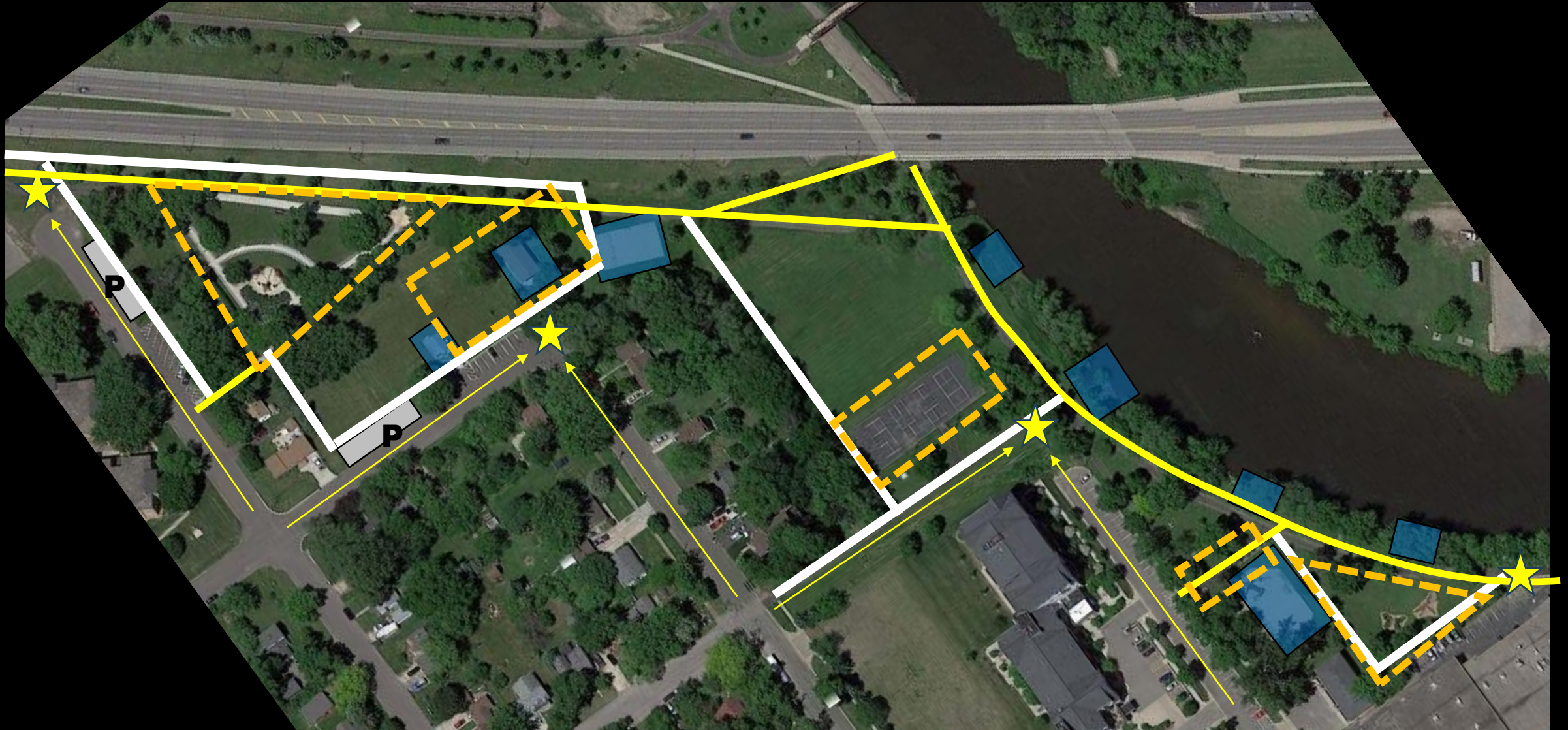




**We're here to listen to and discuss your ideas about potential park improvements . . . and to focus on what you think is best for the future of this park.**

# **RIVERSIDE LIONS VETERAN'S MEMORIAL PARK**

**Concept Design Workshop #3 – Wednesday November 29<sup>th</sup> 2023**



# Composite Diagram – Draft Park Concept Plan

Concept Design Workshop #2 – Thursday November 2<sup>nd</sup> 2023



Water Main  
Sanitary Line  
Storm Sewer Line

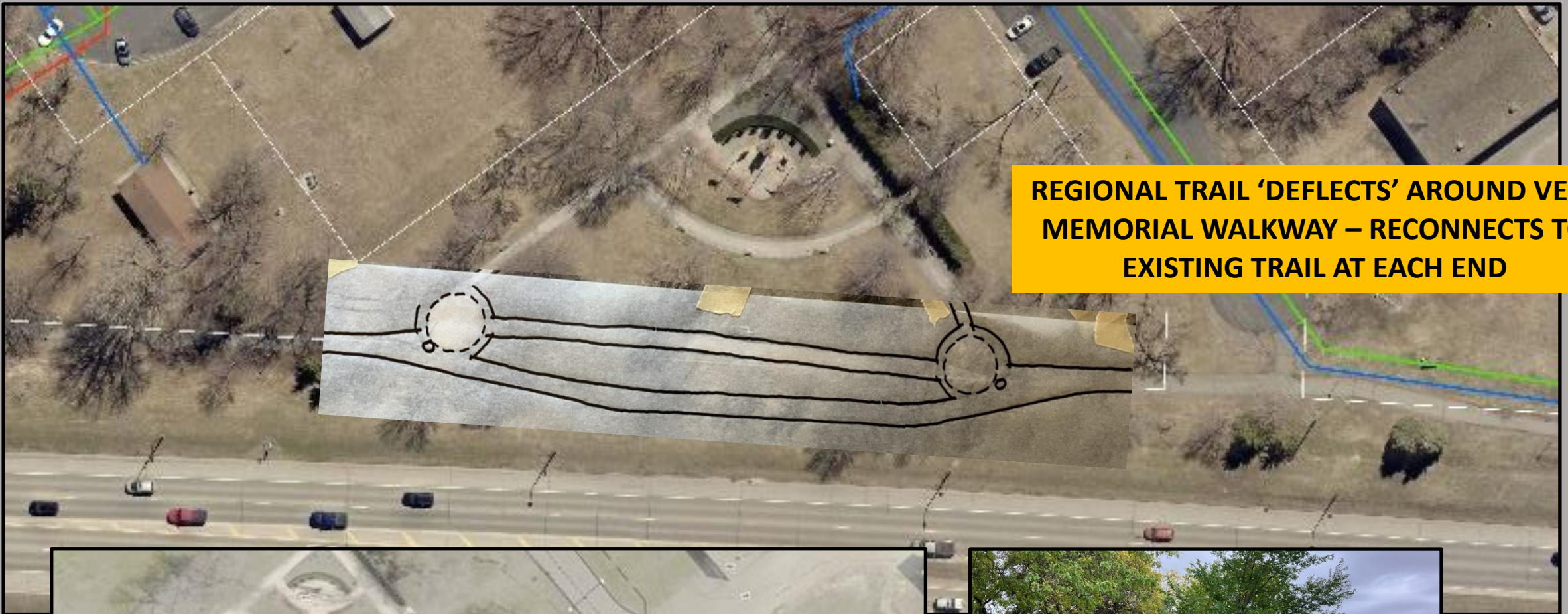
0 30 60 Feet



**ADD 21 NEW ON-STREET  
PARKING SPACES**

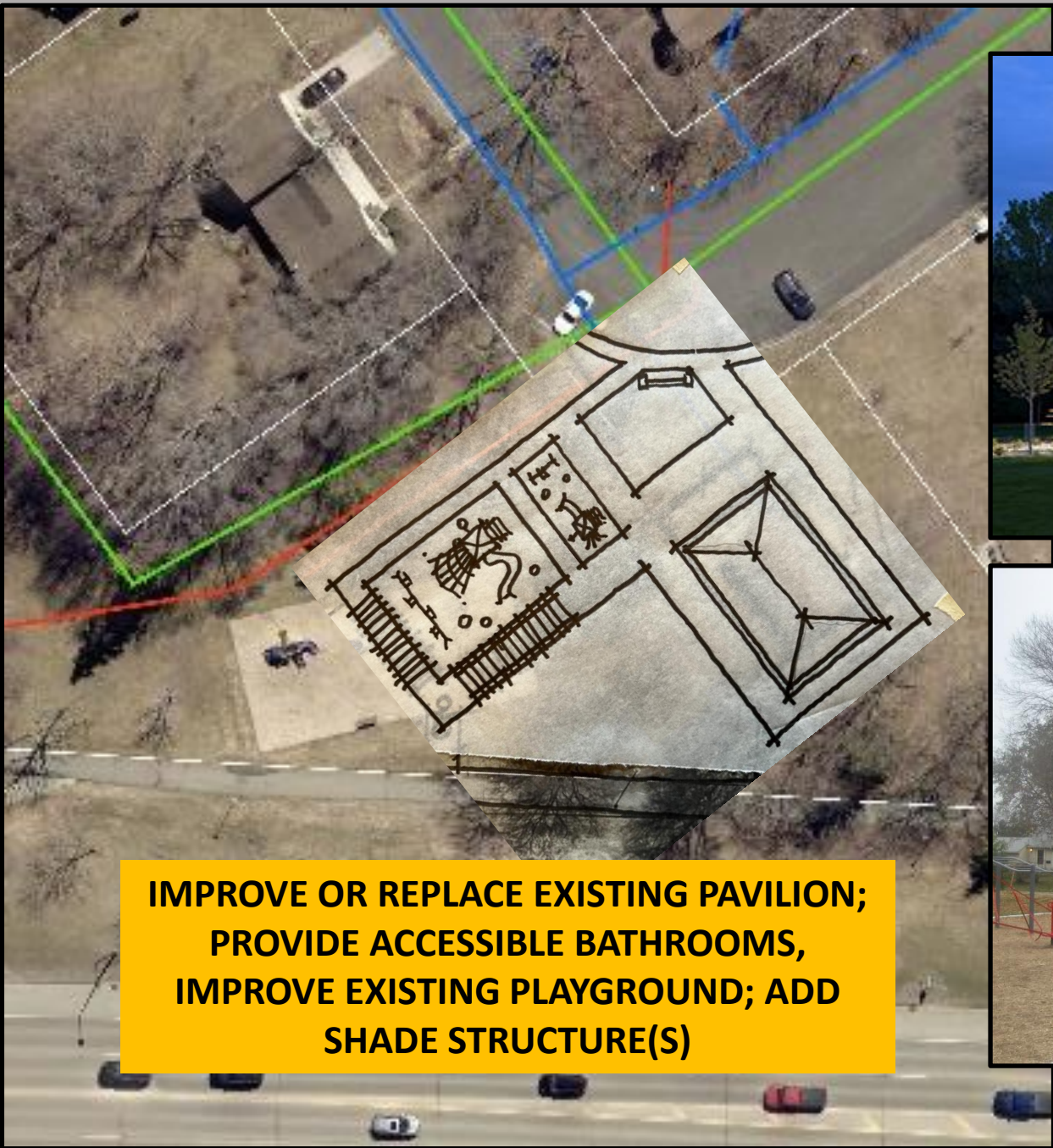
**REMOVE EXISTING SHED**





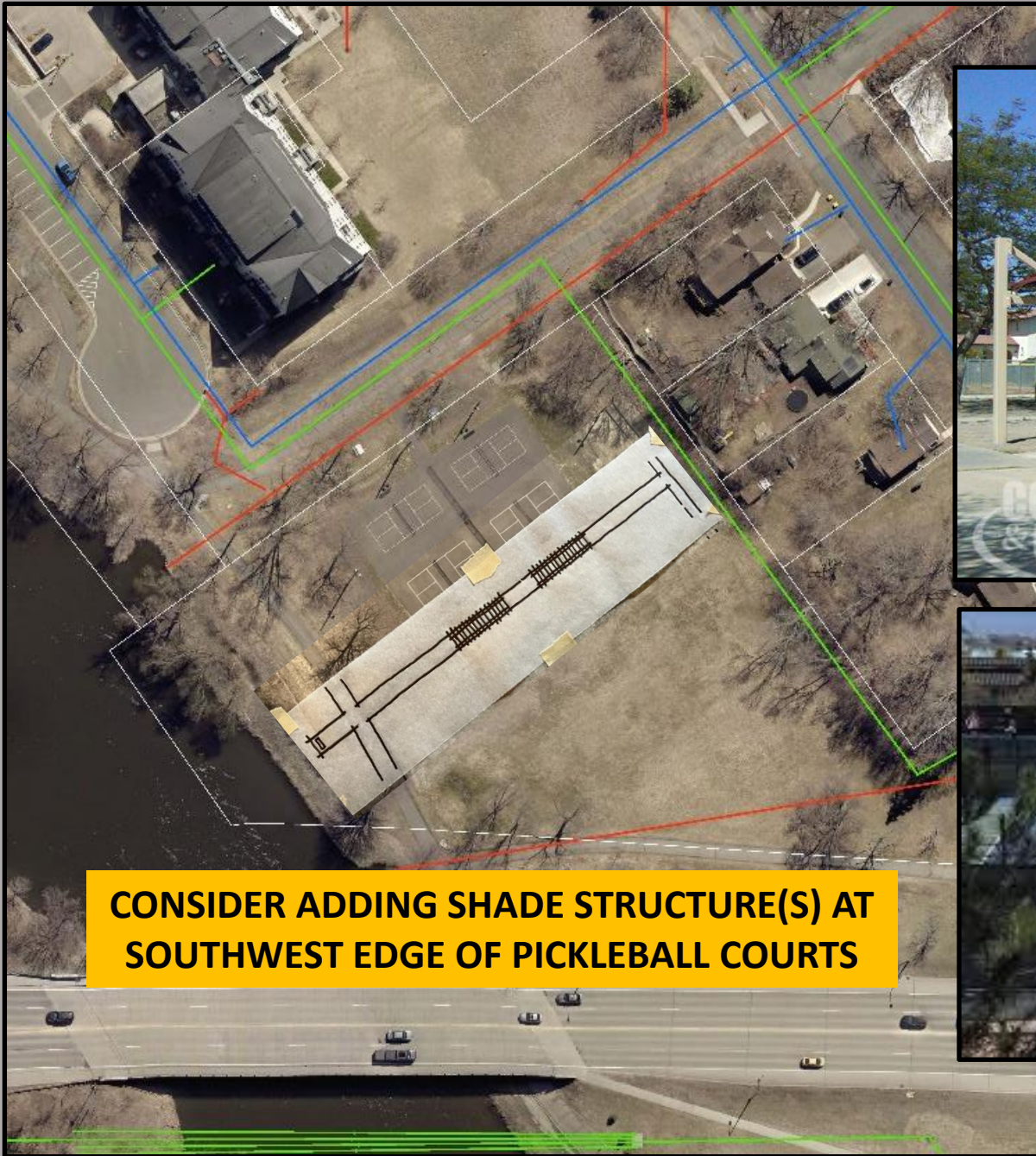
**REGIONAL TRAIL 'DEFLECTS' AROUND VETS MEMORIAL WALKWAY – RECONNECTS TO EXISTING TRAIL AT EACH END**





**IMPROVE OR REPLACE EXISTING PAVILION;  
PROVIDE ACCESSIBLE BATHROOMS,  
IMPROVE EXISTING PLAYGROUND; ADD  
SHADE STRUCTURE(S)**





**CONSIDER ADDING SHADE STRUCTURE(S) AT  
SOUTHWEST EDGE OF PICKLEBALL COURTS**





**CREATE 'NATURAL' OPENINGS ALONG RIVER EDGE; PROVIDE NEW BENCHES**

**CONSIDER FUTURE IMPROVEMENTS TO EXISTING RIVER LANDING SITE**





**CREATE MUCH MORE APPEALING, VISIBLE CONNECTION TO NORTH END OF RIVERSIDE LIONS VETS MEMORIAL PARK AT 5<sup>TH</sup> STREET; WIDENED WALKWAY, SITTING PLAZA/RIVER OVERLOOK, SIGNAGE, LIGHTING**

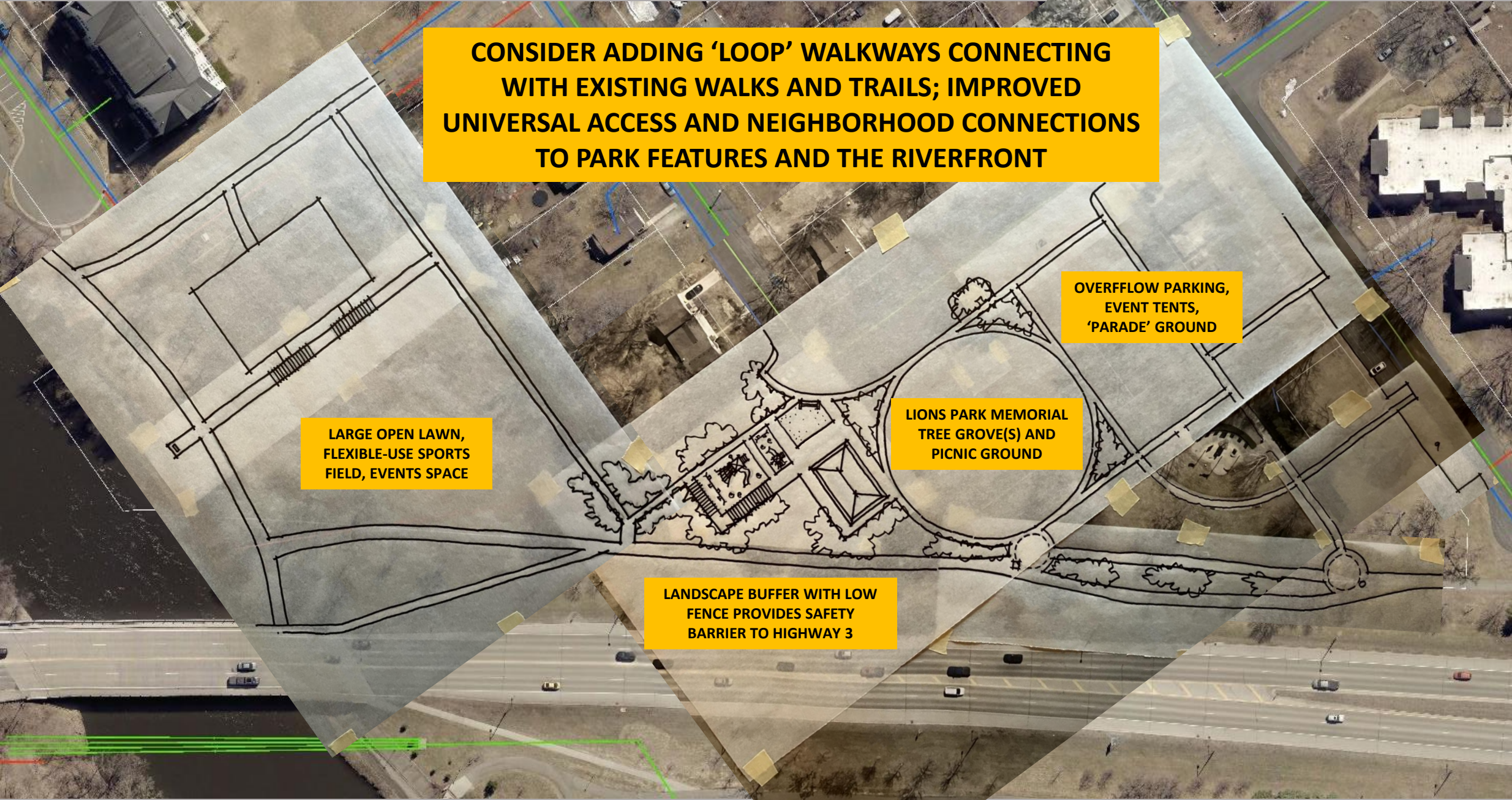
**CONSIDER ADDING 'LOOP' WALKWAYS CONNECTING WITH EXISTING WALKS AND TRAILS; IMPROVED UNIVERSAL ACCESS AND NEIGHBORHOOD CONNECTIONS TO PARK FEATURES AND THE RIVERFRONT**

**LARGE OPEN LAWN, FLEXIBLE-USE SPORTS FIELD, EVENTS SPACE**

**OVERFLOW PARKING, EVENT TENTS, 'PARADE' GROUND**

**LIONS PARK MEMORIAL TREE GROVE(S) AND PICNIC GROUND**

**LANDSCAPE BUFFER WITH LOW FENCE PROVIDES SAFETY BARRIER TO HIGHWAY 3**

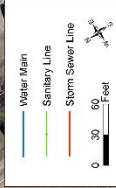




**JUST A THOUGHT . . . FLOOD INSIDE THE CIRCLE IN THE WINTERTIME; SKATE AROUND THE HOLIDAY TREE IN THE MIDDLE; NEW PAVILION CAN ALSO PROVIDE WARMING HOUSE FUNCTION**



**ILLUSTRATING HOW ALL THE PIECES MIGHT FIT TOGETHER  
... ALSO WANT TO TALK ABOUT POTENTIAL NEED FOR  
PERIMETER/BUFFER FENCES AT VARIOUS LOCATIONS**





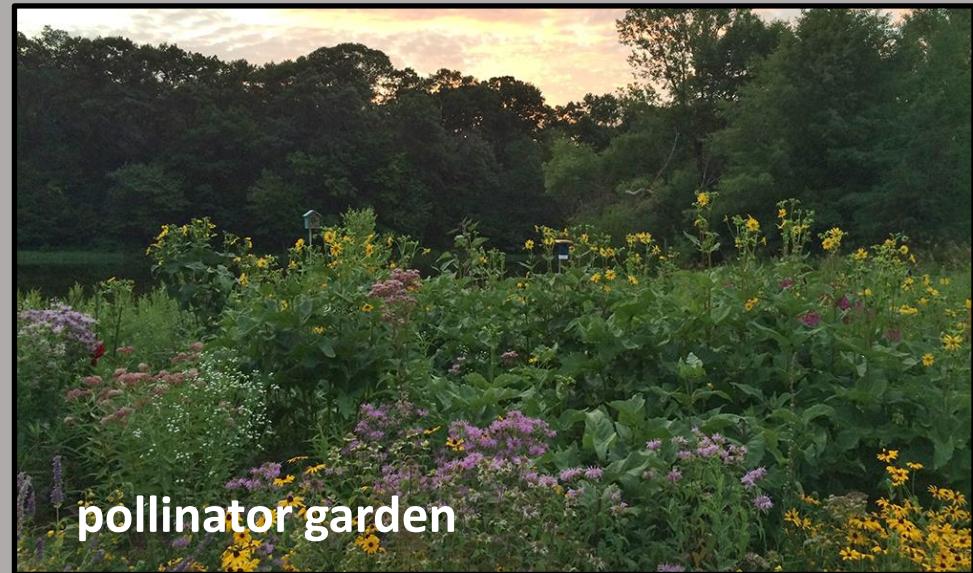
bee-friendly lawn



upland savanna



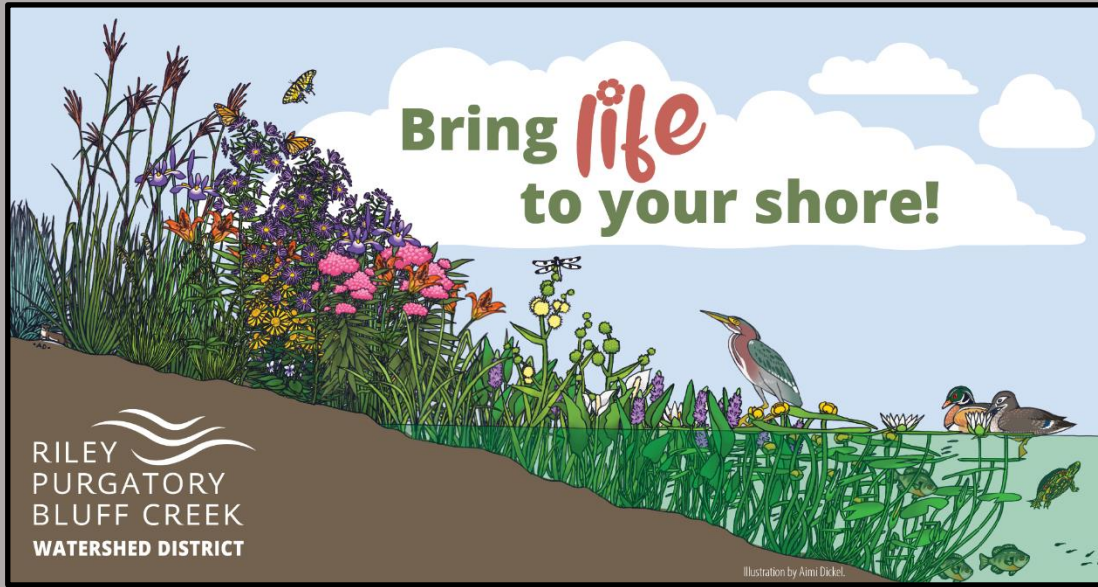
short-grass prairie



pollinator garden

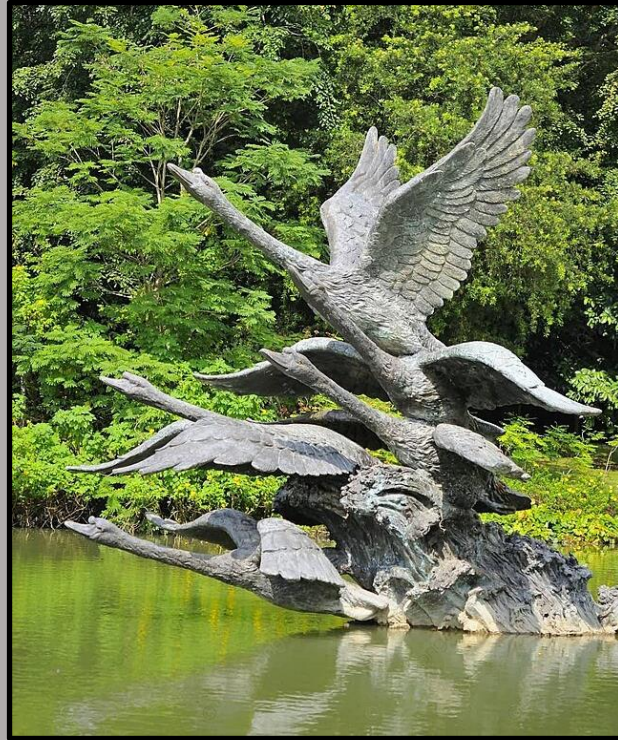
**Landscape Character + Add Interest/Variety [not just mown lawn]**

**Concept Design Workshop #2 – Thursday November 2<sup>nd</sup> 2023**



# River Ecology + Edge Restoration + Habitat Creation

Concept Design Workshop #2 – Thursday November 2<sup>nd</sup> 2023



# Art Installations + Community Gardens

Concept Design Workshop #2 – Thursday November 2<sup>nd</sup> 2023



## Site Furniture + Lighting

Concept Design Workshop #2 – Thursday November 2<sup>nd</sup> 2023





# Wayfinding – Local + Regional

Concept Design Workshop #2 – Thursday November 2<sup>nd</sup> 2023



**Maintenance – clearly defined roles + responsibilities**

**Concept Design Workshop #2 – Thursday November 2<sup>nd</sup> 2023**

Construction Cost Estimate Worksheet					
Applicant Name			Project Name		
125 Fountain Avenue, L.P.			Liberty Apartments		
Trade/Item	Unit	Quantity	Unit Cost	Total	
<b>Division 1: General Requirements</b>					
1 Mobilization	LS		\$20,000.00	\$20,000.00	
2 Temporary facilities	LS		\$30,000.00	\$30,000.00	
3 Sidewalk Bridge/Safety	LS	1	\$90,000.00	\$90,000.00	
4 Dumpsters	EA	85	\$11,100.00	\$93,500.00	
5 Engineering and Testing	LS		\$75,000.00	\$75,000.00	
6 Plans and Specs	LS		\$15,000.00	\$15,000.00	
7 General Labor	LS		\$80,500.00	\$80,500.00	
8			\$0.00	\$0.00	
9			\$0.00	\$0.00	
10			\$0.00	\$0.00	
<b>Division 1 Total</b>				<b>\$404,000.00</b>	
<b>Division 2: Sitework</b>					
1 Surveying	LS		\$15,000.00	\$15,000.00	
2 Clear and grub/drainage	LS		\$15,000.00	\$15,000.00	
3 Excavation/obstructions	CY	3964	\$50.00	\$198,200.00	
4 Shoring/ shoring engineer	LS	775	\$40.00	\$31,000.00	
5 Backfilling/Misc Machine days	Days		\$1,500.00	\$7,500.00	
6 Plantings	EA	90	\$383.00	\$34,470.00	
7 Paving/Pavers/fencing/curbs			\$110,678.00	\$110,678.00	
8 Sidewalk with removal			\$88,652.00	\$88,652.00	
9 Site furnishings/play equipment/safety surface			\$54,500.00	\$54,500.00	
10			\$0.00	\$0.00	
<b>Division 2 Total</b>				<b>\$600,000.00</b>	
<b>Division 3: Concrete</b>					
1 Perimeter walls	CY	45	\$550.00	\$79,750.00	
2 Interior walls	CY	85	\$550.00	\$46,750.00	
3 Perimeter interior footings/staircase footings	CY	414	\$450.00	\$186,300.00	
Misc. concrete/rat slab		56	\$400.00	\$22,400.00	
5 Precast concrete Plank	LS	49118	\$15.00	\$736,770.00	
6 Precast stairs	LF	7	\$5,000.00	\$35,000.00	
7 Edge stops	LF	5112	\$4.50	\$23,004.00	
8 Rebar	BS	36953	\$1.50	\$55,429.50	
9 Pump days	EA	10	\$1,575.00	\$15,750.00	
10			\$0.00	\$0.00	
<b>Division 3 Total</b>				<b>\$1,201,153.50</b>	
<b>Division 4: Masonry</b>					
1 Interior CMU Block	SF	9482	\$14.00	\$132,748.00	
2 Exterior Block and Bricks	SF	17420	\$31.00	\$540,020.00	
3 Precast lintels, sills and caps	LF	2488	\$35.00	\$87,080.00	
4 Grouting	SF	7073	\$3.00	\$21,219.00	
5 Parapets	LF	575	\$130.00	\$74,750.00	
6 Flashing/Scaffold Installation	LS	1	\$24,500.20	\$24,500.20	
7 Washdown	LS	21613	\$1.50	\$32,419.50	
8			\$0.00	\$0.00	
9			\$0.00	\$0.00	
10			\$0.00	\$0.00	
<b>Division 4 Total</b>				<b>\$912,736.70</b>	

PROJECT SCHEDULE		
Central Park Renovation Project		
Date <sup>1</sup>	Project Step	
November 1, 2022	Approve Professional Services Agreement	Approve Profess
November 9, 2022	Archaeological Survey	Authorize profes
March 1, 2023	60% Design Development Concept	More Detail conc
March 14, 2023	Council 60% Design Development Update	Update Council d
April – July 1, 2023	Public Engagement & Board/Commission Input	Engage with the
July 1, 2023	Heritage Preservation Commission	Submit applicati
TBD	Heritage Preservation Commission	Final review and
TBD	Council 60% Final Plan to prepare for bidding	City Council to re
January 16, 2024	Propose Plans and Order Advertisement for Bid	Final approval of
January 24, 2024	Publish Ad for bid in Northfield News	A step in the bid
February 7, 2024	Bid Opening 12:00 P.M.	Final step in the
February 8, 2024	Accept bids and Award Contract	This step follows
February 20, 2024	Property Owner Meetings	Individual meetin
May 2024	Construction	The City Enginee
May – October, 2024	Construction	the Contractor. If
July 2025	Accept Improvements and Authorize Final Payment	fails to pay the a
		estimate, the city

# Cost Estimating + Construction Schedule/Phasing Plan

Concept Design Workshop #2 – Thursday November 2<sup>nd</sup> 2023

**RIVERSIDE / LIONS / VETERANS MEMORIAL PARK - DESIGN PRINCIPLES and PROGRAM**  
First Draft – 10/13/23

**Introduction**

Northfield is blessed with four riverfront parks that comprise a significant percentage of connected riverfront land in the city. It was noted in the *Riverfront Enhancement Action Plan* (approved by Council in 2020) that each of the four parks has a distinctive character: **Sechler Park** is an active sports recreational facility with floodplain river frontage; **Babcock Park**, currently underutilized, has potential to become a destination park with a riverfront trailhead including rental facilities and active outdoor recreational uses; **Ames Park** is strategically located along Highway 3 and across from downtown and has a significant role to play in relation to the highway, downtown, and the river and its natural processes; **Riverside / Lions**, identified as a **neighborhood park**, is home to an array of features, including the Veterans Memorial and active recreational uses.

The following principles are based on valuable input from meetings with numerous groups and individuals who have an interest in the future of the park.

**THE PRINCIPLES**

**Park design should build on the solid foundation of current plans, existing features and past investments** – Riverside / Lions / Vets Memorial Park has a long history of community involvement, including the City of Northfield, the Lions (100 years), the Veterans, the Garden Club and the broader community. Park improvements should reflect the goals of all the involved groups, reflected in a unified and cohesive design.

- Respect the investments of the Lions, Veterans Memorial and Garden Club as committed partners in the park.
- Work with existing meaningful features, such as memorial trees, when locating potential new site features such as walkways, activity nodes (many memorial trees are young enough to be safely relocated if needed)
- Maintain views into the park to the Veterans Memorial from the highway, but allow some vegetative screening for visual interest and to ameliorate sound (no continuous sound wall, but possibly a series of panels or similar approaches)
- Continue to maintain and enhance other features, such as the Remembrance Garden, that honor the past.

**The park is for everyone** – Riverside / Lions / Vets Memorial Park is a safe, comfortable, clean and accessible neighborhood park with spaces for active play, quiet contemplation and reflection, gathering and riverfront interaction.

- Improve quality of play equipment and/or add new equipment at existing playground areas
- The park should be for all ages – from children to the aging Northfield population
- The Veterans Memorial should be a special place, with space for reflection and commemoration (ability to add to the 384 commemorative pavers)

- Flexible, open space should be retained, and portions possibly naturalized with a some variety of landscape treatments
- Add ADA walks for circulation and access to shelter, bathrooms, play areas, parking areas – universal accessibility is the baseline objective
- The pickleball courts are very popular; their use can cause parking issues to be evaluated and addressed as needed
- Consider adding a labyrinth or other low intensity recreational activities (e.g. bocce)

**The park is connected** – Riverside / Lions / Vets Memorial Park is part of a larger system of parks and trails, making it easier for people to get to and use a variety of park facilities and amenities available at other locations within the Northfield trail system.

- Enhance quality of trails to enable all users, including disabled, to enjoy the park
- Carefully consider how/where the new Mill Towns trail will pass through the edge of the park, linking this park to the regional system of trails
- Connect additional paths to the neighborhood to adjacent parking spaces
- Improve the quality of the connections to downtown
- Mark entries to the park from neighborhood streets (“gateways”)
- Preserve some visual connection from the highway (not necessarily anywhere)

**The park should be flexible** – Riverside / Lions / Vets Memorial Park has open space and accessibility to accommodate a variety of uses, including temporary uses.

- Having hosted the classic carnival in the past, the park has a history of hosting temporary uses and activities. This should be expanded in a new design.
- Any new uses, such as the DJD carnival, should not disrespect all surrounding homes by controlling circulation, noise, and lighting during events
- Adaptability to expanding existing uses should be considered in the design, such as adding memorial pavers to the Veterans Memorial.
- Consider other design features that might include events, etc., such as wider sidewalks and improved access from surrounding streets.

**The park should have first-class facilities** – Riverside / Lions / Vets Memorial Park is showing its age and existing facilities do not reflect the goals and commitments of the park board, park sponsors and supporters, and the general public.

- The bathrooms are substandard and do not comply with ADA requirements; evaluate whether existing bathrooms can be updated or if a new building is required.
- The shelter area/pavilion functions reasonably well but should be included in the evaluation of the entire building to determine whether it can be updated or an updated facility would be justified.
- A new pergola to provide shade for parents of children using the play area(s) should be planned as part of the play area improvements.
- The play areas themselves need to be well-designed with up-to-date equipment.
- Park furnishings, such as benches, adult swings, etc., should also be evaluated and updated if necessary. Access to furnishings should meet ADA standards.

**The park should celebrate the river** – Riverside / Lions / Vets Memorial Park occupies a unique location on a sweeping bend of the Cannon River, providing excellent views downstream to downtown. Places and furnishings for connecting to the river should be carefully designed and located.

- Locate observation points at several key sites along the waterfront.
- Improve the canoe landing to provide safer footing as well as the support facilities (racks for temporary use, picnic tables, etc.).
- Manage vegetation to allow clearer views of the water; add native plants selectively to frame views and create visual interest.
- Provide decks or platforms at key locations for safe fishing

**The park should integrate resilient design** – Riverside / Lions / Vets Memorial Park is a riverfront park that has periodically experienced flooding on some portions of the site. The impacts of flooding and other natural phenomena need to be analyzed and addressed in the new design.

- Plan for periodic flooding but integrate flood control strategies to manage where water goes and where it is contained.
- Plant native and disease-resistant trees to minimize the impacts of flooding, drought, and human activity.
- Select landscape types for diversity, simplicity and flexibility.
- Use locally-sourced materials as much as possible.
- Design for ease of maintenance, including energy-efficient, “dark sky” lighting.

**The park should respond to its context** – Riverside / Lions / Vets Memorial Park is bordered by Highway 3, single family and multi-family housing, and the Cannon River. It’s unique linear character and diverse edges suggests a variety of treatments to the park perimeter.

- Develop wayfinding strategies (kiosks, etc.) to orient users to park facilities as well as guidance to use the larger system (e.g. river crossings, downtown, nearby parks).
- Provide some visual screening along Highway 3, but provide openings for views to the Veterans Memorial and open space.
- Create a subtle, but effective physical barrier (low fence perhaps) to prevent children from running toward the highway or the regional trail; establish design “cues” to reinforce the hierarchy of paths.
- Provide screening as needed to provide privacy for neighborhood housing and to separate active and passive land uses (e.g. pickleball vs. informal play).

**The park should be beautiful, safe and comfortable** – Above all, the park should be a unified, welcoming place for people of all ages, visually appealing and well-managed.

- Tie disparate features together through circulation and a common palette of materials.
- Improve the overall landscaping with easily maintained plants, gardens and structures (such as pergolas, furnishings)
- Provide choices for park users, such as sun vs shade, active vs calm.
- Locate new trees (or move existing young trees) and develop screening to frame good views and create interesting and usable spaces throughout the park.
- Incorporate public art into the park (gateways, other features)
- Provide lighting within the park and along trails for safety and character.

**WHAT ARE THE MOST IMPORTANT EXISTING PARK FEATURES THAT NEED TO BE RETAINED AND PROTECTED?**

**WHAT EXISTING PARK ELEMENTS NEED TO BE REDESIGNED, RELOCATED OR REMOVED?**

**IN JUST A FEW WORDS, WHAT BEST SUMMARIZES YOUR VISION OF PARK CHARACTER, USES, AND ATTRACTIONS?**

**IN JUST A FEW WORDS, WHAT BEST SUMMARIZES YOUR CONCERNS ABOUT FUTURE PARK ENHANCEMENTS?**

**WHAT ARE YOUR HIGHEST PRIORITY PROJECTS FOR CONSTRUCTION IN THE NEXT COUPLE YEARS?**

**PRIMARY PARK ELEMENTS – Summarize Priorities + Next Steps**

**Concept Design Workshop #2 – Thursday November 2<sup>nd</sup> 2023**