



City of River Falls

*Hoffman Park* MASTER PLAN  
*and Glen Park* MASTER PLAN

June 2015



# Acknowledgements

We especially thank the park users, community members, neighborhood residents, organizations, and the many others who participated in the development of these plans. Your thoughts, concerns, and ideas have shaped the vision for these parks and will guide improvements for Hoffman Park and Glen Park for years to come.

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# *Introduction*

CHAPTER **1**



*The Kinnickinnic River near Glen Park*



*Disc Golf at Hoffman Park*



*First National Bank of River Falls Field*

## Purpose of the Master Plan

The City of River Falls, Wisconsin boasts a wealth of amenities for its residents, making it a desirable place to live and visit. One of its greatest resources is the natural and open spaces, with 11% of its land area used for parks, recreation and conservation. This master plan focuses on the futures of two of the city's community parks: Glen Park and Hoffman Park. Both parks are popular with community members, but in a position to benefit from improvement opportunities. The purpose of the master plan is to guide park improvements by establishing an overall vision for each park, addressing existing issues related to circulation, access, activities, and outlining strategies for implementation and maintenance.

There are 19 neighborhood and community parks managed by the City of River Falls. Glen Park and Hoffman Park are two of its largest. Established in 1898, Glen Park is the oldest park in the city having once served as a local zoo. It is 40 acres of land characterized by beautiful mature shade trees and meandering wooded trails. It contains the only outdoor public swimming pool in the city, which is well-used in the summer for recreational swimming and swim lessons. The bath house for the pool complex was renovated in 2012, marking 75 years of service to the community. The South Fork of the Kinnickinnic River borders the park to the northeast and Lake Louise (formed by the damming of the Kinnickinnic River) provides waterfront to the north and west. Access to the river south of Lake Louise is provided within the park property.

Hoffman Park contrasts with its highly-active recreational character. The new baseball stadium, First National Bank of River Falls Field, is located in the eastern half of the park and opened for the 2014 baseball season, significantly impacting requirements for parking and vehicle circulation. The park provides fields, courts, camping and facilities for a range of other outdoor athletics as well and remains a destination for walking, picnicking, and trail access to adjacent conservation areas.

The Master Plans for Glen Park and Hoffman Park include study of the existing conditions of the two parks, assess community needs in relation to park use, and propose specific improvement projects. These improvements will form a long-term 20-year vision for each park's facilities, features, access, and circulation. Suggested implementation is divided into phases based on community priorities, and recommendations are provided for each phase.

Public participation was an essential part of the planning process and informed the development of the master plans for each park. Additional details outlining this process are found later in this section. The Hoffman Park Master Plan is included in Section 2; The Glen Park Master Plan is in Section 3.



*Playground at Glen Park*

## Demographics and Trends

### CITY DEMOGRAPHICS

In 2014, the reported population of River Falls was 15,053<sup>(1)</sup>, an increase of 0.5% since the US Census in 2010<sup>(2)</sup>. The steady population of the city may be attributed to the high satisfaction of residents with the quality of life the community offers. A citizen survey conducted in the same year (2013) indicated 91% of citizens believe River Falls is a “good” or “excellent” place to live<sup>(3)</sup>. One of the contributing factors to this satisfaction is access to high-quality parks and natural areas.

River Falls also has a healthy mix of ages within the community. The median age in 2013 was 24 years old, with 17% of the population under 18 years old<sup>(1)</sup>. The University of Wisconsin – River Falls contributes a good proportion of residents in their early-twenties (24%), 40% are between 25 and 50 years old, and 8% are 65 years old and over<sup>(2)</sup>. The city’s relatively young and active population affects the type of activities needed in community parks.

(1) Wisconsin Department of Administration

(2) 2014 Trends Report

(3) The National Citizen Survey, City of River Falls 2013

### RECREATION TRENDS

An increasing consciousness for health, fitness, and active living is influencing current recreational trends for informal and individual activities, such as running, walking, and cycling. Facilities such as walking loops and indoor and outdoor fitness equipment are in high demand and often sought within community parks or via local and regional trails. Pedestrian and bicycle connections within the city also foster active living.

For organized athletics, there is a trending desire for higher quality facilities where specialized teams and organizations can play. Additionally, organized athletics are broadening in focus from more traditional sports like baseball to non-traditional athletics, including BMX, rock climbing, rugby, lacrosse, ultimate frisbee, disc golf, and pickleball, which are rising in popularity. Though there is desire for more durable, high-quality outdoor recreational facilities, these increasingly need to accommodate multi-purpose uses.



Nature trails in Glen Park

## Relationship to Other Plans

The Hoffman Park and Glen Park Master Plans are designed to help implement capital improvements of the two parks over the next 20 years. The park master plan is compatible with other planning efforts in the city including the City of River Falls Comprehensive Plan, the Kinnickinnic Trail System plan, and the River Falls Bicycle and Pedestrian Plan. It is important that changes within related planning efforts are updated into the park master plan for Hoffman and Glen parks over time in order to offer the community a comprehensive and well-connected recreation system.

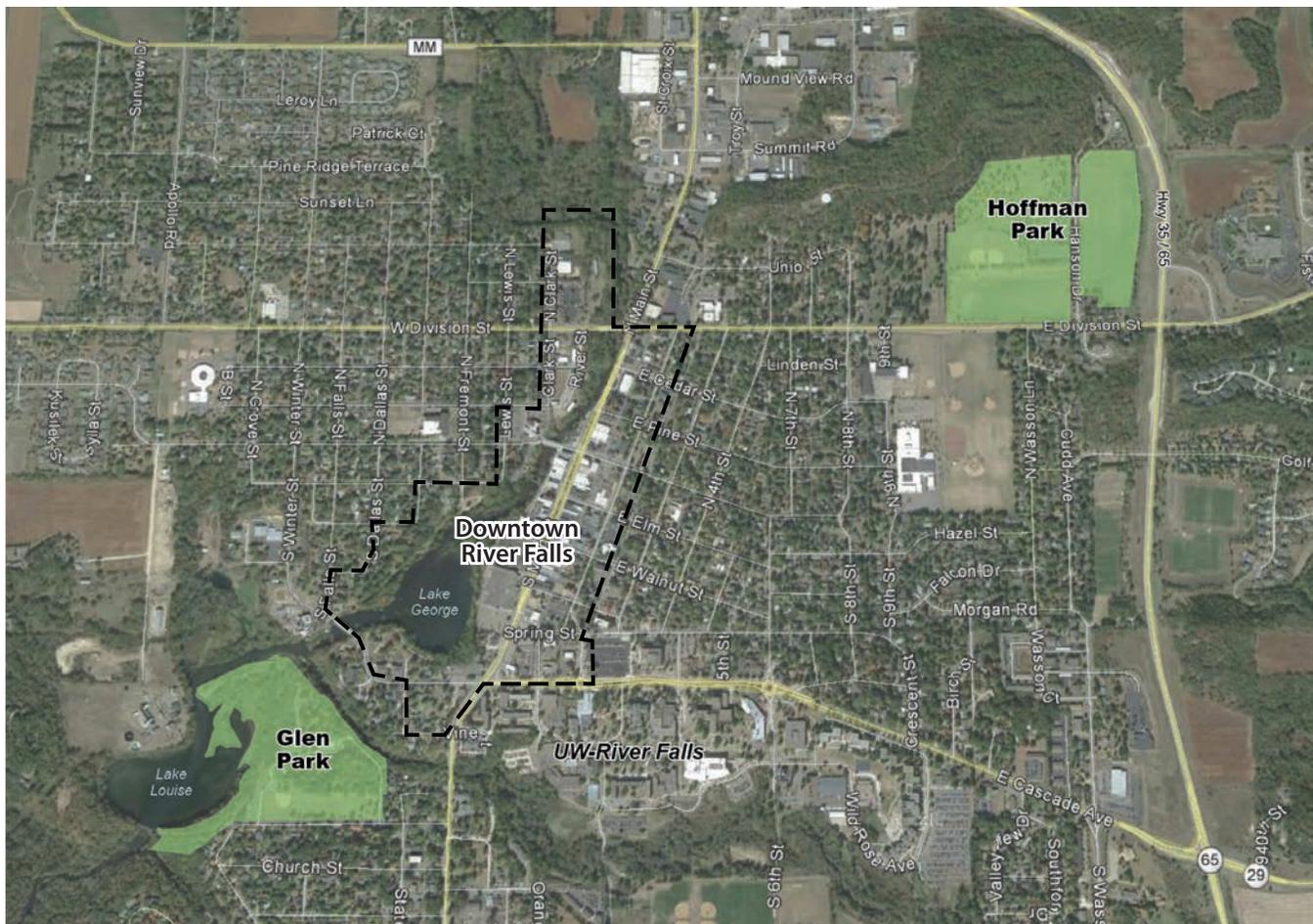


Figure 1.1 Locations of Glen and Hoffman Parks in the City of River Falls

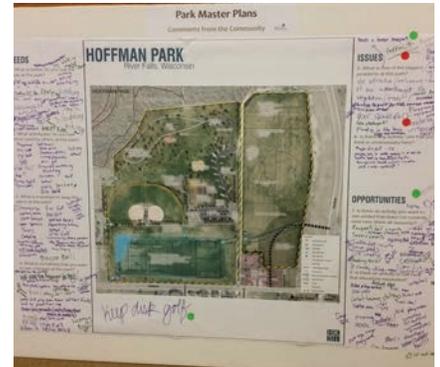
# Community Input & The Planning Process

Community engagement was an important part of the planning process to produce this park master plan, and input was solicited from a wide range of stakeholders, recreational groups, and park users. An assessment of park needs was conducted early in the process, starting with members of the City’s Park and Recreation Board and Plan Commission who functioned as an advisory group for the planning project. The 19 members of this group provided early input regarding commonly-used activities and amenities, identified issues and opportunities for each park, and defined goals to address within the park master plan. Two additional work sessions with the Park and Recreation Board and Plan Commission were held at strategic intervals in the planning process.

City residents and public members of the community were asked for their input about needs for each park through an online questionnaire. The questionnaire received 541 responses and contributed a significant amount of information regarding activities and amenities used and needs for improvement.

The planning process included two community meetings that invited anyone interested in the parks to attend and participate. At the first community meeting, participants provided comments regarding three draft concepts presented for each park. Feedback to the concepts contributed to the development of a preferred plan. The second community meeting involved presentation of the preferred plan and discussion about priority projects for implementation.

In addition to public and community input, the park master plan has benefitted from the efforts of key staff at the City of River Falls who work directly on activities, programming, events, safety, and operations and maintenance of the park on a regular basis. Their input was largely gained through site visits, work sessions, and one-on-one meetings with park and planning staff.



Community input was solicited in several ways, including work sessions and community meetings, as well as through surveys and postings.

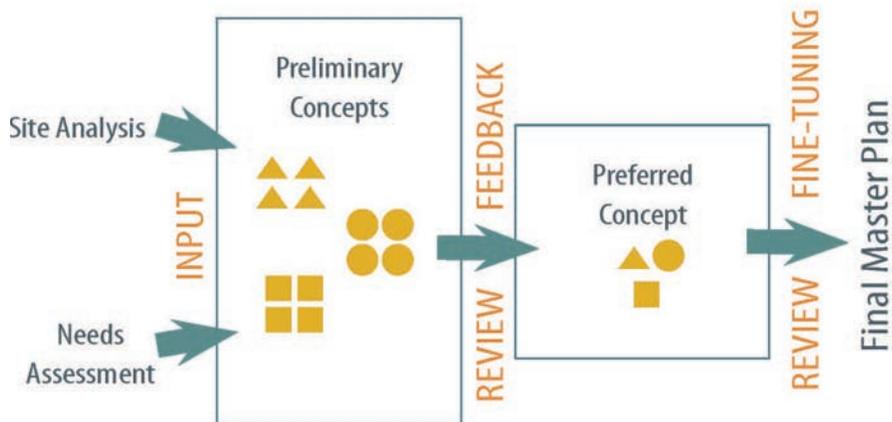


Figure 1.2 Developing the master plans for Hoffman and Glen Parks began with site analysis and determining the needs and desires for the parks through community engagement. The input informed development of several preliminary concepts for each park. Feedback helped refine the concepts into preferred plans, for which recommendations and implementation strategies were defined.



*Picnic grounds at Hoffman Park.*



# *Hoffman Park*

MASTER PLAN

CHAPTER **2**

## Park Location

Hoffman Park, in the northeast part of the city, is one of the largest community parks in River Falls. Located on Division Street just west of the interchange with Highway 35/65, it encompasses 54 acres and a mix of athletic fields and active recreation. The highway bounds the park on the east, but open space and recreational uses otherwise surround the park. To the north is the Scout Conservancy Area and Mound Park, where nature trails wind their way through hilly wooded landscape. To the west is Greenwood Cemetery and to the south across Division Street is Greenwood Elementary School, Meyer Middle School and fields and a residential neighborhood. The Hanson Farmstead is adjacent to the park at the northeast corner, and access to the farmstead is currently maintained through the park via Hanson Drive.

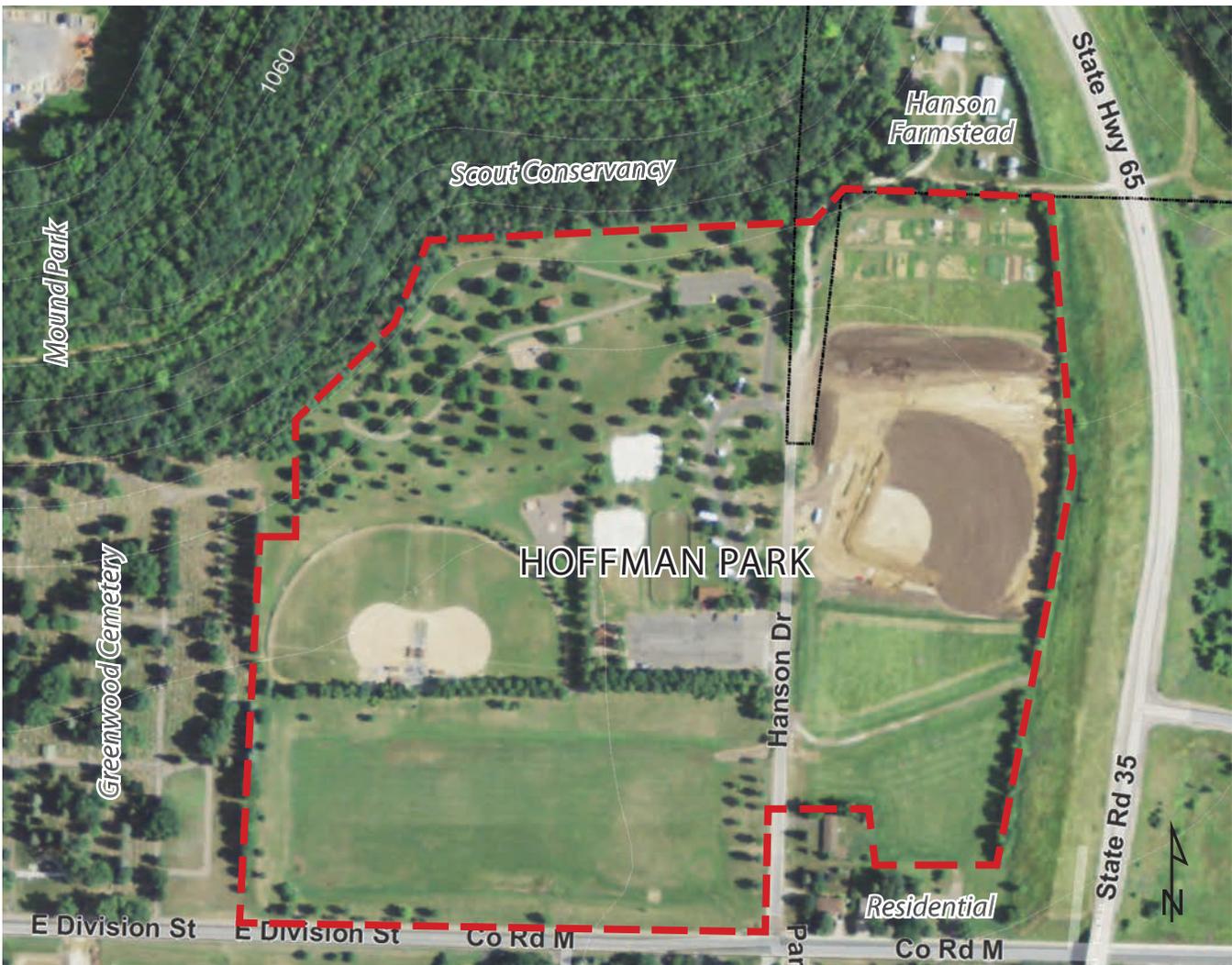
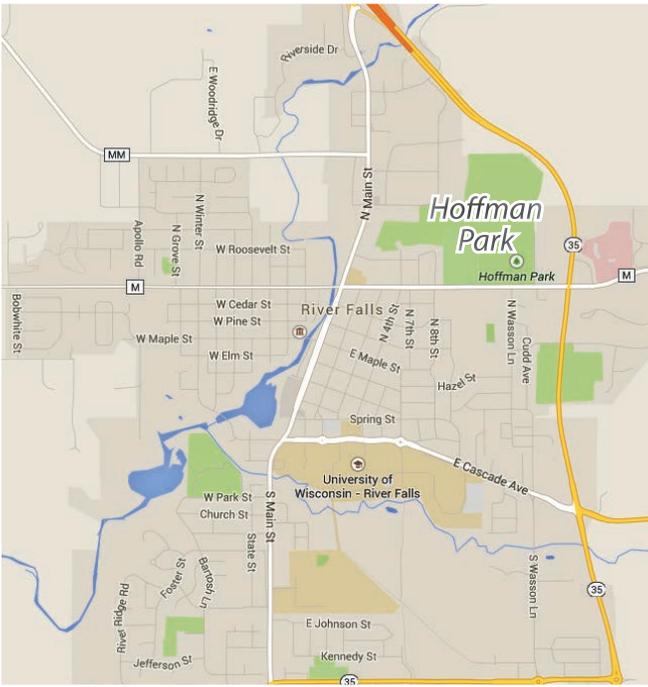


Figure 2.1 Hoffman Park Aerial Photo and Context

## Site Conditions & Analysis

The location of Hoffman Park provides a beautiful pastoral setting for park visitors. Its open space provides generally flat areas for recreation before sloping to the north meeting the hilly wooded conservancy land. Tree plantings dot the landscape throughout the northern part of park and are along existing trails. Turf lawn covers most of the park's open spaces.

Hoffman Park offers a good variety of active recreational uses for a range of park users. One of its most popular activities is baseball and softball. Two good-quality lighted fields have been an installation in the park for many years, and Hoffman Park is a common place to host league tournaments. Most recently, the park became the location for the First National Bank of River Falls Field, a 315-seat baseball stadium and home of the River Falls Fighting Fish baseball team. The team played their first season at the new field in 2014. Other athletic features in the park include two lighted sand volleyball courts, a paved skateboard park, a 9-hole disc golf course, one small playground and adjacent picnic shelter, and a paved walking loop. The park previously hosted a hockey rink and ice skating, but these uses were recently discontinued.

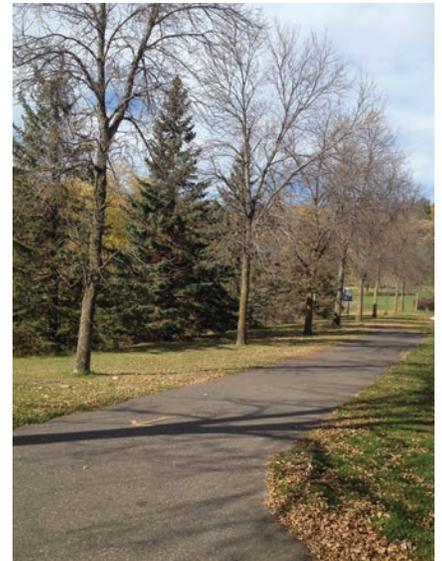
Other amenities include a rentable events building open seasonally with restrooms. Community gardens occupy the northeastern portion of the park north of the stadium where water service was recently added for irrigation purposes. A camping facility is located centrally in the park comprising 15 camping spaces. Each camping space is serviced with electricity, but not water. A dump station within the park provides necessary sewer services for RVs.

At the south edge of the park bordering Division Street, the Greenwood Detention Basin spans 10.5 acres and provides needed mitigation for significant storm events by managing flood effects for areas downstream. The expansive basin currently doubles as multi-purpose fields for soccer, rugby, and ultimate frisbee when conditions are dry. In the winter, the sloped sides of the basin provide an ideal location for sledding.

Hoffman Park is also a common destination for picnicking and for accessing hiking and walking trails within and adjacent to the park.



*Hoffman Park Entry Sign*



*Multi-use Trails*



*Hanson Drive - Entry to Hoffman Park*



*Hoffman Park Trails and Recreation*

## SITE ANALYSIS

Figure 2.2 illustrates the existing conditions and site analysis for Hoffman Park and demonstrates how much park land is occupied by the detention basin in the south and the new baseball stadium on the east. Additionally, a proposed ramp for future access to Highway 35/65 is located in the southeast corner and will overlap existing temporary parking for the baseball stadium. The park was studied for the conditions of existing features and amenities, appropriate uses in the park, relationships between park features, as well as access, circulation and parking appropriate for accommodating the activities in the park.

Issues and opportunities identified through the analysis are as follows:

### Conditions of Existing Features and Amenities

A full report of the existing conditions for Hoffman Park were documented by the city in a report, “Hoffman Park Existing Conditions Guide”, completed in 2013. The guide provides a full inventory of the activities and uses provided for in Hoffman Park. A summary of this guide and any updated observations conducted in September 2014 are included in this master plan in Table 2.1.

### Relationship of Park Features and Amenities

Several of the features established at Hoffman Park are the result of individual fundraising and implementation from various groups for specific activities. In some situations, the features were constructed in locations that may not relate well to other park features or pose a conflict use. The park was studied for appropriate locations for the highest and best park activities.

### Park Uses

Input from the project advisory group and community members indicated that many of the activities at Hoffman Park should remain. The exceptions include the camping facility and skate park, provided they can be accommodated elsewhere in the system. Alternative locations will be sought within the River Falls park system. New uses suggested include ice skating to be re-established here, adding a water park, and outdoor event space.

### Circulation / Access / Parking

One of the primary concerns for Hoffman Park is access into and out of the park, especially during events at the baseball stadium. As the baseball stadium is completed, the location for permanent parking serving the stadium needs to be decided. Parking for other park activities is also studied. Softball and volleyball tournaments bring a significant number of visitors; coupled with the new Tri-Angels playground currently in progress, the visitorship to the recreational portion of the park will increase. The existing parking lot is considered insufficient for current use. Parking and circulation needs to address the increased demand.

Trail connectivity to adjacent destinations needs to be enhanced for Hoffman Park. Currently, visitors will walk through the grass to reach the nature trails to the north, cemetery trails to the west, and use Hanson Drive to reach the sidewalks and neighborhoods to the south.



# INVENTORY OF FEATURES

Table 2.1 Hoffman Park - Conditions of Existing Park Features and Amenities

FEATURES	CONDITION + NOTES
<b>Athletics</b>	
Baseball Stadium	New - Signature ballfield, grandstand, private playground, concessions
Softball Fields	Good - High use by athletic groups, not irrigated, lighted, open dugouts, seating, building, fences at 285' (short for tournament softball)
Open Fields	Fair - Susceptible to flooding due to being located in a water detention basin
Sand Volleyball	Fair to Good - Two sets of 2, lighted, no clear boundary of sand vs. turf
Hockey Rink	Removed, to be replaced by Tri-Angels playground
<b>Play Features</b>	
North Playground	Fair - Playground structure with swings, jungle gym, and smaller features (5-12)
South Playground	Poor - Minimal playground, swings, sandbox, spring seesaw
Tri-Angels Playground	Construction in progress.
Baseball Playground	Privately installed and maintained. Does not meet public playground standards (residential quality)
<b>Other Activities</b>	
Skate Park	Poor - loose screws, loose boards, holes, cracks, worn paint. At the end of its lifespan
Camping Area	Fair to Good - 15 spaces, electric hookup only, no pull through, 1 dump station
Disc Golf	Good - 9 hole, runs through west side of the park, several conflicts, concrete tees
Ice Skating	Removed
Sledding	Good
Cross Country Skiing	Informal, adjacent land
Community Garden	Fair to Good - Recently developed, lacking storage, water, 3 year lease, unused land
<b>Other Amenities</b>	
Multi-Use Trails	Good - North loop, no full park loop, lacking connections
Restrooms	Fair - Flush toilets, closed in winter
Showers	Fair - Single, closed in winter
Rental Room	Good - Rented out and used by associations, Accessible to restrooms, sink, no kitchen
Open Shelter	Good - 20' x 44' lighted, picnic tables inside
North Parking Lot	32 stalls
Main Parking Lot	100 stalls
Temporary Parking	Poor - Supports new baseball field, needs upgrading
RV Dump Site	Fair - central location
Maintenance / Storage	Fair to Good - year round use
Trees	Young in north park area, many Ash along softball fields



Baseball Stadium - First National Bank Field



North Playground



Disc Golf



Softball Fields



South Playground



Community Garden



Open Fields



Tri-Angels Playground Location



Event Building, Restrooms, Showers



Sand Volleyball



Baseball Playground



North Parking Lot



Camping



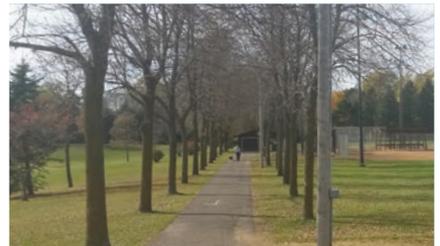
Open Shelter



Main Parking Lot



Skate Park



Trees along Park Trail

# Needs Assessment & Park Goals

Needs and desires for improving Hoffman Park were identified through meetings with the project advisory group, city staff, stakeholders, and from community members through an online questionnaire. Goals for the park were established through identification of these needs.

## MOST POPULAR ACTIVITIES

- Softball/Baseball
- Disc Golf
- Hiking and Walking
- Sledding
- Picnicking

## ACTIVITIES IMPORTANT TO KEEP

- Softball/Baseball Fields
- Volleyball
- Disc Golf
- Grow to Share Gardens
- Hiking Trails in Woods
- Sledding
- Open Space

## FEATURES TO STAY

- Baseball Stadium
- Detention Basin  
*(possibly with modification)*

## ISSUES

- Lack of parking
- Vehicle access & circulation
- Lack of trails for pedestrians and bicycles
- Maintenance of park features
- Layout of park features
- Lack of restrooms on north side of park/ near baseball

## OPPORTUNITIES FOR CHANGE

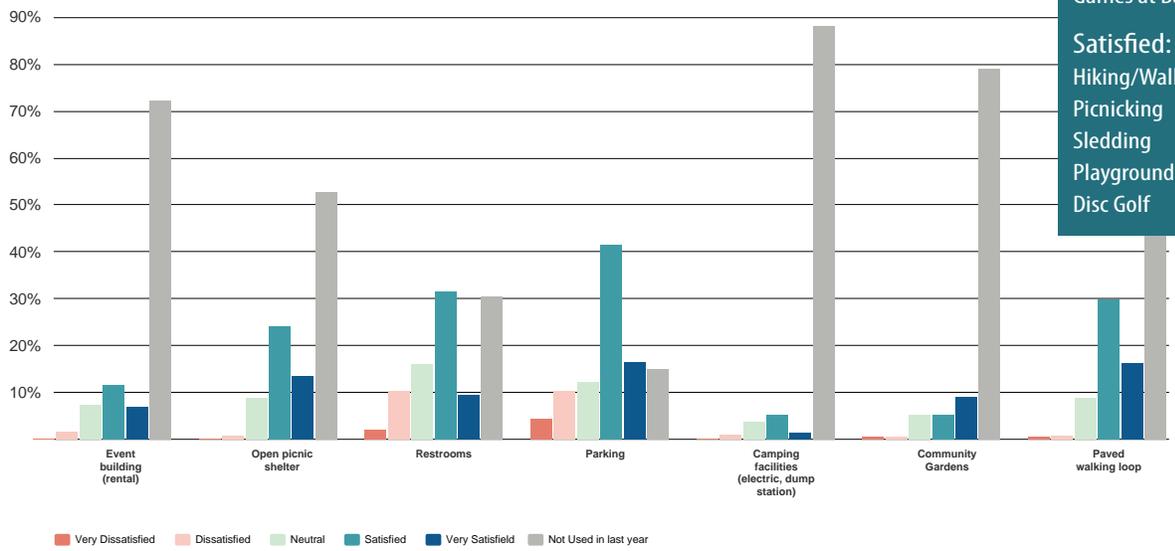
- Relocate Camping
- Relocate Skate Park
- Increase Parking
- Create Attractive Park Entry
- Better connection to neighborhood and adjacent properties hiking trails
- Expand Playgrounds
- Add Ice Rink
- Add Water Park

## GOALS FOR HOFFMAN PARK

1. Address access and circulation of vehicles.
2. Need for more parking and reorganization of existing parking.
3. Assess park features for retention, reconstruction, relocation, or removal.
4. Establish paved and non-paved system of trails for pedestrians and bicycles that accommodates all-season use and connects with scout trails, cemetery trails, and Division Street.

### Hoffman Park

Amenities at Hoffman Park that respondents used in the last year and satisfaction with that amenity



#### MOST POPULAR ACTIVITIES

(At least half of respondents did this.)

#### Very Satisfied:

Games at Baseball Stadium

#### Satisfied:

Hiking/Walking

Picnicking

Sledding

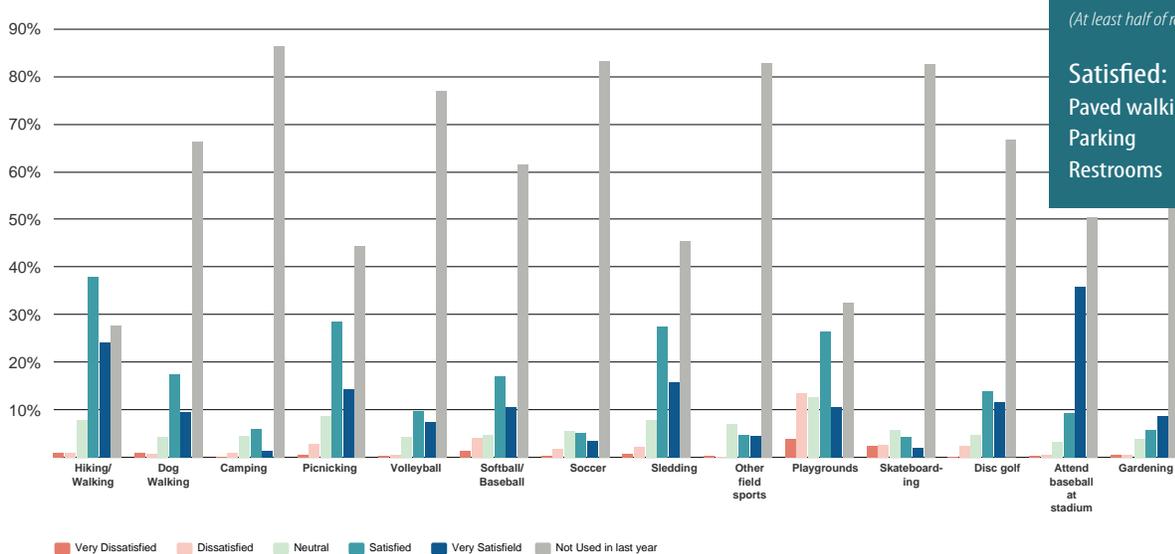
Playgrounds

Disc Golf

Other: Wooded hiking trails and open spaces are great

### Hoffman Park

Activities that families participated in at Hoffman Park in the last year and satisfaction level with that activity



#### MOST POPULAR AMENITIES

(At least half of respondents used this.)

#### Satisfied:

Paved walking loop

Parking

Restrooms

Other: Programmed events (such as movie nights, birthday parties, firework displays)

Example data from online questionnaire.



*New Central Playground*



*Sledding*



*Open fields of Greenwood Detention Basin*

## Park Master Plan & Proposed Improvements

The master plan for Hoffman Park is based on the site analysis and needs assessment conducted with the project advisory group, stakeholders, community members, and city staff. The plan addresses issues and opportunities identified to achieve the goals established for the park. Figure 2.3 illustrates the master plan for Hoffman Park. Proposed improvements and recommendations for change in the park are described below in relation to how they address goals for the park.

### EXISTING FEATURES AND PROJECTS

As the master plan for Hoffman Park is completed, several significant changes are already taking place in the park. Most importantly is the construction of the Tri-Angles Playground which will be located in the center of the park and is expected to be a regional draw, increasing visitorship to the park. Other key features will continue to remain in the park and noted here.

- A Tri-Angles Playground is currently under construction and will be in a central location within Hoffman Park. The new playground comprises play equipment for a range of ages and will be accessible for all users. Park amenities, including bathrooms, picnic shelters, lawns, and parking have been designed around the playground to bolster its use as a new significant destination within the park.
- B A new safe room is currently being constructed near the baseball stadium and will provide shelter in severe weather as well as public restrooms for park visitors and baseball fans.
- C The sledding hill will be maintained within the detention basin.
- D The Grow to Share community gardens will be maintained in their existing location unless future development changes the conditions or a more ideal site becomes available elsewhere in River Falls.
- E The Greenwood Detention Basin will retain flexible use as both a drainage area and multi-purpose fields for informal sports, community gathering, and event space. Construction of the new parkway and park entrance will impact the detention basin, however, its effectiveness to mitigate flood impacts will be maintained.
- F The location north of the baseball stadium will remain overflow parking in the short-term, as well as provide a location for informal field sports. Future uses for this area may include community event space, camping, or additional recreation
- G Maintain the existing picnic shelter in north part of park.

# Hoffman Park MASTER PLAN



HANSON FARMSTEAD  
Potential future  
acquisition for park use.

Long-term use of northeast  
portion of park to be  
determined as future of  
Hanson Farmstead is  
decided. Considerations  
include:

- Community gardens
- Community center
- Community event space
- Camping

Future traffic analysis will determine  
the exact alignment & location of  
the connection from the new ramp.  
It will provide an alternate entry &  
exit from Hoffman Park

## PROPOSED IMPROVEMENTS

### EXISTING FEATURES AND PROJECTS

- A Tri-Angels playground with accessible play located north of the existing parking lot/south of proposed
- B New safe room (with restrooms)
- C Maintain sledding hill
- D Grow to Share community gardens
- E Detention basin retains flexible use as field for informal sports, community gathering, and event space
- F Optional short-term use for overflow parking, informal field sports, etc.
- G Existing Picnic Shelter in north part of park to remain.

### PARKING / ROADWAY CIRCULATION

- I New parking lot east of new parkway (± 100 spaces)
- J New parking lot west of new parkway (± 110 spaces)
- K Reconstruction part of Hanson Drive to access new parking lots and maintain through-access to north parking lot and Hanson Farmstead; include adjacent paved trail.
- L Reconfigured parking entry to existing north lot (±32 spaces); include trail access.
- M Stubbed in access for overflow parking & long term development
- Q New parkway (with culvert) and main park entry, aligned with Wasson Lane
- R Landscaped entry and signage
- S Additional new parking lot east of new parkway (± 48 spaces)
- T Additional new parking lot east of new parkway (± 90 spaces)
- U Connection to new on/off highway access

### EVENT BUILDING

- N New event building with restrooms replaced octagon building
- O New multi-use paved trails to connect event building with parking, playground, and existing trails.

### ATHLETICS / RECREATION

- AB Skate park removed
- AC Softball fields expanded to 300' where possible
- AD West softball field left field fence heightened at existing 285'
- AE Volleyball reconfigured with new containment and lighting
- AF Realigned disc golf
- AG Existing playgrounds removed at the end of useful/safe life (x2)

### TRAILS AND OTHER AMENITIES

- V New west side multi-use trail connecting to existing trails
- W Trail connections to the cemetery facilitate walking and emergency vehicle access
- X Natural surface trail connection
- Y Multi-use trail north of softball fields
- Z Connect to Conservancy trail network
- AA Trailhead signage
- AH New picnic shelters near Tri-Angels Playground
- AI New concession building near softball fields, w/ portable toilet screening
- AJ Amphitheater (tiered seating in the corner of the basin)
- P Relocate maintenance in new building; potential integration in stadium seating
- H Camping removed

Figure 2.3 Hoffman Park Master Plan

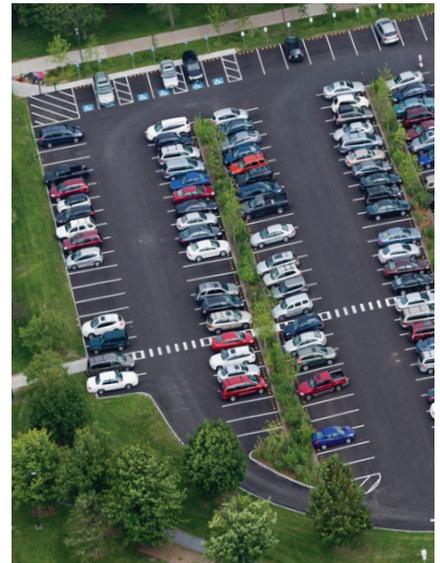


## PARKING / ROADWAY CIRCULATION

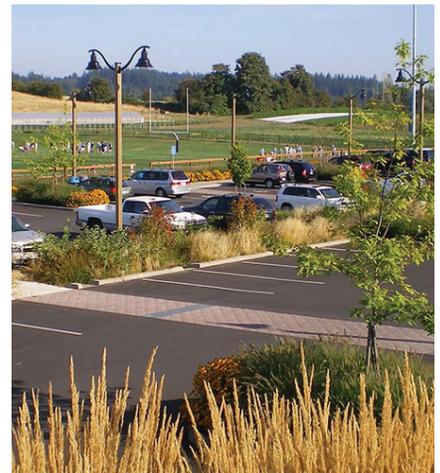
[GOAL #1: Address access and circulation of vehicles.]

[GOAL #2: Need for more parking and reorganization of existing parking.]

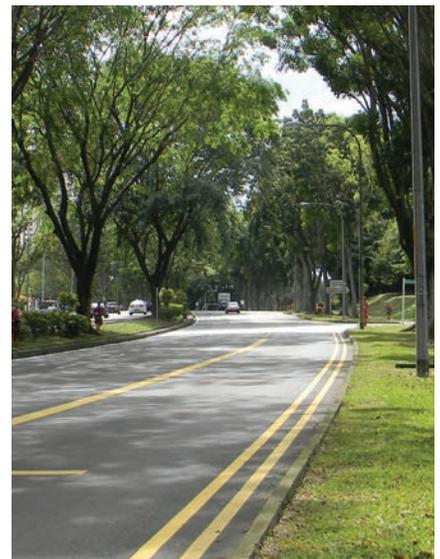
- I A new parking lot is proposed to the east of the new parkway that will provide additional parking for visitors to the baseball stadium it will accommodate approximately 100 parking spaces and be linked to other park destinations by pedestrian trails.
- J A new parking lot is proposed to the west of the new parkway that will reconfigure the centralized parking serving park visitors; it will accommodate approximately 110 parking spaces. Pedestrian trails will link the parking with park destinations.
- K Reconstruction part of Hanson Drive to access new parking lots and maintain through-access to north parking lot and Hanson Farmstead; include adjacent paved trail.
- L The small parking lot on the north side of the park will remain with a reconfigured entry from the new park drive; the lot provides approximately 32 parking spaces.
- M A stubbed-in access will accommodate overflow parking and future (long-term) development.
- Q A new parkway is proposed through the detention basin, aligned with Wasson Lane. The new parkway will serve as the main park entry and accommodate drainage through the basin via a culvert.
- R The needs assessment process identified a lack of a clear attractive park entry. A proposed landscaped entry with visible park signage will identify the main entry for Hoffman Park, welcome visitors, and provide better wayfinding for circulation and access. This project should also establish a uniform style for all park signage.
- S A new parking lot is proposed to the southeast of the new parkway that will provide additional parking for park visitors; it will accommodate approximately 48 parking spaces.
- T Baseball parking will be further accommodated by an eastern wing parking lot with an additional 90 parking stalls and linked to the baseball plaza by pedestrian trails.
- U The Wisconsin DOT is proposing a new access ramp to Highway 35/65 that will extend through the southeast corner of Hoffman Park, with possible implementation by 2020. A road connection is proposed to the highway access ramp to provide a secondary exit/entry to the park. The exact alignment of this road connection requires further traffic study to determine how the connection will meet the proposed park circulation.



*Parking with pedestrian access and integrated stormwater management.*



*Parking with pedestrian access and integrated stormwater management.*



*Tree-lined Parkway*



Event Building Example



Event Building Example



Event Building Example



Picnic Shelter Example

## EVENT BUILDING

- N A new event building is proposed to replace the existing octagonal building and will include restrooms; a pull off in the proposed parkway will accommodate drop-off access adjacent to the building. Construction of the new event building will require demolishing the existing octagon building and existing parking lot.

It will be important to the aesthetic character of the park to establish a uniform architectural style for building development. The new event building should complement the recently-constructed baseball stadium and storm room architecture by implementing similar materials, design details, and colors. Any new structures in the park should follow similar guidelines.

- O New multi-use paved trails are proposed to connect the event building with the new parking lot, Tri-Angels playground, and existing park trails.

## ATHLETICS / RECREATION

[GOAL #3: Assess park features for retention, reconstruction, relocation, or removal.]

- AB The skate park will be removed.
- AC The existing softball fields will be expanded to 300' where possible to meet current softball tournament regulations. New lighting will also be added to the fields.
- AD The west softball field left field fence will be heightened at the existing 285' length. The proximity to the park boundary and proposed trail on the west side of the park prevent the ability for the field to expand to the regulation length of 300'.
- AE New volleyball courts will reconfigure the existing courts with new court containment and lighting.
- AF Disc golf will be realigned to avoid any conflicts with existing and proposed park activities.
- AG The existing playground in the northern part of the park will be removed at the end of its useful/ safe lifespan. The south playground near the softball fields will be removed when trail connections are constructed. The small playground near the baseball stadium is the responsibility of the baseball association. The play equipment is the type normally located within a private residence; the meeting of standards for fall zones, durability, and surfacing usually required for public playgrounds could not be confirmed.

## TRAILS AND OTHER AMENITIES

[GOAL #3: Assess park features for retention, reconstruction, relocation, or removal.]

[GOAL #4: Establish paved and non-paved system of trails for pedestrians and bicycles that accommodates all-season use and connects with scout trails, cemetery trails, and Division Street.]

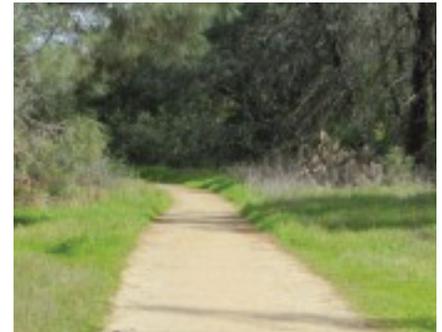
- (V) A new paved trail connection on the west edge of the park is proposed to link existing trails with neighborhood connections.
- (W) New trail connections are proposed to Greenwood Cemetery to facilitate walking and emergency vehicle access.
- (X) A natural surface trail is proposed to connect the northern parking lot to the baseball stadium amenities.
- (Y) A paved trail north of softball fields will connect the internal park trail system.
- (Z) A natural surface trail will provide connection to the trail network in the Scout Conservancy land.
- (AA) The popularity of hiking and walking demands a new trailhead signage that allows visitors to get a better understanding of where the area trails are located within the community. Trailhead signage will also provide an opportunity to post other information about park and community events.
- (AH) Two (2) new picnic shelters are proposed near Tri-Angels Playground, further enhancing the centralized recreational destination.
- (AI) A new concession building is proposed near the existing softball fields; the improvement includes a plaza space around the building for gathering and will also contain screening for one to two portable toilets.
- (AJ) An outdoor amphitheater will be a new feature for the park providing a location for athletics spectators, open-air performances, gatherings, and community events, such as movies in the park or fireworks displays. Tiered seating will be built into the side of the detention basin and likely constructed as turf retained with concrete seatwalls or with large locally-sourced stone benching.
- (P) A new park maintenance building is proposed to replace the existing maintenance building, which would conflict with the alignment of the proposed parkway. (The new building has the potential to be integrated with the addition of new stadium seating on the south side of the baseball stadium and accessed through the new parking lot to the east.)
- (H) Camping will be removed from Hoffman Park. There is potential for its re-establishment accommodated in the park if the existing Hanson Farmstead becomes park property in the future.



*Trailhead Signage*



*Multi-use Trails*



*Natural Surface Trails*



*Amphitheater*

# Proposed Phasing & Implementation

The park master plan not only provides the vision and layout for park features and amenities, it also suggests an implementation schedule for proposed improvements. The timing of implementation depends on several factors including demand, cost, and construction phasing. It is important for the city to know how proposed improvements will impact park budgets and future funding needs. This section includes a summary of anticipated initial capital (construction) cost estimates for park features and outlines a phasing strategy recommended for implementation of the proposed improvements. Figure 2.4 illustrates a phasing approach for achieving the vision at Hoffman Park. It is suggested the city update this graphic bi-annually to reflect its changing status.

Table 2.2 includes the estimated capital costs for park improvements proposed by this park master plan. These budget numbers will assist city staff and decision-makers weigh the various options and prioritize a phased implementation for the park. The project budget numbers are rough estimates and costs related to design, construction, construction administration and contingency.

Final numbers will need to be developed through detailed design for each improvement project. Specific site conditions for each project can substantially affect cost and material and labor can vary from year to year.

## PHASE 0 – IN PROGRESS / EXISTING

These park features are either existing or under construction at the time of master plan completion and will be maintained as part of the park for the foreseeable future.

1. (A) Complete Tri-Angels playground with accessible play located north of the existing parking lot/south of proposed parking lot (J).
2. (B) Complete construction of new safe room (with restrooms).
3. (C) Maintain sledding hill on perimeter of basin.
4. (D) Maintain Grow to Share community gardens.

5. (E) Detention basin retains flexible use as field for informal sports, community gathering, and event space.
6. (F) Optional short-term use for overflow parking, informal field sports, etc.
7. (G) Existing picnic shelter in north part of park to remain.

## PHASE 1 – CENTRAL PARKING/ ACCESS

1. (H) Remove camping and dump station.
2. (I) Construct a new parking lot east of proposed parkway with  $\pm$  100 parking spaces and connect with pedestrian trails.
3. (J) Construct a new parking lot west of proposed parkway with  $\pm$  110 parking spaces and connect with pedestrian trails.
4. (K) Reconstruct part of Hanson Drive to access new parking lots and maintain through-access to north parking lot and Hanson Farmstead; include adjacent paved trail.
5. (L) Reconfigure parking entry to existing north parking lot ( $\pm$ 32 spaces) and add paved trail access.
6. (M) Add stubbed-in access for overflow parking and long term development.

## PHASE 2 – NEW EVENT BUILDING

1. (N) Construct a new event building with restrooms to replace the octagon building. Demolish the octagon building and existing parking as part of the project.
2. (O) Build new multi-use paved trails to connect the event building with parking, playground, and existing trails.

## PHASE 3 – NEW PARKWAY

1. (P) Relocate maintenance in new building; potentially integrating it with additional stadium seating.
2. (Q) Construct a new parkway (with culvert) as the main park entry, aligned with Wasson Lane. Include a paved multi-use trail adjacent to connect with neighborhood trails and provide a primary trail access into the park.
3. (R) Create a landscaped park entry and new park identification signage.

Table 2.2 Hoffman Park Capital Cost Estimates

Project	Unit	Quantity	Price/ Unit	Capital Cost Estimate	Notes	
<b>Phase 1 - Central Parking/ Access</b>						
H	Camping removed	lump	1	\$10,000	\$10,000	
I	New parking lot east of new parkway (± 100 spaces)					
	<i>Parking stalls</i>	per stall	100	\$2,500	\$250,000	Bituminous surface lot with curb and gutter 8ft bituminous trail
	<i>Pedestrian trails</i>	linear ft	350	\$30	\$10,500	
J	New parking lot west of new parkway (± 110 spaces)					
	<i>Parking stalls</i>	per stall	110	\$2,500	\$275,000	Bituminous surface lot with curb and gutter 8ft bituminous trail
	<i>Pedestrian trails</i>	linear ft	790	\$30	\$23,700	
K	Reconstruct part of Hanson Drive to access new parking lots and maintain through-access to north parking lot and Hanson Farmstead; include adjacent paved trail.					
	<i>Roadway</i>	linear ft	550	\$400	\$220,000	24ft bituminous roadway with curb and gutter 10ft bituminous trail
	<i>Multi-use trail</i>	linear ft	430	\$40	\$17,200	
L	Reconfigured parking entry to existing north lot (±32 spaces); include trail access.	linear ft	115	\$200	\$23,000	20ft wide; no curb or utility
M	Stubbed in access for overflow parking & long term development	lump	1	\$2,500	\$2,500	Minimal cost for stub to be constructed with new park road
	<b>Phase 1 Subtotal</b>				<b>\$831,900</b>	
<b>Phase 2 - New Event Building</b>						
N	New event building with restrooms	sqft	2,400	\$250	\$600,000	Assumes event room, restrooms, roof overhang for outdoor seating
O	New multi-use paved trails to connect event building with parking, playground, and existing trails.	linear ft	950	\$40	\$38,000	10ft bituminous trail
	<b>Phase 2 Subtotal</b>				<b>\$638,000</b>	
<b>Phase 3 - New Parkway</b>						
P	Relocate maintenance in new building; potential integration in stadium seating	sqft	1,500	\$150	\$225,000	Potential for integration with new stadium seating
Q	New parkway (with culvert) and main park entry, aligned with Wasson Lane					
	<i>Roadway</i>	linear ft	1,000	\$400	\$400,000	24ft bituminous roadway with curb and gutter 10ft bituminous trail
	<i>Multi-use trail</i>	linear ft	430	\$40	\$17,200	
R	Landscaped entry and signage	lump	2	\$20,000	\$40,000	Pavement, plantings, signage
	<b>Phase 3 Subtotal</b>				<b>\$682,200</b>	
<b>Phase 4 - Secondary Access/ Parking</b>						
S	Additional new parking lot east of parkway (± 48 spaces)					
	<i>Parking stalls</i>	per stall	48	\$2,500	\$120,000	Bituminous surface lot with curb and gutter 8ft bituminous trail
	<i>Pedestrian trails</i>	linear ft	225	\$30	\$6,750	
T	Additional new parking lot east of parkway (± 90 spaces)					
	<i>Parking stalls</i>	per stall	90	\$2,500	\$225,000	Bituminous surface lot with curb and gutter 8ft bituminous trail
	<i>Pedestrian trails</i>	linear ft	265	\$30	\$7,950	
U	Connection to new on/off highway access	linear ft	325	\$400	\$130,000	325ft on fill (\$400/ft)
	<b>Phase 4 Subtotal</b>				<b>\$489,700</b>	
<b>Phase 5 - Enhancement Projects</b>						
V	New west side multi-use trail connecting to existing trails	linear ft	1,200	\$40	\$48,000	10ft bituminous trail
W	Trail connections to the cemetery facilitate walking and emergency vehicle access	linear ft	100	\$40	\$4,000	10ft bituminous trail
X	Natural surface trail connection	linear ft	380	\$20	\$7,600	6ft natural surface trail
Y	Multi-use trail north of softball fields	linear ft	600	\$40	\$24,000	10ft bituminous trail
Z	Connect to Conservancy trail network	linear ft	90	\$20	\$1,800	6ft natural surface trail
AA	Trailhead signage	each	1	\$10,000	\$10,000	Kiosk sign
AB	Skate park removed	lump	1	\$5,000	\$5,000	Demolition, relocation transport, turf replacement
AC	Softball fields expanded to 300' where possible	lump	2	\$20,000	\$40,000	Expanded surfacing, fencing, irrigation, new lighting
AD	West softball field left field fence heightened at existing 285'	lump	1	\$15,000	\$15,000	Install of new fencing
AE	Volleyball reconfigured with new containment and lighting	each	4	\$8,000	\$32,000	New containment and lighting; reuse and addition of sand
AF	Realigned disc golf	lump	1	\$5,000	\$5,000	Relocation of baskets, signage
AG	Existing playgrounds removed at the end of useful/safe life	lump	2	\$3,500	\$7,000	Demolition and turf replacement; south play equipment removed with trail development
AH	New picnic shelters near Tri-Angels Playground	each	2	\$25,000	\$50,000	Assumes 20x20 ft shelter, catalog item installed
AI	New concession building near softball fields, w/ portable toilet screening	each	1	\$35,000	\$35,000	150 sqft building and wood screening structure for 2 portable toilets
AJ	Amphitheater (tiered seating in the corner of the basin)	linear ft	500	\$120	\$60,000	Concrete seat walls
	<b>Phase 5 Subtotal</b>				<b>\$344,400</b>	
<b>TOTAL COST ESTIMATE</b>					<b>\$2,986,200</b>	

Cost estimates are in 2015 dollars.

Cost estimates for Phase 0 - In Progress / Existing are not included as costs necessary for future funding.

## PHASE 4 – SECONDARY ACCESS/ PARKING

These projects are dependent on timing of construction for the new Highway 65/35 access ramp proposed by the Wisconsin Department of Transportation.

1. (S) Construct an additional new parking lot east of the parkway with ± 48 parking spaces.
2. (T) Construct an additional new parking lot east of the parkway with ± 90 parking spaces.
3. (U) Build a roadway connection to the new on/off highway access.

## PHASE 5 – ENHANCEMENT PROJECTS

These projects address the desires of the community to see improved amenities, features, and conditions in Hoffman Park. Unless otherwise noted, these projects do not necessarily influence the timing of other projects or are affected by other project construction. Most are also less costly to execute, making it feasible for outside funding to provide the opportunity for their completion.

1. (V) Construct a new west-side multi-use trail connecting to existing park trails.
2. (W) Trail connections to the cemetery facilitate walking and emergency vehicle access.
3. (X) Add a natural surface trail connection to connect the north parking lot with the baseball stadium and safe room.
4. (Y) Add a multi-use trail north of softball fields.
5. (Z) Connect to Conservancy trail network with a natural surface trail.
6. (AA) Add trailhead signage.
7. (AB) Remove the skate park.
8. (AC) Expand the softball fields to 300' where possible and add new lighting.
9. (AD) Construct a heightened left-field fence on the west softball field at the existing 285' length due to limited space to expand.
10. (AE) Reconstruct the volleyball courts with new containment and lighting in new location.
11. (AF) Realign several of the disc golf holes.
12. (AG) Remove the existing playground/ play equipment at the end of useful/safe life (x2)

13. (AH) Add new picnic shelters near Tri-Angels Playground (x2).
14. (AI) Add a new concession building near the softball fields with portable toilet screening.
15. (AJ) Build an amphitheater with tiered seating in the corner of the basin.)

## DEPENDENT

The roadway connection between the park and the future highway access ramp is dependent on the timing of the Wisconsin Department of Transportation (WiDOT) and implementation of the proposed access project. Engineering and design for the highway ramp is still in progress at the time of this plan's completion. Further study is needed after the completion of the highway project to determine the best possible connection with internal park circulation. However, the need for a secondary access to the park is maintained as recommendation of this master plan.

## FUNDING SOURCES

Estimated costs included in this plan reflect the cost to the city of River Falls if no outside funding is available. Projects within Hoffman Park are likely to be implemented with a variety of funding sources, both from the city and outside. The City of River Falls will actively seek grants, collaborative funding agreements, donations, volunteer projects, and multi-agency projects to reduce the total to the city. This park master plan sets forth an aggressive vision for the park over the next 20 years and opens doors to a greater variety of funding options. Having a park master plan in place will give outside funding providers a clear direction about how contributions will impact the ongoing development and betterment of the park. Implementation will require continued community advocacy and outside money.

# Hoffman Park MASTER PLAN



Figure 2.4 Hoffman Park Phasing Plan

## PROPOSED PHASING STRATEGY

### PHASE 0 - IN PROGRESS/ EXISTING

A	Tri-Angels playground with accessible play located north of the existing parking lot/south of proposed
B	New safe room (with restrooms)
C	Maintain sledding hill
D	Grow to Share community gardens
E	Detention basin retains flexible use as field for informal sports, community gathering, and event space
F	Optional short-term use for overflow parking, informal field sports, etc.
G	Existing Picnic Shelter in north part of park to remain.

### PHASE 1 - CENTRAL PARKING/ ACCESS

H	Camping removed
I	New parking lot east of new parkway (± 100 spaces)
J	New parking lot west of new parkway (± 110 spaces)
K	Reconstruct part of Hanson Drive to access new parking lots and maintain through-access to north parking lot and Hanson Farmstead; include adjacent paved trail.
L	Reconfigured parking entry to existing north lot (±32 spaces); include trail access.
M	Stubbed in access for overflow parking & long term development

### PHASE 2 - NEW EVENT BUILDING

N	New event building with restrooms
O	New multi-use paved trails to connect event building with parking, playground, and existing trails.

### PHASE 3 - NEW PARKWAY

P	Relocate maintenance in new building; potential integration in stadium seating
Q	New parkway (with culvert) and main park entry, aligned with Wasson Lane
R	Landscaped entry and signage

### PHASE 4 - SECONDARY ACCESS/ PARKING

S	Additional new parking lot east of parkway (± 48 spaces)
T	Additional new parking lot east of parkway (± 90 spaces)
U	Connection to new on/off highway access

### PHASE 5 - ENHANCEMENT PROJECTS

V	New west side multi-use trail connecting to existing trails
W	Trail connections to the cemetery facilitate walking and emergency vehicle access
X	Natural surface trail connection
Y	Multi-use trail north of softball fields
Z	Connect to Conservancy trail network
AA	Trailhead signage
AB	Skate park removed
AC	Softball fields expanded to 300' where possible
AD	West softball field left field fence heightened at existing 285'
AE	Volleyball reconfigured with new containment and lighting
AF	Realigned disc golf
AG	Existing playgrounds removed at the end of useful/safe life (x2)
AH	New picnic shelters near Tri-Angels Playground
AI	New concession building near softball fields, w/ portable toilet screening
AJ	Amphitheater (tiered seating in the corner of the basin)





*Glen Park*  
MASTER PLAN

CHAPTER **3**

## Park Location

Glen Park is centrally located within River Falls and, like Hoffman Park, is one of the city's largest community parks. It is sited at the intersection of the Kinnickinnic River with the Kinnickinnic South Fork; with Lake Louise to the west, the park therefore benefits from water along three sides of its boundaries. Access by car is provided for via West Park Street that runs along the south side of the park. Pedestrians can also access the park from the north by way of the historic Swinging Bridge, which links to Cascade Avenue. Residential neighborhoods surround the park opposite the river to the north, along the east side, and to the south. To the west beyond Lake Louise is city owned land, utilities, and open space.

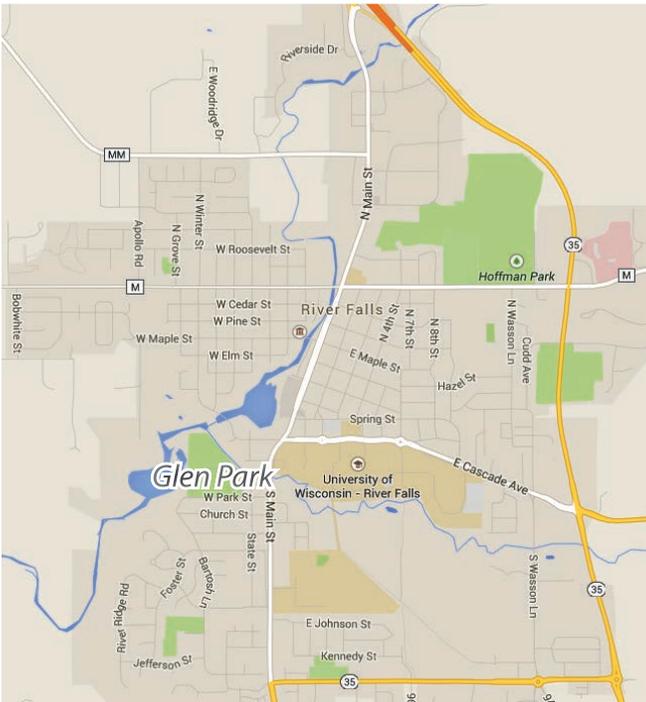


Figure 3.1 Glen Park Aerial Photo and Context

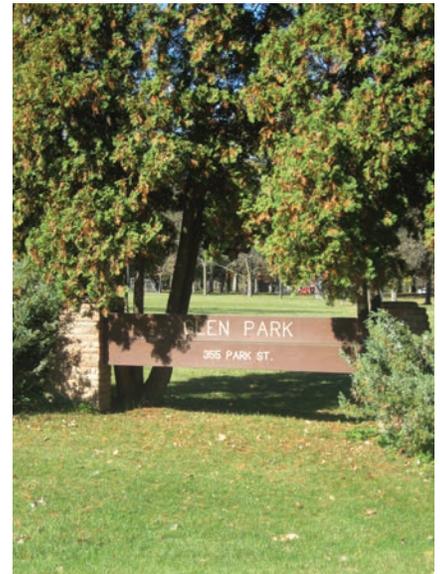
## Site Conditions & Analysis

Established in 1898, Glen Park is the oldest park in River Falls and offers a scenic natural setting for park visitors. It is generally divided topographically into two areas: 1) the “upper part” is a generally flat plateau approximately 200 feet above the Kinnickinnic River and Lake Louise where large mature trees provide an attractive park setting; and 2) the “lower part” includes wooded slopes adjacent to the water where nature trails weave their way through the trees. Views from both the upper and lower portions of the park provide pristine scenery and opportunities for interacting with nature.

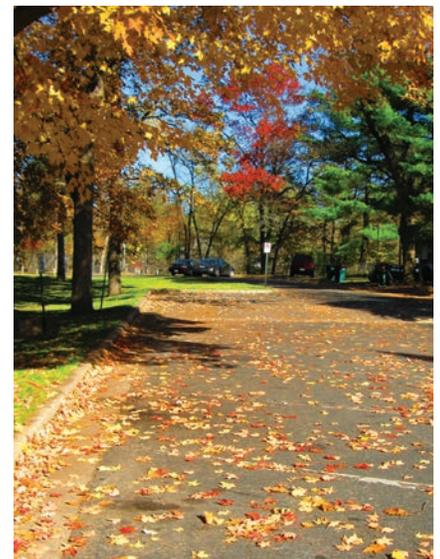
The topography gives the community a wealth of natural resource amenities and opportunities for passive recreation. The expanses of mature trees and shaded lawns in the upper portion of the parks are an ideal location for picnicking and family gatherings. The lower portion of the park is popular for river access, walking, and hiking along the trails.

Glen Park also offers a variety of active recreational uses and athletics. One of its most popular amenities is the municipal swimming pool. Built in 1934, the swimming pool is well-used in the summer, and the bathhouse was recently renovated. Other athletic features in the park include a lighted youth baseball/t-ball field in the southwest corner, a basketball court, sand volleyball court, and tennis courts that have been recently reconstructed and striped for pickleball.

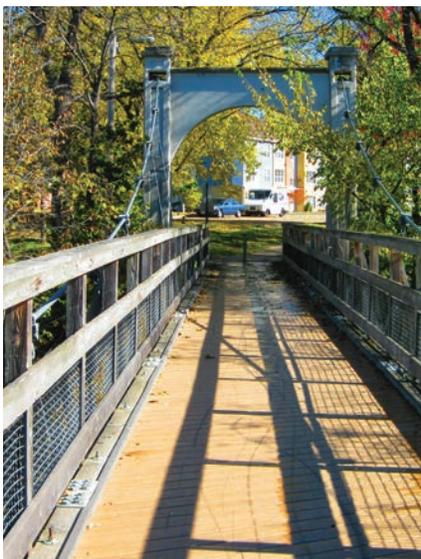
Other amenities include a rentable events building open seasonally, two separate buildings with restrooms, and a picnic shelter.



*Glen Park Entry Sign*



*Autumn foliage of mature oaks and maples*



*The Swinging Bridge*



*Lake Louise*

## SITE ANALYSIS

Figure 3.2 illustrates the existing conditions and site analysis for Glen Park, demonstrating the location of the upper part and lower parts of the park and how much of the park land is covered with wooded areas and mature canopy trees. The park was studied for the conditions of existing features and amenities, appropriate uses in the park, relationships between park features, as well as access, circulation and parking appropriate for accommodating park activities. Issues and opportunities identified through the analysis are as follows.

### Conditions of Existing Features and Amenities

A full report of the existing conditions for Glen Park was documented by the City in a report, “Glen Park Summary Plan”, completed in 2013. The plan provides a full inventory of the activities and uses provided for in Glen Park. A summary of this and any updated observations conducted in September 2014 are included in this master plan in Table 3.1.

### Relationship of Park Features and Amenities

Several of the features established at Glen Park are the result of individual fundraising and implementation from various groups for specific activities. In some situations, the features were constructed in locations that may not relate well to other park features or pose a conflict use, particularly with regard to existing playground equipment. The park was studied for appropriate locations for the highest and best for particular park activities.

### Park Uses

Input from the project advisory group and community members indicated that many of the activities at Glen Park should remain but would benefit from enhancement and reorganization. The exceptions include relocation of the volleyball and horseshoes, which are determined to be removable as uses in this park. These activities may be accommodated in other locations within the River Falls park system. New proposed uses for Glen Park include ice skating, a splash pad, and new central playground.

### Circulation / Access / Parking

One of the primary concerns for Glen Park is access into and out of the park and lack of clearly organized parking for the events and activities, especially around the municipal pool. Trail connectivity within the park and to adjacent destinations needs to also be established. Currently, walkers and cyclists use the same paved roads as vehicles to complete a circuitous route through the park or connect with nature trails. Additionally, a neighborhood trail does not exist linking the park with residents to the south.



*Glen Park Municipal Pool*



## INVENTORY OF FEATURES

Table 3.1 Glen Park - Conditions of Existing Park Features and Amenities

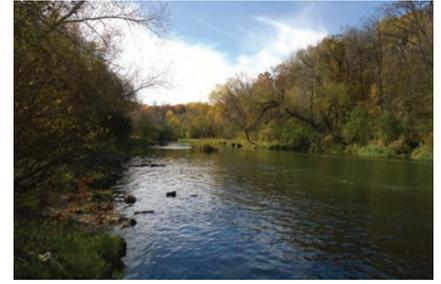
FEATURES	CONDITION + NOTES
<b>Athletics</b>	
Softball/ Youth Field	Poor to Fair - 200' fence dimension limits playability
Informal Backstop	Poor - Overlaps with multi-use fields
Open Fields	Fair to Good - Dimension for one full size field or multiple youth fields
Sand Volleyball	Fair to Good - One, not lighted, no clear boundary of sand vs. turf, shady area
Basketball	Fair - Not striped
Tennis	Replaced by Pickleball
Pickleball	New - 4 courts on former tennis area
Horseshoes	Fair - 8 courts, concrete middles
<b>Play Features</b>	
West Playground	Good - Largest playground, play structure and spring/scoop toys, roadway conflicts
Central Playground	Good - Smaller, play structure, swings, spring toy, roadway conflicts
East Playground	Fair to Good - Play structure
Monkeybars	Poor - Minimal, solid, gravel base, playground fall height standards & materials
East Swings/See Saw	Fair - Minimal, gravel base
Ballfield Swings	Fair
<b>Other Activities</b>	
Pool	Recently Renovated - high use, laps, lessons, tot-pool, small deck area
Trails	Poor to Fair - Varies within park, mix of paved and gravel, some erosion, lacking in east
Fishing Area	Fair
Kayak Launch	Fair - Difficult to access with slopes and loading area
<b>Other Amenities</b>	
Bathhouse	Recently renovated - high use
Rental Shelter Building	Fair - Two rooms, sink, no kitchen, electrical updates needed
Open Picnic Shelter	Fair to Good - reservable
East restrooms	Fair - Shallow plumbing causes issues & early closures
West restrooms	Fair to Good
Historic Swing Bridge	Good - Renovated, iconic
Historic Signage	Good - Informative
West entry parking lot	Not striped
Pool parking lot	Difficult dimensions, chaotic, roadway crossing conflicts
Overflow parking lot	Underutilized, not striped
Shelter bldg parking lot	Not striped, chaotic
East entry parking lot	Reverse angled
River launch loading	No parking, loading only, limited space, high volume, challenge for neighbors



Baseball Field



Open Fields



Kayak launch on Kinnickinnic



Basketball Court



Municipal Pool (off season), storage and bath house



Pool Historic Sign



Wading Pool



Horseshoes



Rental Shelter Building



Open Picnic Shelter



West Playground



East Playground



East Restrooms



Central Playground



Monkeybars



East Swings and Seesaw



Overflow Parking



Pool Parking



East Entry Parking

# Needs Assessment & Park Goals

Needs and desires for improving Glen Park were identified through meetings with the project advisory group, city staff, stakeholders, and from community members through an online questionnaire. Goals for the park were established through identification of these needs.

## MOST POPULAR ACTIVITIES

- Hiking and Walking
- Picnicking
- Swimming
- Kayaking
- Playgrounds
- Biking

## ACTIVITIES IMPORTANT TO KEEP

- Swimming
- Playgrounds
- Trails
- Picnic Facilities

## FEATURES TO STAY

- Mature Trees
- Historic Character
- Bridge

## ISSUES

- Parking
- Traffic Circulation
- Park Features and Organization
- River Access for Kayakers

## OPPORTUNITIES FOR CHANGE

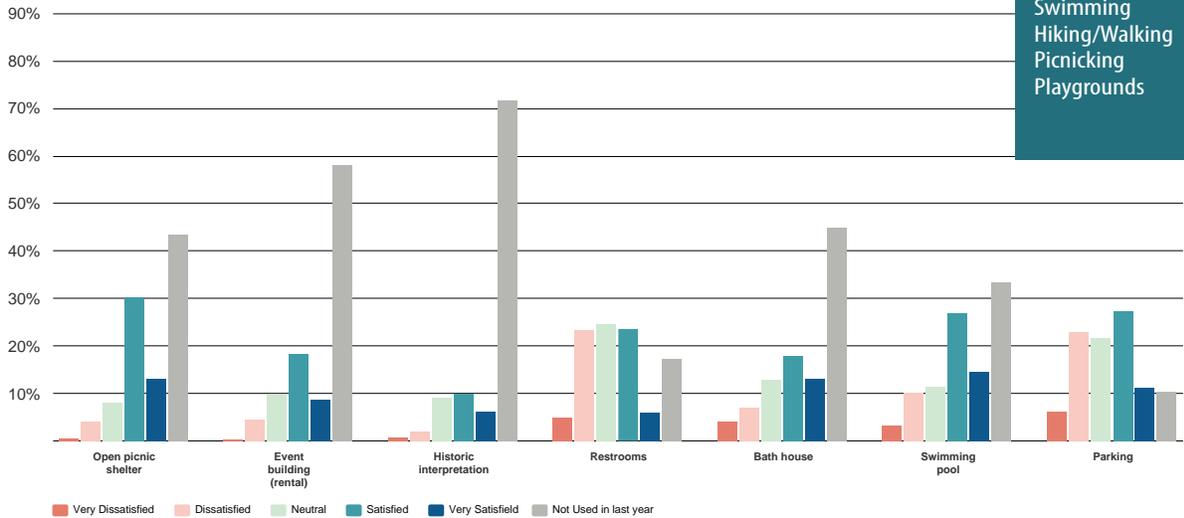
- Increase and Improve Parking
- Improve Bathrooms
- Create Attractive Park Entry
- Better Connection to Neighborhoods
- Increase Winter Use

## GOALS FOR GLEN PARK

1. Address access and circulation of vehicles.
2. Need for more parking and parking organization.
3. Assess park features for retention, reconstruction, relocation, or removal.
4. Address issues related to parking for river access, specifically paddle sports.
5. Balance recreation needs with historic character.
6. Establish paved and non-paved system of trails for pedestrians and bicycles with better connections between upper and lower park areas, and with adjacent neighborhoods.

## Glen Park

Amenities at Glen Park that respondents used in the last year and satisfaction with that amenity (check all that apply)



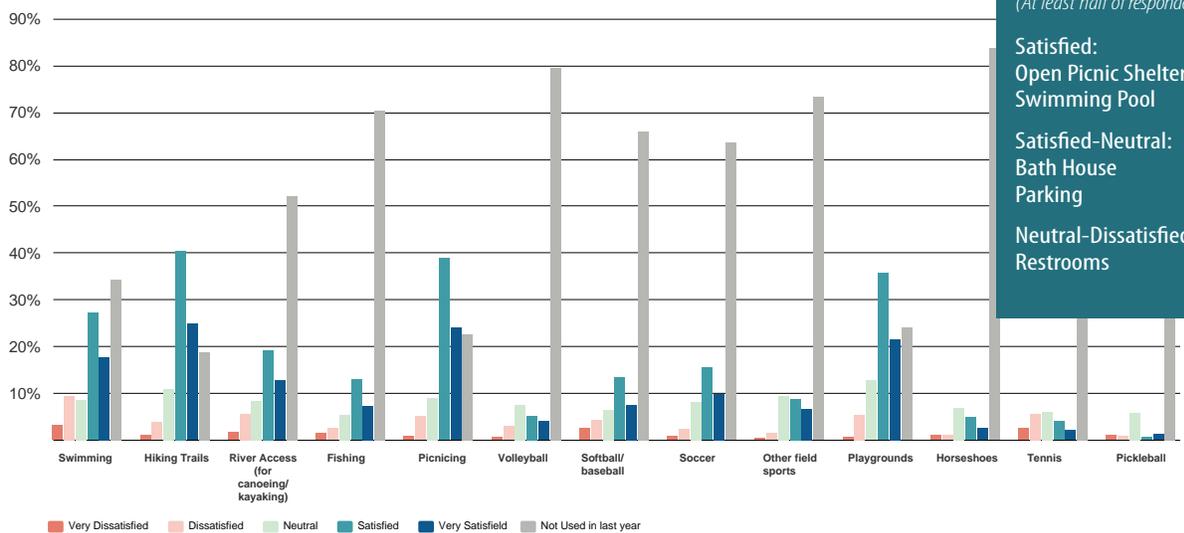
**MOST POPULAR ACTIVITIES**  
(At least half of respondents did this.)

- Satisfied:
- Swimming
- Hiking/Walking
- Picnicking
- Playgrounds

Other: Canoe/kayak access to the river is difficult

## Glen Park

Activities that families participated in at Glen Park in the last year and satisfaction level with that activity (check all that apply)



**MOST POPULAR AMENITIES**  
(At least half of respondents used this.)

- Satisfied:
- Open Picnic Shelter
- Swimming Pool
- Satisfied-Neutral:
- Bath House
- Parking
- Neutral-Dissatisfied:
- Restrooms

Other: Dog walking

Example data from online questionnaire.



View from the Swinging Bridge



Landscaped Parking Lot

## Park Master Plan & Proposed Improvements

The master plan for Glen Park is based on the site analysis and needs assessment conducted with the project advisory group, stakeholders, community members, and city staff. The plan addresses issues and opportunities identified to achieve the goals set established for the park. Figure 3.3 illustrates the master plan for Glen Park. Proposed improvements and recommendations for change in the park are described below in relation to how they address goals for the park.

### EXISTING FEATURES AND PROJECTS

As the master plan for Glen Park is completed, several changes are already underway in the park. In addition, several key features in the park will remain unchanged and maintained as a long-term amenity. These are noted here.

- (A) The iconic Swinging Bridge will continue to be maintained as serve as a pedestrian entry to the park from the north.
- (B) The bathhouse and pool storage, part of the municipal pool complex will be maintained long-term.
- (C) The existing picnic shelter on the east side of the park will remain.
- (D) The 4 pickleball courts will remain in their existing location.
- (E) The right-of-way near the corner of West Park Road and Bartosh Lane will be narrowed with fencing and/or landscaping and signed to restrict parking; access for emergency and service vehicles will be maintained.

### PARKING/ ROADWAY CIRCULATION

[GOAL #1: Address access and circulation of vehicles.]

[GOAL #2: Need for more parking and parking organization.]

- (F) A new parking lot west of the pool will provide approximately 110 stalls and will include a drop-off area west of the pool for cars and buses. This will be the primary central location for parking within the park.
- (G)
- (H) The loop road that reaches the northern most part of the park will be closed to vehicular traffic and remain in use as a multi-use trail for pedestrians and cyclists. It will also provide necessary access for emergency and service vehicles. Vehicle access will be divided between two entry points that lead directly to parking areas; no thru-circulation will be provided for vehicles in the park.

# Glen Park MASTER PLAN



## PROPOSED IMPROVEMENTS

### EXISTING FEATURES AND PROJECTS

- A Swinging Bridge
- B Bathhouse and Pool Storage
- C Picnic Shelter
- D Pickleball Courts
- E Narrow right-of-way with landscape and add signage near residence to restrict parking

### PARKING / ROADWAY CIRCULATION

- F New parking west of the pool (± 110)
- G New drop off area west of the pool
- H Loop road closed to vehicular visitor access (Trails to remain drivable for emergency/ public safety vehicles)
- I Reconstructed west roadway
- J New drop off area for paddlers north of the pickleball courts
- P New parking at southwest corner of the park (± 45); connect to event building with trail
- AC Reconstructed parking on east side of the park (± 25) with option to expand

### EVENT BUILDING

- K New gathering/ event building with restrooms
- L Repurpose existing building for maintenance use
- M Remove restroom and maintenance buildings

### ATHLETICS / RECREATION

- N Basketball relocated
- O Relocated and reoriented youth baseball/ softball field
- Q Existing volleyball removed and replaced with new basketball court
- AD New flooded winter ice skating rink
- AE Horseshoes removed

### MUNICIPAL POOL

- S Expanded pool deck
- T New plaza-style splash pad
- U Removal of wading pool

### PLAYGROUND

- V Construct new nature-theme playground
- W Remove smaller playgrounds

### TRAILS AND OTHER AMENITIES

- X Multi-Use trail connection to existing trail north and south of Lake George
- Y Natural surface trails maintained in the downhill portion of the park
- Z Multi-use trail along West Park Street and Glen Park Road
- AA Reconstructed, stabilized trail to Kinnickinnic River for river access with trailhead kiosk
- AB Overlook to north
- AF Reconstruct east restrooms and add warming house space
- AG Gazebo at terminus view of bridge
- R Small landscaped entry zone with sign
- AH Landscaped corner with sign and directional sign to main entry
- AI Landscaped trail entry zone across the Swinging Bridge next to Cascade Ave

Figure 3.3 Glen Park Master Plan



- Ⓛ A new park road will be constructed on the west side of the park and serve as the main park entry.
- Ⓝ A drop off area for paddlers accessing the river will be added in the southwest part of the park near the existing pickleball courts. This drop off area will not provide parking.
- Ⓟ A new parking lot in the southwest corner of the park will provide approximately 45 stalls near the baseball field and will provide a location for visitors accessing the river to park.
- ⒶⒸ The existing parking lot on the east side of the park will be reorganized and slightly expanded to accommodate 25 stalls; this lot could be expanded in the future as needed.

## EVENT BUILDING

[GOAL #3: Assess park features for retention, reconstruction, relocation, or removal.]

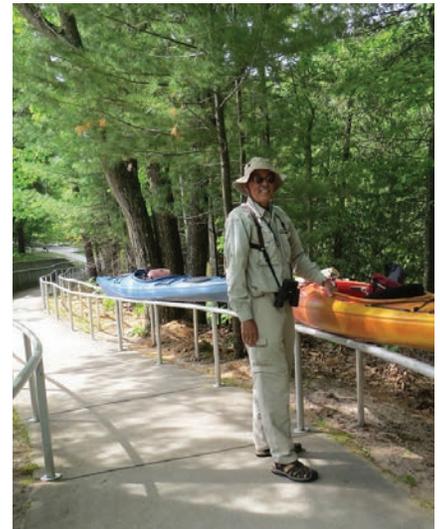
[GOAL #5: Balance recreation needs with historic character.]

- Ⓚ A new event building is proposed with restrooms and an overhang for outdoor use (potential for storm room/ shelter amenities).  
  
It will be important to the aesthetic character of the park to establish a uniform architectural style for building development. The new event building should complement the historic character already established by the bathhouse and former event building by implementing similar materials, design details, and colors. Any new structures in the park should follow similar guidelines.
- Ⓛ The existing events building will be repurposed for maintenance use.
- Ⓜ The existing maintenance and restroom buildings on the west side of the park will be removed.

## ATHLETICS/ RECREATION

[GOAL #3: Assess park features for retention, reconstruction, relocation, or removal.]

- Ⓝ The existing basketball court will be relocated in the park.
- Ⓞ The youth baseball/softball field will be reconstructed with play oriented to the north in order to avoid conflicts with adjacent residential properties.
- Ⓟ A new basketball court will be constructed near the existing location of the sand volleyball court, which will be removed.
- ⒶⒹ An ice skating rink will be added in the southeast part of the park, overlapping with the summer multi-use flexible field
- ⒶⒺ The existing horseshoes will be removed when the equipment fails or poses a hazard.



Kayak Loading Area



New Event Building Examples



Pool Deck Seating and Shade

## MUNICIPAL POOL

[GOAL #5: Balance recreation needs with historic character.]

- S The municipal pool will undergo improvements to include an expanded pool deck that extends over what is currently the existing parking area surrounding the pool. This area is already paved and clear of trees and therefore provides an ideal opportunity as a pool deck area where seating and shade will be added.

Further study for specific designs will be carried out as the project is implemented, however, modifications to the pool itself should also be considered, including expanding its size, adding a shallow area, and adding a zero-depth entry to increase accessibility.

- T A new plaza style splash pad is proposed as part of an enhanced municipal pool complex within the expanded pool deck and within the pool's fenced area. The splash pad is envisioned as animated water jets in the pavement for children to run through and around. Programming of the jets would be maintained as part of the pool complex. Details regarding the design and water usage/recycling will be determined at the time of implementation.

- U The existing wading pool will be removed as part of the municipal pool enhancements. The historic bathhouse, storage building, and pool will be maintained.



## PLAYGROUND

[GOAL #5: Balance recreation needs with historic character.]

- V A single centrally-located playground is proposed to consolidate play space and avoid conflicts with traffic and parking; the central playground is proposed to have a "Nature Play" theme and may include natural materials (potentially from local city-harvested timber) as play features, such as logs and stumps.

- W Removal of smaller playgrounds (x3) at the end of the equipment life or if located in another proposed location.



Plaza-Style Splash Pad Examples



Nature-theme Playground Examples



## TRAILS AND OTHER AMENITIES

[GOAL #5: Balance recreation needs with historic character.]

[GOAL #6: Establish paved and non-paved system of trails for pedestrians and bicycles with better connections between upper and lower park areas, and with adjacent neighborhoods.]

- X A new multi-use trail connection is proposed to link with the existing regional trail north of the park and requires a trail extension from the Swinging Bridge to Cascade Ave added signage for visibility and wayfinding. The regional trail continues to the south of Glen Park and can connect via park trails.
- Y Natural surface trails will be maintained and improved in the lower portion of the park.
- Z A new multi-use trail is proposed along West Park Street and Glen Park Road.
- AA The trail leading to the river access on the Kinnickinnic River, south of the Lake Louise dam, will be enhanced and stabilized. Trailhead signage will be added as part of the improvement.
- AB An enhanced overlook is proposed with views out over Lake Louise and the Kinnickinnic River to north, and the Falls of the South Fork.
- AF A new building for updated restrooms will be constructed on the east side of the park with an option to use the building in the winter has a small warming house. Follow architectural guidelines for complementing existing building character in the park. (See 'N').
- AG A small shelter is proposed at the terminus view from the Swinging Bridge to provide aesthetic interest and an opportunity for information or wayfinding. Follow architectural guidelines for complementing existing building character in the park. (See 'N').
- R A landscaped entry zone is proposed at the main (west) entry to include a paved plaza space linked with park trails, plantings, and a monument sign. Establish a uniform style for all park signage.
- AH A smaller landscaped corner is proposed at the park's east entry to include plantings, an identification sign, and directional sign to the main park entrance to the west. Establish a uniform style for all park signage.
- AI A landscaped entry is proposed at the trail entry area near Cascade Avenue, leading to the access at the Swinging Bridge (existing sign will be removed). Establish a uniform style for all park signage.



Multi-use Trail near Roadway



Paved Multi-use Trail



Trailhead Signage Example



Entry Signage Example

## Proposed Phasing & Implementation

A park master plan not only provides the vision and layout for park features and amenities, it also provides suggestions for scheduling implementation of proposed improvements. The timing of implementation depends on several factors including, demand, cost, and construction phasing. It is important for the City to know how proposed improvements will impact park budgets and future funding needs. This section includes a summary of anticipated initial capital (construction) cost estimates for park features and outlines a phasing strategy recommended for implementation of the proposed improvements. Figure 3.4 illustrates a phasing approach for achieving the vision at Glen Park. It is suggested the City update this graphic bi-annually to reflect its changing status.

Table 3.2 includes the estimated range of estimated capital costs for park improvements proposed by this park master plan. These budget numbers will assist city staff and decision-makers in weighing the various options and prioritizing funding for implementation.

A phasing strategy is outlined here. For each of the phases, a project budget is identified for each park improvement. The project budget numbers are rough estimates for costs related to design, construction, construction administration, and contingency.

Final numbers will need to be developed through detailed design for each improvement project. Specific site conditions for each project can substantially affect cost, and material and labor can vary from year to year.

### PHASE 0 - IN PROGRESS/ EXISTING

These park features are either existing or under construction at the time of master plan completion and will be maintained as part of the park for the foreseeable future.

1. (A) Maintain the Swinging Bridge.
2. (B) Maintain historic bathhouse and pool storage building.
3. (C) Maintain existing picnic shelter on east side of park.
4. (D) Maintain existing pickleball courts.
5. (E) Narrow right-of-way at West Park Road and Bartosh Lane with landscape and add signage near residence to restrict parking.

### PHASE 1 - CENTRAL PARKING/ ACCESS CHANGES

1. (F) Construct new parking lot west of the pool ( $\pm$  110 stalls).
2. (G) Construct drop-off area west of the pool.
3. (H) Close northern loop road vehicular traffic; maintain as trail with access for emergency/ public safety vehicles.
4. (I) Reconstruct west roadway.
5. (J) Construct drop-off area for paddlers north of the pickleball courts.

### PHASE 2 - NEW EVENT BUILDING

1. (K) Construct new gathering/ event building with restrooms. Connect building to parking lot with paved trail.
2. (L) Repurpose existing event building for maintenance use.
3. (M) Remove restroom and maintenance buildings.

Table 3.2 Glen Park Capital Cost Estimates

Project	Unit	Quantity	Price/ Unit	Capital Cost Estimate	Notes	
<b>Phase 1 - Central Parking/ Access Changes</b>						
F	New parking lot west of the pool (± 110)	per stall	110	\$2,500	\$275,000	Connect to existing trails with ped path
G	New drop off area west of the pool	linear ft	130	\$400	\$52,000	24ft bituminous drive
H	Loop road closed to vehicular visitor access (Trails to remain driveable for emergency/ public safety vehicles)	lump	1	\$10,000	\$10,000	Add gates, remove speed bumps
I	Reconstructed west roadway	linear ft	700	\$400	\$280,000	24ft bituminous drive with curb and gutter
J	New drop off area for paddlers north of the pickleball courts	lump	1	\$27,000	\$27,000	10ft bituminous drive and concrete landing (8' x 75') adjacent to trail
<b>Phase 1 Subtotal</b>					<b>\$644,000</b>	
<b>Phase 2 - New Event Building</b>						
K	New gathering/ event building with restrooms	sqft	2,400	\$250	\$600,000	Match architectural style to existing historic buildings.
L	Repurpose existing building for maintenance use	lump	1	\$2,000	\$2,000	
M	Remove restroom and maintenance buildings	lump	1	\$5,000	\$5,000	
<b>Phase 2 Subtotal</b>					<b>\$607,000</b>	
<b>Phase 3 - South Athletics/ Parking</b>						
N	Basketball relocated	lump	1	\$28,000	\$28,000	Remove existing and construct new court at existing volleyball location
O	Relocated and reoriented youth baseball/ softball field	lump	1	\$65,000	\$65,000	
P	New parking at southwest corner of the park (± 45); connect to event building with trail	per stall	45	\$2,500	\$112,500	
Q	Existing volleyball removed and replaced with new basketball court	lump	1	\$2,000	\$2,000	
R	Landscaped entry zone with identity sign	lump	1	\$20,000	\$20,000	
<b>Phase 3 Subtotal</b>					<b>\$227,500</b>	
<b>Phase 4 - Pool Improvements</b>						
S	Expanded pool deck	sqft	8,000	\$10	\$80,000	Concrete pool deck
T	New plaza-style splash pad	lump	1	\$400,000	\$400,000	Water jets in pavement
U	Removal of wading pool	lump	1	\$20,000	\$20,000	Demolition and landscape replacement
<b>Phase 4 Subtotal</b>					<b>\$500,000</b>	
<b>Phase 5 - Playground Improvements</b>						
V	Construct new nature-theme playground	lump	1	\$300,000	\$300,000	
W	Remove smaller playgrounds at end of useful/safe life	lump	4	\$2,500	\$10,000	The playground west of pool will need to be removed in the short term for construction of west parking lot; others will remain until new central playground can be constructed
<b>Phase 5 Subtotal</b>					<b>\$310,000</b>	
<b>Phase 6 - Enhancement Projects</b>						
X	Multi-Use trail connection to existing trail north and south of Lake George	lump	1	\$12,000	\$12,000	Reconstruct paved trail from bridge to Cascade Ave (200ft), add location and directional signage to connect to regional trail (x4)
Y	Natural surface trails maintained in the downhill portion of the park	linear ft	3,000	\$20	\$60,000	Natural surface trail
Z	Multi-use trail along West Park Street and Glen Park Road	linear ft	925	\$40	\$37,000	10ft bituminous trail
AA	Reconstructed, stabilized trail to Kinnickinnic River for river access with trailhead kiosk	lump	1	\$26,000	\$26,000	Natural surface trail (1050ft @ \$20/LF) and signage (\$5,000)
AB	Overlook to north	lump	1	\$25,000	\$25,000	10ft bituminous trail to wood structure with seating
AC	Reconstructed parking on east side of the park (± 25) with option to expand	per stall	25	\$2,500	\$62,500	
AD	New flooded winter ice skating rink	n/a	1	n/a	n/a	Budget as part of annual park maintenance.
AE	Horseshoes removed	lump	1	\$1,500	\$1,500	
AF	Reconstruct east restrooms and add warming house space	sqft	1,000	\$250	\$250,000	
AG	Gazebo at terminus view of bridge	lump	1	\$25,000	\$25,000	
AH	Landscaped corner with sign and directional sign to main entry	lump	1	\$15,000	\$15,000	
AI	Landscaped trail entry zone across the Swinging Bridge next to Cascade Ave	lump	1	\$15,000	\$15,000	
<b>Phase 6 Subtotal</b>					<b>\$529,000</b>	
<b>TOTAL COST ESTIMATE</b>					<b>\$2,817,500</b>	

Cost estimates are in 2015 dollars.

Cost estimates for Phase 0 - In Progress / Existing are not included as costs necessary for future funding.

## PHASE 3 - SOUTH ATHLETICS/ PARKING

1. (N) Remove existing basketball court.
2. (O) Reconstruct new youth baseball/ softball field in new reoriented location.
3. (P) Construct new parking lot at southwest corner of the park ( $\pm$  45 stalls); connect to event building with paved trail.
4. (Q) Existing volleyball removed and replaced with new basketball court.
5. (R) Add a landscaped entry zone with new park identification sign.

## PHASE 4 - POOL IMPROVEMENTS

1. (S) Expand pool deck, add seating and shade.
2. (T) Construct new plaza-style splash pad within pool complex.
3. (U) Remove existing wading pool.

## PHASE 5 - PLAYGROUND IMPROVEMENTS

1. (V) Construct new larger “Nature Play” playground and multi-age zoned play structures.
2. (W) Remove smaller playgrounds at the end of the useful/safe life. (x3) (Existing playground west of pool is removed for construction of new parking lot in Phase 1.)

## PHASE 6 - ENHANCEMENT PROJECTS

These projects address the desires of the community to see improved amenities, features, and conditions in Glen Park. Unless otherwise noted, these projects do not necessarily influence the timing of other projects or are affected by other project construction. Most are also less costly to execute, making it feasible for outside funding to provide the opportunity for their completion.

1. (X) Construct new multi-use trail connections to existing trail north and south of Lake George.
2. (Y) Maintain natural surface trails maintained in the downhill portion of the park.
3. (Z) Construct new multi-use trail along West Park Street and Glen Park Road.

4. (AA) Reconstruct and stabilize trail to Kinnickinnic River for river access with trailhead kiosk.
5. (AB) Construct new overlook facing north.
6. (AC) Reconstruct parking on east side of the park ( $\pm$  25 stalls), with option to expand long term.
7. (AD) Begin flooding winter ice skating rink.
8. (AE) Remove horseshoes as equipment fails.
9. (AF) Reconstruct east restrooms and add warming house space.
10. (AG) Construct gazebo at terminus view of bridge.
11. (AH) Construct landscaped corner with sign and directional sign to main entry at east entry.
12. (AI) Construct landscaped trail entry at the Swinging Bridge off Cascade Avenue; remove existing signage.

## FUNDING SOURCES

Estimated costs included in this plan reflect the cost to the City of River Falls if no outside funding is available. Projects within Glen Park are likely to be implemented with a variety of funding sources, both from the City and outside. The City of River Falls will actively seek grants, collaborative funding agreements, donations, volunteer projects, and multi-agency projects to reduce the total to the city. This park master plan sets forth an aggressive vision for the park over the next 20 years and opens doors to a greater variety of funding options. Having a park master plan in place will give outside funding providers a clear direction about how contributions will impact the ongoing development and betterment of the park. Implementation will require continued community advocacy and outside money.

# Glen Park MASTER PLAN



## PROPOSED PHASING STRATEGY

### PHASE 0 - IN PROGRESS/ EXISTING

A	Swinging Bridge
B	Bathhouse and Pool Storage
C	Picnic Shelter
D	Pickleball Courts
E	Narrow right-of-way with landscape and add signage near residence to restrict parking

### PHASE 1 - CENTRAL PARKING/ ACCESS CHANGES

F	New parking west of the pool (± 110)
G	New drop off area west of the pool
H	Loop road closed to vehicular visitor access (Trails to remain driveable for emergency/ public safety vehicles)
I	Reconstructed west roadway
J	New drop off area for paddlers north of the pickleball courts

### PHASE 2 - NEW EVENT BUILDING

K	New gathering/ event building with restrooms
L	Repurpose existing building for maintenance use
M	Remove restroom and maintenance buildings

### PHASE 3 - SOUTH ATHLETICS/ PARKING

N	Basketball relocated
O	Relocated and reoriented youth baseball/ softball field
P	New parking at southwest corner of the park (± 45); connect to event building with trail
Q	Existing volleyball removed and replaced with new basketball court
R	Landscaped entry zone with sign

### PHASE 4 - POOL IMPROVEMENTS

S	Expanded pool deck
T	New plaza-style splash pad
U	Removal of wading pool

### PHASE 5 - PLAYGROUND IMPROVEMENTS

V	Construct new nature-theme playground
W	Remove smaller playgrounds at end of useful/safe life

### PHASE 6 - ENHANCEMENT PROJECTS

X	Multi-Use trail connection to existing trail north and south of Lake George
Y	Natural surface trails maintained in the downhill portion of the park
Z	Multi-use trail along West Park Street and Glen Park Road
AA	Reconstructed, stabilized trail to Kinnickinnic River for river access with trailhead kiosk
AB	Overlook to north
AC	Reconstructed parking on east side of the park (± 25) with option to expand
AD	New flooded winter ice skating rink
AE	Horseshoes removed
AF	Reconstruct east restrooms and add warming house space
AG	Gazebo at terminus view of bridge
AH	Landscaped corner with sign and directional sign to main entry
AI	Landscaped trail entry zone across the Swinging Bridge next to Cascade Ave

Figure 3.4 Glen Park Phasing Plan



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