



File #: 26-052, **Version:** 1

City Council Meeting Date: January 20, 2026

To: Mayor and City Council
City Administrator

From: Andrew Tussing, Streets and Parks Manager
David Bennett, Public Works Director/City Engineer

Consider Approving the Plans and Specifications for the Central Park Playground Improvement Site Improvements and Authorize Bids.

Action Requested:

Staff recommends a motion to Approve the Plans and Specifications for the Central Park Playground Improvement Site Improvements and Authorize Bids.

Summary Report:

The City has been working with Bruce Jacobson Landscape Architect LLC and Bolten & Menk, Inc. to make park improvements to Central Park. The project has been discussed and approved by the Parks and Recreation Advisory Board; staff has held multiple neighborhood meetings, met with Age Friendly Northfield, and has worked with Heritage Preservation Commission for a certificate of appropriateness.

Bruce Jacobson will present the final project plan. Once approved by Council, staff will move forward on constructing a bid package to send out and request bids to complete this project.

The specific plans for approval (Attachment 1) and the overall presentation (Attachment 2) are attached.

The Heritage Preservation Commission (HPC) approved the Certificate of Appropriateness for the project at the HPC meeting on January 8, 2026. The approval was unanimous with two members absent. Any changes to the proposed scope of work are required to be reviewed by the HPC staff liaison for consistency with the approved scope of work; minor changes can be approved by staff while significant changes may require approval from the HPC. HPC Resolution 2026-001 and proposed scope of work is included as an attachment.

City Plans & Policies Relevance:

Consistent with applicable plans of the following plans: Comprehensive Plan; Pedestrian, Bike and Trail System Plan; Parks, Open Space and Trail System Plans; Northfield Parks & Recreation CIP Study, and Historic Designation with Certificate of Appropriateness review and approval by the Heritage Preservation Commission.

Some examples of consistency includes master plan compliance, connectivity to trails and open spaces, accessible play facilities, public engagement to inform park improvements, financial stewardship and responsibility of proper maintenance of facilities with dedicated source of funding that has been planned and

implemented, re-use of salvageable amenities versus replacement.

Alternative Options:

None recommended.

Financial Impacts:

The Central Park upgrades \$185,000 out of the Park Fund, which was approved as part of the 2026 Budget and Capital Improvement Plan (CIP) adoption.

Tentative Timelines:

- No further action by City Council after plan adoption.
- After approval, detailed construction documents and bidding will proceed forward.
- Project to start spring 2026.

CITY OF NORTHFIELD

CONSTRUCTION PLANS FOR

CENTRAL PARK SITE IMPROVEMENTS

REMOVALS, SITE GRADING, CONCRETE SIDEWALKS, PLAYGROUND CONSTRUCTION, SITE AMENITIES

JANUARY, 2026

RESOURCE LIST

CITY OF NORTHFIELD

City Hall
801 Washington Street
Northfield, MN 55057
645-8833

City Administrator:
Ben Martig

Mayor: Erica Zweifel

City Council Members:
Kathleen Holmes
Chad Beumer
Peter Dahlen
Jessica Peterson White
Brad Ness
Davin Sokup

Public Works Director / City Engineer:
David Bennett, P.E.
507-645-3006

Engineering Manager:
Sean Simonson
507-645-3049

Utility Superintendent:
Justin Wagner
507-645-3083

Streets and Parks Manager:
Andrew Tussing
507-645-3027

UTILITIES

GAS
Xcel Energy - Gas
Nathan Luedtke
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nathan.m.luedtke@xcelenergy.com

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Spectrum (Charter Communications)
Chuck Snyder
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charles.snyder@charter.com

Lumen (CenturyLink)
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(507)-577-8038

MetroNet
Chris Hart
Chris.Hart@metronet.com
(612)-709-6282

Zayo
Steven Senger
Steven.Senger@zayo.com
(952)-230-9660

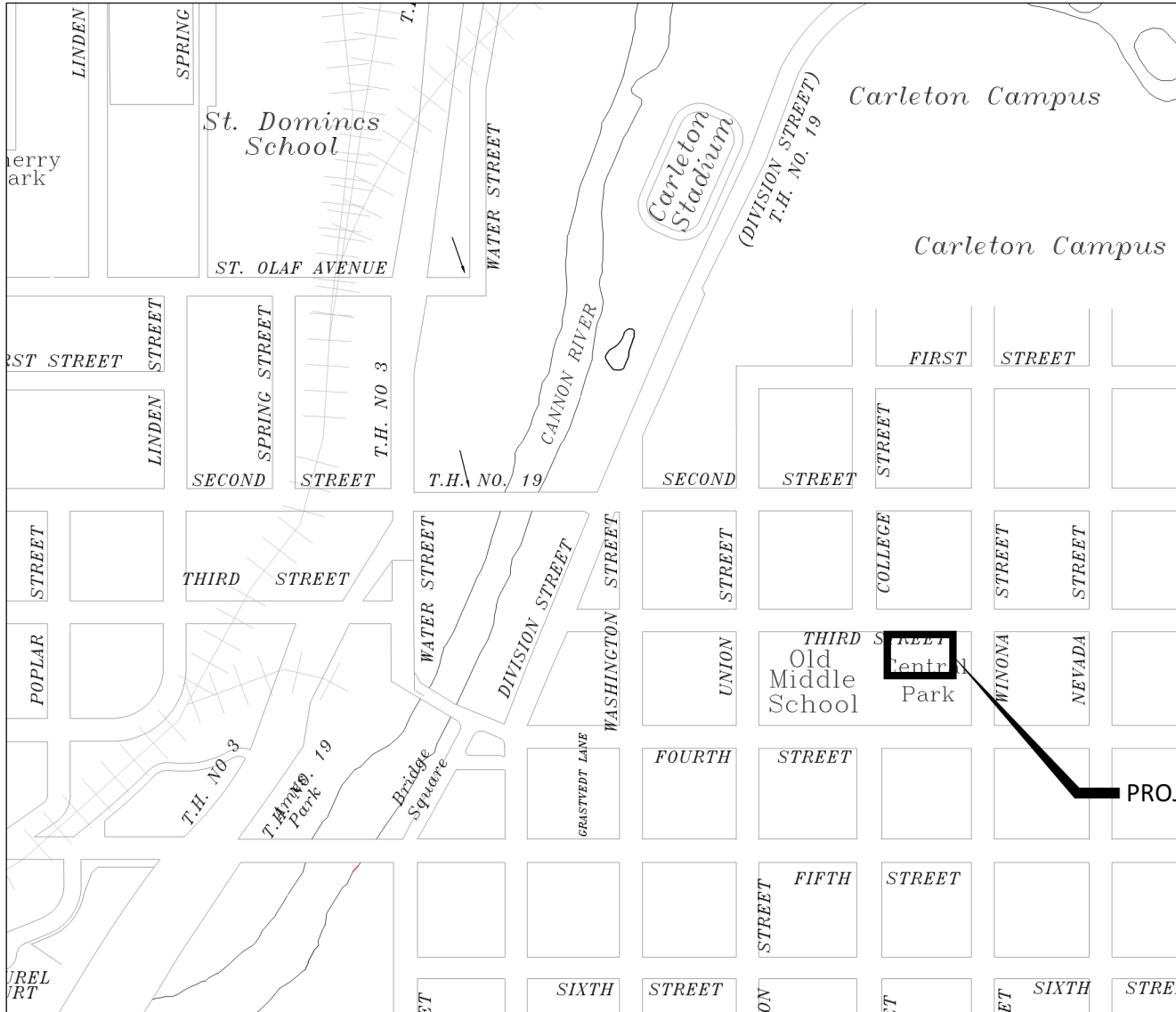
ELECTRIC
Xcel Energy - Electric
TIMOTHY KEELEY
715-308-2631
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NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

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MAR LEGEND



EXISTING TOPOGRAPHIC SYMBOLS

	ACCESS GRATE		REGULATION STATION GAS
	AIR CONDITION UNIT		SATELLITE DISH
	ANTENNA		SIGN NON TRAFFIC
	AUTO SPRINKLER CONNECTION		SIGN TRAFFIC
	BARRICADE PERMANENT		SIGNAL CONTROL CABINET
	BASKETBALL POST		SOIL BORING
	BENCH		SIREN
	BIRD FEEDER		TELEPHONE BOOTH
	BOLLARD		TILE INLET
	BUSH		TILE OUTLET
	CATCH BASIN RECTANGULAR CASTING		TILE RISER
	CATCH BASIN CIRCULAR CASTING		TRANSFORMER-ELECTRIC
	CURB STOP		TREE-CONIFEROUS
	CLEAN OUT		TREE-DEAD
	CULVERT END		TREE-DECIDUOUS
	DRINKING FOUNTAIN		TREE STUMP
	DOWN SPOUT		TRAFFIC ARM BARRIER
	FILL PIPE		TRAFFIC SIGNAL
	FIRE HYDRANT		TRASH CAN
	FLAG POLE		UTILITY MARKER
	FLARED END / APRON		VALVE
	FUEL PUMP		VALVE POST INDICATOR
	GRILL		VALVE VAULT
	GUY WIRE ANCHOR		VAULT
	HANDHOLE		VENT PIPE
	HANDICAP SPACE		WATER SPIGOT
	IRRIGATION SPRINKLER HEAD		WELL
	IRRIGATION VALVE BOX		WETLAND DELINEATED MARKER
	LIFT STATION CONTROL PANEL		WETLAND
	LIFT STATION		WET WELL
	LIGHT ON POLE		YARD HYDRANT
	LIGHT-GROUND		
	MAILBOX		
	MANHOLE-COMMUNICATION		
	MANHOLE-ELECTRIC		
	MANHOLE-GAS		
	MANHOLE-HEAT		
	MANHOLE-SANITARY SEWER		
	MANHOLE-STORM SEWER		
	MANHOLE-UTILITY		
	MANHOLE-WATER		
	METER		
	ORDER MICROPHONE		
	PARKING METER		
	PAVEMENT MARKING		

PROPOSED TOPOGRAPHIC SYMBOLS

	CLEANOUT
	MANHOLE
	LIFT STATION
	STORM SEWER CIRCULAR CASTING
	STORM SEWER RECTANGULAR CASTING
	STORM SEWER FLARED END / APRON
	STORM SEWER OUTLET STRUCTURE
	STORM SEWER OVERFLOW STRUCTURE
	CURB BOX
	FIRE HYDRANT
	WATER VALVE
	WATER REDUCER

SURVEY SYMBOLS

	BENCHMARK LOCATION		CAST IRON MONUMENT
	CONTROL POINT		STONE MONUMENT
	MONUMENT FOUND		

EXISTING TOPOGRAPHIC LINES

	RETAINING WALL
	FENCE
	FENCE-DECORATIVE
	GUARD RAIL
	TREE LINE
	BUSH LINE

SURVEY LINES

	CONTROLLED ACCESS BOUNDARY
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	SETBACK LINE
	SECTION LINE
	QUARTER LINE
	SIXTEENTH LINE
	TEMPORARY EASEMENT

EXISTING UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE

PROPOSED UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE
	PIPE CASING
	TRENCHLESS PIPE (PLAN VIEW)
	TRENCHLESS PIPE (PROFILE VIEW)

GRADING INFORMATION

	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR

CB
INV: R-945.37

CB
INV: R-945.37

CB
INV: R-945.35



PROTECT SIGN

REMOVE CONCRETE WALK

REMOVE P.I.P RUBBER SAFETY SU

REMOVE 181 CY ENGINEERED
WOOD FIBER (TO BE PAID
UNDER COMMON
EXCAVATION BID ITEM)

REMOVE 318 LF
TIMBER
PLAYGROUND
EDGER





SALVAGE BENCH

SALVAGE CRAWLING TUBES

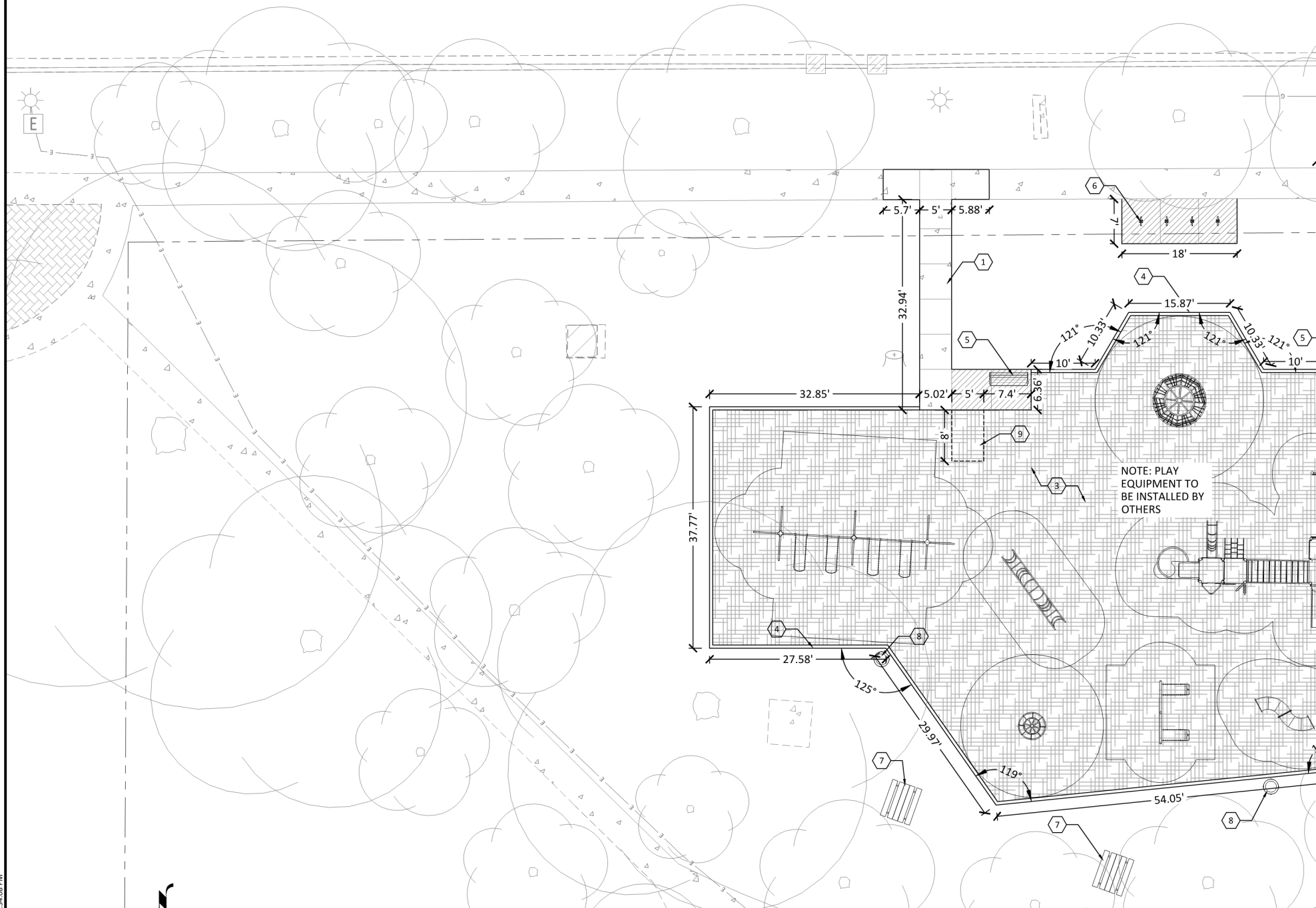
REMOVE CONCRETE

SALVAGE BENCH

LEGEND

-  REMOVE CONCRETE WALK
-  REMOVE ENGINEERED WOOD FIBER
PLAYGROUND SURFACING
-  CLEAR & GRUB TREE
-  PROTECT TREE

3RD ST. EAST



NOTE: PLAY EQUIPMENT TO BE INSTALLED BY OTHERS

CB
INV: R-945.37

CB
INV: R-945.37

CB
INV: R-945.35

MATCH EXISTING

MATCH EXISTING

MATCH EXISTING

0.21%
0.20%
1.50%
1.50%

0.44%

947.53 947.54

947.83 947.91

4.78%

948.69 948.22

0.30% 0.00%

1.61%

1.38% 1.50% 1.50%

948.88 948.91

0.45% 0.00%

1.07%

1.31%

0.55%

948.88

949.26

949.44

949.9

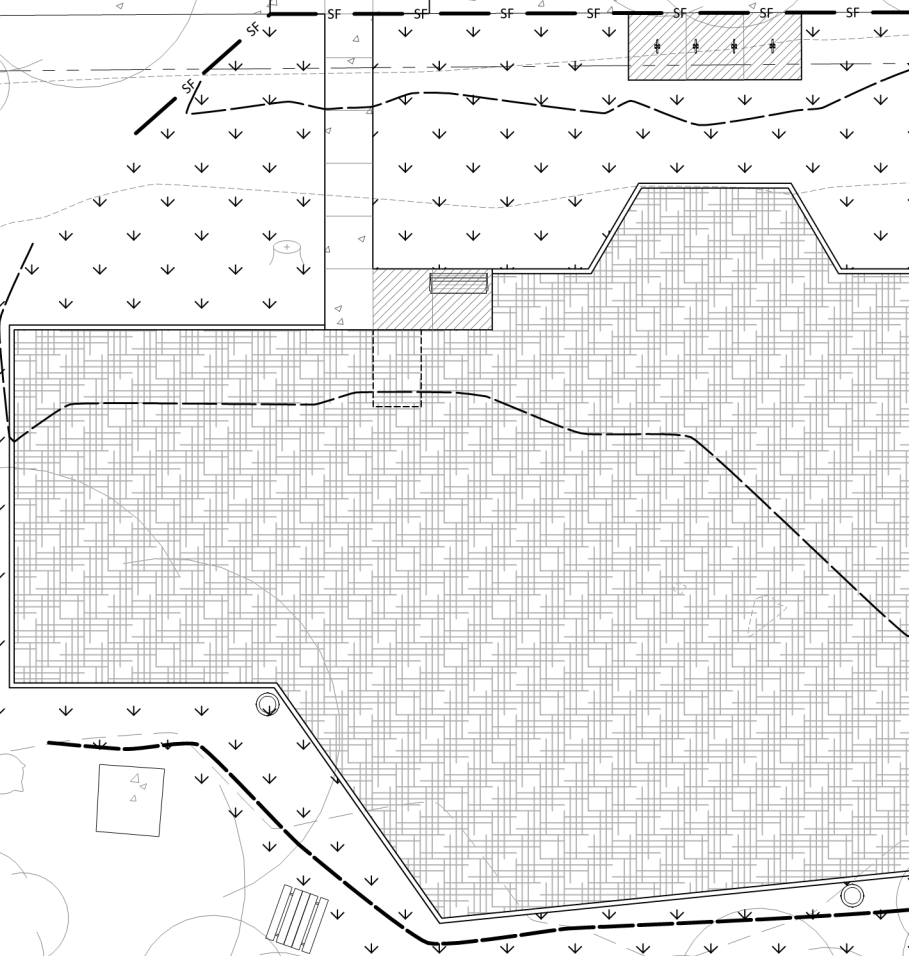
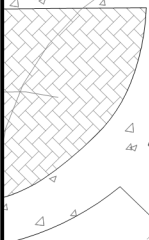
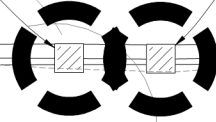
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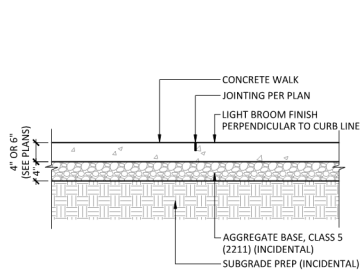


CB
INV: R-945.37

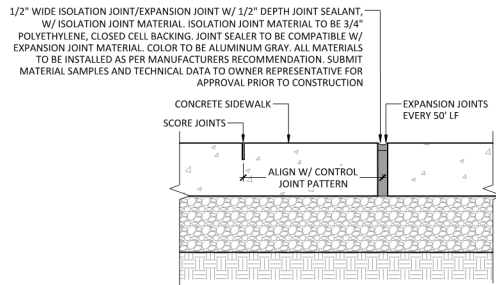
CB
INV: R-945.37

CB
INV: R-945.35

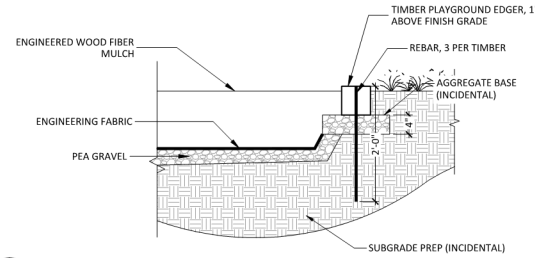




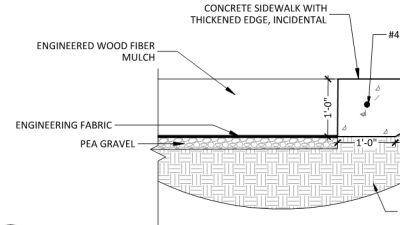
1 CONCRETE SIDEWALK (2521)
SCALE: N.T.S.



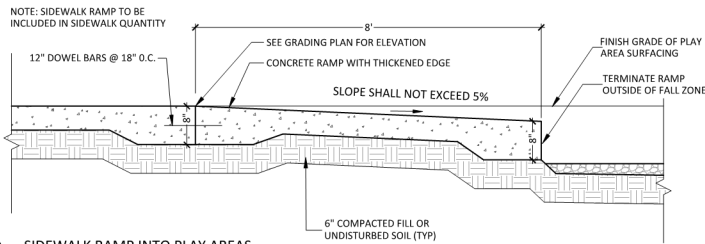
2 CONCRETE SIDEWALK JOINTS
SCALE: N.T.S.



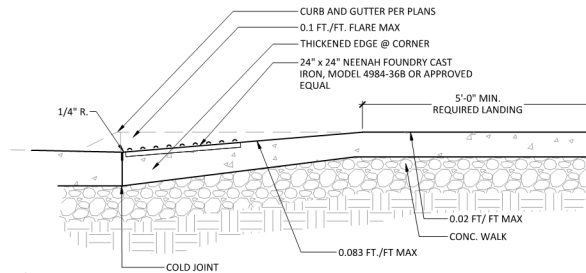
3 TIMBER PLAYGROUND EDGE RESTRAINT
SCALE: N.T.S.



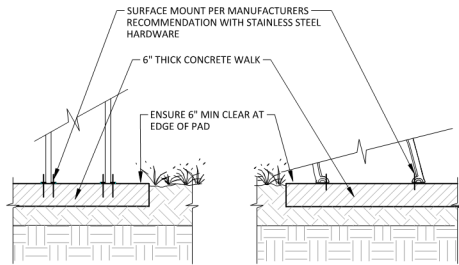
4 THICKENED SIDEWALK ADJACENT TO ENGINEERED WOOD MULCH
SCALE: N.T.S.



6 SIDEWALK RAMP INTO PLAY AREAS
SCALE: N.T.S.



7 PEDESTRIAN CURB RAMP / DETECTABLE WARNING PANEL
SCALE: N.T.S.



BICYCLE RACK ON CONCRETE

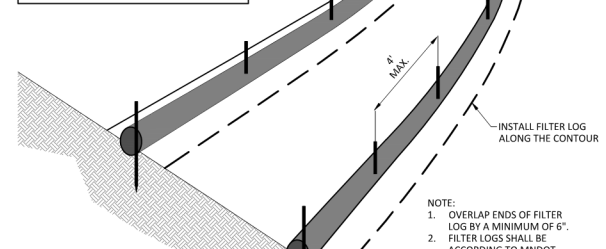
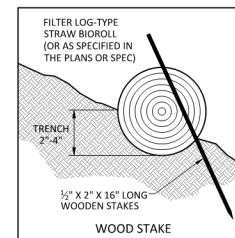
BENCH ON CONCRETE

- NOTES:
1. REFER TO SPECS FOR MODEL AND MANUFACTURER
 2. FIELD VERIFY LOCATION BY LANDSCAPE ARCHITECT
 3. SHIM TO LEVEL SITE FURNISHINGS

8 SURFACE MOUNT FURNISHINGS
SCALE: N.T.S.

TREE PROTECTION NOTES

1. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT TREE ROOT SMOOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN A TREE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
5. TRENCHES SHALL BE HAND DUG WITHIN THE DRIP LINE IN AREAS WHERE ROOTS TWO INCHES IN DIAMETER AND GREATER ARE PRESENT, OR WHEN IN CLOSE PROXIMITY TO LOW BRANCHING TREES. WHENEVER POSSIBLE, ROOTS TWO INCHES OR GREATER IN DIAMETER SHALL BE TUNNELED OR BORED UNDER AND SHALL BE COVERED TO PREVENT DEHYDRATION.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE OF TREE.
9. FENCING MATERIAL SHALL ENIRCLE ANY TREE WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHALL BE AVOIDED FOR EXISTING TREES TO



- NOTE:
1. OVERLAP ENDS OF FILTER LOG BY A MINIMUM OF 6".
 2. FILTER LOGS SHALL BE ACCORDING TO HANDBOOK



Central Park

Playground Site Improvement Project:

Approve Plans & Specifications & Authorize Bids

City Council Meeting
January 20, 2026

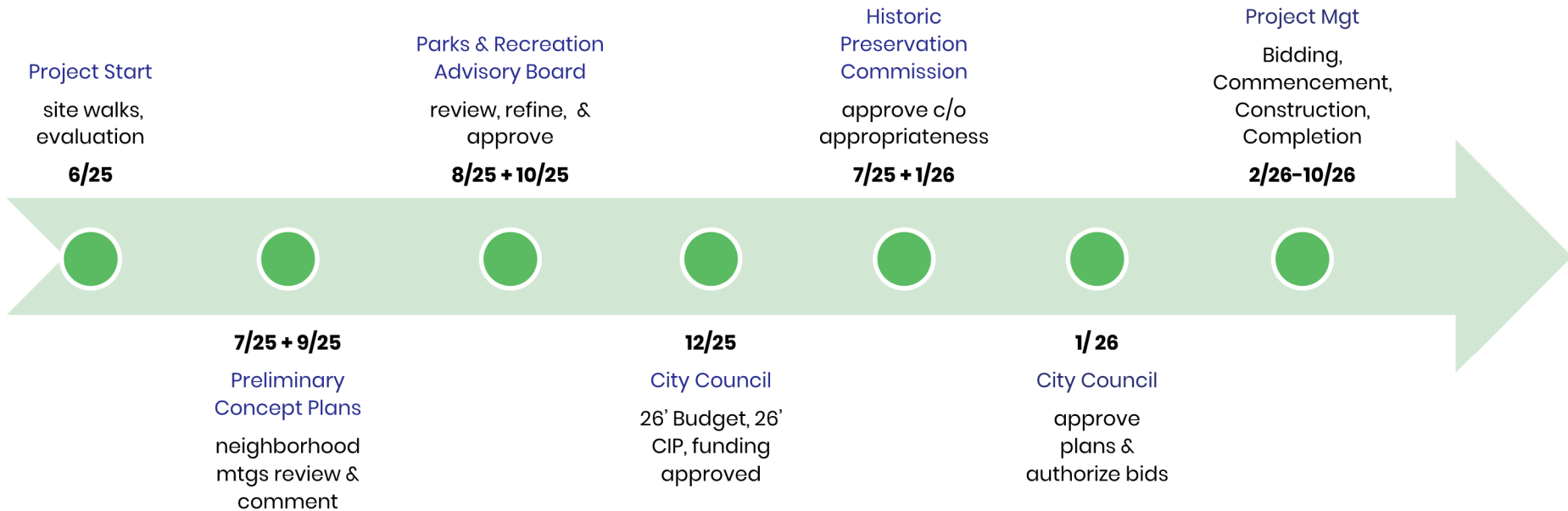
City Plans & Consistency



- Comprehensive Plan
- Ped & Bike Plan
- Open Space & Trail Plan
- Park & Rec CIP Study
- Heritage Preservation COA
- Multi-Year 5-Year CIP Planning
- 2025 Budgeted Design

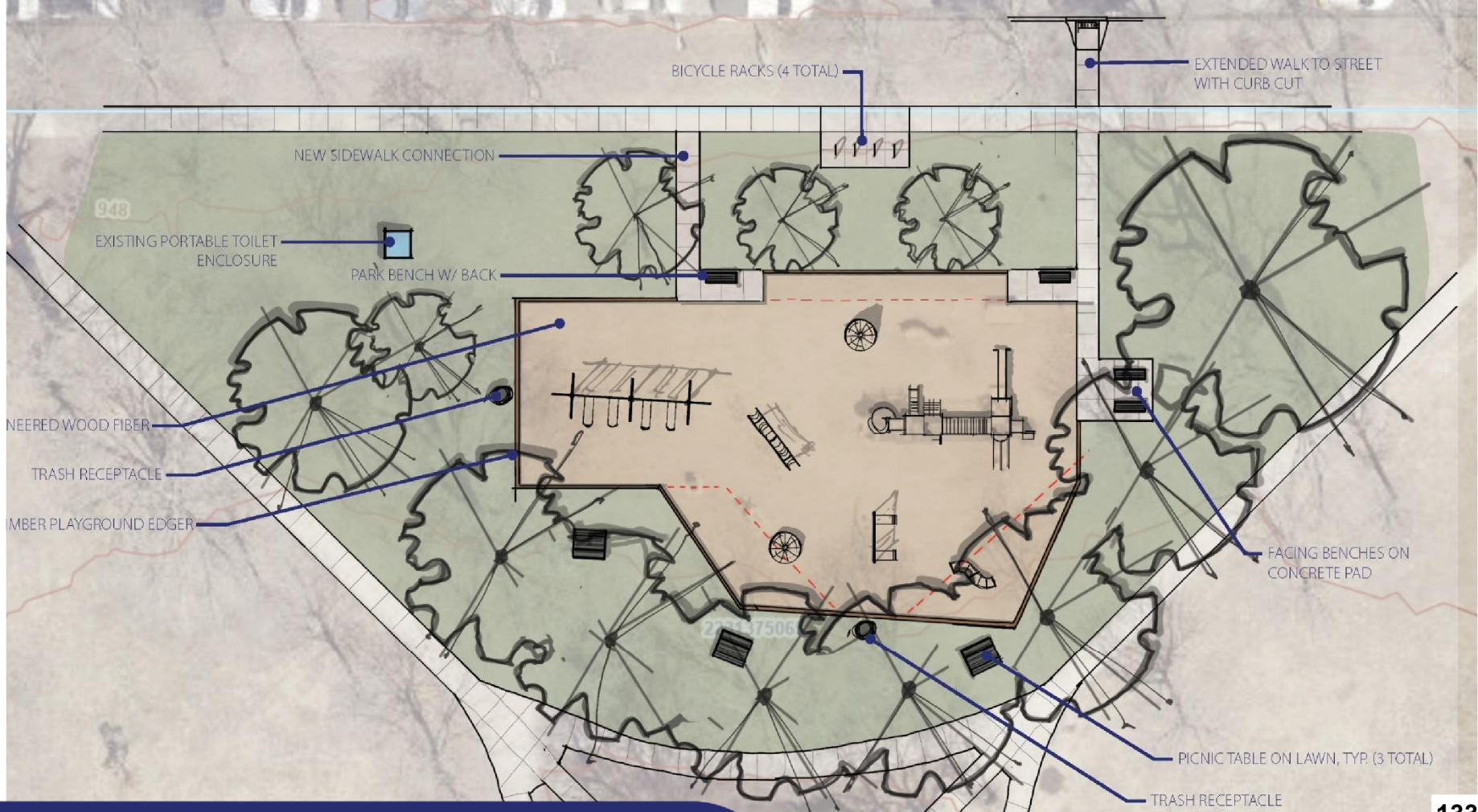


Project Implementation





Central Park – existing conditions



Central Park – concept plan



MOVEABLE PICNIC TABLE [NO CONCRETE PAD]



KEEP EXISTING SWINGS



LARGE CLIMBER + SPINNER



CONNECT WALKWAY TO EXISTING BENCHES



PLAYHOUSE DOME



REUSE [RELOCATE] EXISTING BENCHES



MOVE EXISTING SLIDE + REPLACE W/ MONKEY BARS

Central Park – playground features

Process for Consideration



- I. Council Questions
- II. Public Comment
- III. Recommend Motion Approve the Plans and Specifications for the Central Park Playground Improvement Site Improvements and Authorize Bids
- IV. Council Discussion
- V. Move to Vote

CITY OF NORTHFIELD, MINNESOTA
HERITAGE PRESERVATION COMMISSION RESOLUTION HPC #2026-001

A RESOLUTION BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF
NORTHFIELD, MINNESOTA, APPROVING A CERTIFICATE OF APPROPRIATENESS
FOR 421 4th St. E.

WHEREAS, the applicant, The City of Northfield (the “Applicant”), is seeking a Certificate of Appropriateness (“COA”) from the City of Northfield Heritage Preservation Commission (“HPC” or “Commission”) for repairing a portion of the playground and site improvements as more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the “Work”), for certain property owned by the City of Northfield located at 421 4th St. E. in the City of Northfield (the “Property”); and

WHEREAS, the Property is a locally designated heritage preservation site; and

WHEREAS, according to Northfield City Code (the “City Code”), Chapter 34, Section 8.5.8 (A), unless otherwise exempted in Section 7.8.3 or unless otherwise provided in Section 8.5.8, a COA is required for construction, exterior alteration or rehabilitation, moving or demolition of a building or structure on a city-owned or privately owned heritage preservation site; and

WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (A), unless otherwise provided in City Code, no zoning certificate or building permit shall be issued before a COA has received approval; and

WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (A)(1), the proposed Work is classified as Major Work requiring the Type 3 review procedure as established in Section 8.4.6, Type 3 Review Procedure (Heritage Preservation Commission Decision); and

WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (D), for proposed new construction, as well as alteration, remodeling, rehabilitation, relocation or addition to an existing building, structure or historic object, the HPC, based upon the above review procedure, shall consider the following in evaluating an application for a COA, and shall make written findings regarding approval or denial of the same by resolution (Criterion (a) below must be met and criteria (b) through (g) shall be considered, if applicable to an application):

- (a) For all applications, the proposed action fully complies with all applicable requirements of this LDC;
- (b) That the proposed action is in harmony with the intent purpose of the H-O district for sites located in the H-O district;
- (c) That the proposed action would complement other structures within the H-O district for sites located in the H-O district;

- (d) That the proposed action is consistent with the Downtown Preservation Design Guidelines for sites located in the H-O district, and consistent with the Secretary of the Interior’s Standards for Treatment of Historic Properties for sites located within or outside the H-O district;
- (e) Consideration should be given to the amount and quality of original material and design remaining in the building or structure when applying criteria, guidelines and standards;
- (f) For new construction, the building or addition should be compatible with:
 - (i) scale, texture, materials, and other visual qualities of the surrounding buildings and neighborhoods;
 - (ii) the height, width, depth, massing and setback of the surrounding buildings; and
 - (iii) the amount of solid wall to window and door openings, and the replacement of window and door openings, should be proportional to that of the surrounding buildings and neighborhood; and
- (g) Consideration shall be given to clear cases of economic hardship or to deprivation of reasonable use of the owner's property.

; and

WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (D), the Applicant bears the burden of proof of meeting the foregoing criteria; and

WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (E), this decision of the HPC shall be final unless timely appealed to the City Council by filing a written notice of appeal with the City Clerk no later than ten (10) days after the date of the HPC’s decision; and

WHEREAS, the Commission held a duly noticed public meeting on January 7, 2026, to consider testimony from the Applicant and the public regarding the COA, and has considered such testimony and reviewed the requested COA on the Property according to the above criteria.

NOW THEREFORE BE IT RESOLVED BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF NORTHFIELD, MINNESOTA, that the Commission has duly considered the required criteria contained in City Code as applicable to the above-requested COA regarding the Property, and hereby adopts the findings of fact contained in the staff report regarding the same, which is attached hereto and incorporated herein by reference as Exhibit B, along with the above recitals hereto.

BE IT FURTHER RESOLVED that the requested COA is hereby approved based upon the above-referenced adopted findings.

PASSED by the Heritage Preservation Commission of the City of Northfield, this 7th day of January 2026.


Chair


Member

VOTE: Y CLARK Absent MACHACEK SHONKA Y JARMAN
 Y MEEHAN Y STANGLER Y BEIMERS Absent STREET

EXHIBIT A

DESCRIPTION OF PROPOSED WORK

CITY OF NORTHFIELD

CONSTRUCTION PLANS FOR

CENTRAL PARK SITE IMPROVEMENTS

REMOVALS, SITE GRADING, CONCRETE SIDEWALKS, PLAYGROUND CONSTRUCTION, SITE AMENITIES

JANUARY, 2026

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801 Washington Street
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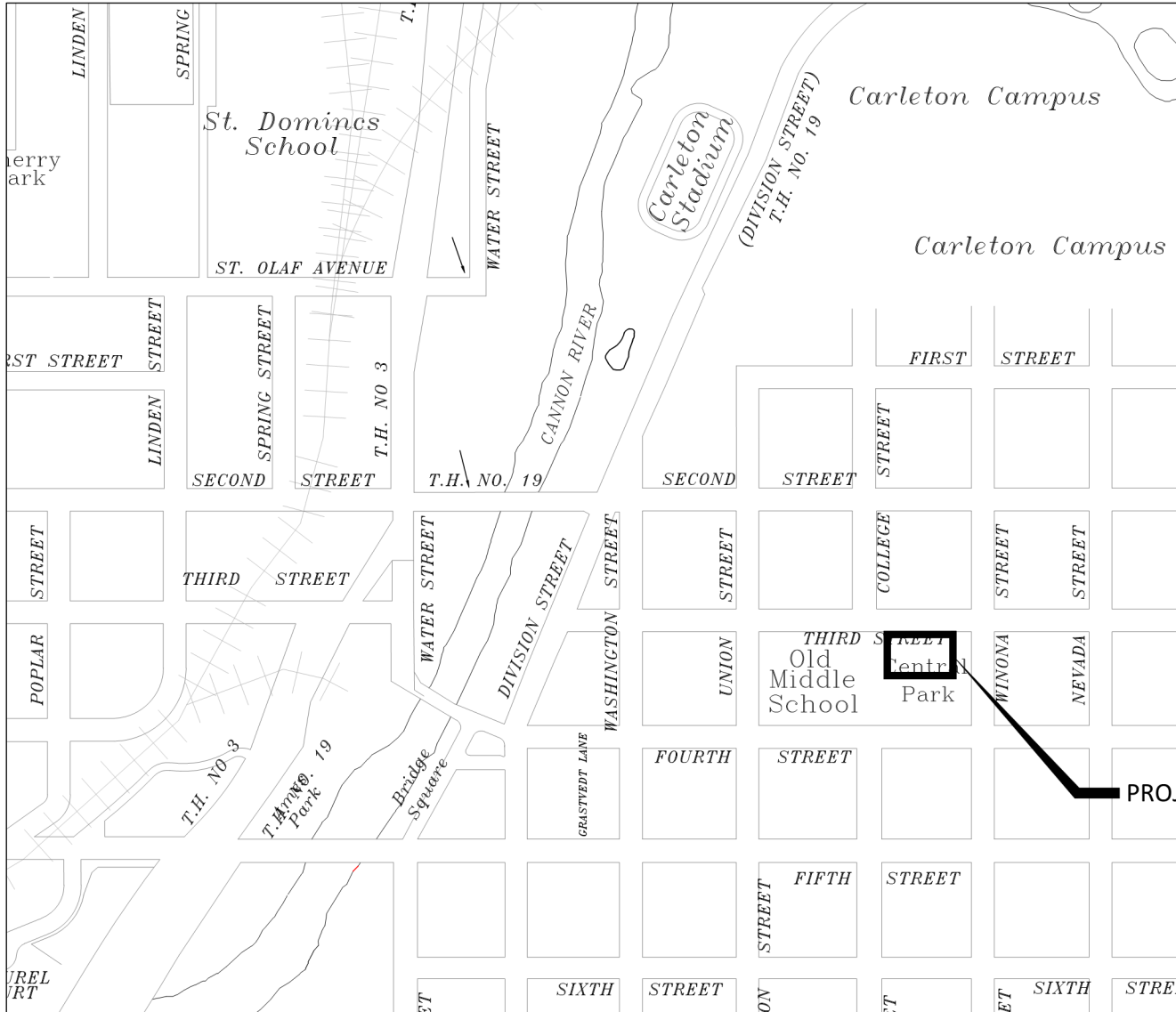
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MAP LEGEND



EXISTING TOPOGRAPHIC SYMBOLS

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	AUTO SPRINKLER CONNECTION		SIGN TRAFFIC
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	BENCH		SIREN
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	FUEL PUMP		VALVE POST INDICATOR
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	HANDHOLE		VENT PIPE
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	MAILBOX		
	MANHOLE-COMMUNICATION		
	MANHOLE-ELECTRIC		
	MANHOLE-GAS		
	MANHOLE-HEAT		
	MANHOLE-SANITARY SEWER		
	MANHOLE-STORM SEWER		
	MANHOLE-UTILITY		
	MANHOLE-WATER		
	METER		
	ORDER MICROPHONE		
	PARKING METER		
	PAVEMENT MARKING		

PROPOSED TOPOGRAPHIC SYMBOLS

	CLEANOUT
	MANHOLE
	LIFT STATION
	STORM SEWER CIRCULAR CASTING
	STORM SEWER RECTANGULAR CASTING
	STORM SEWER FLARED END / APRON
	STORM SEWER OUTLET STRUCTURE
	STORM SEWER OVERFLOW STRUCTURE
	CURB BOX
	FIRE HYDRANT
	WATER VALVE
	WATER REDUCER

SURVEY SYMBOLS

	BENCHMARK LOCATION		CAST IRON MONUMENT
	CONTROL POINT		STONE MONUMENT
	MONUMENT FOUND		

EXISTING TOPOGRAPHIC LINES

	RETAINING WALL
	FENCE
	FENCE-DECORATIVE
	GUARD RAIL
	TREE LINE
	BUSH LINE

SURVEY LINES

	CONTROLLED ACCESS BOUNDARY
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	SETBACK LINE
	SECTION LINE
	QUARTER LINE
	SIXTEENTH LINE
	TEMPORARY EASEMENT

EXISTING UTILITY LINES

	FORCE MAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE

PROPOSED UTILITY LINES

	FORCE MAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE
	PIPE CASING
	TRENCHLESS PIPE (PLAN VIEW)
	TRENCHLESS PIPE (PROFILE VIEW)

GRADING INFORMATION

	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR

SIGN
"PED CROSSING"

CB
INV: R-945.37

3RD STREET EAST

BITUMINOUS

CB
INV: R-945.37

CB
INV: R-945.35

SIGN
"CENTRAL PARK"

LIGHT POLE

LIGHT POLE

EDGE OF CONCRETE

EDGE OF CONCRETE

PROTECT SIGN

REMOVE CONCRETE WALK

REMOVE P.I.P RUBBER SAFETY SU

PORTABLE RESTROOM
REMOVE 181 CY ENGINEERED
WOOD FIBER (TO BE PAID
UNDER COMMON
EXCAVATION BID ITEM)

SALVAGE BENCH

REMOVE 318 LF
TIMBER
PLAYGROUND
EDGER

SALVAGE CRAWLING TUBES

MULCH

MODULAR PLAY SYSTEM
"STEPS / BARS / SLIDES"

EDGE OF CONCRETE




UNERGROUND WATER MAIN
LINE PER GSDC MARKINGS

EDGE OF CONCRETE

REMOVE CONCRETE

MULCH

LEGEND

-  REMOVE CONCRETE WALK
-  REMOVE ENGINEERED WOOD FIBER
PLAYGROUND SURFACING
-  CLEAR & GRUB TREE

GARBAGE CAN

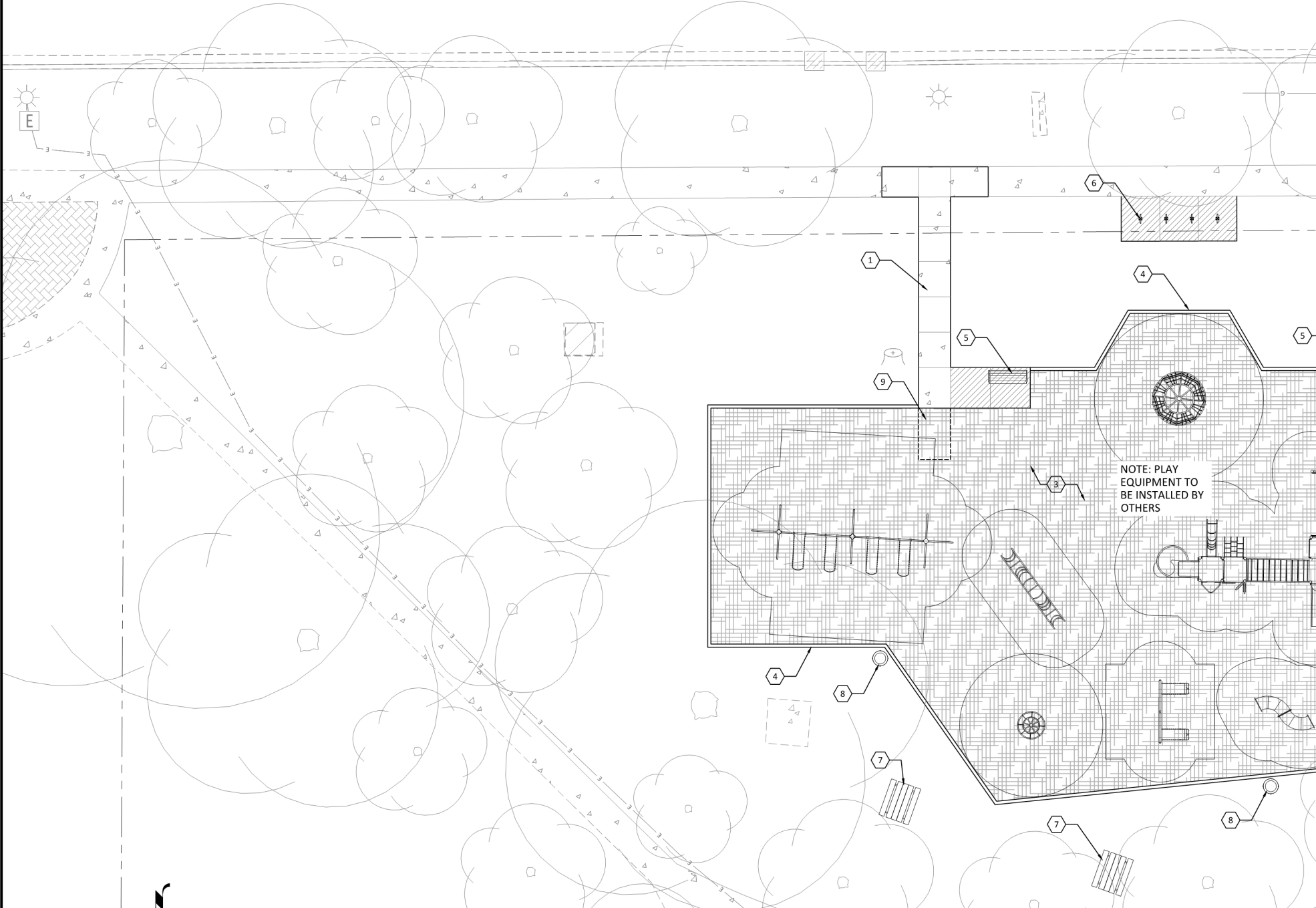
EDGE OF CONCRETE

SALVAGE BENCH

SWING SET

RETAINING WALL

QTY 3



NOTE: PLAY EQUIPMENT TO BE INSTALLED BY OTHERS

CB
INV: R-945.37

CB
INV: R-945.37

CB
INV: R-945.35

MATCH EXISTING

MATCH EXISTING

MATCH EXISTING

1.50%
0.20%
947.54

1.50%
0.44%
947.91

0.30%
0.00%

1.61%

4.78%
0.38%
0.15%
0.50%

0.50%
1.68%

1.07%

0.39%

1.31%

0.55%

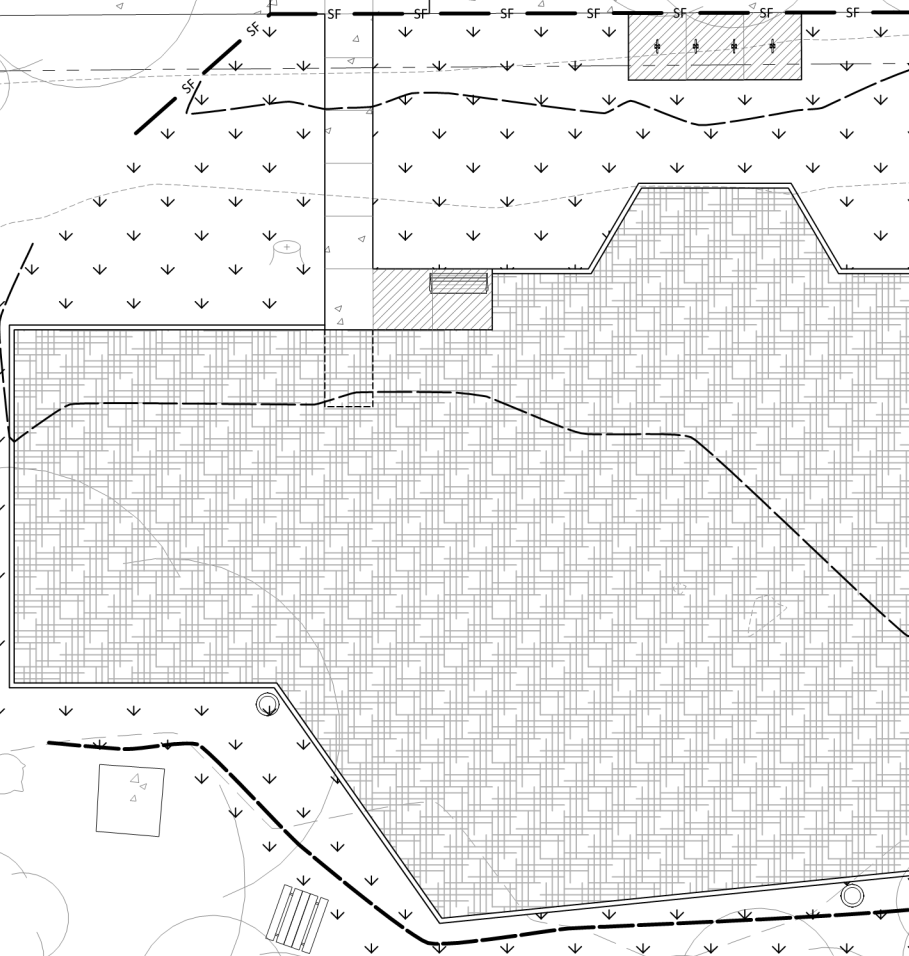
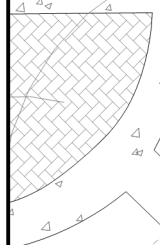
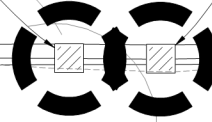
950

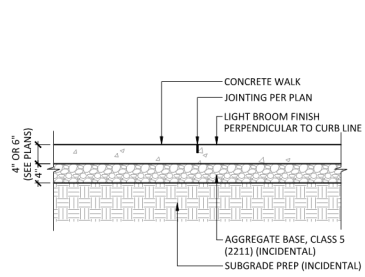
949

CB
INV: R-945.37

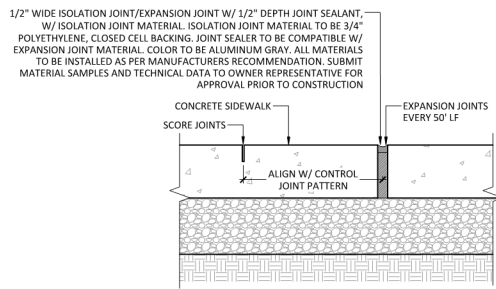
CB
INV: R-945.37

CB
INV: R-945.35

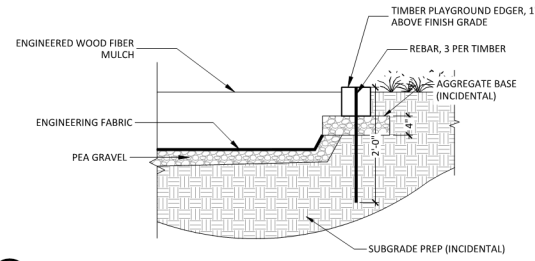




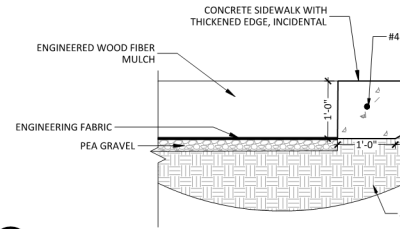
1 CONCRETE SIDEWALK (2521)
SCALE: N.T.S.



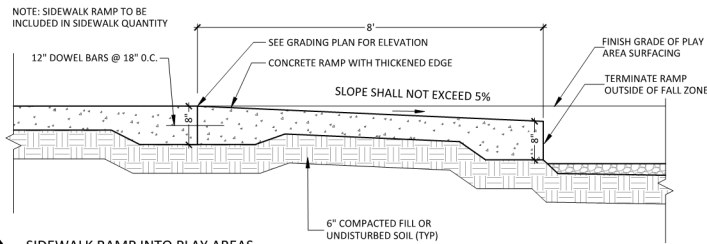
2 CONCRETE SIDEWALK JOINTS
SCALE: N.T.S.



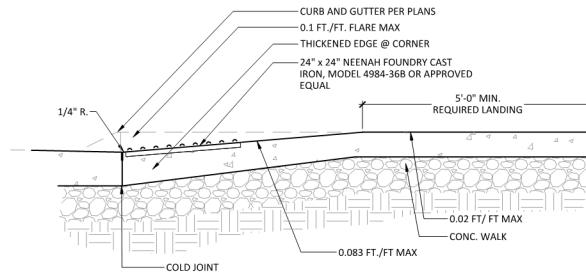
3 TIMBER PLAYGROUND EDGE RESTRAINT
SCALE: N.T.S.



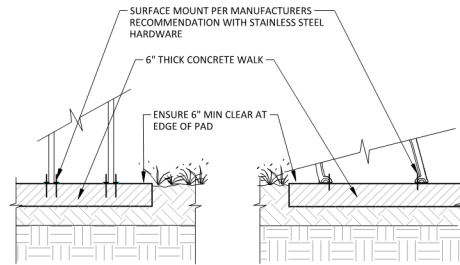
4 THICKENED SIDEWALK ADJACENT TO ENGINEERED WOOD FIBER MULCH
SCALE: N.T.S.



6 SIDEWALK RAMP INTO PLAY AREAS
SCALE: N.T.S.



7 PEDESTRIAN CURB RAMP / DETECTABLE WARNING PANEL
SCALE: N.T.S.

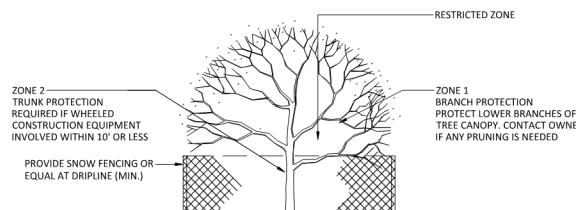


BICYCLE RACK ON CONCRETE

BENCH ON CONCRETE

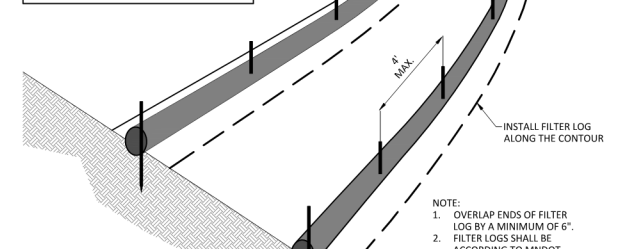
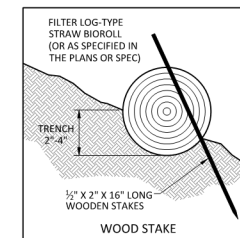
- NOTES:
1. REFER TO SPECS FOR MODEL AND MANUFACTURER
2. FIELD VERIFY LOCATION BY LANDSCAPE ARCHITECT
3. SHIM TO LEVEL SITE FURNISHINGS

8 SURFACE MOUNT FURNISHINGS
SCALE: N.T.S.



TREE PROTECTION NOTES

- ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
- TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
- TO PREVENT TREE ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN A TREE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
- TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
- TRENCHES SHALL BE HAND DUG WITHIN THE DRIP LINE IN AREAS WHERE ROOTS TWO INCHES IN DIAMETER AND GREATER ARE PRESENT, OR WHEN IN CLOSE PROXIMITY TO LOW BRANCHING TREES. WHENEVER POSSIBLE, ROOTS TWO INCHES OR GREATER IN DIAMETER SHALL BE TUNNELED OR BORED UNDER AND SHALL BE COVERED TO PREVENT DEHYDRATION.
- WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT
- WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
- AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE OF TREE.
- FENCING MATERIAL SHALL ENIRCLE ANY TREE WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
- FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
- FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
- ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHALL BE AVOIDED FOR EXISTING TREES TO



- NOTE:
1. OVERLAP ENDS OF FILTER LOG BY A MINIMUM OF 6".
2. FILTER LOGS SHALL BE ACCORDING TO HANDBOOK



**MOVEABLE PICNIC TABLE
[NO CONCRETE PAD]**



KEEP EXISTING SWINGS

Northfield Central Park
99475 01 00-06 - 001005
0000 0000



LARGE CLIMBER + S



CONNECT WALKWAY TO EXISTING BENCHES



PLAYHOUSE DOME



REUSE [RELOCATE] EXISTING BENCHES



**MOVE EXISTING SLIDE +
REPLACE W/ MONKEY BARS**

CENTRAL PARK PLAYGROUND – playground features Proposed Repair + Replacement + Enhancements

OCTOBER 2025



EXHIBIT B

FINDINGS OF FACT

The Northfield city ordinances outline in Chapter 34 – Land Development Code (LDC), Section 8.5.8 the Heritage Preservation Commission’s Certificate of Appropriateness process and approval criteria. The HPC shall consider the following in evaluating an application for a certificate of appropriateness for a zoning certificate and/or building permit. Criterion (A) below must be met and criteria (B) through (G) shall be considered:

Criteria A. For all applications, the proposed action fully complies with all applicable requirements of the LDC;

Findings: The proposed work complies with the LDC. Further details on the applicable sections of the Northfield LDC are included below.

Criteria B. That the proposed action is in harmony with the purpose of the H-O district for sites located in the H-O district;

Findings: Not Applicable - The park is not located within the H-O district. The proposed project continues the perpetuation and use of the historic park without negatively impacting the character or integrity. Additionally, repairing and updating the playground serves to protect and enhance the city’s appeal to residents, visitors, and tourists, fosters civic pride, and promotes the continued use and preservation of the historic park.

Criteria C. That the proposed action would complement other structures within the H-O district for sites located in the H-O district;

Findings: Not Applicable – The property is not located within the H-O district. The playground complements the surrounding residential neighborhood.

Criteria D. That the proposed action is consistent with the Downtown Preservation Design Guidelines for sites located in the H-O district, and consistent with the Secretary of the Interior's (SOI) Standards for Treatment of Historic Properties for sites located within or outside the H-O district;

Findings: The work is consistent with the SOI Standards for Rehabilitation. The historic use will continue, the character of the property will be retained, and distinctive features will not be removed or altered. The work does not create a false sense of history, the area to be changed has not acquired its own historic significance, and there are no distinctive materials, features, or finishes that will be impacted. This work will not impact historic features or archaeological resources and can be removed in the future.

Criteria E. Consideration should be given to the amount and quality of original material and design remaining in the building or structure when applying criteria, guidelines, and standards;

Findings: The playground area where the proposed work will occur does not contain any original material, and the design is not original. The original configuration of the park, divided into quadrants by two diagonal crosswalks, will remain unchanged.

Criteria F, For new construction, the building or addition should be compatible with: (i) scale, texture, materials, and other visual qualities of the surrounding buildings and neighborhoods; (ii) the height, width, depth, massing, and setback of the surrounding buildings; and (iii) the amount of solid wall to window and door openings, and the replacement of window and door openings, should be proportional to that of the surrounding buildings and neighborhood;

Findings: Not applicable.

Criteria G, Consideration shall be given to clear cases of economic hardship or to deprivation of reasonable use of the owner's property.

Findings: Not applicable.