

City of Arden Hills

TCAAP Parks and Open Space Master Plan

Revised: May 10, 2016

Approval Date: _____, ____ 2016

2.0 Park and Open Space Index

The park system on TCAAP will be comprised of a variety of different recreational areas, open spaces, and natural habitats designed to encourage physical and environmental health. Parks may be designed to incorporate wetland preservation and storm water management features, but at a minimum they will include the facilities listed for each individual park as well as the standard amenities included in Section 2.5. Proposed park facilities and amenities may be revised in the future based on site conditions, development considerations, and changes in community interest. Please refer to the TCAAP Parks and Open Space Map in Exhibit 1 for the location of the parks and open spaces described in this section.

2.1 Creek Neighborhood Park

The Creek Neighborhood is located in the northeast corner of the TCAAP site and will be comprised primarily of single-family residential homes. A 6.3 acre public park will be situated at the western edge of the neighborhood. With its location adjacent to the Rice Creek North Regional Trail and the Natural Resources Corridor, this park will offer convenient access to passive as well as active recreational opportunities.

The Creek Neighborhood Park will include the following facilities:

- 1 multi-use recreational field for soccer and baseball
- 1 half basketball court

2.2 Hill Neighborhood Park

The Hill Neighborhood is situated on the east side of TCAAP between the Natural Resources Corridor and the Arden Hills Army Training Site. The neighborhood will be comprised of a mix of different types of residential housing including single-family detached, twin homes, and townhomes. A total of 11.5 acres of land will be set aside for public park use, divided between one or two parks. The City will work in partnership with the Master Developer to determine the number and location of parks in the Hill Neighborhood to best serve the community. Given the variety of housing types that will be developed in the neighborhood, the City expects a large number of young families to reside in this area and there will be a high demand for recreational facilities.

The Hill Neighborhood Park will include the following facilities:

- 1 full basketball court
- 1 hockey/pleasure skating rink
- 1 full size adult soccer field
- 1-2 youth soccer fields
- Warming house

2.3 Town Neighborhood Park

The Town Neighborhood is located at the center of the TCAAP site and consists of medium and high density residential uses, retail stores, and small businesses. A 3.4-acre public park will be located at the east end of the neighborhood adjacent to the Natural Resources Corridor. In addition to providing

recreational opportunities, the Town Neighborhood Park may have an important civic component with a monument and interpretive signage commemorating the history of the property. This park will also be designed as an anchor for the Town Center Pedestrian Corridor that connects the park to the retail and office districts on the west end of the TCAAP site.

The Town Neighborhood Park will include the following facilities:

- Water fountain/Splash pad
- Amphitheater
- Pavilion
- Open lawn area
- Specialized playground equipment
- 1 full basketball court
- 1 full tennis/pickle ball court
- 1 sand volleyball court

2.4 Town Center Pedestrian Corridor

The Town Center Pedestrian Corridor will run east-west through the Town Neighborhood and provide a visual and pedestrian connection between the Town Neighborhood Park on the east and the retail and office development area on the west side of the Spine Road. This centrally located public space will play an important role in supporting community events throughout the year. The adjacent areas to the north and south will be developed with a mix of residential and commercial uses, including townhomes, small apartment buildings, retail stores, and restaurants. Additional information on the planned design of the Town Center Pedestrian Corridor is included in the Rice Creek Commons Design Guidelines.

2.5 Standard Park Amenities

The following amenities will be provided in each of the public parks on TCAAP:

- Playground
- Sidewalks and walking trails
- Picnic shelter
- Parking area
- Park building including restrooms
- Drinking water fountains
- Benches
- Picnic tables
- Waste and recycling receptacles
- Bicycle racks
- Grill
- Fencing
- Lighting

2.6 General Development and Design Standards

The goal of the development and design standards is to establish a consistent identity for the park and open space system on TCAAP. The City expects to work collaboratively with the Master Developer of the TCAAP property on further design standards that will be applied throughout the site. ADA accessibility will be accommodated to the fullest extent practical at all sites.

A. Sports Fields and Courts

- i. All sports fields will be constructed using a sand base with draitile and an irrigation system will be provided to ensure proper maintenance.
- ii. Baseball and softball fields will include a backstop and players' benches. Additional features may include outfield and foul line fencing, bleachers, and lighting.
- iii. Full size basketball courts will include players' benches.
- iv. Tennis courts will include fencing around the perimeter of the court and lighting.

B. Park Buildings and Shelters

- i. Park buildings will be designed to be clearly visible from adjacent public street or parking area.
- ii. Park buildings and shelters will be constructed with durable and cost-effective materials that are easily maintained.

C. Playgrounds

- i. Playground areas will provide appropriate equipment for a range of different ages.
- ii. All playground areas will include a manufactured rubber safety surface or similar product.

D. Other Amenities

- i. Water Fountain/Splash Pad: These types of water features will have a concrete surface and use a recirculation system that filters and treats water to ensure public safety. These facilities will be integrated into the overall design of the park space and include an adjacent seating area. These facilities may include a lighting feature.
- ii. Amphitheater: amphitheaters will be designed to have a natural appearance that integrates with the surrounding landscape.

E. Site Furnishings (benches, picnic tables, bicycle racks)

- i. Site furnishings will be constructed with durable, low-maintenance materials, such as vinyl coated metal, aluminum, or steel.

F. Landscaping

- i. Plantings will focus on simple and natural designs that are integrated with the site and surrounding areas. Landscape plans should be designed to address site conditions such as stormwater management, erosion control, and creating shade.

- ii. Plant species: landscape plans will include tree, shrub, and perennial species with distinct characteristics to provide a variety of scale, form, and color. The City will prioritize the use of native and drought-tolerant species.

G. Lighting

- i. Design: all light fixtures will be designed to be full cutoff or fully shielded to minimize glare and sky glow. High efficiency lighting, such as LED lamps, will be required.
- ii. Height: path and area lighting will be pedestrian scaled with a maximum mounting height of 18 feet. Parking lot lighting will have a mounting height of no more than 30 feet.

H. Sidewalks and Walking Trails

- i. Internal pedestrian circulation systems will provide user-friendly pedestrian access. All pedestrian walkways and trails will meet ADA guidelines.

I. Parking

- i. Parking areas will be constructed using a hard surface and concrete curbs and designed to minimize impervious surfaces.
- ii. Landscaping will be integrated with the parking area design to provide shade and stormwater management.

J. Signage

- i. A monument sign will be installed at the entrance to each park.