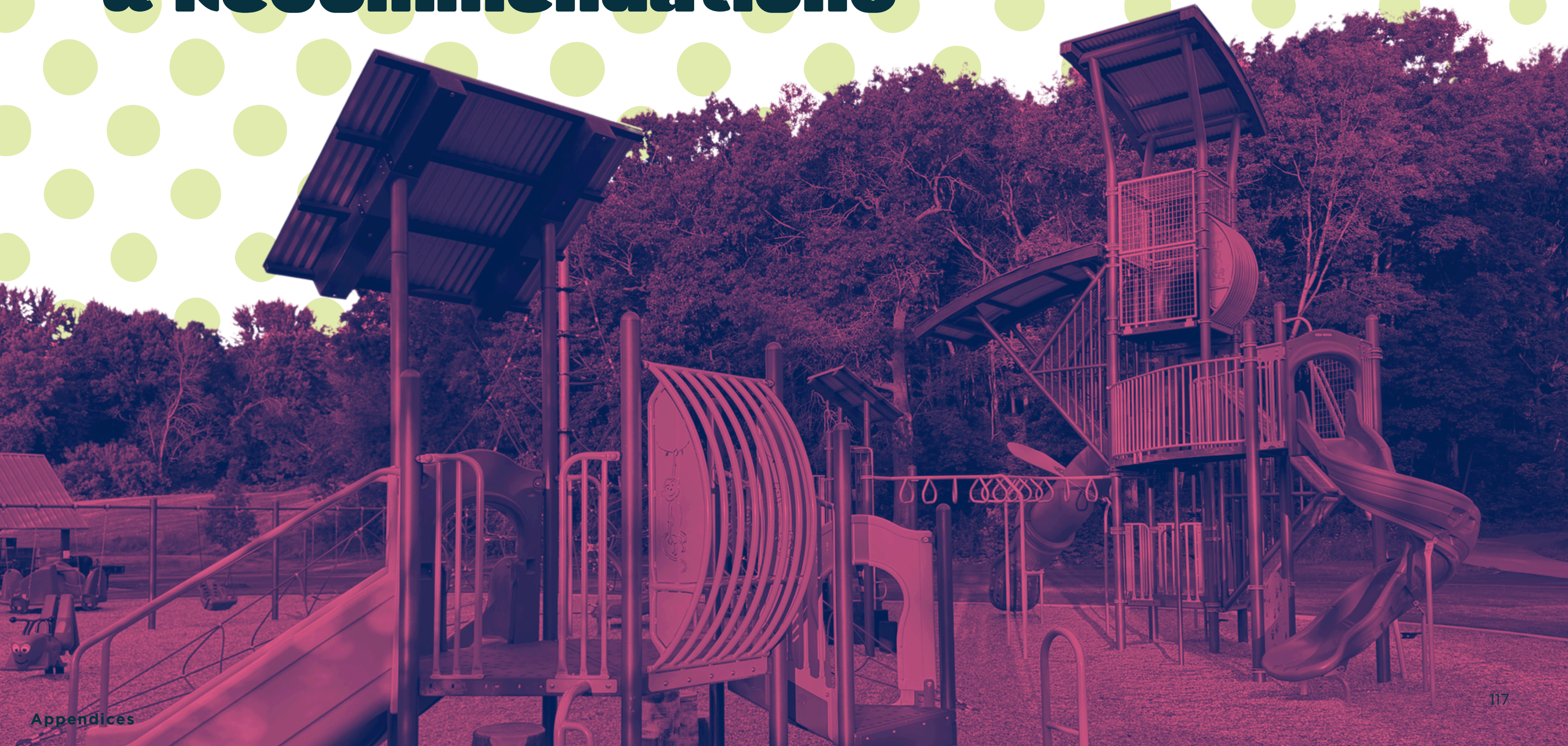


APPENDIX A. **Park Analysis** **& Recommendations**



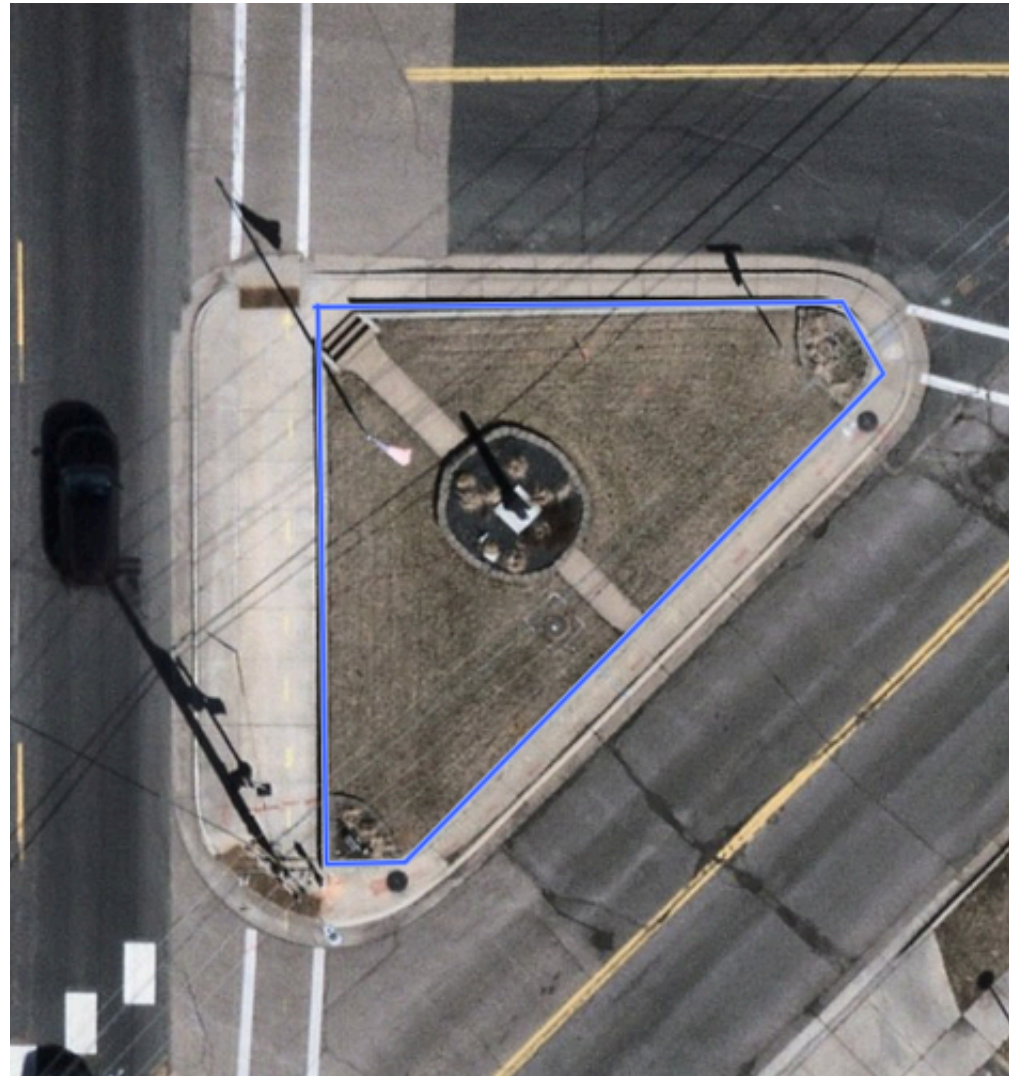
ALBERT PARK

OVERVIEW

LOCATION	991 Dodd Rd	SIZE	0.05 acres
PARK CLASSIFICATION	Pocket Park		
SITE HISTORY	Albert Park is the city's first official (1931) and smallest park (1,800 square feet). The park is said to be recognized by Ripley's "Believe It or Not" as the "smallest dedicated park in the USA," but, in fact, this is not true. The park is named after Albert LeFevre who drowned in the Mississippi River in 1930.		

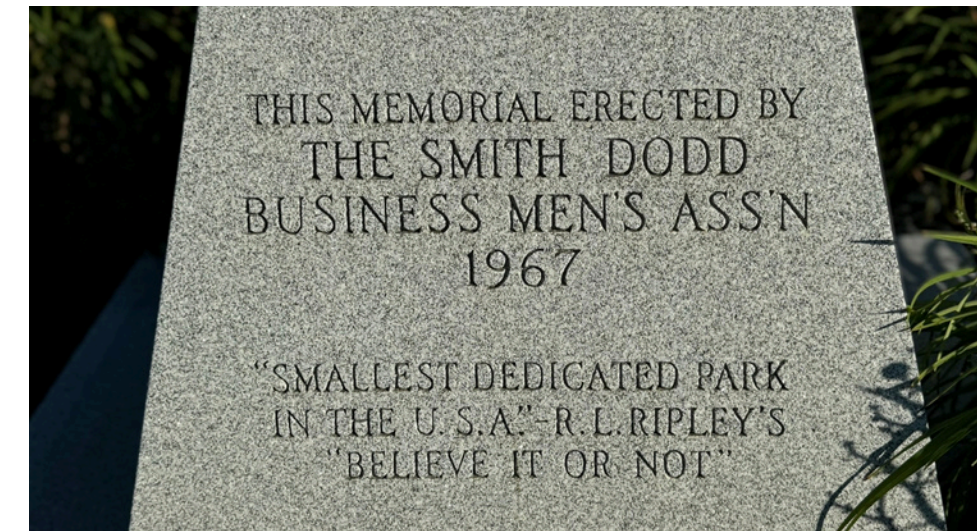
10 MINUTE WALK POPULATION SERVED

PEOPLE SERVED	3,227	YOUTH SERVED	27%
BIPOC SERVED	27%	LOW-INCOME SERVED	37%



Existing Facilities

- Monument
- Flagpole
- Gardens



Recent Improvements

None

ALBERT PARK

Proposed Improvements

As part of the larger Albert-Dodd project:

- Monument
- Flagpole
- Gardens
- Plaza/promenade
- Passive gathering nooks
- Play space
- Gathering lawn
- Smallest park designation
- Art

Timeline and Budget

Priority: High

Timeline: We anticipate reconstruction of Albert Park in 2026.

Budget: Early estimates suggest about \$1.2 million to develop the first phase of Albert Park. If redevelopment occurs, a second phase would likely cost the same.

Recommendations

The Smith-Dodd intersection will be re-aligned in 2025 to improve traffic flow and safety. This roadway project, paired with a possible redevelopment of the Doddway Shopping Center, presents an opportunity to reimagine public space in the Smith-Dodd neighborhood node.

With the opportunity to reconfigure the district's layout, we propose changes to both Albert and Dodd parks. A new plaza-like park will anchor the redeveloped area, providing a unique gathering space for neighbors and visitors. Safety and aesthetic improvements will make this node better for biking and walking, while still moving traffic. Programs and small events should activate the new plaza, bringing energy and shoppers to the area.

The final design will be driven through community engagement and in partnership with private landowners. The space should honor the legacy of Albert LeFevre and community stewards. If beneficial to the final design, function, and site safety, all or part of the existing Dodd Park may be moved as part of a land-swap with the developer. Creative efforts should be explored to secure the title of "smallest park."

Inspiration



ART PARK

OVERVIEW

LOCATION	1115 Oakdale	SIZE	0.2 acres
PARK CLASSIFICATION	Pocket Park		
SITE HISTORY	The former site of a single-family home, the property was donated to the City for use as a public space in 2016. Art advocates partnered with the city to install the first phase of the park in 2020.		
10 MINUTE WALK POPULATION SERVED			
PEOPLE SERVED	3,274	YOUTH SERVED	24%
BIPOC SERVED	41%	LOW-INCOME SERVED	52%



Existing Facilities

- Art
- Bench
- Free Little Library
- Gardens



Recent Improvements

- 2016: Site preparation, sidewalk, landscaping, and lighting
- 2020: Art sculpture
- 2021: Book and art free library

ART PARK

Proposed Improvements

- Art, expanded
 - Additional temporary and permanent art installations
- Seating area
- Gardens, expanded/revitalized

Timeline and Budget

Priority: Medium

Timeline: Funding Dependent. Staff will always be on the lookout for grant funding.

Budget: The cost of public art can vary widely based on several factors and approaches. A lower cost option could include the temporary placement of art, which is essentially rented. A budget range of \$175,000 to \$375,000 would implement a vision that makes Art Park a true community space. Thankfully, the small size of Albert Park means meaningful work can be done with \$100,000.

Recommendations

Art Park is an example of what can be accomplished with creativity, sweat equity, and partnerships. It has served as a point of inspiration, sharing, and community building. Art Park continues to serve as an important stepping stone to building a robust art and placemaking program in the city. And yet, Art Park can be much more.

We propose eventual improvements to Art Park that seek to capitalize on the site and community's assets and interest in an 'arts everywhere' mindset. Art Park can serve as the community's outdoor art gallery, hosting temporary and permanent art installations. It could also be a small space for performances, programs, and community-led initiatives. Art Park should serve as a catalyst for joy, whimsy, and connection.

The vision for Art Park is one that we hope will attract a mix of public and private investment dollars. We feel Art Park is primed for grant-funded capital and programmatic projects. The development of a arts-focused nonprofit, arts commission, or other community organization would greatly benefit the ability to secure grants, advance projects, and host programs and events.

Inspiration



DODD PARK

OVERVIEW

LOCATION	1010 S. Smith Ave	SIZE	0.7 acres
PARK CLASSIFICATION	Pocket Park		
SITE HISTORY	The site of the former Dodd Elementary School, this small park has served as a neighborhood park for decades.		
10 MINUTE WALK POPULATION SERVED			
PEOPLE SERVED	2,936	YOUTH SERVED	26%
BIPOC SERVED	24%	LOW-INCOME SERVED	37%



Existing Facilities

- Playground
- Bench
- Ice Skating Rink (seasonal)
- Warming House
- Grill
- Picnic Table



Recent Improvements

2004: Playground

DODD PARK

Proposed Improvements

If a land swap occurs, part of the larger Albert-Dodd project:

- Monument
- Flagpole
- Gardens
- Plaza/promenade
- Passive gathering nooks
- Play space
- Gathering lawn
- Smallest Park Designation
- Art

Timeline and Budget

Priority: Medium/Low

Timeline: The possible reconfiguration of Dodd and Albert is dependent on a possible redevelopment project. If no redevelopment occurs, Dodd Park is unlikely to see investment until the mid- to late-2030s due to budget constraints.

Budget: Renovations are anticipated to cost between \$250,000 and \$400,000.

Recommendations

The Smith-Dodd intersection will be re-aligned in 2025 to improve traffic flow and safety. This roadway project, paired with a possible redevelopment of the Doddway Shopping Center, presents an opportunity to reimagine public space in the Smith-Dodd neighborhood node.

With the opportunity to reconfigure the district's layout, we propose changes to both Albert and Dodd parks. A new plaza-like park will anchor the redeveloped area, providing a unique gathering space for neighbors and visitors.

The future design and layout of Dodd Park is dependent on the redevelopment of the Doddway Shopping Center. If redevelopment occurs, the city is open to a land swap that would expand Albert Park, but shrink Dodd Park. The city would only pursue such a land swap if the vision of this plan is met and the exchange produces higher quality public space.

Without a land swap, Dodd Park is likely to remain as-is for some time. The old warming house will be removed and the rink formally decommissioned. At some point, the playground would need to be replaced.

Inspiration



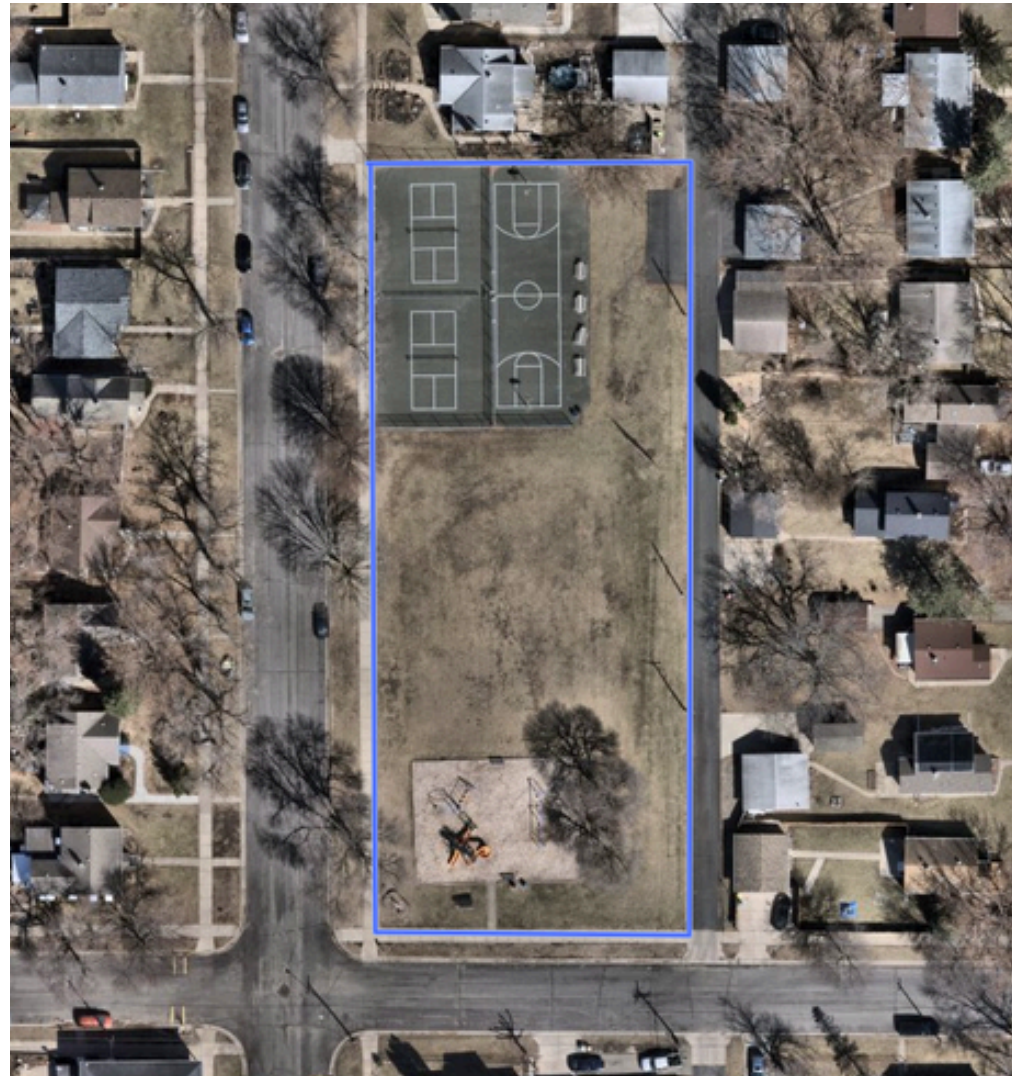
EMERSON PARK

OVERVIEW

LOCATION	1024 Gorman Ave	SIZE	1.1 acres
PARK CLASSIFICATION	Neighborhood Park		
SITE HISTORY	Named for the educator, banker, Council member, and businessman Carroll C. Emerson who came to West St. Paul in 1890. Site of former Emerson School, the city's first public school with classes beyond 6th grade, electricity, and indoor plumbing.		

10 MINUTE WALK POPULATION SERVED

PEOPLE SERVED	3,128	YOUTH SERVED	26%
BIPOC SERVED	40%	LOW-INCOME SERVED	51%



Existing Facilities

- Playground
- Pickleball (2 courts)
- Basketball (full court)
- Picnic Tables
- Benches
- Open Lawn (former baseball field)



Recent Improvements

2021: Tennis court converted to two pickleball courts, new playground, warming house removed.

EMERSON PARK

Proposed Improvements

- Pickleball (expanded from 2 to 4 courts)
- Basketball (half court)
- Small picnic shelter
- Trees and gardens
- Monument sign
- Bike racks
- Art

Timeline and Budget

Priority: Medium

Timeline: Ideally, we would like to see improvements to Emerson by the end of the 2020s. The condition of the basketball and pickleball courts is deteriorating and requires full rebuilds. Improvements to Emerson could be split into two phases - Phase 1: court improvements, Phase 2 - playground replacement, picnic shelter, landscaping.

Budget: Early estimates suggest a range of \$800,000-\$1,000,000.

Recommendations

As a small, but well-used neighborhood park, Emerson presents an opportunity to provide neighborhood play, athletic, and gathering space.

The park is host to the city's only courts dedicated specifically to pickleball - a popular and growing sport. The basketball and playground are well-used, while the former baseball field is generally underutilized.

We propose keeping the Emerson Park amenities fairly consistent, albeit with reconfigurations to make the site work better. With necessary court upgrades, we propose an expansion of the pickleball courts from two to four. A new half court basketball could be installed to the south of the pickleball courts in the open lawn.

The open lawn and boulevard present opportunities to plant new trees and gardens. Emerson has lost several trees due to Emerald Ash Borer, and with southern exposure, heat will be a threat to expanded use. Adjacent to the playground, a small picnic and shade shelter, wrapped by landscaping, offers a new space for parents to watch their kids play and shelter for park users.

Inspiration



GARLOUGH PARK

OVERVIEW			
LOCATION	1800 Charlton	SIZE	28.7 acres
PARK CLASSIFICATION	Preserve Park		
SITE HISTORY	The school and park, named after former ISD 197 superintendent Herb Garlough were carved out of undeveloped land as the city grew in 1957 and 1967, respectively.		
10 MINUTE WALK POPULATION SERVED			
PEOPLE SERVED	1,997	YOUTH SERVED	19%
BIPOC SERVED	22%	LOW-INCOME SERVED	56%



Existing Facilities

- Picnic Shelter
- Trails
- Disc Golf (9 holes)
- Grills
- Benches
- Picnic Tables
- Nature Areas



Recent Improvements

- 2006: Disc golf course
- 2021: Expansion of River to River Greenway
- 2022-2024: Buckthorn removal
- 2024: School-led trail project

GARLOUGH PARK

Proposed Improvements

- Environmental Education
- Art
- Forest Bathing Walkway
- Invasive removal and habitat restoration
- Pond overlook
- Disc Golf (9 holes, possible expansion)

Timeline and Budget

Priority: Low

Timeline: Given the low priority of projects at Garlough, no major investments are proposed in the 10-year Capital Improvement Plan at this time. We will seek grants and partnerships to advance proposed improvements.

Budget: At this time, we have no capital improvement plans. Continued woodland restoration and invasive species management will require significant resources. Improvements to Garlough will depend heavily on grants and donations.

Recommendations

Garlough, along with nearby Marthaler Park and Dodge Nature Center and the River-to-River Greenway that stitches them together is an area of natural respite and habitat. With the adjacent Garlough Environmental Magnet Elementary School, the park serves a critical role as a place for environmental stewardship and learning.

While no major improvements are programmed for Garlough Park within the scope of this plan, if projects are pursued they should be of an environmental, art, or gathering nature, and should enhance the site's natural beauty. Things like interpretative signs, learning stations, art, and forest bathing pathways would improve the park and expand its accessibility.

Garlough Environmental Magnet is an excellent partner and steward of the park. Students, parents, and teachers have supported conservation, invasive removal, and the development of trails and learning spaces. There is a JPA with the school to designate the park as a DNR School Forest.

Garlough has an active and engaged group of disc golf advocates who would like to see the course expanded. Any expansion should be carefully considered, with a focus on capital outlay, maintenance needs, and preservation of the park's natural and serene atmosphere.

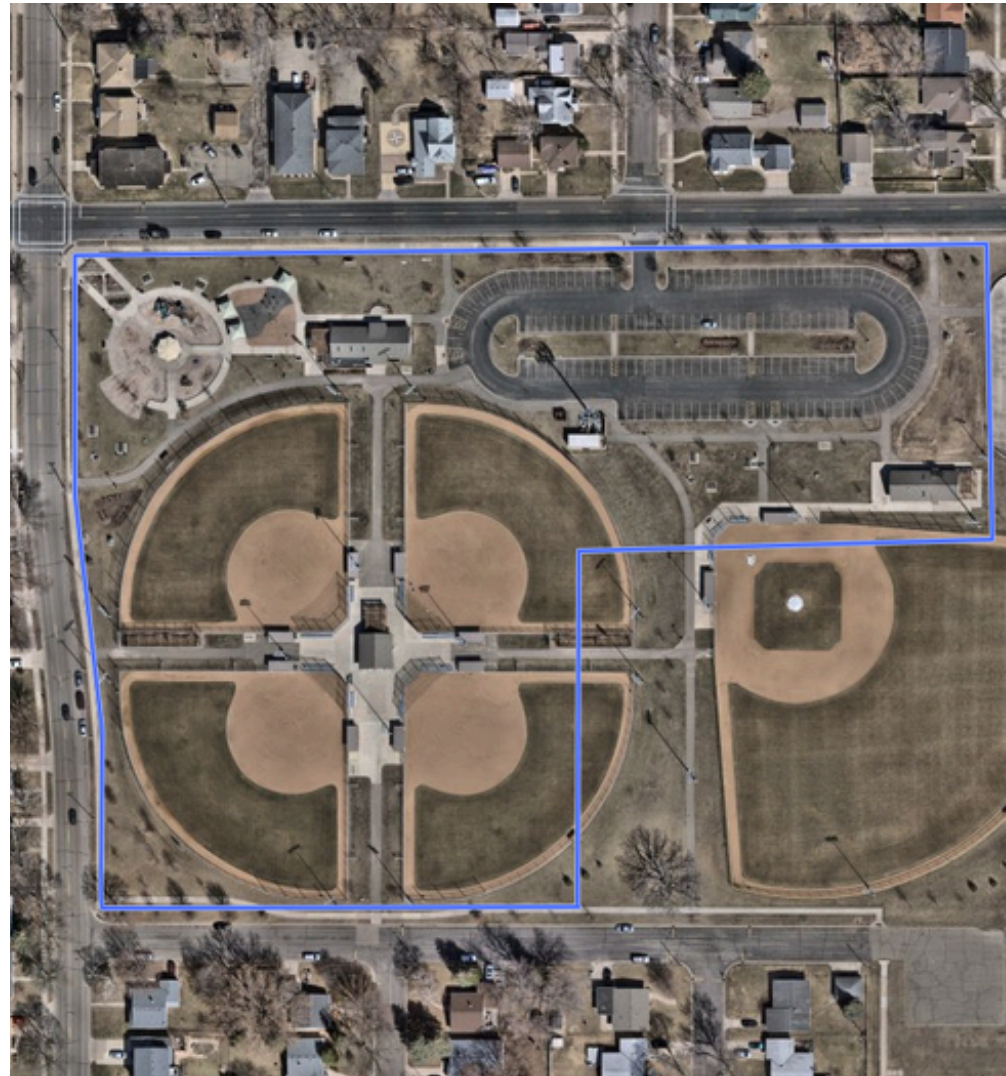
Inspiration



HARMON PARK

OVERVIEW

LOCATION	230 Bernard	SIZE	14.4 acres*
PARK CLASSIFICATION	Community Park		
SITE HISTORY	One of the city's oldest parks, Harmon was created in 1925. A major renovation in 2015 incorporated the site of the former Wolter's Greenhouse.		
10 MINUTE WALK POPULATION SERVED			
PEOPLE SERVED	4,584	YOUTH SERVED	26%
BIPOC SERVED	32%	LOW-INCOME SERVED	41%



Existing Facilities

- Baseball (5 fields)
- Neighborhood Center
- Concessions Building
- Splash Pad
- Playground
- Warming House
- Picnic Tables
- Benches
- Trail
- Monument (WPA Wall)
- Parking Lot



Recent Improvements

2014-15: Splash pad, neighborhood center, warming house, and concession buildings, parking lot, baseball fields
 2024: building painting, pergola improvements, lighting updates

HARMON PARK

Proposed Improvements

- Shade
- Landscaping
- Safety and security upgrades
- Art
- Splash pad: upgrade/replacement
- Playground: upgrade/replacement
- Hockey rink: regrade, door on rink, possible futsal court
- Parking lot: repave
- Storage / garage space addition

Bold Ambitions

- Neighborhood Center expansion

Timeline and Budget

Priority: Medium-Low

Timeline: Safety, shade, and security improvements are a top priority. Other larger improvements may need to wait until the playground's and splash pad's end of the expected lifespan sometime in 2033-34.

Budget: We estimate \$50,000-100,000 to improve the spectator experience. The larger renovation project in the 2030s is expected to cost somewhere between \$3-4M in 2025 dollars.

Recommendations

Harmon Park is one of the busiest in the parks system, serving a wide range of users from baseball teams, splash pad users, and party throwers. Harmon plays host to several events throughout the year, including the annual Explore West St. Paul Day's festival and Trick or Treat.

Harmon was updated following a major expansion and reconstruction project in 2015. The park's amenities generally meet the needs and expectations of users, although a few opportunities exist to improve use, security, and aesthetics. The park's main issues are related to heavy use and carelessness of users, including consistent issues with trash and littering.

In time, the splash pad and playground will need to be replaced. New code requirements may result in a costly upgrade to the splash pad, and overuse may warrant the exploration of entrance fee.

Some users of the park complain about the lack of shade, which as temperatures increase, will be a growing problem. Solutions include natural and human-made options.

Vandalism has been an issue at Harmon Park, but previous and planned security improvements will hopefully mitigate such issues.

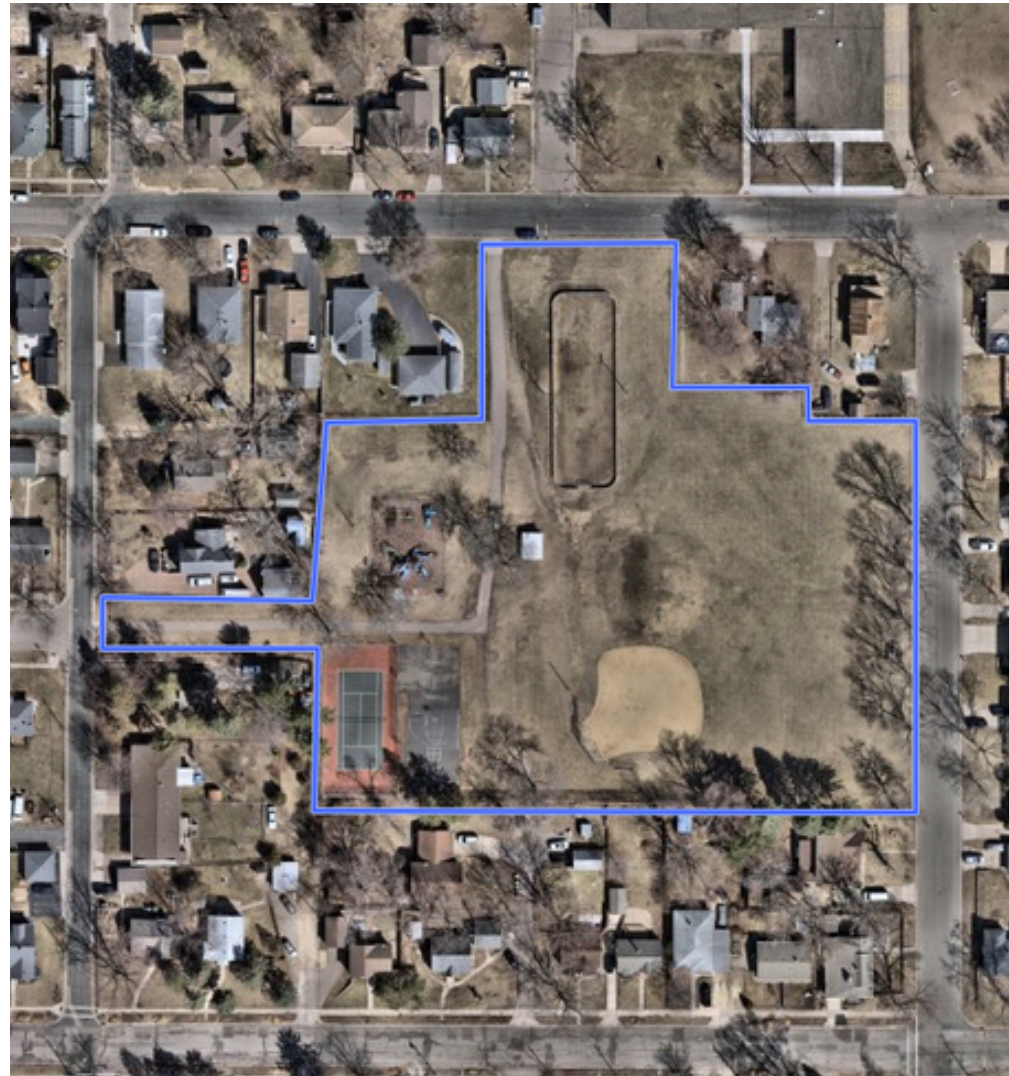
Inspiration



HASKELL PARK

OVERVIEW

LOCATION	975 Sperl St	SIZE	4.1 acres
PARK CLASSIFICATION	Neighborhood Park		
SITE HISTORY	Named for Joseph Haskell, an early settler near Afton, MN. Originally, the section of Haskell east of Robert Street was known as Lewis Street.		
10 MINUTE WALK POPULATION SERVED			
PEOPLE SERVED	3,629	YOUTH SERVED	27%
BIPOC SERVED	46%	LOW-INCOME SERVED	52%



Existing Facilities

- Playground
- Soccer Field
- Baseball Field
- Hockey Rink (winter) and Mini Soccer Field (warm)
- Ice Skating Rink (winter)
- Warming House
- Basketball Court (half)
- Tennis Court
- Trails
- Benches
- Picnic Table



Recent Improvements

- 2018: Tennis court resurfacing
- 2019: Playground

HASKELL PARK

Proposed Facilities

- Basketball court, replacement
- Tennis court, replacement
- Baseball backstop and benches, replacement
- Soccer, regrade field
- Hockey rink/volleyball court
- Update lighting to LED
- Warming house/picnic shelter
- Picnic table and benches
- Art
- Monument sign
- Bike racks
- Trail, repave
- Landscaping
- Southern fence, move to property line
- Bury electrical lines to warming house
- Neighborhood center building

Timeline and Budget

Priority: High

Timeline: Given the condition of several facilities, we recommend planning for Haskell's future launches in relatively short order. The opportunity to create an indoor space may need to be phased.

Budget: Haskell and Southview present many opportunities, but design will be dependent on available resources. Budget estimates have wide ranges given the many opportunities.

Option 1: No Neighborhood Center

Without the cost of a building, improvements can be completed for \$1.25-2M. A slimmed-down option could be completed for approximately \$750,000.

Option 2: Neighborhood Center

A neighborhood center provides a much-needed indoor facility for programs and events. An ideal situation for a neighborhood center includes land acquisition (however, this is not required). In such a circumstance, this could raise full park renovation costs to between \$5.5-8.5M.

Recommendations

Just north of Thompson County Park, Haskell Park serves as an athletic-based pairing to its larger nature-based neighbor to the south. Unfortunately, several athletic facilities are beyond their useful life and in need of replacement.

Haskell's general layout serves the site and its topography well, but minor changes could be considered. Notably, the soccer/baseball field is unlevel and slopes to the north. Like other parks, the need for a dedicated warming house is no longer as high of a priority as it has been previously, but some level of shelter is needed. A combination warming and picnic shelter with storage for recreation supplies would meet needs while lowering costs.

In an effort to provide more indoor space, Haskell could be a good fit and would provide geographic balance to Harmon. Some parking would be needed, but street parking should accommodate most users. Should the opportunity and funding present themselves, the two homes at the corner of Haskell and Sperl could be purchased for expansion of the park.

Inspiration



KENNEDY PARK

OVERVIEW

LOCATION	774 Dodd Rd	SIZE	1.8 acres
PARK CLASSIFICATION	Neighborhood Park		
SITE HISTORY	In the 40 Acres neighborhood was an undeveloped green space, forested ravine, and creek. When the creek was sent underground in a tunnel and the area was developed for housing, Alderman James Kennedy fought to preserve a portion of the green space for the public.		
10 MINUTE WALK POPULATION SERVED			
PEOPLE SERVED	4,035	YOUTH SERVED	29%
BIPOC SERVED	43%	LOW-INCOME SERVED	45%



Existing Facilities

- Playground
- Picnic Table
- Bench
- Grill
- Monument



Recent Improvements

None

KENNEDY PARK

Proposed Facilities

- Nature playground
- Monument
- Trail
- Picnic shelter
- Gardens and landscaping
- Art
- Monument sign
- Bike rack

Timeline and Budget

Priority: High

Timeline: Kennedy Park is scheduled for improvements in 2025.

Budget: Early estimates suggest a range of about \$650,000.

Recommendations

Kennedy Park is located in the historic Forty Acres neighborhood at West St. Paul's northern border. The 2-acre, and oddly-shaped, park features a playground, picnic table, hill, and open green space.

The park's playground is one of the oldest in the West St. Paul park system and needs replacement. The playground is located on the border of West St. Paul and St. Paul, and over a major stormwater sewer line, so relocation is necessary. The only other major built asset, an ice rink, is no longer in use and the former warming house was removed years ago (although its concrete pad remains in place).

Kennedy's greatest assets, its history, topography, and natural setting should be leveraged for greater impact and design. We imagine a trail system winding through the park, connecting its various access points, with the two 'legs' activated with art and gardens. The relocated playground would be nature-themed and could include a long slide down the hillside. Which, a portion of the hill should be preserved for winter sledding. Reconfiguration of the cul-de-sac could improve parking and expand the hilltop landing. The neighborhood and park's unique history should be celebrated through art and/or monuments. Finally, the park's tree canopy should be preserved and expanded.

Inspiration



MARTHALER PARK

OVERVIEW

LOCATION	1625 Humboldt Ave	SIZE	30 acres
PARK CLASSIFICATION	Community Park		
SITE HISTORY	Jacob J. and Regina Marthaler came to West St. Paul in 1852. They built a small log cabin near Oakdale and Marie. Jacob was part of the effort to break away from South St. Paul and form West St. Paul.		
10 MINUTE WALK POPULATION SERVED			
PEOPLE SERVED	2,147	YOUTH SERVED	20%
BIPOC SERVED	41%	LOW-INCOME SERVED	72%



Existing Facilities

South / Upper Marthaler

- Pavilion
- Picnic Shelter
- Bathrooms
- Playground
- Tennis Court
- Fishing Pier
- Picnic Table
- Nature Area

- Water Body
- Benches
- Trail

North / Lower Marthaler

- Playground
- Volleyball Court
- Basketball Court (full)
- Picnic Tables
- Benches



Recent Improvements

2018-2019: Lower Marthaler (north) improvements, including playground, basketball, volleyball, parking, and stormwater management.

2021: Expansion of the River to River Greenway

2023-2024: Upper Marthaler (south) improvements including playground, bathroom, parking, trail, pavilion, and stormwater management.

MARTHALER PARK

Proposed Facilities

- Hill reconfiguration to accommodate sledding
- Forest management and habitat restoration
- Lake shore restoration and management
- Picnic shelter Adirondack chairs
- Art
- Monument sign
- Bike racks
- Observation tower (bold ambition)

Timeline and Budget

Priority: Low

Timeline: Given the significant investments in Marthaler, no major investments are planned. Staff can support some lake and forest management work. We will pursue grant funding for other special projects and initiatives.

Budget: Early estimates suggest a range of \$25,000-75,000 to make improvements that would allow for an official sledding hill. Some other lower-priority/grant-dependent improvements, including art and natural space restoration, in the range of \$550,000-\$1.2M have been identified.

Renovations to the north end of Marthaler Park, anticipated for the mid-2030s, range from \$300,000-500,000.

Recommendations

As one of the city's three community parks, Marthaler is critically important to the health, well-being, and recreation of residents and visitors. Its bold mix of athletics, play, and natural features make it one of the city's more popular parks and a prime example of the balanced design we hope to emulate in the future.

Marthaler has benefitted from significant partnership. It's only through collaboration and support of neighbors, Dakota County, and MnDNR that the Marthaler of today is possible.

A lot of work has been done, but more remains. Establishing, expanding, and maintaining the park's natural features will require continued work, especially as invasive species and climate change threaten its health.

We will need to evaluate the hill's configuration and explore ways to officially designate it as a sledding hill.

If funding became available, we'd like to see the older picnic shelter transformed into a relaxing space for small gatherings, complete with Adirondack chairs looking out at the lake. Art along the River to River Greenway would create a unique placemaking experience and connection to nature.

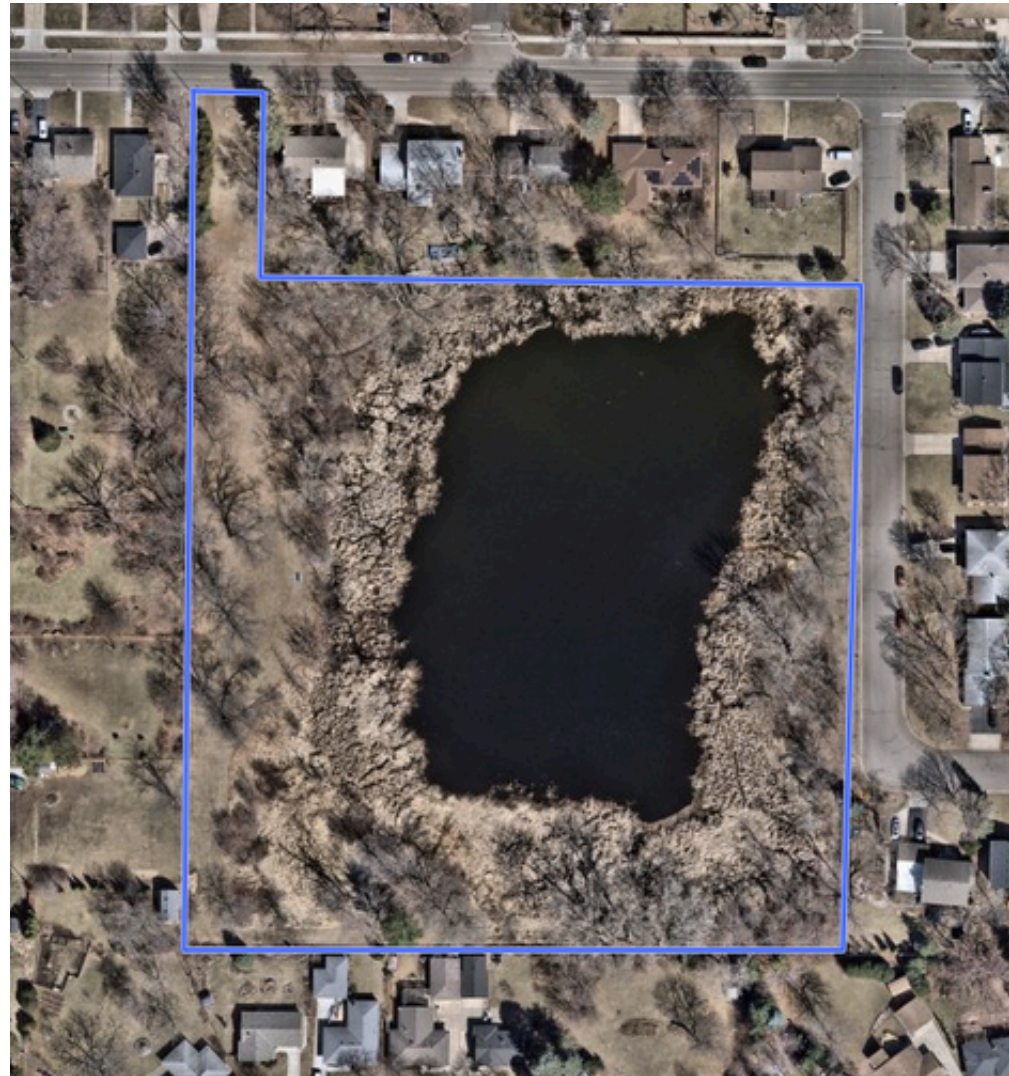
Inspiration



MUD LAKE PARK

OVERVIEW

LOCATION	Galvin & Moreland	SIZE	7 acres
PARK CLASSIFICATION	Preserve Park		
SITE HISTORY	Once a grouping of small lakes that have since been drained for development, Mud Lake Park is what remains and was preserved for local flora, fauna, and the public.		
10 MINUTE WALK POPULATION SERVED			
PEOPLE SERVED	2,217	YOUTH SERVED	26%
BIPOC SERVED	24%	LOW-INCOME SERVED	35%



Existing Facilities

- Trails
- Nature Area
- Water Body
- Bench



Recent Improvements

None

MUD LAKE PARK

Proposed Facilities

- Water quality improvements and management
- Trail
- Picnic table and benches
- Environmental interpretive signage
- Monument sign

Timeline and Budget

Priority: Low

Timeline: We do not anticipate improvements beyond water quality management in the near- or mid-term future. Projects pursued would likely be funded through grant support or partnership. If successful in securing grant funding, we would explore the creation of a trail loop.

Budget: Early estimates suggest a range of \$500,000-1M for trail and water quality improvements.

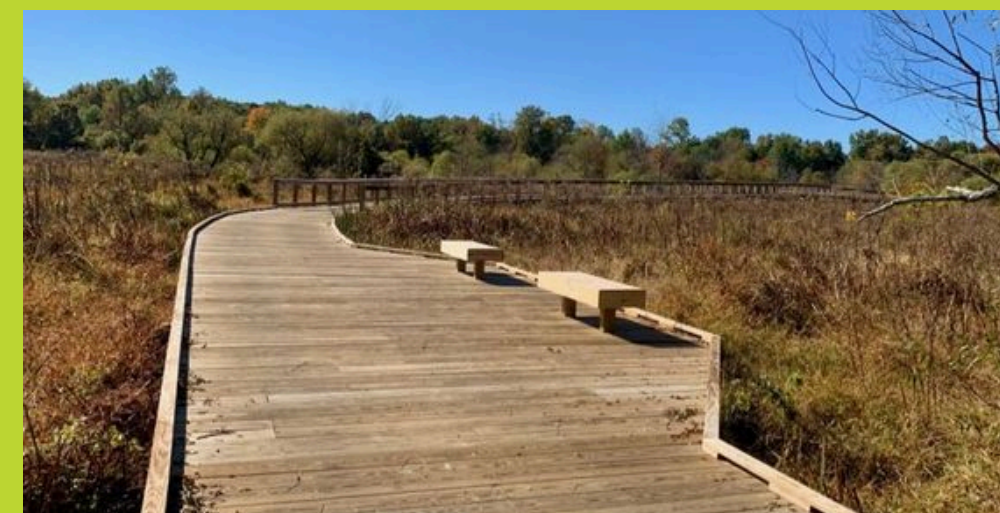
Recommendations

Mud Lake is West St. Paul's least developed park in the system. To the immediate neighbors, it's a hidden gem, but to the broader community it can be perceived as private or semi-private space. An informal pathway encircles the lake that could be improved for greater use and accessibility.

While many of the neighbors are good stewards of the park, unfortunately, a handful of immediate neighbors have encroached into the publicly-owned land, while others have chastised park users. We'll need to partner with neighbors to ensure Mud Lake is a safe and public space for all users.

Even with improvement, we anticipate Mud Lake to remain a calm, natural respite in the middle of the city. With investments to Mud Lake being a lower priority, it may stay in a similar state to what we see in 2024 for quite some time.

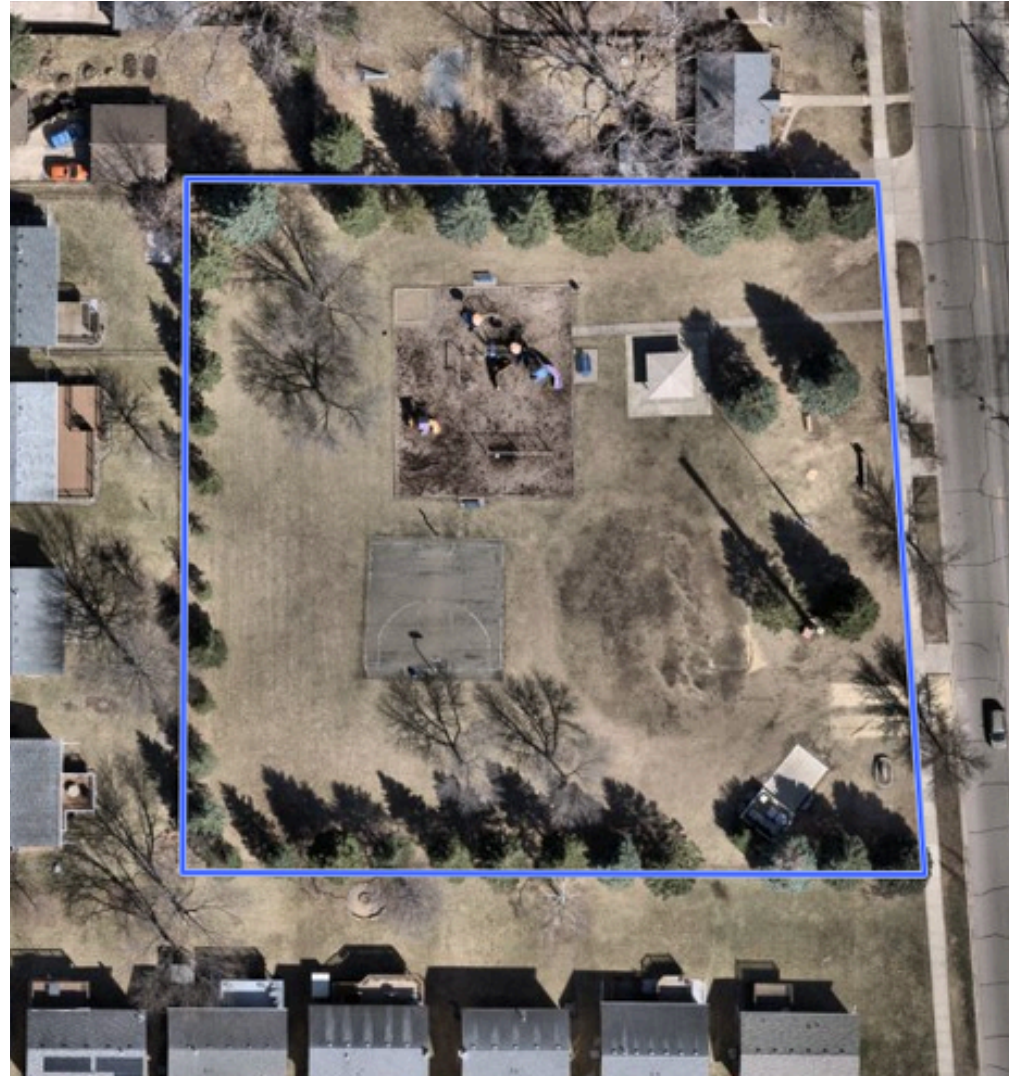
Inspiration



OAKDALE PARK

OVERVIEW

LOCATION	1035 Oakdale Ave	SIZE	1.5 acres
PARK CLASSIFICATION	Neighborhood Park		
SITE HISTORY	From 1930 to 1990 the site was home to Oakdale School. After the school building was demolished, it was replaced by the park and 11 single-family homes.		
10 MINUTE WALK POPULATION SERVED			
PEOPLE SERVED	3,180	YOUTH SERVED	26%
BIPOC SERVED	44%	LOW-INCOME SERVED	54%



Existing Facilities

- Playground
- Basketball (half)
- Picnic Shelter
- Picnic Tables
- Grill
- Benches
- Flagpole



Recent Improvements

- 2006: playground
- 2010: picnic shelter

OAKDALE PARK

Proposed Facilities

As part of the larger Albert-Dodd project:

- Playground
- Bankshot basketball
- Picnic tables and replace concrete pad
- Looped trail
- Trees and landscaping
- Monument sign
- Art
- Bike rack
- Replace flagpole

Timeline and Budget

Priority: High

Timeline: The infrastructure at Oakdale has a few years remaining, so we anticipate improvements as mid-range opportunities.

Budget: Early estimates suggest a range of \$525,00-900,000.

Recommendations

Like Dodd Park, Oakdale is the former site of an elementary school built during a building and baby boom of the 1920s and 1930s. While the impressive architecture is gone, the park remains as an asset for neighborhood families. With growing interest in history and storytelling, we feel a revitalized Oakdale Park could highlight the site's historic use through interpretive signs (see the transparent plexiglass example in the bottom right), park layout, playground themes, and/or art.

With adult-oriented basketball in nearby Haskell and Emerson parks, a bankshot basketball court would provide a unique amenity for games and skill-building.

Like the example outlined in Section 4, a redesigned Oakdale could incorporate play, gathering, and natural features. Retaining a buffer between the public and private space will be important, as will carefully managing the cell phone tower and flagpole.

Inspiration



ORME PARK

OVERVIEW

LOCATION	370 W Orme St	SIZE	1.5 acres
PARK CLASSIFICATION	Neighborhood Park		
SITE HISTORY	Named after a St. Paul educator and the street it is adjacent to, this park opened in 1970.		
10 MINUTE WALK POPULATION SERVED			
PEOPLE SERVED	2,401	YOUTH SERVED	26%
BIPOC SERVED	24%	LOW-INCOME SERVED	35%



Existing Facilities

- Hockey Rink (winter) and soccer (warm)
- Warming House



Recent Improvements

2014: Hockey boards replaced

ORME PARK

Proposed Facilities

- Pave alley/parking lot
- Hockey rink improvements and multiseasonal offering (soccer or volleyball)
- Community garden
- Replace lighting / bury wires
- Replace fire hydrant
- Gathering plaza, garden, and art
- Warming house and community garden storage

Timeline and Budget

Priority: Medium-Low

Timeline: With several other projects ahead of it, Orme is likely a mid- to long-range project. Funding from hockey or healthy eating sources would help move this work forward faster.

Budget: Early estimates suggest a range of \$750,000-1.15M. A slimmed-down improvement project is possible for approximately \$475,000.

Recommendations

Orme, as it exists, is oriented almost exclusively for hockey and ice skating. As we seek to adapt to our changing climate and its impact on winter sports, we're recommending a consolidation of outdoor ice. Orme is one park we would like to invest in to ensure long-term access to winter skate sports. The adjacent neighborhood is more ice-oriented than say those at Haskell or Southview, so this makes logical sense. We'd like to work with hockey and skating boosters to explore conversion from a grass bottom to concrete or multi-sport flooring.

The southern and northern edges of Orme are routinely wet following rainfall. We could better manage water on this site through grading and landscaping. With ample sun, Orme could host a community garden of a few dozen plots on the southern side of the park. The northern edge could be host to a pollinator or whimsy garden.

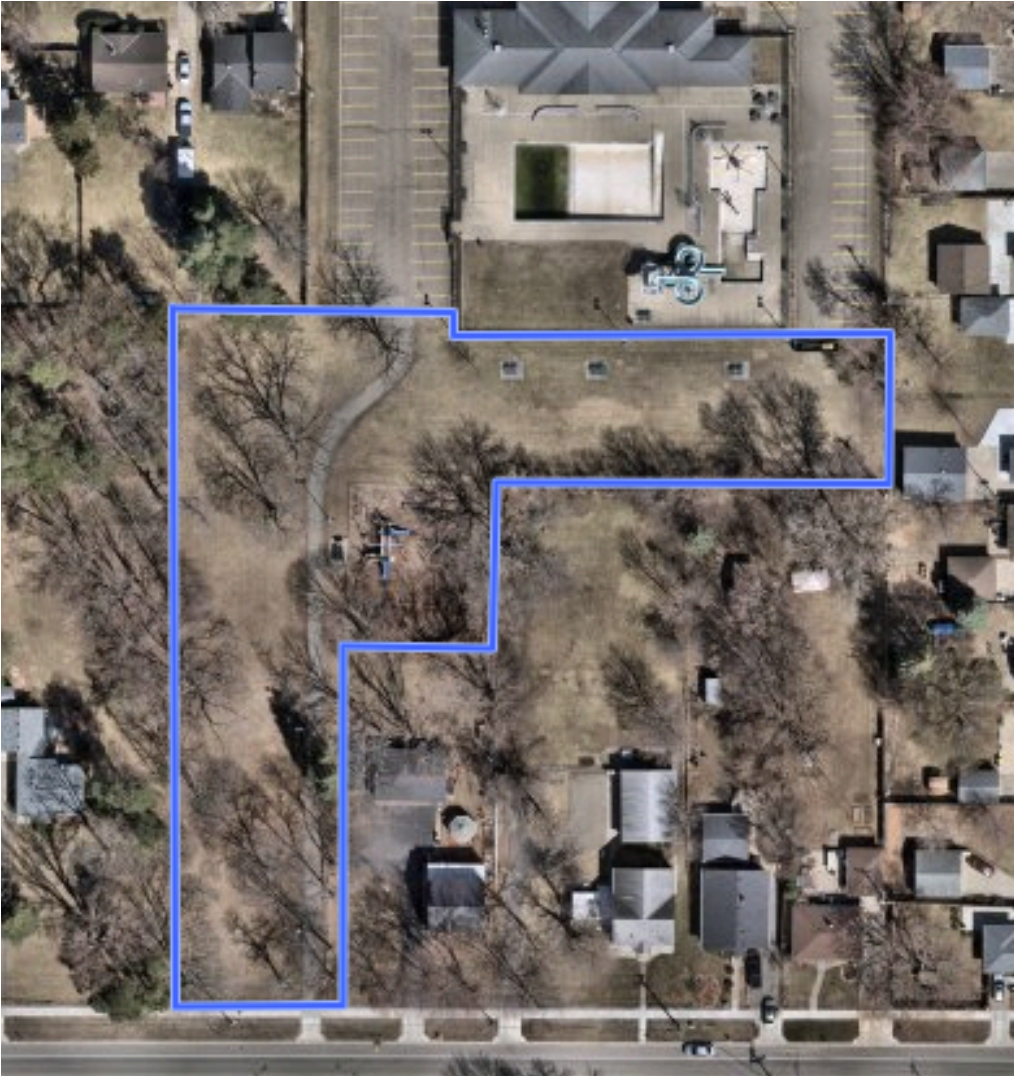
The warming house could be replaced with a structure that also includes a small gathering space and community garden storage. The repaved alley and new parking spots would help provide access.

Inspiration



POOLSIDE PARK

OVERVIEW			
LOCATION	92 W Orme St	SIZE	1.5 acres
PARK CLASSIFICATION	Neighborhood Park		
SITE HISTORY	The park adjacent to the pool was set aside for public use with the development of the pool in the 1950s.		
10 MINUTE WALK POPULATION SERVED			
PEOPLE SERVED	2,953	YOUTH SERVED	23%
BIPOC SERVED	34%	LOW-INCOME SERVED	43%



Existing Facilities

- Playground
- Picnic Tables
- Trail



Recent Improvements

2000: Playground

POOLSIDE PARK

Proposed Facilities

As part of the larger Albert-Dodd project:

- Playground, replaced
- Sand volleyball, new
- Possible expansion of pool
- Monument sign

Timeline and Budget

Priority: Medium

Timeline: Improvements to Poolside Park should be coordinated with improvements at the pool.

Budget: Early estimates suggest a range of \$150,000-250,000.

Recommendations

The newly named Poolside Park is a small park that provides an important pedestrian access point to the pool from neighborhoods from the south. The tree-covered trail and playground offer a respite from the sun-filled, action-packed pool.

Poolside Park's playground is on the older side and will need to be replaced in the coming years. The popularity of volleyball, the general water-based activity of the park, and the availability of space present the chance to build a new sand volleyball court.

As we study options to improve the pool, one possible alternative is to redesign the pool layout and add amenities. If this option is feasible and prioritized, we should consider expanding the footprint of the pool into Poolside Park. The area directly south of the existing pool is especially ripe for development and wouldn't have a large impact on the tranquil portions of the park.

Inspiration



SOUTHVIEW PARK

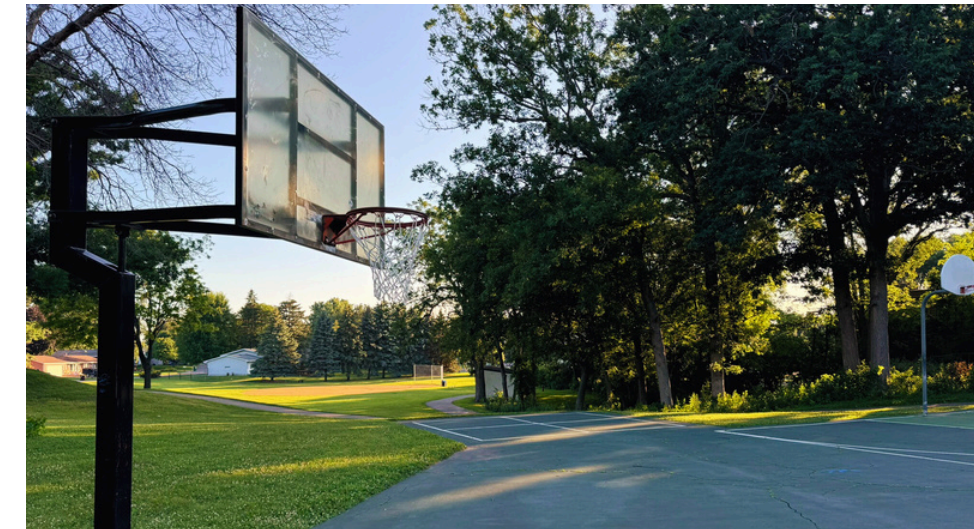
OVERVIEW

LOCATION	275 Westview Dr	SIZE	4.4 acres
PARK CLASSIFICATION	Neighborhood Park		
SITE HISTORY	Parcels for this park were purchased in 1969, with the park opening to the public in 1972. Southview park is named for its proximity to Southview County Club to the south.		
10 MINUTE WALK POPULATION SERVED			
PEOPLE SERVED	1,873	YOUTH SERVED	26%
BIPOC SERVED	53%	LOW-INCOME SERVED	79%



Existing Facilities

- Playground
- Baseball Field
- Basketball Court (full and half)
- Tennis Court (2)
- Warming House
- Ice Skating Rink (winter)
- Picnic Shelter
- Benches
- Grill
- Trail



Recent Improvements

- 2006: Playground
- 2018: Court resurfacing

SOUTHVIEW PARK

Proposed Facilities

- Playground
- Basketball court
- Community garden
- Picnic shelter
- Soccer - youth
- Trail seal coating
- Gardens and landscaping
- Art
- Monument sign
- Bike racks

Bold Ambition

- Community hub / recreation center

Timeline and Budget

Priority: High

Timeline: We'll need to study the feasibility of a community hub. If feasible, we assume improvements may need to be broken into phases or work delayed until funds can be raised.

Budget: Like Haskell, Southview has several options that need to be explored.

Option 1: No Neighborhood Center

Without a building, improvements can be completed for \$975,000-1.6M.

Option 2: Neighborhood Center

While a building could be completed without land acquisition, an ideal project includes a small expansion of Southview Park. In this scenario, improvements are expected to range from \$5.25-7.5M.

Option 3: Recreation Center

Without a community or recreation center, the community has long desired an indoor facility. Budget estimates for a scenario that includes even the most basic of recreation centers are at least \$20M.

Recommendations

The future of Southview park hinges on its role in a high-priority neighborhood with poverty, BIPOC populations, and renters. Investments in parks will align with city priorities like renter engagement and community safety. Existing facilities, including the playground and basketball courts, need replacement, while the tennis courts may be repurposed for a community garden. As interest in ice sports declines, the warming house can be removed, and baseball could be replaced by soccer. A key ambition is to develop a community recreation and service space, requiring partnerships for funding and operations.

Inspiration



SPORTS COMPLEX

OVERVIEW

LOCATION	1650 Oakdale Ave	SIZE	22.3 acres
PARK CLASSIFICATION	Community Park		
SITE HISTORY	On May 22, 1984, West St. Paul voted in a referendum to create the West St. Paul Sports Complex. At a total cost of \$1.1 million, the park turned 20 acres into sports fields, playground, concession stand, and a horseshoe pavilion.		
10 MINUTE WALK POPULATION SERVED			
PEOPLE SERVED	1,907	YOUTH SERVED	26%
BIPOC SERVED	47%	LOW-INCOME SERVED	68%



Existing Facilities

- Baseball/Softball Fields (3)
- Batting Cage
- Horseshoe Pavilion
- Soccer/Football Fields (2)
- Picnic Shelter
- Concessions Building
- Bathrooms
- Playground
- Picnic Tables
- Trail
- Benches
- Grill
- Parking Lot



Recent Improvements

2012: Expanded the park by developing 4 acres of residential property, adding parking, greenspace, a new playground, and picnic area.

2017: Redeveloped existing park with upgraded irrigation and ball field lighting, two new picnic/shade structures, a new plaza/drop-off area and overlaid parking lot and trails.

SPORTS COMPLEX

Proposed Facilities

Phase 1

- Pavilion repairs

Phase 2

- Conversion of pavilion from horseshoe to general use
- Yard games
- Dog park
- Art
- Monument signs

Phase 3

- Accessible playground
- Retention pond improvements
- Water management
- Parking lot and lighting updates
- Soccer facility updates
- Baseball facility updates
- Trail improvements
- Gardens and landscaping

Timeline and Budget

Priority: Phase 1: high, Phase 2: medium, Phase 3: low

Timeline: As a catalytic project, we view the conversion of the pavilion to be a high priority we hope to tackle in the near-term. Other projects are less of a priority and could wait.

Budget: Early estimates suggest:

- Phase 1: Approximately \$100,000
- Phase 2: Approximately \$250,000
- Phase 3: A range of \$3-5M

Recommendations

With plenty of space and supportive amenities, Sports Complex is the home to several community events, including Explore West St. Paul Days. With some changes, the park can serve more people and help us achieve the goals stated in this plan.

The existing Horseshoe Pavilion is one of the system's best assets, but it serves too few people and its design is too limiting. Transforming the building into a multi-use space will allow for greater use and enjoyment. Adding tables and benches under the pavilion and yard games outside the pavilion will create an atmosphere of fun. The revitalized pavilion could play host to quinceañera parties, festivals, and possibly a beer garden one day.

Inspiration



SPORTS COMPLEX

Proposed Facilities

The park, once updated, could be an excellent site for an accessible playground. The stormwater ravine, serving a limited function now, could be transformed into a naturalized space where people could explore. And with the growing number of families with dogs, one baseball field could easily be turned into a dog park.

Sports Complex will continue to serve as one of the city's premiere athletic spaces. Investments to the fields will be needed.

Name Change

The city originally held a vote to name the park when it was first developed. The finalists selected were West Meadows Park, Liberty Park, and West St. Paul Sportsman's Park. The City Council rejected all three names and called it West St. Paul Sports Center. Over time, the name evolved to Sports Complex.

As the park evolves, a name that reflects its wider use may be warranted. With a playground, pavilion, gathering spaces, natural areas, and the host of community events hosted at the park, it offers so much more than sports and athletics.

THOMPSON COUNTY PARK*

OVERVIEW			
LOCATION	360 Butler Ave E	SIZE	58.1 acres
PARK CLASSIFICATION	County Park		
SITE HISTORY	Thompson was established as the city's second large park in 1929 by the WSP Commercial Club. The park was sold to the city in 1964, which then sold the land to the county in 1976. Park improvements followed in the 80s and 90s.		
10 MINUTE WALK POPULATION SERVED			
PEOPLE SERVED	3,544	YOUTH SERVED	24%
BIPOC SERVED	42%	LOW-INCOME SERVED	53%



Existing Facilities

- City-Funded Facilities
 - Activity Center
 - Recreational Bonfire
 - Trails
- County-Funded Facilities
 - Dakota Lodge
 - Gardens
 - Playground
 - Water Body
 - Fishing Pier
 - Snowshoe Trails (winter)
 - Picnic Shelter
 - Hammocking
 - Picnic Tables
 - Organics Drop-off Site
 - Plaza
 - Parking



Recent Improvements

- Plaza
- Water access
- Pavilion/shelters
- Signage
- Playground improvements

THOMPSON COUNTY PARK*

Proposed Facilities

The park plan identifies several projects to be phased as funding becomes available. Several projects in the plan have been completed.

Recommendations still to be developed include:

- Pollinator promenade and creek daylighting
- Greenway rest areas and gateways
- Forest restoration
- Simon's Ravine overlook
- Thompson Park Center expansion
- Parking lot expansion
- Land bridge over Highway 52
- Sound wall
- Linear plaza to Butler Ave
- Lake access and restoration

Timeline and Budget

Priority: Low

Timeline: Project timeline is being led by Dakota County with the advisement of the city and school partners.

Budget: Early estimates suggest a range of \$20M or more. Given other priorities within the city's park system, the likelihood of allocating city resources to improvements at Thompson County Park is low.

Recommendations

The Thompson County Park Master Plan was adopted by the Dakota County Board of Commissioners in January 2020. The plan addresses the needs and desires that the community identified during the planning process.

Future improvements include enhancing the lake as a focal point, restoring natural resources, expanding picnicking options and improving accessibility. The Natural Resources Management Plan recommends a phased approach to restoring all the park's natural areas.

Although a county park, the city has a vested interest in the success of Thompson for many reasons. First, the park is in West St. Paul, and many residents aren't aware of jurisdictional management and assume it's a city park. Second, the city and county co-manage the community building. When the building was originally built, the city paid half the costs in order to provide a space for senior and community programming. The city regularly uses the lodge for events and gatherings. As the county explores expansion of the building, the city will need to consider the opportunities to continue the partnership.

Inspiration



150 THOMPSON/THOMPSON OAKS

OVERVIEW			
LOCATION	150 Thompson Ave E	SIZE	26 acres approx
PARK CLASSIFICATION	Community Park		
SITE HISTORY	Former site of the city's golf course, which was closed in 2018. The county and city partnered on trail and wetland restoration. Remainder of the site is slated for redevelopment and public space.		
10 MINUTE WALK POPULATION SERVED			
PEOPLE SERVED	3,222	YOUTH SERVED	23%
BIPOC SERVED	46%	LOW-INCOME SERVED	67%



Existing Facilities

- Trail
- Natural Areas
- Water Body



Recent Improvements

2021-2023: Trail improvements and wetland restoration

150 THOMPSON/THOMPSON OAKS

Proposed Facilities

- Gateway promenade
- Seating
- Play space
- Stage
- Open lawn
- Connection to water
- Art
- Gardens
- Monument sign
- Bike racks
- Connection to regional trail
- Urban 'beach'
- Concessions/bathroom building
- Gathering plaza
- Picnic shelter
- Parking

Timeline and Budget

Priority: As a catalytic project associated with a major redevelopment project, this is a high priority.

Timeline: The timeline is tied to redevelopment. Certain aspects of the project may need to be phased as funding allows.

Budget: Early estimates suggest a range of \$7-10M.

Recommendations

The redevelopment of the city's former golf course has been years in the making. In partnership with Dakota County, the eastern half of the site was improved with a focus on trail access, stormwater management, open space, and housing. The second phase will focus on developing the heart of City Center.

The project is intended to act as the city's front porch. It will blend public and private functions and offer a welcoming re-energization to this area as it continues the city's mission to thoughtfully redevelop, bringing more shared amenities to the community and improving the overall housing stock. This site connects West St. Paul's city center to its beautiful, natural surroundings through trails and waterways, and provides, yet another, elevated gathering space for the community.

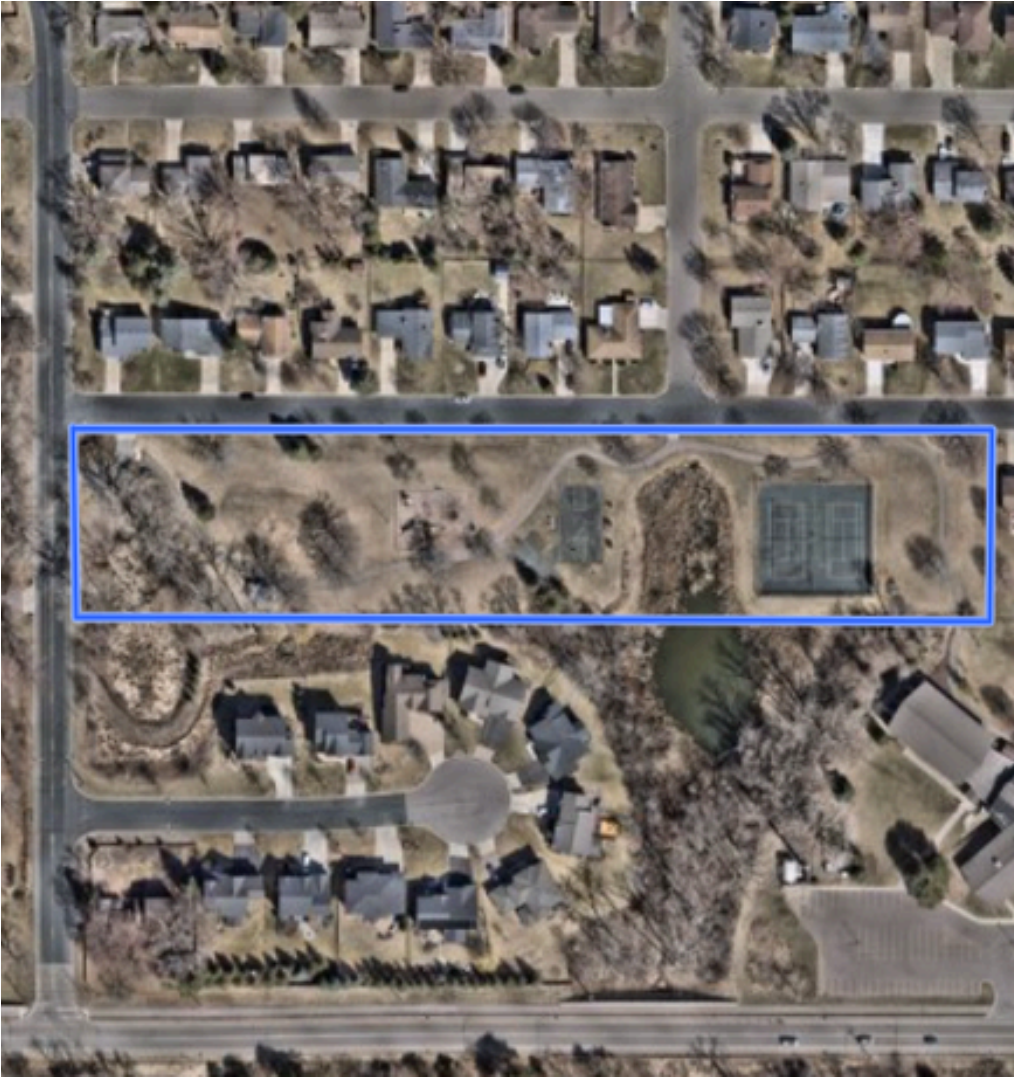
Planned in coordination with housing, commercial, and transportation improvements, the park will be vastly different than other parks in the system and will anchor the redevelopment. The park will be a space that can easily be activated for events, farmers markets, music, and the arts. It will be designed as a place to linger, hang out, and connect with an emphasis on walkability, year-round use, and interesting design.

Inspiration



WESCHCKE PARK

OVERVIEW			
LOCATION	360 Runge Ln	SIZE	4.6 acres
PARK CLASSIFICATION	Neighborhood Park		
SITE HISTORY	Named after Margaret Weschcke, an advocate for West St. Paul youth, the park opened in 1972.		
10 MINUTE WALK POPULATION SERVED			
PEOPLE SERVED	2,203	YOUTH SERVED	23%
BIPOC SERVED	38%	LOW-INCOME SERVED	61%



Existing Facilities

- Playground
- Tennis Courts (2)
- Basketball (2 half courts)
- Ice Skating Rink (winter)
- Warming House
- Trail
- Water Body
- Open Lawn



Recent Improvements

2005: Playground

WESCHCKE PARK

Proposed Facilities

- Playground replacement
- Tennis court, full replacement likely
- Basketball court, full replacement likely
- Replace warming house with winter-oriented picnic shelter
- Trail maintenance
- Gardens and landscaping
- Art
- Monument sign
- Bike racks

Timeline and Budget

Priority: High/Medium

Timeline: Weschcke's courts and warming house are deteriorating rapidly. We may take a phased approach, which improves tennis, basketball, and warming house in one phase, and all other amenities in a second phase.

Budget: Early estimates suggest a range of \$1M-1.55M. The first phase is expected to cost between \$700,000-925,000. The second, smaller phase, between approximately \$350,000-575,000.

Recommendations

Weschcke Park is a great example of the balanced park design we seek, where there are places to gather, play, compete, and enjoy nature. The general layout utilizes space well and people seem to enjoy the park as-is.

The facilities are aging, as is apparent by court cracking and fading playground equipment. The warming house has a limited lifespan. Like other parks, we'd like to return full court basketball to the park as soon as possible.

Weschcke is one of the few parks that still sees some use of the ice skating rink. We'll maintain the rink - as weather allows - but will likely not rebuild the warming house. A picnic structure that serves to block winter winds should accommodate most users.

Inspiration



DOME

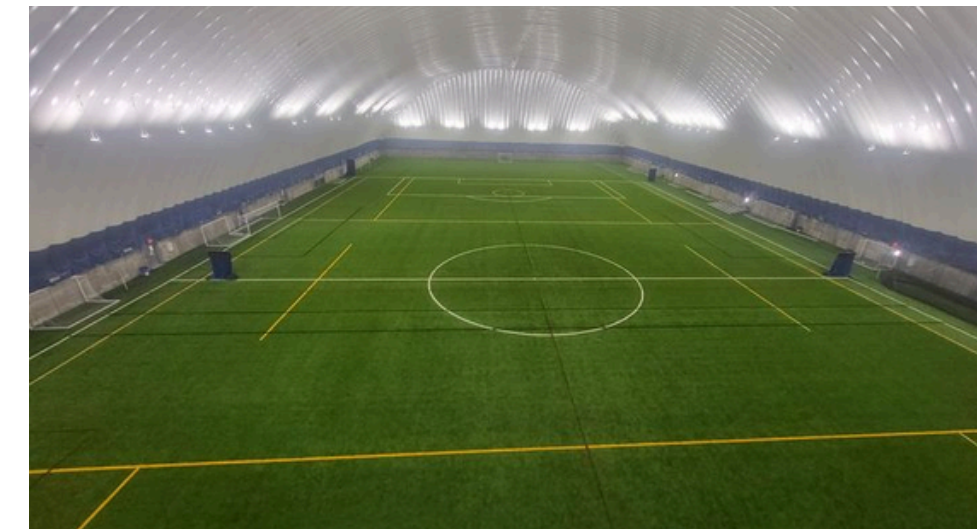
OVERVIEW

LOCATION	1655 Livingston Ave	SIZE	5.8 acres
PARK CLASSIFICATION	Special Use Facility		
SITE HISTORY	The dome was built in 2012 after many years of discussion for the best use of the site, which previously was home to the city's maintenance operations. After plans fell through for a joint National Guard community center, the city conducted a feasibility study for a new ice arena, ice arena/small dome, and finally settled on a large dome facility.		



Existing Facilities

- Indoor Athletic Fields
- Office and Lobby
- Bathrooms
- Parking



Recent Improvements

2020: field lights converted to LED

2023: turf replaced

DOME

Proposed Facilities

- Roof replacement
- Lobby renovations
- Sidewalk and grading, exit improvements
- Canopy tuck-pointing
- Monument sign
- Bike racks

Timeline and Budget

Priority: High-Low

Timeline: The exits/sidewalk along the east side of the facility need to be addressed/improved in the near-term. Roof replacement should be made in the early part of the next decade. Other upgrades can wait until funding is available.

Budget: East-side improvements could cost \$1-2M. Roof replacement may cost about \$1M. A lobby renovation could be scaled according to budget.

Recommendations

The West St. Paul Regional Athletics Center (aka the Dome), opened in November 2012 to meet the year-round recreation needs of the broader community. The 110,000 square foot facility welcomes thousands of users each year and can easily accommodate soccer, football, baseball, lacrosse, and other field sports.

In 2024, the Dome hosted a national cornhole tournament, showcasing the facility's ability to host events and non-traditional games and sports. The event brought hundreds of tourists to the area, benefiting not only the Dome's bottom line, but area businesses as well. Occasionally, when bad weather hits, recreation programs will utilize the Dome as a safe space. We'd like to see broader use of the Dome for a wider variety of community events and programs.

The Dome will need regular maintenance and repairs. The roof will need to be replaced in a few years as it reaches its 20-year anniversary.

To improve curb appeal and to better welcome visitors, the lobby should be modernized and updated.

Revenue opportunities exist beyond field rentals. Naming rights could be sold and the small office could be leased.

Inspiration



ICE ARENA

OVERVIEW

LOCATION	60 W Emerson	SIZE	8.8 acres
PARK CLASSIFICATION	Special Use Facility		
SITE HISTORY	<p>The ice arena was built in 1971 to serve area youth and the high school hockey team. The arena was named after John V. Hoene, who devoted his life to youth hockey and led efforts to build the arena. In 1997, the lobby, concessions, bathroom, and offices were added to the building. It has been home to the Two Rivers Warriors hockey teams since it opened in the 70s.</p>		



Existing Facilities

- Indoor Ice Sheet
- Lobby
- Conference Room
- Locker Rooms
- Dryland Practice Area
- Parking



Recent Improvements

2022: Dryland practice space and lockerroom improvements

2024: parking lot improvement and expansion

ICE ARENA

Proposed Facilities

Systems/Mechanical (high priority)

- Dehumidifier
- Infrared heating
- Generator plug/switch
- Roof/siding
- Door fobs
- Electrical room improvements

Aesthetic/Functional (low-medium priority)

- Lobby improvements
- Interior and exterior painting
- Ice floor painting
- Rubber flooring throughout
- Spectator experience
- Bathroom improvements
- Conference room improvements
- Monument sign
- Bike racks

Timeline and Budget

Priority: varies

Timeline: varies

Budget: In total, at least \$750,000 in basic improvements have been identified.

Recommendations

For 50 years, the scrappy ice arena has served the community. Although a smaller facility, the city has partnered with hockey boosters, the school, and the community to offer a space for year-round ice skating and hockey. Without these partnerships, it's likely the ice arena would not exist.

At 50 years, the arena is facing several major necessary improvements. Due to the amazing operations staff, we've been able to fix, finagle, and piece together solutions, but these are only temporary and long-term solutions are needed. Unfortunately, hockey participation is declining amongst West St. Paul residents, and other unmet needs within the system are of higher priority. We will need to be extremely strategic as we assess the future of the arena. Addressing systems and mechanical issues before aesthetic and functional projects needs to be the city's approach.

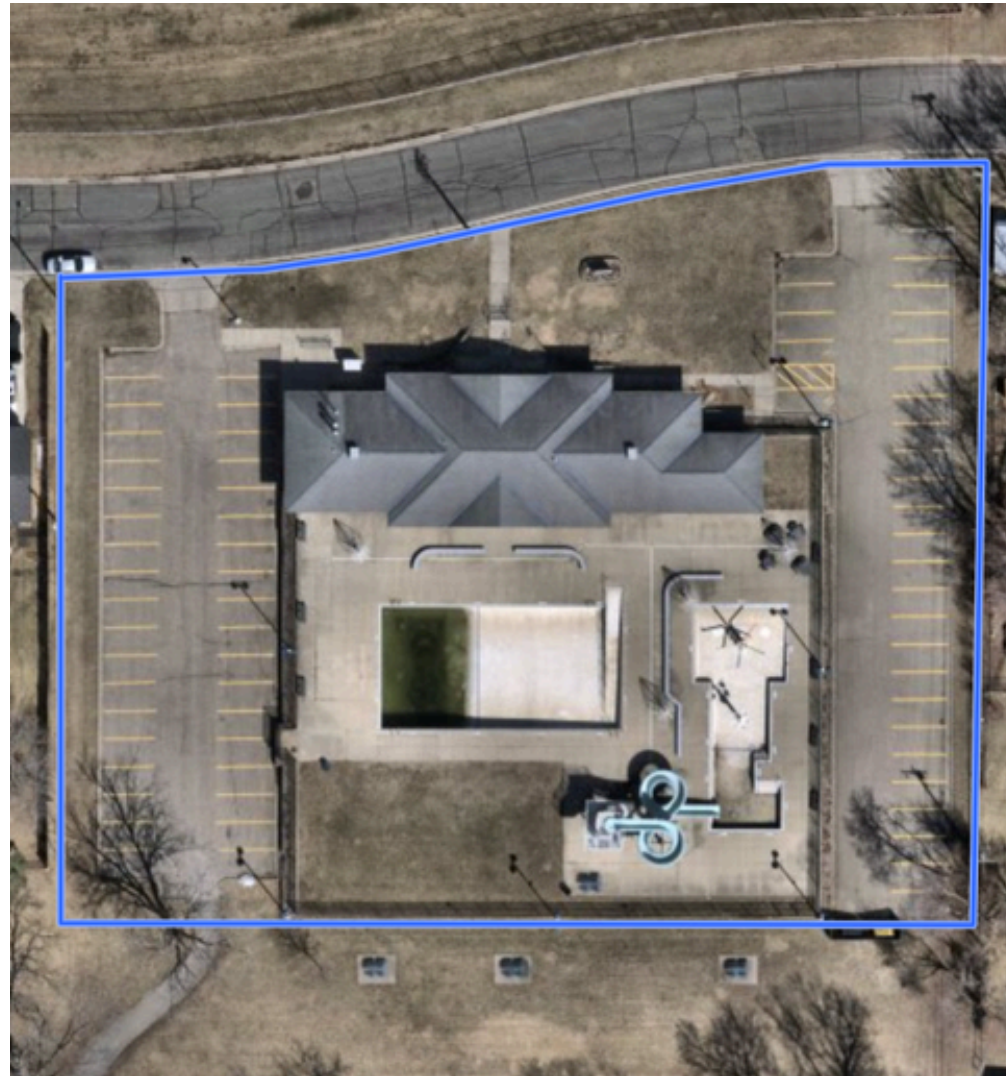
Inspiration



POOL

OVERVIEW

LOCATION	92 W Orme St	SIZE	2.2 acres
PARK CLASSIFICATION	Special Use Facility		
SITE HISTORY	The City's community pool opened in the 1950s with major reinvestment in 1999. The pool facility is still popular, with the 2023 season being one of its busiest in recent memory.		



Existing Facilities

- Zero-Depth Pool
- Water Slide
- Lap Pool
- Play Features
- Concessions
- Picnic and Lounging Area
- Bathhouse
- Parking



Recent Improvements

1999: Reconstruction of the bathhouse

POOL

Proposed Facilities

The city explored two options for the pool - a renovation and a replacement. Given financial constraints, a renovation project is being pursued.

Timeline and Budget

Priority: High

Timeline: 2025-2026

Budget: Early estimates indicate a range of \$1.5-3M in renovations.

Recommendations

West St. Paul has a long history of community aquatics. The City's community pool opened in the 1950s with major reinvestment in 1999. The pool facility is still popular, with the 2023 season being one of its busiest in recent memory, but the facility is showing its age, and we recognize that without additional investment, the facility will lose popularity, safety issues will arise, and maintenance concerns will grow. The facility is nearing an inflection point - either investment will be needed to update the existing facility's infrastructure, investments can be made to explore a new layout with expanded amenities and additional programming at the existing location, the pool could be relocated, or closed.

In the summer of 2024, the city hired a consultant to help assess options for investing in the pool. With the consultant's options, the city has determined to pursue a 25-year renovation solution. This solution will repair infrastructure with remaining life, while replacing infrastructure beyond or near the end of its use.

Inspiration

