertown-Mayer Booster Club, homeowners associations, Chamber of Commerce and the Watertown-Mayer School District 111. The school district played a key role in getting feedback from the young members of the community. 75% of the adults who filled out the community park survey have children. A majority of the people had children ages 5-15+. Therefore, it was essential for the City to get feedback from this age group as well.

A special survey (Appendix A) was conducted in high school and middle school conducted classrooms (Figure 7). Elementary school students rated park elements by placing stickers by their favorite.

Figure 7: 6-12th Grade Students were asked, “What three main things would you like to have in this park to use/ do?”

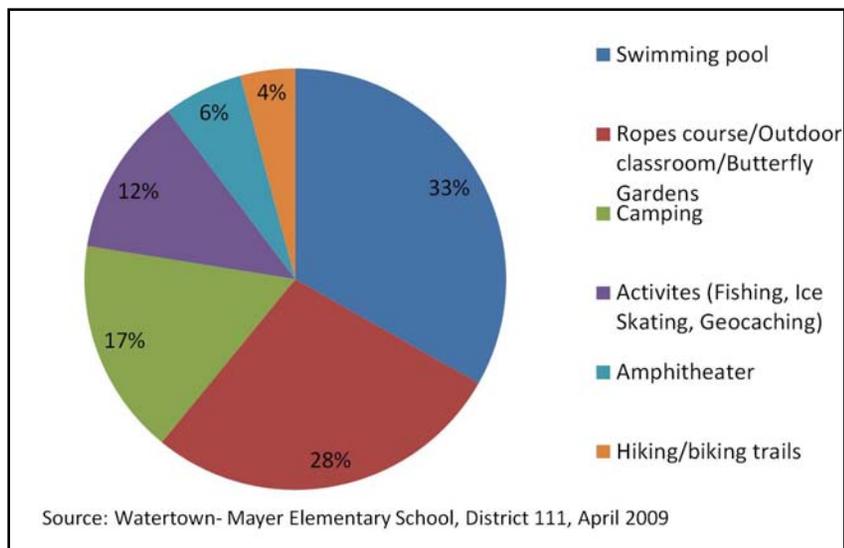


The top five results of the sticker prioritization exercise at the Watertown-Mayer Elementary School were (Figure 8):

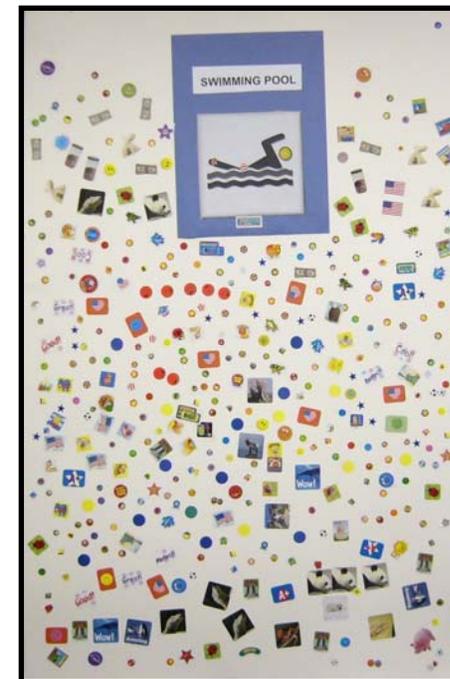
- 1) swimming pool
- 2) ropes course
- 3) camping
- 4) fishing
- 5) ice skating

Other park components that were priorities were geocaching, amphitheatre, outdoor classroom, hiking/biking trails, butterfly gardens, bridges ,and bird watching.

Figure 8: Watertown-Mayer Elementary School Top Park Components

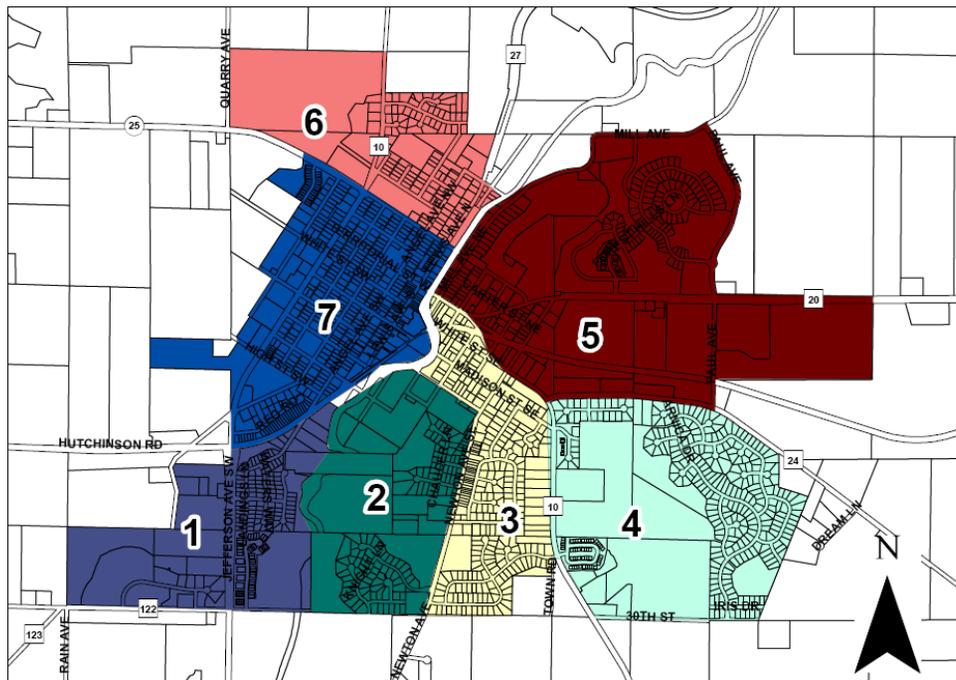


Examples of the sticker activity completed by the elementary school students.



The adult community park survey was designed to get feedback on the community park. Respondents were asked to vote which section of the community they resided in based on the map (Figure 9). Each section ranked different priorities based on demographics as well as the proximity to existing parks and the park facilities in their respective neighborhoods. Most of the responses were from those who lived in Section Four, which is the southeast section (includes Sugarbush, Wildflower, and Tuscany Village residential subdivisions). Overall, 60% of the respondents were between the ages 25 to 44. This corresponds with majority population in City between the ages 25-55 and a median age of 33, according to the 2000 Census.

Figure 9: Section Map from 2009 Community Park Survey



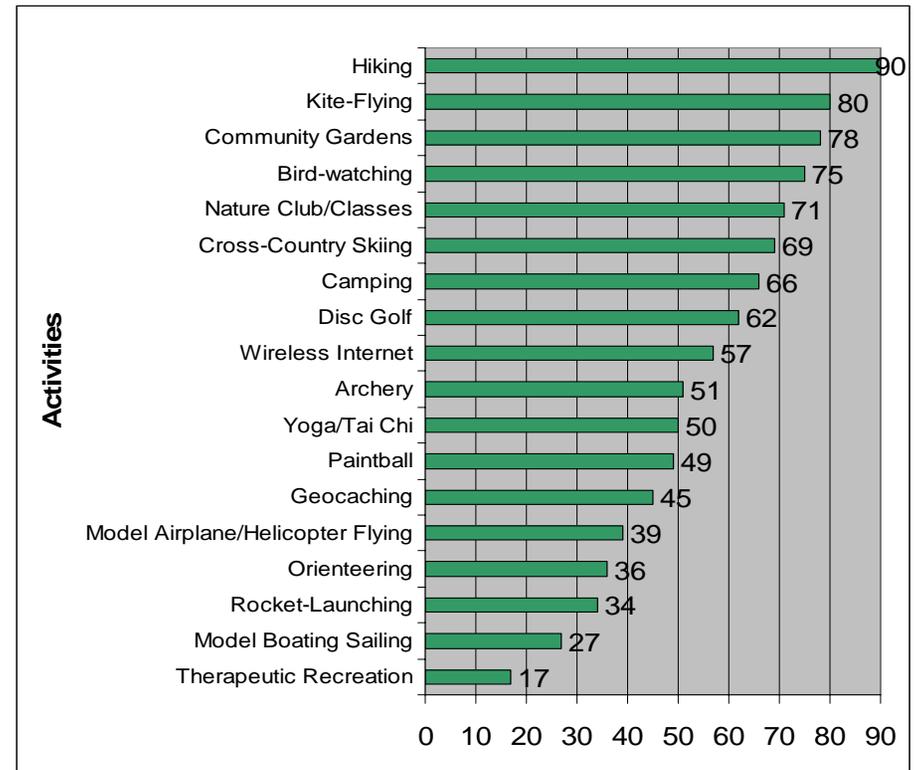
Section One, which was 10% of the survey respondents, rated trail head/parking area as number one, followed by paved trails. Section Two, which was 5% of the respondents, rated trail head/parking area as number one also, followed by amphitheatre and community festival area. Section Three, which was 10% of the respondents, rated community festival area as number one, followed by swim area and sledding hill. Thirty-one percent (31%) of the responses were from Section Four which is the southeast side of Watertown. Section Four rated swim area as number one, followed by group picnic shelter(s) and paved trails. Section Five, which was 6% of the respondents, rated community festival area as number one, followed by swim area/beach, and athletic fields. Section Six which was 4% of the respondents, rated a dog park as number one, followed by paved trails and swim area/beach. Section Seven, which was 15% of the respondents, rated group picnic shelter(s) as number one, followed by community festival area and community building. Section Seven rated group picnic shelter(s) as number one, followed by community festival area and community building. Respondents voted highly for those facilities within the nearby neighborhood parks. For instance, Section One's top components were trail head, paved trails and cross country ski trails. This section of the community including Riverpointe and The Landings residential subdivisions (see Figure 9) which has many trails and parking places available for people to use and access the trail in this area of the community. Highland Park is also located in Section 7 which has two group picnic shelters and currently is the location of the annual community festival, Rails to Trails.

The top results from the community park survey conducted in March and April 2009 for the active park components included the following:

1. Sandy bottom swim area/beach
2. Community festival gathering area
3. Group picnic shelter(s)
4. Paved trails
5. Community pool
6. Multi-Use community building
7. Luce Line Trail Head/parking area
8. Dog Park
9. Amphitheater
10. Cross-county ski trail
11. Sledding hill
12. Athletic fields
13. Baseball field without lights
14. Frisbee golf course
15. Tennis Courts

Of those who responded to the community park survey, 80% stated they would use the community park when completed. One of the questions on the survey related to park programming and asked which activities people would participate. The park was designed with open space with these activities in mind. Figure 10 shows the results. The top 5 ranked program activities that people would participate in were hiking, followed by kite-flying, community gardens, bird-watching, and nature club/classes. These activities either could be programmed through community education or city recreation, or activities that people could do on their own in the open space that was designed in the park.

Figure 10: Program Activities People Would Participate In



Source: Community Park Survey Results, City of Watertown, March-April 2009

3 Proposed Activities & Facilities

Concept Alternatives

Several concept alternatives were developed for consideration by the Park Commission, City Council, and the public, which explored a variety of different scenarios. Each was developed using survey results, comprehensive plan, open houses, Park Commission and City Council meetings, and feedback from the community. Staff developed three concepts in May 2009 after the open house in April. Each had slightly different variations in the design and park elements. The public and elected and appointed officials were asked to evaluate and critique each of the concepts. Figure 11, 12, and 13 are the three concepts developed in May 2009.





Figure 11: Concept 1. The design components for the community park Concept 1 incorporate feedback from community residents, key stakeholders, and city staff. Concept 1 was developed in May 2009 after the first open house in April. Concept 1 includes two soccer fields, swimming pool on the north, amphitheatre on the south, and a 0.4 acre dog park amongst other elements.

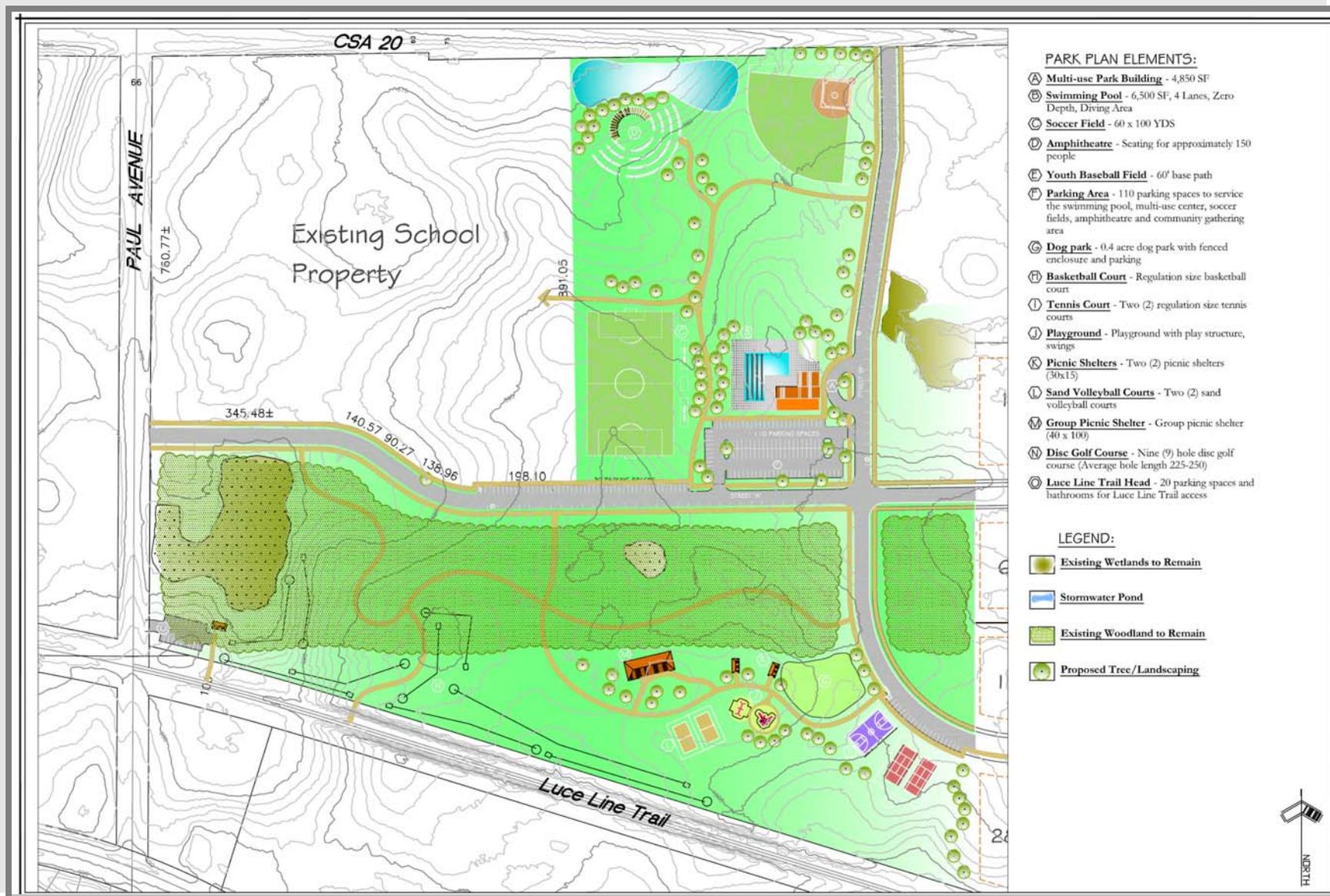


Figure 12: Concept 2. The design components for the community park Concept 2 incorporate feedback from community residents, key stakeholders, and city staff. Concept 2 was developed in May 2009 after the first open house in April. Concept 2 includes one soccer field, swimming pool on the north, amphitheatre on the north, and a 0.4 acre dog park in a different location, youth baseball field, playground, and a 9-hole disc golf course amongst other elements.



Figure 13: Concept 3. The design components for the community park Concept 3 incorporate feedback from community residents, key stakeholders, and city staff. Concept 3 was developed in May 2009 after the first open house in April. Concept 3 includes two soccer fields, swimming pool on the north, small amphitheatre on the north, four camping sites, and tennis and basketball court on the south.

In September 2009, the three concepts were combined into two: Concept 4 and Concept 5. The main differences between the two was the location of the amphitheatre, the trail head access road on the south side of the existing woods, the sports courts (volleyball, basketball, and tennis courts), and the location of the dog park.

After feedback from the Park Commission and City Council, it was determined that the dog park needed to be larger and was increased to 2-3 acres. It was also recommended that the dog park have a water source. The Park Commission and City Council also determined that they wanted to provide fields large enough to accommodate a variety of sports such as soccer, lacrosse, football, and rugby. As a result, two multi-purpose athletic fields were shown on the plans next to the two existing

soccer fields on the elementary school property. The sidewalk system through the park was reevaluated to provide pedestrian mobility without duplicating routes. The community building and swimming pool were moved to the center of the park property to allow for future expansion opportunities and to provide the highest level of access to the most park users. The Luce Line Trail Head off of Paul Avenue was eliminated to combine facilities internally in the park rather than create an isolated restroom facility off of Paul Avenue at the Luce Line Trail. There were some park elements that were still unknown such as amphitheater location, inclusion of tennis and basketball courts, and the design of the south loop road. Figure 14 and 15 show the two concepts that were developed in September 2009, Concept 4 and 5.



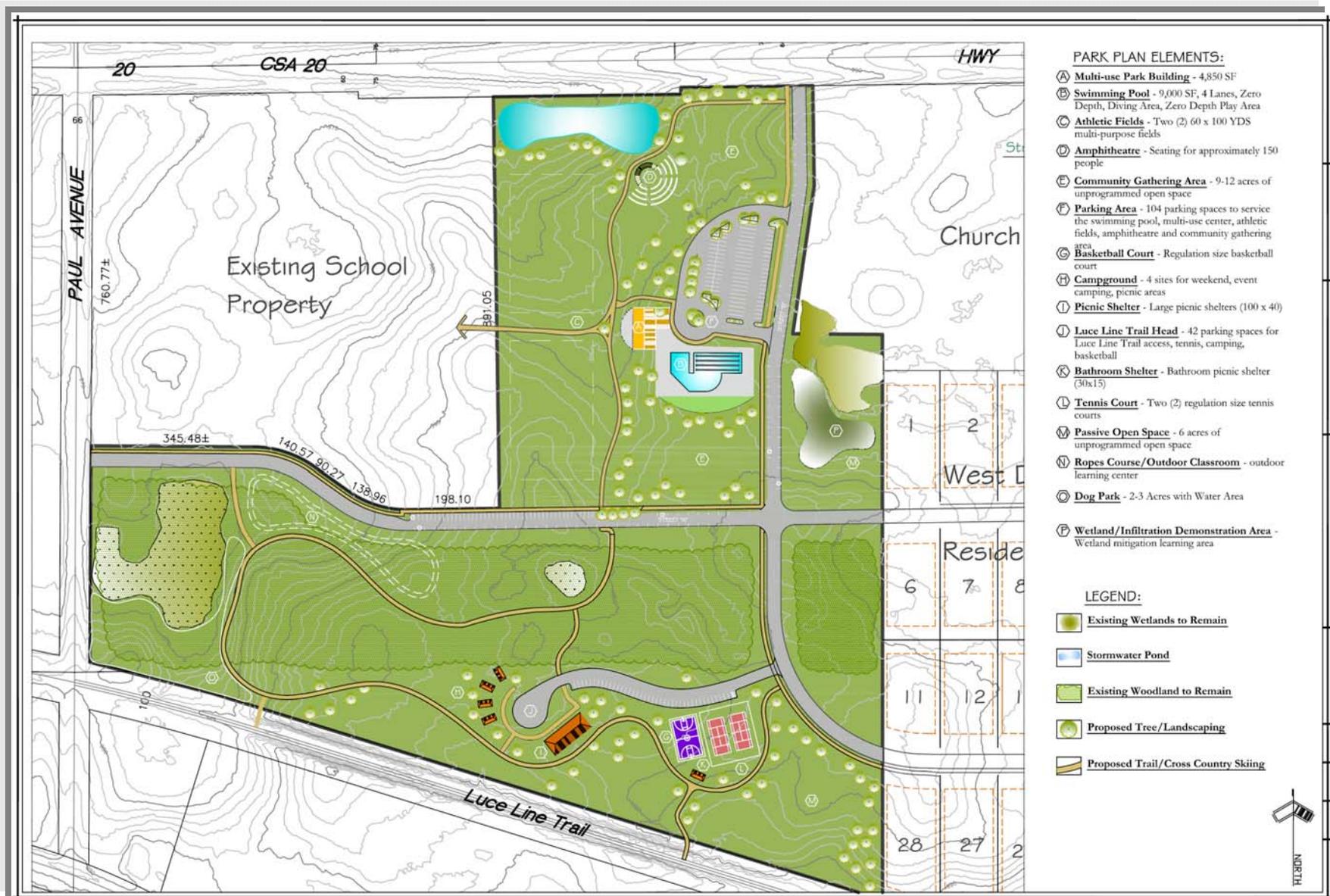


Figure 14: Concept 4. Concept 4 was developed in September 2009 after staff received feedback from the public, Park Commission, and City Council on the three concepts developed in April. Three concepts were combined into two: Concept 4 and Concept 5. The most notable difference between Concept 4 and 5 are four-site campground, tennis courts and basketball on the south, amphitheatre along County Road 20 on the north.



Figure 15: Concept 5. Concept 2 was developed in September 2009 after staff received feedback from the public, Park and City Council on the three concepts developed in April. Three concepts were combined into two: Concept 4 and Concept 5. The most notable differences between the two concepts are the dog park location, amphitheatre location, and no basketball court.

4 Site Plan

Site Design

The Community Park is designed to accommodate a wide array of activities and recreational opportunities. The facilities and recreational amenities were designed in an effort to provide for the largest number of users. The layout of the park and the facilities proposed presents the City with a general plan to guide the future development of the park. The park layout was derived in an effort to integrate each of the various design components into the existing landscape of the park. Design components were intended to take advantage of the existing natural and built features found within the park boundaries.

The proposed park road design was intended to provide two (2) points of access; one from CSAH 20, and one from Paul Avenue. The north-south road extends to the south to provide access to park facilities and amenities south of the existing woodland area. This orientation of roads provides excellent access to the park and its facilities. Furthermore, the access roads allow vehicle access to key areas with little impact on the existing woodland area and wetlands.

The east side of the park allows the existing school sports fields to be easily used in conjunction with Community Park amenities. Locating multi-purpose sports fields directly adjacent to the existing school fields provides opportunities for both the City and school to take advantage of an athletic field “complex” which can accommodate a wide array of activities and events. Moving west towards the intersection of the north-south and east-west road is a continuation of centrally located active recreation activities and community gathering areas. The multi-purpose

community building, swimming pool or splash park and active court sports are all located in this area. A large parking lot is planned to accommodate the parking needs of the active recreation facilities. In addition, the proposed amphitheater is shown in this central area to take advantage of the parking provided for the multi-purpose community building.

The existing woodland area provides a natural separation between the active and passive recreation areas in the proposed layout. Within the woodland area there is an opportunity to develop an outdoor education area as well as a trail system loop. To the south of the woodland area is a large field which will accommodate a wide variety of passive recreation opportunities. This area includes a park driveway and parking area which provides good access to the Luce Line Trail and associated trail head building, proposed picnic areas and shelters, dog park and an extensive trail system.

Park Components

Several areas in the park have alternative development options that will allow the City the most flexibility when determining the final design. Some of the alternative development options indicated will need to be decided upon before development of a specific area of the park. Other alternative development options merely indicate that a variety of similar activities can be accommodated in a particular area (i.e. multi-purpose sports fields).

- **Community Gathering Area** – There are several different community gathering areas indicated on the concept plans. The community gathering space is designated as unprogrammed space that could accommodate a wide array of uses and activities. This area could accommodate community gatherings and festivals. The areas designated on the plans are approximately 9-10 acres in size on the north half of the site and 4-5 acres on the south half. As a comparison, the City has been using Highland Park for its community gatherings and that space is approximately 7 acres in total area including the ball field.
- **Bathrooms/Shelter** – A bathroom /shelter is provided at or near the trail head to the Luce Line Trail. The building would be approximately 15' x 30'.
- **Luce Line Trail Head** – The plan accommodates a parking area and paved access to the Luce Line Trail. This would allow residents a safe and convenient location for parking and or accessing the Luce Line Trail. A bathroom and potentially potable water supply would be provided in a designated shelter.
- **Small Picnic Shelters** – Small picnic shelters would accommodate a family picnic for a smaller group of users. The size that is shown on the plans is 15' x 30'. The shelters are positioned at the edge of the woodland area. These shelters could have built-in grill and fire ring areas.
- **Group Picnic Shelter** – This shelter is approximately 40 x 100 and would accommodate a large group gathering. It is positioned to take advantage of the unprogrammed open space, the trails and the playground, tennis courts, volleyball courts or basketball court indicated on the plans. The specific location is beneficial given it's close to parking.
- **Wetland Infiltration Area** – There will need to be some wetland mitigation on this property in order to accommodate the development of the streets and utilities. The area indicated on the plans could become a demonstration area for infiltration and preservation techniques. This concept could benefit from partnering with the local watershed district and county.
- **Trails** – There are many different trail types indicated on the concepts. The trails typically loop throughout the site to provide access to the various plan elements and various lengths for the user. The trails would be marked and mapped so that users could take certain routes to accomplish various distances. The trails are proposed to be paved with a hard surface. There may be an opportunity to have unpaved trails through some of the wooded areas. The routes can also be used for cross-country skiing in the winter.

Multi-purpose Field Sports Alternatives:

The multi-purpose field size is large enough to accommodate all of the following four sports:

- **Soccer Fields** – According to U.S. Soccer, the length of the fields are minimum 100 yards, maximum 130 yards. The width is a minimum 50 yards and maximum 100 yards. The fields are oriented north-south which is the recommended orientation for competition fields.
- **Lacrosse Fields** – The fields are typically 60 x 110 yards. The fields are oriented north-south.
- **Football Fields** – The fields are 50 x 120 yards. The fields are oriented north-south.
- **Rugby Fields** - The fields vary in size and therefore can be accommodated on a variety of other field types. The fields are oriented north-south.

Sport Courts Alternatives:

- **Basketball Court** – Standard size basketball court with a hard surface and two (2) goals. Preferred orientation is north-south.
- **Volleyball Court** – Two (2) sand volleyball courts are shown on the plans. The volleyball courts may have a hard surface if it is built in combination with basketball or tennis with a sport court surface. The courts were positioned to provide picnic users with an active recreation

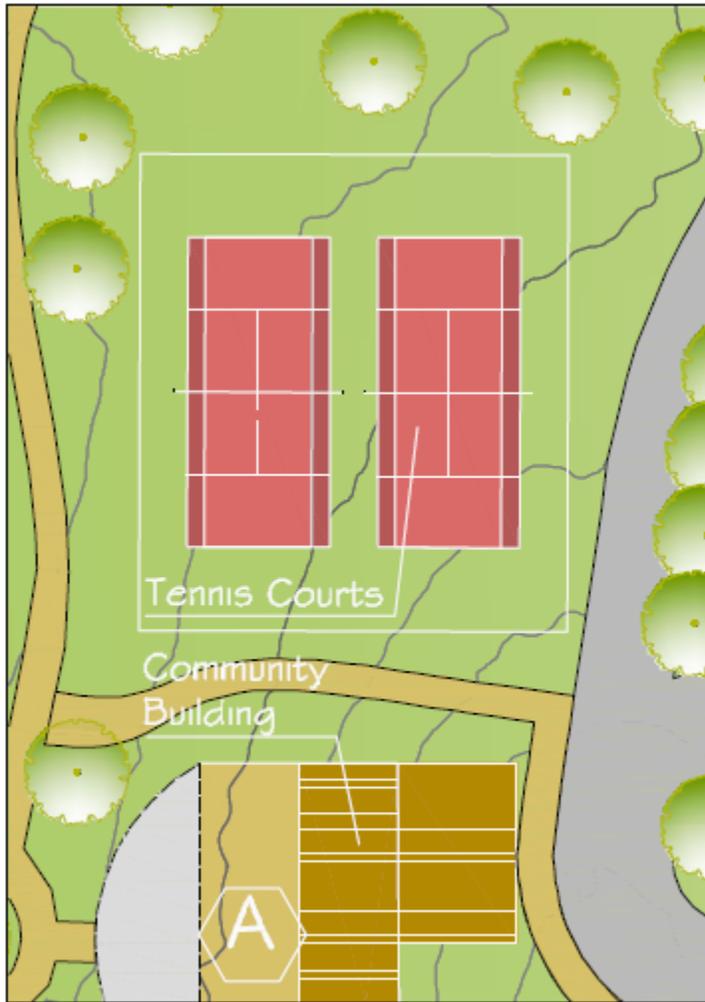
opportunity typically associated with family or group gatherings.

- **Tennis Court** – Two (2) standard size tennis courts. Preferred orientation is north-south.



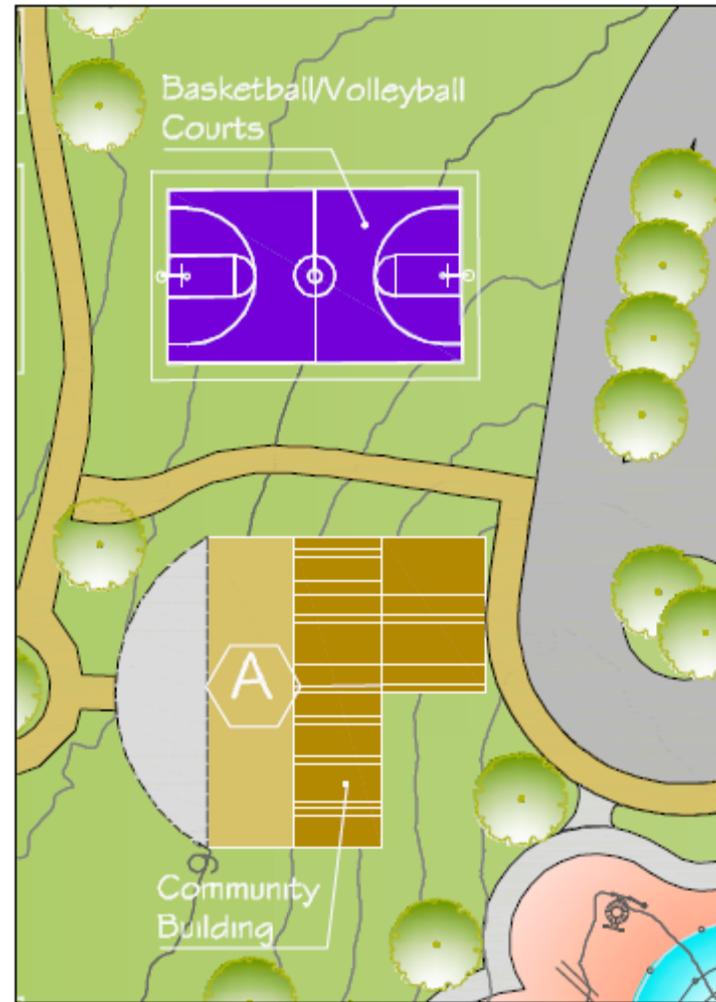
ATHLETIC FIELDS (REGULATION SIZE)

Sports Courts Alternatives



TENNIS COURTS (2-4 COURTS)

N.T.S.



BASKETBALL/VOLLEYBALL COURTS

N.T.S.

Ropes Courses

Ropes Course/Outdoor Learning Center

A ropes course was highly favorable by the students at the Watertown-Mayer Elementary School. Due to the proximity to the adjacent school and given the interest in the ropes course, an area has been designated on the plans to accommodate this type of activity. The location of the ropes course was chosen given the mature trees and elevation changes in the area indicated on the plans. There is also a recently established wetland and ample trails that bisect the designated area. A local example, students and teachers from the Wayzata High School helped design and construct the Wayzata High School Ropes Course in August 2008. Watertown could design and construct a ropes course with a similar partnership with the school district.



Source: <http://www.wayzata.k12.mn.us>





A m p h i t h e a t r e

The amphitheatre varies in size from concept to concept. The amphitheatre can have built in seating or no designated seating at all. The pictures above show concrete benches for a more permanent setting and one with the land tiered.

The amphitheatre may be constructed more easily in an area with a natural elevation change. This would allow the seating area to view the stage with minimal obstructions. Issues to consider will be sound, size, and seating requirements.

Splash Pad

Water Feature Alternatives

Swimming Pool – The pool is designed to accommodate three basic aquatic functions/activities:

- Lap pool area – there are four lanes that are 25m long
- Diving area – there is an area designated for diving
- Zero depth – there is an area designated for zero depth for young children

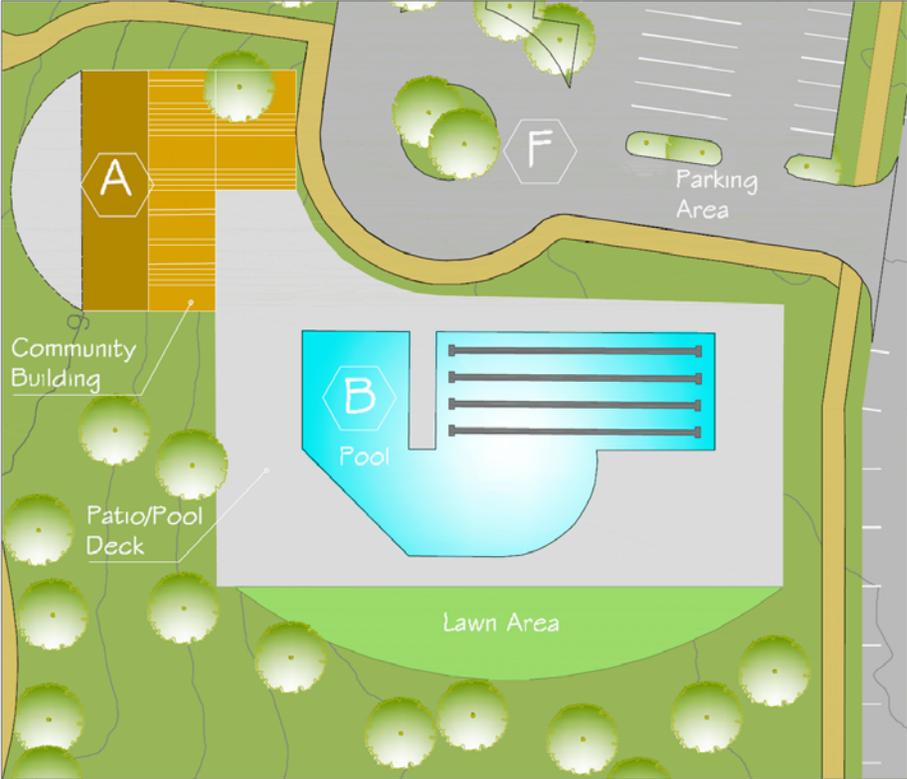
Plans call for a hard surfaced deck area and a grass or lawn area outside of the pool. The pool is fenced off from the park and is set up to have an entrance through the multi-use building. Typically a swimming pool is designed to accommodate 3-5% of the community population at any given time. Using Watertown's approximate population of 4,200 the pool should accommodate approximately 150-175 users. Typically a pool can accommodate 1 swimmer per 27 SF of area

Splash Park – The splash park is designed to accommodate a wide range of ages that provides the most opportunities for the greatest number of users. Approximately 20 square feet for every one child is recommended.

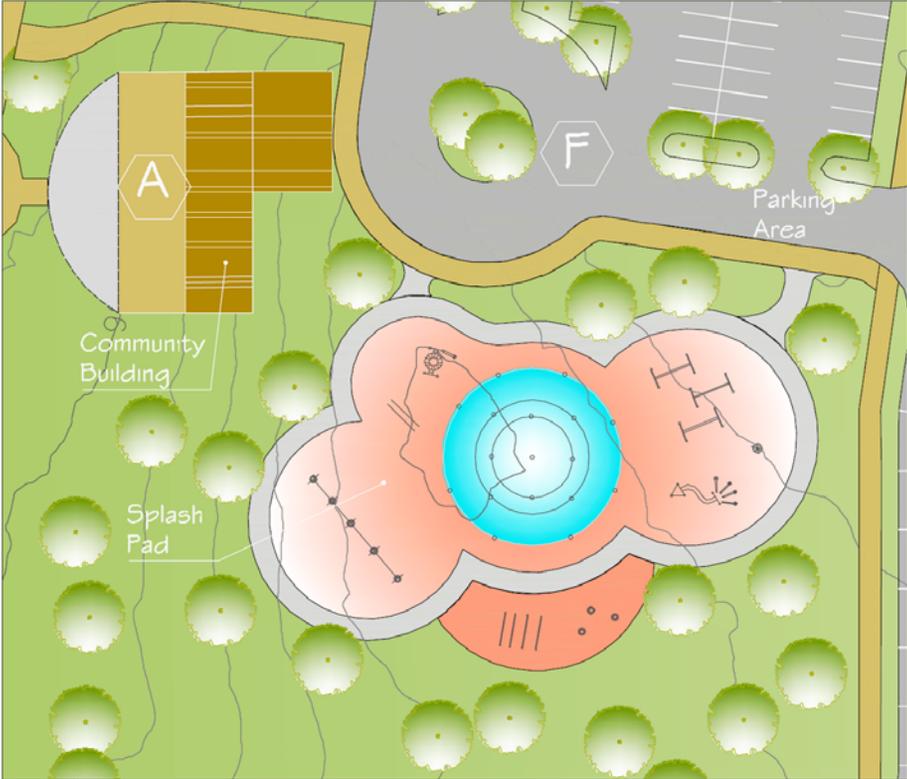
Source: Harris, Charles W. and Nicholas T. Dines. *Time-Saver Standards for Landscape Architecture, Design and Construction Data*. New York: McGraw-Hill, Inc., 1988. Print.



Water Feature Alternatives



SWIMMING POOL



SPLASH PARK

A dog park can take on many shapes and sizes. The design and ultimate layout would involve area dog owners. A roughly 1-1.5 acre site has been designated on the plans. This area can be expanded to 2-3 acres if necessary to accommodate a larger park. The dog park area designated on the plan was oriented to take advantage of parking and the trails system throughout the park.

Several parks near Watertown were explored to sample design techniques. A dog park presents a social element for the owners as well as the dogs so it is important to accommodate amenities for both the people and the dogs. Items to consider when developing an off leash dog park include:

- A water feature for dogs.
- At a minimum, a five foot high perimeter fencing with gate access. A double gated entry is preferred, an example shown in the picture to the right.
- Adequate, easy to read signage. A sign kiosk or bulletin board at the entry that has information with rules and etiquette for the dog park with rules and hours of operation and age appropriate guidelines (no young kids under age 6).
- Trash cans for both general trash and dog waste.
- Toilet facilities either portable or within walking distance of a permanent facility.
- Fresh water. If City water is available, a drinking fountain should be inside the fenced area.
- Trail surfaces. The trails within the fenced area should be turf or wood chip surfaces. No bituminous trails.
- Some parks are designed with small dog and large dog segregation. This is not absolutely necessary, but is a good idea if the design allows for ample room.



Dog Park



Multi-use Park Building

The plan calls for a building approximately 5,000 SF. This building will be of sufficient size able to provide space for general gatherings, concession sales for the athletic fields, community gathering space, and swimming pool and changing/locker room for the swimming pool. The building is similar in size to the Gale Woods Park Pavilion (Three Rivers Park District). The building may have flexible space inside that could accommodate a wide array of activities and uses.

Multi-use Park Building Examples:



Lakefront Park Pavilion, Prior Lake, MN



Gale Woods Park Pavilion (Three Rivers Park District), Minnetrista, MN



Figure 16: Community Park Master Plan. After five concepts for the community park plan, the City Council and Park Commission have developed the Community Park Master Plan. See Appendix D for larger plan.

Implementation & 5 Funding

Implementation

The Community Park Master Plan provides a general framework of ideas, standards, concepts and recommendations to guide the future development of Watertown's Community Park. The next step will be to translate the Community Park Master Plan into:

- Cost Estimates
- Priorities
- Funding Sources
- Implementation Strategy

The Community Park Master Plan is a working document which begins to assign a conceptual order of importance and identifies the first priorities for developing the system. It provides a framework for short-term decision making and long-term planning and should be revisited annually during planning and capital budgeting discussions.

Elements of the Community Park Master Plan will need to be implemented on a coordinated basis. These improvements should be considered in the context of the community's entire park system to ensure recreational needs are met through the addition of certain amenities. Further coordination with the school district will be particularly important so that resources can be shared when possible.

Build-out of new park components and facilities is dependent on unknown variables which makes implementation and prioritization of this plan more complex. Standards, ideas, and

recommendations in this plan can serve as a guiding tool for the City use while establishing priorities and implementation strategies. The costs included in this plan are the best estimate of probable costs based on current dollars (2010) to use for developing an implementation strategy.

When considering the following proposed improvements in this plan, the City should also contemplate:

- Development of facilities or park components which are clearly deficient in the overall park system.
- Development of park facilities or components, found to have a need in the community, which can be wholly or partially funded by grants, organizations, donations, or funding sources other than the City's.
- Development of park components or facilities which received high prioritization by the community.
- Items that have a sufficient funding mechanism for capital construction and ongoing maintenance.

Individual components of the park master plan have estimated opinions of costs as follows:

- **Multi-use Park Building** – The multi-use park building shown on the concept park master plan has not yet been programmed. This building was located to ensure it can accommodate as many different purposes and functions as desired by the community. Estimated costs will vary greatly due to the overall size programmed uses and facilities located within the building. Cost unknown.
- **Amphitheatre** – Designed to have a slight slope from the stage area up to the seating for better viewing, the amphitheatre will utilize the change in elevation to the extent possible. It is proposed with a limited number of designated seating areas that would include stone or concrete platforms built into the grade. The remaining area would be undesignated lawn which could accommodate larger gatherings or performances. The amphitheatre is estimated to accommodate 50-75 seated guests.
Estimated probable costs range from \$75,000-100,000.
- **Community Gathering Area** – This is an unprogrammed area that will be primarily green space which that can accommodate large community gatherings. There may be some typical site features such as benches, drinking fountains and lighting that will be included in the area. Estimated opinion of cost will vary based on final design considerations.
- **Bathrooms/Shelter** – **Bathrooms/Shelter** It is anticipated that this building would be approximately 15' x 30'. The

estimated opinion of cost for a typical building varies based on plumbing. A range between \$20,000 and 40,000 can be used for planning purposes.

- **Luce Line Trail Head** – It is anticipated that this facility will include bathrooms and a drinking fountain. The estimated opinion of cost for a typical building of this nature will range from \$50,000-150,000.
- **Small Picnic Shelters** – There are two sizes of picnic shelters shown on the concept master plan. The small picnic shelters are approximately 15x30 feet in dimensions. The shelters could be pre-fabricated steel or constructed using masonry or wood with an asphalt shingle or steel roof. The estimated opinion of cost for each small picnic shelter ranges from \$25,000-\$45,000.
- **Group Picnic Shelter** – The large group picnic shelter is shown is approximately 40x 100 feet in dimensions. This shelter would ideally be constructed to match the other buildings constructed within the park. The estimated opinion of cost is \$75,000-135,000.
- **Ropes Course/Outdoor Learning Center** – The ropes course/outdoor learning center is not fully developed. It is anticipated that the programming of this facility will occur in conjunction with the school district. The estimated opinion of cost will be determined following the design of the facility.
- **Dog Park** – The dog park has not been designed as a part of the concept park master plan. It is anticipated that this

project will be driven by dog owners in the community. The design and layout will ultimately influence the cost of the facility. The estimated opinion of cost to fence the area, install signage, and wood chip trail development is approximately \$50,000.

- **Wetland Infiltration Area** – The wetland infiltration area will be created as a result of mitigating several small wetlands in other areas of the park site. This area is intended to integrate the overall stormwater system in the park and provide leading water quality design components. If possible, there may be an opportunity to incorporate an educational or interpretive component to the wetland infiltration area. The total cost of this development feature will depend on many varying design considerations and factors.
- **Trails** – There are approximately 2 miles of trails shown on the park master plans. It is anticipated that the majority of the trails will be constructed out of bituminous pavement to the City’s minimum standards. It is possible that some of the trails could be constructed using alternative materials such as crushed limestone to minimize the impacts to the woodland areas. Considering the assumption that a majority of trails will be bituminous, it is estimated that the probable costs for the construction of trails will be between \$500,000 and \$700,000.
- **Water Feature Alternatives:** The type of water feature developed will ultimately be the decision of the City. There are many variables that will effect the final design and cost of the

feature. The estimated opinion of costs is based on the description of the facilities in this plan.

Swimming Pool – A seasonal outdoor 25-yard/four-lane pool, teaching/play pool, therapeutic spa pool, and lawn area. Estimated cost range: \$1.75-2.75 million. Swimming pools with four lanes is estimated to cost \$500,000 and up to 1.5 million.

Splash Park – Estimated opinion of cost range depending on size and amenities could be \$125,000 - \$250,000 (basic), \$300,000 - \$750,000 (more advanced)

- **Multi-purpose Field Sports Alternatives:** The multi-purpose fields include accommodations for multiple sports including soccer, lacrosse, football, and rugby. The fields will be sized to accommodate each sport need accordingly. There are minimal direct costs associated with the development of the multi-purpose fields. Facilities such as bleachers, irrigation, lighting, etc. will ultimately impact the cost of the fields. It is anticipated that the fields will initially be constructed as a part of the overall park grading.
- **Sport Courts Alternatives:** The sports courts alternatives have varying prices.

Basketball Court – One court: \$50,000-\$75,000

Sand Volleyball Court – Two courts: \$10,000-\$15,000

Tennis Court – Two courts: \$50,000-\$100,000

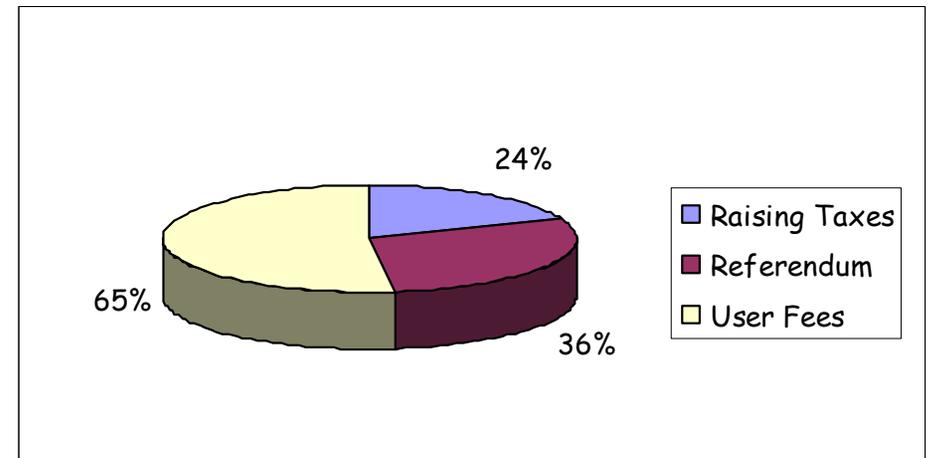
Financing

Implementation of the proposed improvements in this plan may use a combination of financing options. Figure 17 indicates three methods by which residents would support paying for the park components, according to the Community Park Survey Results. Sixty-five percent of the respondents to the 2009 community park survey responded they would support user fees to pay for the park. The funding most likely will be a combination of mechanisms. User fees alone won't be able to pay for the park entirely. The following is a summary of the financing alternatives that may be available for park component design and construction. The funding sources identified should be discussed and evaluated in regards to the needs of the City of Watertown and implementation of the proposed projects identified in this plan.

A. Community Partners.

There may be potential for community organizations to partner with the City to construct certain components of the park or be involved in the design. The City has several shelters and parks that demonstrate the ways community organizations, such as the Lions Club, have partnered with the City to create beautiful parks and amenities in the City. The Lions Club has already earmarked \$4,300 for the community park. Alimagnet Dog Park in Burnsville is an example of a grassroots organization that came together to design and fundraise to put a dog park in the City. Other existing or new organizations may be formed to develop park components in the master plan. For example, Wayzata High School students also helped in the design of a ropes course on

Figure 17: Ways Residents Support Paying for Park



Source: Community Park Survey Results, City of Watertown, March-April 2009

the school campus. The City will look for opportunities to engage the school and the residents in the design and implementation of the community park.

B. General Tax Levy.

The City may fund various improvements on an annual basis from the General Fund. Twenty-four percent of the respondents from the 2009 Community Park Survey responded they would support raising taxes to pay for the park improvements. In total, over half of the respondents support a method of raising taxes to help pay for the park improvements.

C. Grants.

Grants may be available from local, State, or Federal entities for park components. The Minnesota Department of Natural Resources (DNR) has grant money available on an ongoing basis for natural and scenic areas, remediation fund, local trail connections, federal recreation trails, regional trails, fishing piers, public boat accesses, Metro Greenways land protection and restoration projects, Metro Greenways community conservation assistance, community forest bonding, and aquatic invasive species prevention. These grants help local governments, organizations, and individuals throughout the state create partnerships with the DNR to fund projects such as natural area acquisition, trail connections or trails for long distance travel, water-based recreational facilities, parks that provide regional natural resource based recreation opportunities, habitat restoration and improvement, and other conservation projects. (<http://www.dnr.state.mn.us/grants/index.html>).

The National Park Service, a division of the U.S. Department of Interior is another resource for park grants. (<http://www.nps.gov>).

D. Park Fund.

In 2003, the City passed an ordinance requiring new subdivisions within the City to dedicate land to a community park which would serve the community's recreational needs. In residential areas, land area equal to five percent of the gross land area was required to be conveyed to the City for use as a community park. Instead of a parkland donation, all of the residential subdivisions provided cash-in-lieu of the land based on the fair market value of undeveloped property. The cash contributions for parks can be used only for park acquisition or development. The City has

set aside this money that would go towards a community park build-out.

E. Private Donations.

The City welcomes any private donations that are given to the City for the purposes of building out the community park.

F. Public Improvement Bond Funds.

The City may consider issuing bonds for a public improvement project to complete the proposed street, trail, sidewalk, and utility improvements.

G. Referendum.

The City Council may elect to seek a referendum for certain park components or for funding the entire park. Potentially, many of the park components require substantial investment and have long-term maintenance needs. If a referendum is successful funds would offset bond payment. With any referendum, it is important to educate the public on both the costs and benefits to an affirmative vote.

H. User fees.

Sixty-five percent of the respondents to the 2009 Community Park survey responded that they would support user fees to help pay for the park. Although user fees alone will not pay for the park and its components, these fees can supplement other funding sources. The intent of user fees is those that benefit from an activity will directly pay for it. User fees tend to be more favorable when they replace revenue raised from increasing taxes. Examples of user fees paid by users may include but are not limited to cross-country ski rental or trail pass, dog exercise area daily or season passes, swimming pool daily or season passes,

building use reservation, camping pass, or general vehicle permit fees.

I. Special Assessments.

Assessments are an important financing method for public improvements and should be considered.

General Timeline for Park Development

Actual timeframes for the initiation and development of the park components and facilities identified in this plan are difficult to formulate due to the many variables that affect development. In order to organize the ideas into more tangible format, the City has established timing considerations that when reached present an opportunity to begin the more formal development of these ideas. Each component has a timeline associated with it that has flexibility when the City determines a need for the park component.

Prioritization of Components and Facilities

The Park and Recreation Commission has reviewed the proposed park improvements identified by this plan and prioritized the top five (5) components and facilities. The priority ranking is based on the many criterion. Need, demand, and the general ability develop the components and facilities were all considered in the prioritization process. The City has prioritized the following park components and facilities for implementation as soon as funding and other requisite approvals become available. Implementation of the proposed improvements may use a combination of funding sources either identified in this plan or otherwise. The funding sources identified in this plan should be discussed and evaluated in regards to the financial capability of the City of Watertown and implementation of the proposed Projects identified in the plan. The priorities are broken into three phases with Phase I being the highest priority.

2. Multi-purpose Athletic Fields (Phase I)

Timeframe:

Project year 1 - Feasibility Study

Project year 1 – Prepare plans and specifications

Project year 2 – Commence construction

Timing Consideration:

Grading associated with Streets and Utilities

Proposed completion of Project by year end 2013 (see comments below)

Funding Opportunities:

Park Dedication Funds

Debt Levy (Streets and Utilities)

Next Steps:

1. Provide design input to feasibility study for street and utilities for item number 2.
2. Seek funding From City Council
3. Prepare plans and specifications
 - o Estimated Cost: Included in streets and utilities
4. Construction of multi-purpose athletic fields
 - o Estimated Cost: \$125,000

Comments: The multi-purpose athletic fields will most likely be developed within the scope of the street and utility improvements. There could be some economy of scale to developing the fields coterminous with the development of the infrastructure.

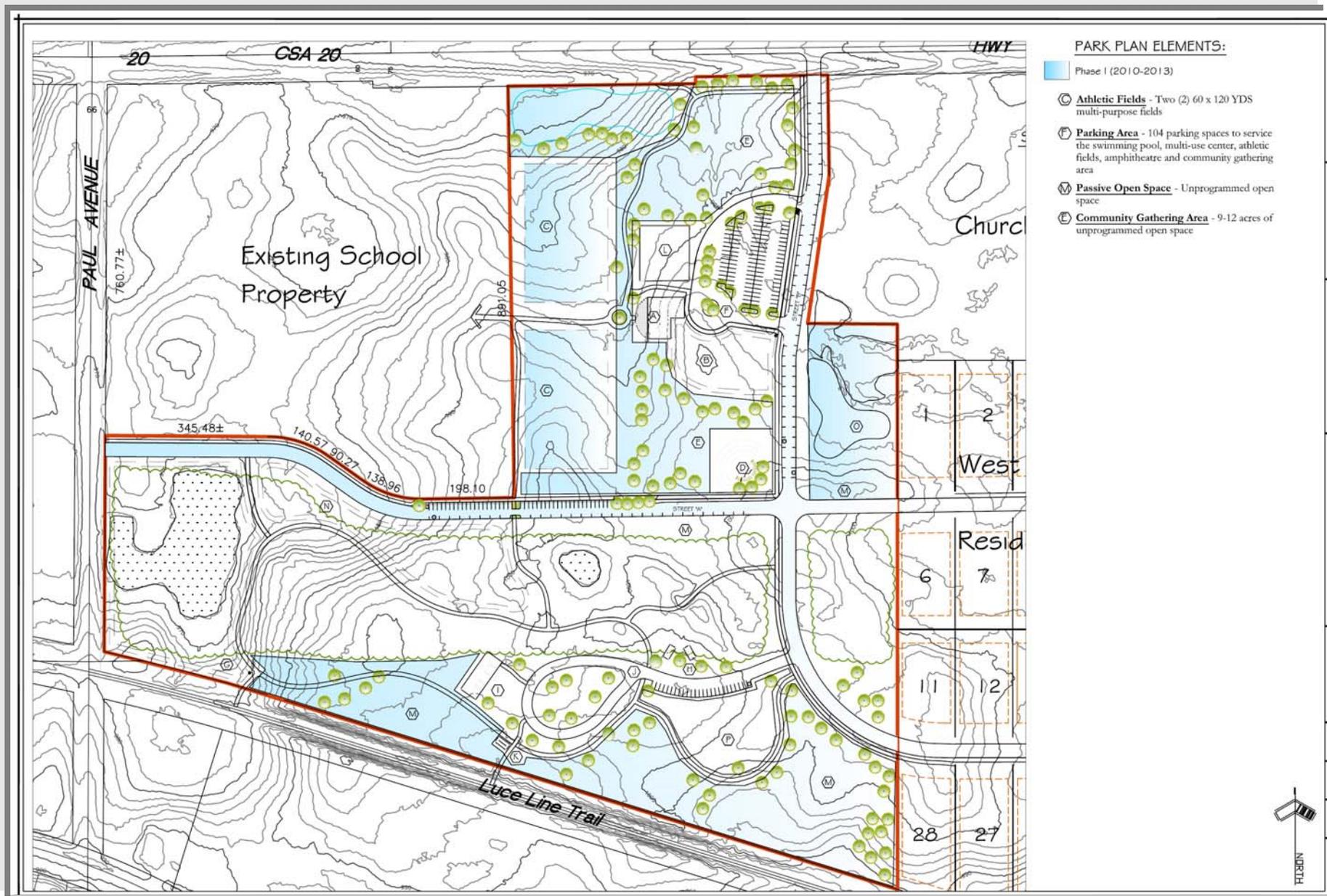


Figure 18: Phase I. Athletic fields, parking area, passive open space, and community gathering area.

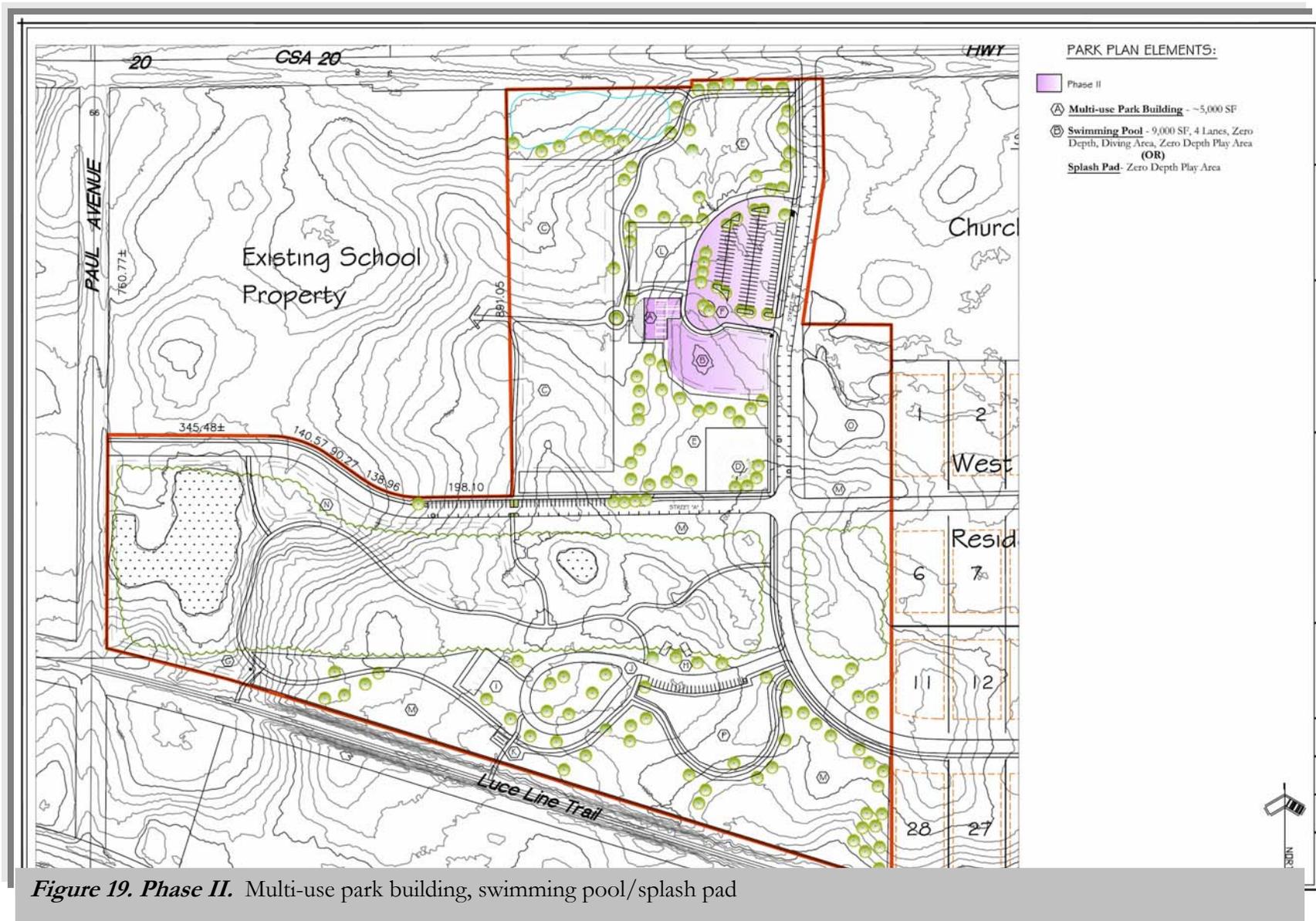


Figure 19. Phase II. Multi-use park building, swimming pool/splash pad

Phase III

1. Picnic Area/Campground (Phase III)

Timeframe:

Project year 1 - Prepare plans and specifications
 Project year 2 –Commence construction

Proposed completion of Project by year end 2015-2020

Timing Consideration: Funding Availability

Funding Opportunities: City Park Funds
 City Bonding
 User Fees

Next Steps:

1. Prepare plans to identify the cost, scope and details of the improvements. Request feasibility study.
2. Prepare feasibility study for south loop road
 - o Estimated Cost: \$10,000 – 15,000
3. Prepare plans and specifications
 - o Estimated Cost: \$35,00-\$50,000
4. Award project and commence construction of picnic area/campground and site improvements
 - o Estimated Cost: \$75,000-\$135,000

Comments: This portion of the project could potentially support large, community wide functions. Alternative funding sources, such as fund raising, may support the development of this phase.

Development Timeframe																																					
Development Item		Project Year 1												Project Year 2												Project Year 3											
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Picnic Area/Campground																																					
1. Identify Cost/Request Feasibility Study		■																																			
2. Prepare Feasibility Study		■																																			
3. Prepare Plans and Specifications		■																																			
c. Solicit Project Bids		■																																			
4. Award Project and Commence Construction														■																							
a. Complete Project Improvements														■																							

2. Luce Line Trail Head (Phase III)

Timeframe:

Project year 1 – Prepare plans and specification
 Project year 2 – Commence construction

Timing Consideration: Funding Availability

Proposed completion of Project by year end 2015-2020

Funding Opportunities: City Park Funds
 City Bonding

Next Steps:

1. Define scope and program for project. Obtain fee estimate for plan preparation
2. Prepare plans and specifications to identify the cost, scope and details of the improvements. Solicit project bids.
 - o Estimate Cost: \$10,000 – 15,000

3. Award project and commence construction of Luce Line Trail Head and site improvements
 - o Estimated Cost: \$50,000-150,000

Comments: Due to the regional nature of the Luce Line Trail it is anticipated that the City will be able to partner with other organizations and entities to develop a trail head. Partners such as the Department of Natural Resources and Carver County Parks should be considered.

Development Timeframe																																					
Development Item		Project Year 1												Project Year 2												Project Year 3											
Luce Line Trail Head		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
1. Define Scope/Program for Project		█																																			
a. Obtain Fee Estimate for Plan Preparation				█	█	█	█	█	█	█	█	█																									
2. Prepare Plans and Specifications						█	█	█	█	█	█	█																									
a. Solicit Project Bids																																					
3. Award Project and Commence Construction																																					
a. Complete Project Improvements																																					

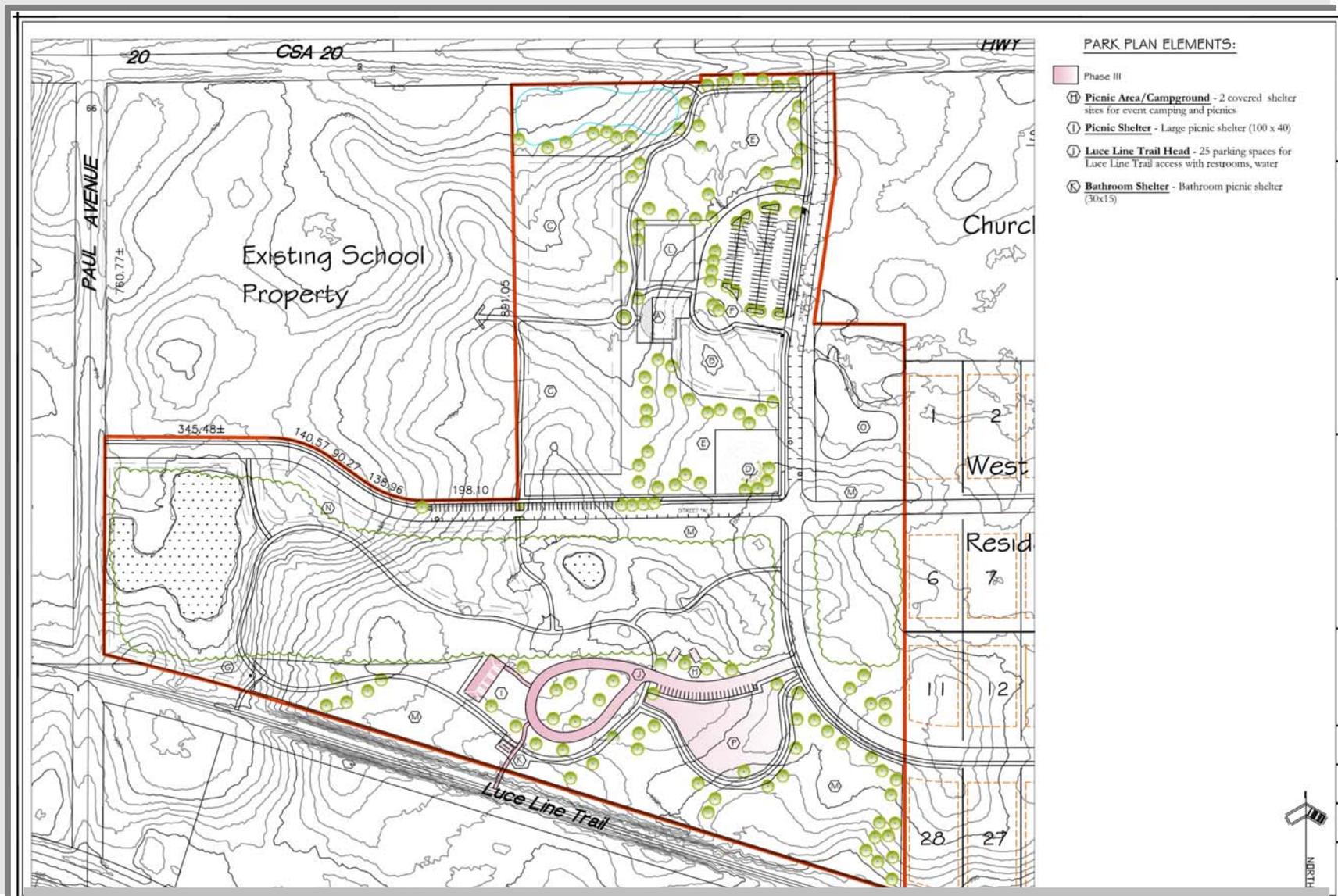


Figure 20. Phase III. Picnic area/campground, picnic shelter, Luce Line Trail Head, bathroom shelter

Phase IV

1. Amphitheatre (Phase IV)

Timeframe:

Project year 1 - Prepare Program for Amphitheatre
 Project year 2 - Prepare plans and specifications
 Project year 3 –Commence construction

Proposed completion of Project - when funding becomes available or need is determined

Timing Considerations: Funding Availability or Community Need

Funding Opportunities: City Park Funds
 City Bonding
 Grants
 Donations
 Partnerships

Next Steps:

1. Define scope and program for project. Obtain fee estimate for plan preparation.
2. Prepare plans and specifications to identify the cost, scope and details of the improvements
 - o Estimated Cost: \$10,000 – 15,000
3. Award project and commence construction of amphitheatre and site improvements
 - o Estimated Cost: \$75,000-150,000

Comments: There are many variables that will need to be considered by the City prior to moving forward with the construction of this facility. Depending on the intended programming for the amphitheatre, the size, cost and construction timeframe could significantly change. The City should seek partners, grants and other funding sources to help realize this park facility.

Development Timeframe																																					
Development Item		Project Year 1												Project Year 2												Project Year 3											
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Amphitheatre																																					
1. Define Scope and Determine Program for Project																																					
a. Obtain Fee Estimate for Plan Preparation																																					
2. Prepare Plans and Specifications																																					
a. Solicit Project Bids																																					
b. Determine Project Funding																																					
3. Award Project and Commence Construction																																					
a. Complete Project Improvements																																					

3. Ropes Course/Outdoor Classroom (Phase IV)

Timeframe:

Project year 1 – Determine need for facility.

Timing Consideration: Funding Availability, School District Partnership, Community Need

Proposed completion of Project when funding or need becomes available.

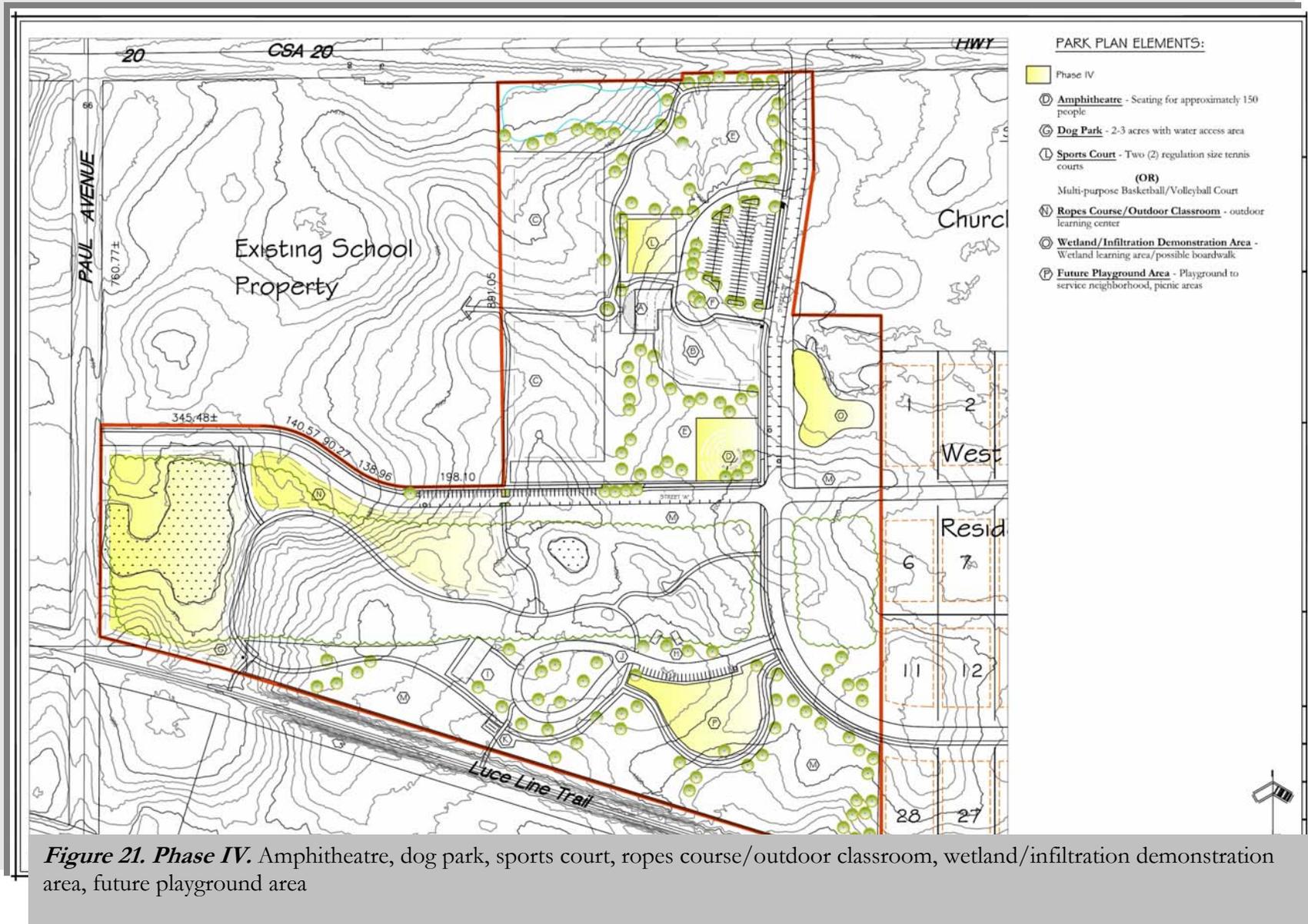
Funding Opportunities: Grants
Partnerships (i.e. School District)

Next Steps:

1. Determine need for specific facilities
2. Prepare plans to identify the cost, scope and details of the improvements.
 - o Estimated Cost: By Others
3. Commence construction of ropes course/outdoor classroom
 - o Estimated Cost: By Others

Comments: The ropes course/outdoor classroom were established as a way to provide an outdoor learning opportunity in partnership with the school district. This facility would most likely be developed as a partnership or solely by the school district.

Development Timeframe																																					
Development Item		Project Year 1												Project Year 2												Project Year 3											
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Ropes Course/Outdoor Classroom																																					
1. Determine Need for Specific Facilities																																					
a. Work with Community/School to Understand Program																																					
2. Prepare Plans and Specifications to Determine Scope																																					
a. Funding for Project To Be Determined																																					
3. Award Project and Commence Construction																																					
a. Complete Project Improvements																																					



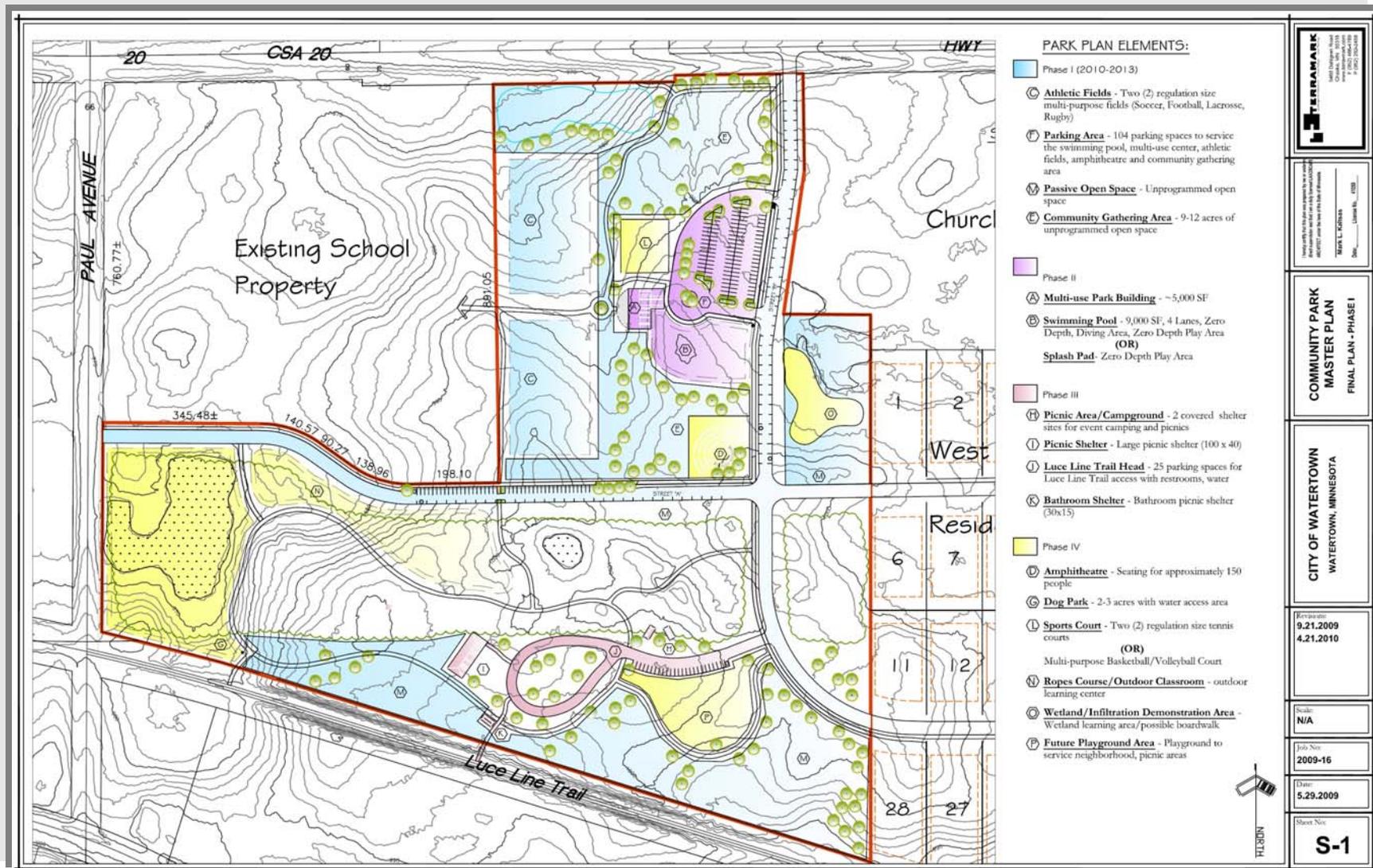


Figure 22. Master Phasing Plan. Phases I- IV.

Conclusion

A community park can be the focal point of a neighborhood, a regional attractor, a protector of nature, or an economic engine for a community. The City envisions a community park that will serve all the current community needs while providing the flexibility to encompass desires of the future. Community involvement through the Charette, surveying, community park blog, and other public open houses generated the vision of the Community Park illustrated in this Master Plan.

The park development plays a role in encouraging healthy lifestyles, community development, and the conservation of natural resources. The City strives for excellence to make a difference in the community with important quality of life services and works diligently in making the City's mission and vision and reality. The Plan calls for continuance of this legacy and to build greater strength in the service delivery system as a result of having engaged the public in the development of the Plan and reviewing all elements of the operation, based on the best practices. This also ensures alignment among future actions, resource allocation, and resident need. The Plan positions the City for an exciting future and provides opportunities for resident engagement in future endeavors and participation in successful programs, activities, and recreation opportunities. The Plan provides a useful tool as the City takes incremental steps over many years to realize the vision that has been laid out in the Community Park Master Plan.



This plan:

- provides a vision for development and forms the basic building blocks of the community park;
- incorporates and expands the city's vision and public participation;
- calls for a variety of recreational opportunities and facilities necessary to satisfy the diverse community recreational needs in the City;
- presents the community with a full range of recreational opportunities as the City grows;
- provides implantation strategies;
- identifies the next steps, projected costs, potential funding sources and anticipated completion dates

“To create great parks and great cities, we have to be willing to develop a new vision for parks, -as economic incubators, as environmental centers, as places to teach ecology and to learn about social interaction. Parks can be places where residents can share a common heritage and learn about each other or can simply be places where people can go and take a stroll, or a break, where a community's public life can be renewed and enhanced. Through vision, community interaction, good design, and leadership, we can create parks that belong to their communities, and work for their communities.”

Kathy Madden, Vice President for Public Spaces
and Lila Wallace Reader's Digest Urban Parks Institute



Appendix A

Park Survey, March 2009

COMMUNITY PARK SURVEY

BACKGROUND

A long standing goal of the City since 2003, the City received and acquired a community park last December 2008 from Jerry and Kathy Berg, just east of the Watertown – Mayer Elementary School on County Road 20. **Public participation is very important to the City Council and it is the first step in designing the park. Please help design the park and the elements in it by filling out the survey.**



Park amenities include:

- ✦ 40 total acres
- ✦ 26 acres of non-wooded useable open space
- ✦ 12 acres of old growth forest
- ✦ Reciprocal benefit using fields at the elementary school
- ✦ Excellent visibility & access from both Paul Avenue & County Road 20
- ✦ Adjacent to Luce Line Trail
- ✦ Large contiguous open space

DEMOGRAPHICS

1. Please check your age range.

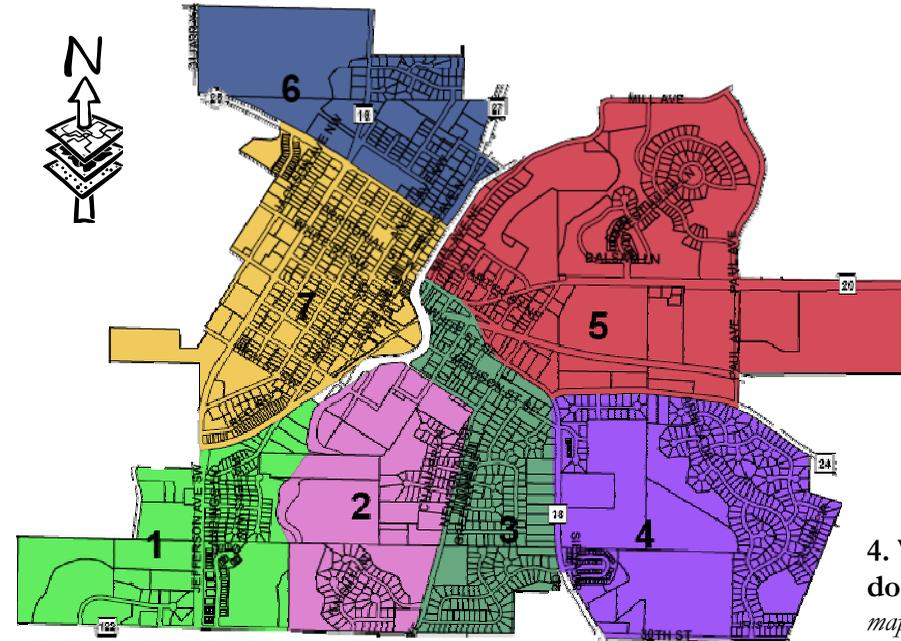
- 18 - 24
- 25 - 34
- 35 - 44
- 45 - 54
- 55 - 64
- 65 and over
- Prefer not to answer

2. Do you have children?

YES NO

3. If so, what ages:

- ___ 0-2
- ___ 3-4
- ___ 5-10
- ___ 10-15
- ___ 15+



4. Which section of the City do you live? Please refer to the map to answer the question.

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- Outside City limits

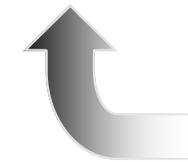


Photo credit: Nathan Ekhoft, University of Minnesota



PARK ELEMENTS

5. Rank these park elements.

1 being highest priority.

- _____ Community Festival Gathering Area
- _____ Baseball/softball fields **with** lights
- _____ Baseball/softball fields **without** lights
- _____ Tennis Courts
- _____ Sandy Bottom Swim Area/Beach
- _____ Paved Walking/Running Trails
- _____ Cross-County Ski Trials
- _____ Sledding Hill
- _____ Group Picnic Shelter(s)
- _____ Amphitheatre
- _____ Luce Line Trail Head/Parking Area
- _____ Dog Park
- _____ Community Pool
- _____ Frisbee/Disk Golf Course
- _____ Multi-Use community building
- _____ BMX Bike Track

6. Given the list from above, would you use the community park if built?

YES NO

7. What of the following would you support to pay for the park?

- Raising taxes
- Referendum
- User Fees

8. Open space will be preserved in the community park, with programming offered throughout the year for activities within those preserved areas. Please circle Y or N (yes/no) for the activities in which you or your family would be interested in participating:

- Y / N Archery
- Y / N Bird-watching
- Y / N Camping
- Y / N Cross-Country Skiing / Snowshoeing
- Y / N Disc Golf
- Y / N Geo-caching
- Y / N Hiking
- Y / N Kite-Flying
- Y / N Model Airplane/Helicopter Flying
- Y / N Model Boat Sailing
- Y / N Nature Club/Classes
- Y / N Orienteering
- Y / N Paintball
- Y / N Rocket-Launching
- Y / N Therapeutic Recreation (for those with disabilities)
- Y / N Wireless Internet
- Y / N Yoga / Tai Chi

9. Which park(s) do you use the most?

Circle from list below.

1. Watertown-Mayer High Middle/High School
2. Ann Street Park
3. Watertown-Mayer Primary School (former elementary)
4. Pocket Park
5. City Center Park
6. Rick-Johnson Park
7. Grove Street Hockey Rink
8. Evergreen Park
9. Sunset Ridge Park (Forest Hills)
10. Watertown-Mayer Elementary School
11. Waters Edge Park
12. Sugarbush Park
13. Christ Community Lutheran School
14. Wildflower Park
15. Madison-Green Park
16. Kings Meadows Park
17. Kings Highland Park
18. Riverpointe Park
19. Rivers Edge Golf Course
20. The Landings
21. Highland Park
22. Old Mill Park

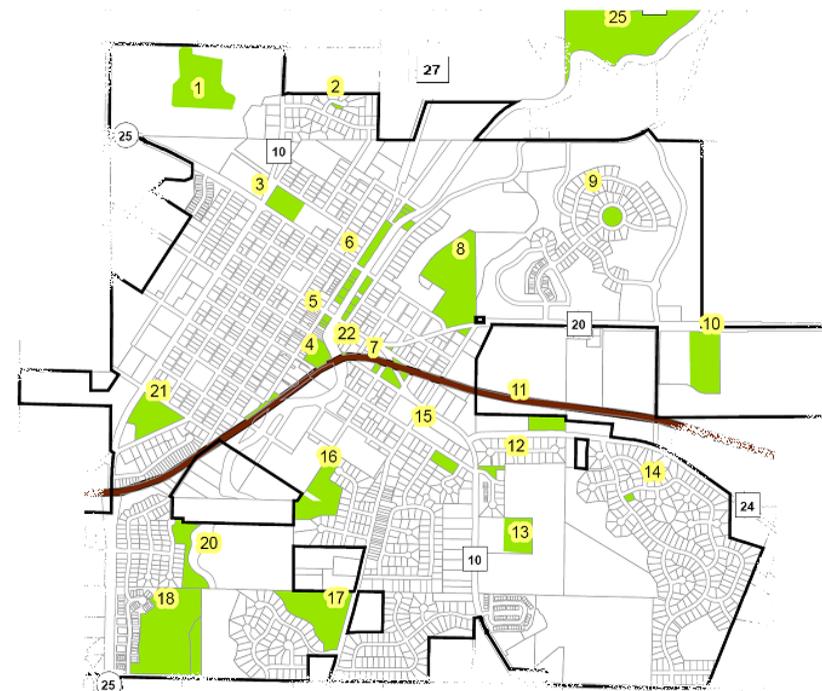


10. Which of the following park facilities do you use regularly?

Check all that apply.

- Ball field
- Skate Park
- Track
- Volleyball Court
- Basketball Court
- Picnic Area
- Hockey Rink
- Skating Rink
- Boat Access
- Fishing Pier
- Playground Equipment
- Sledding Hill
- Fishing Pond
- Shelters or Plazas

Use this map to find the location of a park



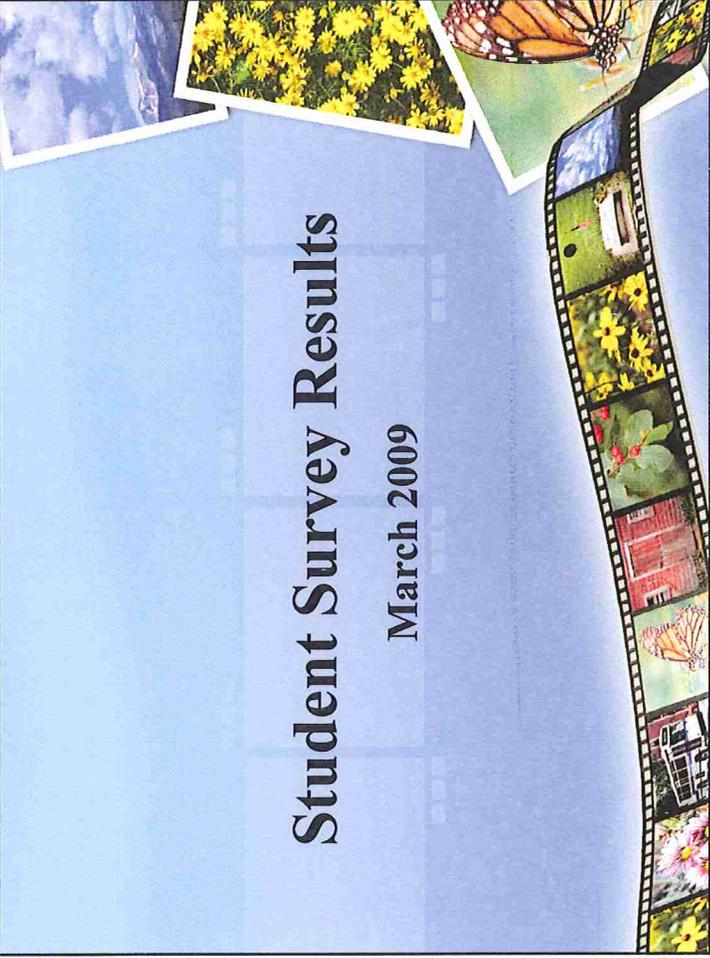
In December of 2008, the City of Watertown received a land donation of 40 acres to be used for a community park. Although it will take many years for this park to become fully developed (playground, fields, etc.), the City of Watertown wants to begin the preliminary planning as soon as possible. We would like students to generate ideas on what they would like to have in the new park. They can be as creative and out-of-the box OR realistic as they wish. The City would like to ask you to provide your students with this information and use the questions below as a guide in gathering ideas. As a teacher, you are welcome to turn this into a learning experience for your students that could go beyond the questions below. Again, be as creative and innovative as you see fit. Please return the results of this survey activity no later than April 6th. For more information, go to www.ci.watertown.mn.us or call City Hall: 952-955-2681.

Below is a list of main questions that we would like the students to answer:

- 1) What are some outdoor activities that you enjoy?
- 2) Come up with some possibilities for this park—be as broad or as detailed as you wish.
- 3) Think of 3 main things you would like to have in this park for you to use/do.
- 4) Think of 3 main things that you would like to have in this park for other people (ex. elderly, disabled, family members, etc.).
- 5) If given the opportunity, would you like to continue being involved in the planning process for this park in the years to come?

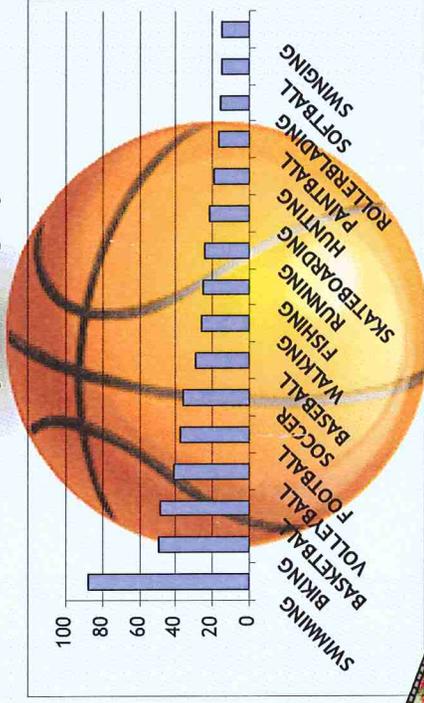
Student Survey Results

March 2009



Youth Survey Results

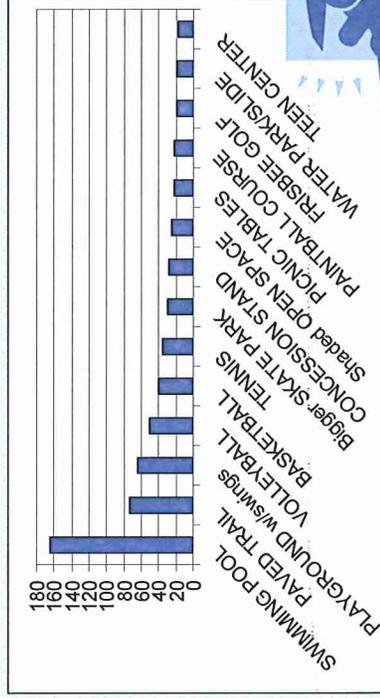
Question: What are some outdoor activities that you enjoy?



Source: 6-12th graders (Watertown-Mayer School District)

Youth Survey Results

Question: Think of 3 main things you would like to have in this park for you to use/do.

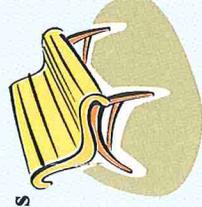


Source: 6-12th graders (Watertown-Mayer School District)

Youth Survey Results

Question: Think of 3 main things that you would like to have in this park for other people (ex. elderly, disabled, family members, etc.).

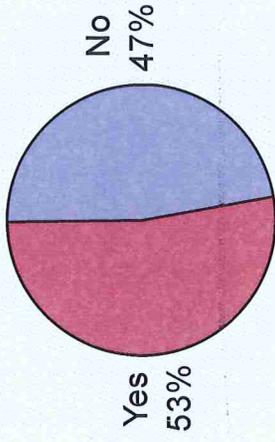
1. Benches/places to sit
2. Trails & sidewalks
3. Playground with sandbox
4. Beach/Pool w/ramps & railings
5. Ramps, railings, and handicap accessibility
6. Trees/flowers
7. Shelters/Activity Building
8. Swings
9. Bathrooms
10. Slides



Source: 6-12th graders (Watertown-Mayer School District)

Youth Survey Results

Question: Would you like to continue being involved in the planning process for this park in the years to come?



Source: 6-12th graders (Watertown-Mayer School District)

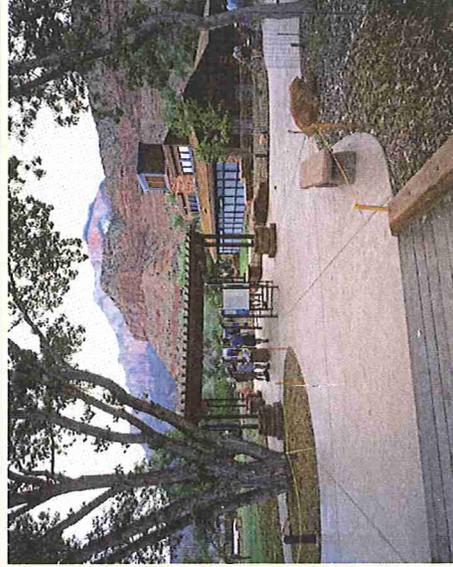
Appendix B

Visual Preference Survey

Conclusions of Visual Preference Survey

Conducted at Goal Setting Workshop
April 5, 2008

PARK BUILDINGS



Conclusions:

- Windows
- Capture view
- Incorporate pergola
- Plaza
- Benches

PARK BUILDINGS



Conclusions:

- Open-air/enclosed shelter combo
- Brick exterior
- Picnic tables
- Green open space w/ landscaping

PARK BUILDINGS



Conclusions:

- Work with the existing topography
- Open-air/enclosed shelter combo
- Picnic tables, grills
- Landscaping around building

PARK BUILDINGS

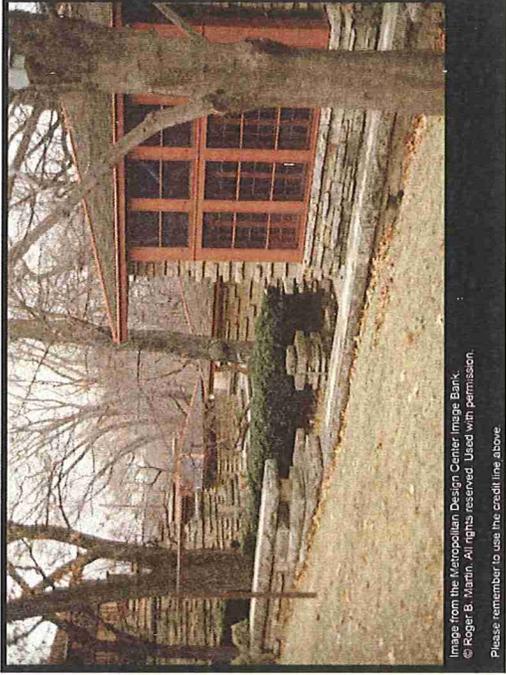
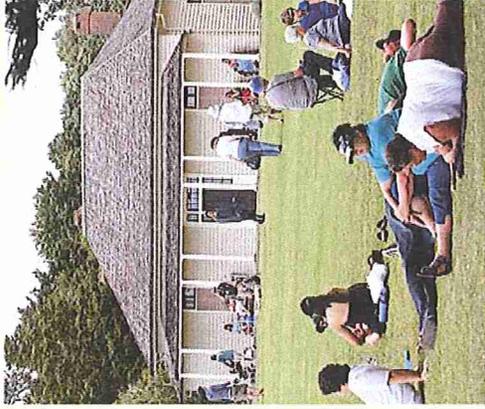


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Conclusion:

- Stone exterior

PARK BUILDINGS



Conclusion:

- Open space/plaza for gathering
- "Central Park" feel

OPEN-AIR PARK SHELTERS



Conclusions:

- Work with the existing topography
- Open-air/enclosed shelter combo
- Picnic tables, grills
- Landscaping around building

OPEN-AIR PARK SHELTERS

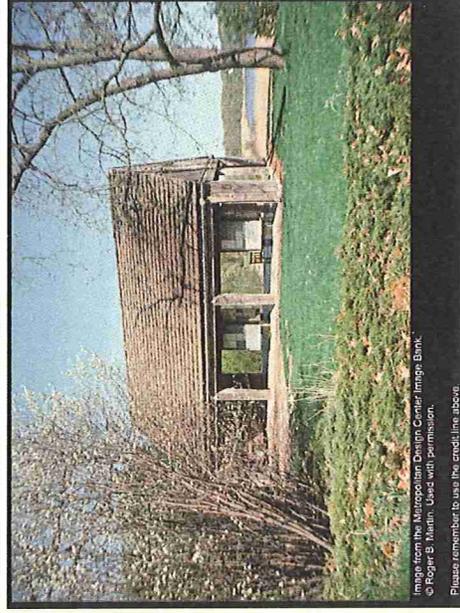


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Conclusion:

- Open-air shelter
- Wood material
- Rustic look

OPEN-AIR PARK SHELTERS

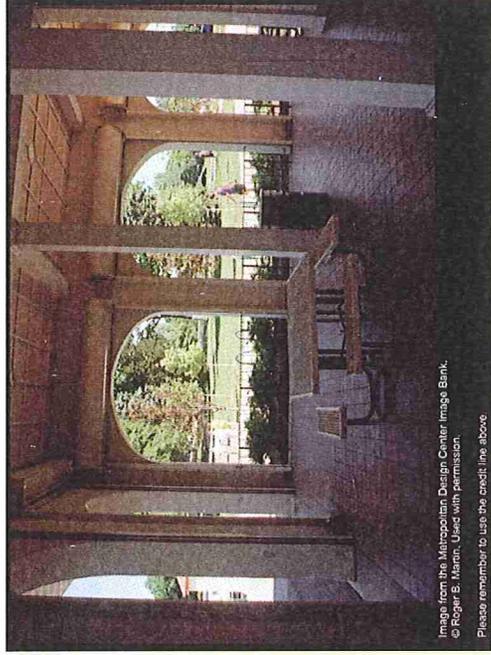


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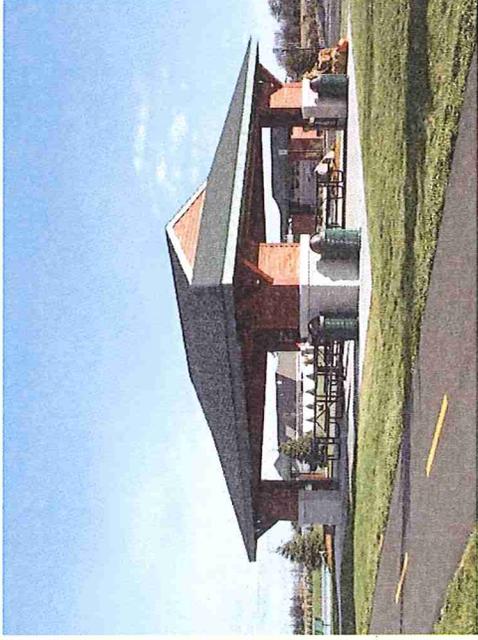
- Conclusion:**
- Brick floor
 - Archways
 - Picnic shelter
 - Picturesque views

OPEN-AIR PARK SHELTERS



- Conclusions:**
- Brick/stone columns
 - Picnic shelter
 - Metal roof
 - Open rafter construction

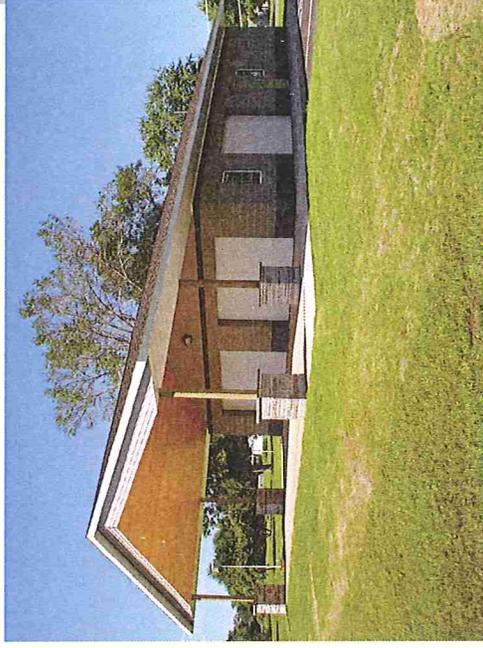
OPEN-AIR PARK SHELTERS



Conclusions:

- Shingle roof
- Black/cedar exterior
- Large picnic shelter

OPEN-AIR PARK SHELTERS



Conclusions:

- Large garage doors for equipment storage
- Open-air/enclosed shelter combo
- Brick/stone columns
- Simple architecture

OPEN-AIR PARK SHELTERS



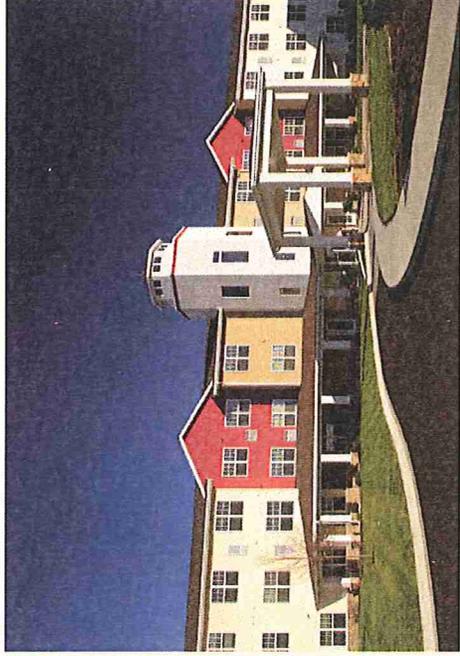
- Conclusions:
- Metal roof
 - Large picnic area
 - Steel frame
 - Simple shelter

PARK BUILDINGS & SHELTERS CONCLUSION

- Plaza/open space for gathering
- Landscaping
- Open air/enclosed shelter combo
- Brick/stone exterior or columns
- Work with existing topography
- Picnic tables



DOWNTOWN SENIOR HOUSING



Conclusions:

- Use of different colors
- 3-story living
- Varying roofline

Appendix C

Existing Conditions Map

COUNTY ROAD 20

PAUL AVENUE

LUCE LINE TRAIL

COMMUNITY PARK EXISTING CONDITIONS

Legend

-  Wetlands
-  10 foot contours
-  2 foot contours



Appendix D

Community Park Master Plan (11X17)

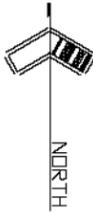


PARK PLAN ELEMENTS:

- (A) **Multi-use Park Building** - ~5,000 SF
- (B) **Swimming Pool** - 9,000 SF, 4 Lanes, Zero Depth, Diving Area, Zero Depth Play Area
(OR)
Splash Pad - Zero Depth Play Area
- (C) **Athletic Fields** - Two (2) regulation size multi-purpose fields (Soccer, Football, Lacrosse, Rugby)
- (D) **Amphitheatre** - Seating for approximately 150 people
- (E) **Community Gathering Area** - 9-12 acres of unprogrammed open space
- (F) **Parking Area** - 104 parking spaces to service the swimming pool, multi-use center, athletic fields, amphitheatre and community gathering area
- (G) **Dog Park** - 2-3 acres with water access area
- (H) **Picnic Area/Campground** - 2 covered shelter sites for event camping and picnics
- (I) **Picnic Shelter** - Large picnic shelter (100 x 40)
- (J) **Luce Line Trail Head** - 25 parking spaces for Luce Line Trail access with restrooms, water
- (K) **Bathroom Shelter** - Bathroom picnic shelter (30x15)
- (L) **Sports Court** - Two (2) regulation size tennis courts
(OR)
Multi-purpose Basketball/Volleyball Court
- (M) **Passive Open Space** - Unprogrammed open space
- (N) **Ropes Course/Outdoor Classroom** - outdoor learning center
- (O) **Wetland/Infiltration Demonstration Area** - Wetland learning area/possible boardwalk
- (P) **Future Playground Area** - Playground to service neighborhood, picnic areas

LEGEND:

- Existing Wetlands to Remain
- Stormwater Pond
- Existing Woodland to Remain
- Proposed Tree/Landscaping
- Proposed Trail/Cross Country Skiing



TERRARK
 6400 Dufferin Road
 Chaska, MN 55318
 www.terrark.com
 F (952) 408-4789
 P (952) 232-2465

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
 License No. 41059
 Date: _____

**COMMUNITY PARK
 MASTER PLAN**
 FINAL PLAN

**CITY OF WATERTOWN
 WATERTOWN, MINNESOTA**

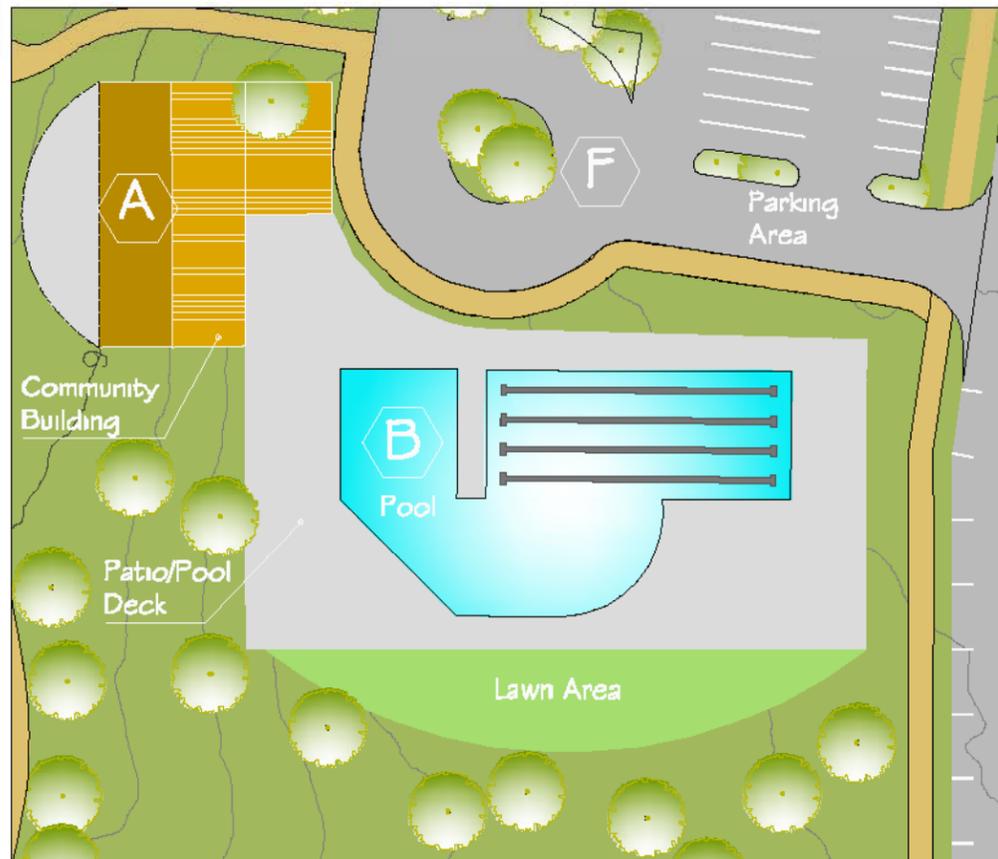
Revisions:
 9.21.2009
 4.21.2010
 10.1.2010

Scale:
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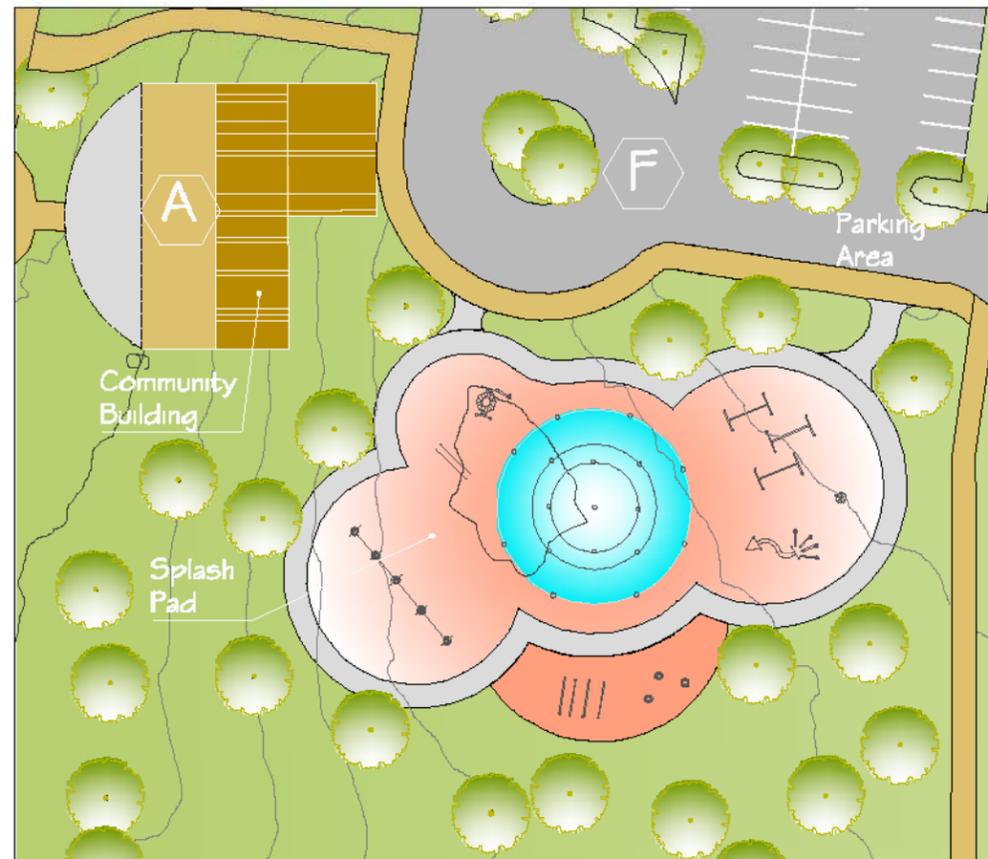
Job No:
 2009-16

Date:
 5.29.2009

Sheet No:
S-1



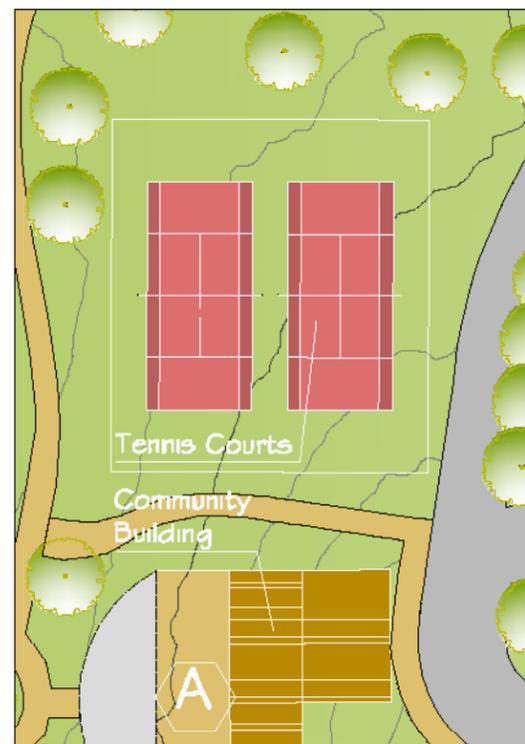
SWIMMING POOL
KTA



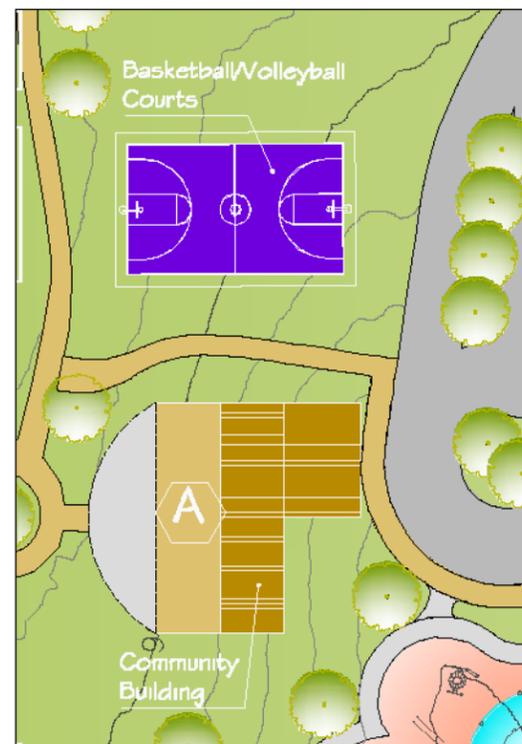
SPLASH PARK
KTA



ATHLETIC FIELDS (REGULATION SIZE)
KTA



TENNIS COURTS (2-4 COURTS)
KTA



BASKETBALL/VOLLEYBALL COURTS
KTA

PARK PLAN ELEMENTS:

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- (B) **Swimming Pool** - 9,000 SF, 4 Lanes, Zero Depth, Diving Area, Zero Depth Play Area
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LEGEND:

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- Proposed Tree/Landscaping
- Proposed Trail/Cross Country Skiing



Notwithstanding to whom any responsibility may be assigned, the undersigned shall remain jointly and severally liable for the accuracy of the information contained herein.

Mark L. Kellum
Date: _____ License No. 4169

**COMMUNITY PARK
MASTER PLAN
SITE ENLARGEMENTS**

**CITY OF WATERTOWN
WATERTOWN, MINNESOTA**

Revisions:
8.21.2008
4.20.2010
10.1.2010

Scale:
N/A

Job No:
2008-16

Date:
5.28.2009

Sheet No:
S-2

Appendix E

Future Parks Map

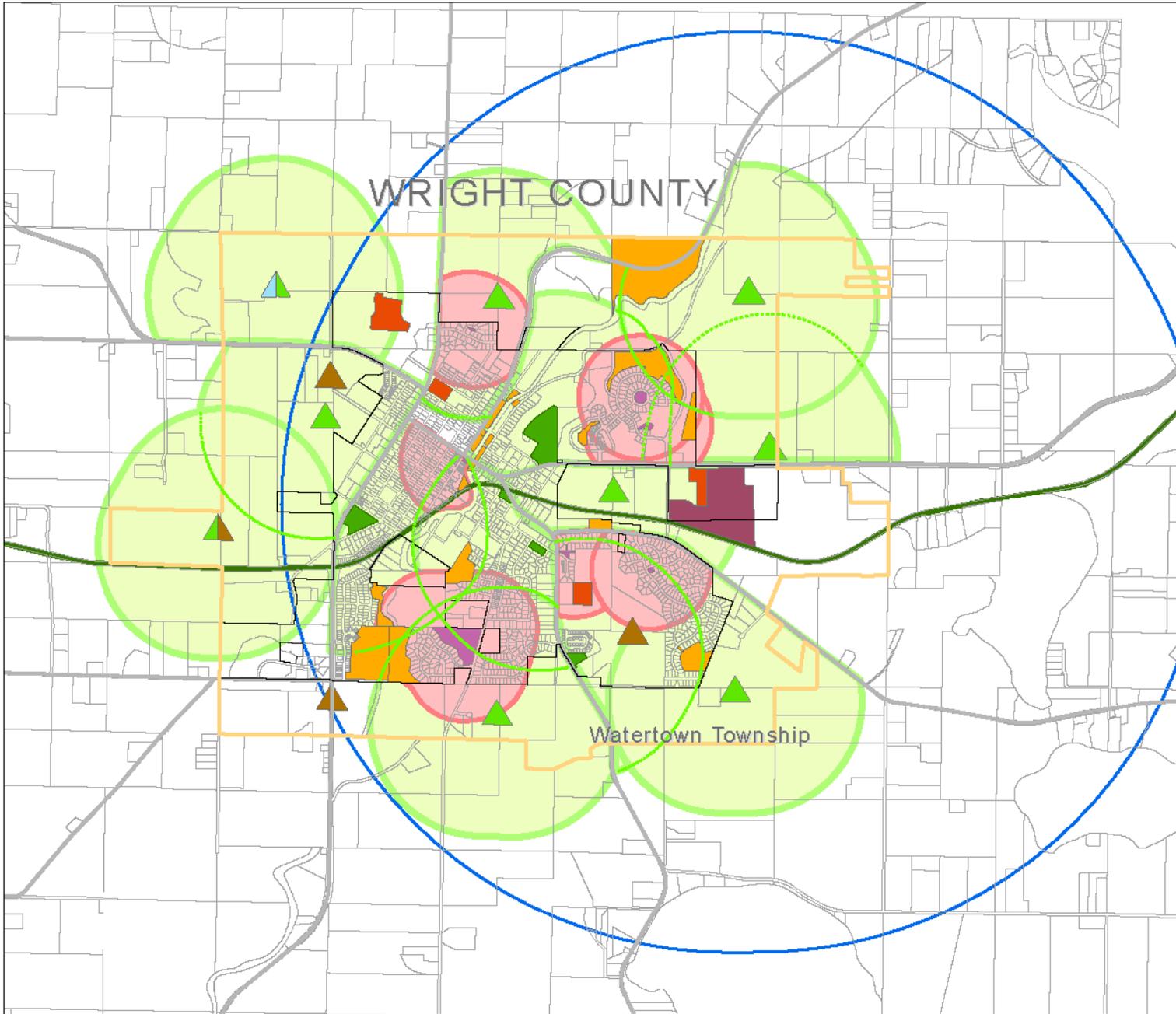
CITY OF WATERTOWN



**EXISTING & FUTURE
PARK SERVICE AREA
MAP 7-2**

Legend

- 2030 Growth Boundary
- City Boundary
- Parks/Open Space Classification**
- School
- Mini Park
- Neighborhood
- Community Park
- Future Neighborhood Park
- Conservancy
- Future Conservancy Park
- Future Community Park
- Future Sports Complex
- Luce Line Trail
- Community Park Service Area- 2 mile radius
- Mini Park Service Area (1/4 mile radius)
- Neighborhood Service Area (1/2 mile radius)



March 2009

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