



**City of Richfield Parks
Local Sales Tax Proposal
December 8, 2022**

Campaign Goal

The City of Richfield staff seeks approval from the Richfield City Council and State Legislature to request funding that covers essential physical improvements and repairs of Richfield Park amenities. The city will then appeal to Richfield residents for referendum approval.

Richfield must adequately maintain its parks and also prepare for continued, sustainable growth. Urgent enhancements are needed for:

- **Wood Lake Nature Center**
- **Veterans Park Complex**
- **Donaldson Park**
- **Taft Park**
- **Park Trail System Improvements**
- **Richfield Community Center**



Because Richfield City Parks offer benefits to people in regions beyond its boundaries, improvements and repairs will have an impact far beyond the city borders.

The ultimate goal of this campaign is to create even better parks for residents and businesses and remind them of the life-enhancing amenities their parks offer. Richfield City Parks create:

- **a welcoming city**
- **a more marketable city**
- **a regional draw to residents of nearby cities**
- **increased opportunities for physical and emotional wellness**
- **public space to create community and togetherness**
- **benefits for employees of Richfield businesses**





Wood Lake Nature Center

Project overview: Beloved across the region, Wood Lake Nature Center serves as a gateway to nature for residents and visitors across the region. The 51-year-old building, however, is looking its age. A new building will enable Richfield to meet ADA standards and greatly improve upon the appearance, condition, and functionality of the old building. The proposed building is 19,000 square feet with modern classrooms, inviting engagement areas, and indoor and outdoor learning spaces. Trail improvements would help prevent annual flooding.



Richfield Parks are priceless city amenities, providing recreation, education, community, and relaxation to residents and businesses in the city and the region. Timely key enhancements will keep its network of parks safe, accessible, and ready for the future. The initiative can also leverage a referendum campaign and identity that strengthens the Richfield Park brand and promotes participation to Richfield residents and those in nearby regions.

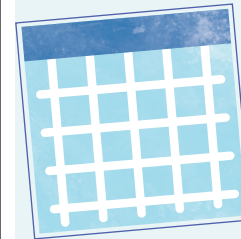


Wood Lake Nature Center is in the heart of the metropolitan area and is highly accessible, thus making it a very popular regional destination! The center hosts over 730 free to low-cost programs annually; 65% of attendees are from outside of Richfield and 70% of those that rent equipment such as cross-country skis and snowshoes are non-Richfield participants. Thousands of school-aged students enjoy award-winning environmental education programming a year, coming from schools in communities such as North Minneapolis, Edina, St. Paul, and Bloomington. Over 4300 volunteer hours are served at Wood Lake each year, this amazing team represents a wide-variety of cities across the metro area! Wood Lake Nature Center is truly a regional gem that continues to serve as a vital bridge from our busy urban environment to the natural world.

Wood Lake Nature Center



**Estimated
Project
Timeline:**
2025-2026



**Approximate
increased annual
operating costs:**
\$150,000+



Total Project Costs (high):
\$24M
(with \$10M in partner
funding \$14M)

Total Project Costs (low):
\$23.45M
(with \$10M in partner
funding \$13.45M)



Project Includes: (high estimate)

- New building
- Improved trails
- Garage

Project Includes: (low estimate)

- New building
- Garage



Wood Lake Nature Center



City of Richfield Parks Local Sales Tax Proposal / December 8, 2022





Veterans Park Complex

Project overview: The complex is showing its age. (The pool was installed in 1961, the arena was built in 1971, and the trails were added in 1989.) The highest priority project is the pool liner, since it is already on borrowed time. The addition of an elevator to Rink #1 also needs urgent attention to make it accessible to seniors and people with disabilities. Bundling diverse improvements into phases will allow some amenities to be enjoyed while others are under construction.



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Veterans Park is a popular regional destination as it is easily accessible by bus, car, and bike, and hosts a wide variety of facilities. The Richfield Pool hosts thousands of people every summer, 35% of pool pass holders are from Minneapolis alone, the pool is a vital resource to keep the community cool on hot summer days! The Richfield Ice Arena hosts groups that have participants from around the region such as: Minneapolis Storm Youth hockey, Jefferson Youth Hockey, Edina Youth Hockey, and Adult Hockey Association. The arena is also home to the Minnesota Whitecaps, they draw over 1300 per game from the area. Also, the pavilion hosts our extremely popular Farmer's Market half of the year, which has attendees and vendors from the seven-county metropolitan area.

Veterans Park Complex



Estimated Project Timeline:

2026-2030



Total Project Costs (high):

\$8.6M

Total Project Costs (low):

\$7M



Project Includes: (high estimate)

Aquatics

- Pool liner
- Zero depth improvements
- Concessions area improvements

Arena

- Roof: Rink #2
- HVAC system: Rink #2
- Fascia
- Lobby roof
- Lobby improvements
- ADA improvements to doors
- Small lift elevator to Rink #1

Park

- Trail resurfacing and improvements
- Vegetation improvements (especially removal of invasive species)
- Wildlife viewing platform
- Cohesive park signage

Bandshell

- Irrigation
- Gutters

Pavilion

- Metal roof
- Lighting
- Regrading and resurfacing
- Extended patio area
- Landscaping

Mini-golf

- Roof
- Fascia

Project Includes: (low estimate)

- Includes all, minus:
- Lobby improvements
- Wildlife viewing platform
- Cohesive park signage





Donaldson Park

Project overview: Donaldson Park is an older park with a large athletics focus. A re-investment of resources is required to fully renovate facilities and keep the park functional and primed for future use. By working with a park planner and engaging the community, we will be able to re-envision Donaldson Park to fit the needs of the community and expand opportunities for athletic associations and organization partnerships.



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Donaldson Park is a large athletic focused park and hosts teams and individuals from around the Twin Cities Metropolitan Area on a regular basis. It is a park that is easily accessed from both Interstates 494 and 35W, so many organizations like to use the facilities. Richfield Recreation processes regular reservations from groups such as: Holy Angels High School Baseball Team, Twin Cities Adult Men's Baseball League, Greatlakes Baseball League, Northstar Baseball League, Seven Hills Preparatory Academy, Minnesota Independence College and Community, and the Cities Sports Connection Broomball League. These organizations have participants that come from around the region to enjoy Donaldson Park and its many amenities.

Donaldson Park



Estimated Project Timeline:
2026-2028



Total Project Costs:
\$5.0M



Project Includes:

Park

- Resurface paths
- Playgrounds equipment
- Cohesive signage
- New rink boards
- Park planner consultation

Courts

- Renovate and resurface tennis and pickleball courts
- Lighting
- Resurface basketball courts

Building

- Bathrooms
- Indoor seating
- Area for pavilion rental
- Indoor heated space

Lower Fields

- Irrigation
- New turf
- Fencing
- Dugout
- Lighting

Upper Fields

- Dugout
- Fencing

- Synthetic turf
- Portable mound
- New building

Soccer

- Field irrigation

Parking Lots

- Resurface both lots





Taft Park

Project overview: Aging infrastructure in the park needs a functional and aesthetic upgrade. Recommended improvements include resurfaced trails, better lighting, and field drainage revisions that reduce flooding—all aimed at improving the overall user experience. The addition of a pavilion would provide a means of generating rental costs. Taft Park sits on top of an old construction dump, so the costs are high due to potential for soil corrections.



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Taft Park offers a wide variety of park amenities that are enjoyed by groups from around the seven-county metropolitan area. The park is on the border of Minneapolis, so a large percentage of park guests are from that community, it is also borders a regional bike trail that hosts thousands of bikers annually from around the region. Numerous groups frequently reserve park facilities such as: Holy Angels High School Soccer Team, Minnesota Recreation Soccer League, Pine to Prairie Women's Softball League, Cities Sports Connection Adult Softball League, Sanneh Basketball Camps, local anglers, Three Rivers Park District Paddle Share Program participants and the Twin Cities Broomball League. The membership of each group represents communities from across the region.

Taft Park



Estimated Project Timeline:
2028-2030



Total Project Costs:
\$9.53M



Project Includes:

Park

- Resurface trails
- Cohesive park signage
- Park lighting
- Soil amendments
- Trail solar lighting
- Park planner consultation

Fields

- Field conversions: softball to soccer
- Fencing
- Dugouts
- Drainage
- Synthetic turf

Building

- Bathrooms
- Rentable outdoor pavilion with tables

Parking Lots

- Resurface both lots

Dome

- Optional rather than our recommendation: A dome could be installed in a Taft Park soccer field. A walking track around the domed field would provide residents with an indoor space for exercise in the winter.
- total cost with dome: \$13.53M
- approximate operating costs: \$500,000

- \$75-\$150,000 to heat
- \$60-100,000 to set-up, take down, transport, and store
- Must be staffed with several people; open from 5am—midnight
- May be something to consider if community center is not pursued
- Operationally very expensive
- Sustainability concerns





Park Trail System Improvements

Project overview: Used daily by walkers, runners, and bikers, Richfield's expanding trail system needs an investment of funds to continue serving the people of the region. Replacing existing lighting with energy-efficient solar fixtures will decrease the use of electricity while increasing park users' comfort and safety. Additional trees planted along trails in the southeast corner of the city will contribute to greater equity for all local park trail users.



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Richfield is home to both the Nokomis-Minnesota River and Nine-Mile Creek Regional Trails that bring riders from around the region to explore the community and connect to neighboring cities. The trails are well maintained through Three Rivers Park District and often connect directly or closely to City of Richfield Parks. This includes amenities such as high-quality riding surfaces and signage. We would like to utilize funds to improve our park connection trails to the regional trails to maintain the same level of excellence.

Park Trail System Improvements



Estimated Project Timeline:

2031-2035



Total Project Costs:

\$4.23M



Project Includes:

- **Solar lighting**
- **Cohesive signage**
- **Trail resurfacing, parks to consider: Washington Park, Taft Lake, Veterans Park (if not pursued with other proposal), Richfield Lake, Garfield Park, Adams Hill**
- **Vegetation plantings and improvements**



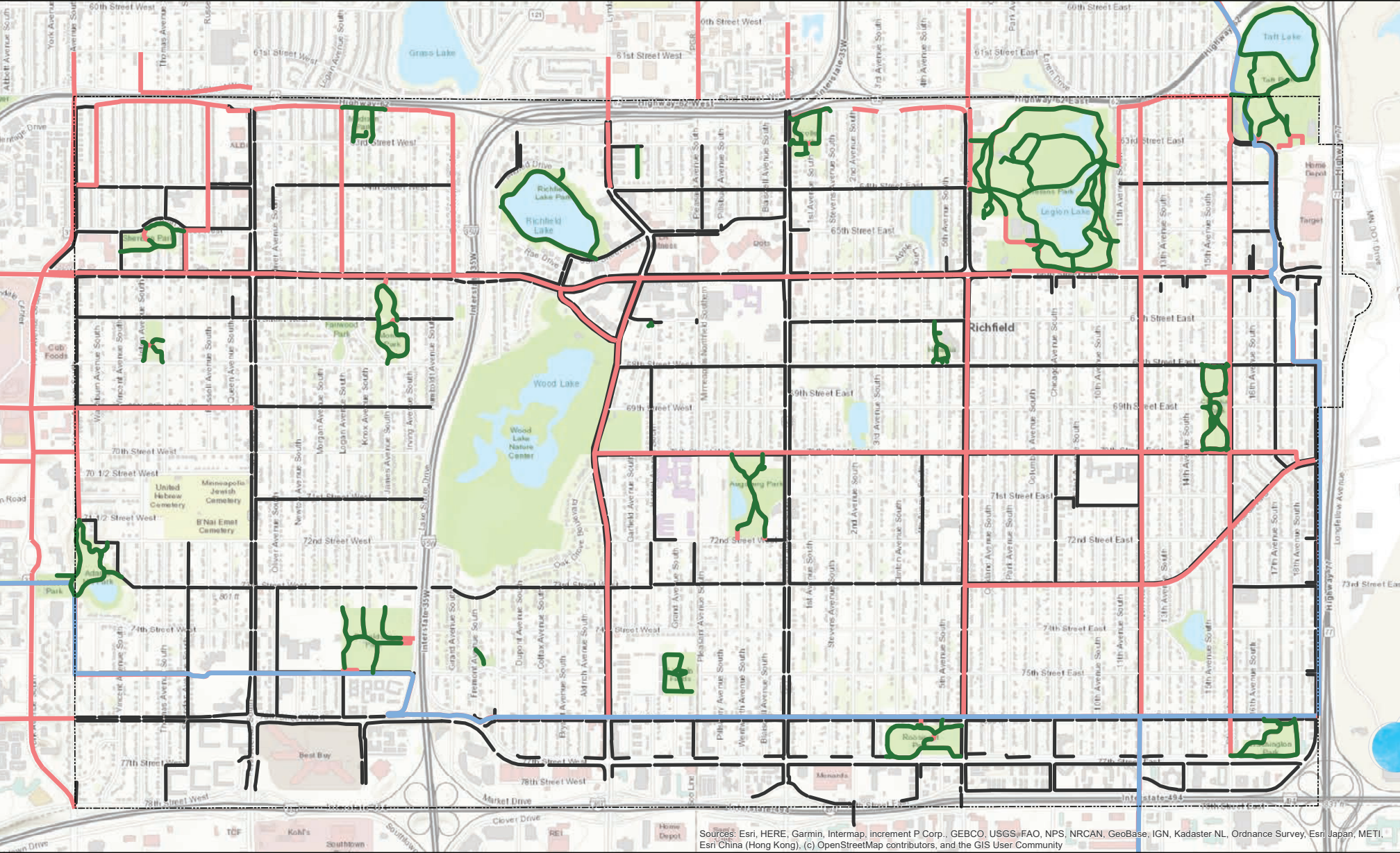
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Park Trail System Improvements

PARK TRAILS & CONNECTIONS

Legend: — Park Trail — Bike Route — Regional Trail — Sidewalk City Limit 



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



City of Richfield Parks Local Sales Tax Proposal / December 8, 2022





Richfield Community Center

Project overview: Since 1975, the Richfield Community Center has been housed in the original country library constructed in 1961. It is an old building that requires many upgrades to remain functional. Even with improvements, however, the building itself currently meets only some of our community's needs. We are working with HGA to develop concepts for a new building that better fit present demand and future usage. Major considerations are parking and LAWCON protections. A new building will require increases in staff and operating dollars.



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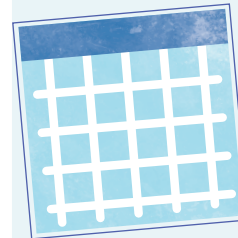


The Richfield Community Center draws guests from around the region for a wide-variety of programming. Daily, we host participants for a large breadth of senior programming that includes active wellness, daily fitness and learning classes and the last public communal lunch program for seniors in Minnesota. The center also hosts an annual tax program that serves over 600+ people from around the region. Many seasonal and monthly events also see participation from the metropolitan area for food program such as Fare for All and our many seasonal markets and boutiques. The Richfield Community Center is incredibly accessible being on a major bus and bike route, so it is an easy destination for many.

Richfield Community Center



**Estimated
Project
Timeline:**
2025-2026



**Approximate
increased annual
operating costs:**
\$139,300+



Total Project Costs:
\$8.7M
for renovations

\$47.7- 63.4M
for new build



Project Includes renovations:

- Waterproof foundation
- Electrical
- Grading/landscaping around building to improve drainage
- Flooring
- Roof
- General improvements
- Lighting
- Painting
- Windows
- Security system
- ADA upgrades
- Elevator

New building options:

- Public Spaces
- Multipurpose Program Spaces
- Multipurpose Event Space
- Indoor Walking Track
- Gymnasium Spaces
- Indoor Play Feature
- + Rental Space
- Office Space
- Building Support Space



Richfield Community Center

Land and Water Conservation Fund (or LWCF) Boundary Map



Richfield Community Center

Program Categories

- Public Spaces
- Multipurpose Program Spaces
- Multipurpose Event Space
- Gymnasium Spaces
- Indoor Play + Rental
- Office Spaces
- Building MEP + Support Spaces



Richfield Community Center

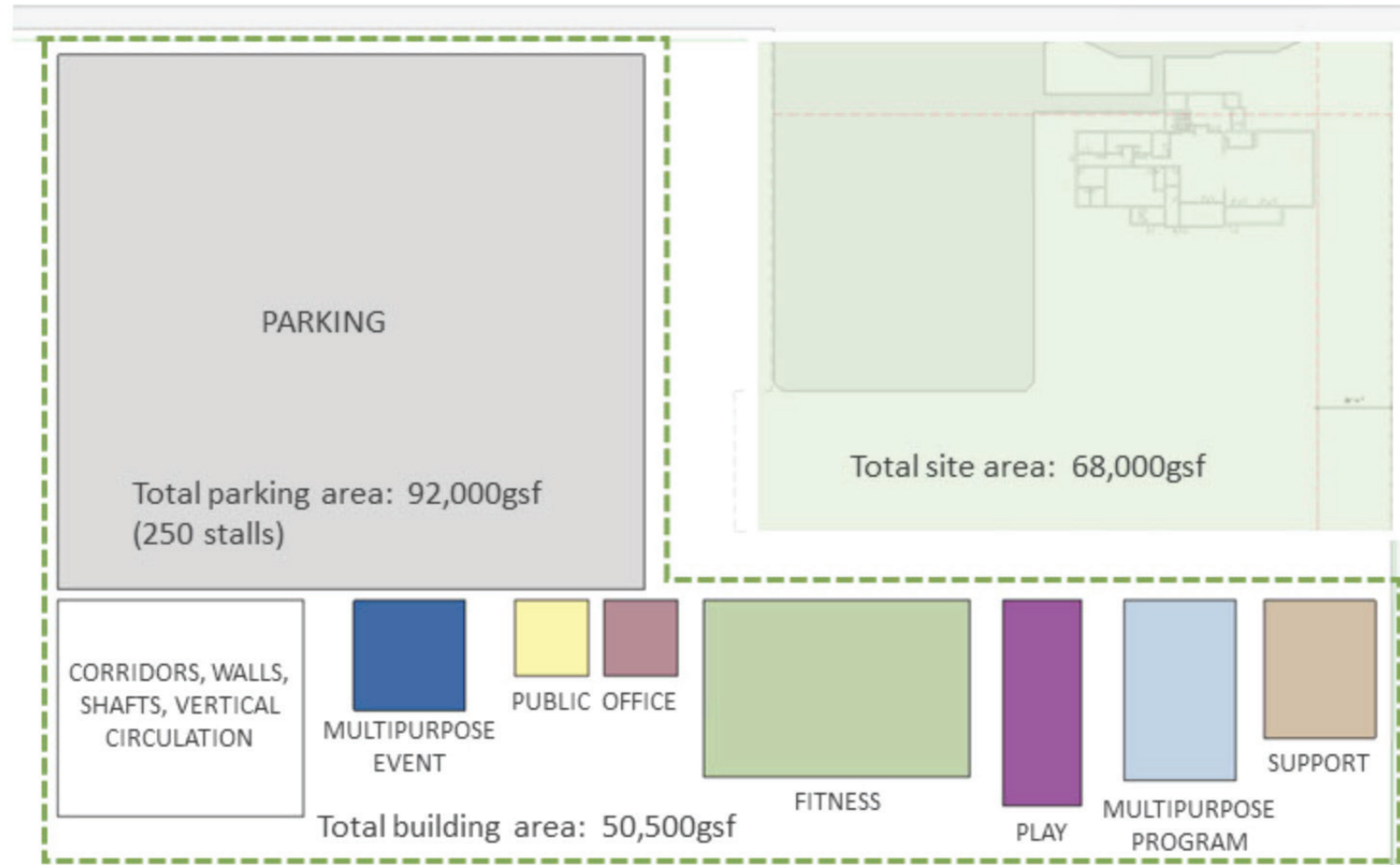
Site Test Fit



Richfield Community Center

Site Test Fit

Existing building area: 7000sf footprint (14,000gsf on two floors)



Richfield Community Center

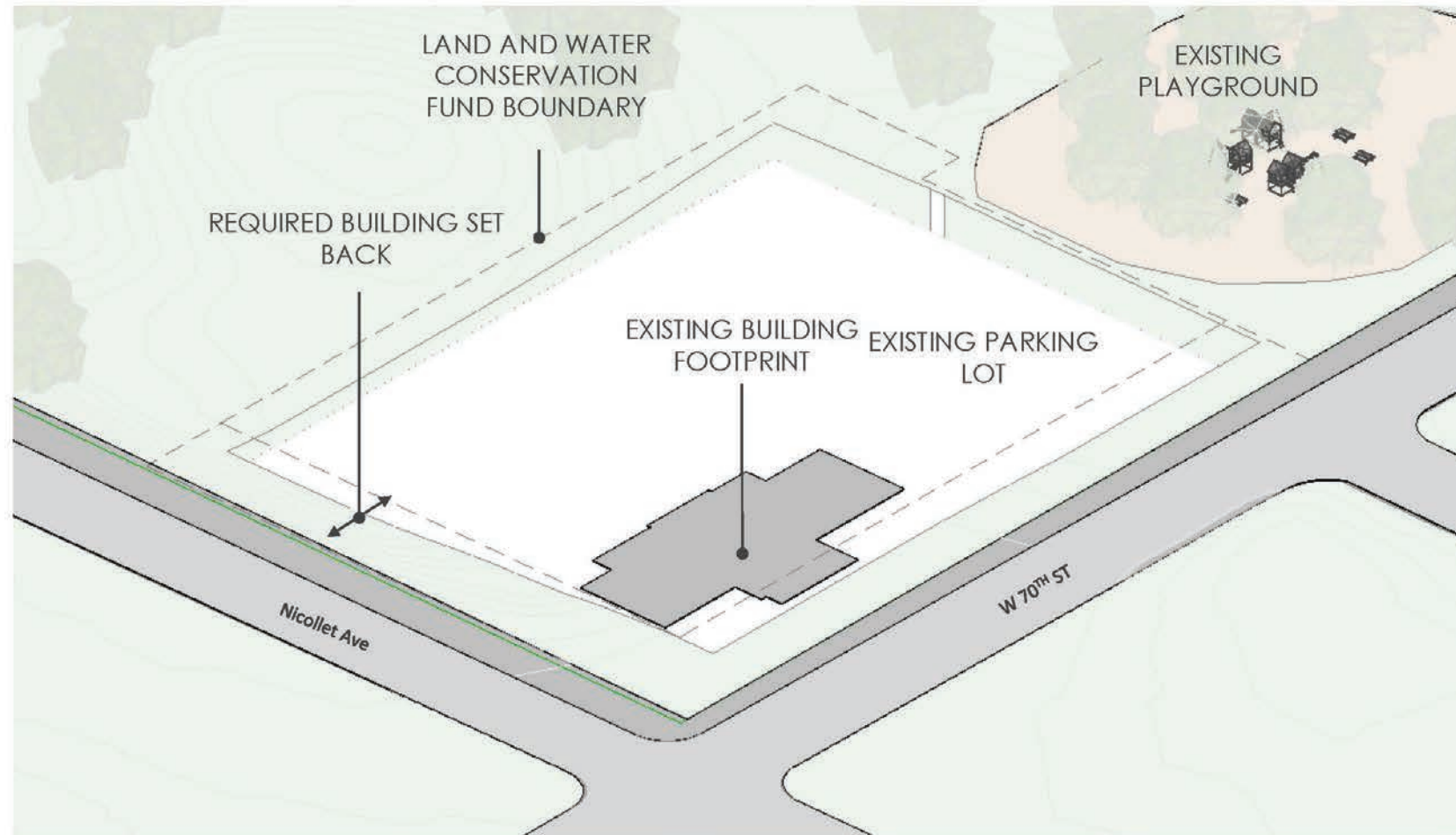
Test Fit Options

- **Option 1** \$58,300,000
 - 2 Gyms / Walking Track / Event Space / Multipurpose Program Spaces
- **Option 2** \$55,300,000
 - 1 Gym / Indoor Play Structure / Walking Track / Event Space / Multipurpose Program Spaces
- **Option 3** \$58,900,000
 - 2 Gyms / Indoor Play Structure / Walking Track / Multipurpose Program Spaces
- **Option 4 (all in)** \$63,400,000
 - 2 Gyms / Indoor Play Structure / Walking Track / Event Space / Multipurpose Program Spaces
- **Option 5** \$52,100,000
 - 2 Gyms / Walking Track / Multipurpose Program Spaces
- **Option 6** \$47,700,000
 - 1 Gym / 1 Kids Gym / Walking Track / Multipurpose Program Spaces



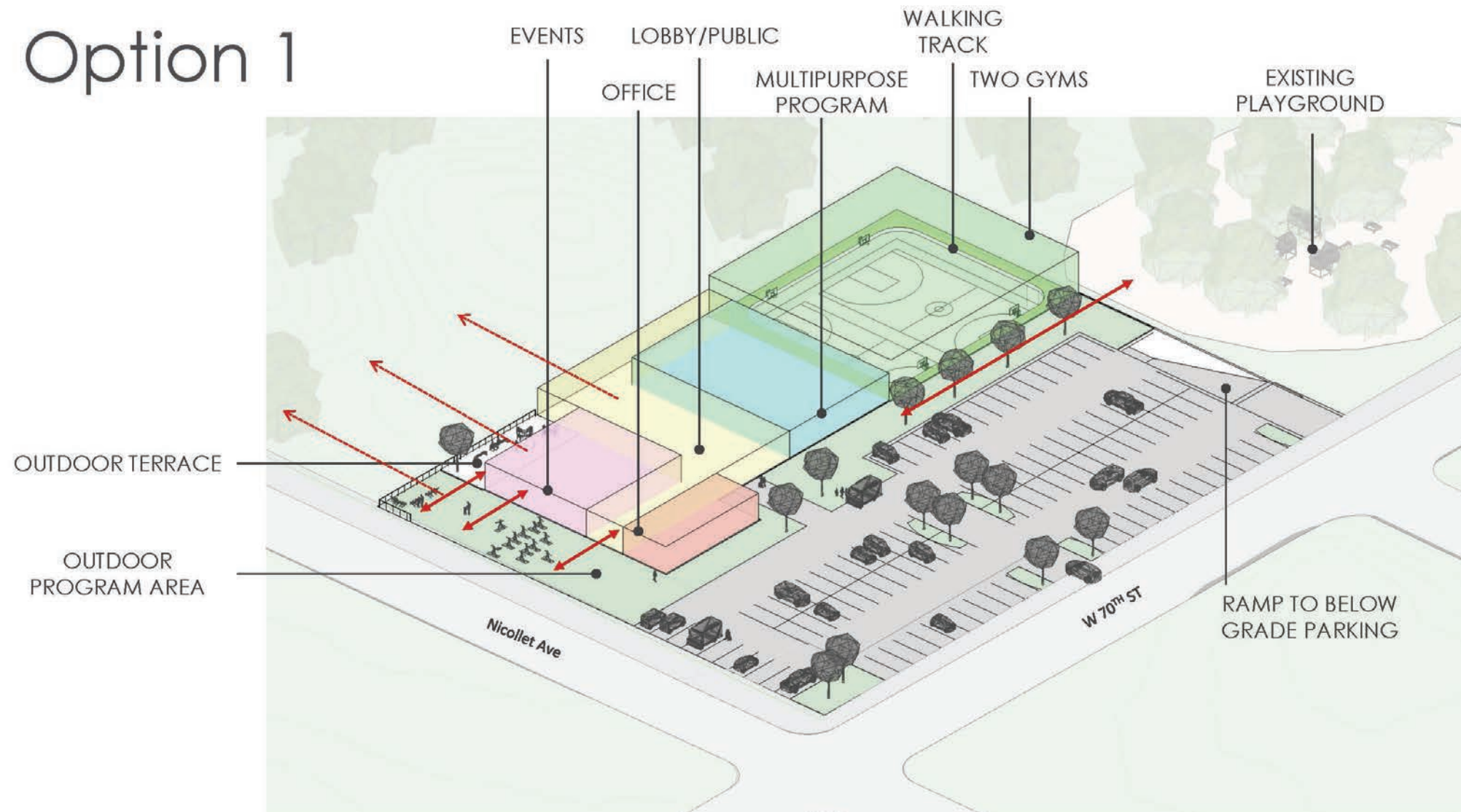
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EXISTING



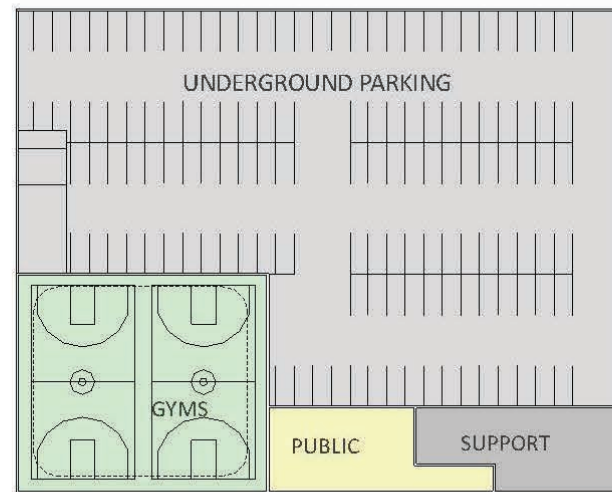
Richfield Community Center

Option 1

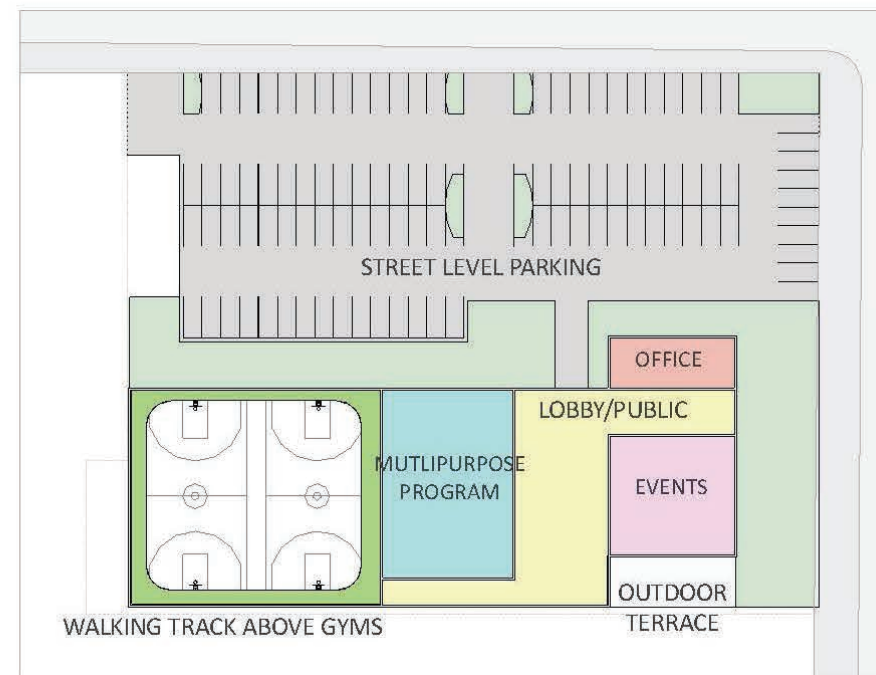


Richfield Community Center

Option 1



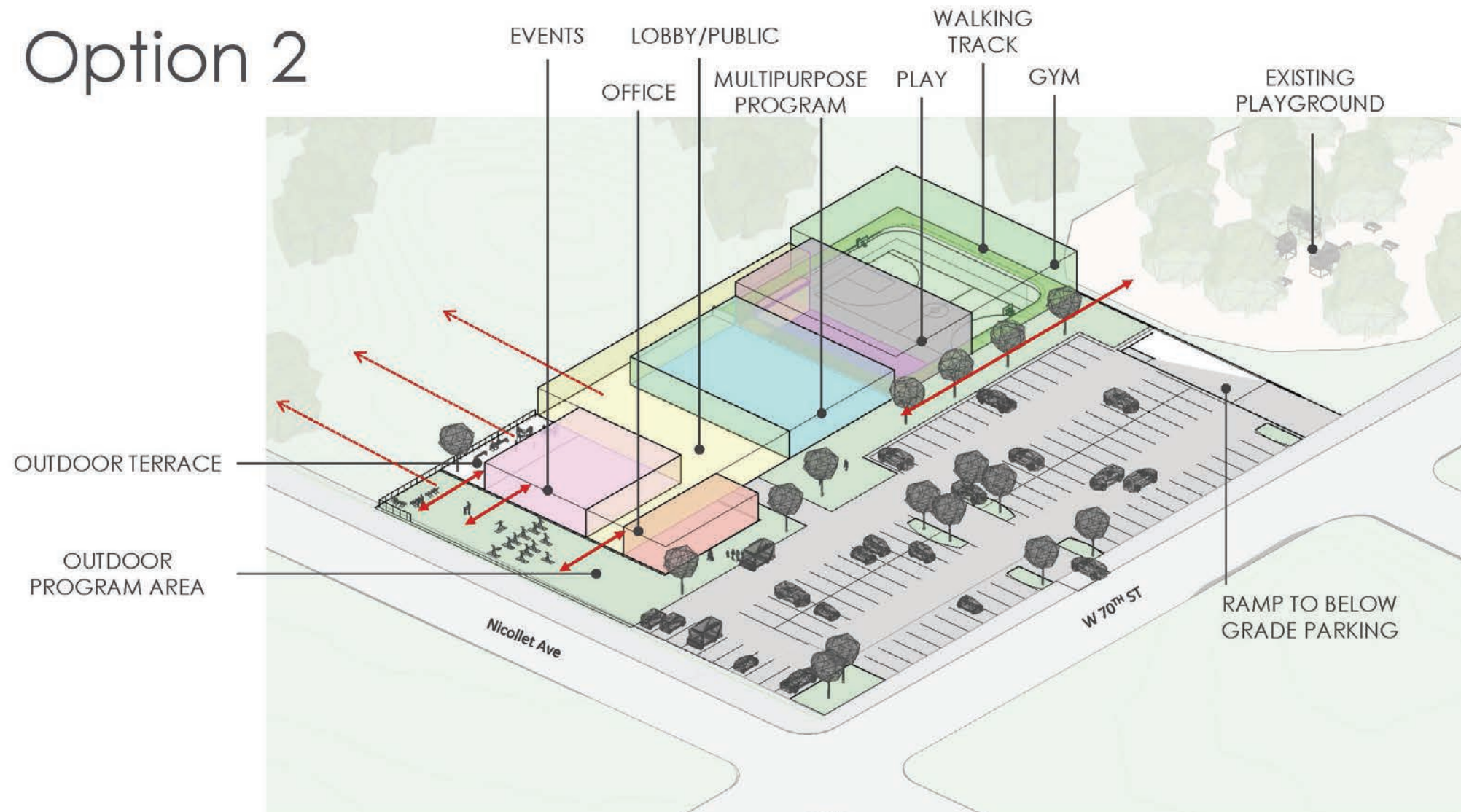
Lower Level



Main Level

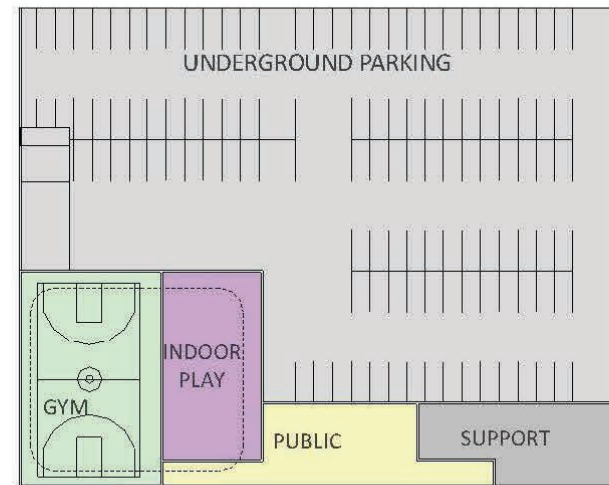
Richfield Community Center

Option 2

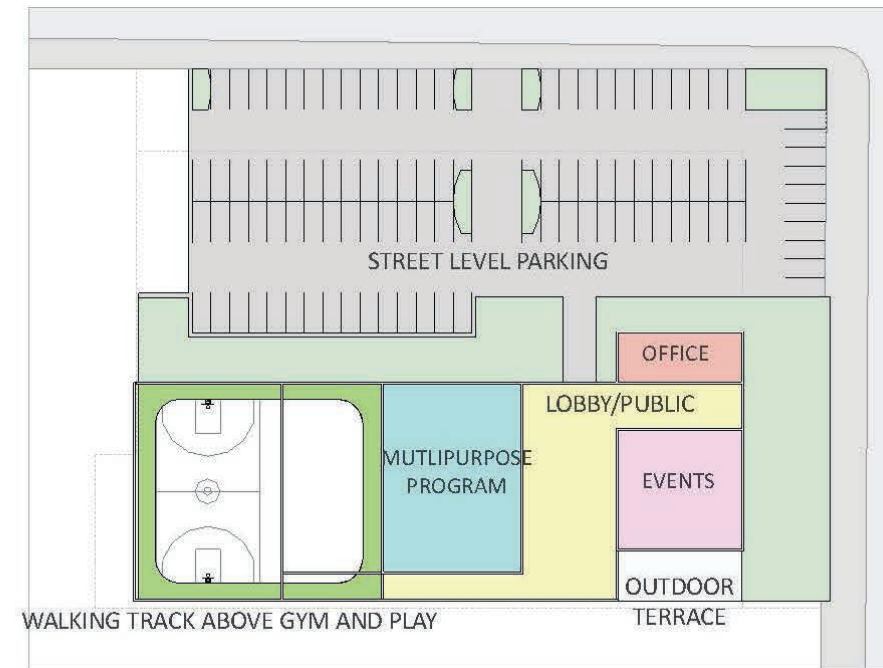


Richfield Community Center

Option 2



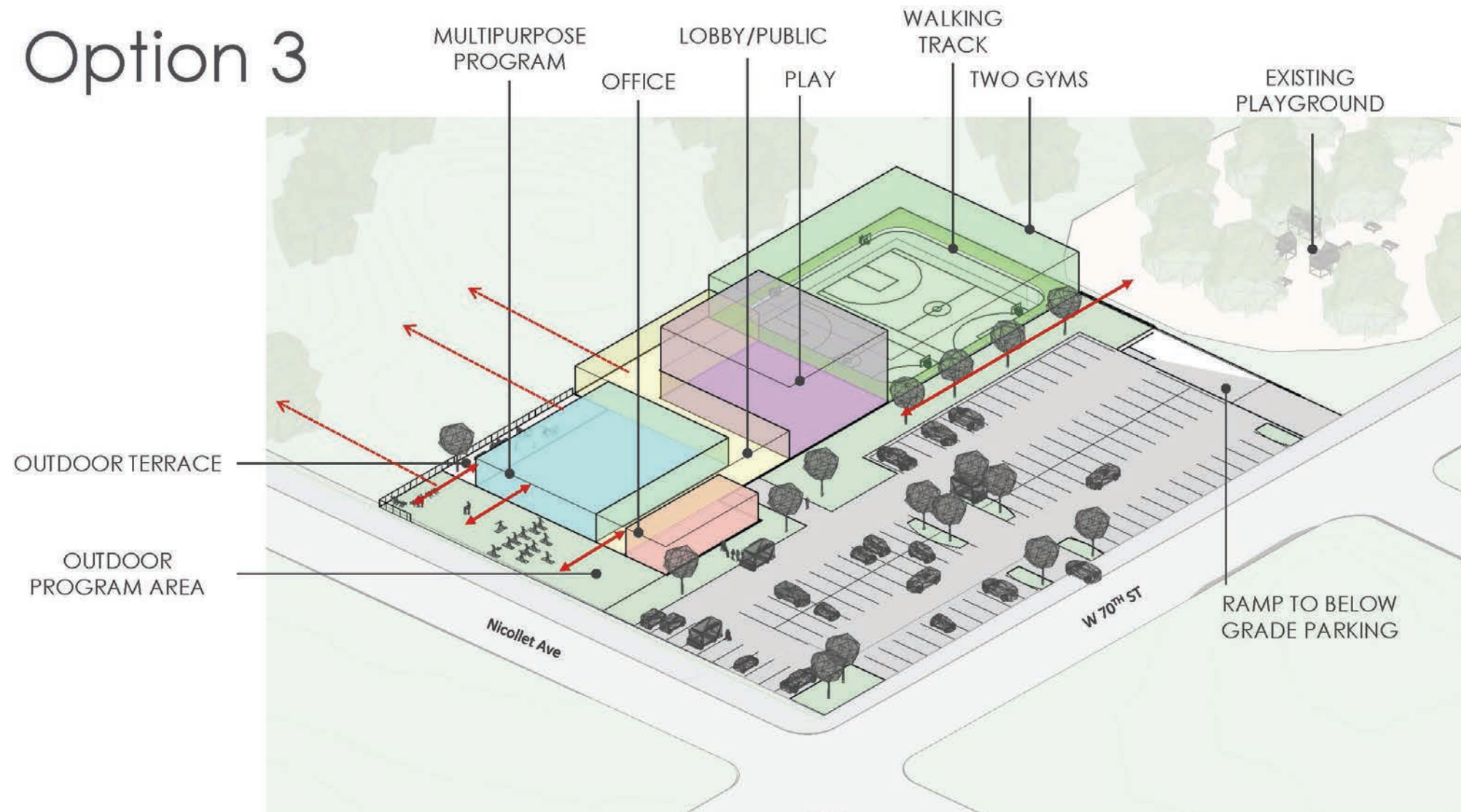
Lower Level



Main Level

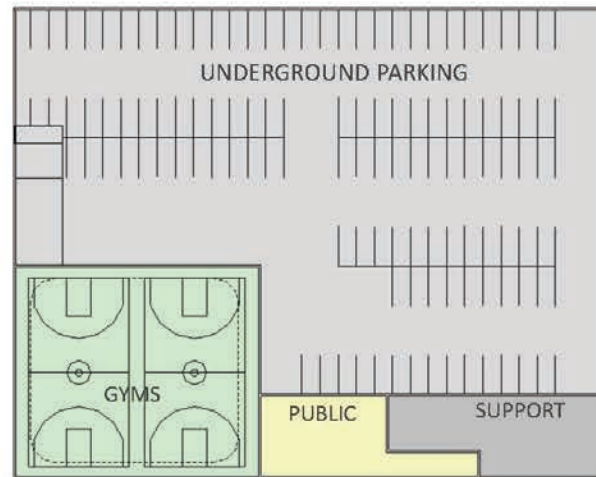
Richfield Community Center

Option 3

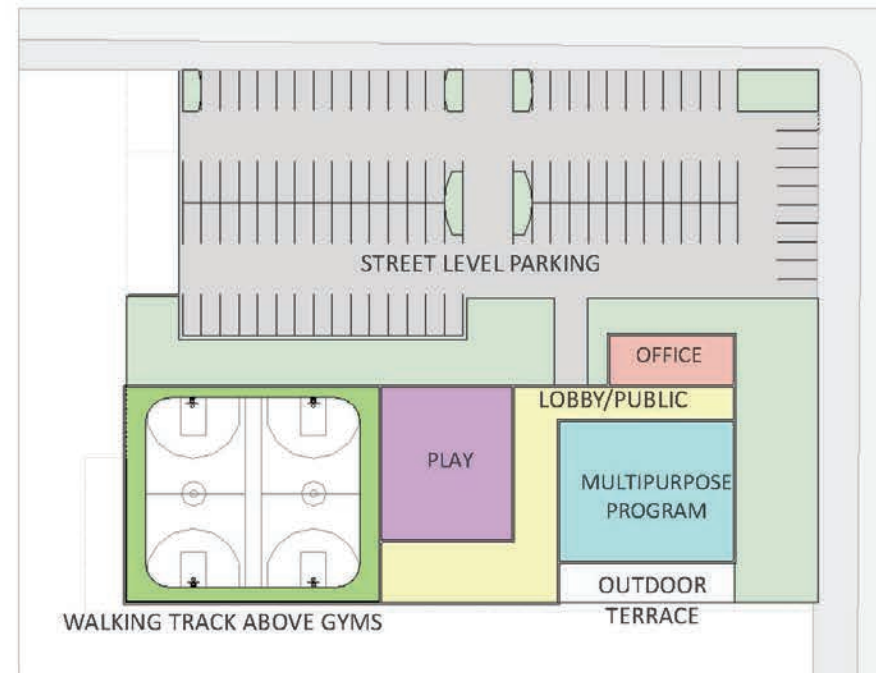


Richfield Community Center

Option 3



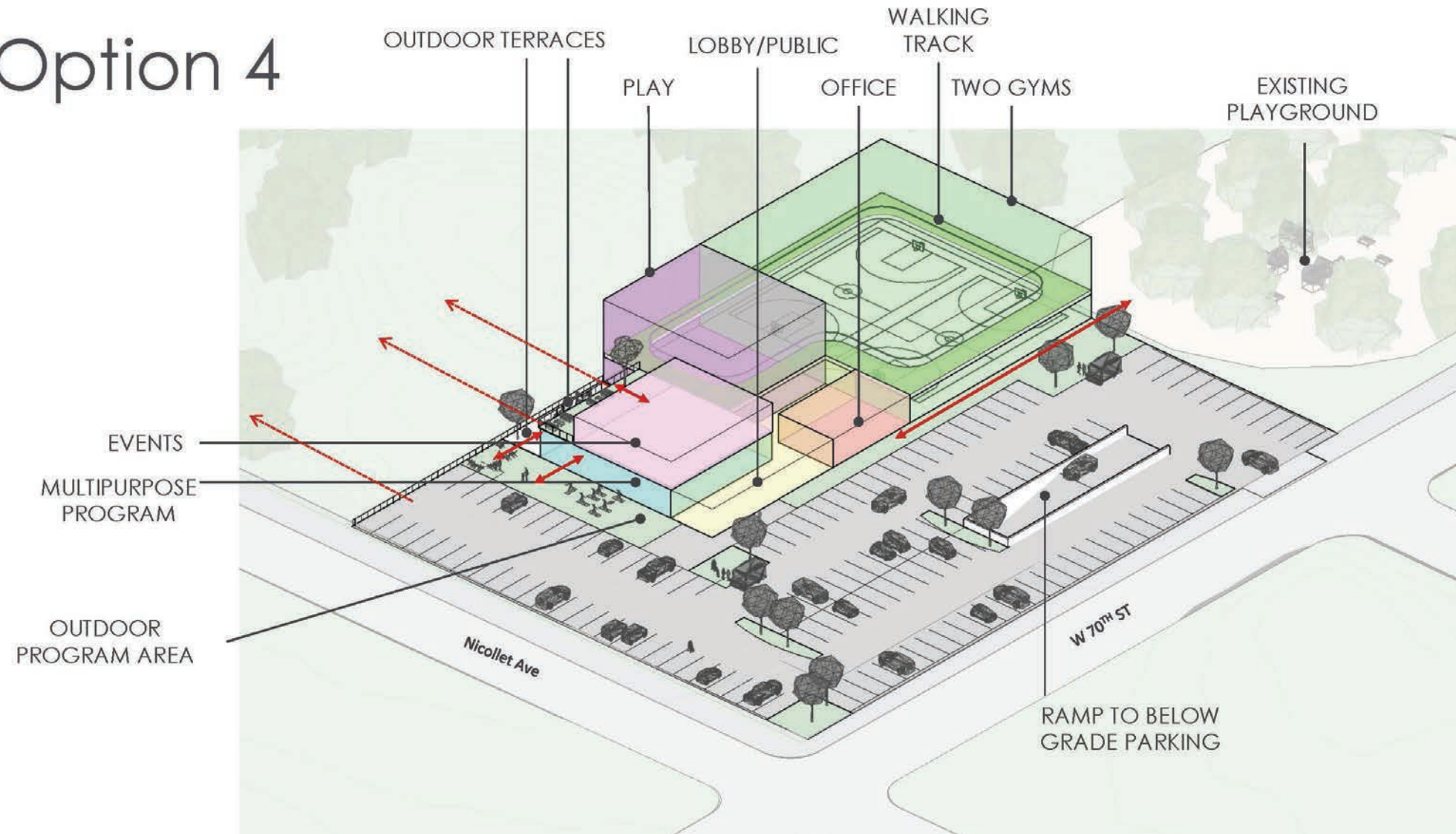
Lower Level



Main Level

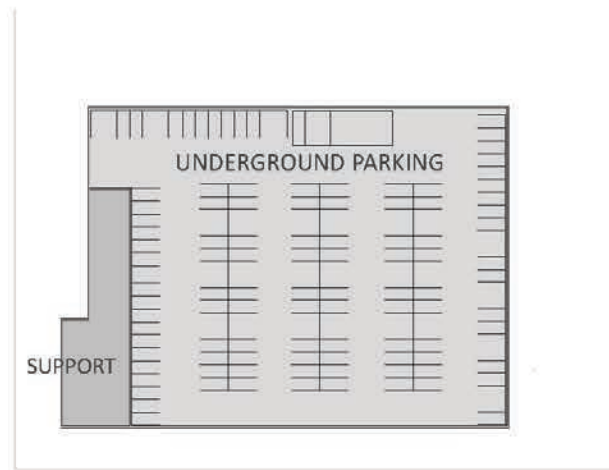
Richfield Community Center

Option 4

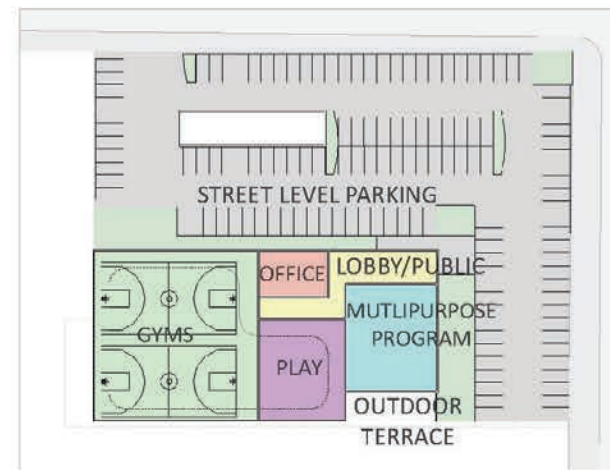


Richfield Community Center

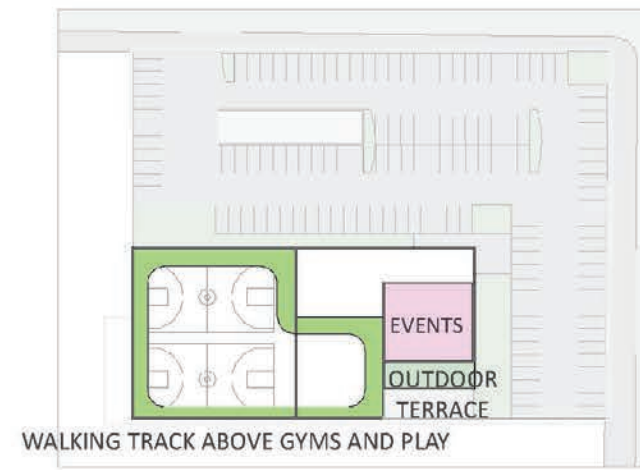
Option 4



Lower Level



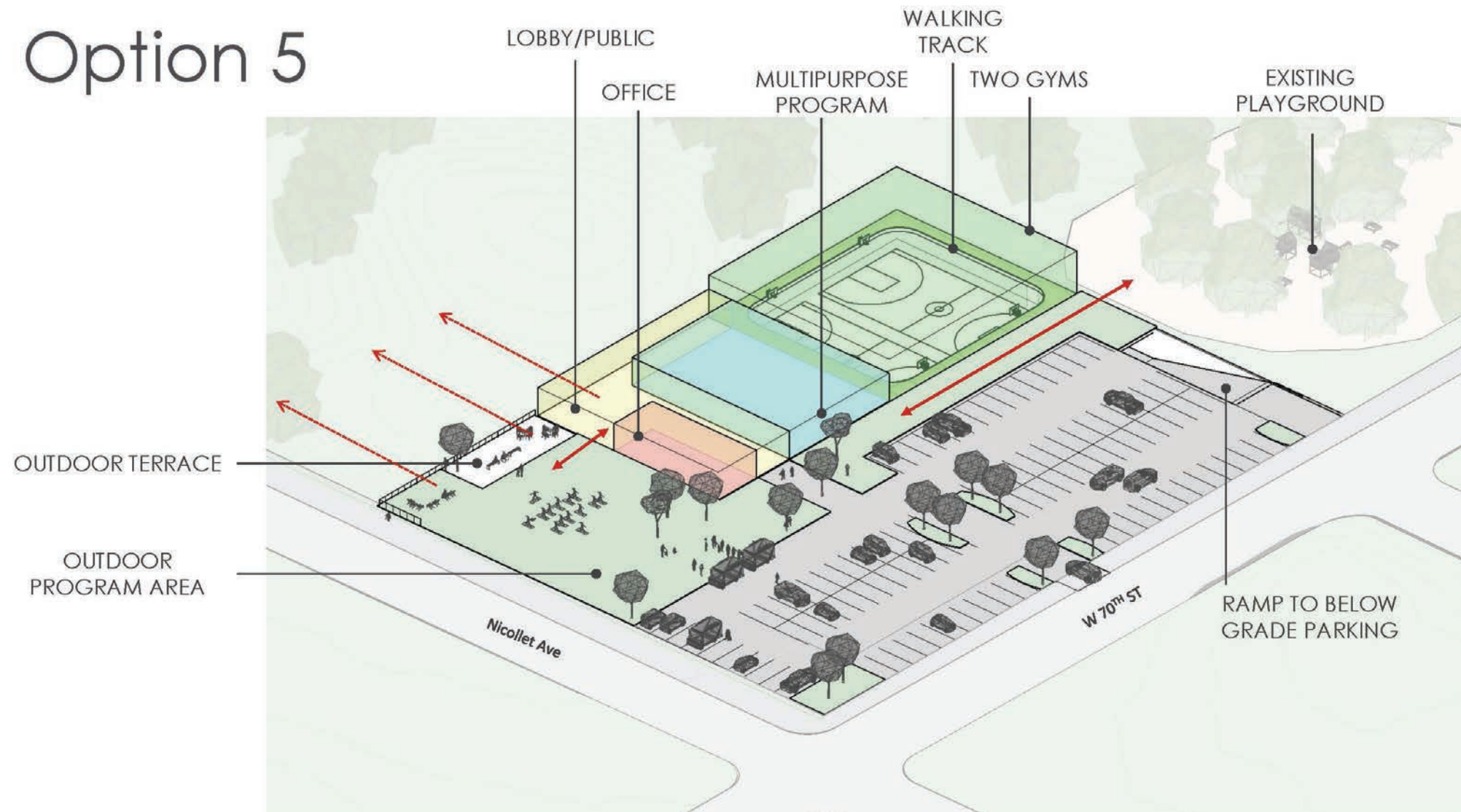
Main Level



Upper Level

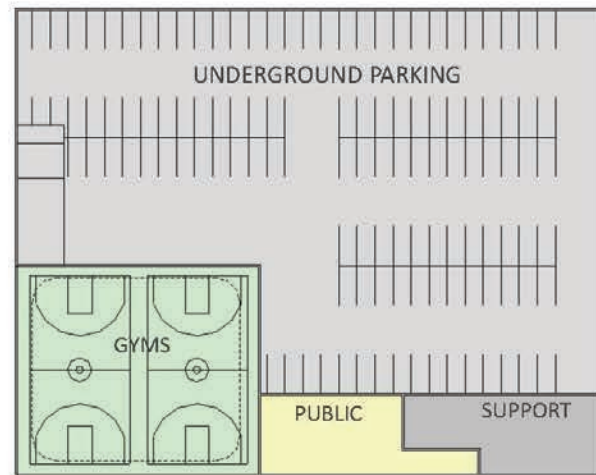
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Option 5

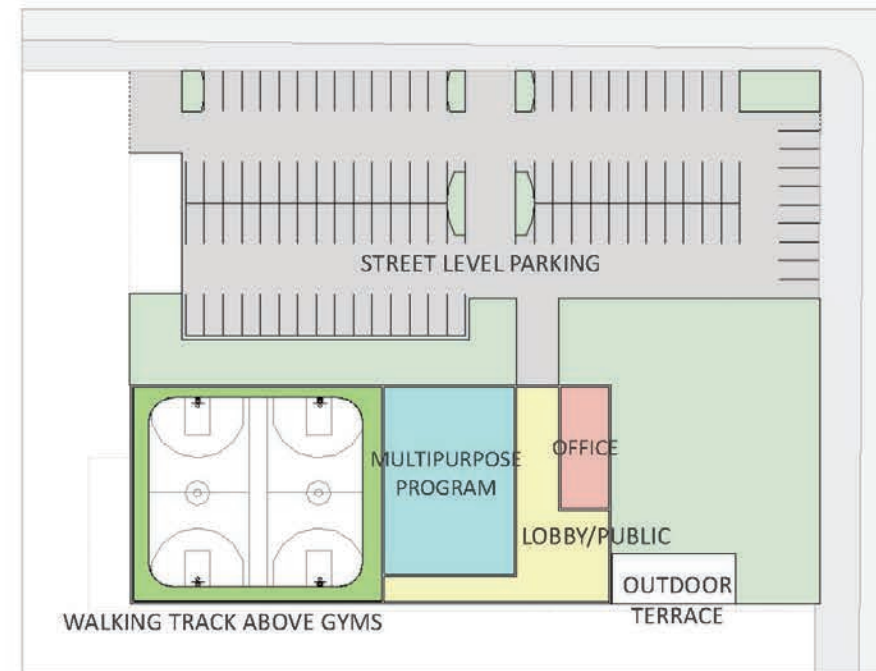


Richfield Community Center

Option 5



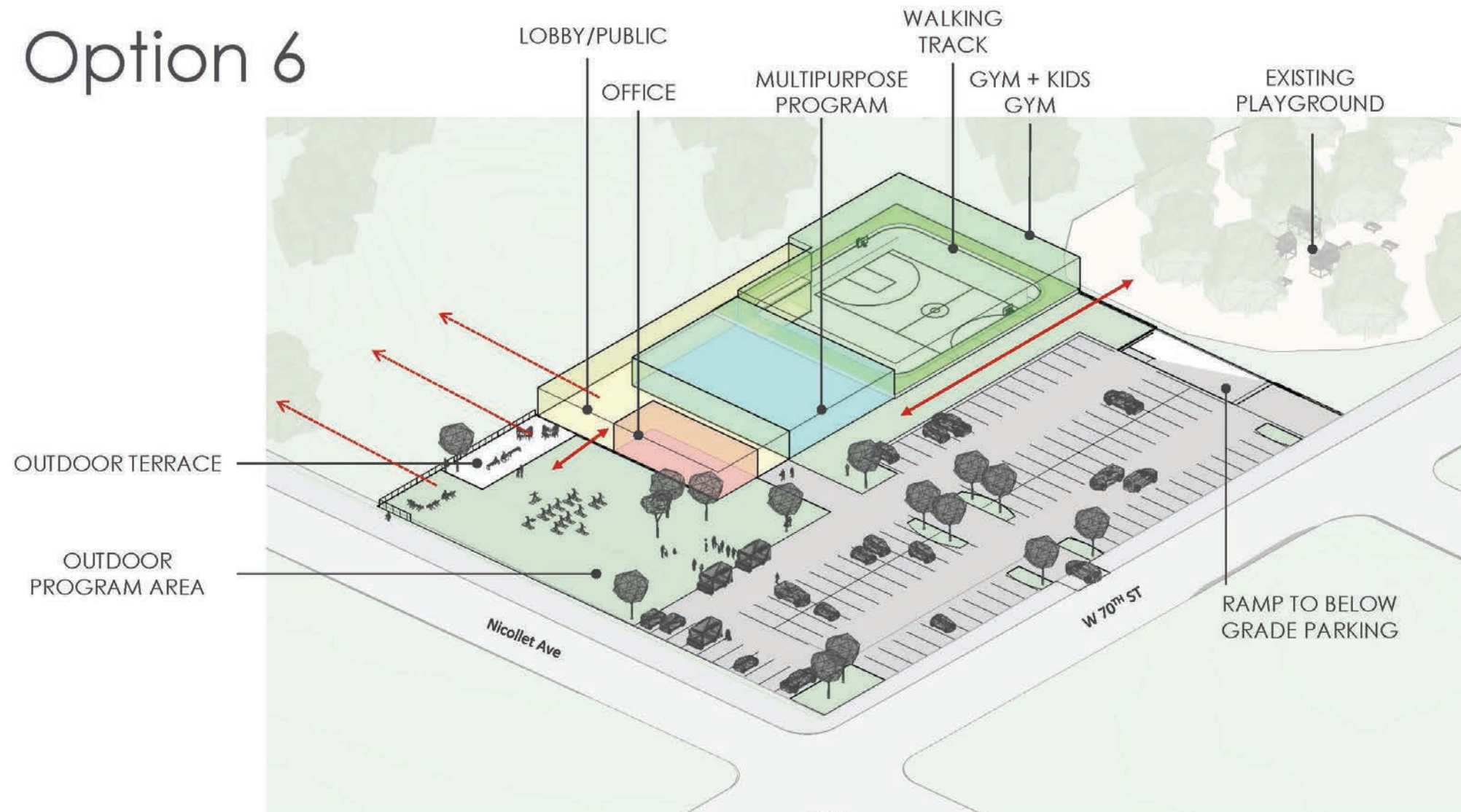
Lower Level



Main Level

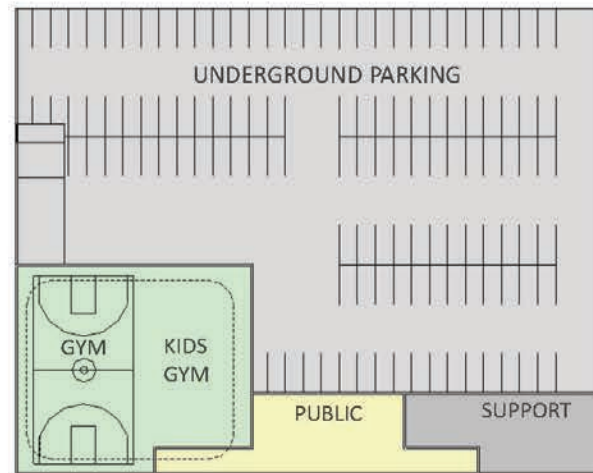
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Option 6

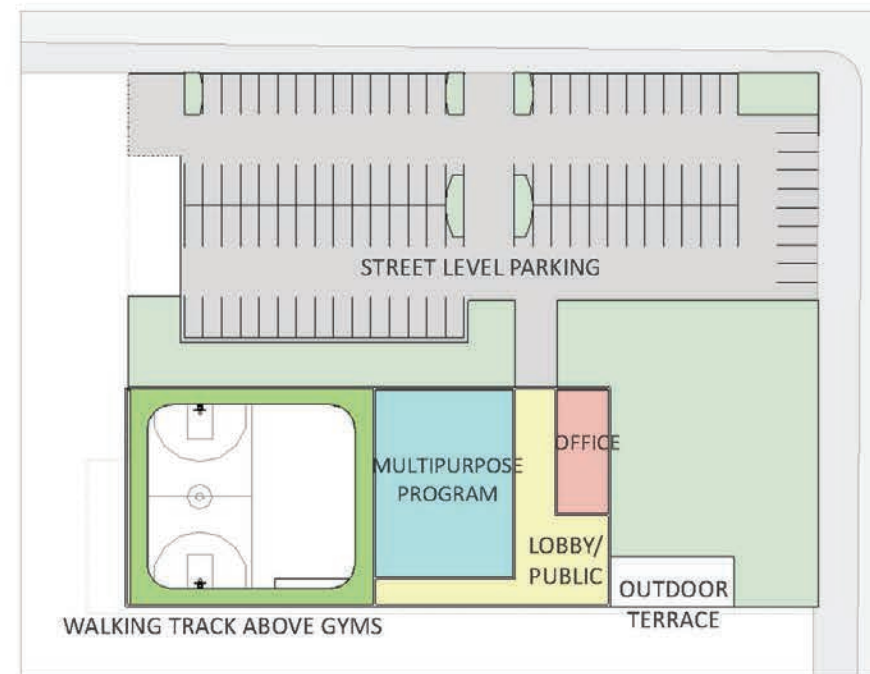


Richfield Community Center

Option 6



Lower Level



Main Level

Richfield Community Center

Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
2 Gyms Event Space	1 Gym Indoor Play Event Space	2 Gyms Indoor Play	2 Gyms Indoor Play Event Space	2 Gyms	1 Gym 1 Kids Gym
Prelim Cost: \$58,300,000	Prelim Cost: \$55,300,000	Prelim Cost: \$58,900,000	Prelim Cost: \$63,400,000	Prelim Cost: \$52,100,000	Prelim Cost: \$47,700,000

