



Memorandum

To: Chuck Stifter, Maple Grove Parks and Recreation Director

From: Eric Zweber, AICP, Senior Planner

Date: May 11, 2021

Re: Park Service Area 4 Park Options
WSB Project No. 018787-000

Mr. Stifter,

Following the April 18, 2022 Joint City Council/Planning Commission/Parks Board meeting, WSB has been assisting City staff with the development more details related to the possible park location for the Park Service Area (PSA) 4 neighborhood park. Attached is a Neighborhood Park Search Area exhibit that displays two park options: Park Option A located near the Three Rivers Park District (TRPD) owned parcel and Park Option B located near the western edge of the proposed Rush Hollow plat. This memorandum provides an overview of the park design considerations considered when creating the park options.

PARK OPTION A

Park Option A creates a 9.0-acre park that includes all of the Alano property and portions of the TRPD property and the 15750 Territorial Road property. Originally, WSB considered adding a portion of the 15406 Territorial Road property located east of the Alano property to the park but that property was removed from the recommended Park Option A after it was determined that the home on the property would need to be purchased and that the property has woodlands, steep slopes and bluffs that would limit the construction of park infrastructure or facilities.

Park Option A would include the existing parking lot from the Alano facility, the former school building, a ballfield/soccer overlay field, a playground, a half basketball court, a connection to the future TRPD Rush Creek Regional Trail, and an area for additional historical interpretive elements. The negative features of the park are a moderate amount of grading required, the removal of a moderate amount of woodlands, the distance from the existing and future residents of PSA 4, and the constraints of constructing a trail connection along the north side of Territorial Road.

PARK OPTION B

Park Option B creates a 6.8 acre park that is located completely within the Rush Hollow plat and therefore would be acquired through parkland dedication. Originally, WSB evaluated including the property located at 15244 Territorial Road and a portion of the 15406 Territorial Road property but those properties were removed from the recommended Park Option B after it was determined that the home at 15244 Territorial Road would need to be purchased, that the properties have woodlands, steep slopes and bluffs that would limit the construction of park infrastructure or facilities, and that the existing cemetery would eliminate any visibility of the park facilities from Territorial Road.

Park Option B would include a parking lot near Territorial Road, a ballfield/soccer overlay field, a playground, a half basketball court, a potential creek corridor overlook in the northwest corner,

and would be located within a mixed residential neighborhood. The negative features of the park are the lack of feasible connection to the future TRPD Rush Creek Regional Trail, lack of existing historical features, a 60-foot-wide electric powerline easement on the west side of the site, and minor amount of grading and woodland removal.

WSB staff will be in attendance at the May 19, 2022 Parks Board meeting and will be able to address any questions or comments.