



## STAFF REPORT

DATE: September 4, 2018

**REGULAR**

ITEM #: 15

**MOTION**

**TO:** City Council  
**FROM:** Ben Prchal, City Planner  
**AGENDA ITEM:** Capital Improvements – Tablyn Park  
**REVIEWED BY:** Kristina Handt, Administrator

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### **BACKGROUND:**

Based off the scheduled capital improvements the Planning and Public Works department would like to begin procedure of executing the outlined improvements for Tablyn Park. The Parks commission had a chance to review the capital improvements for the park on January 7<sup>th</sup> 2018 and later revisited the topic to further address the need for parking.

Recommendations from the January 7<sup>th</sup> 2018 meeting were to:

- Remove the basketball court and replace with parking
- Move the swing set/play area down the hill

Since then the recommendations have changed significantly and are outlined below.

### **ISSUES BEFORE CITY COUNCIL:**

Does the Council support the recommendation of the Parks Commission for Tablyn Park Improvements?

### **PROPOSAL DETAILS/ANALYSIS:**

#### January 7<sup>th</sup> 2018 Meeting:

The commission recommended removal of the basketball court to replace with parking as well as move the swing set down the hill to be with the other equipment. Staff does not necessarily feel that removal of the equipment will provide more of a benefit than other options. Removal of the swing set as well as basketball court will provide the park with 18 parking spaces. However, staff also does not feel that the structural integrity of the swing set could be maintained if it were to be moved. The City would have to purchase a new swing set.

#### August 20<sup>th</sup> 2018 meeting:

The commission was presented with the options listed below at the August 20<sup>th</sup> meeting. The Tablyn Park improvements consist of adding lighting and additional parking to the parking area/sliding hill to increase safety, at a cost of \$55,000.

In an effort minimize impact to the park and maximize usable park amenities the following possibilities were presented. Staff had encouraged the options outlined below.

1. Extend the current parking lot to the north 60’-80’ along the park entrance road. This would add 6-8 additional parking stalls and not require removal of the basketball court or swings. Approximate cost \$12,000 - \$15,000
2. Post the eastern side of the park entrance (along the sliding hill) no parking while allowing parking on the western side of the entrance. This would improve visibility and safety to those on the sledding hill while encouraging users to park on the western side of the park entrance and not require removal of the swings or basketball court. Approximate cost \$1,000.

Park lighting upgrades through Xcel Energy will consist of one to two additional light poles being installed to provide lighting to the parking lot and sliding hill. Based on pricing from the 2016 light installation our estimate for additional lighting is \$10,000.

The Commission did not follow the recommendation to expand the parking lot to the north.

**FISCAL IMPACT (2018):**

Tablyn Improvements                      \$25,000 - \$55,000

**OPTIONS:**

- 1) Motion to approve the recommendation of the Parks Commission
- 2) Motion to approve improvements with amendments to the plan
- 3) Motion to deny improvements

**RECOMMENDATION:**

**Parks Commission:**

The recommendation of the parks commission is as follows “Motion to recommend improvements to Tablyn Park as follows, add a gravel parking lot in the lower area (north), add lighting for the gravel lot and asphalt lot, sign the east side of the entrance road as no parking and allow parking on the west side, stripe the existing parking spots as well as the newly created spots on the entrance road, and add a split rail fence at the top of the hill to create separation.

If the Council still chooses to follow the recommendation of the Commission staff would be inclined to close the lot during the spring months to prevent ruts and damage to the lot. The primary purpose would be to serve the winter parking needs.

***“Motion to approve the Parks Commission recommendation and seek bids to construct a gravel parking lot in the lower area (north), add lighting for the gravel lot and asphalt lot, sign the east side of the entrance road as no parking and allow parking on the west side, stripe the existing parking spots as well as the newly created spots on the entrance road, and add a split rail fence at the top of the hill to create separation”***

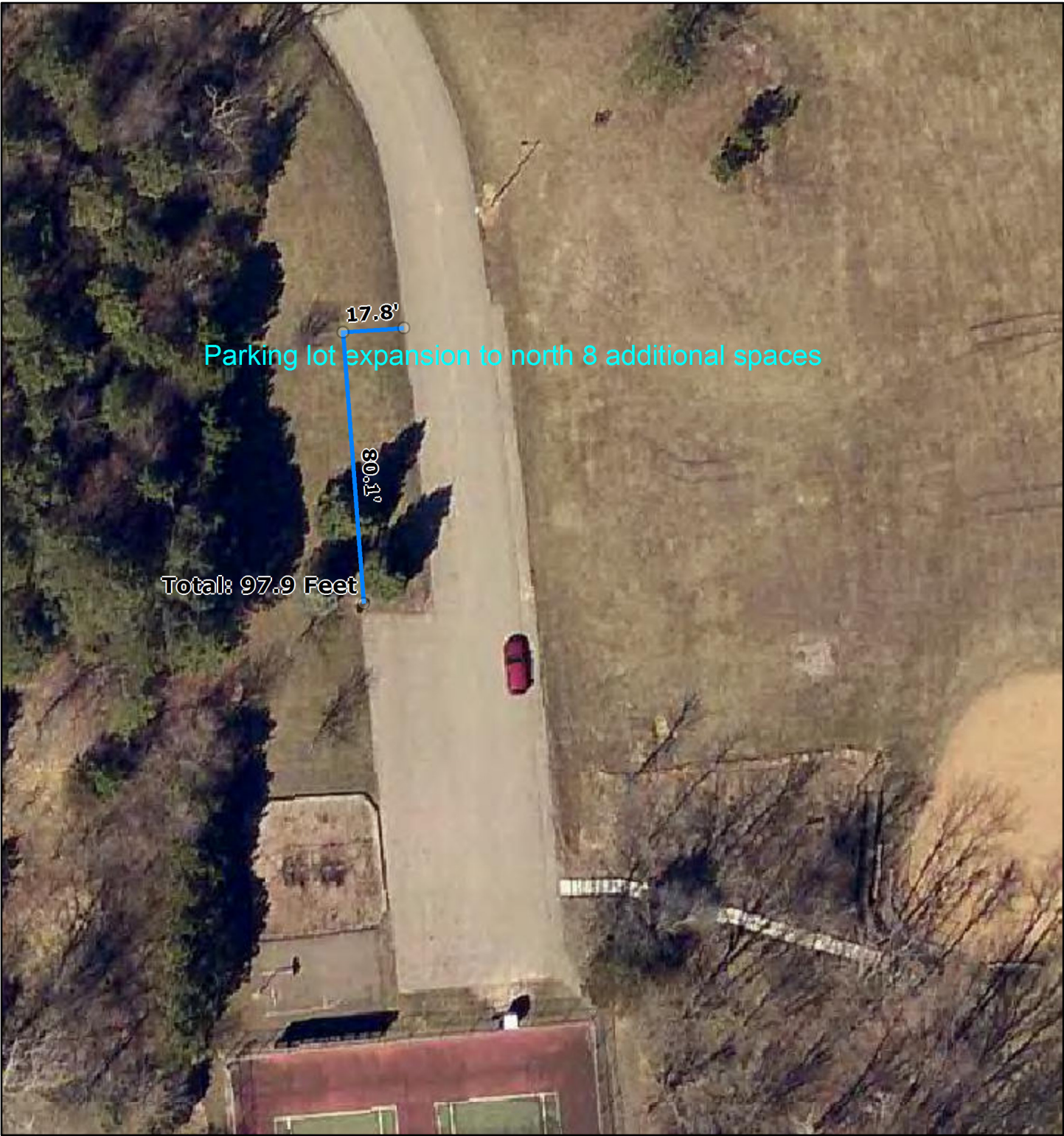
**Staff Comments:**

Staff does not support the recommendation to create a gravel lot in the lower section of the park. Creating this lot would have the possibility to conflict with the sliding hill in which hill users could collide with parked cars, sledgers may also not be visible to cars entering and exiting the lot. Also, after communicating with the company that would stripe the entrance road for parallel parking, they encouraged dismissal of this idea because of potential sightline issues due to the grade and curvature of the road. Because of this, staff is not inclined to support this aspect of the recommendation. Staff still recommends expanding the lot to the north which is expected to add 6-8 additional spots totaling 16-18.

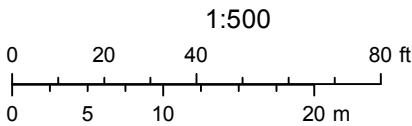
**ATTACHMENTS:**

- Parking Lot Design Options
  - A, B, C, and D

Washington County, MN

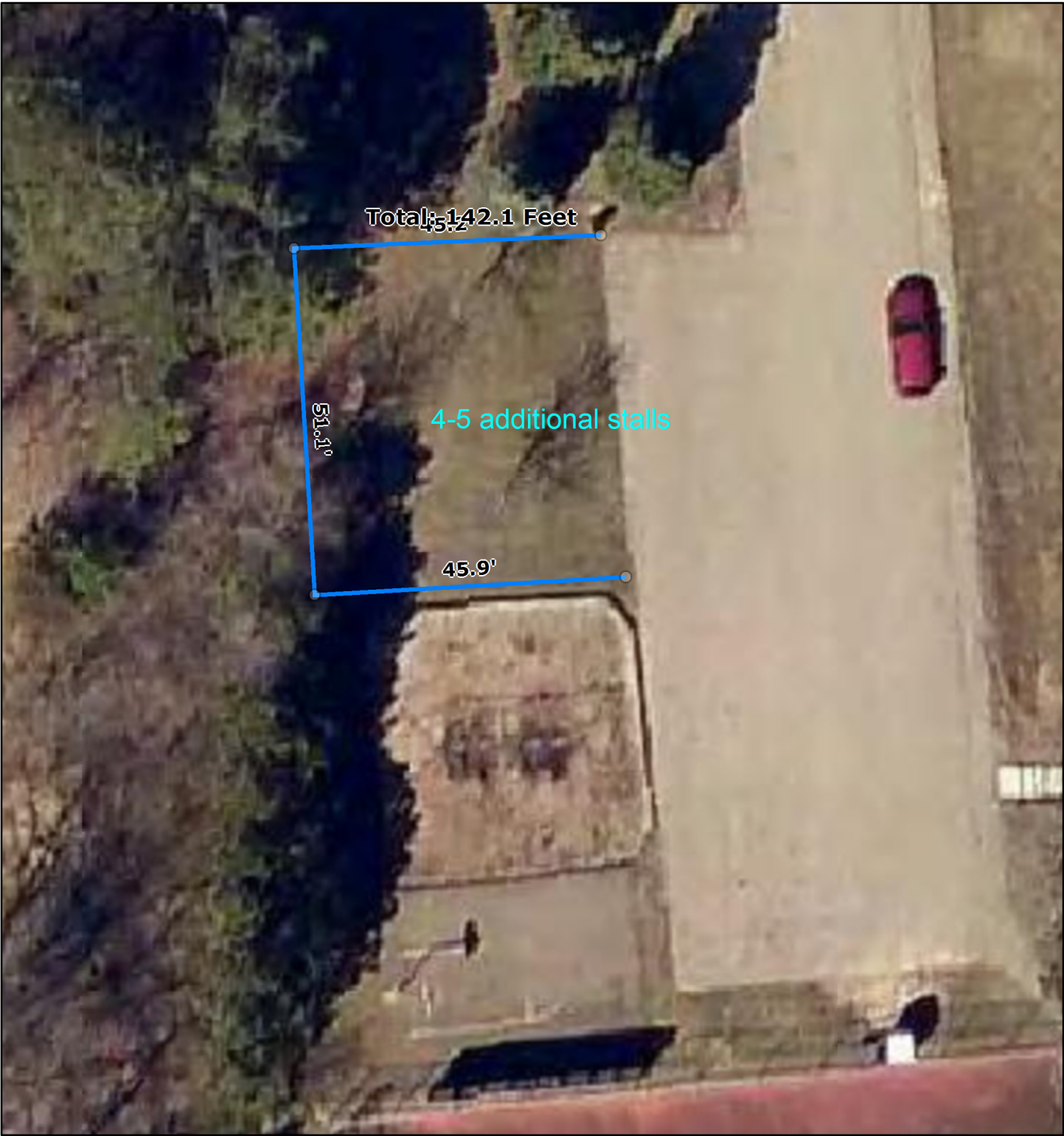


August 28, 2018

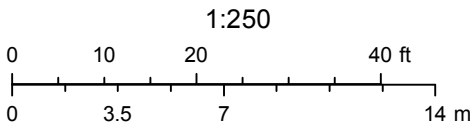




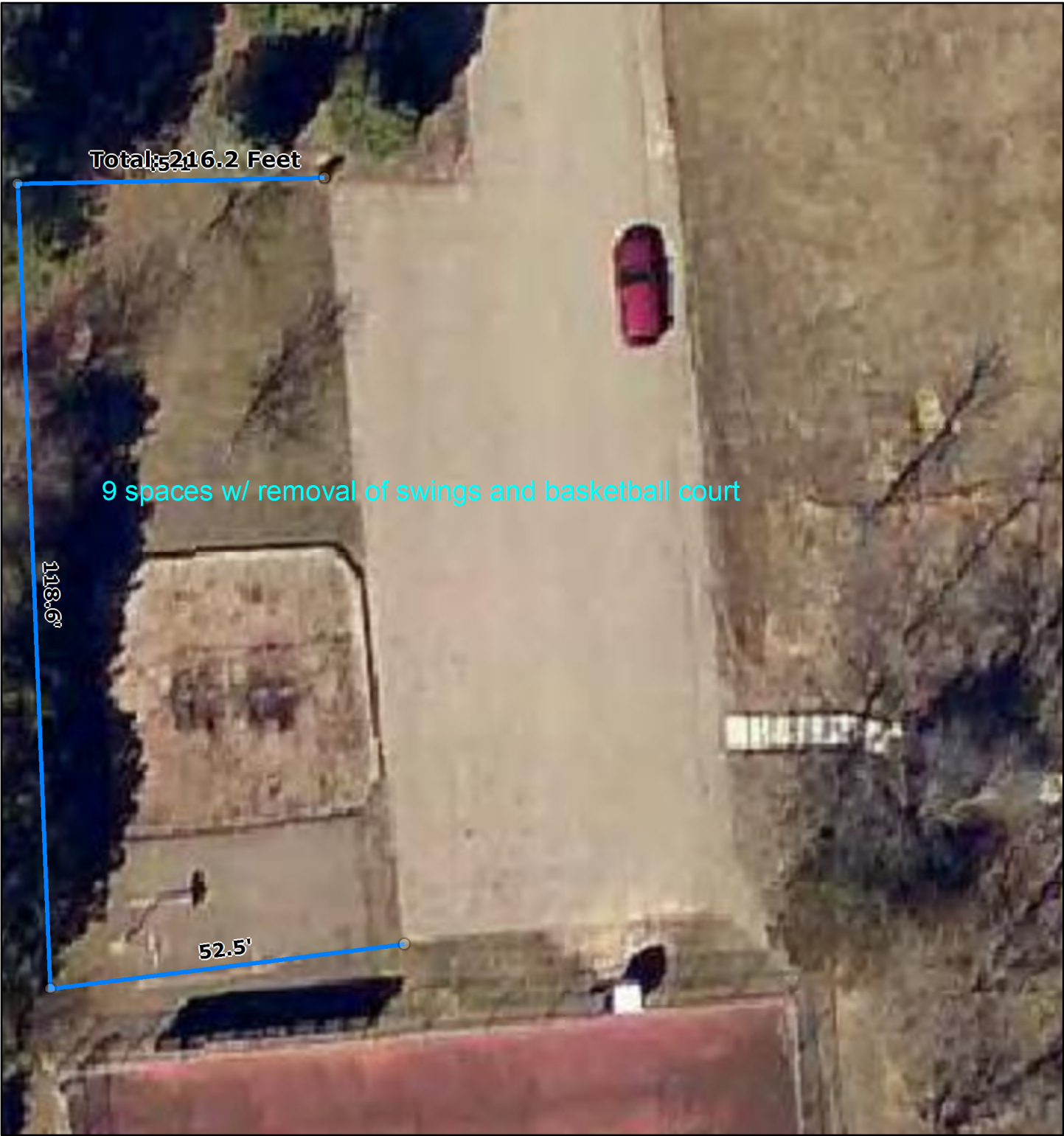
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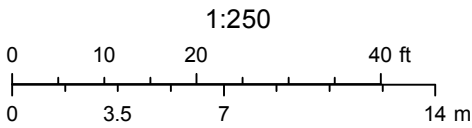
August 27, 2018



Washington County, MN



August 27, 2018





Washington County, MN



August 30, 2018

