



# Sterling Ponds Park Plan 2020

**City of River Falls, WI**  
Community Development Department

Adopted by the City of River Falls Common Council **February 25, 2020**

## Acknowledgments

The City thanks the Sterling Ponds Neighborhood and the greater community for providing input that will guide the development of Sterling Ponds Park as the neighborhood continues to grow.



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# 1. Introduction

## Sterling Ponds Park Location

The Sterling Ponds Neighborhood is a relatively new and rapidly developing residential and business park area of approximately 257 acres located at the northern edge of the City. Although it is served by a newly upgraded interchange with STH 35, the neighborhood is surrounded by rural homes and farms, with little connectivity to the rest of the City. Today, Sterling Ponds Park consists of 4.04 acres of dedicated parkland that features a playground, a basketball half-court, and a sand volleyball court, surrounded by a mostly flat, open grassed area. The site also includes benches and picnic tables, along with a small mound used for activities such as sledding. The park is located at 870 Edenburgh Drive and is adjacent to an undeveloped 5.12 acre outlot dedicated to the public for park space. The total acreage of the developed and undeveloped existing dedicated park outlots is 9.16 acres. The park borders the Sterling Ponds subdivision to the northeast, Sterling Ponds Corporate Park to the northwest, STH 35 to the southwest, and a future phase of the Sterling Ponds subdivision to the southeast.

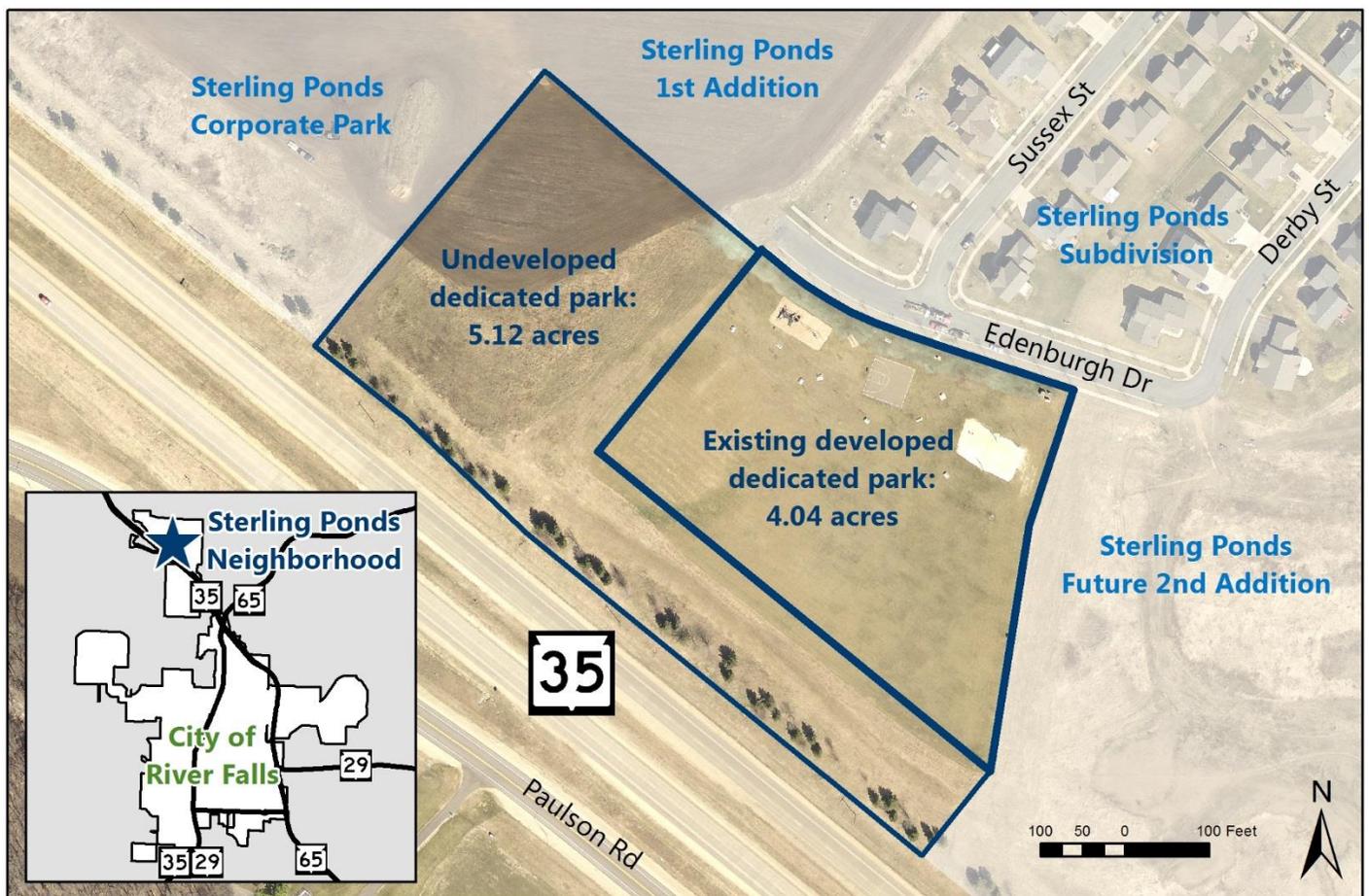


Figure 1. Location of Sterling Ponds Park, City of River Falls, WI.

## Park Size and Service Area

Sterling Ponds Park is currently classified as a neighborhood park by both national and local standards when using the total of 9.16 acres of the two dedicated park outlots. According to the National Recreation and Park Association (NRPA), neighborhood parks are between 5 and 10 acres and they serve the population within a half mile radius (see Figure 2). The City's Comprehensive Plan (2005) also assigns a half mile service area to neighborhood parks but classifies them as being between 2 and 19 acres.

Neighborhood parks generally contain a mix of active and passive recreation, including facilities such as athletic fields and nature trails, in a setting that's well-connected to surrounding residences. In most cases, neighborhood parks do not include highly intensive park space that generates noise and traffic, nor do they preserve large swaths of protected natural features. The purpose of a neighborhood park is to provide a variety of recreational options at a scale that reflects the surrounding neighborhood's character.

Figure 2 is a map of Sterling Ponds Park's half-mile service area. Since areas of the neighborhood feature curvilinear streets and a lack of pedestrian connections, the radius does not necessarily reflect a half mile walking distance. Lands beyond STH 35 are excluded from the park's service area since there are no pedestrian connections to the other side within a half-mile radius. Sterling Ponds Park is accessed by Edenburgh Drive and does not have off street parking facilities; however, on street parking is permitted with no hourly restrictions. Section 5 of this plan includes recommendations for improved connectivity between the park and the surrounding neighborhood.

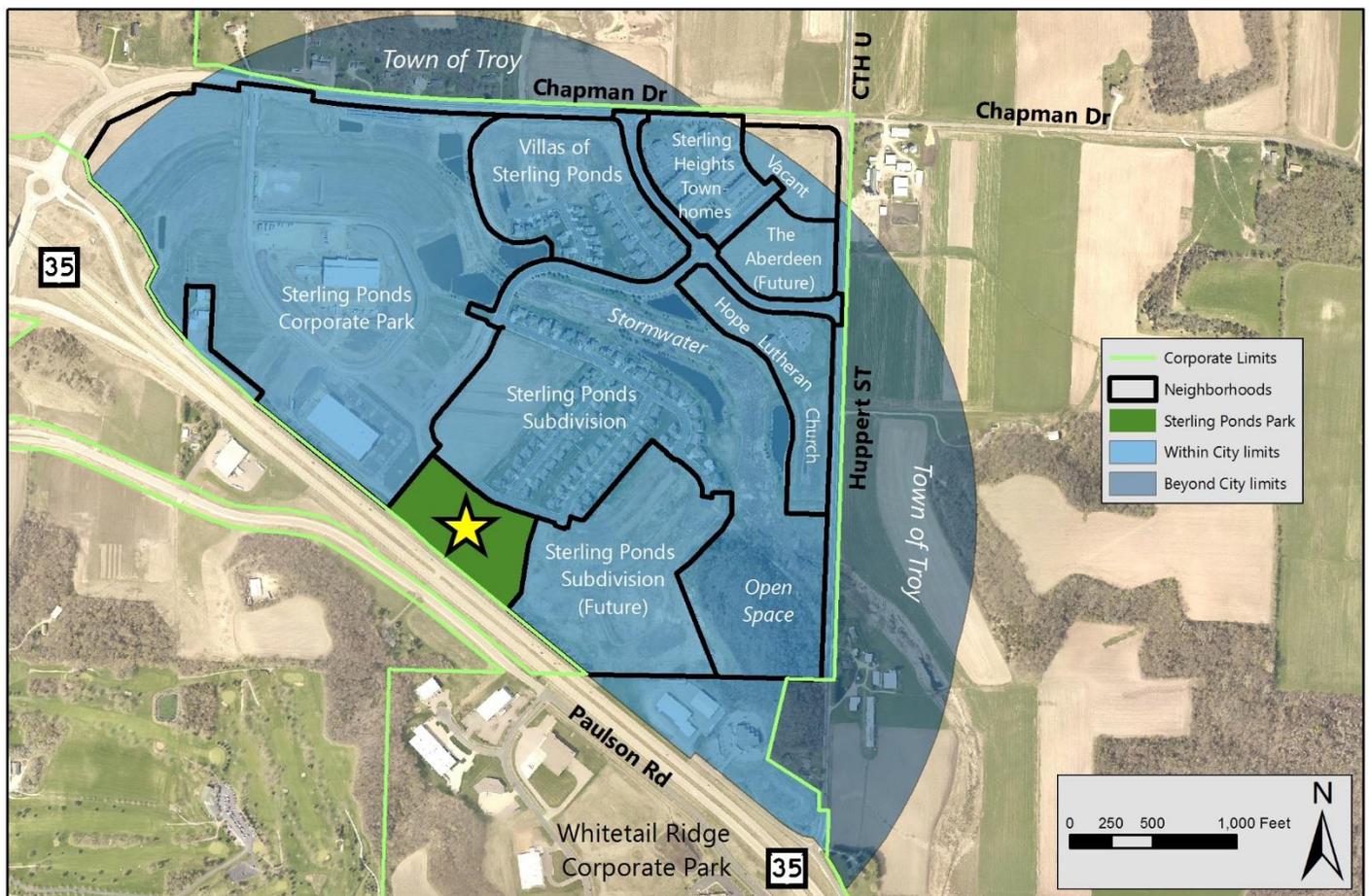


Figure 2. Half mile service area of Sterling Ponds Park, excluding lands beyond STH 35, a pedestrian barrier.

## History and Purpose of the Sterling Ponds Park Plan

The Sterling Ponds Park configuration has varied since the neighborhood was first planned in the early 2000s as a result of rapid development and changing market conditions. Therefore, it is important to consider the park's history when comparing its current size, configuration, and level of service within the context of a changing neighborhood. Throughout this plan, the title "Sterling Ponds Neighborhood" is used to describe all platted and future residential units located in the triangular area bordered by STH 35, Huppert Street, and Chapman Drive (these roads are labeled in Figure 2). Sterling Ponds Corporate Park describes nonresidential development to the west of the residential development within the same triangular area of land (See Appendix A).

The area containing the Sterling Ponds Neighborhood and Sterling Ponds Corporate Park was annexed in 2002, with the first phase of development platted in 2003 as the Sterling Ponds Subdivision. Initially, the entire annexation that comprises the entire triangular area was planned for single and multiple family residential, but a shift in housing market conditions in the late 2000s directed the City to create the Sterling Ponds Corporate Park, which opened in 2014. The developed areas of the neighborhood are served by paved paths and sidewalks.

The 2003 preliminary plat for the Sterling Ponds Neighborhood depicts approximately 22 to 23 acres of dedicated parkland. A large portion of this plat was later reconfigured to build the Sterling Ponds Corporate Park. The current area dedicated to the public as Sterling Ponds Park was recorded as two separate, adjacent outlots of 4.04 acres in 2009 and 5.12 acres in 2017 (See Appendix A). A future 4-acre addition to Sterling Ponds Park is included on the preliminary plat for the Sterling Ponds Second Addition plat, which is expected to be followed by a final plat for the remaining vacant land to the southeast of the park.

Since 2003, three phases of Villas of Sterling Ponds (2004, 2017, and 2018), Sterling Heights Townhomes (2005), and Sterling Ponds First Addition (2019) have been platted for single family attached and detached housing units. In the eastern portion of the neighborhood, Hope Lutheran Church constructed a worship facility (2015) and an outdoor pavilion (2019), and the City approved a 60 unit market rate apartment complex called The Aberdeen in 2019, which is currently under construction. Remaining vacant land in the neighborhood is anticipated to be a mix of housing types, with possible neighborhood-scale commercial or other institutional space.

A 4-acre outlot depicted on the Sterling Ponds Second Addition preliminary plat is the only expected dedicated parkland beyond the existing two outlots in Sterling Ponds Park. However, other forms of open space can be found throughout the neighborhood. For example, the original Sterling Ponds subdivision dedicated several outlots for the swath of stormwater infrastructure and steep slopes that runs through the neighborhood. Informal trails that the City does not currently maintain run through sections of this open space, but there are no official park facilities that the City maintains in this area besides Sterling Ponds Park. Additionally, Sterling Heights Townhomes (2005) maintains a small stormwater pond and a 0.41 acre private playground at the corner of Bandle Street and Triton Avenue, which was a component of the site's developer's agreement. An extensive breakdown of park and open space acreage in the Sterling Ponds Neighborhood is presented in Section 2: Existing Conditions.

In summary, what began as a master-planned neighborhood incrementally evolved into a series of subdivisions that do not reflect the neighborhoods' preliminary plat from 2003. Therefore, the goal of this park plan is to:

- Review existing park and open space acreage against City parkland dedication requirements;
- Determine recreational needs in the neighborhood; and
- Recommend maintenance and facility improvements for Sterling Ponds Park.

Throughout this plan, the term **parkland** is used to describe outlots dedicated to the public specifically for developing parks. The term **open space** is used to describe outlots dedicated to the public, including dedicated parkland, that may also contain landscape features such as stormwater ponds, wetlands, slopes, and woodlands with a varying degree of accessibility for outdoor recreation. **Active recreation** is used to describe developed park facilities such as ballfields, playgrounds, and basketball courts, whereas **passive recreation** describes minimally developed facilities for walking, hiking, photography, wildlife viewing, and other similar activities.



*Figure 3. In addition to Sterling Ponds Park, there are several outlots dedicated to the public which contain stormwater infrastructure, wetlands, and steep slopes, but they are not considered parkland.*

## 2. Existing Conditions

### Demographics

As outlined in the City of River Falls 2018 Trends Report, the City's population is steadily growing, with an estimated population increase of 1.71% between 2010 and 2017. The Wisconsin Department of Administration expects this trend to continue, with a projected population increase of 20.7% between 2010 and 2040. This projection results in an increase from 15,000 residents (2010) to 18,105 residents (2040) over 30 years. River Falls residents have demonstrated a desire for and commitment to investing in park space, having an existing 18.08 acres of developed, active parkland per 1,000 residents. This is nearly double the standard of 9.1 acres per 1,000 residents recommended by the City's Comprehensive Plan (2005) and is well above the National Recreation and Park Association's recommended 6 to 10 acres per 1,000 residents. Therefore, this plan anticipates continued population growth and demand for recreational space as development continues in the surrounding neighborhood. Since the neighborhood borders the agricultural lands in the Town of Troy to the north, east, and west, additional growth is possible following potential future annexation.



*Figure 4. Villas of Sterling Ponds new home construction*

As of August 2019, 188 housing units have been permitted for construction or already constructed in the Sterling Ponds neighborhood, all of which were either single family attached (townhome or twin home) or detached units. At the time, there were also an additional 66 platted, undeveloped single family lots in the neighborhood. A 60-unit market rate apartment complex (The Aberdeen) was under construction as of August 2019.

According to the 2013-2017 U.S. Census American Community Survey, the average household size for owner occupied housing units in the City of River Falls was 2.63 people, and the average household size for renter occupied housing units was 2.13 people. Table 1 multiplies each housing unit type (owner occupied and renter occupied) by its associated average household size (2.63 people and 2.13 people) to estimate the neighborhood's population.

Table 1 provides a population estimate of 494 current residents in the Sterling Ponds Neighborhood based on the number of homes that are currently completed or under construction. This estimate jumps to 796 residents once all platted single family lots and the 60-unit apartment complex, known as The Aberdeen, are complete. It is important to note that these projections do not account for situations where the housing unit is owned by one individual and rented by another, but it is a method to differentiate between housing unit ownership types and the estimated household size of each type.

*Table 1. Current and future population estimates for the Sterling Ponds Neighborhood. Source: City of River Falls Community Development Department; 2013-2017 American Community Survey (published Oct. 18, 2018).*

Category	Units	Household Size	Estimated Population
Single family	188	2.63	494
Multiple family	60	2.13	128
Undeveloped lots	66	2.63	174
<b>Total platted units</b>	<b>314</b>	<b>2.13-2.63</b>	<b>796</b>

The estimates in Table 1 do not account for the preliminary plat of Sterling Ponds Second Addition (72 single family lots) or vacant land depicted Figure 5. Since all vacant land in the neighborhood is zoned Traditional Neighborhood Development (TND), the remaining vacant land could be any combination of single and multiple family residential units, with the possibility of neighborhood scale commercial or institutional uses.



*Figure 5. Map of vacant, developable land in the Sterling Ponds Neighborhood. As of January 2020, several proposals that feature a mix of housing types have been presented to the City, though none have been formally submitted for development review.*

To account for the estimated possible future development not yet platted or permitted, Table 2 estimates the population of Sterling Ponds Neighborhood at full build out. These estimates are based on combining two calculations: the preliminary plat for single family homes in the Sterling Ponds Second Addition, and the remaining vacant developable space. The preliminary plat for Sterling Ponds Second Addition contains 72 additional single family homes. For vacant land in the neighborhood outside of this plat, the comprehensive plan limits multifamily housing density in the neighborhood to 8 dwelling units per acre. Multiplying the vacant developable acreage outside the Sterling Ponds Second Addition area by the estimated 8 dwelling units per acre figure results in an additional potential 96 multiple family units. Using the same methodology as Table 1, Table 2 calculates the estimated housing to be permitted in the Sterling Ponds Neighborhood and adds it to the population estimates in Table 1.

*Table 2. Estimated population of Sterling Ponds Neighborhood. Source: City of River Falls Community Development Department, 2013-2017 American Community Survey.*

<b>Category</b>	<b>Units</b>	<b>Household Size</b>	<b>Estimated Population</b>
Vacant land maximum	96	2.13	204
S.P. 2nd Addition	72	2.63	189
<b>Est. future units</b>	<b>168</b>	2.13-2.63	<b>394</b>
Existing platted units	314	2.13-2.63	796
<b>Est. full buildout</b>	<b>482</b>	2.13-2.64	<b>1,190</b>

The calculation in Table 2 assumes no significant amendments to the City’s Comprehensive Plan (2005) or Official Zoning Map. Figure 2 shows where the Park’s half-mile service radius overlaps with the Town of Troy north of Chapman Drive and east of Huppert Street. Should these areas be annexed to the City, limited population growth within a half mile of Sterling Ponds Park can be expected. Currently, the City’s Future Land Use Map (2005) depicts these areas as Low Density Residential (north of Chapman Drive) and Office Park (east of Huppert Street).

The National Recreation and Park Association (NRPA) recommends a minimum of 3 acres of neighborhood parks per 1,000 residents. While this metric is typically applied citywide, the Sterling Ponds Neighborhood is located remotely with STH 35 forming a pedestrian barrier between the neighborhood and the rest of River Falls’ park system. Therefore, in this instance, the standard can be used to determine if Sterling Ponds Park will adequately support the population of the surrounding neighborhood. Using a 3 acre per 1,000 population standard, and a potential population of 1,190 residents (see Table 2), 3.57 acres of developed, active park space is required to meet NRPA standards. With an existing 4.04 developed park acres, dedicated 5.12 developable acres of parkland, and potential additional 4 acres of parkland, Sterling Ponds Park’s total future acreage of 13.16 acres is over three times greater than the acreage suggested by NRPA standards. While growth beyond the City’s existing boundary is anticipated long-term, relatively little of it falls within the park’s half mile service area. As a result, the site’s surplus of land may prove to be a long term maintenance liability where a manageable park size with high quality features is needed.

## Analysis of Parkland Dedication

Since land throughout the Sterling Ponds Neighborhood and Corporate Park has a variety of characteristics ranging from flat and wet to steep and forested, this section of the plan will further analyze the dedicated parkland acreage and the future parkland expected to be dedicated. Table 3 depicts Section 16.20.010 of the City of River Falls Municipal code, which imposes parkland dedication requirements developers must follow when subdividing land. This section also states that “the council may require the lands dedicated for park, playgrounds, recreation and open space purposes be of a character, size and location suitable for such use and purpose and may further require it to be relatively level and dry.” This provision helps ensure that developers don’t dedicate “leftover” land, such as rocky or saturated soils, steep slopes, or dense forest, where active recreation, such as athletic fields, is desired. However, the code does not impose acreage, slope, or soil standards in greater detail. Additionally, it does not specify how much of the 10% land dedication must be flat and dry for developed, active recreational activities.

*Table 3. City parkland dedication ordinance (Section 16.20.010 B.).*

Land Dedication	Subdivision Type
10%	Industrial Commercial and Office
10% (0-3 units per acre)	
Add 1% for each unit above 3 with a maximum cap of 20%	Residential

The developed portion of Sterling Ponds Park is relatively level and dry, but compact soils must be taken into consideration when developing athletic fields. Dedicated non-parkland outlots in the neighborhood contain a variety of stormwater ponds and forested steep slopes. In some cases, certain athletic activities, such as disc golf or mountain biking, may desire challenging terrain. However, most forms of active outdoor recreation require a flat, well drained playing surface, and parkland should be dedicated accordingly.



*Figure 6. Land with steep slopes provides an opportunity where varied terrain is desired for certain types of outdoor recreation, for example, disc golf. Old Jersey Road (above) provides emergency access as well as a potential bicycle and pedestrian connection.*

The Sterling Ponds Neighborhood developed incrementally over time and its current configuration differs with what was originally anticipated, so it is important to evaluate the amount of parkland currently dedicated to the public against the City's subdivision ordinance. Table 3 provides the formula for calculating the percent of a subdivision, by area, that is required to be parkland. To determine parkland dedication requirements, a residential subdivision's density must first be calculated. Appendix A depicts a visual breakdown of housing units and acreage for each subdivision in the Sterling Ponds neighborhood.

Like many communities, the City of River Falls requires parkland dedication or a fee in lieu of dedication for each individual subdivision plat. Although the Sterling Ponds Neighborhood is the culmination of several plats constructed at different times, the entire neighborhood was initially master planned with coordinated infrastructure and capital improvements. As a result, the City's parkland dedication requirements will be calculated by totaling all residential and industrial acreage from each plat in the neighborhood against the neighborhood's total acreage.

Section 16.20.010 B. of the City's municipal code requires parkland dedication equal to 10% of residential, commercial, office, and industrial land area along with outlots associated with these areas. The percentage increases by 1% for every 1 unit per dwelling acre for residential land about 3 units per acre, with a maximum requirement of 20%. By calculating the projected 482 units from Table 2 against the overall residential acreage of approximately 158.10 acres, Sterling Ponds Neighborhood's density is approximately 3.05 units per acre, resulting in a 10% parkland dedication requirement for residential land (see Table 4). The total of 158.10 acres includes all developed and vacant residential areas and the stormwater outlots labeled "Stormwater 1 and 2" since they serve the residential portion of the neighborhood.

Sterling Ponds Corporate Park and Sterling Ponds Neighborhood has a combined acreage of 243.01 acres which results in a required 24.3 acres of dedicated parkland per City ordinance, as summarized in Table 4. Note that Hope Lutheran Church’s 5 developed acres are not included in these calculations since institutional uses do not require parkland dedication.

*Table 4. Required parkland dedication per Section 16.20.010 B. of the City’s municipal code.*

<b>Parkland Dedication Standard</b>	<b>Subdivision Type</b>	<b>Parkland Acres Required</b>
10%	Industrial/Commercial/Office (84.91 acres)	8.49 acres
10%	Residential (158.10 acres)	15.81 acres
<b>Total</b>	<b>243.01 acres</b>	<b>24.3 acres</b>

Table 5 summarizes the acreage and characteristics of all open space in the Sterling Ponds Neighborhood and Corporate Park. Currently, there are 9.16 acres of dedicated parkland, 4.0 future acres of dedicated parkland, 0.41 acres of private parks, and 57.02 acres of dedicated non-parkland outlots containing stormwater, wetland, and steep slopes, for a grand total 70.59 acres of open space.

*Table 5. Inventory of all parkland and open space acreage in Sterling Ponds Neighborhood and Corporate Park. See Appendix A for a map of all neighborhood acreage totals.*

<b>Name</b>	<b>Type</b>	<b>Acres</b>	
Sterling Ponds Park	Developed park	4.04	Total <b>13.57 acres</b> of parkland
Sterling Ponds Park	Undeveloped park	5.12	
Sterling Ponds Park	Future platted park	4.00	
Sterling Heights	Private park	0.41	Total <b>57.02 acres</b> of other outlots
Stormwater (1)	Non-park outlot	36.16	
Stormwater (2)	Non-park outlot	7.33	
Stormwater (3)	Non-park outlot	8.64	
Stormwater (4)	Non-park outlot	4.89	
<b>Total</b>		<b>70.59</b>	

If the City’s parkland dedication ordinance is interpreted to strictly require only flat, dry, developable parkland, the 13.57 acres of existing and future park space in the neighborhood falls short of the ordinance’s required 24.3 acres by 10.73 acres (Table 4). However, this narrow approach disregards the vast greenways of streams, prairie,

forest, and escarpment features that found throughout River Falls' park system. The City is known for having unique and diverse natural features in proximity with neighborhoods and commercial districts, setting River Falls apart from many similarly sized communities. When considering the existing park system's successful utilization of varied terrain, the acreage of dedicated parkland and non-parkland outlots in the Sterling Ponds Neighborhood meets the neighborhood's recreational needs for the following reasons:

- The 36.16-acre stormwater outlot contains informal trails as well as public access cut throughs to surrounding residential streets, along with the potential for future trail development. The 13-acre mound within this outlot is protected by the Wisconsin Urban Green Space program from development for public enjoyment.
- Existing bicycle and pedestrian paths throughout the neighborhood provide recreational amenities beyond Sterling Ponds Park's boundaries (Figure 16 in Section 5 depicts existing infrastructure).
- Some recreational activities requiring rough terrain have the potential to be developed within existing outlots, such as disc golf or hiking.
- Section 17.73.040 C. of the City's municipal code requires future multifamily development to provide outdoor amenities such as picnic tables, grills, and play equipment. For example, The Aberdeen, which includes 60 recently approved apartment units, features an inner courtyard and picnic area for its residents.

Currently, the 5.12-acre undeveloped portion of Sterling Ponds Park and the future 4.00-acre portion of Sterling Ponds Park are undeveloped, and the existing 4.04-acre developed portion of Sterling Ponds Park is mowed with large, underutilized flat fields and relatively few amenities. The City's resources should focus on investing in high quality park features within existing park space that will be used regularly, rather than mowing and maintaining excess park acreage with minimal development. If the recommendations in this plan are implemented to upgrade and maintain the developed portion of Sterling Ponds Park, the undeveloped and future portions of Sterling Ponds Park are better suited for non-park development.



*Figure 7. Stormwater infrastructure provides passive recreation opportunities without requiring flat, well drained land.*

## Impact Fee Discussion

The City collects park impact fees to finance the capital costs of acquiring, establishing, updating, expanding and construction public facilities which are necessary to accommodate land development, in accordance with Wisconsin State Statute. Fees are set by the Common Council and are collected at the time of building permit. Revenues are then placed into two separate interest bearing accounts with 40% allocated to local parks and 60% allocated to regional parks. The local park allocation is what is utilized for neighborhood parks, like Sterling Ponds. Since the neighborhood parks depend on development for funding, these parks are typically not completed until all development is completed. When Sterling Ponds Park was developed with the addition of basketball, volleyball, and playground facilities, the City borrowed funds into the park improvement fund so the park development could happen more quickly, and the fund has been paying the City back since that time. As the development continues in the area, the fund will replenish, and it is anticipated that recommendations from this Plan will be implemented.

## Existing Site Layout, Inventory, and Images

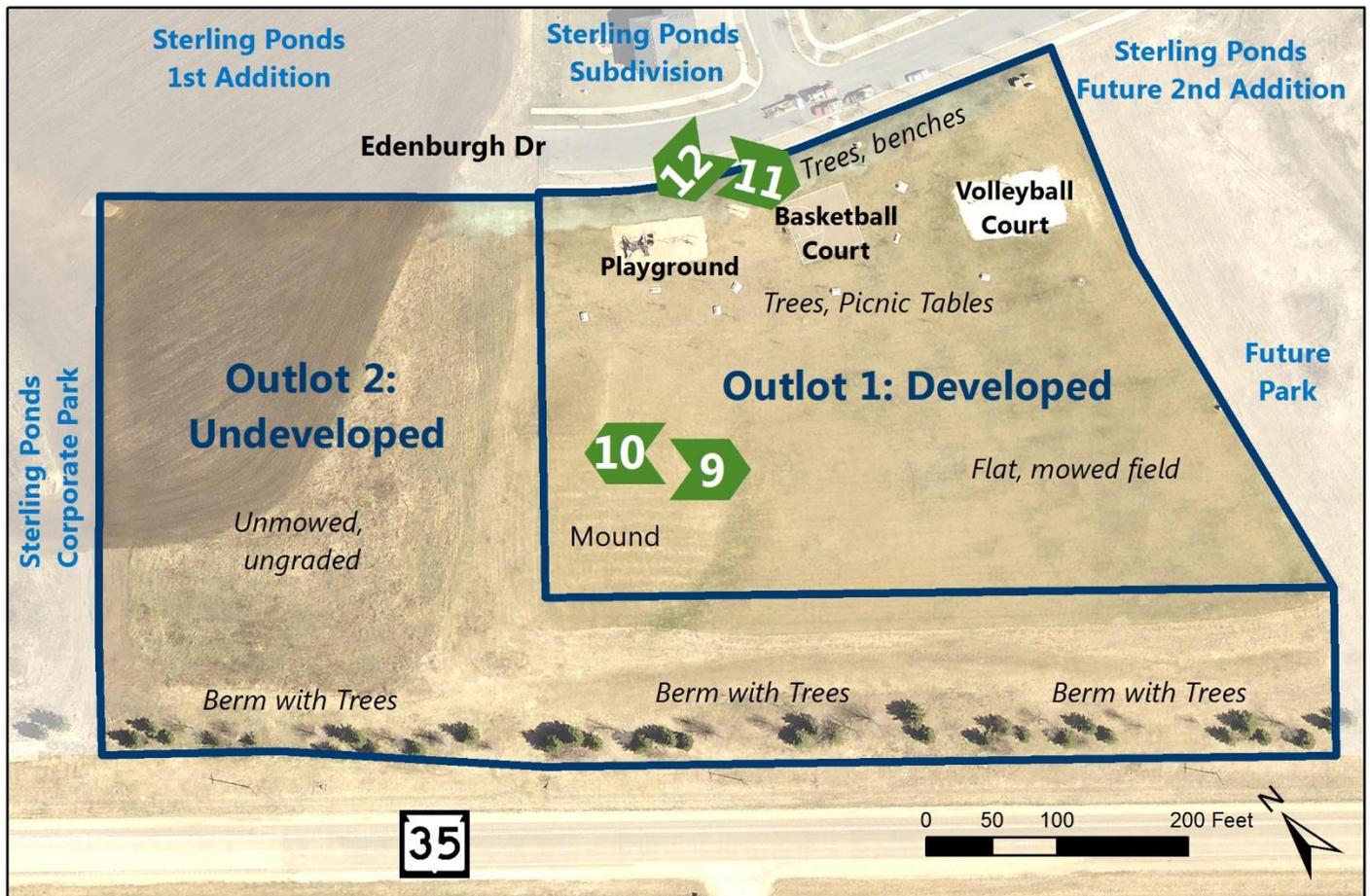


Figure 8. Existing site layout of Sterling Ponds Park. Chevrons with numbers indicate locations where photos in Figures 9 through 12 were taken from.

*Table 6. Inventory of existing Sterling Ponds Park amenities.*

<b>Park features</b>	<b>Quantity</b>	<b>Notes</b>
Benches	2	Stationary
Picnic Tables	5	Movable
Basketball	1	Asphalt half-court
Volleyball	1	Sand court
Swing set	1	2 infant and 2 child swings
Playground	1	Structure on wood chips
Garbage can	1	Enclosed container

Figure 9. View of the developed portion of Sterling Ponds Park taken from the mound facing southeast.



*Figure 10. View of the undeveloped portion of Sterling Ponds Park (background) taken from the mound facing northwest.*



*Figure 11. View of the park's basketball and volleyball courts, taken from Edinburgh Drive facing south.*



*Figure 12. View of the park's playground equipment and swing set, taken from Edinburgh Drive facing west.*



# 3. Public Participation

## City Operations Staff Meetings

Community Development staff met with Public Works staff on May 2, 2019 to introduce the Sterling Ponds Park plan and receive input from forestry and operations staff members. Appendix D. provides a complete list of the key issues and ideas discussed during this meeting from a maintenance and operations perspective. In summary, Public Works staff provided a brief history of the Park, identified on-site topsoil and topography challenges for parkland development, and recommended additions such as a picnic shelter, grills, benches, tables, simple trails and paths, playground equipment, and a ballfield. Public Works staff also supported administering a neighborhood survey to provide feedback for this plan.



*Figure 13. Informal trails that the City does not currently maintain allow for passive recreation, such as walking and photography.*

## Park and Recreation Advisory Board Meetings

May 15, 2019: City staff briefly introduced the Sterling Ponds Park Plan project to the City’s Park and Recreation Advisory Board by providing a project timeline and breakdown of project tasks.

July 19, 2019: City staff met with the Park and Recreation advisory board to recap project progress and seek input for a 2019 neighborhood survey. The following ideas were discussed:

- Leftover dirt from nearby industrial development could possibly be used to improve the hard, compacted soils in the existing park.
- The existing mound in the park could be spread over areas where hard soils exist, and the large hill to the east of the site has the potential for sledding hill development to replace the existing mound’s use.

- Picnic shelters are preferable to gazebos since they are larger, used more frequently, and are less frequently vandalized.
- Native prairie plants are preferable to gardens since they require less intensive maintenance and are more likely to maintain their quality over time.
- Potential recreational facility choices listed on the 2010 survey should be updated to remove facilities that have already been developed at the park, while adding currently-popular facilities like pickleball courts and a small dog area.

Edits to the draft park survey based on Parks and Recreation Advisor Board input were incorporated prior to administering the survey over the month of July 2019.

November 20, 2019: City Staff presented the neighborhood survey results and discussed future park needs. Park Board members mentioned that sidewalks in the development offered a great walking and bicycling option and that Old Jersey Road should not be a road to drive through to the development. Park Board members also discussed access points to the mound which included ideas to provide parking near Old Jersey Road in case the site becomes a disc golf course or hiking trails in the future. Board members also mentioned that the neighborhood's original developer promised more park amenities that were never provided, and that the City stepped in to develop the existing Sterling Ponds Park facilities. Finally, City Staff presented a draft plan document for board members review and comment on, with a completed final draft to be brought back at a future board meeting.

January 15, 2020: City Staff presented a project recap and final plan document to the Park and Recreation Advisory Board with an attached resolution to forward to City Council for plan adoption. Board members discussed concerns with removing dedicated parkland since the site could be developed with an incompatible use. Staff explained the uses allowed in the Traditional Neighborhood District, which are more limiting than the Park Board anticipated. Board members also desired to ensure that the western base of the mound was still accessible to neighborhood residents after the Sterling Ponds Second Addition Plat is approved. After discussing recreational improvements that could greatly enhance the neighborhood, the Board voted to amend the plan to include a recommended small dog area and inclusion of a beginner level disc golf hole if a disc golf course is developed. The dog area recommendation was supported by the number of individuals desiring a dog area when combining 2010 and 2019 neighborhood results. After approving the amendments, the Board voted to forward this plan and resolution to Council with a favorable recommendation for approval.

## **2010 Neighborhood Survey**

In February and March 2010, a survey was distributed throughout the Sterling Ponds Neighborhood, to identify which park upgrades were most desired at the time. Appendix B provides a map of housing units that existed at the time of the survey (built 2010 or earlier). Key takeaways from that survey are found in Table 7.

*Table 7. Sterling Ponds Park 2010 Survey Results Summary*

Survey response rate:	43%
Respondents between 18 and 40 years old:	75%
Respondents with 1 child or 2 children:	72%
Children reported between age 1 and 5:	61%
Children reported between 6 and 12:	39%
Children reported between 13 and 17:	13%
Respondents living within 1/4 mile of park:	74%
Respondents who would visit the park weekly:	93%

The most popular facilities respondents desired included paved walking and biking paths, playground equipment, trees and landscaping, benches, picnic areas, a basketball court, a ballfield or backstop, and lighting. Appendix C of this plan provides a detailed summary of survey results. Changes in homeownership and the age of families may have changed considerably since 2010, so staff created and administered a survey in 2019 to identify the neighborhood's current recreational needs. Additionally, paved paths, playground equipment, a volleyball court, and a half basketball court have been developed, addressing a few of the neighborhood's existing needs identified in this survey.

### **2019 Neighborhood Survey**

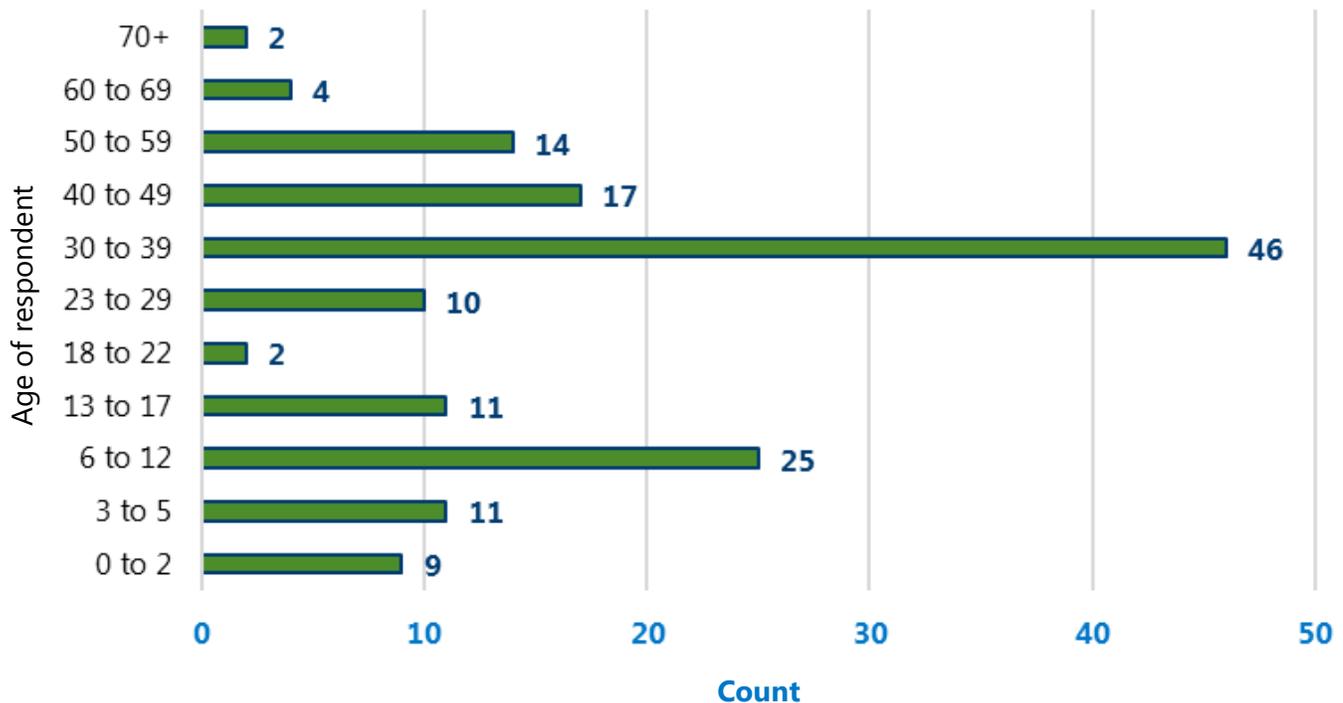
In July 2019, an updated survey was distributed to the neighborhood using doorhangers, which were designed to give respondents the option of taking the survey online, filling out the doorhanger and mailing it, or filling out the doorhanger and bringing it into City Hall. The updated survey retained much of the previous survey's content while streamlining duplicative or unnecessary questions. Out of the 183 units completed or under construction in the neighborhood, 53 households responded, for a response rate of 29%. Since some of these homes may not have had occupancy at the time the survey was distributed, the actual response rate is likely higher. The following tables directly reflect survey responses to the following three survey questions:

1. Please list ages of household members
2. Please circle the top three facilities you would like to see at Sterling Ponds Park (in no particular order)
3. Are you interested in helping build park improvements?

*Table 8. Head count of various age groups within households that responded to surveys.*

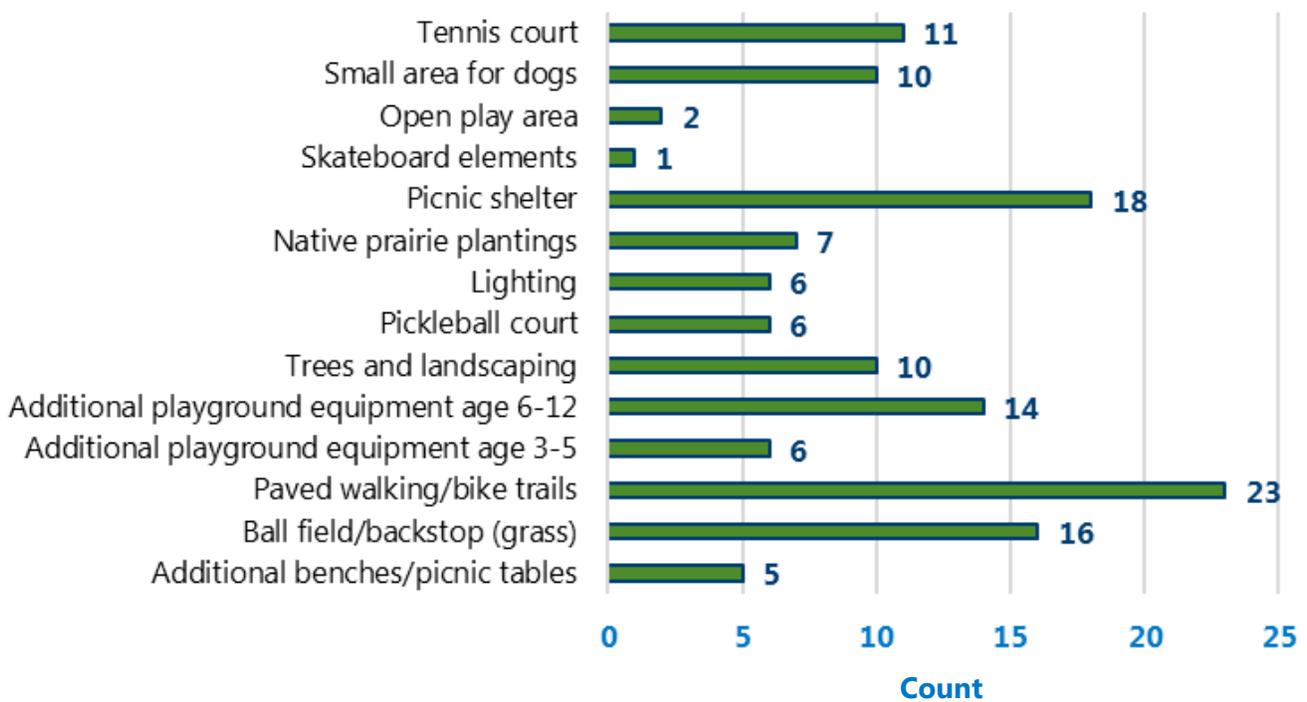
<b>Age category</b>	<b>Count</b>
Approximate number of surveys distributed	183
Total households responding to survey	53
Average age of 2 oldest family members with households of 3 or more persons	38
Average age of additional family members	9
Average age of 1 and 2-member households	47
Households with a member 60 or older	4

*Table 9. Detailed breakdown of age group totals comprising households that responded to survey. Note: the groups are not divided into equal age ranges, but ages that reflect activities related to specific age groups in the survey, such as playground equipment for ages 3-5 and equipment for ages 6-12.*



As depicted in Table 9, the biggest age groups in the neighborhood are adults in their 30s and children between the ages of 6 to 12. When combining children from age 0 to 2 and 3 to 5, the age group of 0 to 5 represents the third largest age group with 18 members, greater than the approximate number of high school and college-age residents. Therefore, most of the neighborhood is comprised of young to middle age adults with children living at home. As depicted in Table 9, the average age of the two oldest household members in households with more than 2 members is 38, while the average age of 1 and 2-member households is 47. In households with more than 2 members, the average age of members other than the oldest two is 9, indicating that households with only one or two members may be more likely to be empty nesters, while households with more than 2 members are younger families. These demographic conditions are similar to the results of the 2010 survey, and park upgrades should be geared towards younger families and empty nesters.

*Table 10. Total number of responses for each respondent's three most desired facilities.*



In addition to the pre-listed ideas on the survey reflected in Table 10, respondents had the option of listing their own idea and choosing it as one of their top three desired facilities. Other ideas not pre-listed that respondents chose include a swimming pool (3 votes), gaga pit (2 votes), soccer nets (2 votes), ice rink (2 votes), trails to the top of the hill southeast of the park, additional basketball hoop on existing basketball court, a hockey rink, and an interactive fountain similar to one at Stinson Park in Omaha, NE. In addition to each respondent's top three choices, several respondents wrote additional comments on their survey, which are reflected in Appendix D: 2019 Survey Comments at the end of this plan.

It is interesting to note that in both the 2010 and 2019 surveys, paved walking and bicycle trails were the top choice. Picnic shelters were added as a suggestion by the Park and Recreation Advisory Board to the survey to replace the "picnic area" and "gazebo" options in the 2010 survey, and this choice was the second most popular in on the 2019 survey. While there was relatively little interest in 2010 for a ballfield and backstop, this facility was third most desired in the 2019 survey.

Regarding the survey's final question, City staff was interested in evaluating how much willingness neighborhood residents had in volunteering labor to help build new park facilities, similar to the approach used at Highview Meadows Park. Of the households surveyed, 22 indicated that they were interested in volunteering (41.5%), 25 said they were not interested (47.2%), and 4 gave no response (7.5%). The Park and Recreation Advisory Board may find these results useful if they choose to recruit volunteers for future park upgrades.

### **Public Participation Summary**

City staff and neighborhood residents identified similar opportunities involving feasible upgrades to upgrade the existing park site as well as the surrounding neighborhood. The following section compiles a list of issues and opportunities identified in the first three sections of this plan.

## 4. Recommendations

Sterling Ponds Park is underutilized and must be improved to effectively serve its rapidly-growing surroundings. Utilizing the findings gathered from Public Works staff, Parks and Recreation Advisory Board members, and neighborhood surveys from 2010 and 2019, this section of the plan identifies issues and opportunities along with site specific and neighborhood recommendations.



*Figure 14. Sterling Ponds Neighborhood and Corporate Park*

### Issues

- Existing terrain on the undeveloped 5.12-acre outlot is unmowed and ungraded.
- Existing soils are compact throughout the site.
- The distance to walk to the park is considerably longer for those living northeast of the stormwater infrastructure that bisects the neighborhood.
- The neighborhood has limited facilities for active recreation (e.g. athletic fields).
- The park has no facilities for a large picnic or gathering.
- The park consists of greater dedicated park acreage than what is practical or needed to develop and maintain long term.

### Opportunities

- There is strong demand for a picnic shelter, ballfield and backstop, and additional walking and cycling trails.
- Native prairie and walking trail are possible where soils aren't suitable for park development and a reduction in mowing is desired.
- Extended sidewalks and trail cut-throughs may provide passive recreation opportunities for existing and future development.
- An informal practice ball diamond and/or soccer field may serve the neighborhood and address the removal of a ball diamond from Glen Park without generating excessive traffic, parking, and noise associated with larger diamonds.
- New grading, topsoil, and grass may improve the compact playing surfaces.
- Preservation of miniature sledding hill is possible on the existing 4.04 acre outlot for young families.

- Nearby industrial development has resulted in leftover dirt mounds that may be available for topsoil where the park's soils are poor.

### **Sterling Ponds Park Master Plan**

The master plan for Sterling Ponds Park must consider on-site upgrades as well as neighborhood-wide connectivity. To maximize resources, The City should prioritize investing in a high-quality park space rather than focusing on increasing the park's size. By taking advantage of landscape features such as ponds, wetlands, and wooded areas, improving access to the extensive non-parkland outlots provides a greater diversity of outdoor recreation opportunities throughout the neighborhood beyond the park's boundaries.

The park's **Site Concept** (Figure 15) includes facility upgrades that reflect the needs identified in the survey and the types of facilities that are most feasible. The top three facilities in the survey were paved walking and bicycling trails (23 responses), a picnic shelter (18 responses), and a ballfield with backstop (16 responses). Coincidentally, these three facilities were recommended by Public Works staff prior to the survey being administered (see Appendix D). These facilities also scored high in the 2009 Survey, along with additional playground equipment. Finally, additional survey and Park and Recreation Advisory Board comments indicate that there is a desire to preserve the existing sledding hill.

The Site Concept also maximizes the existing mowed park outlot by adding a grassed infield ballfield with little league dimensions, an expanded area for playground equipment, a 30' x 30' picnic shelter, prairie, and by preserving sledding hill. Since the area where the ballfield is sited currently contains compact soil, fill may be required to make the field surface playable. Rather than borrowing from the sledding hill mound, the City owns leftover fill from Sterling Ponds Corporate Park projects that should be evaluated for use as topsoil in the park.

The addition of a ballfield with a backstop will address a citywide shortage in practice fields following the closure of a diamond at Glen Park. Since Sterling Ponds Park is a neighborhood park, this diamond will not be used to host games or tournaments. A new picnic shelter will include picnic tables, waste containers, and areas to grill food, which will greatly enhance the usefulness of the park for a variety of users. Finally, a prairie area will enhance the park's landscaping with minimal maintenance and reduce the portion of the park that must be mowed.

This plan recommends that the City explores reconfiguring the existing undeveloped L-shaped park outlot to expand the existing portion of Sterling Ponds Park towards STH 35. The remaining portion of this outlot may be undedicated, rezoned, and sold for small-scale commercial activities compatible with the surrounding neighborhood, such as professional offices or a day care, the latter of which is experiencing a shortage citywide. To accomplish this, the City must follow the Wisconsin Department of Administration's procedures for undedicating parkland. The existing Traditional Neighborhood Development (TND) zoning district used throughout the neighborhood permits commercial development at this scale while maintaining residential neighborhood character and is appropriate for this portion of the site following the undedication of parkland. It is important to note that the outlot is in poor shape for park development with rocky, uneven terrain and coverage by excessive weeds and invasive species. Another option for this site, based on the City's Park and Recreation Advisory Board's recommendations, is to develop the site as an area for small dogs, since many neighbors have dogs and River Falls Dog Park is located at the far opposite corner of the City.

Similarly, the anticipated future 4-acre park outlot depicted on the Sterling Ponds Second Addition Preliminary Plat is better suited for additional residential development, which also is in high demand. This space could be used to increase the total number and or/size of anticipated residential lots. Although the future park outlot

depicted on the future plat isn't desired, the City should preserve the shortcut from the subdivision into the park depicted on the plat, as well as additional access points between future streets and the mound.

Following the recommended lot reconfiguration, Sterling Ponds Park's boundaries result in a park size of approximately 5.86 acres. Limiting the park's boundaries while freeing up land for development avoids excessive park maintenance liabilities while increasing the neighborhood's tax base to pay for park improvements. This increases the likelihood of timely park upgrades and ensures high quality maintenance. To maintain the neighborhood's character while repurposing surrounding sites for development, the City should upgrade the landscaped berm between the neighborhood and STH 35. Berm maintenance easements should be imposed on the future commercial and residential sites on either side of the park to provide adequate screening and noise reduction for Sterling Ponds residents. Finally, mowing the sledding hill while planting a prairie in undeveloped areas provides a variety of natural features while minimizing maintenance liabilities.

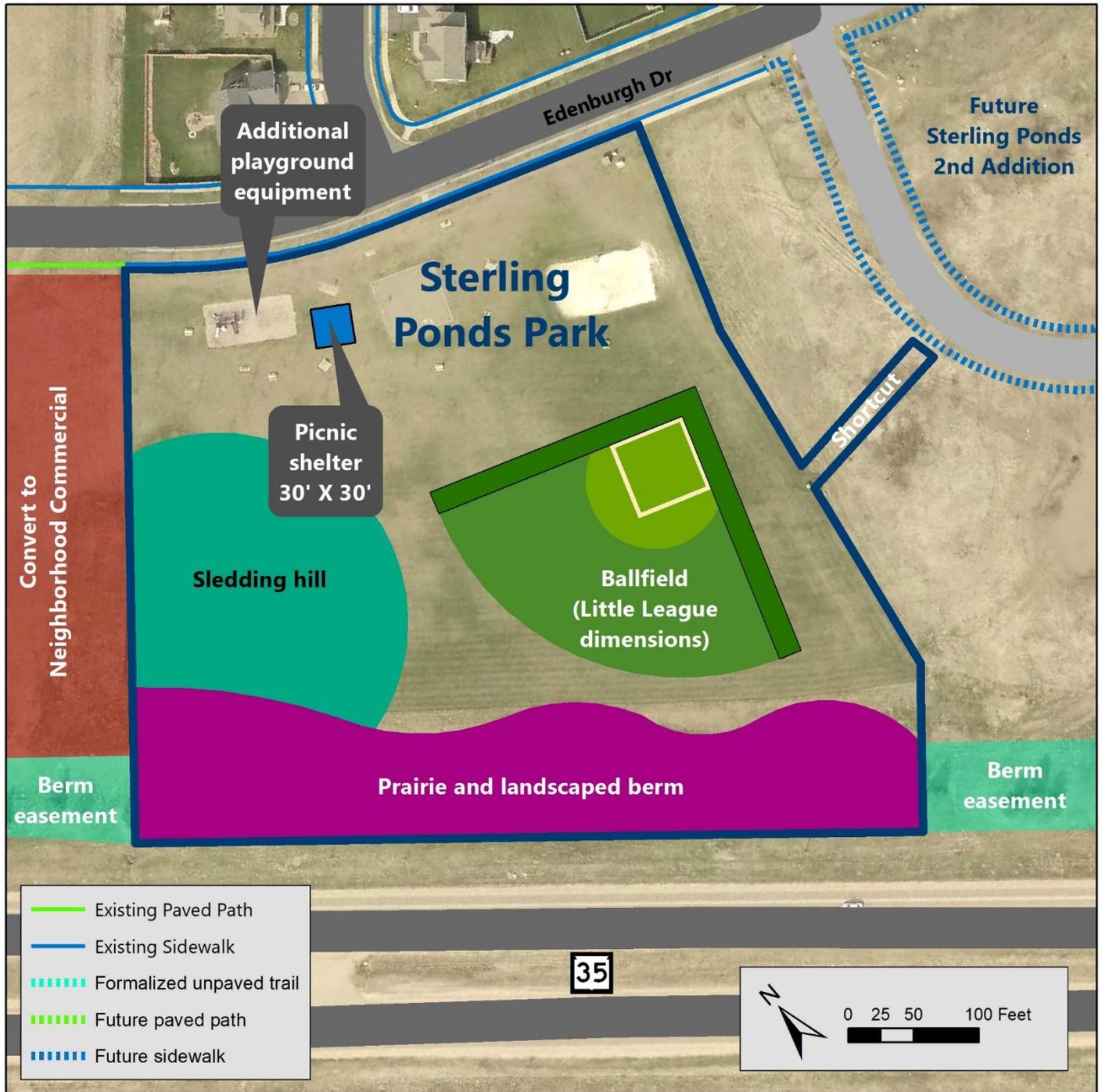


Figure 15. Sterling Ponds Park Master Plan: Site Concept. Picnic shelter and ballfield location to be determined.

The Sterling Ponds Neighborhood features several opportunities to enhance outdoor recreation opportunities and neighborhood connectivity within existing public land. The **Neighborhood Concept** (Figure 16.) reflects the park boundary reconfiguration recommended by the Site Concept. Future sidewalks that connect future residential lots in this concept mirror the sidewalks depicted on the Sterling Ponds Second Addition Preliminary Plat. The City also plans to develop a paved off street bicycle and pedestrian path on Huppert Street beginning at Arrow Ct and extending north to the intersection of Chapman Drive and Huppert Street where it connects to the path along Chapman Drive. Currently, Old Jersey Road is minimally maintained as a gravel emergency access road for the neighborhood. This plan recommends removing the existing gate and paving the road for bicycle,

pedestrian, and emergency vehicle access only to connect the neighborhood with the eventual Huppert Street path. This new path will require realignment at the northwestern end around future residential lots in Sterling Ponds Second Addition to provide a connection to Kettering Road within the existing stormwater outlot frontage.

The green shaded area in the Neighborhood Concept reflects the boundaries of non-parkland dedicated to the public to contain stormwater infrastructure, wetlands, and steep slopes that are undevelopable. Currently, existing mowed paths around some ponds exist, though they are not recognized or maintained by the City as formal walks or paths. Based on the desire to access these ponds identified by comments in the survey, the Neighborhood Concept recommends formalizing two paths around the stormwater ponds that take advantage of access points to existing sidewalks while keeping users away from backyards of homes. This is a simple, cost-effective approach to increase the accessibility of existing public land for passive outdoor recreation, especially for homes located farther away from Sterling Ponds Park. Should this approach be successful, the City may explore future additional mowed trails throughout the neighborhood, including the wetlands and ponds behind Hope Lutheran Church if vacant land in this area is developed for residential use. New signage at trail entrances should be installed depicting a trail map and rules to prevent neighborhood conflicts and protect stormwater infrastructure.

Finally, the area labeled "Wooded Mound" has the potential to become a disc golf course if enough interest moves course development forward. The course would use a similar approach to Kinnickinnic Off Road Cyclists (KORC) trails where KORC uses City owned land in Whitetail Ridge Corporate Park for volunteer developed and maintained mountain bike trails. The City's Park and Recreation Advisory Board advised that, if a disc golf course is developed at this site, the open area at the base of the mound is recommended to be a beginner hole since most of the mound's topography could result in highly technical holes for only advanced disc golfers. Locating a disc golf hole in this area may involve modifying the final plat to include an access point between lots in the Sterling Ponds Second Addition preliminary plat. Disc golf parking options also should be discussed when the plat is under review.

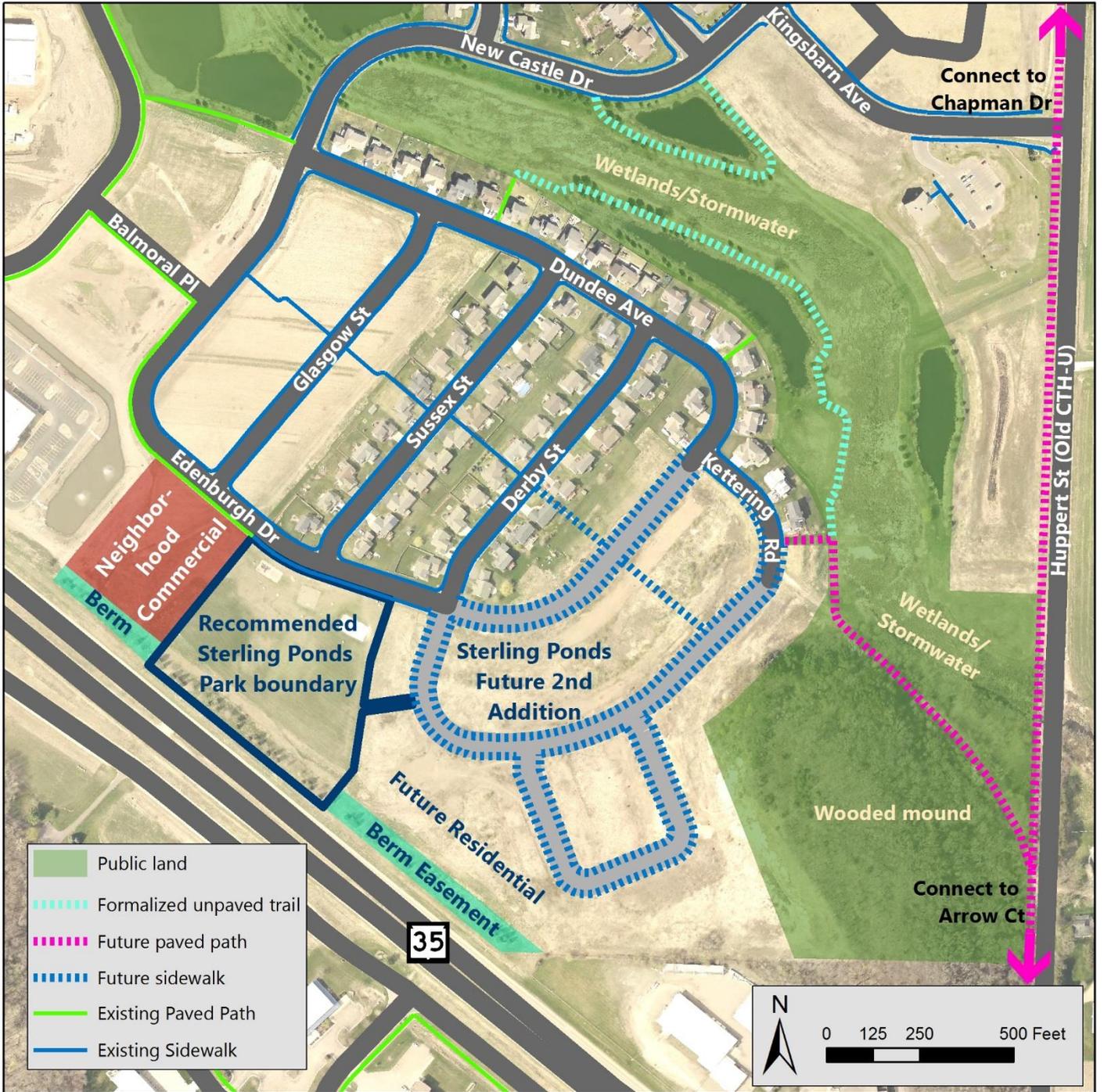


Figure 16. Sterling Ponds Park Master Plan: Neighborhood Concept.

## Facilities and Capital Costs

Appendix F of this plan provides an inventory of all recommended park improvements along with the associated itemized cost, quantity needed, and total cost in today's dollars. Descriptions of park improvements included in Appendix F are as follows:

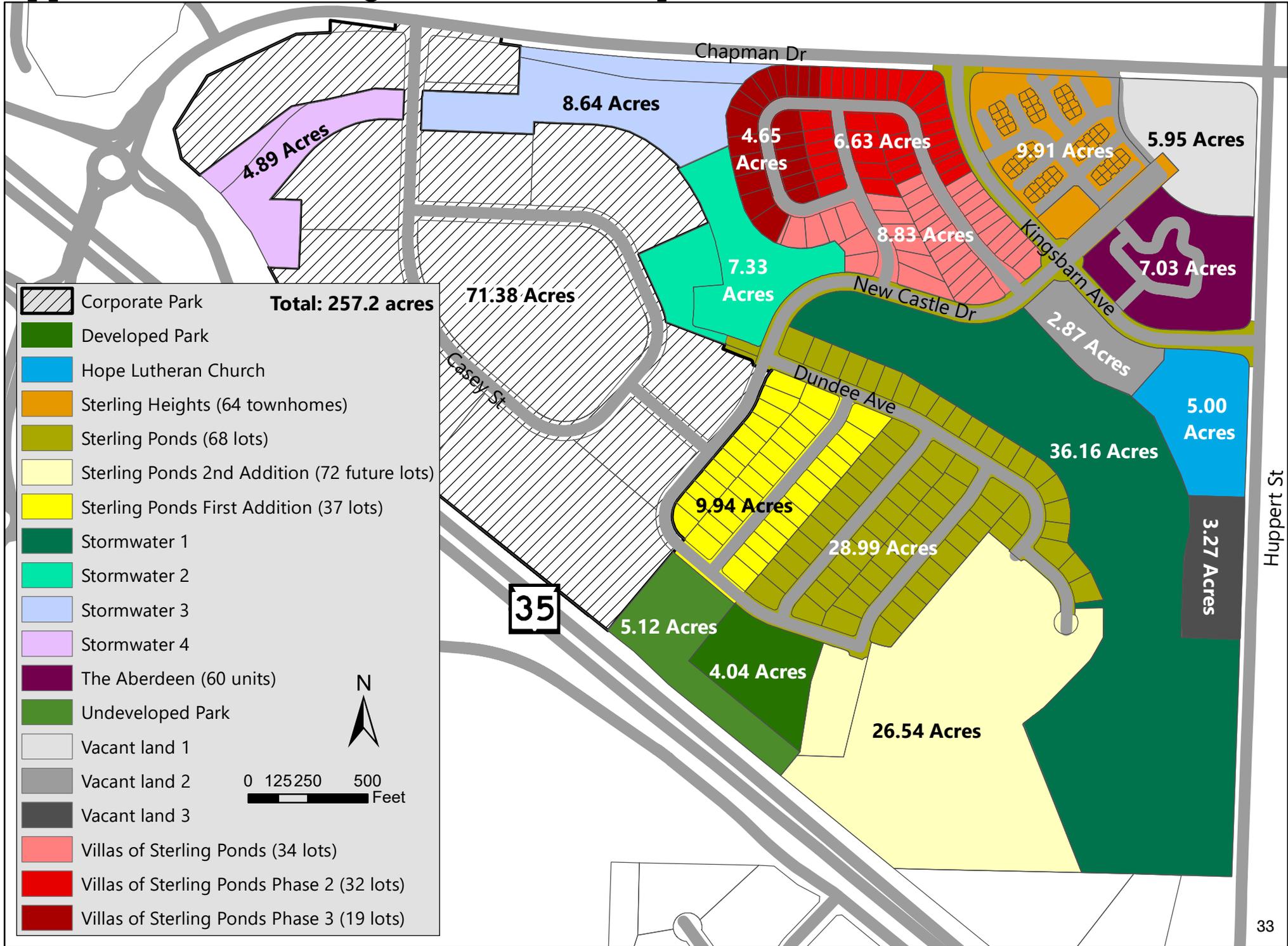
- **Upgraded berm trees and landscaping** between the neighborhood and State Highway 35 will reflect the original intent of creating a sound and aesthetic buffer for the neighborhood. The project is to be funded by Tax Increment District (TID) 10 as early as 2021. Existing trees in the park are to be retained while minimizing surrounding grading and disturbance as park improvements are built.
- **Signs** added to four recommended unpaved trail entrances will be used to identify trail locations and rules to minimize conflicts between trail users and neighbors as well as preventing damage to stormwater infrastructure.
- **Benches**, which are typically obtained on a donation basis, are a low-cost upgrade that provides seating for park users of various ability levels.
- **Topsoil and grass seed** will be required on an as needed basis as park improvements are added. While the turf is well established in most of the park, the hard topsoil may need to be addressed for playing field surfaces. Throughout the park, existing lawncare management involving aerating, seeding, fertilizing, and weed control should continue to be utilized.
- **Grills, trash cans, picnic tables, and a 30' x 30' picnic shelter**, similar to the picnic area found in Highview Meadows Park, will allow for family and community picnics and events.
- **A ballfield backstop and set of bases** with little league dimensions improves the existing underutilized playing field by providing a facility desired by neighborhood residents following the closure of a similar ballfield at Glen Park. This ballfield should be obtained using park impact fees collected as future residential sites in the neighborhood develop.
- **Additional playground equipment** will accommodate a wider range of age groups as children in the neighborhood grow and young families have more children. Dimensions and needed equipment to be evaluated at the time of playground expansion.
- **Paved trails** along Huppert Street (approx. 4,320 ft.) and over the existing Old Jersey Road (approx. 1,210 ft.) provide bicycle and pedestrian connections as well as emergency access into the neighborhood. The Huppert Street trail is to be paid for with the City's street fund at the time of Huppert Street's future reconstruction.

The estimated costs in Appendix F represent actual costs at the time of this plan's publication to obtain and install park upgrades. Plan implementation is dependent on the availability of impact fees and feasibility in future Capital Improvement Plan (CIP) cycles, which are to be determined in the future. However, the City of River Falls will explore grant or collaborative funding sources, along with providing opportunities for community and neighborhood members to donate and volunteer to potentially expedite plan implementation. The 2019 survey indicated that over 41% of survey participants were interested in volunteering to build park upgrades, and this approach was successful in developing Highview Meadows Park.

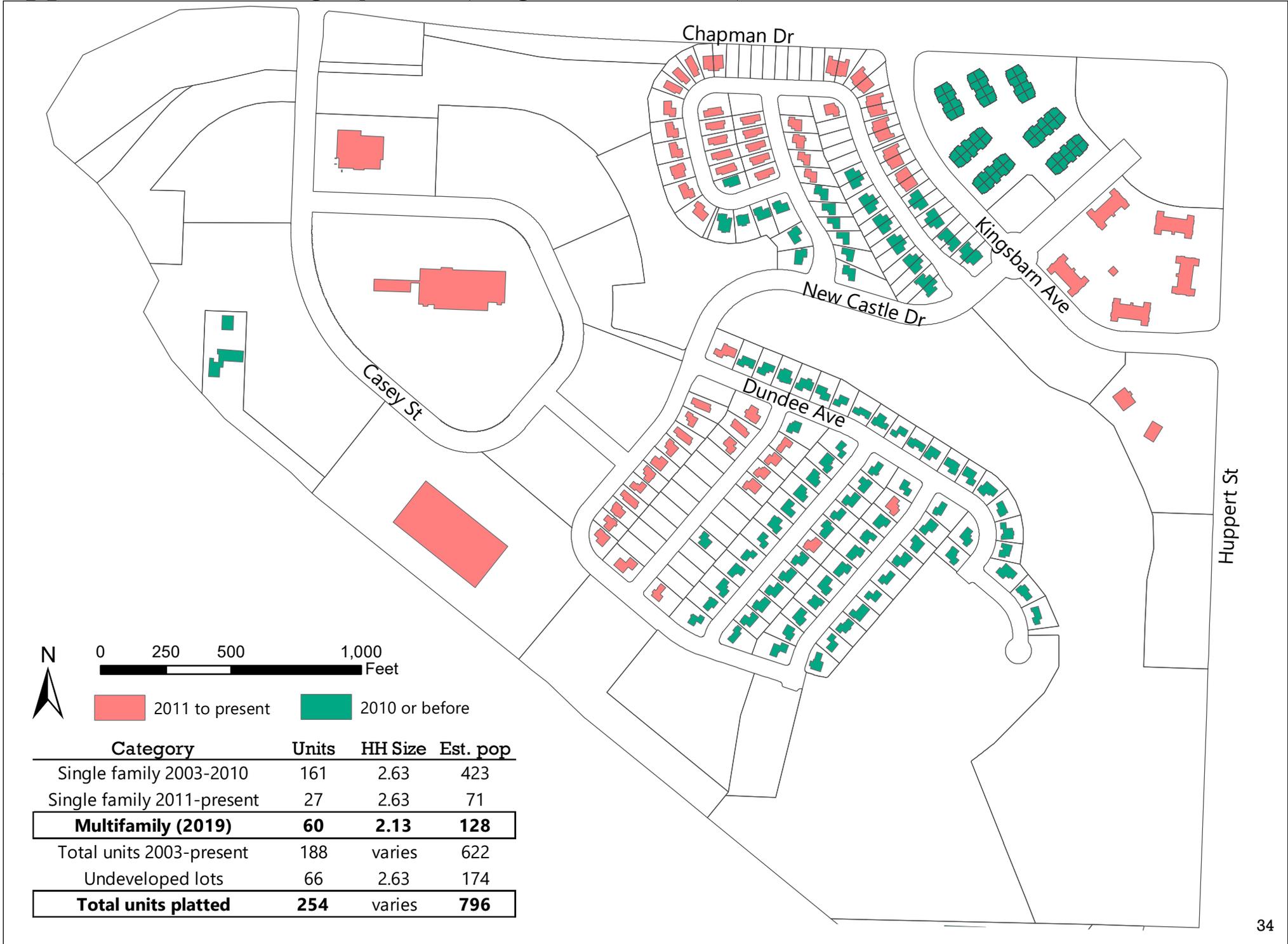
According to Wisconsin Administrative Code NR 50, the City must adopt a Comprehensive Outdoor Recreation Plan (CORP) that meets Wisconsin Department of Natural Resources (DNR) requirements to qualify for grant funding from the Federal Land and Water Conservation Fund (LWCF), Aids for the Acquisition and Development of Local Parks (ADLP), Urban Green Space program (UGS), and Urban Rivers Grant Program (URGP). While not all funding sources may apply to Sterling Ponds Park improvements specifically, adopting a CORP and updating it every 5 years benefits both the park itself as well as all City parks by qualifying them for these easily accessible funding sources. The City should include a CORP as part of its work plan prior to park upgrades beginning in 2023.

The recommendations in this master plan provide a clear vision of Sterling Ponds Park's future as the neighborhood continues to grow. Implementation of the plan relies on recommendations being included in future City Budgets and CIPs. Other opportunities to enhance the park and its neighborhood not identified in the plan should be investigated as they present themselves in view of the plan's intent. By following the recommendations of this plan, the City will maintain its reputation for maximizing resources and providing high quality recreational amenities for current and future residents in the Sterling Ponds neighborhood and the City overall.

# Appendix A: Plat Acreage Calculations Map



# Appendix B: Housing by Year (August 2019 data)



Category	Units	HH Size	Est. pop
Single family 2003-2010	161	2.63	423
Single family 2011-present	27	2.63	71
<b>Multifamily (2019)</b>	<b>60</b>	<b>2.13</b>	<b>128</b>
Total units 2003-present	188	varies	622
Undeveloped lots	66	2.63	174
<b>Total units platted</b>	<b>254</b>	varies	<b>796</b>

# Appendix C. 2010 Park Survey Results

We sent out 152 surveys and have received 65 responses for a return rate of 43%.

## # of Adults listed on surveys were:

**Ages 18-30= 40**      **Ages 31-40= 59**  
**Ages 41-49= 14**      **Ages 50+ = 19**

## # of Children living in your household:

13 people responded they have **1 child**      13 people responded they have **2 children**  
8 people responded they have **3 children**      2 people responded they have **4 children**  
0 people responded they have **5+ children**

## Ages of children in household (81 total children)

1yrs old= 17, 2yrs old= 9, 3yrs old= 6, 4yrs old= 11, 5yrs old= 4, 6yrs old= 1, 7yrs old= 7, 8yrs old= 2, 9yrs old= 5, 10yrs old= 0, 11yrs old= 3, 12yrs old= 2, 13+ yrs old= 10

## Amenities rating for Sterling Ponds-

Paved Walking/Bike Path –	15 rated #1	11 rated #2	7 rated #3
Playground Equipment Age 3-5-	13 rated #1	3-rated #2	3 rated #3
Playground Equipment Age 6-12 –	14 rated #1	12 rated #2	3 rated #3
Trees/Landscaping-	3 rated #1	12 rated #2	4 rated #3
Basketball Court-	5 rated #1	5 rated #2	8 rated #3
Lighting –	3 rated #1	5 rated #2	6 rated #3
Gardens –	3 rated #1	1 rated #2	4 rated #3
Benches/Picnic Area –	3 rated #1	8 rated #2	12 rated #3
Ball field/Backstop –	1 rated #1	6 rated #2	3 rated #3
Gazebo –	1 rated #1	0 rated #2	1 rated #3
Volleyball Court –	1 rated #1	0 rated #2	3 rated #3
Skateboard elements –	0 rated #1	0 rated #2	1 rated #3
Open Play area-	0 rated #1	1 rated #2	7 rated #3

## Other amenities suggested

Dog Park -8  
Tennis Court – 7

## How far do you live from the Park?

0-1/4 mile - 74% - 46 responded  
1/4-1/2 mile – 26% - 16 responded  
More than 1/2 mile - 0% - 0 responded

## How often would you spend time in Park on a yearly basis?

Daily – 48%  
Weekly – 45%  
Monthly – 6%  
Rarely – 1%

## Would you be interested in receiving information on the Adopt a Park Program?

Yes – 50% - 31 people responded  
No – 50% - 31 People responded

## Would you be willing to contribute labor?

Yes- 62% - 40 people responded  
No – 38% - 24 people responded

## Appendix D. City Operations Staff Feedback

- Although 9.16 acres of parkland is dedicated to the public, the City initially anticipated as much as 23.2 acres, according to the 2009 City of River Falls Parks Inventory (This acreage likely reflects the Sterling Ponds Preliminary Plat from 2003, which depicts a much larger area along STH 35 dedicated for parkland when the Corporate Park area was originally planned for single family homes). A possible factor in the change of dedicated parkland is a shift from planning single family homes to business park development where the Sterling Ponds Corporate Park now exists.
- The recent passage of the Town of Kinnickinnic Cooperative Boundary Agreement may affect how the area east of the Sterling Ponds Neighborhood develops over time.
- For planning purposes, Sterling Ponds Park shouldn't take future growth to the west into consideration, since STH 35 acts as a pedestrian barrier.
- Although the City does not maintain the informal mowed path along stormwater ponds, the path contributes to the amount of accessible open space in the neighborhood (see Figure X).
- Simple additions such as grills, picnic tables, and a simple picnic shelter would make the park much more appealing to a variety of users.
- A simple softball diamond was requested in the 2009 survey, and Glen Park is losing one, so the City could consider the feasibility of locating one here.
- If possible, the City should include cut-through to the next phase of Sterling Ponds neighborhood to the east of the park.
- Existing contours on the site appear to be a result of the developer scraping the flat area and mounding the topsoil towards the western corner of the developed 4.04-acre outlot. This has resulted in a mostly flat site, which is ideal for development, but little to no topsoil exists, leaving it flat and rocky. The mounded portion of the site is softer and more fertile.
- The City should consider providing a recommendation for enacting ordinances that require more desirable topographical conditions when developers dedicate parkland. Undesirable soils and slopes are an ongoing problem throughout the City where active, developed park space is desired in new neighborhoods. This may include a City-wide analysis and inventory of existing park facilities.
- Because of changes in homeownership and rapid growth in the neighborhood, a new survey should be administered to see which recreational needs have changed since the 2010 survey.
- Playground equipment should be expanded to accommodate the growing neighborhood and broader age range of users.
- The current maintenance schedule for City parks involves applying fertilizer with crabgrass preventer and weed kill in Spring, applying fertilizer in summer, and applying fertilizer and weed kill in fall along with aeration and grass seed.

# Appendix E. 2019 Park Survey Comments

The following represent comments that were received in addition to the three questions on the 2019 Survey:

- Fill in gaps on berm with trees
- In addition to my 3 choices I would also like to see a tennis court, skateboard elements, and additional playground equipment age 6-12
- The City currently does not maintain the grass trails that are all over our neighborhood. Pave them and we can finally use the trails that go around the ponds! There are several dead trees that should be removed. The landscaping areas need tending. And some yellow lines and upkeep would be nice. For years we've been the forgotten neighborhood. Would be nice to have that change.
- Would also be nice if parking was not permitted on curves, around median areas, and by the church. Literally dangerous to navigate!
- Finally, I believe we were told that no entrance would exist to drive into/out of the industrial park?? We have now an entrance/access for vehicles...
- Long-term care of trees and landscaping
- Parking for visitors in each area
- We need law enforcement of the stop signs and speeding. Coming onto Newcastle they come in both directions. They (many times do not stop at the stop sign and continue very fast from both ways). As the population grows these things need to be addressed.
- In addition to my 3 choices, I would also like to see additional benches/picnic tables, a picnic shelter, and a tennis ball court (trade it for the volleyball court, get rid of volleyball- never used.)
- Another idea: community garden to grow veggies!
- We like to be in nature. It's good for your mental well-being. Trails to walk- a real garden – native plants. Good for birds/butterflies.
- Less light pollution
- Keep the butterflies!
- Trails around ponds too
- Benches w/ backs on them to actually relax
- For ballfield, is there room to put it up on the hill by the playground apparatus w/backstop near trees? Maybe not the best location.
- Area to park R.V.s & Sports Equipment (not on road)

## Appendix F. Park Improvement Cost Estimates

Below is a table of itemized costs and quantities for park improvements recommended in this plan. Estimated costs with an asterisk (\*) are derived from the average of a range of possible costs (\$300-\$400 for 2" caliper trees, \$49-\$128 per linear foot for paved trails, and \$27,000 - \$75,000 for a playground set depending on size and age group). Benches (\*\*) cost approximately \$1,000 to purchase and install, but they are typically implemented by receiving donations along with a small commemorative plaque. Berm trees and landscaping are recommended to be financed by TID 10 as soon as 2021, and the Huppert Street Paved Trail may be financed by the street fund for the future Huppert Street reconstruction. Remaining improvements will be either be financed by park impact fees or incorporated into the Capital Improvement Plan budgeting process in upcoming years, with the opportunity for volunteers to provide labor to potentially expedite the installation of improvements. Financing and implementation of improvements shall be determined in the future as impact fees are collected and analyzed to determine the availability of park funding.

Item	Estimated cost	Quantity	Total
Berm trees	\$350 each*	25	\$8,750
Berm landscaping	\$30/ft	Approx. 1,650 ft.	\$49,500
Signs	\$50 each	4	\$200
Benches	\$1,000	As needed	\$0**
Topsoil	\$15/yd	250 yds	\$3,750
Grass seed	\$500	As needed	\$500
Grills	\$200	2	\$400
Trash cans	\$1,250	2	\$2,500
Picnic shelter (30' X 30')	\$15,000	1	\$15,000
Picnic tables	\$200	10	\$2,000
Ballfield backstop with bases	\$3,200	1	\$3,200
Playground equipment	\$51,000*	1	\$51,000
Paved trail (Old Jersey Road)	\$88.30/ft.*	Approx. 1,210 ft.	\$106,843
Paved trail (Huppert Street)	\$88.30/ft.*	Approx. 4,320 ft.	\$381,456
<b>Total, all improvements</b>			<b>\$625,099</b>