

## Spring Lake

**Classification:** Community Park  
**Size:** 38.45 Acres  
**Location:** 15651 Skuya Drive NW  
**Programmed:** Yes

### Existing Park Features



Parking – gravel



Pickleball Courts (8)

Description: City owned property adjoining Spring Lake Regional Park. The site contains a complex of eight newer pickleball courts with a large gravel parking lot and expansive natural resource areas.

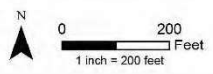




Aerial Photo: © 2020 Google Earth Pro, 8/20/2020



**Spring Lake Park**  
City of Prior Lake



## Assessment

### Assessment: 91.7% Rating

Overall Condition: New courts with color coated surfacing all in great condition.

Design & Character: The park is adjacent to Spring Lake Regional Park with numerous natural resources, providing a scenic setting for the park. The location of the pickleball courts away from adjacent residential homes is optimal so there are no noise issues. The courts have ideal orientation with adequate space for games and allows for tournament use.

Accessibility: The gravel parking lot can have some issues during periods when the gravel is muddy, but overall, the courts are considered accessible. Due to the gravel parking surface, the ADA stalls are not delineated. There is an ADA parking sign but a No Parking at the access is needed. There are no trails connecting the pickleball complex to the greater park trails.



## Recommendations

General recommendations include maintaining items as needs dictate. The City is currently considering development of the park for athletics (see Concept Plan on following page). Estimate to be determined at time of feasibility study.





## Stonebriar

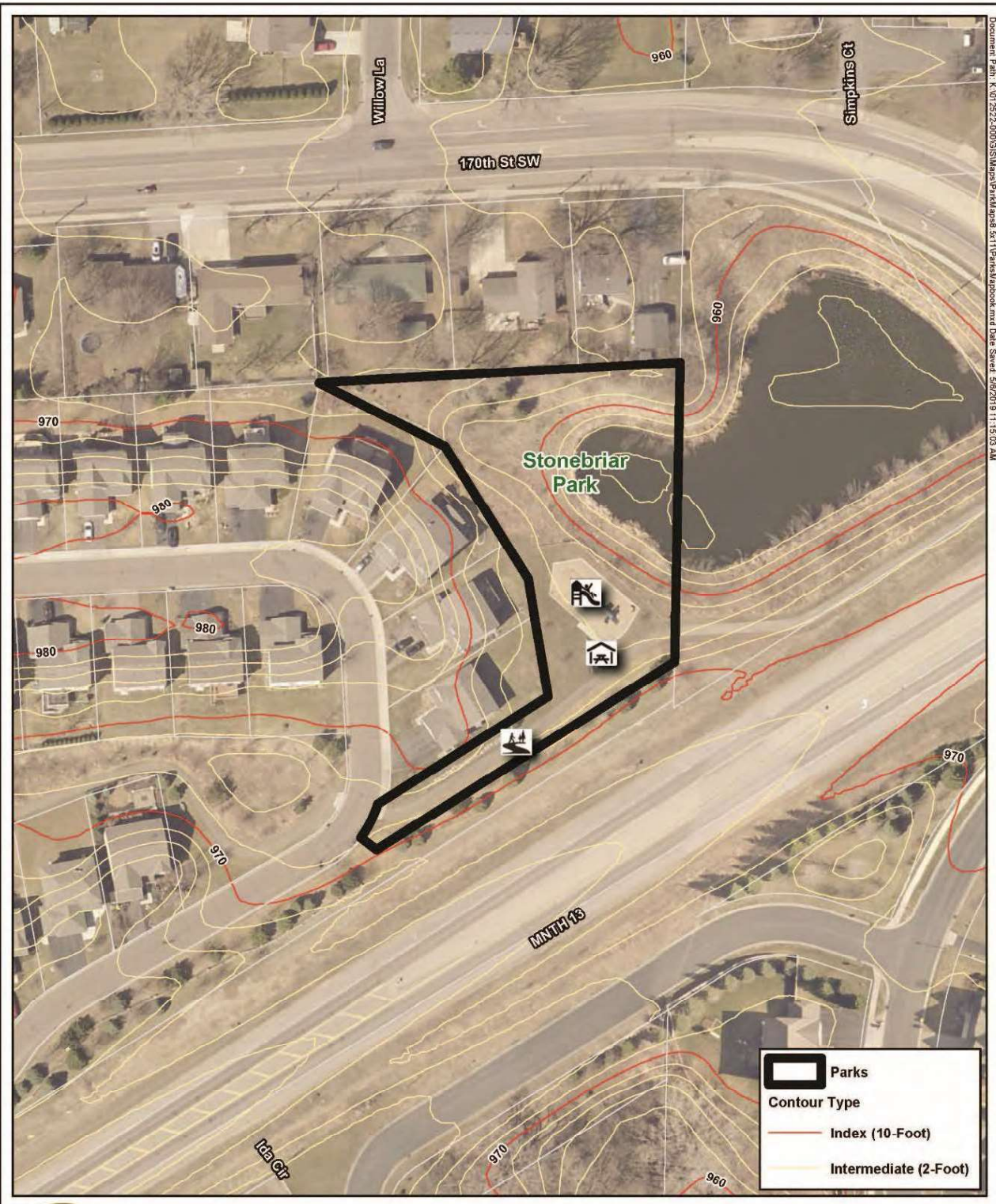
**Classification:** Neighborhood Park / Natural Park – est. 2007  
**Size:** 1.1 Acres  
**Location:** 17096 Stone Briar Circle SW  
**Programmed:** No

### Existing Park Features

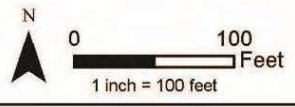
-  Playground
-  Picnic Shelter
-  Trails

**Description:** Established in 2007. Mini tot lot area behind high density housing along a stormwater pond and near Hwy 13.





**Stonebriar Park**  
Park System Master Plan  
Prior Lake, MN



## Assessment

### Assessment: 62.5% Rating

Overall Condition: Overall in good condition as it is newer, but the arbor is in fair condition and needs maintenance.

Design & Character: Functional design and feels like it doesn't fit well in the small space. The arbor, if improved, is an appealing amenity. The site is very noisy from Hwy 13 traffic. The trail system is inviting and a pleasing experience but disjointed at Pheasant Meadows and difficult to find where to connect back up to the trail system again.

Accessibility: Trails connect to the playground and it has wood fiber surfacing, so overall good accessibility.

## Recommendations

General recommendations include maintaining, repairing and replacing items as needs dictate, which can be phased in, for improved connectivity, quality and sustainability.

Add wayfinding signage to direct trail users to connections.



### Estimate of Probable Costs

The estimates shown are based on projects of similar size and characteristics and are not based on an actual design or site unknowns. It assumes work is completed by a licensed, bonded contractor shown in 2023 dollars with general contingency and design fees, as applicable.

Specific assumptions and exclusions:

- Does not include costs for trail replacement
- Does not include playground replacement costs due to good condition
- Assumes signs added along longer trail system
- Assumes contingency, design and engineering are not necessary

Description	Cost Range
Site furnishings (improvements and new)	\$10,000
Interpretive /wayfinding signs	\$10,000
<b>SubTotal:</b>	<b>\$20,000</b>





## Summit Ridge

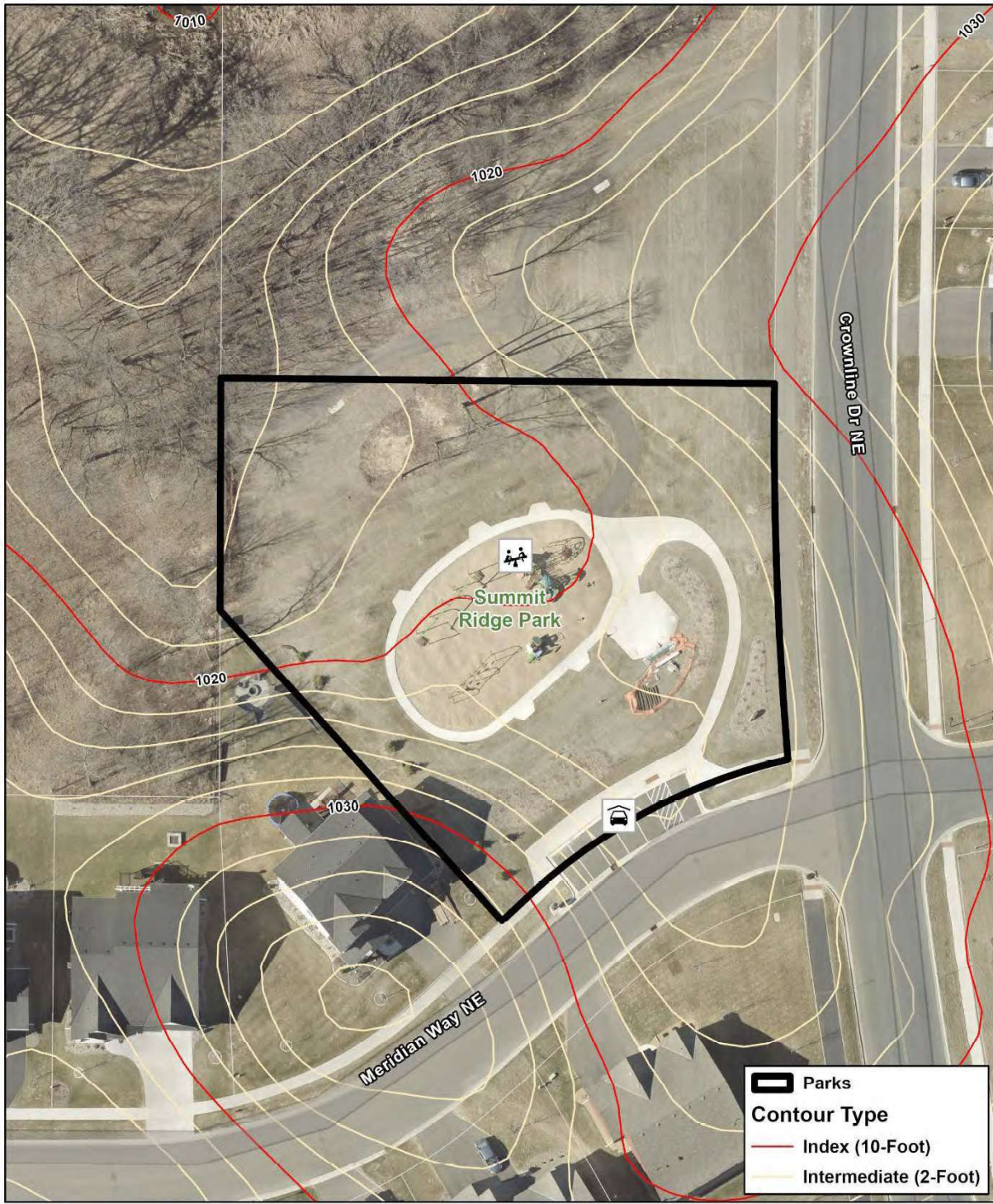
**Classification:** Neighborhood Park – est. 2021  
**Size:** 2.9 Acres  
**Location:** 5808 Meridian Way NE  
**Programmed:** Yes

### Existing Park Features

-  Playground
-  Picnic Shelter
-  Trails
-  Parking (5 + 1 ADA)

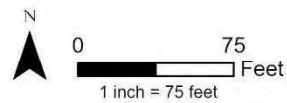
**Description:** New, small neighborhood park development along a wooded natural resource area with a playground, picnic shelter, seating areas, parking stalls, and trail connections to the neighborhood.





### Summit Ridge Park

Park System Master Plan  
Prior Lake, MN



## Assessment

### Assessment: 93.3% Rating

Overall Condition: New condition.

Design & Character: Nice wooded backdrop and sits down in a lower area so it feels more protected from the elements. The playground equipment is suitable for a range of ages with an elementary structure, tot structure, swings, and track ride. There is a picnic shelter and numerous seating options.

Accessibility: Concrete walk connects the parking lot to the to the playground, though it may be maxed out in terms of accessible running slope. The ADA parking stall should be moved to the opposite side of the access aisle in order to comply with requirements and the access aisle needs the No Parking text or sign added. The playground has wood fiber surfacing, so overall good accessibility. There are accessible seating options around the playground. The bituminous trail that connects to the natural area is not accessible.



## Recommendations

General recommendations include maintaining, repairing and replacing items as needs dictate, which can be phased in, for improved connectivity, quality and sustainability.

Recommendations include moving the ADA spot to the left side of the access aisle and adding appropriate “No Parking” sign to the access aisle or text on the striping.



## Sunset Hills

**Classification:** Neighborhood Park – est. 1979  
**Size:** 3.5 Acres  
**Location:** 3205 Balsam Street SW  
**Programmed:** No

### Existing Park Features



Playground

Description: Small neighborhood park across from Spring Lake. The amenities are old and in poor condition. A watershed district project has led to the southern portion of the park to be unusable due to flooding. The previous picnic shelter, ballfield, volleyball court and basketball court have all been removed.

### Assessment

#### **Assessment: 22.2% Rating**

Overall Condition: Overall in poor condition.

Design & Character: The majority of the previous amenities have been removed with only the playground remaining.

Accessibility: Lacking proper accessibility. Lack of parking by the park which is an issue for anyone who is not within walking distance. Playground has sand surfacing (non-compliant) with some rubber areas at access points. There is a trail into the playground but it doesn't connect to anything, just turf grass.

### Recommendations

Recommendations include two options.

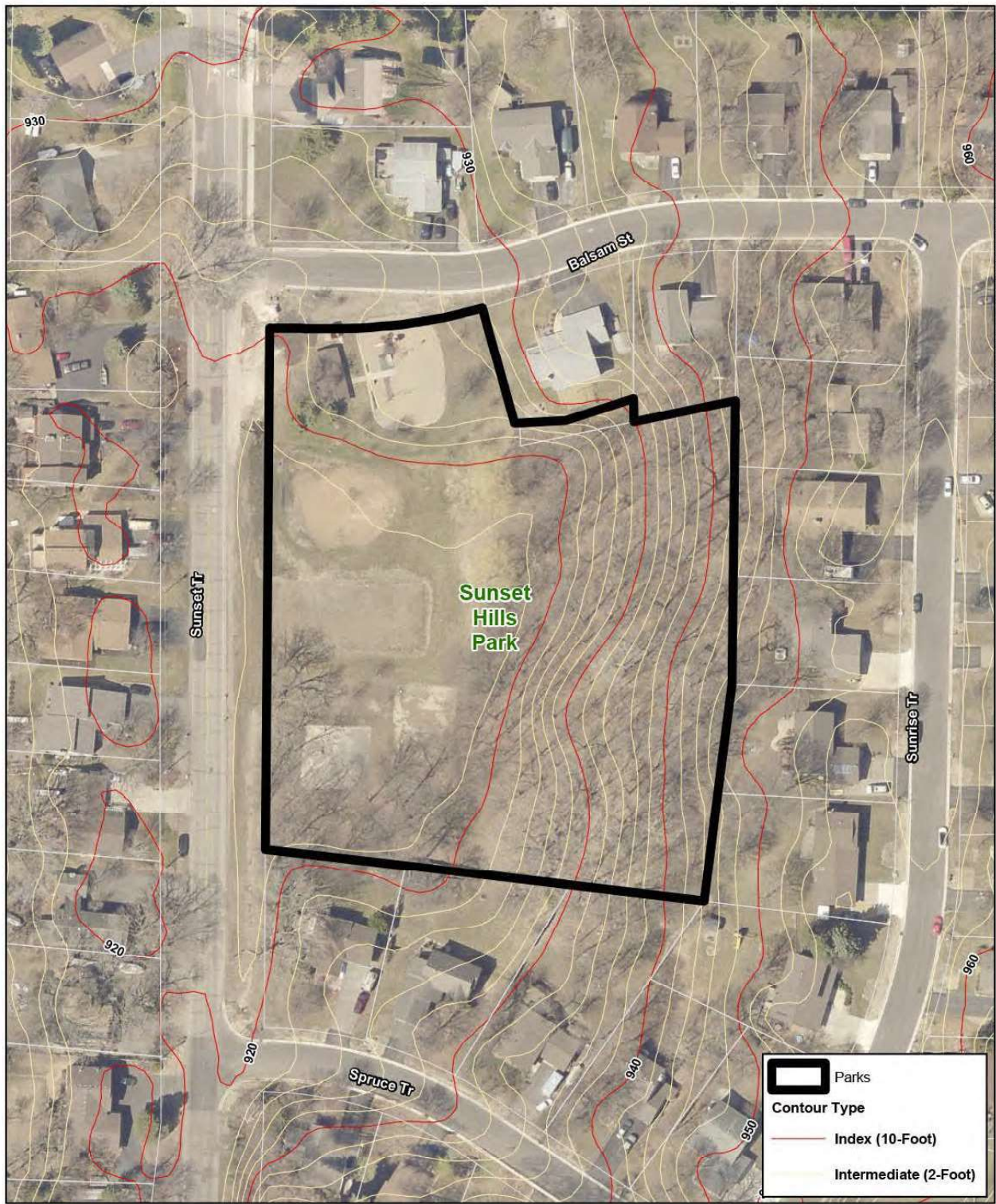
Option #1: Continue removal of amenities and decommission as a park. In this instance, more effort to improve access to South Shore Park and Willows Park will be key to ensuring this neighborhood service area has proper access to recreation.

Option #2: Leave the open green space and replace the playground with a trail connection.

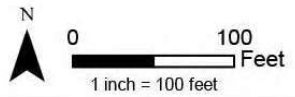
#### **Estimate of Probable Costs**

The estimate for replacing the playground equipment and surfacing with a walk connection is estimated at \$150,000.






**Sunset Hills Park**  
Park System Master Plan  
Prior Lake, MN



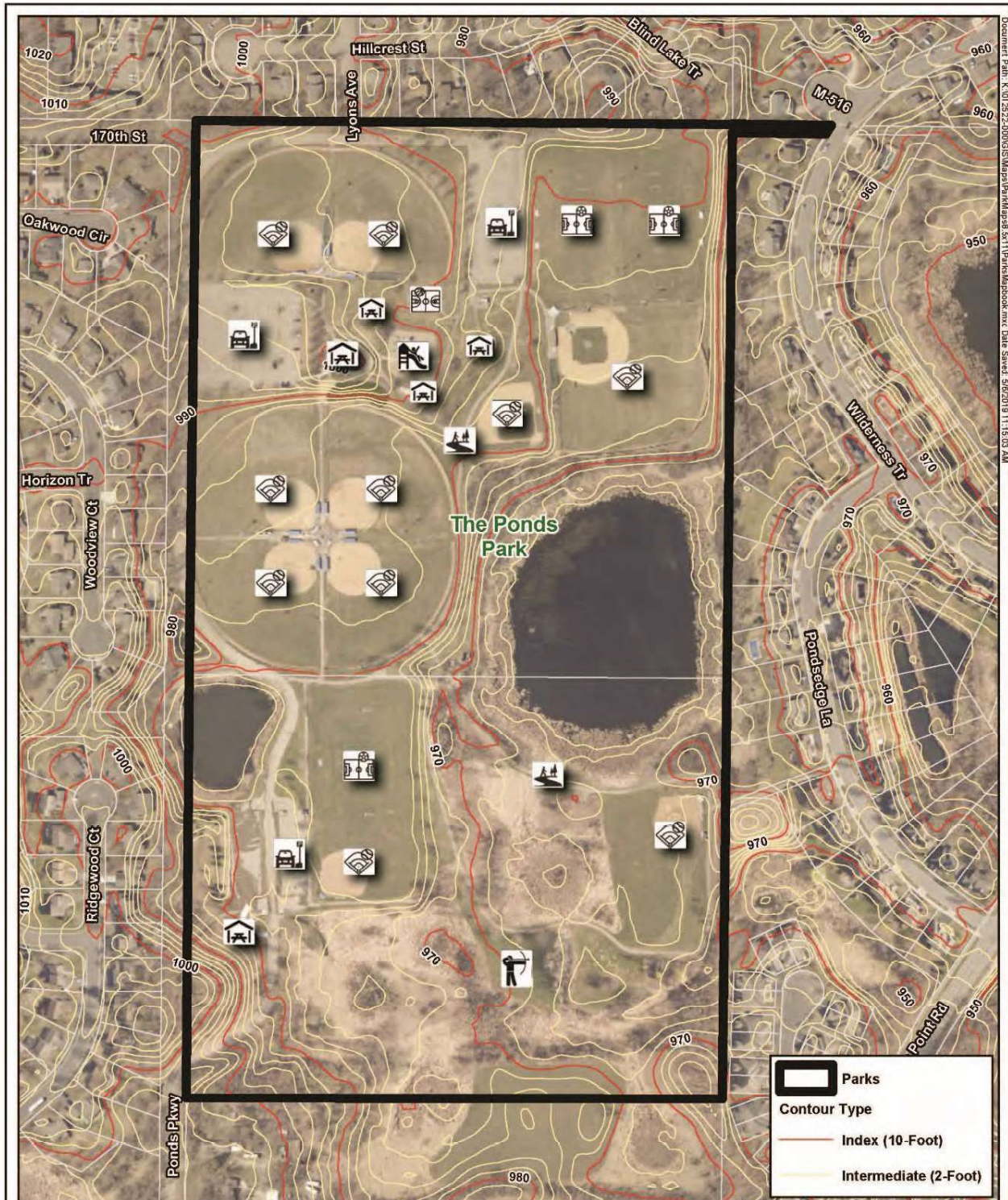
# The Ponds

**Classification:** Community Park – est. 1982  
**Size:** 70 Acres  
**Location:** 17429 Ponds Parkway SE

## Existing Park Features

-  Playground
-  Picnic Shelter
-  Trails
-  Ballfields
-  Basketball Court - full
-  Multi-Purpose Fields
-  Archery Range
-  Parking (413 stalls)

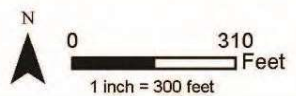
Description: Community park focused on athletic fields. Includes softball, baseball, open turf, football, an archery range, and natural resources. Also includes a playground and full basketball court with various shelters and a large multi-purpose building.



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**The Ponds Park**  
Park System Master Plan  
Prior Lake, MN





## Assessment

### Assessment: 34.2% Rating

Overall Condition: The amenities and site developments range in condition from poor to fair due to age as well as the high amount of use as a community park for athletics.

Design & Character: The overall park design feels very crowded. There is a lack of adequate buffer space between fields, resulting in too many fields placed in the spaces given and a lack of adequate parking to meet the needs of the programs that take place here. The baseball field has a poor orientation for play. The natural resources are an asset to the overall feel of the park and the placement of the main shelter structure on a hill overlooking much of the park is an ideal location and vantage point. The main entrance into Thomas Ryan and The Ponds is in need of improved turning, visibility and pedestrian crossing, as there are many conflicts at this point.

Accessibility: The site has numerous issues with amenities not meeting ADA compliance.

## Recommendations

The city is currently undertaking improvements to downsize two (2) ballfields from 250' to 200' for improved access, viewing and safety buffers, and installing a new community playground.

It is also recommended to continue efforts to prepare an updated site plan before further improvements are undertaken.

Recommendations for consideration include:

- Optional: Reorient the large baseball field for optimal play
- Potentially downsize the two northernmost ballfields to a 200' distance that will accommodate fast pitch and youth baseball while allowing adequate buffers
- Eliminate the southern ballfield on the turf fields and expand the parking lot
- Eliminate the far eastern ballfield and leave as turf field space
- Add southern shelter with restrooms



## Estimate of Probable Costs

The estimates shown are based on projects of similar size and characteristics and are not based on an actual design or site unknowns. It assumes work is completed by a licensed, bonded contractor shown in 2023 dollars with general contingency and design fees, as applicable.

Specific assumptions and exclusions:

- Does not include utilities (electrical, stormwater, etc.)
- Parking does not include stormwater BMP

Description	Cost Range
General earthwork and erosion control	\$150,000
Removals	\$50,000
Parking lot expansion (south)	\$250,000
Trail connections	\$60,000
Site furnishings (benches, tables, bike racks, etc.)	\$50,000
Picnic shelter with restrooms	\$450,000
Landscaping and restoration	\$75,000
<b>SubTotal:</b>	<b>\$1,085,000</b>
20% Contingency	\$217,000
20% Design & Engineering	\$217,000
<b>Total:</b>	<b>\$1,519,000</b>

Description	Cost Range
Optional: New baseball field with lights and irrigation	\$600,000
Optional: Softball field modifications (2)	\$300,000



# Thomas Ryan Memorial

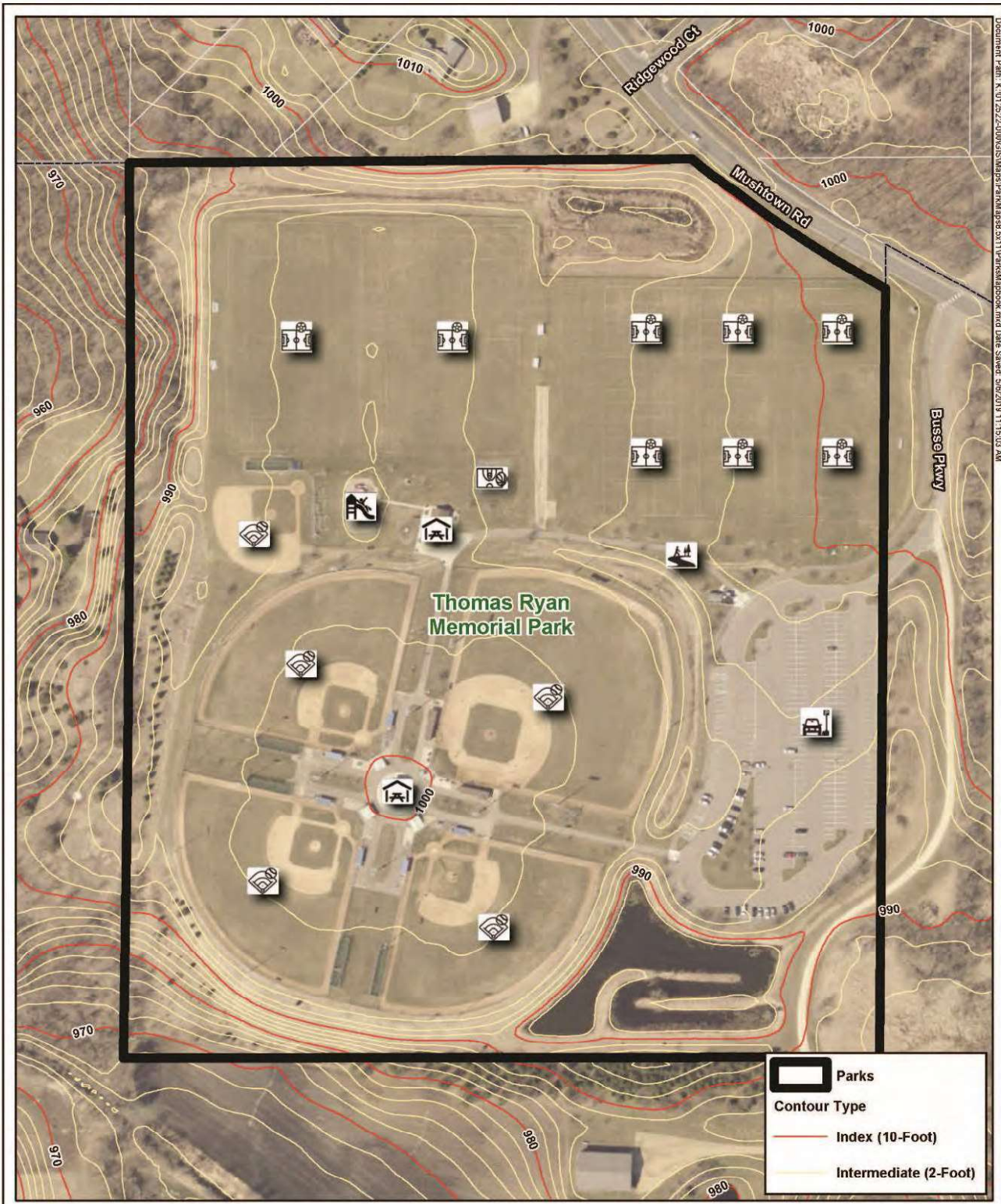
**Classification:** Community Park / Athletic Complex – est. 2000  
**Size:** 38.4 Acres  
**Location:** 4600 Busse Parkway SE

## Existing Park Features

-  Playground
-  Picnic Shelter
-  Trails
-  Ballfield
-  Basketball Court - half
-  Multi-Purpose Field
-  Parking (334 stalls)

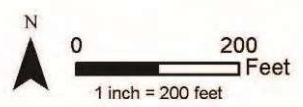
Description: Community park with a focus on athletics. The site contains a baseball wheel complex and full sized soccer fields.





### Thomas Ryan Memorial Park

Park System Master Plan  
Prior Lake, MN



## Assessment

### Assessment: 60.7% Rating

Overall Condition: Most amenities are in fair condition, though some are in poor condition and most of the development is aging. The high amount of use from athletic programming contributes to the condition.

Design & Character: The ballfields have adequate separation with use areas spread out across the site and the natural resources contribute an appealing park atmosphere. The parking is currently inadequate to meet the programming needs of the site. Part of this is due to the fact that the original parking lot was sized based on programming 4 full size soccer fields for games, but some of the soccer fields broken up into multiple smaller soccer fields, which has now led to the programming demands exceeding the parking available. In one instance, the two full size fields have been broken up into sixteen (16) smaller fields. At an estimate of 40 vehicles per field, that has increased the parking demand on the site by 560 vehicles.

The main entrance into Thomas Ryan and The Ponds is in need of improved turning, visibility and pedestrian crossing, as there are many conflicts at this point. The private entrance drive in the park space is also very confusing and also leads to conflicts when people are trying to utilize the private drive for parking.

Accessibility: Overall accessibility ranges from good to poor. Some amenities such as the basketball court, just need a trail connection to resolve some of these issues. Playground has sand surfacing (non-compliant) with some rubber tiles at access points.

## Recommendations

General recommendations include maintaining, repairing and replacing items as needs dictate, which can be phased in, for improved connectivity, quality and sustainability.

Considerations include potentially converting the far eastern soccer field to additional parking if the city is able to develop or implement turf fields at other sites. Until any turf field relocations can take place, there is little opportunity to improve the parking lot capacity but is highly recommended to program the fields in accordance with the actual parking lot capacity.

Additional recommendations for consideration include:

- Relocate the basketball court in a better location with a trail connection
- Add in another group shelter by the soccer fields
- Convert the small practice T-ball field into a Miracle Field
- New playground with accessible surfacing



## Estimate of Probable Costs

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Specific assumptions and exclusions:

- Does not include utilities (electrical, stormwater, etc.)
- Parking does not include stormwater BMP

Description	Cost Range
General earthwork and erosion control	\$200,000
Removals	\$50,000
New playground with rubber surfacing	\$300,000
Picnic shelter with restrooms	\$450,000
Parking lot expansion	\$350,000
Trail connections	\$15,000
Site furnishings (benches, tables, bike racks, etc.)	\$30,000
Miracle field	\$2,000,000
Landscaping and restoration	\$50,000
<b>SubTotal:</b>	<b>\$3,445,000</b>
20% Contingency	\$689,000
20% Design & Engineering	\$689,000
<b>Total:</b>	<b>\$4,823,000</b>



# Timbercrest

**Classification:** Neighborhood Park – est. 2002  
**Size:** 2.8 Acres  
**Location:** 4846 Bluff Heights Trail SE  
**Programmed:** Yes

## Existing Park Features

-  Playground
-  Picnic Shelter
-  Trails
-  Basketball Court - half

Description: Small neighborhood park in a very scenic setting but it has a lot of road noise. This is noted as a key neighborhood park due to its neighborhood location having higher populations of children.



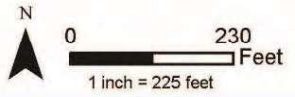
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	Parks
<b>Contour Type</b>	
	Index (10-Foot)
	Intermediate (2-Foot)



**Timbercrest Park**  
Park System Master Plan  
Prior Lake, MN





## Assessment

### Assessment: 50.0% Rating

Overall Condition: Most amenities are still in fair to good condition.

Design & Character: Overall feel of the park is very scenic and inviting, with a functional design in terms of layout.

Accessibility: The court is not connected by a trail and the trails into the park may exceed slope requirements. Playground has sand surfacing (non-compliant) with some rubber areas at access points.

## Recommendations

General recommendations include maintaining, repairing and replacing items as needs dictate, which can be phased in, for improved connectivity and quality.



## Estimate of Probable Costs

The estimates shown are based on projects of similar size and characteristics and are not based on an actual design or site unknowns. It assumes work is completed by a licensed, bonded contractor shown in 2023 dollars with general contingency and design fees, as applicable.

Specific assumptions and exclusions:

- Does not include trails extending from the park development north along the wetland to Eagle Creek Ave or a pedestrian bridge
- Does not include utilities (electrical, stormwater, etc.)

Description	Cost Range
General earthwork and erosion control	\$75,000
Removals	\$20,000
New playground equipment, surfacing and container	\$150,000
Reconstruct court with added Bankshot court	\$80,000
Trails (mill and overlay, some new connections)	\$25,000
Site furnishings (benches, tables, grills, bike racks, etc.)	\$20,000
Interpretive / wayfinding signs	\$3,000
New picnic shelter – medium	\$75,000
Landscaping and restoration	\$25,000
<b>SubTotal:</b>	<b>\$473,000</b>
20% Contingency	\$94,600
20% Design, Engineering & Permits	\$94,600
<b>Total:</b>	<b>\$662,200</b>



# Trillium Cove Park

**Classification:** Neighborhood Park – est. 2020  
**Size:** 11.5 Acres  
**Location:** 14219 Meadowlawn Trail NE  
**Programmed:** No

## Existing Park Features



Playground



Trails

Description: New, small neighborhood park development tucked back along a wooded natural resource area with a playground and trail connections to the neighborhood.

## Assessment

### Assessment: 72.2% Rating

Overall Condition: Most amenities are in new condition, though the trails are older and will need an overlay soon.

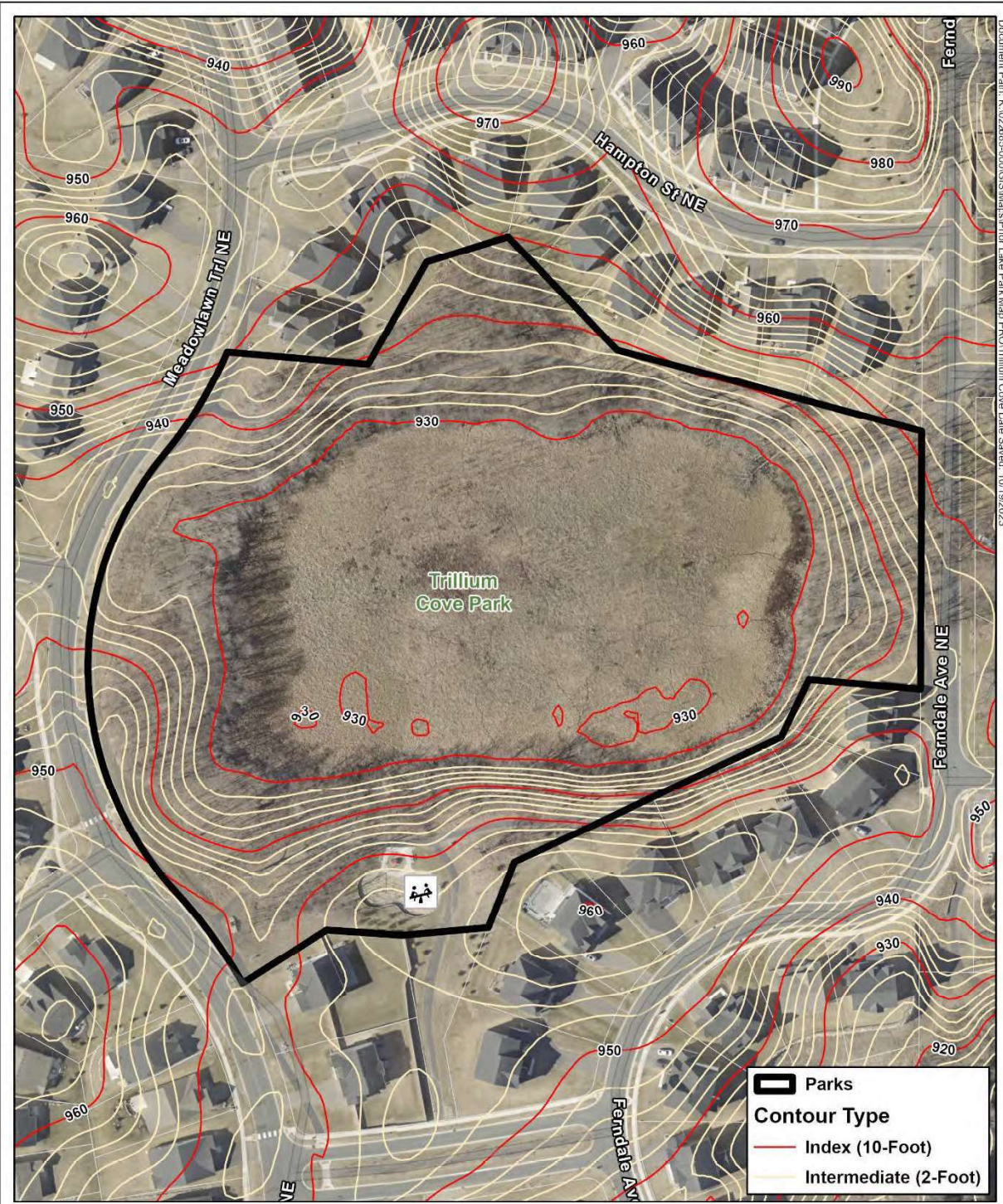
Design & Character: The playground is fairly hidden behind homes and difficult to access for anyone who needs to drive here due to the location of the trail access points. Overall feel of the park is very scenic.

Accessibility: The trails to the playground may exceed ADA slope requirements and the concrete walks that provide access to the playground container exceed cross-slope requirements. The main elementary playground structure and swings are within a container with wood fiber surfacing but the pre-school structure has sand surfacing (non-compliant).

## Recommendations

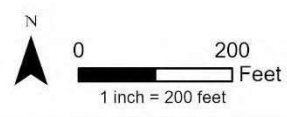
General recommendations include maintaining, repairing and replacing items as needs dictate, which can be phased in, for improved connectivity and quality.





### Trillium Cove Park

Park System Master Plan  
Prior Lake, MN



## Westbury Ponds

**Classification:** Neighborhood Park / Natural Park – est. 1993  
**Size:** 22 Acres  
**Location:** 16765 Simpkins Avenue SW  
**Programmed:** Yes

### Existing Park Features

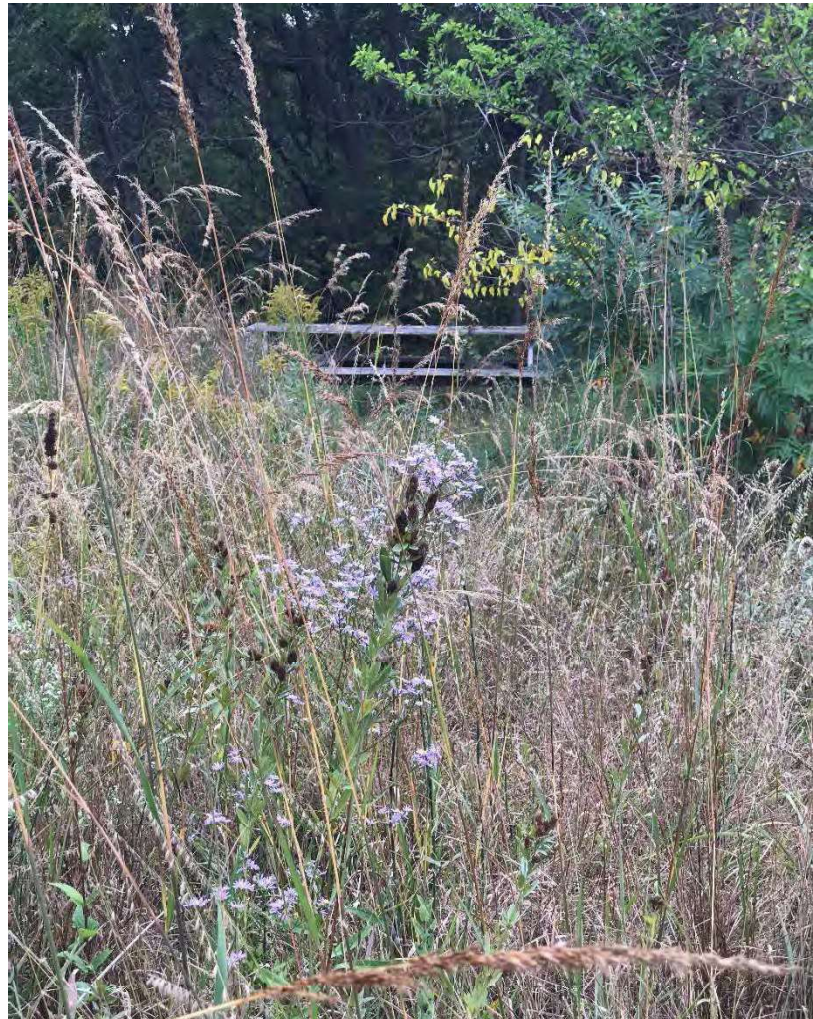


Trails



Boardwalk

Description: Natural resource area with varying trails and boardwalks. It connects up to Five Hawks school which utilizes the site for their educational programs. This is noted as a key neighborhood park due to its neighborhood location having higher populations of children.





## Assessment

### Assessment: 20.8% Rating

Overall Condition: Overall the park was in mainly poor condition. The trails have roots going through them and the amenities are old and in need of replacement.

Design & Character: While the setting is very scenic and contains numerous natural resources, the overall condition detracts from the experience. There is a trail from Willow Beach Trail SW to Willow Lane SW that is very narrow and has an odd alignment at the main park access by a residential lot driveway, which can be confusing.

Accessibility: Considered not accessible due to slopes and hazards.

## Recommendations

There may be opportunity to work with the school district to improve the park to meet their programming needs, such as group gathering areas, additional educational nodes, natural play areas, and overall, improved amenities. The site will need ongoing natural resource management.



## Estimate of Probable Costs

The estimates shown are based on projects of similar size and characteristics and are not based on an actual design or site unknowns. It assumes work is completed by a licensed, bonded contractor shown in 2023 dollars with general contingency and design fees, as applicable.

Specific assumptions and exclusions:

- Boardwalk costs assume more structural approach / design

Description	Cost Range
General earthwork and erosion control	\$50,000
Natural play areas (budget)	\$75,000
Trails (mill and overlay, reconstruct some)	\$100,000
Site furnishings (benches, tables, grills, bike racks, etc.)	\$30,000
Interpretive / wayfinding signs	\$20,000
Boardwalk replacement	\$275,000
Landscaping and restoration	\$25,000
<b>SubTotal:</b>	<b>\$575,000</b>
20% Contingency	\$115,000
20% Design, Engineering & Permits	\$115,000
<b>Total:</b>	<b>\$805,000</b>





## Wilderness Ponds (see also Deerfield)

**Classification:** Neighborhood Park – EST. 1995  
**Size:** 20 Acres  
**Location:** 16551 Blind Lake Trail SE  
**Programmed:** Yes

### Existing Park Features



Playground

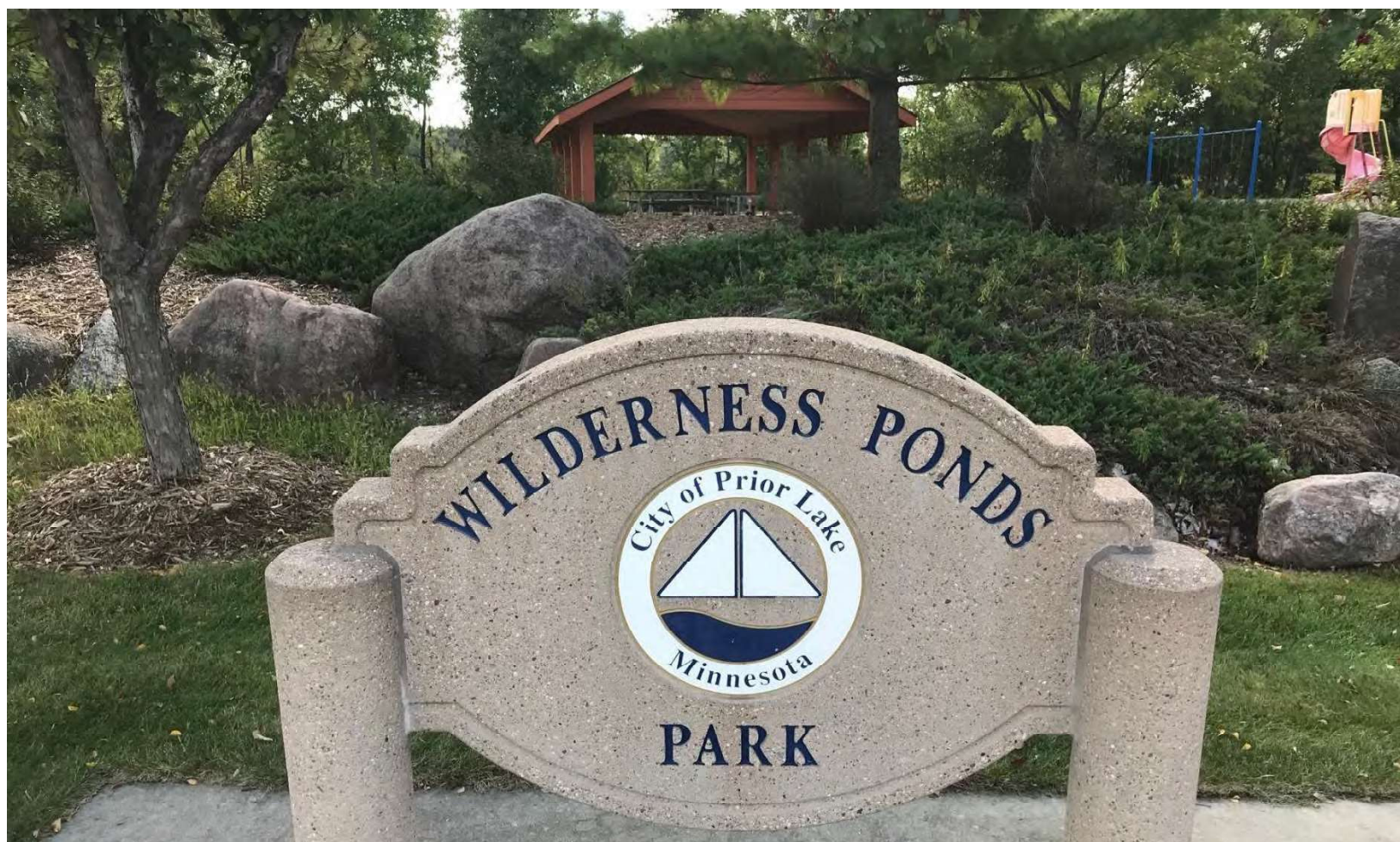


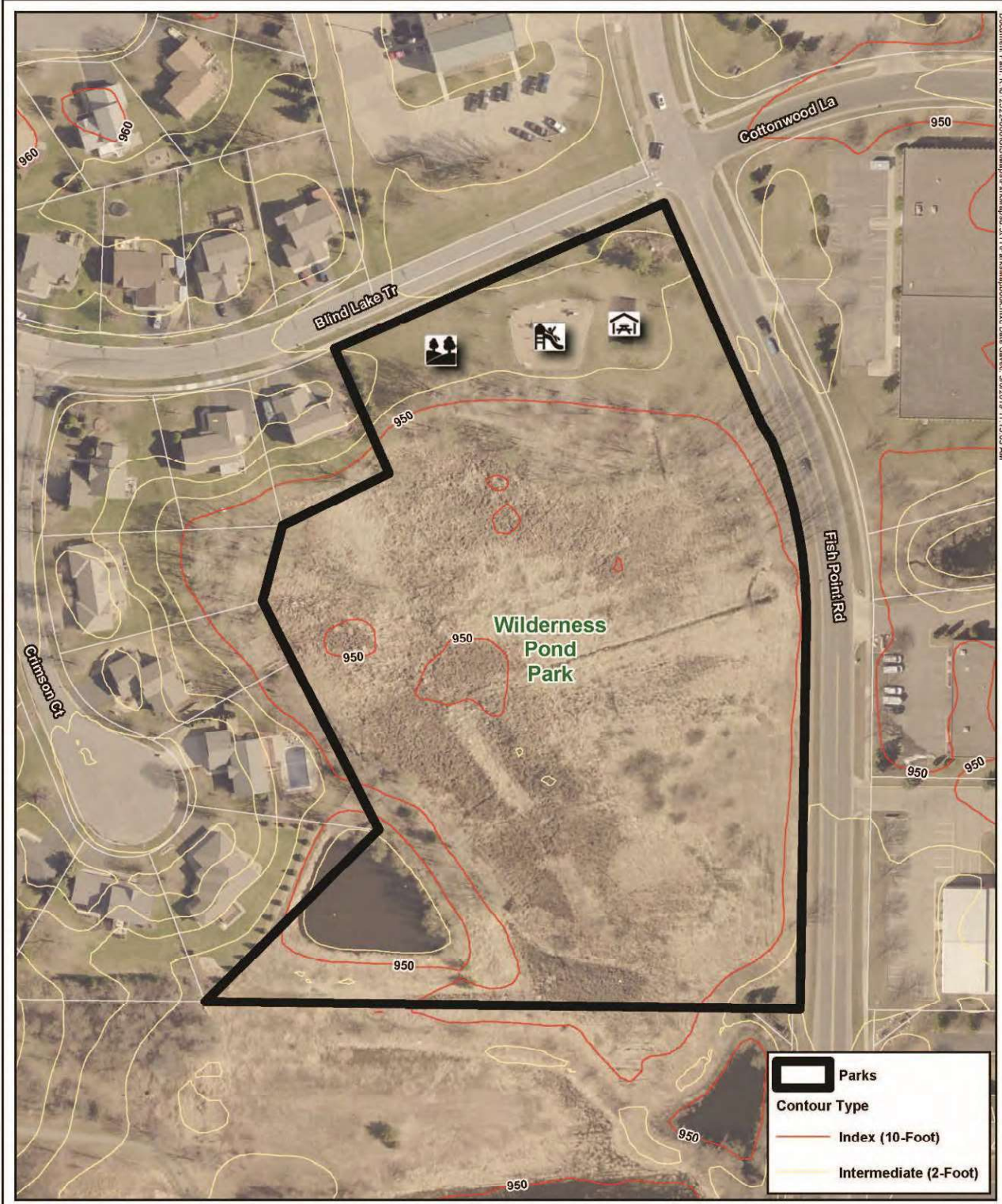
Picnic Shelter



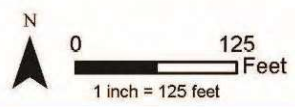
Open Lawn

Description: Small neighborhood park development at the intersection of two streets and part of a larger wetland complex that includes Deerfield park. This is noted as a neighborhood location having higher populations of children.





**Wilderness Pond Park**  
Park System Master Plan  
Prior Lake, MN



## Assessment

### Assessment: 27.8% Rating

Overall Condition: Park is maintained well, but most amenities are very outdated and are in need of replacement. The shelter has woodpeckers living in it.

Design & Character: Small but appealing park with nice curb appeal and a scenic woodland and wetland backdrop. There is a fire station across the street.

Accessibility: The site does not have any trails and therefore lacks accessibility.

## Recommendations

General recommendations include developing an updated park site master plan in conjunction with Deerfield Park to provide complementary features for improved connectivity, quality and sustainability.

Keep this park at a higher level of condition due to the fact it is serving a high density residential area with a considerable amount of children in the adjacent neighborhoods.

Suggestions include keeping this portion of the park focused on some unique amenities for older youth, teens and adults as Deerfield is more focused on younger aged children. This could include some interesting challenge or fitness equipment that could also be utilized by fire fighters, potentially a sport court, or some seating areas.



## Estimate of Probable Costs

The estimates shown are based on projects of similar size and characteristics and are not based on an actual design or site unknowns. It assumes work is completed by a licensed, bonded contractor shown in 2023 dollars with general contingency and design fees, as applicable.

Specific assumptions and exclusions:

- Does not include costs for skate park
- Does not include utilities (electrical, stormwater, etc.)
- Refer to Deerfield Park for additional costs for consideration


Description	Cost Range
General earthwork and erosion control	\$30,000
Removals	\$10,000
Unique or challenge equipment, surfacing and container	\$150,000
Trails / walks	\$10,000
Optional: Basketball Court – half	\$20,000
Site furnishings (benches, tables, grills, bike racks, etc.)	\$20,000
Interpretive / wayfinding signs	\$3,000
Landscaping and restoration	\$20,000
<b>SubTotal:</b>	<b>\$263,000</b>
20% Contingency	\$52,600
20% Design, Engineering & Permits	\$52,600
<b>Total:</b>	<b>\$368,200</b>



## Wilds

**Classification:** Neighborhood Park – est. 1997  
**Size:** 7.8 Acres  
**Location:** 15200 Wilds Parkway NW  
**Programmed:** Yes

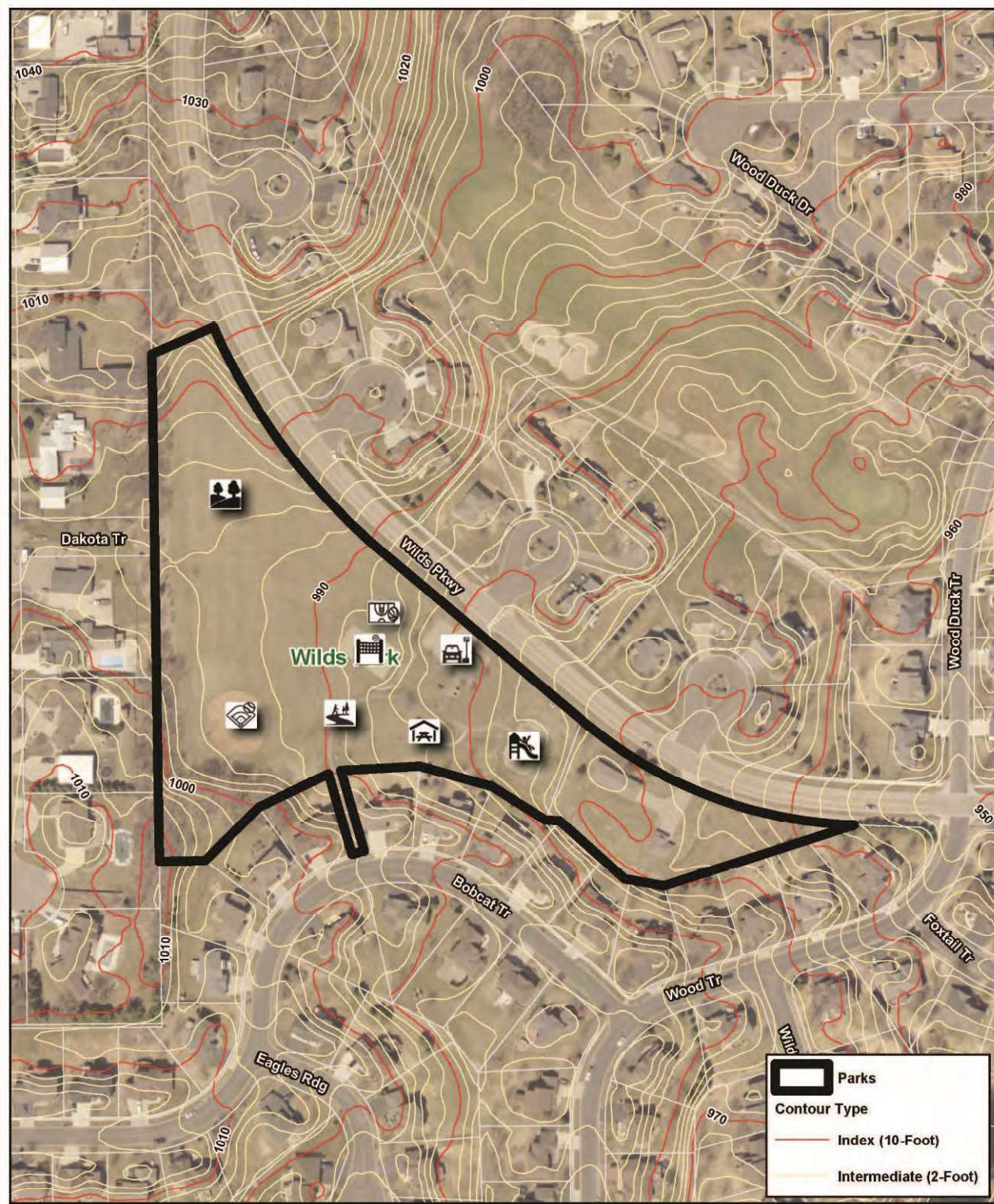
### Park Development:

-  Playground
-  Picnic Shelter
-  Trails
-  Ballfield
-  Open Lawn
-  Basketball Court - half
-  Volleyball Court
-  Parking (9 stalls)

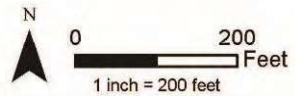
Description: Neighborhood park development with a wide range of amenities, available parking and fairly centrally located within surrounding neighborhoods.



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**Wilds Park**  
Park System Master Plan  
Prior Lake, MN



## Assessment

### Assessment: 48.4% Rating

Overall Condition: Park is generally in fair condition though most amenities and pavements are older and in need of replacement, including the parking and the sidewalks along the street.

Design & Character: Appealing neighborhood park with a nice backdrop but could use more landscaping and trees within the park. Very functional design that does not make use of the park land available. The volleyball is not an ideal orientation, but not necessary for non-programmed games. The ballfield is aimed at the volleyball court which is also not ideal.

Accessibility: There are trail connections to the shelter and playground but not the courts. Playground has sand surfacing (non-compliant) with some rubber areas at access points.

## Recommendations

General recommendations include maintaining items as needs dictate until the amenities are in need of replacement. At time of replacement, develop an updated park site master plan with improved layout and circulation in line with community needs for improved connectivity, quality and sustainability.

Consider removal of the volleyball court, include a full basketball court, loop trail, and if the site is programmed for games, consider a permanent restroom.

This is a key park for the surrounding neighborhoods that should be kept to a high quality.



## Estimate of Probable Costs

The estimates shown are based on projects of similar size and characteristics and are not based on an actual design or site unknowns. It assumes work is completed by a licensed, bonded contractor shown in 2023 dollars with general contingency and design fees, as applicable.

Specific assumptions and exclusions:

- Assumes modified layout and removal of the volleyball court
- Does not include utilities (electrical, stormwater, etc.)

Description	Cost Range
General earthwork and erosion control	\$100,000
Removals	\$30,000
New playground equipment, surfacing and container	\$150,000
Trails	\$50,000
Full Basketball Court	\$35,000
Ballfield improvements	\$100,000
Site furnishings (benches, tables, grills, bike racks, etc.)	\$25,000
Interpretive / wayfinding signs	\$3,000
New picnic shelter – medium with restrooms	\$350,000
Landscaping and restoration	\$25,000
<b>SubTotal:</b>	<b>\$818,000</b>
20% Contingency	\$163,600
20% Design, Engineering & Permits	\$163,600
<b>Total:</b>	<b>\$1,145,200</b>





## Wilds North

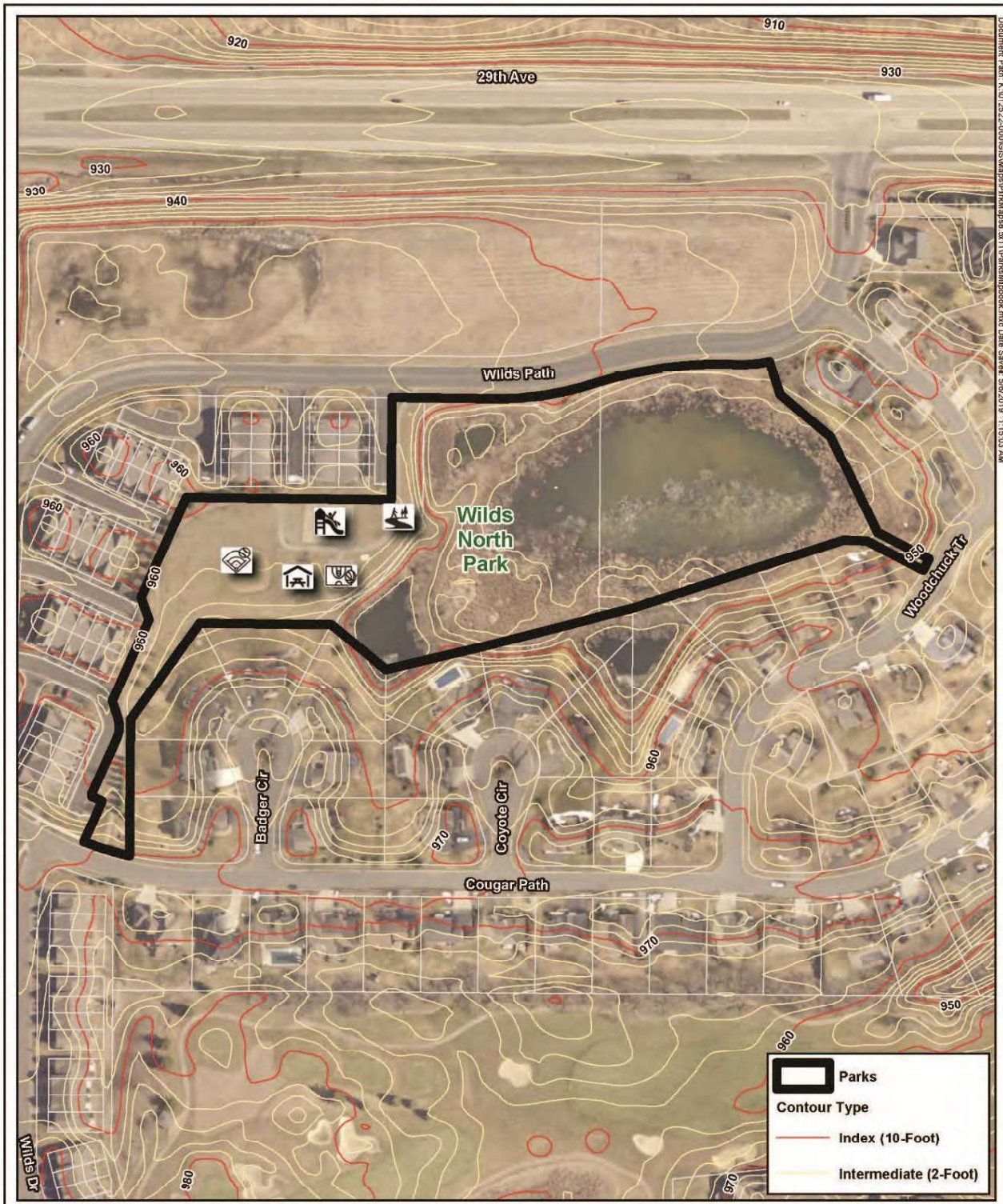
**Classification:** Neighborhood Park – est. 2002  
**Size:** 8.0 Acres including wetlands  
**Location:** 14081 Wilds Path NW  
**Programmed:** No

### Existing Park Features

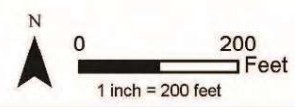
-  Playground
-  Picnic Shelter
-  Trails
-  Ballfield
-  Basketball Court – half

Description: Small neighborhood park tucked back between high density and single family homes.





**Wilds North Park**  
Park System Master Plan  
Prior Lake, MN



## Assessment

### **Assessment: 47.2% Rating**

Overall Condition: Park is maintained well, overall condition is good with a few improvements needed, such as some drainage concerns.

Design & Character: Small park and some amenities feel too crowded for the space allowed. The ballfield seems out of place due to the size and location. The dog waste stations are a nice amenity. The empty concrete pad detracts from the user experience.

Accessibility: Lacking proper accessibility. Some minor trail additions would correct this situation. The trail to the basketball court should be realigned so the goal is not centered on it.

## Recommendations

General recommendations include maintaining, repairing and replacing items as needs dictate, which can be phased in, for improved connectivity, quality and sustainability.

Make proper trail connections to the playground, shelter, and fix the trail connection to the court so it is not aligned with the goal. Remove the agg lime infield and leave as open green space.



## Estimate of Probable Costs

The estimates shown are based on projects of similar size and characteristics and are not based on an actual design or site unknowns. It assumes work is completed by a licensed, bonded contractor shown in 2023 dollars with general contingency and design fees, as applicable.

Specific assumptions and exclusions:

- Does not include trail resurfacing
- Does not include modifications to basketball goal
- Does not include costs for drainage improvements
- Assumes design, engineering and permits are not necessary

Description	Cost Range
Removals	\$10,000
Trails (new connections)	\$5,000
Site furnishings (benches, tables, grills, bike racks, etc.)	\$15,000
Interpretive / wayfinding signs	\$3,000
New picnic shelter – small	\$40,000
Landscaping and restoration	\$15,000
<b>Total:</b>	<b>\$88,000</b>



## Willows

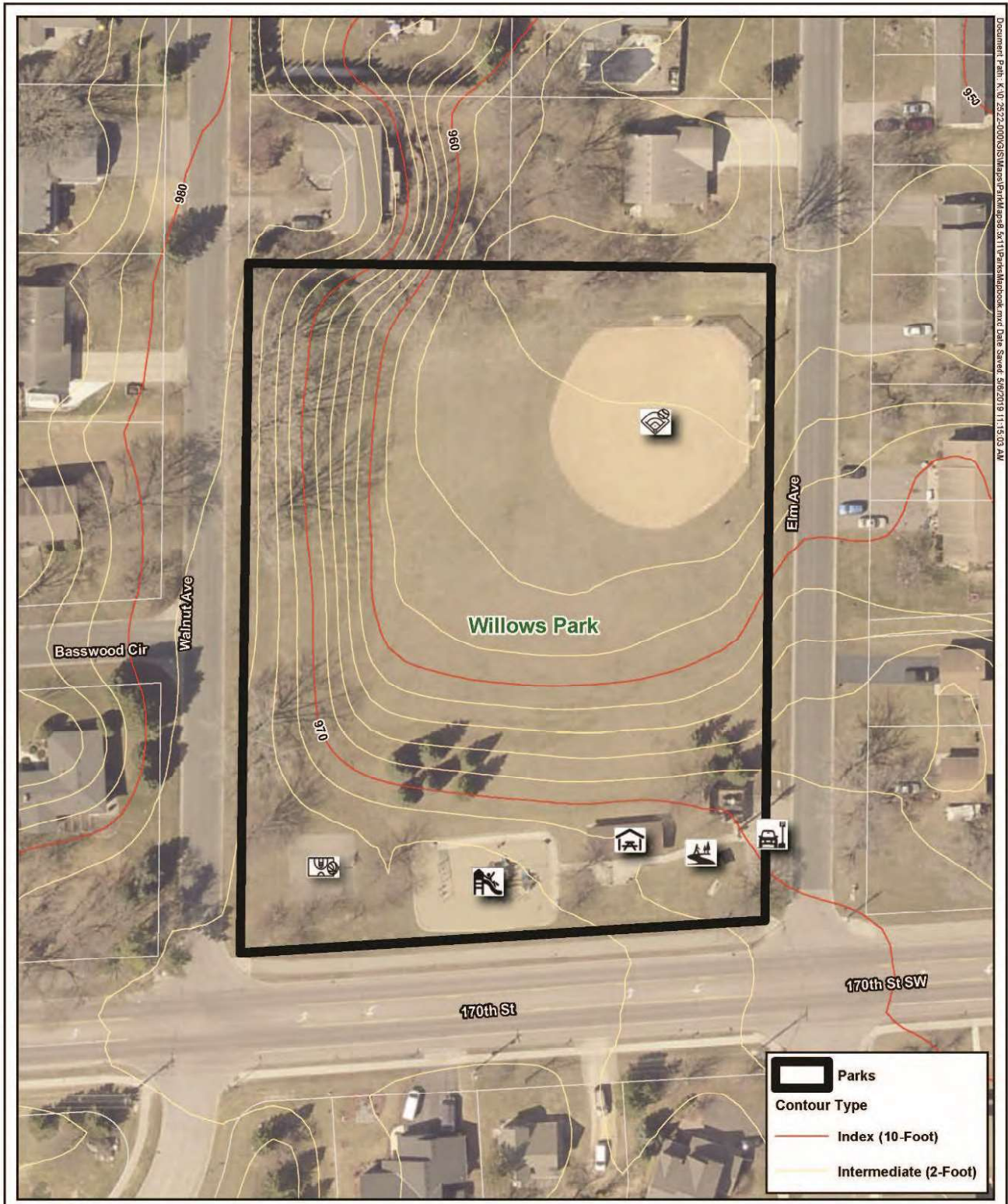
**Classification:** Neighborhood Park – est. 1968  
**Size:** 2.5 Acres  
**Location:** 16950 Elm Avenue SW  
**Programmed:** Yes

### Existing Park Features

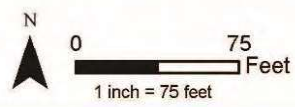
-  Playground
-  Picnic Shelter
-  Trails
-  Ballfield
-  Basketball Court - half
-  Parking (4 stalls)
-  Ice Skating

Description: Neighborhood park along a busy street and has an upper developed area and lower ballfield. This is noted as a key neighborhood park due to its neighborhood location having higher populations of children and it serves multiple neighborhoods that are generally lacking other quality parks.





**Willows Park**  
Park System Master Plan  
Prior Lake, MN



## Assessment

### Assessment: 44.1% Rating

Overall Condition: Park is in fair condition with some amenities getting older and in need of replacement in the near future.

Design & Character: Functional design that feels crowded. Lacks safe and proper parking with just a few spaces off of a narrow side street and the park is also along a busy street with a lot of noise. The chainlink fencing along the street detracts from the park character. The mature trees around the perimeter provide a nice setting. The ballfield sits down in a lower area and there are likely some drainage issues in the outfield.

Accessibility: The playground and shelter are connected by trail, but the court is not. The parking lot does not meet ADA requirements. Playground has sand surfacing (non-compliant) with some rubber areas at access points.

## Recommendations

General recommendations include developing an updated park site master plan in line with community needs for improved connectivity, quality and sustainability that makes better use of the space in order to provide quality recreation for the multiple neighborhoods. This would be higher in priority due to its key location.



## Estimate of Probable Costs

The estimates shown are based on projects of similar size and characteristics and are not based on an actual design or site unknowns. It assumes work is completed by a licensed, bonded contractor shown in 2023 dollars with general contingency and design fees, as applicable.

Specific assumptions and exclusions:

- Assumes existing ballfield remains in place
- Assumes full redevelopment of remaining park elements
- Does not include utilities (electrical, stormwater, etc.)
- Parking does not include stormwater BMP

Description	Cost Range
General earthwork and erosion control	\$100,000
Removals	\$30,000
New playground equipment, surfacing and container	\$150,000
Basketball half court	\$20,000
Ballfield improvements (budget)	\$75,000
Trails	\$25,000
Parallel parking (8-9 stalls)	\$30,000
Site furnishings (benches, tables, grills, bike racks, etc.)	\$20,000
Ornamental fencing	\$60,000
Interpretive / wayfinding signs	\$3,000
New picnic shelter – small	\$40,000
Landscaping and restoration	\$30,000
<b>SubTotal:</b>	<b>\$583,000</b>
20% Contingency	\$116,600
20% Design, Engineering & Permits	\$116,600
<b>Total:</b>	<b>\$816,200</b>








# Woodridge

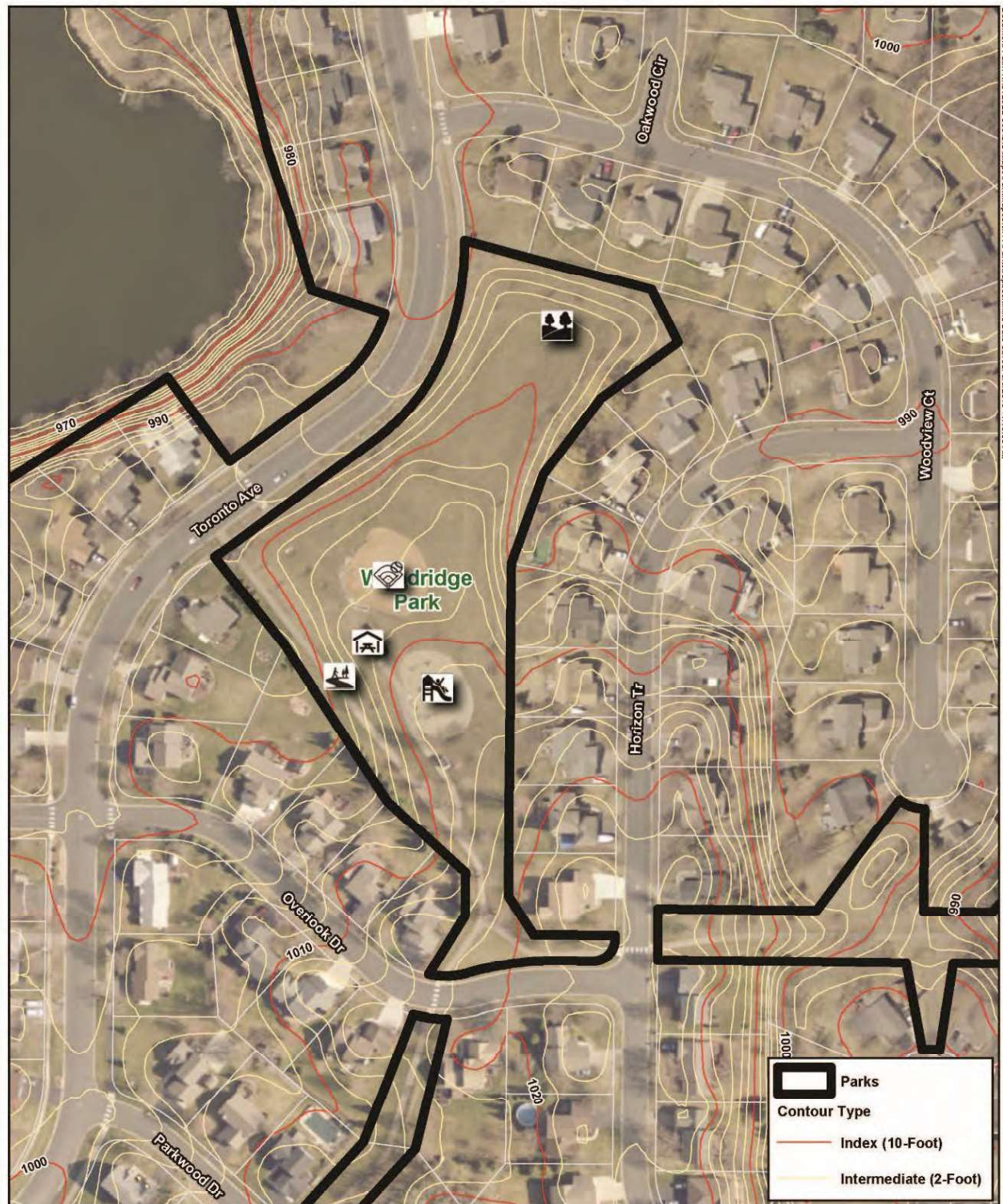
**Classification:** Neighborhood Park – est. 1992  
**Size:** 7 Acres including trail easements  
**Location:** 17185 Toronto Avenue SE  
**Programmed:** No

## Existing Park Features

-  Playground
-  Picnic Shelter
-  Trails
-  Ballfield
-  Ice Skating

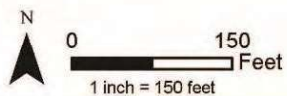
Description: Neighborhood park development on a hill near The Ponds athletic complex.





### Woodridge Park

Park System Master Plan  
Prior Lake, MN



## Assessment

### Assessment: 41.7% Rating

Overall Condition: Park is well maintained, overall condition is good to fair with a few improvements needed.

Design & Character: Odd shape to the park and the grade difference makes it feel hidden from the street. The ballfield has a very short outfield and is aimed at residential lots. The shelter and playground have a functional design. The playground looks small compared to the container area available.

Accessibility: Lacking proper ADA access in some areas due to steep trail segments. Playground has sand surfacing (non-compliant) with some rubber areas at access points.

## Recommendations

General recommendations include maintaining items as needs dictate until the amenities are in need of replacement. At time of replacement, develop an updated park site master plan in line with community needs for improved connectivity, quality and sustainability.

Consider a new layout that removes a programmed ballfield and makes better use of the space with improved accessible trails and a more park-like atmosphere. Consider an open green turf field for informal use and a half basketball court.



## Estimate of Probable Costs

The estimates shown are based on projects of similar size and characteristics and are not based on an actual design or site unknowns. It assumes work is completed by a licensed, bonded contractor shown in 2023 dollars with general contingency and design fees, as applicable.

Specific assumptions and exclusions:

- Assumes removal of the ballfield
- Does not include utilities (electrical, stormwater, etc.)
- Does not include repaving existing trails

Description	Cost Range
General earthwork and erosion control	\$75,000
Removals	\$30,000
New playground equipment, surfacing and container	\$150,000
New trails	\$20,000
Half Basketball Court	\$20,000
Site furnishings (benches, tables, grills, bike racks, etc.)	\$20,000
Interpretive / wayfinding signs	\$3,000
New picnic shelter – small	\$40,000
Landscaping and restoration	\$25,000
<b>SubTotal:</b>	<b>\$383,000</b>
20% Contingency	\$76,600
20% Design, Engineering & Permits	\$76,600
<b>Total:</b>	<b>\$536,200</b>



## Woods at the Wilds

**Classification:** Natural Park / Open Space – est. 1996  
**Size:** 0.5 Acres  
**Location:** 3190 Wildwood Trail NW  
**Programmed:** No

### Existing Park Features



Playground



Picnic Shelter



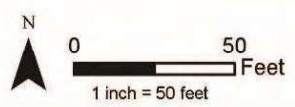
Trails

Description: Mini neighborhood park development along a pond by the golf course with a little playground and pavilion up on a hill.





**Woods at the Wilds Park**  
Park System Master Plan  
Prior Lake, MN



## Assessment

### **Assessment: 39.6% Rating**

Overall Condition: Park is in good condition, though the equipment is older and nearing the end of its lifespan.

Design & Character: Appealing little park but very inaccessible. There is no parking along this street until you get further down by residential lots. The pavilion is very pleasing though older and the site has a scenic setting.

Accessibility: Not accessible.

## Recommendations

General recommendations include phasing out development in line with the natural open space area due to other nearby parks and lack of being able to access this park properly.

### **Estimate of Probable Costs**

The removals could range from \$5,000 - \$15,000.



## Woodview

**Classification:** Natural Park / Open Space – est. 1984  
**Size:** 16 Acres  
**Location:** 17180 Sunray Circle SW  
**Programmed:** No

### Existing Park Features



Trails

Description: Wooded natural resource area with bituminous trails.

### Assessment

**Assessment: 58.3% Rating**

Overall Condition: Park is in fair condition, though natural resource management will be necessary.

Design & Character: Appealing trails but wayfinding signage needed.

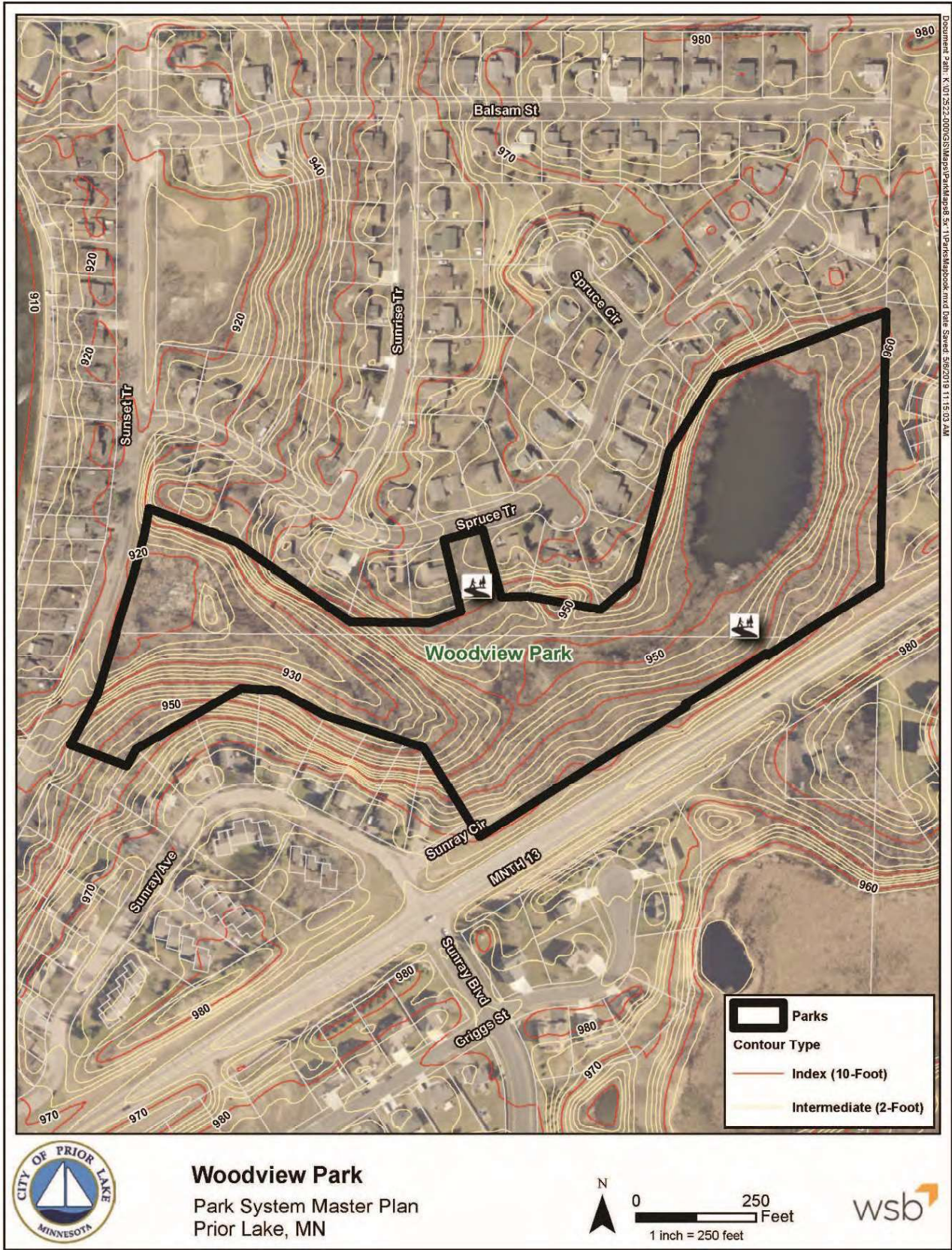
Accessibility: Some sections of the trails exceed ADA requirements.

### Recommendations

General recommendations include repairing and replacing trails as needed and adding in wayfinding and interpretive signage. Costs to fall under trail replacement program.







## C. New Park Development

As new development or redevelopment continues within the community, the City will need to assess options that will determine the optimal opportunities for new park development in relation to the populations being served. This will allow the City to determine if they should proceed with taking dedicated lands or cash-in-lieu based on the goals of the plan.

The following identifies some criteria for park land dedication.

1. The proposed land is located within a current or planned neighborhood service area that is currently not supported by a park within a half-mile distance.
2. The proposed land is located within a quarter-mile distance of current or planned high-density housing not currently supported by a park.
3. The proposed land contains suitable acreage for park development with a mixture of active and passive recreational opportunities.
4. The proposed lands contains characteristics desired for park and open space such as woodlands or environmentally sensitive resources, however, it should be noted that wetlands and stormwater ponds serving developments should not count towards the park dedication requirements.
5. The proposed lands are able to be connected to the greater community through a trail network for optimal connectivity.

### Community Park Development

The City of Prior Lake has a current need for further development of athletic fields. Athletic fields are optimally located at community parks to allow for a consolidated location suitable for programmed uses, tournament use, and adequate parking.

The following identifies some criteria for community park development.

1. Approximately 20-30 acres minimum of developable land suitable for a range of active and passive recreation as well as community events.
2. Ideally located along a primary traffic route suitable for easy access to avoid having to access the parcel through neighborhoods.
3. Natural resources for protection, wildlife habitat and suitable for enhancing the character of the park.

In the event that suitable acreage for future community parks cannot be obtained, development of larger neighborhood parks can also meet these needs when developed appropriately, which is described in the following Neighborhood Park Search Areas section.



The following identifies some potential community park development as well as future search areas for consideration.

- Spring Lake Park: The City currently has a concept plan for further development to include turf fields, hockey rinks, parking, and trails. If this plan cannot be achieved, the City will need to prioritize obtaining lands meeting the criteria for development as a community park.
- Vierling Property #1: The property off of County Road 21 / Eagle Creek Ave and County Road 42 / 140<sup>th</sup> St NW has a total acreage of 164 acres and is adjacent to primary traffic routes on three sides of the property. Approximately 12 acres of this property contain lowlands and wetlands which still allows for adequate developable property.
- Vierling Property #2: The properties north of County Road 42 / 140<sup>th</sup> St NW on the east side of Pike Lake may be another option for consideration. There are multiple parcels that would be advantageous for consideration, for varying reasons. The parcels adjacent to 42 would provide optimal access, though the northern parcels would be ideal to secure lands for developing the eastern side of Pike Lake to include a loop trail to connect to the western Pike Lake Park. Each option would provide approximately 55 acres of developable land.
- Campbell Lake Property: There may be opportunities to secure some lands around Campbell Lake. Much of this area is currently undeveloped but ideally, access would come off of Marschall Road. This would also help provide a community park in a location that currently lacks easy access to a community park and is part of an area expanding with further development.



## Neighborhood Park Development

While the existing developed areas of Prior Lake are fairly well covered for neighborhood parks, there are some locations that currently don't have a park within a half-mile distance that should be prioritized, or methods implemented to make accessing an existing park safe and convenient.

Most neighborhood park search areas are in locations identified for future development. These locations will need to be reviewed at the time of incoming development reviews so that the City can work with developers to secure ideal park lands in relation to the populations being served. Medium to large neighborhood parks can also help meet the athletic needs to supplement community parks.

The following identifies some criteria for neighborhood park development.

1. Approximately 3-5 acres minimum of developable land; 5-10 acres more ideal for adequate development with a mixture of active and passive recreation to meet the needs of broader user groups.
2. Ideally located nearest to higher density neighborhoods to ensure proper accessibility.
3. Trail connections to local neighborhoods and the greater trail systems for enhancing connectivity across the community.
4. Ideally situated with roadway frontage on one side for proper visibility into the park and better accessibility.
5. Natural resources suitable for enhancing the character of the park.

The following map and graphics include:

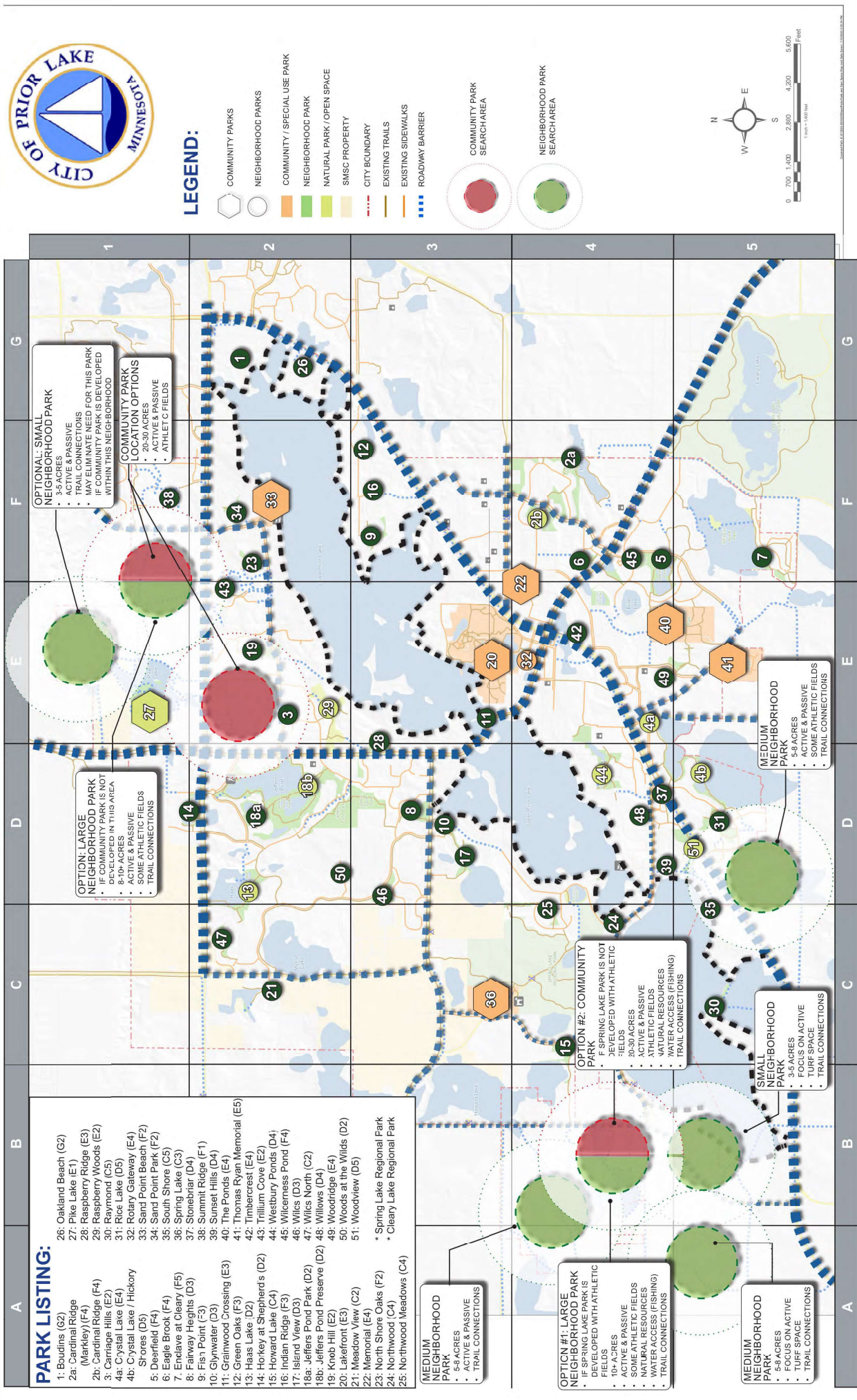
- Park Search Areas: Illustrates the potential locations for both community and neighborhood parks with options for consideration related to an either/or situation (i.e.: if community park needs are being met, the lands would be developed as a neighborhood park instead).
- Neighborhood Park Example Concepts: Graphic examples of neighborhood park concept plans to identify suitable size and programming. Examples include a small to medium sized park followed by a medium to large sized park. Actual size will be dependent on programming and land characteristics.



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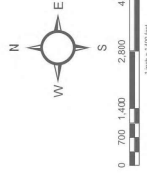


# Park Search Areas



## LEGEND:

- COMMUNITY PARKS
- NEIGHBORHOOD PARKS
- COMMUNITY / SPECIAL USE PARK
- NEIGHBORHOOD PARK
- NATURAL PARK / OPEN SPACE
- SMSC PROPERTY
- CITY BOUNDARY
- EXISTING TRAILS
- EXISTING SIDEWALKS
- ROADWAY BARRIER
- COMMUNITY PARK SEARCH AREA
- NEIGHBORHOOD PARK SEARCH AREA



### PARK LISTING:

- 1: Boudins (G2)
- 2a: Cardinal Ridge (E1)
- 2b: Raspberry Ridge (E3)
- 3: Cardinal Ridge (E4)
- 3a: Raspberry Woods (E2)
- 3b: Raymond (C5)
- 4: Crystal Lake (D3)
- 4a: Rotary Gateway (E4)
- 4b: Sand Point Beach (F2)
- 5: Deerfield (F4)
- 6: Eagle Brook (F4)
- 7: Enclave at Cleary (F5)
- 8: Fairway Heights (D3)
- 9: Fish Point (F3)
- 10: Glynwater Crossing (E3)
- 11: Green Oaks (F3)
- 12: Haas Lake (D2)
- 13: Hokeley at Shepherds (D2)
- 14: Trillium Cove (E2)
- 15: Howard Lake (C4)
- 16: Indian Ridge (F3)
- 17: Island View (D3)
- 18a: Jeffers Pond Preserve (D2)
- 18b: Willows (D4)
- 19: Knob Hill (E2)
- 20: Lakefront (E3)
- 21: Meadow View (C2)
- 22: Memorial (E4)
- 23: North Shore Oaks (F2)
- 24: Northwood (C4)
- 25: Northwood Meadows (C4)
- 26: Oakland Beach (G2)
- 27: Pike Lake (E1)
- 28: Raspberry Ridge (E3)
- 29: Raspberry Woods (E2)
- 30: Raymond (C5)
- 31: Rice Lake (D3)
- 32: Rotary Gateway (E4)
- 33: Sand Point Beach (F2)
- 34: Sand Point Park (F2)
- 35: South Shore (C5)
- 36: Spring Lake (C3)
- 37: Stonebrar (D4)
- 38: Summit Ridge (F1)
- 39: Sunset Hills (E4)
- 40: The Ponds (E4)
- 41: Thomas Ryan Memorial (E5)
- 42: Timbercrest (E4)
- 43: Trillium Cove (E2)
- 44: Westbury Ponds (D4)
- 45: Wilkerness Pond (F4)
- 46: Wilcs (D3)
- 47: Willow (D4)
- 48: Willows North (C2)
- 49: Woodridge (E4)
- 50: Woods at the Wilds (D2)
- 51: Woodview (D5)
- \* Spring Lake Regional Park
- \* Cleary Lake Regional Park

**OPTIONAL: SMALL NEIGHBORHOOD PARK**

- 3-5 ACRES
- ACTIVE & PASSIVE
- TRAIL CONNECTIONS
- IF COMMUNITY PARK IS DEVELOPED
- IF COMMUNITY PARK IS DEVELOPED WITHIN THIS NEIGHBORHOOD

**COMMUNITY PARK LOCATION OPTIONS**

- 20-30 ACRES
- ACTIVE & PASSIVE
- ATHLETIC FIELDS

**OPTION: LARGE NEIGHBORHOOD PARK**

- IF COMMUNITY PARK IS NOT DEVELOPED IN THIS AREA
- 8-10+ ACRES
- ACTIVE & PASSIVE
- ATHLETIC FIELDS
- TRAIL CONNECTIONS

**OPTION #2: COMMUNITY PARK**

- F SPRING LAKE PARK IS NOT DEVELOPED WITH ATHLETIC FIELDS
- 20-30 ACRES
- ACTIVE & PASSIVE
- ATHLETIC FIELDS
- NATURAL RESOURCES
- WATER ACCESS (FISHING)
- TRAIL CONNECTIONS

**OPTION #1: LARGE NEIGHBORHOOD PARK**

- IF SPRING LAKE PARK IS DEVELOPED WITH ATHLETIC FIELDS
- 10+ ACRES
- ACTIVE & PASSIVE
- SOME ATHLETIC FIELDS
- NATURAL RESOURCES
- WATER ACCESS (FISHING)
- TRAIL CONNECTIONS

**SMALL NEIGHBORHOOD PARK**

- 3-5 ACRES
- FOCUS ON ACTIVE
- TURF SPACE
- TRAIL CONNECTIONS

**MEDIUM NEIGHBORHOOD PARK**

- 5-8 ACRES
- SOME ACTIVE
- SOME ATHLETIC FIELDS
- TRAIL CONNECTIONS

**MEDIUM NEIGHBORHOOD PARK**

- 5-8 ACRES
- ACTIVE & PASSIVE
- TRAIL CONNECTIONS

**MEDIUM NEIGHBORHOOD PARK**

- 5-8 ACRES
- FOCUS ON ACTIVE
- TURF SPACE
- TRAIL CONNECTIONS

- PARK CHARACTERISTICS**
- 3-5 ACRES MINIMUM PREFERRED
  - FRONTAGE ALONG ROADWAY
  - PEDESTRIAN ACCESS & CONNECTIONS
  - MIXTURE OF ACTIVE & PASSIVE RECREATION
  - RECREATION APPEALING FOR DIVERSE AGES
  - MIXTURE OF NATURAL AREAS & MANICURED TURF SPACES
  - VEGETATIVE SCREENING/BUFFERS
  - ADEQUATE ON-STREET PARKING OR SMALL OFF-STREET PARKING LOT (6-10 STALLS)



**PARK FRONTAGE ALONG ROADWAY**

**HIGHLY VISIBLE PARK ENTRY SIGN**

**PICNIC SHELTER**

- CAN RANGE IN SIZE FROM 2 TO 4 PICNIC TABLES
- GRILL
- ELECTRIC OUTLET
- SECURITY LIGHT

**ATHLETIC FIELD OPTIONS**

- INFORMAL LAWN
- SOCCER FIELD
- BALLFIELD

**PARK STORMWATER TREATMENT**

**SIDEWALK CONNECTION TO PARK**

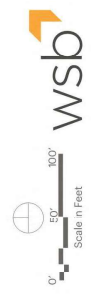
**COURT OPTIONS**

- BASKETBALL (FULL OR HALF)
- TENNIS
- VOLLEYBALL

**PLAYGROUND**

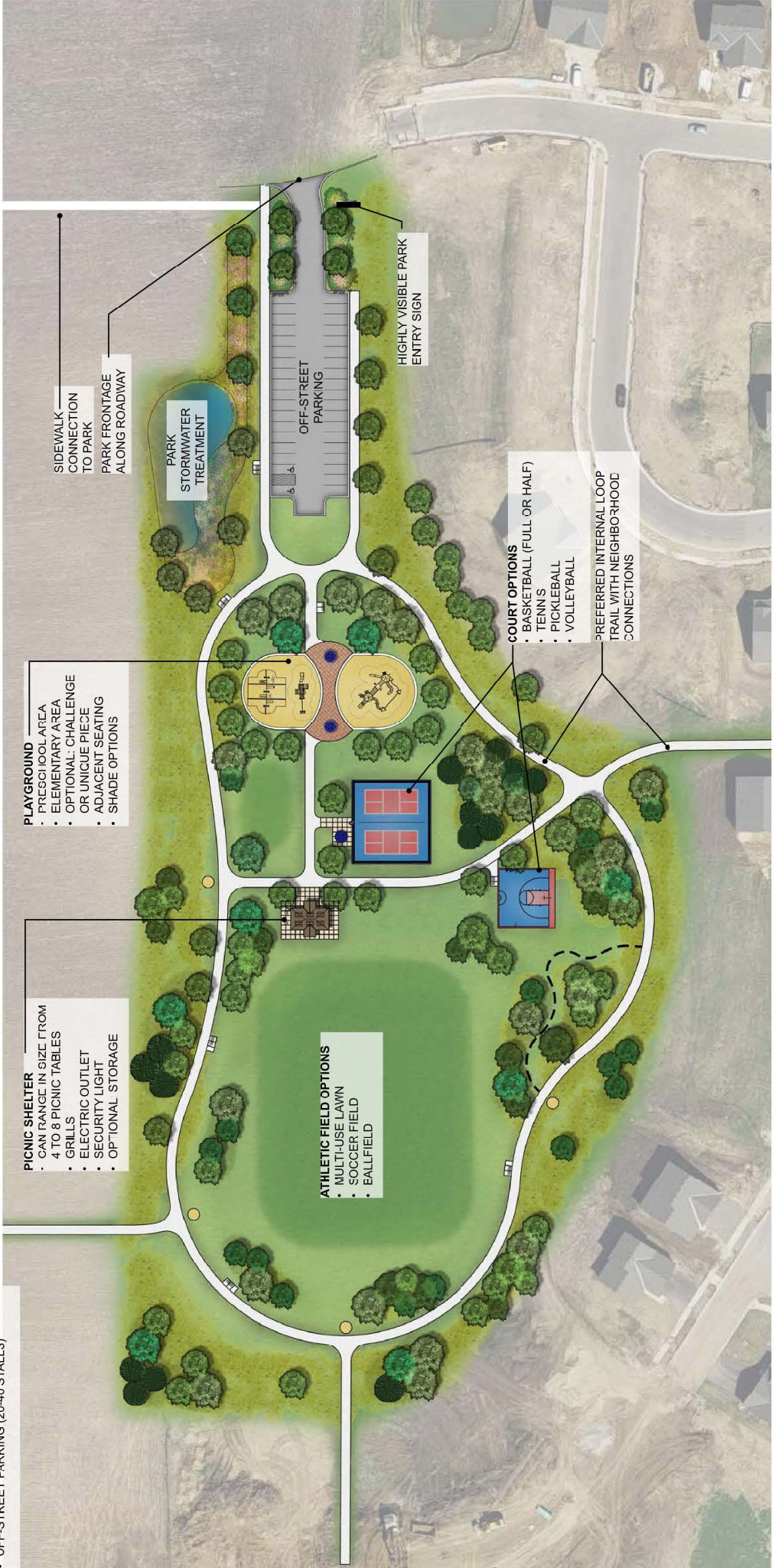
- PRESCHOOL AREA
- ELEMENTARY AREA
- OPTIONAL: CHALLENGE OR UNIQUE PIECE
- ADJACENT SEATING
- SHADE OPTIONS

**PREFERRED INTERNAL LOOP TRAIL WITH NEIGHBORHOOD CONNECTIONS**



# Neighborhood Park Example Concept - Small / Medium

- PARK CHARACTERISTICS
- 5-10+ ACRES PREFERRED
- FRONTAGE ALONG ROADWAY
- PEDESTRIAN ACCESS & CONNECTIONS
- MIXTURE OF ACTIVE & PASSIVE RECREATION
- RECREATION APPEALING FOR DIVERSE AGES
- MIXTURE OF NATURAL AREAS & MANICURED TURF SPACES
- VEGETATIVE SCREENING/BUFFERS
- OFF-STREET PARKING (20-40 STALLS)



**PICNIC SHELTER**

- CAN RANGE IN SIZE FROM 4 TO 8 PICNIC TABLES
- GRILLS
- ELECTRIC OUTLET
- SECURITY LIGHT
- OPTIONAL STORAGE

**PLAYGROUND**

- PRESCHOOL AREA
- ELEMENTARY AREA
- OPTIONAL: CHALLENGE OR UNIQUE PIECE
- ADJACENT SEATING
- SHADE OPTIONS

**ATHLETIC FIELD OPTIONS**

- MULTI-USE LAWN
- SOCCER FIELD
- BALL FIELD

**COURT OPTIONS**

- BASKETBALL (FULL OR HALF)
- TENNIS
- PICKLEBALL
- VOLLEYBALL

PREFERRED INTERNAL LOOP TRAIL WITH NEIGHBORHOOD CONNECTIONS

SIDEWALK CONNECTION TO PARK

PARK FRONTAGE ALONG ROADWAY

PARK STORMWATER TREATMENT

OFF-STREET PARKING

HIGHLY VISIBLE PARK ENTRY SIGN



# Neighborhood Park Example Concept - Medium / Large

