



**Wayzata City Council Workshop Meeting Agenda
Wayzata City Hall Community Room, 600 Rice Street
TUESDAY, JULY 19, 2022**

WORKSHOP TOPICS FOR DISCUSSION:

1. Discussion of Rooftop Solar Infrastructure on City Facilities (5:25-5:55 p.m.)
2. Update from the Parks and Trails Board on Capital Projects and Discussion of Parks and Trails Master Plan (5:55-6:40 p.m.)



City Council Workshop City Council Agenda Report

MEETING DATE: July 19, 2022	WORKSHOP AGENDA ITEM: 1
TITLE: Discussion of Rooftop Solar Infrastructure on City Facilities (5:25-5:55 p.m.)	
PREPARED BY: Nick Kieser, Parks Planner	
REVIEWED BY: Jeffrey Dahl, City Manager	

DISCUSSION OBJECTIVE:

To gather feedback and provide direction on two options on a proposal for municipal rooftop solar infrastructure.

BACKGROUND:

The Energy and Environment (E&E) Committee has discussed and researched the potential for a municipal rooftop solar project for almost two years. This project has been listed in the Committee's work plan each year since 2020 and now the Committee feels confident in bringing forward a proposal that would fit with Wayzata's goals and visioning that are embedded in multiple robust documents that guide the City's future.

Overall, the reasons for pursuing this project are to save money, produce sustainable energy/reduce the City's carbon footprint, become a community leader in sustainability, and have the potential for educational opportunities.

Background

The E&E Committee worked through three separate municipal solar proposals from the companies Blue Horizon, Cedar Creek, and All Energy. Each proposal had the same scope of providing rooftop solar on City Hall, Fire Station, Library, Public Works, and the Muni/Liquor Store. Solar carport options were also reviewed but were removed from the scope of the project due to cost. The proposals were reviewed at approximately eight E&E Committee meetings and revisions were made to the proposals throughout that time.

In the end, the E&E Committee recommended bringing forward the attached Blue Horizon proposal. The Committee preferred Blue Horizon and their proposal based on the two financial models the company proposed, the experience and knowledge of the staff members, and their commitment to the Wayzata community.

Proposal

The proposal is clearly detailed in the memo attached, but a summary is noted below.

The Blue Horizon proposal outlines a project for installing rooftop solar on the main municipal buildings noted above. Approximately 32.9% (357,934 kWh) of the total energy usage from the buildings would be offset by solar production. The total cost of the project would be \$595,539 which is proposed to be financed under two following options:

1. Direct purchase via 7-year Solar Power Agreement

- Upfront capital cost of \$595,539 with a cost savings breakeven point of ~13 years (there is currently no budget for this).
- After 25 years, the total cost savings is estimated to be \$530,860.
- A non-profit partner would provide a 14% rebate to the City so that the organization can take advantage of the renewable energy tax credits that the City cannot.

2. Power Purchase Agreement via 25-year PPA

- No upfront capital costs with a cost savings breakeven point in year 1.
- After 25 years, the total cost savings is estimated to be \$104,302.

Discussion Questions

Members of the E & E Committee, along with staff, will be asking the following questions:

1. Is rooftop solar a valuable project for Wayzata to pursue?
2. Is the scope of the project correct (i.e. the buildings proposed)?
3. What would be the preferred financing option?

Next Steps

If there is consensus on moving forward, staff will start to put together the draft agreements with Blue Horizon to install the solar infrastructure and outline the financing model for future Council consideration.

ATTACHMENTS:

1. Memo



Blue Horizon Energy LLC
121 Cheshire Lane, Suite 500
Minnetonka, MN, 55305, USA

July 11, 2022

City of Wayzata
Energy & Environment Committee
Attn: Nick Kieser
via email: nkieser@wayzata.org

Dear Committee,

In response to your request for additional information dated March 15, 2022, and subsequent conversations, we are happy to submit the following answers and the attached supporting documentation. We welcome any further questions and are happy to help support your decision making process as you review.

- We have prepared two scenarios for the Committee's consideration:
 - Direct Purchase via 7yr Solar Power Agreement
 - In this scenario, the City funds all project costs through debt or equity.
 - We have relationships with banks who will provide debt, if desired.
 - The "Solar Power Agreement" includes a 14% rebate upon completion from a non-profit partner focused on incentivizing civic solar deployment.
 - To optimize the projects' financial results, the carport has been omitted.
 - Power Purchase Agreement via 25yr PPA
 - In this scenario, all project costs are funded by Blue Horizon Energy.
 - To optimize the projects' financial results, the carport has been omitted.
 - The enclosed spreadsheets detail each option on an aggregate and year-by-year basis for each proposed property.
- Financial Summary (See Appendix for Graphs):

	SPA Direct w/o Carport	PPA
Upfront Cost	\$ 595,539	\$ 0
Breakeven	12.90 Years	Immediately
Total Savings	\$ 530,860	\$ 104,302

- Warranty Summary:

	SPA Direct w/o Carport	PPA
BHE Warranty	10 Years	25 Years **
Module Warranty	25 Years	12-25 Years
Module Guarantee	30 Years	25-30 Years
Inverter Warranty	20 Years	10-20 Years
MPLE Warranty	25 Years	25 Years
** Under the PPA BHE's warranty is effectively 25 Years since we are responsible for all maintenance during the duration of the PPA.		

- Operations and Maintenance:

- During the term of our BHE warranty (listed above), we cover all operations and maintenance activities. Following the conclusion of the BHE warranty, the City could choose to extend our warranty (for cost) or purchase service ad-hoc at that time. Generally ad-hoc service post-warranty is the most economical, with one annual preventative maintenance visit costing \$250-\$500 for ordinary service.

- End-Of-Life Disposition:

- Under the Direct Purchase and Lease options, the solar equipment is the City's property to utilize however they wish at the end of life.
- Under the PPA option, the solar equipment becomes the City's property at the conclusion of the PPA and may be utilized however they wish at the end of life.
- Generally it is expected that a well-designed and properly-maintained solar array will have a useful life of 35-40 years, well beyond the term of the warranties or financing arrangements.

- Roof Replacements:

- If a roof replacement is required during the life of the solar array, the array is removed from the roof, the roof replacement occurs, and then the array is reinstalled on the roof.
- The costs for removal and reinstallation are the City's responsibility and are billed on a time-and-materials basis depending on the scope of the roof work.

- Generally such removal and replacement can be coordinated to minimize the financial impact. The aggregate cost is typically equivalent to 6-12 months of energy production.
- PPA Financing:
 - Under the PPA option, a subsidiary of Blue Horizon Energy will own and operate the solar array. The subsidiary will secure nonrecourse debt to finance the construction of the solar array, with the proceeds of the PPA used to fund the debt service obligations associated with the project.
- Incentives: Solar*Rewards & PV Demand Credit
 - These projects are designed to utilize two incentive programs through Xcel Energy: Solar*Rewards and the PV Demand Credit.
 - Solar*Rewards is a limited-availability, first-come-first-served program that provides an additional annual payment directly from Xcel Energy to the interconnection customer (in this case, the City of Wayzata) for all power produced by the solar arrays during their first 10 years of operation.
 - Working together with City staff, we were able to secure funding from this program for the proposed solar projects before the incentive budget expired earlier this year. To maintain this incentive funding, the solar projects must proceed in a timely fashion to commercial operations.
 - The PV Demand Credit is a special rate class established by Xcel Energy with the approval of the Public Utilities Commission that provides an additional monthly credit toward the interconnection customer's (in this case, the City of Wayzata's) monthly demand charges based on the power produced by the solar arrays between 1pm and 7pm. As this program is established as a special rate class, it does not have a specific term and is currently available to any solar projects that meet the program criteria in Xcel Energy territory.

We look forward to your consideration of these financing options. We're happy to work together to refine the options as necessary following your review.

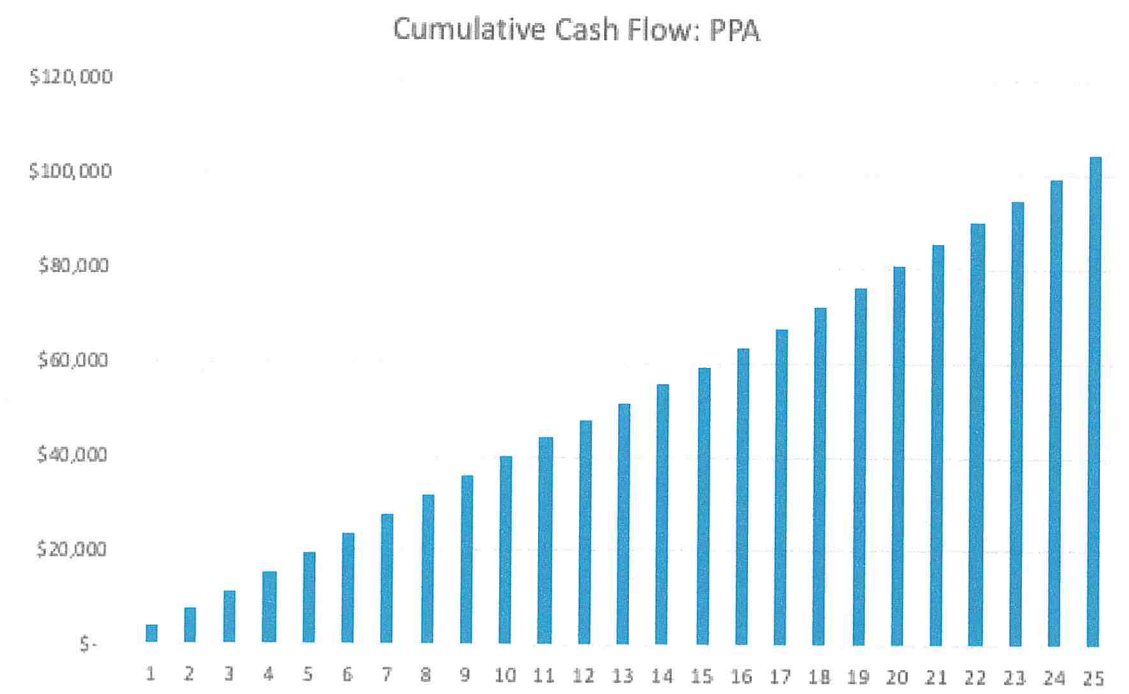
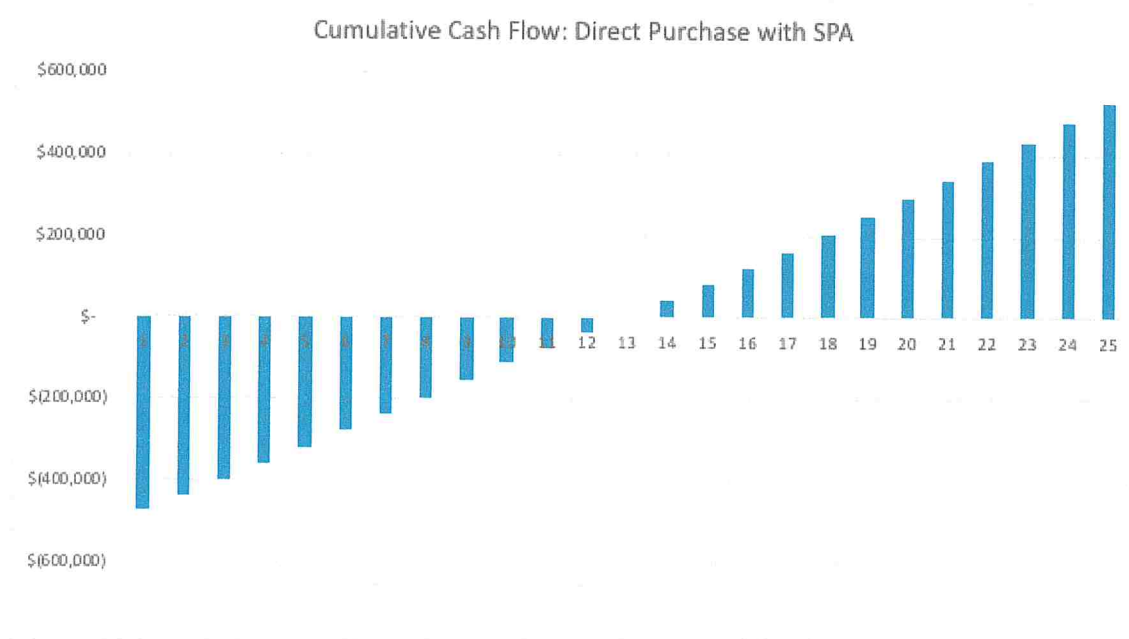
Sincerely,

Mark Isaacson
VP, Development
Blue Horizon Energy

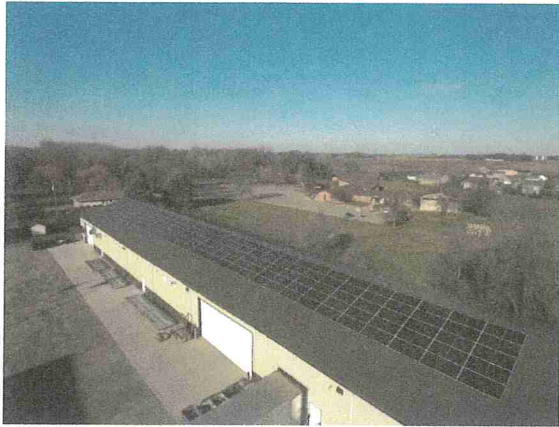
Enclosed:

1. City of Wayzata Financial Model - Direct with SPA (No Carport).
2. City of Wayzata Financial Model - PPA.

Appendix A: Savings Graphs



Appendix B: Aesthetic References



Pitched Roof with Standing Seam
(compare to Public Works Building)



Pitched Roof with Asphalt Shingle
(compare to Muni Building)



Flat Roof with Fully Ballasted Array
(Compare to City Hall, Police/Fire, Library, and Rear of Muni Building)

City of Wayzata Solar Program - Direct Purchase with SPA

	Fire	City Hall Roof	Library	Muni. Liq. & Grill	Public Works	Total
Cost	\$ (88,800)	\$ (57,420)	\$ (117,691)	\$ (120,840)	\$ (210,788)	\$ (595,539)
Incentives	\$ 12,432	\$ 8,039	\$ 16,477	\$ 16,918	\$ 29,510	\$ 83,375
Net Cost	\$ (76,368)	\$ (49,381)	\$ (101,214)	\$ (103,922)	\$ (181,278)	\$ (512,164)

Year	Net Cash Flow						Cumulative Cash Flow
	Fire	CH - Roof	Library	Muni L&G	Public Works	Total	
1	\$ 4,824	\$ 2,415	\$ 7,029	\$ 8,985	\$ 14,644	\$ 37,897	\$ (474,267)
2	\$ 4,829	\$ 2,418	\$ 7,038	\$ 9,006	\$ 14,664	\$ 37,955	\$ (436,312)
3	\$ 4,905	\$ 2,456	\$ 7,148	\$ 9,157	\$ 14,897	\$ 38,563	\$ (397,749)
4	\$ 4,983	\$ 2,495	\$ 7,261	\$ 9,312	\$ 15,136	\$ 39,187	\$ (358,562)
5	\$ 5,063	\$ 2,535	\$ 7,378	\$ 9,472	\$ 15,382	\$ 39,828	\$ (318,733)
6	\$ 5,145	\$ 2,576	\$ 7,497	\$ 9,635	\$ 15,634	\$ 40,486	\$ (278,247)
7	\$ 5,229	\$ 2,618	\$ 7,620	\$ 9,803	\$ 15,893	\$ 41,162	\$ (237,085)
8	\$ 5,315	\$ 2,661	\$ 7,746	\$ 9,975	\$ 16,158	\$ 41,855	\$ (195,229)
9	\$ 5,404	\$ 2,705	\$ 7,875	\$ 10,152	\$ 16,431	\$ 42,567	\$ (152,663)
10	\$ 5,495	\$ 2,751	\$ 8,008	\$ 10,333	\$ 16,711	\$ 43,297	\$ (109,366)
11	\$ 4,340	\$ 2,173	\$ 6,324	\$ 8,509	\$ 14,988	\$ 36,333	\$ (73,033)
12	\$ 4,443	\$ 2,224	\$ 6,475	\$ 8,711	\$ 15,294	\$ 37,148	\$ (35,884)
13	\$ 4,549	\$ 2,277	\$ 6,629	\$ 8,919	\$ 15,609	\$ 37,983	\$ 2,099
14	\$ 4,657	\$ 2,332	\$ 6,787	\$ 9,131	\$ 15,931	\$ 38,838	\$ 40,937
15	\$ 4,768	\$ 2,387	\$ 6,949	\$ 9,349	\$ 16,261	\$ 39,714	\$ 80,650
16	\$ 4,882	\$ 2,444	\$ 7,114	\$ 9,572	\$ 16,599	\$ 40,610	\$ 121,261
17	\$ 4,998	\$ 2,502	\$ 7,283	\$ 9,800	\$ 16,945	\$ 41,529	\$ 162,790
18	\$ 5,117	\$ 2,562	\$ 7,457	\$ 10,033	\$ 17,301	\$ 42,470	\$ 205,259
19	\$ 5,239	\$ 2,623	\$ 7,635	\$ 10,272	\$ 17,664	\$ 43,433	\$ 248,692
20	\$ 5,364	\$ 2,685	\$ 7,816	\$ 10,517	\$ 18,037	\$ 44,419	\$ 293,111
21	\$ 5,492	\$ 2,749	\$ 8,003	\$ 10,767	\$ 18,419	\$ 45,430	\$ 338,541
22	\$ 5,622	\$ 2,815	\$ 8,193	\$ 11,024	\$ 18,810	\$ 46,465	\$ 385,006
23	\$ 5,756	\$ 2,882	\$ 8,388	\$ 11,286	\$ 19,211	\$ 47,524	\$ 432,530
24	\$ 5,893	\$ 2,950	\$ 8,588	\$ 11,555	\$ 19,622	\$ 48,609	\$ 481,139
25	\$ 6,034	\$ 3,021	\$ 8,793	\$ 11,830	\$ 20,043	\$ 49,721	\$ 530,860
Total	\$ 128,346	\$ 64,255	\$ 187,033	\$ 247,105	\$ 416,284	\$ 1,043,023	

City of Wayzata Solar Program - PPA

	Fire	City Hall Roof	Library	Muni. Liq. & Grill	Public Works	Total	PPA Discount Rate
Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10%
Incentives	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Year	Net Cash Flow						Cumulative Cash Flow
	Fire	CH - Roof	Library	Muni L&G	Public Works	Total	
1	\$ 482	\$ 241	\$ 703	\$ 899	\$ 1,464	\$ 3,790	\$ 3,790
2	\$ 483	\$ 242	\$ 704	\$ 901	\$ 1,466	\$ 3,795	\$ 7,585
3	\$ 491	\$ 246	\$ 715	\$ 916	\$ 1,490	\$ 3,856	\$ 11,441
4	\$ 498	\$ 249	\$ 726	\$ 931	\$ 1,514	\$ 3,919	\$ 15,360
5	\$ 506	\$ 253	\$ 738	\$ 947	\$ 1,538	\$ 3,983	\$ 19,343
6	\$ 514	\$ 258	\$ 750	\$ 964	\$ 1,563	\$ 4,049	\$ 23,392
7	\$ 523	\$ 262	\$ 762	\$ 980	\$ 1,589	\$ 4,116	\$ 27,508
8	\$ 532	\$ 266	\$ 775	\$ 998	\$ 1,616	\$ 4,186	\$ 31,693
9	\$ 540	\$ 271	\$ 787	\$ 1,015	\$ 1,643	\$ 4,257	\$ 35,950
10	\$ 550	\$ 275	\$ 801	\$ 1,033	\$ 1,671	\$ 4,330	\$ 40,280
11	\$ 434	\$ 217	\$ 632	\$ 851	\$ 1,499	\$ 3,633	\$ 43,913
12	\$ 444	\$ 222	\$ 647	\$ 871	\$ 1,529	\$ 3,715	\$ 47,628
13	\$ 455	\$ 228	\$ 663	\$ 892	\$ 1,561	\$ 3,798	\$ 51,426
14	\$ 466	\$ 233	\$ 679	\$ 913	\$ 1,593	\$ 3,884	\$ 55,310
15	\$ 477	\$ 239	\$ 695	\$ 935	\$ 1,626	\$ 3,971	\$ 59,281
16	\$ 488	\$ 244	\$ 711	\$ 957	\$ 1,660	\$ 4,061	\$ 63,342
17	\$ 500	\$ 250	\$ 728	\$ 980	\$ 1,695	\$ 4,153	\$ 67,495
18	\$ 512	\$ 256	\$ 746	\$ 1,003	\$ 1,730	\$ 4,247	\$ 71,742
19	\$ 524	\$ 262	\$ 763	\$ 1,027	\$ 1,766	\$ 4,343	\$ 76,086
20	\$ 536	\$ 269	\$ 782	\$ 1,052	\$ 1,804	\$ 4,442	\$ 80,527
21	\$ 549	\$ 275	\$ 800	\$ 1,077	\$ 1,842	\$ 4,543	\$ 85,070
22	\$ 562	\$ 281	\$ 819	\$ 1,102	\$ 1,881	\$ 4,646	\$ 89,717
23	\$ 576	\$ 288	\$ 839	\$ 1,129	\$ 1,921	\$ 4,752	\$ 94,469
24	\$ 589	\$ 295	\$ 859	\$ 1,156	\$ 1,962	\$ 4,861	\$ 99,330
25	\$ 603	\$ 302	\$ 879	\$ 1,183	\$ 2,004	\$ 4,972	\$ 104,302
Total	\$ 12,835	\$ 6,425	\$ 18,703	\$ 24,711	\$ 41,628	\$ 104,302	



Blue Horizon
Energy

Clean Energy Solutions
for the City of Wayzata, MN

121 Cheshire Lane, Ste 500, Minnetonka, MN | bluehorizonenergy.com

We Build Better Solar
Since 2009, Full Service
700+ Completed Projects
Local Attention, National Reach
Award Winning
Quality, Performance, & Service

2020 Member of the Year
MINNESOTA SOLAR ENERGY INDUSTRIES ASSOCIATION



Solutions for Wayzata, MN

As lifelong Wayzata community members, we're excited to help Wayzata implement a clean energy program that:

- ✓ Advances Wayzata's environmental and sustainability commitments.
- ✓ Engages residents and businesses to support the growth of clean energy.
- ✓ Realizes positive financial and environmental impacts for the City.



**Griffin
Dooling**
CEO



**Mark
Isaacson**
VP, Development

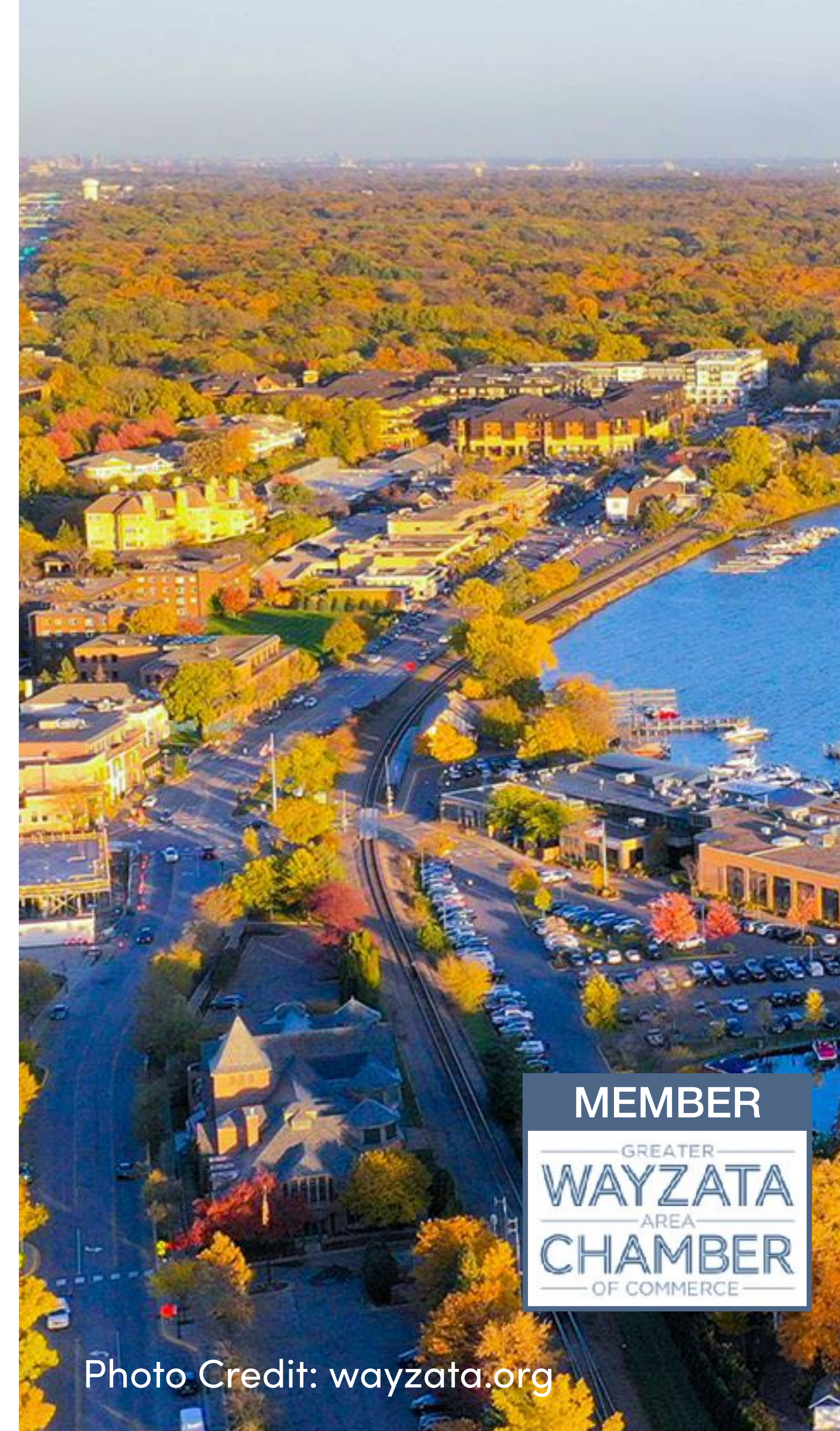


Photo Credit: wayzata.org





Overview: Bringing Clean Energy to Wayzata

Our plan to bring clean energy to Wayzata is built on two complimentary pillars, which can be pursued simultaneously or in stages to advance the City's goals.

City Facilities

Deployment of solar energy systems to power:

Public Works
City Hall
Fire Station
Library
Municipal Grill
Municipal Liquor

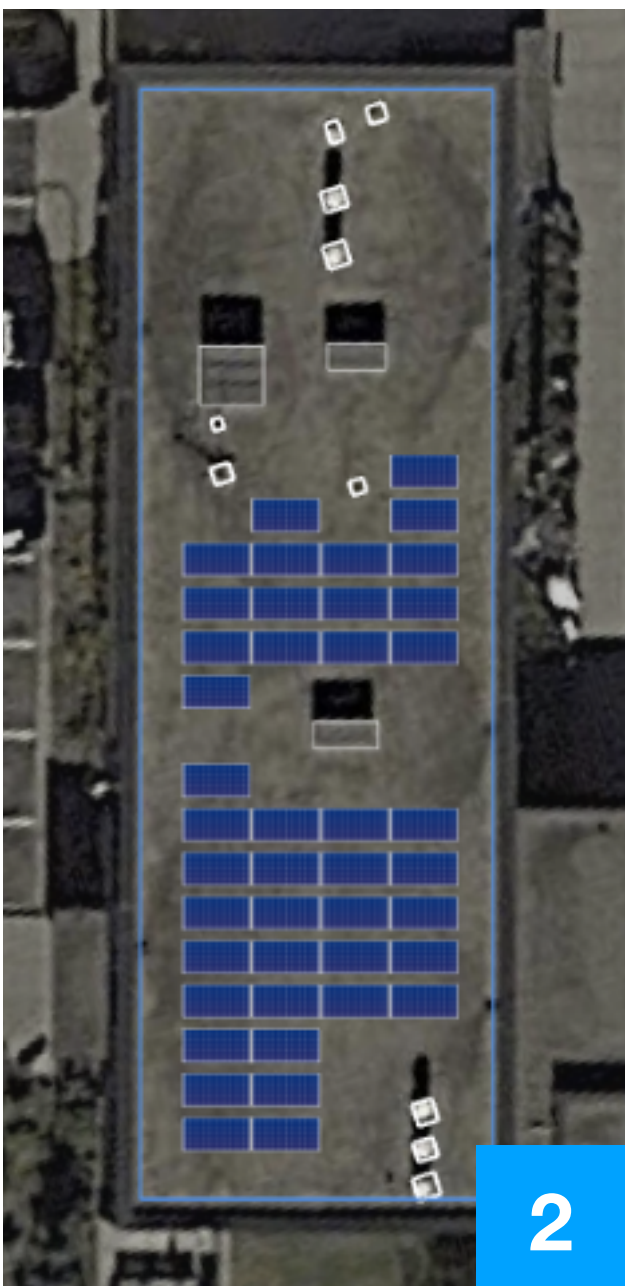
Incentives

Referral & Education Programs:

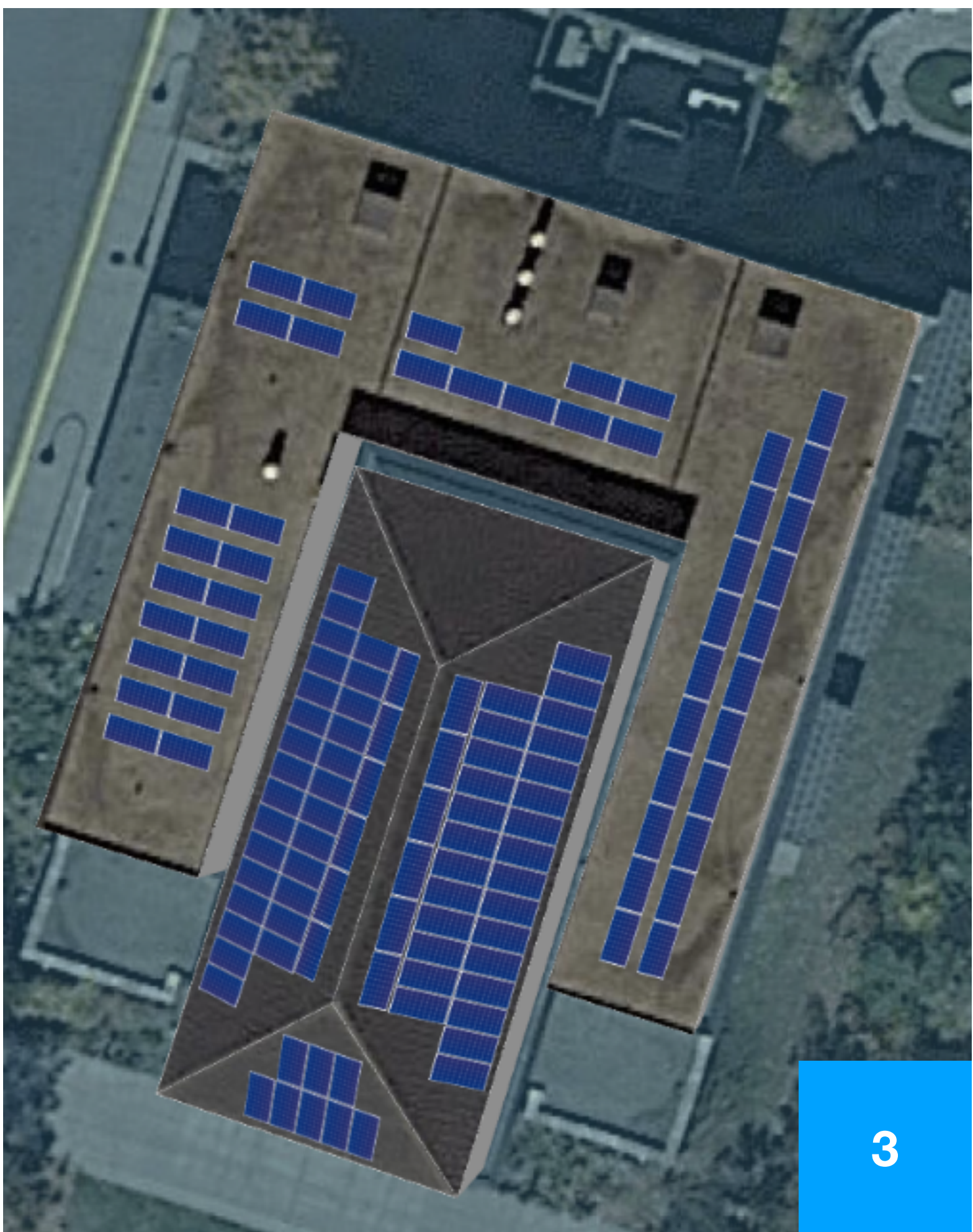
We will create a Wayzata-specific referral and education program to encourage clean energy growth.



City Facilities: On-Site Deployment



<u>Location</u>	<u>Size</u>
1. Fire	40kW
2. City Hall Roof	19kW
3. Library	55kW
4 Muni Liq. & Grill	74kW
5. Public Works	110kW





City Facilities: On-Site Deployment

Objectives

- ✓ Advances Wayzata's environmental and sustainability commitments.
- ✓ Engages residents and businesses to support the growth of clean energy.
- ✓ Realizes positive financial and environmental impacts for the City.

Benefits

- ✓ Directly offset 33% of the energy use at these facilities with clean energy.
- ✓ Incentives and education to raise awareness of clean energy options.
- ✓ 25yr Savings of \$105,000 (via PPA) to \$531,000 (via Direct Purchase).

Why Now? **Solar*Rewards**
Cost & ITC
Engineering
Leadership

\$80,000 of Incentives (Declines in '23)
Priced at 26% ITC (Declines in '23)
Initial approval secured from Xcel
Advances Wayzata's eco-lead



City Facilities: On-Site Deployment

In considering the deployment of solar on the City's facilities, there are two primary financial avenues: Direct Purchase and Power Purchase Agreement.

Direct Purchase

Project is paid for and owned by City, similar to other pieces of capital equipment.

Notes:

- ▶ Project may be eligible for local grants and other financial incentives if purchased directly.

PPA

Project is paid for and owned by Blue Horizon. City commits to purchase all power from the arrays for 25 years, discounted from current rates.

Notes:

- ▶ City receives a fixed rate schedule for 25 years, insulating against electric rate increases and providing long term expected savings.





City Facilities: On-Site Deployment

Warranties are a key risk-mitigation factor when deploying solar energy.

	Direct Purchase	PPA
BHE Warranty	10 Years	25 Years *
Module Warranty	25 Years	25 Years
Module Guarantee	25-30 Years	25-30 Years
Inverter Warranty	20 Years	25 Years *
MPLE Warranty	25 Years	25 Years

* Under a PPA, warranties are all effectively 25 years as the financier is responsible for operations and maintenance, at no expense to the City.



Incentives & Education

To build upon the City’s leadership on clean energy, we will create a series of incentives and educational programs directed at businesses and residents.

Referral Program

Financial incentives for residents and businesses within Wayzata that pursue local clean energy.

0-20kW	\$500
21-40kW	\$1,000
41-100kW	\$1,500
101kW+	\$2,000

50% to resident or business and 50% to City’s chosen cause.

Educational Programs

A series of seminars and programs aimed at building awareness of local clean energy.

Topics could include:
“Intro to the City’s Solar Projects”
“Your Clean Energy Options”
“Home Energy Efficiency”

Lead by BHE, with support from other clean energy organizations.



We're on a mission to advance America's
transition to carbon free energy.



City Council Workshop City Council Agenda Report

MEETING DATE: July 19, 2022	WORKSHOP AGENDA ITEM: 2
TITLE: Update from the Parks and Trails Board on Capital Projects and Discussion of Parks and Trails Master Plan (5:55-6:40 p.m.)	
PREPARED BY: Nick Kieser, Parks Planner	
REVIEWED BY: Jeffrey Dahl, City Manager	

DISCUSSION OBJECTIVE:

To receive an update on various Parks and Trails Board Projects and discuss and gather consensus on projects listed in Parks and Trails Master Plan in preparation for budget and Capital Improvement Plan (CIP) updates.

BACKGROUND:

Tory Schalkle, Chair of the Parks and Trails Board, will be present to provide a brief update of Parks and Trails Board projects for the year. In addition, staff and Chair Schalkle will facilitate a discussion about:

- The history of the Parks and Trails Master Plan;
- The projects currently listed in the Plan and CIP; and
- What, if any, amendments need to be made based on timing, funding, project costs, and overall community prioritization.

Attached for reference are applicable sections of the Parks and Trails Master Plan as well as the latest highlights of the CIP.

There will also be an update of Parks and Trails Board projects at a regular Council Meeting in the near future.

ATTACHMENTS:

1. Wayzata-Parks-and-Trails-Master-Plan-PDF
2. Parks and Trails CIP Summary
3. Parks and Trails CIP



WAYZATA PARKS & TRAILS MASTER PLAN



NOVEMBER 6 2019

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EXECUTIVE SUMMARY

The City of Wayzata's park and trail amenities are significant assets to the quality of life of the community. In the Spring of 2011, the City Council formed a ten (10) member Park and Trails Taskforce of citizens and policymakers to survey and evaluate the City's existing park and trail resources, and provide recommendations on future action for the City's park and trail assets.

The Park and Trails taskforce met from April 2011 to April 2012, and presented a report to the City Council in April 2012 which recommended the establishment of a formal advisory board to champion parks and trails in the City and advise the City Council on issues related to park improvements, trail expansion, and maintenance needs, as well as how to allocate Capital Improvement Plan (CIP) funds and Park Dedication fees.

In July 2012, the Wayzata City Council formally established a five (5) member Park and Trails Board to advise the City Council on park and trails related matters. In 2013, the Council increased the size of the Board to seven (7) citizen members. In 2014, the Council added the provision that it may appoint one (1) additional member as the Executive Board Chair. The current Board consists of eight (8) members, including an Executive Board Chair.

The Parks and Trails Board bases their work on the following mission and vision statements:

MISSION

Provide recommendations to the City Council for the preservation, protection, enhancement and promotion of a healthy Parks and Trails system for the benefit and enjoyment of all community members and visitors.

VISION

To be responsible stewards of our parks, trails, lake front, and natural resources and promote peaceful reflection, invigorating activity, community enrichment, and education for individuals and groups of all ages and abilities.



WAYZATA'S PARKLAND = 51 ACRES

**OVER 16 MILES OF TRAILS AND
SIDEWALK**

The Board has accomplished numerous projects and programs since its inception. Examples of these projects and programs include; Adirondack chairs, the creation of a dog park, the installation of a pier at the “Little Beach”, Sunday Concerts in the Park, and a partnership for summer park recreational activities.

In 2017, the City Council tasked the Board with the preparation of a Master Plan for the City’s Parks and Trails. The plan is intended to provide a framework for the City to continue refining their park and trail system to meet the needs of current and future residents as well as set a course for future maintenance and improvements.

PURPOSE AND ORGANIZATION

The Parks and Trails Master Plan provides a framework for the City of Wayzata to continue refining their park system to meet the needs of current and future residents. The Wayzata Parks and Trails Master Plan reflects input from nearly 380 residents, stakeholders, city staff, and the Wayzata Parks and Trails Board that was collected in the summer and fall of 2018.

The plan was adopted by the City Council on

_____, ___, ____.

The remaining parts of the plan are organized as follows:

SYSTEM-WIDE ANALYSIS

A system-wide analysis was completed for the 51 acres of parkland, over 16 miles of local sidewalks and trails and programs provided by the City of Wayzata. The analysis included other similar providers such as Wayzata West Middle School, St. Bartholomew Church, Hennepin County Trails/Sidewalks, Minnesota DNR (Luce Line Trail), and Three Rivers Park District (Dakota Rail Trail). Using national standards and local input as a guide for service levels, the analysis identifies opportunities in overall park acreage, basketball courts, and indoor recreation space.

GUIDING PRINCIPLES

The following guiding principles were inspired by *Wayzata 2040, Sailing Ahead* and expanded on and modified to best reflect the City’s intention for Parks and Trails. The **Guiding Principles** will assist in directing the Parks and Trails Board as future decisions are made, and have been used to inform decisions reflected in this plan.

- Develop a variety of active and passive parks and programs that are accessible to all Wayzata residents.
- Ensure each park is well connected, bikeable and pedestrian friendly.
- Support resident’s desire and ability to stay healthy, active, and engaged in the community.
- Create enticing parks with activities and programming for all seasons.
- Foster environmental and economic sustainability that protects Wayzata’s water and natural resources.
- Create a multi-generational Park System that builds community, attracts young families and supports aging in place.

SYSTEM-WIDE VISION

Identifying opportunities for improvements to the park and trails system that impact the entire community are a key component of the plan. Improving pedestrian and bike connections was an important element identified by the community, decision makers, and consultant early on in the process. Additional key improvements include the following:

- Community and recreation trends relating to Wayzata such as racquet sports, splash pads, connection to nature, and facilities supporting active young families.
- Improve trail connections to the Luce Line Trail and Dakota Rail Trail with the following four connections: Ferndale Road off-street trail; Minnetonka Avenue on-street bicycle lane/"sharrow"; Broadway Avenue on-street bike lane; and the extension of the Dakota Trail along Lake Street.
- Improve connectivity and accessibility from neighborhoods to the downtown, parks, and Lake Minnetonka to enable safe access for both pedestrians and bicycles.
- Enhance connectivity to/ from neighborhoods that lie on the edges of town, such as the Holdridge neighborhood.
- Provide enhanced pedestrian and bicycle crossings along Wayzata Boulevard.

PARK PLANS AND IMPLEMENTATION

The Master Planning process allowed the Parks and Trails Board and consultants to create unique, new designs for seven (7) main park spaces and reviewed an additional seven (7) special consideration parks.

Parks include: Klapprich Park + Bell Courts; Wayzata Beach + Shaver Park; Margaret Circle Park; Nature Center; City Hall + Children's Park; Big Woods Preserve; and Heritage Park.

Special Consideration Parks include: Post Office Park; The Great Lawn + Play Area; Little Beach; Wayzata Depot/ R.R. Museum; Lake Street Plaza (new); Eco Park (new); Eastman Trail + Marsh.

The park plans found in this master plan are based on research, regional trends, and community input. The plans found in Chapter 4 are **CONCEPTUAL**, which means they identify types and locations of facilities and the general location of pathways. They are meant to guide the overall layout of the park space and allow planning for implementation. The plans do not give design details or locations of minor amenities such as drinking fountains, benches and signs. These plans will be referenced and further detailed during subsequent capital improvement projects, additional community engagement, and direction from the City Council.

The master plan includes a framework for implementation of the vision and recommendations over time. This portion of the document is intended to be a living document and modified over time as circumstances change.

SUMMARY OF PLAN CHANGES

Current and proposed facilities can be seen on pages 7-8. As shown, the plans reflect minor changes at most parks, with the most substantial changes at Klapprich Park + Bell Courts, and Wayzata Beach + Shaver Park. Overall themes of the plans are summarized below:

- Update and diversify play opportunities
- Retain and improve facilities that are important to the community
- Improve park access and ADA accessibility
- Improve maintenance/ long-term sustainability
- Add new highly-desired active facilities, while balancing the desire for passive space
- Provide realistic visions that consider long-term financial impacts
- Balance the input from the greater community and neighbors that may be adjacent to a park.



EXISTING AND PROPOSED PARKS

LEGEND

- City Parks
- Additional Service Providers
- ① Klapprich Park + Bell Courts
- ② Wayzata Beach + Shaver Park
- ③ Margaret Circle Park
- ④ Nature Center
- ⑤ City Hall + Children's Park
- ⑥ Big Woods Preserve
- ⑦ Heritage Park
- ⑧ Post Office Pocket Park
- ⑨ The Great Lawn + Play Area
- ⑩ Wayzata Depot/ R.R... Museum
- ⑪ Lake Walk
- ⑫ Eco Park
- ⑬ Little Beach

PARK			THREE-SEASON														ALL				STRUCTURES					
	BEACH/SWIMMING	SPLASH PAD	PLAYGROUND	NATURE PLAY	PLATFORM TENNIS	TENNIS	PICKLEBALL	BOCCEE	SAND VOLLEYBALL	BASKETBALL	MULTIUSE FIELD	SOFTBALL DIAMOND	FIREPIT/ GATHERING	BOARDWALK/PIER	ART/MEMORIAL	UNPAVED TRAIL	PAVED TRAIL	PLATFORM TENNIS	SKATING RINK	HOCKEY RINK	SLEDDING	WARMING HOUSE	COMMUNITY BUILDING	PICNIC SHELTER	RESTROOM	OFF-STREET PARKING
Klapprich Park + Bell Courts			●	P		●	●	●		P	●	●	P				●		●	●	●	●	P		●	●
Wayzata Beach + Shaver Park	●		●						●				P		P		●		P					P	●	●
Margaret Circle Park											●								●							
Nature Center														P		P										●
City Hall Park															P											●
Big Woods Preserve				P												●										●
Heritage Park															P											
Post Office Park															●											
Little Beach	P													●												
Eastman Lane + Marsh Boardwalk														P												
Boardwalk/Depot Park														P											●	
Eco Park														P												
Lake Street/ Lake Street Plaza		P											P	P	P		P		P					P	P	

LEGEND

- = Existing Facility
- P = Proposed Facility
- ☀️ = Summer Facility
- ☀️ = Three-Season Facility
- 🌸 = All-Season Facility
- ❄️ = Winter Facility

CHAPTER 1: INTRODUCTION



photo credit: Chris Laskowski

PLANNING FRAMEWORK

HISTORY AND CONTEXT

Wayzata has a unique and rich history, intertwined with the history of the Northern Pacific Railroad and its impacts on the region, with respect to economic and demographic development. What sets Wayzata apart from other railroad settlement towns that sprang up during the late 1800's is its premier location on the north shore of Lake Minnetonka. Until this time, this area was predominantly inhabited by the Mdewakanton Dakota (Sioux) and the first pioneer settlers who arrived in the late 1850's and made their living by farming the land. Wayzata's name originates from the Sioux word meaning "northern shore".

The extension of the Northern Pacific Railroad from Saint Paul to Wayzata in the late 1860's made Lake Minnetonka accessible to vacationers and tourists, and the local economy flourished as the town was built. As Wayzata's history evolved, residents and visitors alike continued to embrace life on the lake, where the lake's beauty and cool summer climate provided an ideal atmosphere for recreation. The presence of the railroad has always had an impact on Wayzata's connection to the lake, due to its location between the lakeshore and the city center. The connection to the lake is what defined the small town of Wayzata's character and attracted people here in the 1800's, and it continues to be the community's most cherished asset today.

Wayzata has attempted to maintain its small town character, even as large scale homes replace original cottages and smaller, more modest homes and as new development occurs in the city center. Many historical properties and buildings have been preserved in the City, and continue to operate as public spaces and parks such as the Wayzata Depot Park and Docks, the Big Woods Preserve, and the Wayzata Beach and Marina, among others. By preserving these resources and making them available to the public, the City has continued to provide access to Lake Minnetonka for all, while celebrating its unique history. Downtown Lake Street and numerous trail connections throughout the city center encourage active recreation and energy, reflecting Wayzata's history and connection to the Lake.

The City's park system and recreational trail connections provide the community with opportunities for healthy recreation and connections to nature. Recreational facilities in the parks are focused on activities that have historically been very popular in the City, including tennis, hockey/skating, as well as more traditional playground structures, gardens, and open park spaces. Regional trails in the area are well used and are an important part of the City's park system, including the Dakota Rail and Luce Line Trails. Both trails have created an important east-west pedestrian/ bicycle connection through the city and to adjacent communities. These trail connections

have positively added to the quality of life in Wayzata. Increasing and improving these trail connections, where it makes sense, is a recommendation of the Comprehensive Plan and is explored further in the following chapters.

RELATIONSHIP TO THE REGION

Wayzata is a part of the Lake Minnetonka region that provides numerous recreation and programming opportunities, especially in youth athletics. Programming partners currently provide educational programming for Wayzata residents, a relationship that allows Wayzata residents the opportunity to participate in a much larger offering of activities than the City of Wayzata could otherwise provide. Wayzata's facilities informally support some of these programs by hosting practices and overflow field and court space for several athletic programs. This new relationship should be evaluated annually to determine progress and fit with the mission and guiding principles of Wayzata Parks and Trails.

Want to find out more about the history of Wayzata? Visit Wayzata Historical Society at: www.wayzatahistoricalsociety.org

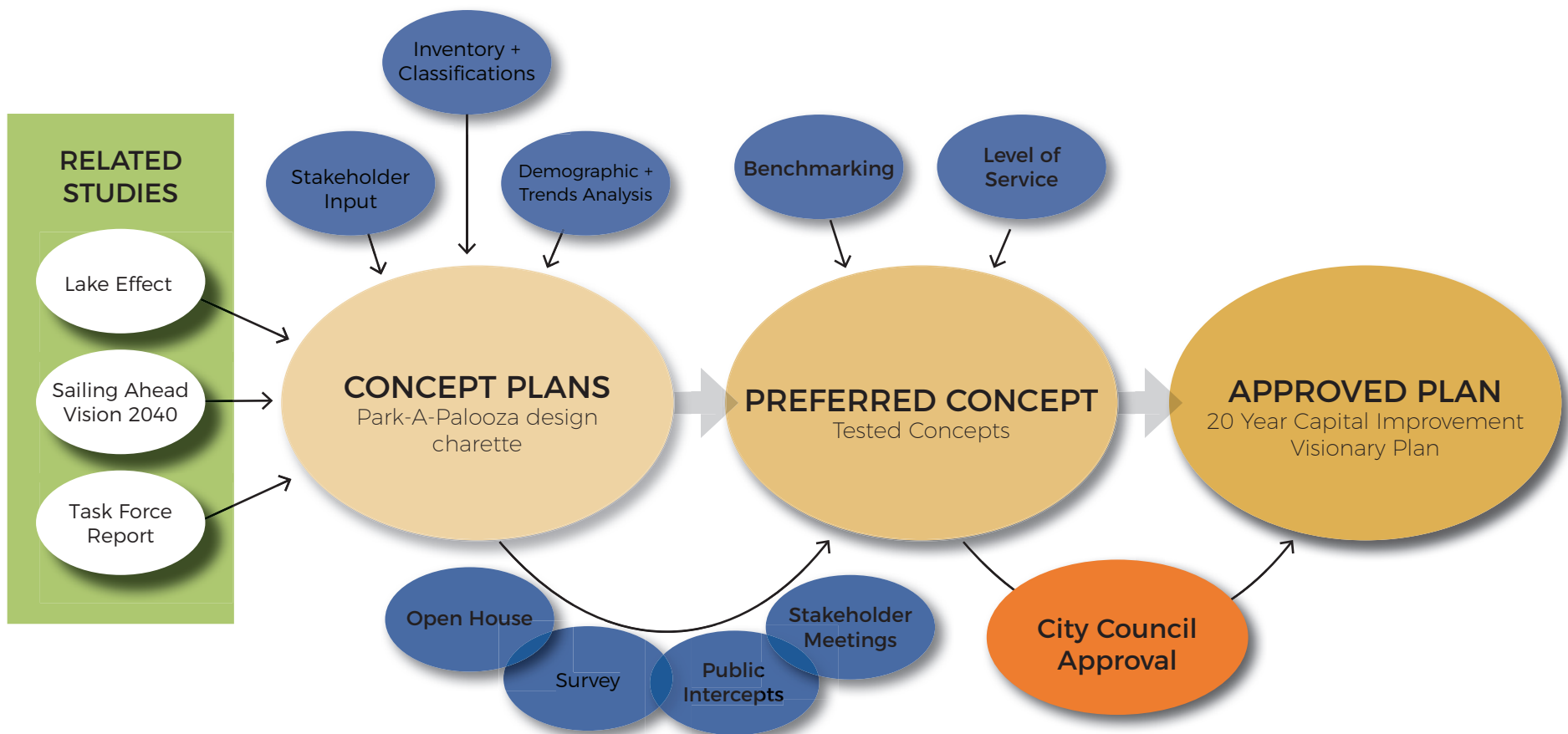


figure 1.1 - Process overview diagram

PLAN AND PROCESS

The following Master Plan is based on input from the community, stakeholders, city staff, and Parks and Trails Board that was collected in the summer of 2018. This plan represents the direction received through surveys, open house workshops, focus groups, general idea brainstorming and the consultant's input and evaluation of the system. Additionally, a community survey was completed earlier in 2018 and the results were factored into the overall system analysis, though not weighed as heavily as more recent input.

PURPOSE OF THE PLAN

The Parks and Trails Master Plan provides a framework for the City to continue refining their park system to meet the needs of current and future residents. Having a strong vision for the park system, based on strong community input, will allow the Parks and Trails Board to set a course that will maximize the cost/ benefit of park infrastructure for the City. Responding to changing recreation needs, infrastructure and technology updates, and modern lifestyles are important considerations for the Plan. Equally important is the balance between maintaining the unique character of the parks, while still providing amenities and services that will help attract new families to the city. The park system can play an important role in balancing progress and tradition as the city and its housing stock modernize. Natural resources, and the connection to Lake Minnetonka, will continue to be a critical element in defining the character of Wayzata in the future.

WAYZATA PARKS AND TRAILS BOARD

The Wayzata Parks and Trails board is made up of eight members appointed by the City Council. The Parks and Trails Board was responsible for providing guidance and recommendations of this Master Plan.

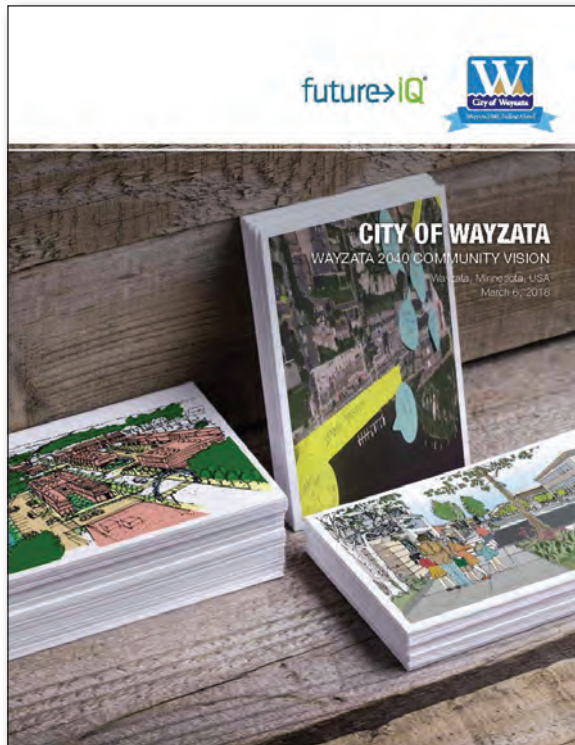
MISSION STATEMENT

Provide recommendations to the City Council for the preservation, protection, enhancement and promotion of a healthy parks and trails system for the benefit and enjoyment of all community members and visitors.

VISION STATEMENT

To be responsible stewards of our parks, trails, lakefront and natural resources and promote peaceful reflection, invigorating activity, community enrichment and education for individuals and groups of all ages and abilities.

RELATED PLANNING EFFORTS



CONNECTION TO WAYZATA 2040

The Wayzata Parks and Trails Master Plan builds on the recommendations made in the City's Comprehensive Plan which was adopted in March 2018. Wayzata 2040, Community Vision encapsulates the broad stakeholder engagement process and draws analysis of community issues and emergent trends to provide a comprehensive city-wide vision.

Wayzata 2040 became the basis for the guiding principles, initial designs and system wide-visions for Wayzata's parks, trails, and open spaces.

WAYZATA VISION:

Wayzata is a forward-thinking lakeside community that is socially connected, charming, walkable, and pedestrian friendly. A multi-generational community with healthy, engaged, and active residents. A community that is in the forefront of sustainability, with a healthy environment, and enticing parks and city spaces. It is a proud steward of its premier natural asset; Lake Minnetonka.

GOALS FOR THE PARK SYSTEM AS IDENTIFIED IN WAYZATA 2040:

Guiding Principle 4: 'Vibrant Parks and City Spaces' outlines why the city parks and open spaces are essential to Wayzata's future. The parks provide numerous health benefits to residents, provide important natural connections and help the city's residents and visitors come together to create a sense of belonging. The Wayzata 2040 Vision plan found that residents often stated that Wayzata is missing places where people feel they can connect and belong. The parks and trails throughout the city are an excellent way to help build these connections back into the fabric of Wayzata.

WAYZATA 2040 COMMUNITY VISION

GUIDING PRINCIPLES

- 1 Charming
- 2 Walkable and Pedestrian Friendly
- 3 Healthy, Engaged and Active
- 4 Vibrant Parks and City Spaces
- 5 Environmental Sustainability
- 6 Multi-Generational
- 7 Connected
- 8 City Nodes with Greater Housing Diversity

Legend:

Parks & Trails Board Guiding Principles

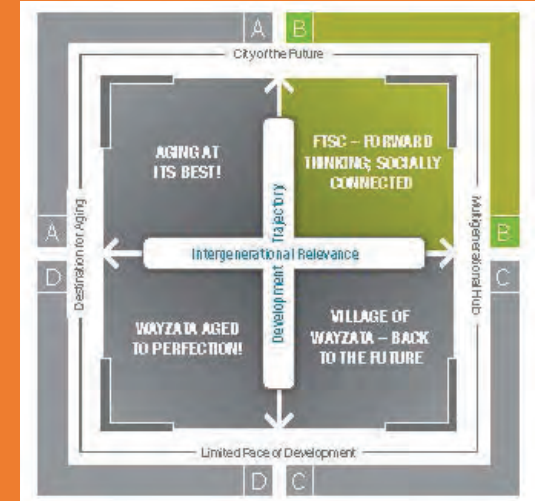
- Parks & Trails Board Factors Affecting Future of Wayzata

TOP FACTORS AFFECTING THE FUTURE OF WAYZATA

1. City-wide walk-ability and bike-ability
2. Neighborhood / Businesses / Parks / Trails / Lakefront / Connectivity
3. Protection of ecosystem and enhanced environmental sustainability
4. Quality of lakeshore life
5. Vibrant City Parks
6. Traffic congestion associated with high season
7. Family friendly amenities
8. Traffic issues associated with daily commute patterns to and from Wayzata
9. Health and wellness
10. Distinctive retail experience
11. Preservation of historical buildings
12. Reputation as premier suburb of the Twin Cities
13. Historical preservation
14. Urban resiliency / adaptability to change
15. Loss of younger adult generations from Wayzata

FORWARD-THINKING, SOCIALLY CONNECTED FUTURE

Looking into the future the vast majority of citizens see Wayzata's preferred future as 'FTSC – Forward Thinking Socially Connected'.



Wayzata was described by Think Tank Participants as:

- Engaging multiple generations and embracing progress - reduced median age, wide ethnic and generational mix
- Housing diversity and affordability
- An evolved Lake Street - live, work, and play
- Strong focus on environmental sustainability



figure 1.2 - Lake Effect plan example

CONNECTION TO LAKE EFFECT

Lake Minnetonka is a one-of-a-kind asset and the historical backbone for the City's establishment and success. The Lake Effect project is a strategic initiative by the City of Wayzata which has been developed through several years of engagement and collaboration with the community to improve public access along the shoreline of Lake Minnetonka---extending from the Section Foreman House to the historic Depot Park. This proposed parkland will be a part of the larger City Park System and will be maintained and managed by the City. The proposed project seems to be the very essence of Wayzata's preferred future of 'FTSC Forward Thinking, Socially Connected.'

The Lake Effect plan was approved to move forward with the design implementation and construction documents in 2018. The project goal is to better connect residents and downtown Wayzata to the Lake Minnetonka waterfront. The Wayzata Parks and Trails Board emphatically recommends that all changes to Lake Street and the Lake Street waterfront should prioritize and accommodate safe use by pedestrians and recreational bicyclists, and enhance the viewing of, appreciation of, and access to the waterfront park space. The Lake Effect plan has been a parallel, yet integral, part of this Master Plan effort and will continue to affect future modifications of this document.

LAKE EFFECT IMPROVEMENTS

LAKE STREET / LAKE STREET PLAZA



Lake Street and Lake Street Plaza is proposed to be more pedestrian and bicycle friendly with a multi-use plaza, replacing the Broadway Municipal parking lot.

DEPOT PARK



The Depot Park will maintain the park's primary passive nature by leaving most of the existing open lawn as a family oriented gathering space, while still providing an opportunity for viewing the lake, lounging, picnicking, or concerts at the Depot.

LAKE WALK



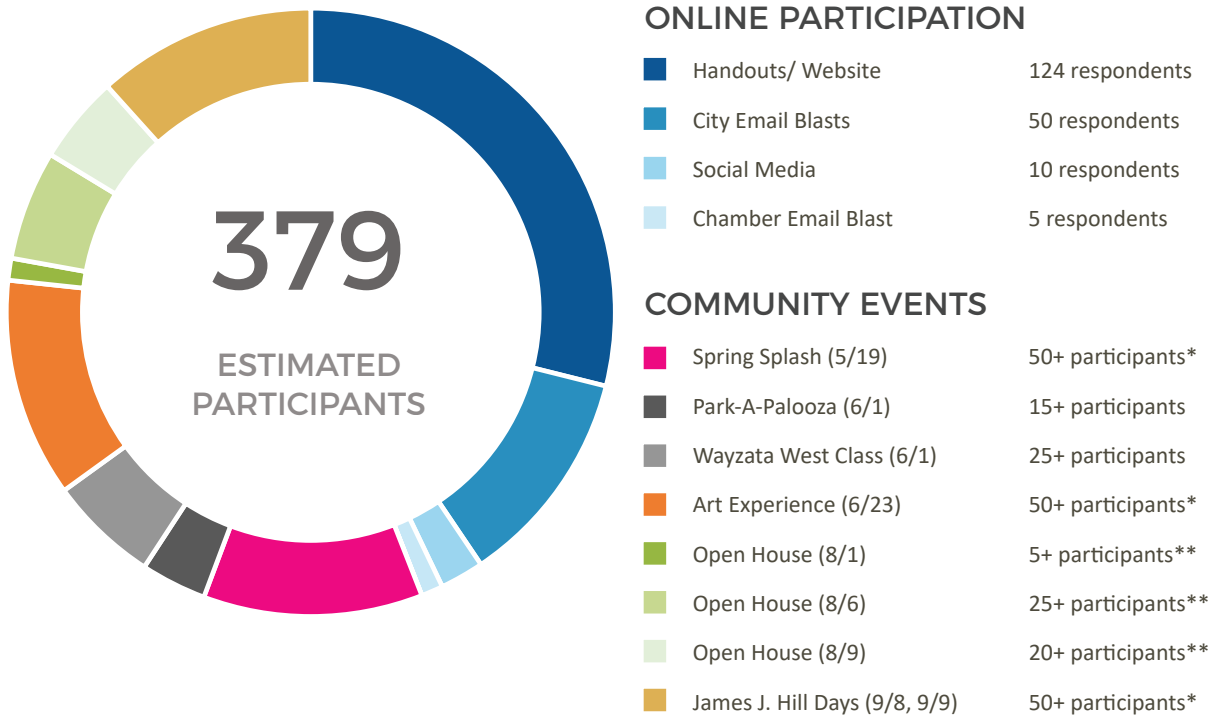
A new meandering, continuous boardwalk, the Lake Walk, is proposed to extend from the Eco Park, past the Broadway community docks, to the historic Depot.

ECO PARK



On the east end of the project, an Eco Park with a restored shoreline marsh will also serve to improve the lake's water quality. A pier is proposed to extend into Lake Minnetonka and an interpretive center is planned within the historic Section Foreman House.

COMMUNITY ENGAGEMENT



* The community engagement team qualified participants at larger events by asking if they were residents of Wayzata before proceeding to engage further and provide tools for comments. The consultants estimate approximately 90-95% of respondents were from residents and less than 10% were from close neighbors or people who worked in Wayzata and were highly familiar with the parks.

** The largest demographic at the open houses were Wayzata residents over the age 50. Attendees had little access or desire for online commenting.

figure 1.3 - Community engagement overview diagram

PROCESS + SUMMARY

Previous plans, especially Wayzata 2040, laid the groundwork for the general vision for Wayzata's parks and trails. The Parks and Trails Master Plan engagement sought to garner more detailed feedback in regards to specific park plans and future capital improvements. The community was invited to participate in the design process with a kick-off Park-A-Palooza. This format allowed residents to contribute to the initial design of the concept plans. Following Park-A-Palooza were a series of community intercepts and open houses that allowed residents to give input throughout the process. The community engagement focused on engaging a broad cross-section of residents, specifically young families.

Community engagement can be found in Appendix C.



A kick-off event at Spring Splash gathered initial ideas that could be incorporated into plans.



Stakeholders worked with the consultants to discuss issues and generate ideas for each park.



As one method of input, the Parks and Trails booth staffed volunteers at community events to capture public input from residents.



Residents were able to express their approval (blue) and disapproval (yellow) of proposed plan elements.

CHAPTER 2: SYSTEM-WIDE ANALYSIS



THE CURRENT PARK SYSTEM

PARK CLASSIFICATION + INVENTORY

The City of Wayzata has a varied park system with over 51 acres of parkland, over 16 miles of local sidewalks and trails that connect to regional trails, a thriving public beach, extensive natural areas and quiet mini parks. Additional parkland is expected to be included in the system with the adoption of Lake Effect, that focuses on Lake Street, and the connection to the city's primary attraction - Lake Minnetonka.

MINI PARKS

Mini parks are specialized facilities that serve high density neighborhoods where there may be a concentrated population and/or where private yards do not exist. These parks are generally under five acres in size.

NEIGHBORHOOD PARKS

Neighborhood parks are parks that serve approximately a half-mile radius, and are intended to be parks that the surrounding population can easily walk to. They provide basic recreation, such as a playground and possibly a small practice field, picnic shelter, or similar. They may sometimes be large enough to accommodate several fields and a signature amenity, such as hockey rink.

COMMUNITY PARKS

Community parks serve a large population and are often areas of intensive recreation use. They often provide several different types of recreation.

SPECIAL USE PARKS

A special use facility is an area providing specialized or single purpose recreational activities. Typically this type of facility requires a specific resource base or location with restrictive controls or management programs that are not generally consistent with other park facilities. Whenever possible, special use areas should be located in close proximity to population concentrations and areas of high demand. They should also be visually and functionally compatible with the adjacent land use.

TRAILS + CONNECTIONS

Trails and sidewalks are vital in parts of the community. They serve as a means of transportation, and are an important recreational component. These facilities:

- Allow people to move safely throughout Wayzata without a car.
- Connect neighborhoods with parks, schools and other community facilities.

- Promote healthy and active lifestyles.
- Encourage sustainability by facilitating non-vehicular travel.
- Serve a wide range of individual and household needs.
- Contribute to the social fabric and character of Wayzata.
- Provide youth with the means for independent travel and exploration.

SIDEWALKS

Sidewalks are intended to support pedestrians in residential neighborhoods and commercial districts. Sidewalks allow people to move by foot (walk, jog) from neighborhoods to other parts of the community – parks, schools, public facilities and shopping. Sidewalks provide a place for children to safely travel by bicycle or scooter. The design of sidewalks (narrower width, individual concrete sections) make them poorly suited to adult bicycle use.

As the population ages, sidewalks may receive greater use by motorized and non-motorized wheelchairs and similar devices. Sidewalks also serve social and recreational functions. They promote social interaction in neighborhoods and provide a safe place for young children to play near their home.

PAVED TRAILS

Paved trails can include both asphalt (bituminous) surface, and wide, concrete sidewalks. These trails are often ADA accessible and usually can accommodate a range of users, from pedestrians and joggers to bicyclists and roller bladers. These trails may be plowed or groomed in winter, depending on the designated use.

FINDINGS

The Park Classification, Inventory, and Level of Service are tools to help decision makers understand the current park and trails system, identify areas for improvement, investment, and operational challenges. The next few sections, and Appendices, will outline Wayzata's system and compare it to other communities to highlight areas for improvement as well as strengths and needs.





EXISTING PARKS

LEVEL OF SERVICE

INTRODUCTION

As part of the master planning process, a Level of Service Analysis was completed based on the park sites, trails, open space, amenities, and indoor and outdoor facilities offered by the City of Wayzata. Park and facility standards were assessed based on existing classification parameters.

Level of Service standards begin with nationally accepted parks and recreation standards, and then are refined based on regional and statewide norms, nationwide agency experience, comparison with benchmarking of peer agencies, and local trends that emerge from surveys and focus groups.

The Level of Service analysis can help support investment decisions related to parks, facilities, and amenities. Levels of service can and will change over time as the program lifecycles change and demographics of a community change.

PROCESS

A Level of Service analysis begins by taking a full inventory of all of the current amenities and facilities in the Wayzata Parks system.

The next step is to classify all of the inventory items according to the best fit for the agency. The park classifications used in the Level of Service analysis are based on the classifications outlined on pages 20-21 and were consolidated into the following categories:

- Pocket Parks/Plazas
- Neighborhood Parks
- Community Parks
- Special Use Parks
- Nature Preserve
- Paved Trails
- Unpaved Trails
- Picnic Shelter/Pavilion
- Ball Field
- Multi-Purpose Field (Soccer, Lacrosse, Rugby, Football)
- Pickleball Courts
- Playgrounds
- Dog Park
- Sand Volleyball
- Splash pad
- Ice rink
- Outdoor Pools
- Indoor Recreation

The third step is to identify other major providers of public parks, facilities, and amenities that are within the city limits. In doing so, the analysis is accounting for all of the amenities available to the population of Wayzata, not just the amenities provided by the city. For example, trail mileage that is provided and maintained by DNR and Three Rivers Park, but is within the city limits of Wayzata, can be credited toward the standard of total trail mileage that should be provided to the city's population. In other words, Wayzata does not have to provide up to this standard on its own. Other public partners can help reach the level of service standards. Wayzata West Middle School and St. Bartholomew school are public amenities that were included as part of the analysis.

It should be noted that these service levels do not account for private recreational facilities and amenities because they are not freely available to the general public. For example, amenities within Wayzata Country Club do not apply, because it is a private entity that is collecting fees/memberships.

Once the inventory and classification were complete, the consulting team developed standards. The recommended standards were evaluated using a combination of resources including: National Recreation and Park Association (NRPA) guidelines,

recreation activity participation rates reported by the Sports & Fitness Industry Association's (SFIA) 2017 Study of Sports, Fitness, and Leisure Participation as it applies to activities that occur in the United States and in the Wayzata area, community and stakeholder input, findings from the benchmarking report, and regional experience of the consulting team. This information allowed standards to be customized for Wayzata.

The result is a Level of Service matrix displaying inventory for Wayzata Parks and Recreation and other similar providers shown in Figure 2.1 & Figure 2.2. By totaling the inventory and applying Wayzata population we can understand the current level of service for the City of Wayzata. The standards that follow are based upon city population estimates for 2017, 2020, 2030 and 2040 - the latest estimates available at the time of analysis.

By applying these facility standards to the City of Wayzata, gaps and surpluses in park and facility/amenity types are identified. These standards should be viewed as a conservative guide for future planning purposes. The standards are to be coupled with conventional wisdom and judgment related to the particular situation and needs of the community.

Wayzata is a unique community that focuses on Lake Minnetonka. The experience of the lake, beach, and marina are difficult to capture in the Level of Service Analysis. These elements should be considered in balancing amenities across the city.

The Lake Effect Projects are a significant endeavor that will expand Wayzata's park system and will serve to close a few of the gaps identified in the existing conditions level of service. Picnic shelters and a splash pad are significant improvements in the Lake Street Plaza project and will be welcome amenities to the park system.

A few amenities that will remain underserved after Lake Effect is realized are neighborhood park acreage, basketball courts, and indoor recreation space. Basketball courts are a need that is addressed further in Chapter 4. Neighborhood park acreage is something that the Parks and Trails Board should evaluate as Wayzata continues to redevelop. Adequate park space and access should be more of a priority as the city increases density. Redevelopment along Wayzata Boulevard would be an opportunity to integrate park/ plaza spaces and improve connections between key park and trail facilities in the area such as Heritage Park, the Big Woods Preserve, and the Nature Center.

2018 Inventory - Developed Facilities														Current Facility Needs		
Inventory:	Wayzata Parks	Wayzata West Middle School*	St. Bart's*	Hennepin County	Minnesota DNR	Three Rivers Park District	Total Inventory	Current Service Level based upon population			Recommended Service Levels			Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed	
PARKS:																
Pocket Parks/Public Plazas	4.36						4.36	0.87	acres per	1,000	1.00	acres per	1,000	Need Exists	1	Acre(s)
Neighborhood Parks	0.95						0.95	0.19	acres per	1,000	1.00	acres per	1,000	Need Exists	4	Acre(s)
Community Parks	16.19	13.19					29.38	5.90	acres per	1,000	5.00	acres per	1,000	Meets Standard	-	Acre(s)
Special Use	2.17						2.17	0.44	acres per	1,000	0.50	acres per	1,000	Need Exists	0	Acre(s)
Nature Preserves/Open Space	27.63						27.63	5.54	acres per	1,000	6.50	acres per	1,000	Need Exists	5	Acre(s)
Total Park Acres	51.30					-	51.30	12.94	acres per	1,000	14.00	acres per	1,000	Need Exists	18	Acre(s)
TRAILS:																
Paved Trails	0.43			1.86	0.76	1.22	4.27	0.86	miles per	1,000	1.25	miles per	1,000	Need Exists	1.96	Mile(s)
Unpaved Trails	0.61	0.13					0.74	0.15	miles per	1,000	0.10	miles per	1,000	Meets Standard	-	Mile(s)
OUTDOOR AMENITIES:																
Picnic Shelters	-						-	1.00	site per	-	1.00	site per	4,000	Need Exists	1	Sites(s)
Baseball Fields	-	0.50					0.50	1.00	field per	9,966	1.00	field per	4,000	Need Exists	1	Field(s)
Softball Fields	1.00	0.50					1.50	1.00	field per	3,322	1.00	field per	4,000	Meets Standard	-	Field(s)
Multi-Use Field (Soccer/Lacrosse/Football/Rugby)	1.00	1.00					2.00	1.00	field per	2,492	1.00	field per	4,000	Meets Standard	-	Field(s)
Outdoor Basketball Courts**	-		0.25				0.25	1.00	court per	19,932	1.00	court per	2,500	Need Exists	2	Court(s)
Tennis Courts***	2.00	1.00					3.00	1.00	court per	1,661	1.00	court per	5,000	Meets Standard	-	Court(s)
Pickleball Courts***	1.00	1.00					2.00	1.00	court per	2,492	1.00	court per	5,000	Meets Standard	-	Court(s)
Playground (Youth & Tot)	3.00		0.50				3.50	1.00	site per	1,424	1.00	site per	2,500	Meets Standard	-	Site(s)
Dog Park	1.00						1.00	1.00	site per	4,983	1.00	site per	40,000	Meets Standard	-	Site(s)
Sand Volleyball	1.00						1.00	1.00	site per	4,983	1.00	site per	10,000	Meets Standard	-	Site(s)
Splashpad	-						-	1.00	site per	-	1.00	site per	15,000	Need Exists	0	Site(s)
Ice Rink	1.00						1.00	1.00	site per	4,983	1.00	site per	5,000	Meets Standard	-	Site(s)
RECREATION SPACE:																
Indoor Recreation Space	1,170.00						1,170.00	0.23	SF per person		1.50	SF per person		Need Exists	6,305	Square Feet

2020 Estimated Population	4,983
2030 Estimated Population	5,120
2040 Estimated Population	5,258

Notes:

*School inventory has been reduced to half due to the availability to the general public while school is in session

**The basketball court at St. Bart's has been reduced to a quarter due to the availability to the general public

***Courts that are striped for both tennis and pickleball have been reduced to show 50% use of each court type

figure 2.1 - Level of Service Inventory - Existing

	Anticipated Future Park Development 2018 - 2023				Forecasted 2030-2040 Facility Needs		
Inventory:	Project	Adding Inventory	Removing Inventory	Total 2018-2023	Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed	
PARKS:							
Pocket Parks/Public Plazas	Lake Street/Lake Street Plaza (Lake Effect)	3.58		3.58	Meets Standard	-	Acre(s)
Neighborhood Parks				-	Need Exists	4	Acre(s)
Community Parks				-	Meets Standard	-	Acre(s)
Special Use	Boardwalk (Lake Effect)	0.30		0.30	Need Exists	0	Acre(s)
Nature Preserves/Open Space	Eco Park (Lake Effect)	0.17		0.17	Need Exists	6	Acre(s)
Total Park Acres				-	Need Exists	22	Acre(s)
TRAILS:							
Paved Trails		1.46		1.46	Need Exists	0.85	Mile(s)
Unpaved Trails		-		-	Meets Standard	-	Mile(s)
OUTDOOR AMENITIES:							
Picnic Shelters	Lake Street/Lake Street Plaza (Lake Effect)	2.00		2.00	Meets Standard	-	Sites(s)
Baseball Fields		-		-	Need Exists	1	Field(s)
Softball Fields		-		-	Meets Standard	-	Field(s)
Multi-Use Field (Soccer/Lacrosse/Football/Rugby)		-		-	Meets Standard	-	Field(s)
Outdoor Basketball Courts**		-		-	Need Exists	2	Court(s)
Tennis Courts***		-		-	Meets Standard	-	Court(s)
Pickleball Courts***		-		-	Meets Standard	-	Court(s)
Playground (Youth & Tot)		-		-	Meets Standard	-	Site(s)
Dog Park		-		-	Meets Standard	-	Site(s)
Sand Volleyball		-		-	Meets Standard	-	Site(s)
Splashpad	Lake Street/Lake Street Plaza (Lake Effect)	1.00		1.00	Meets Standard	-	Site(s)
Ice Rink	Lake Street/Lake Street Plaza (Lake Effect)	1.00		1.00	Meets Standard	-	Site(s)
RECREATION SPACE:							
Indoor Recreation Space		-		-	Need Exists	7,887	Square Feet

2020 Estimated Population	4,983
2030 Estimated Population	5,120
2040 Estimated Population	5,258

Notes:

*School inventory has been reduced to half due to the availability to the general public while school is in session

**The basketball court at St. Bart's has been reduced to a quarter due to the availability to the general public

***Courts that are striped for both tennis and pickleball have been reduced to show 50% use of each court type

figure 2.2 - Level of Service Inventory - Future

BENCHMARK ANALYSIS SUMMARY

METHODOLOGY

The consultant team and Wayzata Parks and Trails Board identified operating metrics to benchmark against comparable Parks and Recreation communities. The goal of the analysis is to evaluate how Wayzata is positioned among similar communities as it applies to efficiency and effectiveness practices.

The information sought from each community is a combination of operating metrics that factor budgets, staffing levels, and inventories. The assessment is organized into specific categories based on peer agency responses to targeted questions that lend an encompassing view of each system’s operating metrics in comparison to Wayzata. In addition, portions of the benchmark comparison are fortified by national data from similar-sized municipalities (serving less than

20,000 residents) based on the National Parks and Recreation Association’s (NRPA) Park Metrics database or recommended best practice standards.

Information used in this analysis was obtained directly from each participating benchmark agency or through information available through NRPA’s Park Metrics database. Due to differences in how each system collects, maintains, and reports data, variances may exist. These variations can impact the per capita and percentage allocations, and the overall comparison must be viewed with this in mind. The benchmark data collection for all systems was complete as of November 2018, and it is possible that information may have changed since the original collection date. In some instances, the information was not tracked or not available.

The cities in the table below list each benchmark agency in the study, arranged by population, and reveals key characteristics of each jurisdiction. Agencies targeted in the analysis were primarily smaller municipalities in locations that have some level of seasonal tourism. Compared to similar communities, Wayzata has the second smallest population size (4,983 residents) and third smallest jurisdiction size (3.0 sq mi), while having the second least dense population (1,502 per sq mi).

The full Benchmark Analysis can be found in Appendix A.



Agency	State	Population	Jurisdiction Size (Sq. Mi.)	Population per Sq. Mi.	NRPA Gold Medal Winner	CAPRA Accredited (Year)	Data Source
Wayzata	MN	4,983	3.00	1,661	No	No	Direct
Excelsior	MN	2,307	0.69	3,343	No	No	Direct
Pigeon Forge	TN	6,000	12.00	500	No	No	NRPA
Fort Myers Beach	FL	7,500	2.77	2,708	No	No	NRPA

Figure 2.3 - Benchmark Agencies

PROGRAM ASSESSMENT SUMMARY

INTRODUCTION + PROCESS

As part of the master planning process, the consulting team performed a Recreation Program Assessment of the programs and services offered by the City of Wayzata, through community education partners. The assessment offers an in-depth perspective of program and service offerings and helps identify strengths, weaknesses, and opportunities regarding programming. Additionally, the assessment describes best practices when establishing new programs for the City.

The assessment also assists in identifying core programs, program gaps within the community, key system-wide issues, areas of improvement, and future programs and services for residents. This assessment is intended to be used as a tool for the Parks and Trails Board to evaluate program options, policy, and management moving forward.

Once core programs are identified this assessment can be used as a tool in identifying program gaps within the community, key system-wide issues, areas of improvement, and future programs and services for residents.

The full Program Assessment can be found in Appendix A.

CHAPTER 3: SYSTEM-WIDE VISION



COMMUNITY + RECREATION TRENDS

Wayzata residents have voiced their overall support for the parks and trails of the city, and recognize the benefits they provide to their quality of life. As discovered in the Wayzata 2040 Community Vision, there is a desire for a 'FTSC- Forward Thinking, Socially Connected' future. What does this mean for parks? Wayzata will need to keep up with changing recreation interests, adapt to trends and provide services that the community values to the extent the budgets allow. The following provides a glimpse of these changes and possible impacts to the park system.

COMMUNITY TRENDS

- As the population of Wayzata continues to age, the City is looking at ways to support aging in place by addressing Universal Design/ ADA accessibility concerns and providing a balance of active and passive park spaces.
- Attracting young families to the area is essential to maintain a multi-generational population. This plan looks at ways in which young families might be drawn to Wayzata through parks by addressing changing recreation interest and providing family-friendly facilities and programs.
- Trail usage continues to rapidly grow nationally and regionally. The Metropolitan Council identified trail usage as the top activity occurring

in regional parks. People desire trails for recreational purposes, as well as a general transportation option that is safe, efficient, and interesting. Multi-use trails are increasing for activities such as general walking and bicycling, mountain biking, nature walks and hiking, and snowshoeing.

- Health and fitness trends have started to reverse the obesity epidemic nationally and more people are leading active, healthier lifestyles. This trend is especially true of the baby boomer generation which continues to seek options for engaging in physical and social activities. The trend continues throughout all four seasons, with platform tennis, snowshoeing, and other winter activities seeing increased usage throughout the state.
- Family dogs are increasingly common in the Metro and are integrated into a number of family and social activities. Dog walking is a very popular activity and a great reason to get people out of the house and using trails and the parks. However, with the increase of dogs there is a greater need to control off-leash dogs, provide for adequate pet waste disposal, and define areas for people and for dogs.
- Programs, schedules, and specialized sports are increasingly a part of modern childhood.

However, mounting evidence is showing that providing opportunities to engage youth in un-programmed activities are also healthy for development. This trend was recognized by many throughout the public input process, and the community would like to maintain a form of this with open fields, playgrounds, natural play, and other unstructured forms of play.

- The residents of Wayzata are looking for ways to stay active within the community. Parks and programs should guide activities and programs that increase socialization and foster a greater sense of community.
- Wayzata's natural areas are highly valued. The general public's increased awareness of environmental issues in Minnesota, such as clean water, air, and energy efficiency have put increased demands on the City of Wayzata to provide more quality natural resources and natural park areas. People associate the natural world with healthy environments and view the Parks Department as stewards of the natural environment in their city.
- Additionally, the Parks Department has an opportunity to foster sustainability throughout the community by providing leadership in advancing environmentally sensitive practices.

Sustainable development and redevelopment, native landscapes, environmentally friendly stormwater management, and energy efficiency are all commonly understood aspects of sustainability.

RECREATION TRENDS

There are key national trends that have implications locally in Wayzata. The following recreation activities are increasing in popularity, have been identified by the consultant team as having potential in Wayzata Parks, and/ or were identified as being desired in the public input sessions:

- Paddle sports are growing in popularity. Tennis continues to be popular with residents while pickleball becomes increasingly popular with aging populations and youth. Platform tennis is a multi-season paddle sport and can be played all-year round. Platform tennis was ranked as a top desired facility by Wayzata residents during the parks planning engagement. Further study on potential viable locations for platform tennis will need to be undertaken.
- We live in a new era of sharing, especially with recreational amenities that may only get seasonal or infrequent use. Rentals, including canoes, kayaks, paddle board, bicycles, ice skates, and snowshoes, are great ways to get more people using the parks, trails and Lake Minnetonka.
- Outdoor splash pads are becoming increasingly popular as an attractive alternative to outdoor pools and residents of Wayzata have voiced a need and desire for one. With Wayzata Beach becoming more crowded, a splash pad/ interactive water feature could provide an alternative for residents. This type of feature is being considered as part of the Lake Effect Lake Street Plaza, where there is currently no Lake Minnetonka beach access.
- Minnesota continues to reign as the State of Hockey. According to USA Hockey, the 10-year growth rate in Minnesota hockey participation from 2002-2013 was 20.2%. Hockey, especially casual hockey, will continue to be a major focus of Wayzata Parks for the foreseeable future.
- Additionally, ice skating offers a winter recreation option for people of all ages and abilities. The skating rink at Klapprich Park has long been a great community asset. Additional support amenities and expansion of this facility will ensure legacy of this facility.
- Bike playgrounds are a fun way for kids to explore the landscape and gain confidence on their bikes. These playgrounds often include mounds, tunnels, and curving trails. Klapprich Park may serve as a potential location for such an option, but further discussion by the Board is necessary.
- Basketball continues to be a widely played sport throughout the United States. Currently, there are no basketball courts in the Wayzata Park system. Providing a public basketball court in Wayzata would offer an activity for all ages, particularly teens and young adults.
- Sand volleyball, also known as beach volleyball, is an amenity that has history at Wayzata Beach. This facility has seen less participation in recent years, due to its condition. Renewing it would provide an appealing recreation opportunity for the City's teen and young adult population.

GUIDING PRINCIPLES

The following guiding principles were derived from Wayzata 2040, and expanded on and modified to best reflect the City's intention for Parks and Trails. The Guiding Principles will assist in directing the Parks and Trails Board as future decisions are made, and have been used to inform decisions reflected in this plan.

1. DEVELOP A VARIETY OF ACTIVE AND PASSIVE PARKS AND PROGRAMS THAT ARE ACCESSIBLE TO ALL WAYZATA RESIDENTS.
2. ENSURE EACH PARK IS WELL CONNECTED, BIKEABLE AND PEDESTRIAN FRIENDLY.
3. SUPPORT RESIDENTS DESIRE AND ABILITY TO STAY HEALTHY, ACTIVE AND ENGAGED IN THE COMMUNITY.
4. CREATE ENTICING PARKS WITH ACTIVITIES AND PROGRAMMING FOR ALL SEASONS.
5. FOSTER ENVIRONMENTAL AND ECONOMIC SUSTAINABILITY THAT PROTECTS WAYZATA'S WATER AND NATURAL RESOURCES.
6. CREATE A MULTI-GENERATIONAL PARK SYSTEM THAT BUILDS COMMUNITY, ATTRACTS YOUNG FAMILIES AND SUPPORTS AGING IN PLACE.

1.

DEVELOP A VARIETY OF ACTIVE AND PASSIVE PARKS AND PROGRAMS THAT ARE ACCESSIBLE TO ALL WAYZATA RESIDENTS.



SHORT TERM GOALS:

- Support implementation of the Lake Effect Parks projects. These parks balance the needs of residents and provide variety and access to the Lake.
- Ensure park facilities are updated to meet or exceed ADA compliance.
- Provide a variety of facilities and programs at parks to engage all users - i.e. basketball, nature play, bike playground, platform tennis, etc.
- Maintain passive parks, and provide signage to inform residents of such areas.
- Prioritize signage for all parks.

2.

ENSURE EACH PARK IS WELL CONNECTED, BIKEABLE AND PEDESTRIAN FRIENDLY.



SHORT TERM GOALS:

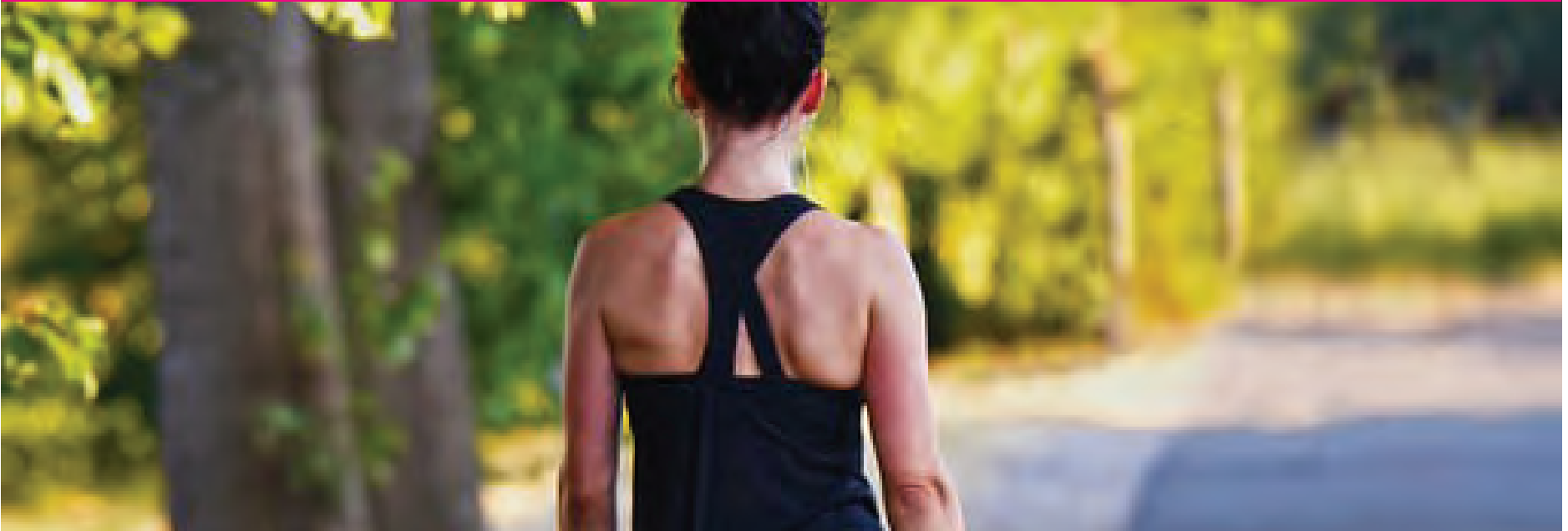
- Develop pedestrian loops - within and between parks.
- Create a shared bicycle path "sharrow" along Minnetonka Avenue and a striped bike lane on Broadway Avenue.
- Enhance walkability with improved sidewalk and crossing conditions and additional signage and wayfinding.
- Continue making sidewalk connections where there are gaps.
- Implement Lake Effect's improved pedestrian plan for Lake Street/Boardwalk.

LONG TERM IDEAS:

- Consider multi-modal streets and emphasize "Safe Routes to Parks".
- Replace the pedestrian bridge over Highway 12 with an accessible/ bike-friendly bridge.
- Add an off-road bicycle path along Ferndale Road.

3.

SUPPORT RESIDENT'S DESIRE AND ABILITY TO STAY HEALTHY, ACTIVE AND ENGAGED IN THE COMMUNITY.



SHORT TERM GOALS:

- Provide equipment rentals - e.g. canoe, kayak, bicycle, paddleboard, ice skates, snow shoes, etc.
- Maintain and expand volunteer programs.
- Continue and expand as necessary community recreation leagues. Provide healthy recreational activities within Wayzata.
- Enhance recreational opportunities that allow

residents and visitors to engage with nature and exercise.

- Expand recreational opportunities that increase socialization and enhance sense of community, such as bocce, platform tennis, pickleball.

LONG TERM IDEAS:

- Organize guided park walking tours.
- Provide programs that get residents using Lake Minnetonka - e.g. paddleboard yoga, kayak with Mayor, canoe tours, etc.
- Provide a "Rental Coordinator" who might handle league scheduling and equipment rental at Bell Courts.



SHORT TERM GOALS:

- Develop more winter opportunities at Klapprich Park
- Provide skating at Lake Effect/ Lake Street Plaza.
- Encourage year-round use at the beach - i.e. snowshoeing, skating, shelter, etc.
- Provide lighting for evening use in the fall/winter/spring, when the sun sets early.
- Provide fire pits at Wayzata Beach and Klapprich Park for community gathering in the fall/winter.
- Continue to work with community education partners to provide year-round programming.

LONG TERM IDEAS:

- Establish a staffed Wayzata Parks and Recreation Department and enhance recreational and educational opportunities.
- Provide a skate trail and broomball on Lake Minnetonka.
- Host a winter festival at Klapprich Park or along Lake Street/Lake Street Plaza.

5.

FOSTER ENVIRONMENTAL AND ECONOMIC SUSTAINABILITY THAT PROTECTS WAYZATA'S WATER AND NATURAL RESOURCES.



SHORT TERM GOALS:

- Expand access to and information about existing natural resources such as Lake Minnetonka (Eco Park), the Nature Center, and Big Woods Preserve.
- Use sustainable materials and practices during construction or reconstruction of park facilities.
- Continue to host an annual Earth Day event in partnership with the Chamber of Commerce, Minnehaha Creek Watershed District (MCWD), etc.
- Continue efforts to reduce invasive species, encourage more native plantings, and build a healthy and diverse tree population.
- Pursue grants that focus on natural and water resources.
- Grow and encourage the partnerships currently fostered by the Lake Effect Conservancy.

LONG TERM IDEAS:

- Explore energy neutrality for all parks and facilities.

6. CREATE A MULTI-GENERATIONAL PARK SYSTEM THAT BUILDS COMMUNITY, ATTRACTS YOUNG FAMILIES, AND SUPPORTS AGING IN PLACE.



SHORT TERM GOALS:

- Focus on Trails - trails are desired by all ages and abilities including families, the elderly, dog-walkers, people in wheelchairs or walkers, teens, and young kids. A walkable community creates more opportunities to socialize and meet neighbors.
- Develop areas for community gathering - e.g. shelter and plaza at Wayzata Beach, new community building/warming house at Klapprich Park.
- Update Playgrounds and ensure they are both ADA accessible and serve multiple age groups - playgrounds are essential for young families.
- Provide park activities that cater to youth - e.g. basketball, bike playgrounds, hammock grove, splash pads, volleyball, and connection with nature.
- Expand programming options for families and older adults.

LONG TERM IDEAS:

- Build a “Multi-Generational” Community Center - offering programing for all ages.

CONNECTING WAYZATA

The reported benefits of walking are not new; it is common knowledge that we benefit physically and mentally when we are active. Additionally, walkable cities support increased economic activity, community pride, and ownership. Connecting Wayzata residents to the parks and trails is of utmost importance. Creating a Wayzata that is walkable and bicycle friendly will support an existing aging population and attract new residents and young families to the City.

During the preparation of this plan various connections and gaps were identified, by stakeholders and residents, which would support a more walkable and bikeable Wayzata, with specific improvements to better connect residents to existing parks and trails.

As shown (right), there are generally four types of cyclists. This plan seeks to provide better connections for those who are currently interested, but may be concerned with some of the options that currently exists. These users typically include those with children, the elderly, and casual riders.

CONNECTING REGIONAL TRAILS

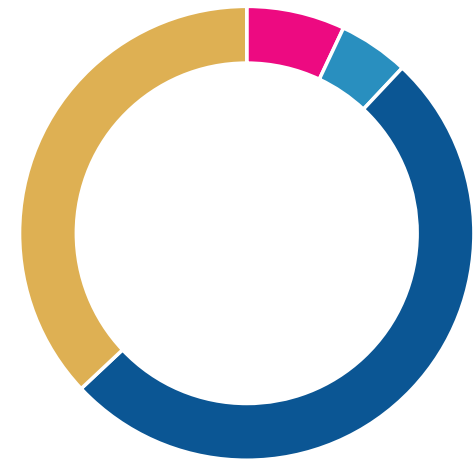
The Luce Line Trail (MN DNR) and the Dakota Rail Trail (Three Rivers Park District) support a more extensive trail network connecting Wayzata to surrounding communities - as far west as Cosmos and Lester

Prairie and east into Minneapolis and surrounding trail networks. These trails provide both recreational and commuter opportunities for residents. It was identified that connections between these two trails were important to residents.

The following regional trail connection improvements were identified:

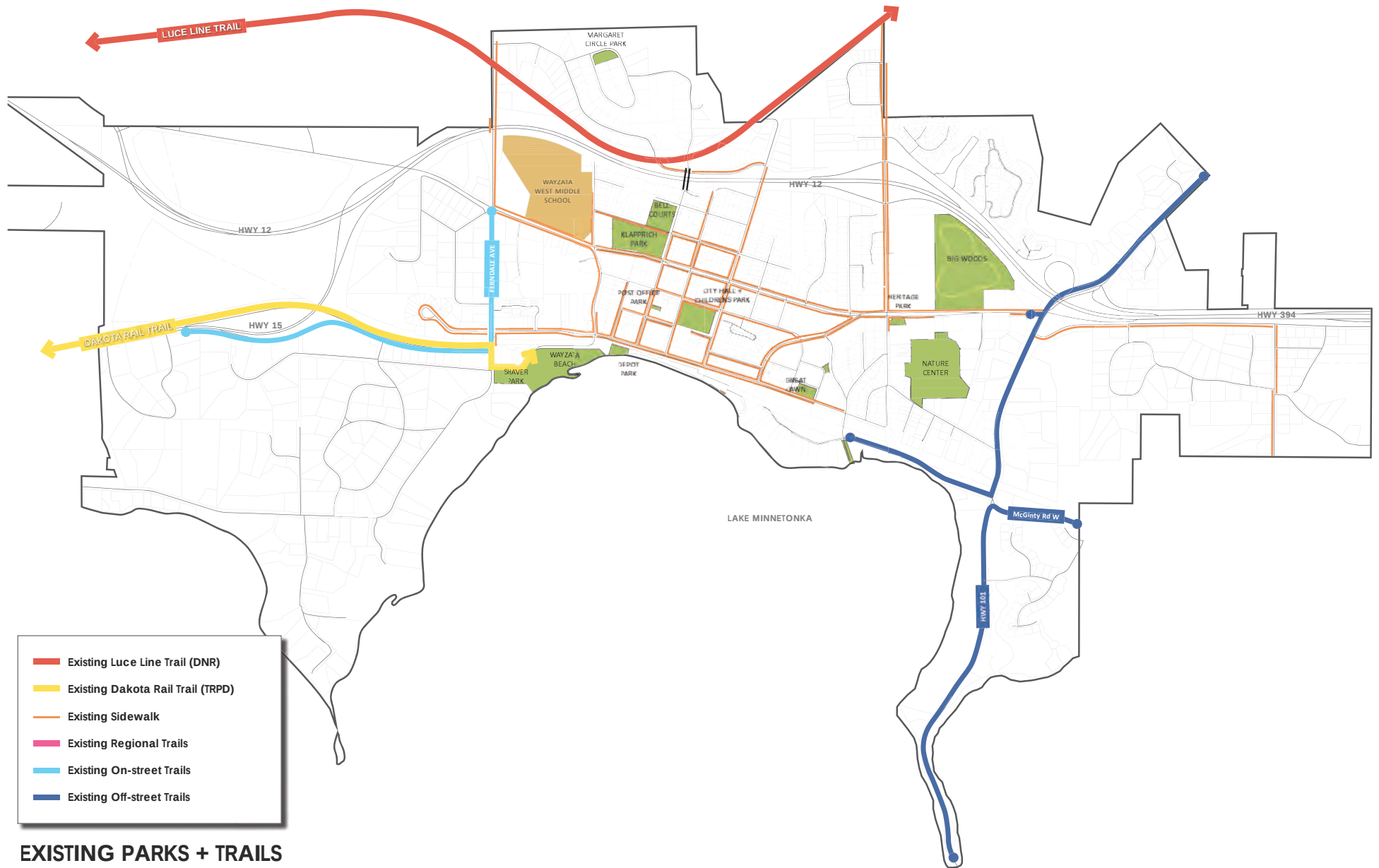
1. Ferndale Road - The current on-street bicycle “sharrow”, also known as shared lane marking, is perceived as unsafe by most of the population on this busy street. Providing an off-street bike and pedestrian trail is preferred. This improvement is identified as a long-term improvement because of the necessary coordination with multiple homeowners.
2. Minnetonka Avenue - This connection is a preferred choice for “interested, but concerned” users, as this route has reduced car traffic, gentler slopes, and the roadway passes directly adjacent to several park properties (Post Office Park, Klapprich Park & Bell Courts). An existing pedestrian overpass allows for access across Highway 12. However, the existing stairs and bike channel are not bicycle friendly and the structure is not ADA accessible. With the future replacement of the bridge, better bicycle accommodations should *(continued on page 42)*

FOUR TYPES OF CYCLIST



- 7% STRONG AND FEARLESS
- 5% ENTHUSIASTIC AND CONFIDENT
- 51% INTERESTED, BUT CONCERNED
- 37% NOT ABLE OR NOT INTERESTED

Jennifer Dill and Nathan McNeil, “Revisiting the Four Types of Cyclists: Findings from a National Survey,” Transportation Research Record: Journal of the Transportation Research Board, 2587: 90-99, 2016.



be considered (i.e. switch back ramp). Additional on-street bicycle “sharrow” designations and traffic calming measures are recommended along Minnetonka Avenue to encourage use of this bike route.

3. Broadway Avenue - Short-term bicycle lane designation is recommended to provide access to the “Enthusiastic and Confident” rider.
4. Dakota Trail extension - As identified in the Lake Effect project, the Dakota Trail extension proposed would provide a safe off-road trail through Wayzata’s Lake Street. This would shift some of the focus from a car-centric Lake Street to one that better serves pedestrians and cyclists.

CONNECTING COMMUNITY

Wayzata residents desire a better connected Wayzata, with options for residents to walk and bike to their favorite destinations. The following areas were identified as having greater connectivity constraints:

1. Holdridge Neighborhood - this existing neighborhood is bounded by 101/Bushaway Rd. and Highway 12 with limited road access. This neighborhood has been identified as lacking a greater connectivity to the City. The lack of City right-of-ways in the neighborhood limits available options. The City should continue to explore options to better connect this neighborhood.

2. Wayzata Boulevard is the gateway to the City and is the physical point of entry from the East. Improvements along this corridor should go beyond the road to include enhanced crossings/ intersection improvements, wider protected sidewalks, dedicated bicycle lanes, boulevards, signage/wayfinding improvements, and various street furniture that will enhance the character.
3. Additionally, the parks have been identified as having connectivity issues or barriers. There is a focus in this master plan to enhance connections to parks for pedestrians and bicyclists. Specific park connectivity issues are identified in the Park Plans chapter.
4. Develop a trail along and through Eastman marsh connecting to Eastman Lane and Little Beach area.

MULTI-MODAL STREETS

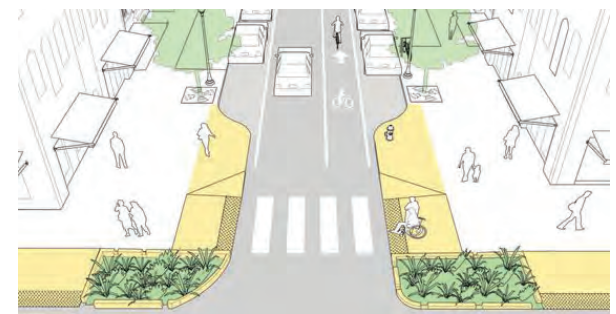
Multi-Modal Streets are streets for everyone. They are designed and operated to enable safe access for all users including pedestrians, cyclists, motorists, and transit riders. The City of Wayzata should consider multi-modal streets when appropriate to ensure that City engineers and planners design beyond the curb and address broad concerns of accessibility and access. Multi-Modal streets will help create livable communities for various users, especially children, those with restricted access, and seniors.



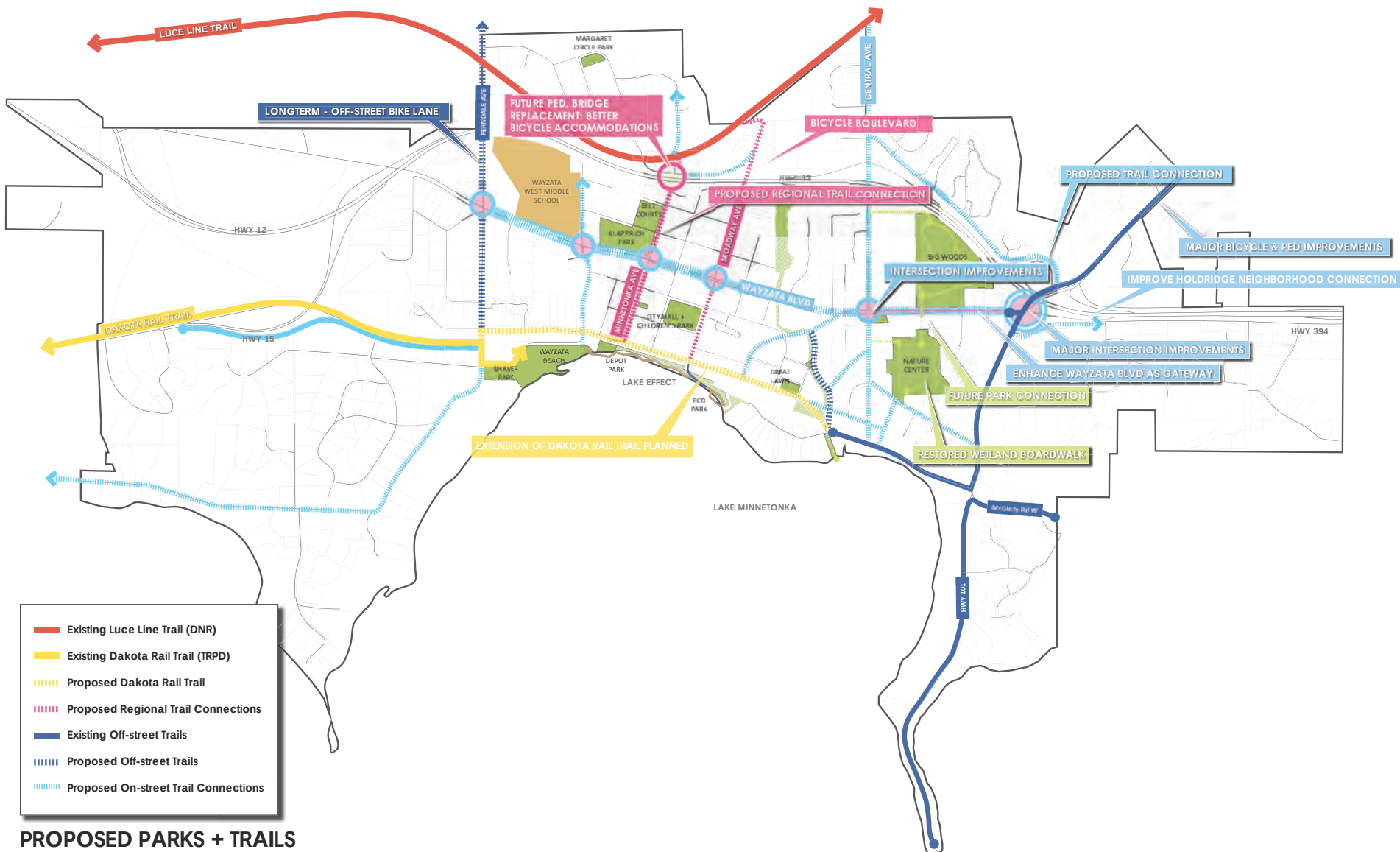
Providing an off-road trail along Ferndale Road will increase perceived safety for cyclist and pedestrians.



Example of “Sharrow” designation.



Multi-Modal Street ‘Gateway’, NACTO



PROPOSED PARKS + TRAILS

CITY IDENTITY

One of the Guiding Principles that will also guide the City's parks, trails and open spaces, is to attempt to maintain the charming, historical nature of Wayzata. The City can enhance the identity, especially within city parks, by developing city standards.

The City should develop standards for things like benches, trash receptacles, pedestrian lights, and park signs that will strengthen the Wayzata identity, and make for easier maintenance and management of the public realm.

SIGNAGE AND WAYFINDING

Of the seven (7) major park areas, most residents only recognize a few as City parks (Klapprich Park and Wayzata Beach), while the majority remain unknown. Many of these unknown parks have very few, or in some cases, no public amenities. In addition, few of the parks are identified with signage. The Nature Center is the most significant example of this issue. Throughout community engagement efforts, the Nature Center was unknown to a majority of community members. Simple signage, along with selective clearing would help to raise awareness about these public spaces.

Additional wayfinding throughout the city is important, particularly around Wayzata Boulevard, the "gateway" into the city. Wayfinding is important for visitors. The easier it is for visitors to identify where a city's attractions are, the more likely they are to spend time and money in the community. Wayzata attracts a lot of visitors and efficient wayfinding can also help ease traffic congestion and provide clear routes for pedestrians and motorists.

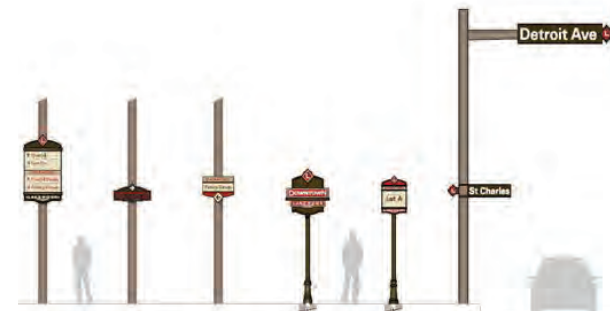
A hierarchy of signage and wayfinding should be implemented that distinguishes between more of the parks and amenities that function regionally, such as Lake Street Plaza and the Beach, versus the more community focused parks like Klapprich Park. A consistent visual identity that reinforces Wayzata's brand would help wayfinding, but also reinforce the community's historic charm, that was identified by the public as being important to preserve.



Example standard coordinated site furnishings



An existing wayfinding sign at Post Office Park.



Example signage and wayfinding plan.

CHAPTER 4: PARK PLANS



INTRODUCTION

The Master Planning process allowed the Parks and Trails Board and consultants to create unique, new designs for seven (7) main park spaces and reviewed all park areas including proposed parks under Lake Effect. The proposed park plans are shown throughout this chapter. The plan for each park includes:

- An aerial photograph of the existing conditions at the park and existing photographs, for reference.
- A description of the existing park conditions, location and history.
- A proposed park plan drawing with labels
- A written description of the proposed plan for the park and example images.

The park plans are **CONCEPTS**, which means they do not finalize every detail in the park. The plans will identify types and locations of facilities and the general location of pathways. They are meant to guide the overall layout of the park space. The plans do not give specific design details or the location of minor amenities such as drinking fountains, benches and signs. These plans will be referenced and further detailed during subsequent capital improvement projects, additional community engagement, and direction from the City Council.

PARKS INCLUDED:

- Klapprich Park + Bell Courts
- Wayzata Beach + Shaver Park
- Margaret Circle Park
- Nature Center
- City Hall + Children's Park
- Big Woods Preserve
- Heritage Park

SPECIAL CONSIDERATION PARKS:

- Post Office Park
- The Great Lawn + Play Area
- Little Beach
- Wayzata Depot/ R.R. Museum
- Lake Street Plaza (new)
- Eco Park (new)
- Eastman Trail + Marsh Corridor



EXISTING AND PROPOSED PARKS

CURRENT + PROPOSED FACILITIES

PARK			THREE-SEASON															ALL				STRUCTURES				
	BEACH/SWIMMING	SPLASH PAD	PLAYGROUND	NATURE PLAY	PLATFORM TENNIS	TENNIS	PICKLEBALL	BOCCEE	SAND VOLLEYBALL	BASKETBALL	MULTIUSE FIELD	SOFTBALL DIAMOND	FIREPIT/ GATHERING	BOARDWALK/PIER	ART/MEMORIAL	UNPAVED TRAIL	PAVED TRAIL	PLATFORM TENNIS	SKATING RINK	HOCKEY RINK	SLEDDING	WARMING HOUSE	COMMUNITY BUILDING	PICNIC SHELTER	RESTROOM	OFF-STREET PARKING
Klapprich Park + Bell Courts			●	P		●	●	●		P	●	●	P				●		●	●	●	●	P		●	●
Wayzata Beach + Shaver Park	●		●						●				P		P		●		P					P	●	●
Margaret Circle Park											●								●							
Nature Center														P		P										●
City Hall Park															P											●
Big Woods Preserve				P												●										●
Heritage Park															P											
Post Office Park															●											
Little Beach	P													●												
Eastman Lane + Marsh Boardwalk														P												
Boardwalk/Depot Park														P											●	
Eco Park														P												
Lake Street/ Lake Street Plaza		P											P	P	P		P		P					P	P	

LEGEND

- = Existing Facility
- P = Proposed Facility
- ☀️ = Summer Facility
- ☀️ = Three-Season Facility
- ☀️ = All-Season Facility
- ❄️ = Winter Facility



KLAPPRICH PARK + BELL COURTS EXISTING CONDITIONS

KLAPPRICH PARK + BELL COURTS

EXISTING CONDITIONS

Klapprich Park is at the center of the Wayzata park system located off of Wayzata Boulevard and Minnetonka Avenue North. Klapprich Park is considered an “active park” and includes many facilities including picnic tables, a softball diamond, a multi-use field, a permanent hockey rink that serves as a seasonal off-leash dog park, a warming house, a large hill for sledding and viewing the park, and a playground. Being restricted in size, the ball diamond is predominantly used by younger children. The multiuse field is in good condition, but is left unstriped, making it available for casual use and pick-up games. This park attracts users all year with the hockey rink, and a popular, but unofficial sledding hill during the winter months. The warming house is open 3:00-10:00pm on weekdays and 10:00am-10:00pm on weekends and when school is not in session. The warming house is small and fairly distant from the hockey rink. The playground has two traditional structures that are in fair condition, but do not meet current ADA accessibility standards. A few picnic tables, surrounded by a number of large shade trees, are also located near the playground.

Bell Courts is adjacent to Klapprich Park and separated only by Park Street East. Bell Courts Park, originally called the Tourist Park by local residents, features three striped tennis courts, two of which are striped to accommodate pickleball; two bocce courts; and a grill and picnic tables. The bocce courts are popular with local residents and are currently reserved in the summer by the bocce leagues. The Louise H. Bell cabana overlooking the courts was a gift to the city in the mid-1960s from the James Ford Bell family. This facility has recently been renovated with restrooms.

The City Water tower and water treatment facility are located on the site as well as several existing telecommunication facilities. These telecommunication utilities have future plans for relocation to the City’s new monopole, but have been designed around for this plan.



Existing playground outdated and inaccessible.



Existing hillside showing erosion on non-accessible route.



Existing tennis facility at Bell Courts

THE PROPOSED DESIGN

Klapprich Park and Bell Courts are intended to be utilized in a similar fashion as today, but with improvements that will create more opportunities for year-round and multi-generational use. Currently, the north and east sides of Klapprich Park are disjointed with steep grades and few walking paths.

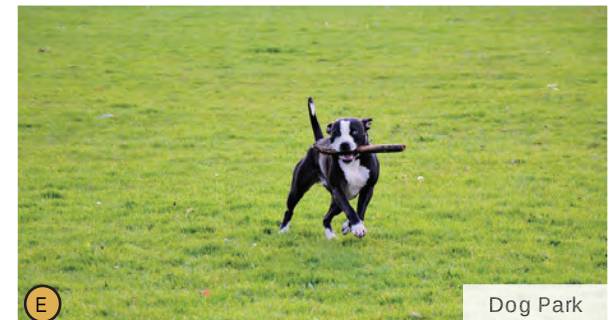
The current maintenance drive is proposed to be modified to allow for drop-off and additional ADA accessible parking spaces adjacent to the proposed playground. The outdated and inaccessible playground is proposed to be replaced with an ADA accessible route for inclusive play built into the hillside. Play options will be expanded with a new nature play element tucked into the trees near the top of the hill.

The existing softball diamond will remain for casual play and use by youth teams. The existing hockey rink/ dog park is to remain in its current configuration.

Klapprich Park Plan proposed to provide several winter recreational opportunities, including the current ice skating and sledding activities.

Bell Courts will retain its primary uses, but this master plan will expand the tennis court and move the bocce courts to accommodate four new pickleball courts, while retaining two doubles tennis courts. Minimal improvements to the north side of Bell Courts Park include additional screening between adjacent residences and an additional butterfly garden surrounding the existing water tower.

Additional street improvements are proposed to accommodate safer crossings and dedicated bike sharrows lanes.





KLAPPRICH PARK + BELL COURTS PROPOSED PLAN



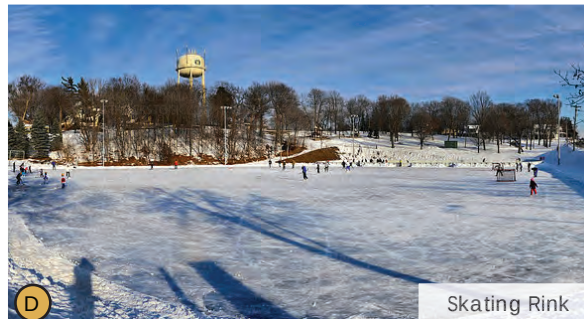
KLAPPRICH PARK + BELL COURTS WINTER PLAN

IMPROVEMENT OVERVIEW

- renovated and relocated ADA accessible playground
- addition of nature play
- addition of four (4) pickleball courts
- renovated tennis courts and bocce courts
- renovated existing diamond and field
- renovated Bell Court building
- addition/renovation of new and existing trails
- renovated driveway/drop-off and ADA accessible parking
- pedestrian crossing improvements
- expansion of existing warming house/ storage building



Sledding Hill



Skating Rink



WAYZATA BEACH + SHAVER PARK EXISTING CONDITIONS

WAYZATA BEACH + SHAVER PARK

EXISTING CONDITIONS

Wayzata beach is located on the south side of Lake Street East near the Dakota Trail trailhead. Given to the citizens of Wayzata in 1930 by the first Mayor, Rufus Rand, Wayzata's swimming beach is a favorite among local families. A seasonal concession stand gives park users the opportunity to stay at the beach throughout the day. Picnic tables and Adirondack chairs available throughout the park provide places to eat and view the lake. The existing playground has a central location, but its traditional play style and open layout should be updated to current standards and trends. A swimming dock provides access to the lake for swimmers of all abilities.

The beach, located at 220 Grove Lane East, is open to the public from mid-June to mid-August. A lifeguard is on duty from noon until 6:00 PM, seven (7) days a week. The beach is not guarded on any day that the air temperature is at or below 65 degrees Fahrenheit and remains so during regular hours. This beach is located just across the walking bridge, east of Shaver Park and close to the Dakota Rail Trail trailhead.

Shaver Park is located on the west side of Wayzata Beach, south of Grove Lane. The park includes a connection to the regional trail system, an existing sand volleyball court, a picnic and grilling area, as well as the historic Trapper's Cabin.



Existing parking lot dead-end and beach entrance.



Existing showers hidden behind the building.



Existing historic Trapper's Cabin.



WAYZATA BEACH + SHAVER PARK PROPOSED PLAN

PROPOSED DESIGN

Preserving the character and general feel of the park, while optimizing spaces to provide residents with the best experience, was the primary consideration when evaluating improvements in this area. The reconfigured parking is proposed to allow for easier access and drop-off. This change would simply close off the mid-access point between the two lots and provide a drop-off and circulation area between the sections of the lot at the south. This would also eliminate the dead-end parking and create a new sense of entry. A new picnic/dining plaza would provide more eating and gathering space around the existing concessions building at the entrance. The showers would be moved from their current location behind the concession building to the beach entrance. This will make clean up after a day at the beach easier.

A new play structure will open up views to the lake, while providing children with more exciting opportunities to climb and explore. The playground will be placed in the same location. The beach will be retained in virtually the same footprint. Expansion of the beach was explored, but many residents felt the green space was valued for lounging, picnicking, and keeping things out of the sand. Provide more Adirondack chairs and picnic tables along the grassy

areas and in the shade to better utilize green spaces. A new shade structure is suggested to provide more opportunities for gathering and may include a gas firepit for extended seasonal use. It is to be noted that the shelter is adjacent to a natural area that is to be preserved.

The lagoon, boat slips, and boat access are to be preserved and maintained, as necessary. The small peninsula near the access is an existing gathering area that provides a space for relaxation. This area is proposed to be enhanced with hammock poles that double as art features. The hammock poles also protect trees in this area, by providing a dedicated space for the popular activity. In the future, there may be opportunities for hammocks to be rented to visitors who may not have one themselves.

Shaver Park will include a new drainage swale to help move water from the flat land near the volleyball court to the lake, while improving water quality and providing a buffer between the park and private residences. This will allow for easier maintenance and increased use of the volleyball court and surrounding area.

The addition of rentals is important to the Parks and Trails Board, to help fill a need and support the





Rental Rack/Paddle Share

Share programs/rentals are becoming increasingly common in the Twin Cities with everything from cars, to clothes. Recreational opportunities are available with Nice Ride Bicycles and the Mississippi River Paddle Share. These systems are self-operated and rely on partnership organizations. The City of Wayzata should consider partnerships for rental opportunities.



Canoe/Kayak Launch

greater community for increased access to Lake Minnetonka. Rentals have been proposed in this park because of the prime location and connection to Lake Minnetonka and the Dakota Trail. The canoe/kayak rental racks are proposed to be located west of the lagoon, to provide more convenient access into the lake without taking up valuable beach access. A canoe/kayak access dock at the south end of the lagoons could provide improved accessibility directly into the lake. An additional rental building is proposed at the far north end of the lagoons, near the parking lot and Dakota Trail trailhead. This could provide a space for other non-water rentals such as bicycles, hammocks, beach chairs, and umbrellas, etc. The City should explore partnerships for rental services.

IMPROVEMENT OVERVIEW

- reconfigured parking lot
- drainage improvements
- renovated play area
- renovated volleyball court
- renovated and expanded park building
- relocated showers
- addition of shade structure + firepit
- addition of rental facility, racks + access docks
- addition of picnic/ entry plaza
- addition of hammock/art poles



MARGARET CIRCLE PARK EXISTING CONDITIONS

MARGARET CIRCLE PARK

EXISTING CONDITIONS

Located on the north side of Wayzata, Margaret Circle Park features a neighborhood field. This small, open green space park was deeded to the City as dedicated park land by Roger Fazendin, who was the developer of the Margaret Circle subdivision.

During the warmer months, the park is used by the surrounding neighborhood for various types of play. During the winter months, the city floods the park and utilizes the space as an ice rink that is used by a broader population than just those residents of the neighborhood. The park does not get as much use during the rest of the year, due to drainage issues. Maintenance and mowing of the field is problematic for City staff because of the wet soil conditions.



The current lack of drainage prevents the field from being used during the spring and during wet conditions.



Winter skating is a beloved community asset at this park.



MARGARET CIRCLE PARK PROPOSED PLAN

PROPOSED DESIGN

Because of the quiet neighborhood location, the park will remain as is, with some minor improvements. The field will be improved with drain-tiles or other drainage improvements to help get water to a new raingarden. The existing trees bordering the field are mostly Green Ash, and will need to be replaced or treated. Other improvements include adding Adirondack chairs, a picnic table, and park signage.

IMPROVEMENT OVERVIEW

- Field drainage improvements
- Addition of raingarden
- Misc. signs, trees, furniture





NATURE CENTER EXISTING CONDITIONS

NATURE CENTER

EXISTING CONDITIONS

This natural park and trail area is located south of Wayzata Boulevard and west of Bushaway Road, in the Old Holdridge Neighborhood. There are two entries to the park; one on Central Avenue South, behind the Boardwalk Apartments, and the other on LaSalle Street.

In 1977, the City of Wayzata began development of a 13.5 acre natural park area. The park was constructed in 1978 and included natural and boardwalk pathways, an observation overlook, educational signage, and an informal parking area.

It has been noted that, beginning in the mid-1980's, the Nature Center was not being utilized as originally intended or anticipated by the public. Additionally, the Nature Center became challenging to maintain both financially and practically. Vandalism was prevalent throughout the park.

The area has since been closed to the public. The Nature Center is, however, an important area as it relates to stormwater management and its wetland areas function as a filter for runoff, before it enters Lake Minnetonka.



The old boardwalk remnants still exists.



View of the closed park from La Salle Street.



Access from the Boardwalk apartments easement is restricted with fencing and a collapsed bridge.



NATURE CENTER PROPOSED PLAN

PROPOSED DESIGN

The Nature Center is a valuable, passive, natural park, with a lot of potential to become a jewel of the Wayzata Park System. The proposed design for this park will optimize use with loop walking trails, while maintaining consciousness of total investment.

Boardwalks are costly, but are needed to provide a full loop around this park, due to wetland conditions. The design proposed to use existing upland to provide natural surface walking paths around most of the park, and provide boardwalk only where needed. A modest observation tower would provide visitors with a place to bird-watch and see a 360 degree view of the park. Interpretive signage is suggested to be staggered throughout the park to provide visitors with information about native species, habitats, and wildlife.

Access to the park is proposed to be restored with a main entry and parking located on LaSalle Street, at the southern end of the park. There are two other proposed access points to the park - from the Boardwalk Apartments easement, off Central Avenue on the west, and a new connection off of Wayzata Boulevard, to the business district to the north.

IMPROVEMENT OVERVIEW

- Entry and parking Improvements
- Renovation of strategic sections of boardwalk
- Addition of natural surface walking trails
- Addition of observation tower
- Habitat improvements
- Misc. interpretive signage, seating, etc.





CITY HALL PARK + CHILDREN'S GARDEN EXISTING CONDITIONS

CITY HALL PARK + CHILDREN'S GARDEN

EXISTING CONDITIONS

High on the hill above the downtown business district, the garden and grassy area on the south side of the library offers a spectacular all-season view of Wayzata Bay and beyond. City Hall Park is located between Wayzata City Hall at 600 Rice Street East, and the Wayzata Library. The garden, city hall, and the library are located on the original Public Square, the first park platted by Oscar Garrison in 1858. This park offers several benches for relaxing, reading a good book, or enjoying the great view of downtown Wayzata and Lake Minnetonka.

On the north side of the Wayzata Library, the Children's Garden is a special place for story time or relaxing. This this small garden can be accessed through the Wayzata Library located at 620 Rice Street East or through the gate on the northeast corner of Broadway Avenue South and Rice Street East. This facility offers a number of events geared to small children throughout the summer.

The east side of the park, adjacent to City Hall, will also feature a memorial to fallen Wayzata Police Officers. The memorial is intended to honor fallen officers, and especially the memory of Wayzata Police Sergeant James Anderson and Wayzata Police Officer

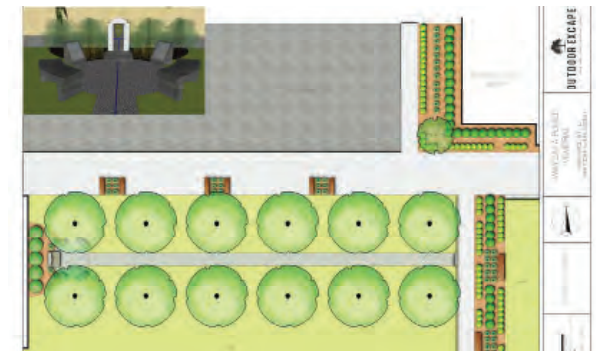
Bill Mathews who were both killed in the line of duty, while working for the City of Wayzata. The memorial will be a quiet, contemplative space featuring monuments remembering both Sgt. Anderson and Officer Mathews.



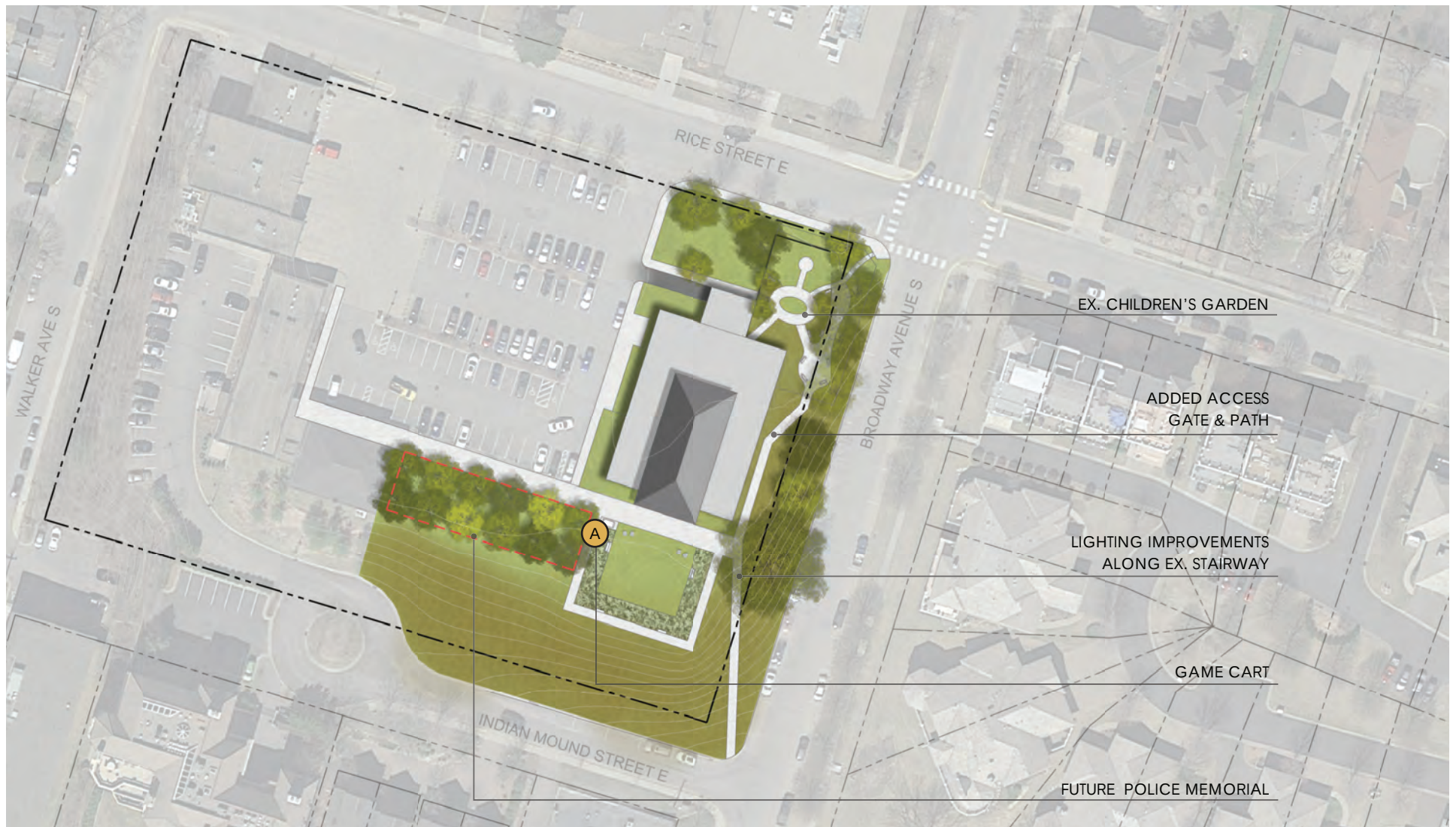
Existing lawn and library, which overlooks the Lake.



Existing Stairway leading to Lake Street



Proposed Police Memorial



CITY HALL PARK + CHILDREN'S GARDEN PROPOSED PLAN

PROPOSED DESIGN

This quiet park will remain mostly unchanged, with minor improvements including renovated path lighting along the stairs, an additional path to the children's garden for improved access, and the addition of a game cart.

IMPROVEMENT OVERVIEW

- Renovation of lighting along stairs
- Addition of gate and path
- Addition of game cart
- Misc. signs, furniture, etc



Existing Children's Garden



BIG WOODS PRESERVE EXISTING CONDITIONS

BIG WOODS PRESERVE

EXISTING CONDITIONS

This park is located east of the Colonial Square shopping center, north of Wayzata Boulevard. A walking trail is located in this woodland preserve.

The Big Woods Preserve is one of the last metro remnants of a hardwood forest, which once covered all of central Minnesota and the East Coast. Within the 23-acre site are 14 acres of protected land featuring native wildflowers in the spring and the spectacular fall beauty of a forest filled with sugar maples and basswood trees. Annually, when the sap becomes active, maple tree tapping is a fun and educational activity for residents. The thick forest provides a buffer for the City from the adjacent Highway 12.

14 acres of the site were preserved under a conservation easement in 2004 by the citizens of Wayzata in partnership with private donors and The Retreat (a recovery organization that occupies a portion of the site). A rustic path invites visitors to walk through the park. Six parking stalls are dedicated to park use.



Existing parking lot/entry to the park and retreat center.



Park board member show present species.



The Preserve is public land and a Wayzata City Park.



BIG WOODS PRESERVE PROPOSED PLAN

PROPOSED DESIGN

This special wooded area in the heart of Wayzata should be appreciated by more residents. During this process, it was made clear that very few residents knew that this was a Wayzata park. New park signage at the entrance, potential additional access points, and interpretive signage will improve the park for visitors. Additionally, street improvements on Wayzata Boulevard should be explored to include a mid-block pedestrian crossing and traffic calming measures.

IMPROVEMENT OVERVIEW

- Addition of entry/park signage
- Renovate natural surface trail
- Misc. signs, benches, and restoration efforts
- Street/crossing improvements





HERITAGE PARK EXISTING CONDITIONS

HERITAGE PARK

EXISTING CONDITIONS

From 1912 to 2000, this property was known as Batson's Corner, as the Batson family owned and farmed this area of land. The small park honors the City's heritage, as well as those who served in the armed forces. A veterans' memorial is located on the east side of the park.

The park offers several perennial gardens and features a public bus shelter, extensive landscaping, a brick-lined walking path, and a number of benches, which recognize local residents and families. The park is used for community gatherings and annually for Veteran's Day and Memorial Day ceremonies.



Existing entry and signage from Central + Wayzata Blvd.



Existing border along Wayzata Boulevard.



Built in seating, leaves little room for flexibility.



HERITAGE PARK PROPOSED PLAN

PROPOSED DESIGN

The proposed plan adds minor elements to make the park more usable and inviting. A new, small games/ picnic area is centered toward the entry. Additional movable Adirondack seating will allow for more comfortable seating. Additional connections to the bus stop open up the park to people passing by or waiting for the bus. A more direct connection to the adjacent business district to the east should be further explored.

IMPROVEMENT OVERVIEW

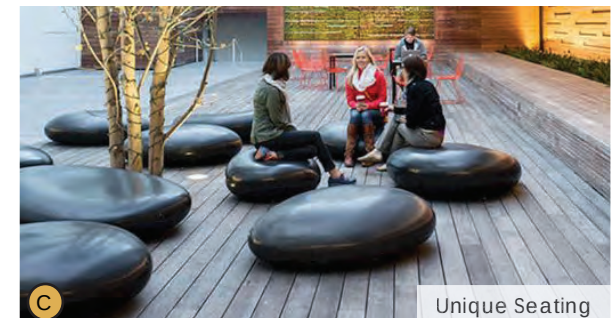
- Addition of picnic/ game tables and various seating
- Connections to business district



Picnic/Game Table



Adirondack Chairs



Unique Seating



POST OFFICE POCKET PARK EXISTING CONDITIONS

POST OFFICE POCKET PARK

EXISTING CONDITIONS

Post Office Pocket Park is located on Minnetonka Avenue South across the street from the historical 1941 WPA Wayzata Post Office. It offers a quiet place to read or meet and chat with friends. Each year, volunteers plant flowers and maintain the gardens in the park.

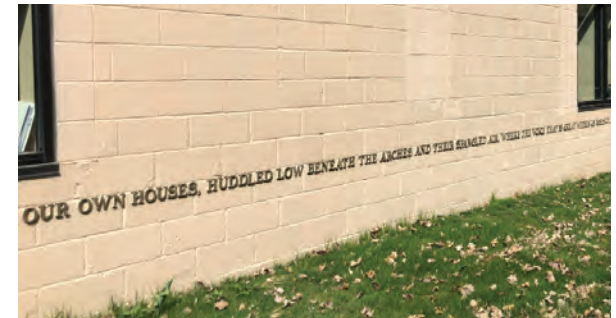
Designed by internationally renowned, Minneapolis based artist Siah Armajani, this small “pocket park” was a gift to the city from Lucy and Judy Dayton in 1996. It is meant to be a calming place for people to meet and enjoy. The layout and design of the benches in the park contribute to the park’s artistry. Armajani’s design begins with a sculpture entrance to the park and leads to a boardwalk loop with benches he designed to encourage visitors to pause. He also chose the poetry affixed the building adjacent to the park.

PROPOSED DESIGN

This quiet “old Wayzata” pocket park will remain preserved.



Existing entry gateway/sculpture.



An existing quote along the building.



Existing custom benches along the wood-planked path.



GREAT LAWN EXISTING CONDITIONS

GREAT LAWN PARK + PLAY AREA

EXISTING CONDITIONS

The Great Lawn was completed in spring of 2018 to provide a performance/gathering space in the newly renovated Promenade, north of Lake Street. This land is privately owned, but there is an agreement that it is open to use by the general public. The park is managed by Mid America Group. The space has since been used for the Parks and Trails Board's summer concert series and other public events. Within the development, there also is a nature themed playground. The playground is open to the public.

PROPOSED PLAN

The Great Lawn and playground were recently completed and will remain as is.



The existing Great Lawn at the Pavilion.



An existing playground tucked into the development.



An existing small kids play area.



WAYZATA DEPOT PARK EXISTING CONDITIONS

WAYZATA DEPOT PARK

EXISTING CONDITIONS

The Wayzata Depot is a 1906 historic train station and is one of the City's most popular gathering places for residents and visitors. There are perennial gardens planted and maintained by volunteers from the Lake Minnetonka Garden Club in order to enhance the ambiance of the area. The Depot is located at 402 Lake Street East. There is a train museum located within the Depot building. Additional on-site amenities include a lake overlook, three picnic tables (no grilling facilities), grassy areas for picnics, short term public docks, and flexible space used for summertime concerts.



WAYZATA LAKE EFFECT
Exhibit C-2000 1/10/2019



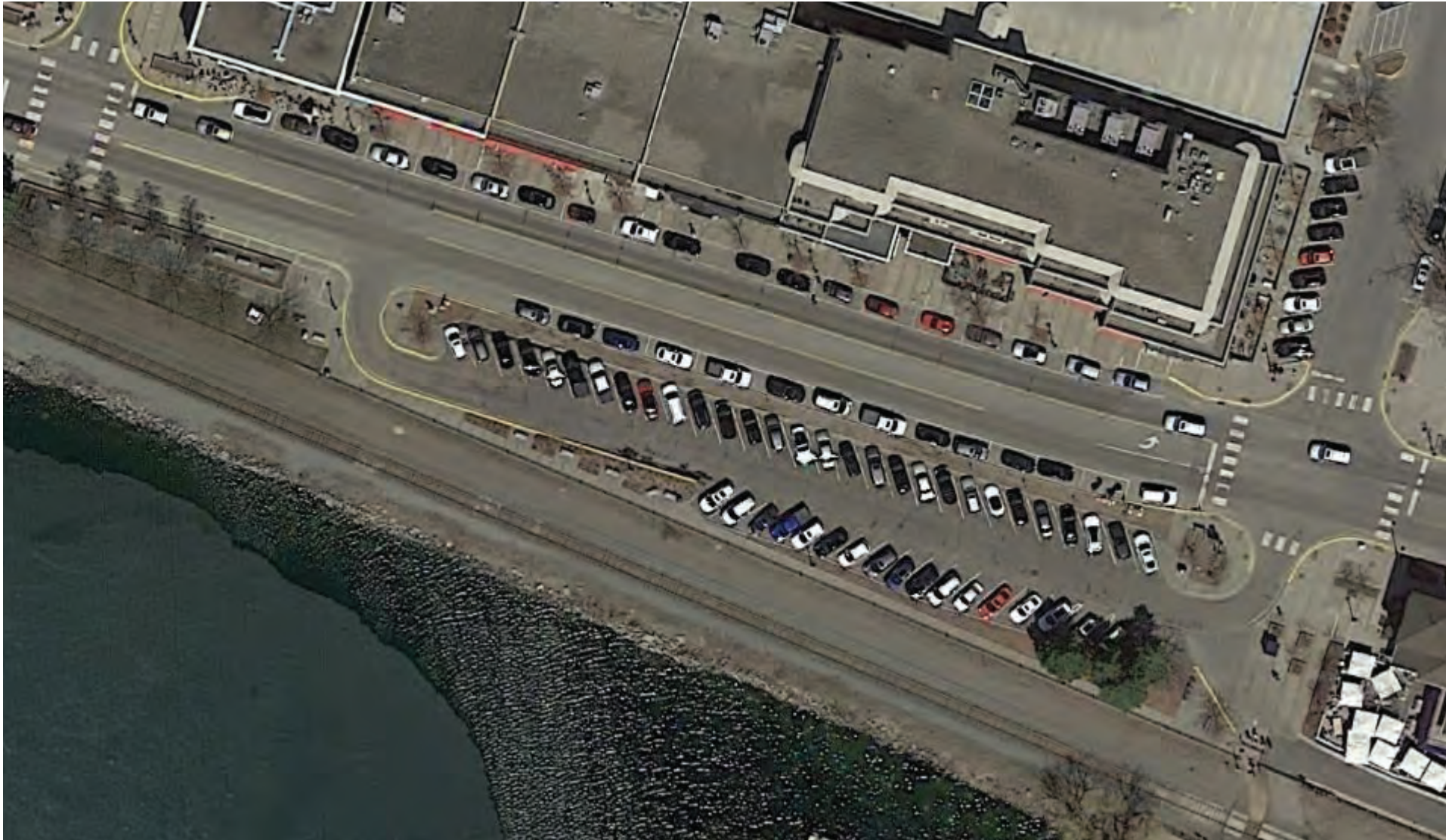
WAYZATA DEPOT PARK PROPOSED PLAN

PROPOSED PLAN

Through the Lake Effect design process, the Depot Park design has evolved to ensure existing uses and character are maintained, while at the same time enhancing accessibility and function. Consideration has been made to maintain the park's primarily passive nature by keeping the boardwalk down at the water level leaving most of the existing open grass lawn as a passive family oriented gathering space. The ramp system from the boat docks to the Depot has been simplified creating direct access to the Depot and railroad crossing at Barry Avenue. A small deck is located in the open lawn providing an opportunity for viewing the lake, lounging, picnicking or a stage for concerts at the Depot. The Depot Park design also proposed the construction of permanent restrooms on the site.



The proposed Boardwalk ending at Depot Park



LAKE STREET/LAKE STREET PLAZA EXISTING CONDITIONS

LAKE STREET/ LAKE STREET PLAZA

EXISTING CONDITIONS

The proposed Lake Street Plaza is currently a municipal parking lot that has an eight foot buffer, meant for plantings, adjacent to roadside parking. Alongside roadside parking are two lanes of traffic. With parking along both sides there is little focus on pedestrian and cyclists. Several Wayzata small businesses and restaurants occupy the space along the north side of the roadway. The streetscape features decorative sidewalk paving that also showcases some existing street trees alongside the road.

LAKE STREET



WAYZATA LAKE EFFECT



WAYZATA LAKE EFFECT WAYZATA PARK PLAN GREEN KOSLOFF ARCHITECTS CIVITAS

LAKE STREET/LAKE STREET PLAZA PROPOSED PLAN

PROPOSED PLAN

Currently the municipal parking lot, the Lake Street Plaza will dramatically transform the asphalt parking into a community space to be used during all seasons. A series of green outdoor rooms will flank a flexible plaza space that can be used to accommodate existing uses such as farmers markets, the Wayzata Art Experience, James J. Hill Days, and also provide new uses in the winter such as ice skating and informal games of hockey or curling. A permanent restroom will be located at the east end of the park and plaza, providing year-round facilities for the public. Shaded green rooms build upon the existing elevated garden spaces by providing additional space for sitting, relaxing or a shady spot to enjoy a picnic. Two slender shade structures framing the flexible plaza create a respite from the sun in the summer and a place to gather near a fire pit in the fall and winter. Catenary lighting will extend over the easternmost area of the new park, adjacent to the Broadway Docks.



A new multi-season plaza in place of the municipal lot



Proposed Lake Street looking southeast



Proposed Lake Street Plaza looking west



ECO PARK EXISTING CONDITIONS

ECO PARK

EXISTING CONDITIONS

Located along the northern shore Lake Minnetonka this site features the existing Section Foreman House, a historic railroad structure, as well as a storm water treatment basin.



WAYZATA LAKE EFFECT
Public Open House 8/16/2024



ECO PARK PROPOSED PLAN

PROPOSED PLAN

The Eco Park will be located on the east end of Wayzata's lakefront, east of the Broadway Avenue community docks. One of the most significant changes proposed to the Eco-Park is the boardwalk itself. Rather than a static pier that reaches out into the marsh land, the boardwalk is proposed to create a loop taking visitors through several plant communities. This new experience creates many opportunities for learning about the variety of plants and animal species that are integral to this the lake ecosystem.

Additionally, an environmental education center is suggested to be housed within the historic Section Foreman House, providing a convenient location for local schools to come and learn about diverse ecosystems, as well as an intergenerational community center.



Proposed Eco Park



LAKE WALK EXISTING CONDITIONS

LAKE WALK

EXISTING CONDITIONS

Located along the northern shore of Lake Minnetonka, Wayzata's shoreline is currently comprised of large rip rap, adjacent to the Burlington Northern railroad. The shoreline features two dock facilities, at Broadway Avenue and at the Wayzata Depot.



LAKE WALK PROPOSED PLAN

PROPOSED PLAN

The proposed Lake Walk is proposed to feature a new meandering, continuous boardwalk which would extend from the Eco Park, past the Broadway community docks, to the historic Depot.



Proposed Lake Walk



EASTMAN LANE EXISTING PLAN

EASTMAN LANE IMPROVEMENTS

EXISTING CONDITIONS

Eastman Lane is a recently reconstructed roadway located on the east side of Wayzata's downtown, between Bushaway Road and Lake Street. The roadway is two lanes wide with narrow shoulders. A six-foot (6') wide paved trail is located north of the roadway and a five-foot (5') concrete sidewalk is located south of the roadway.

Eastman Lane could be considered the eastern gateway to downtown Wayzata and offers views over Wayzata Bay, adjacent to the Wayzata Yacht Club.



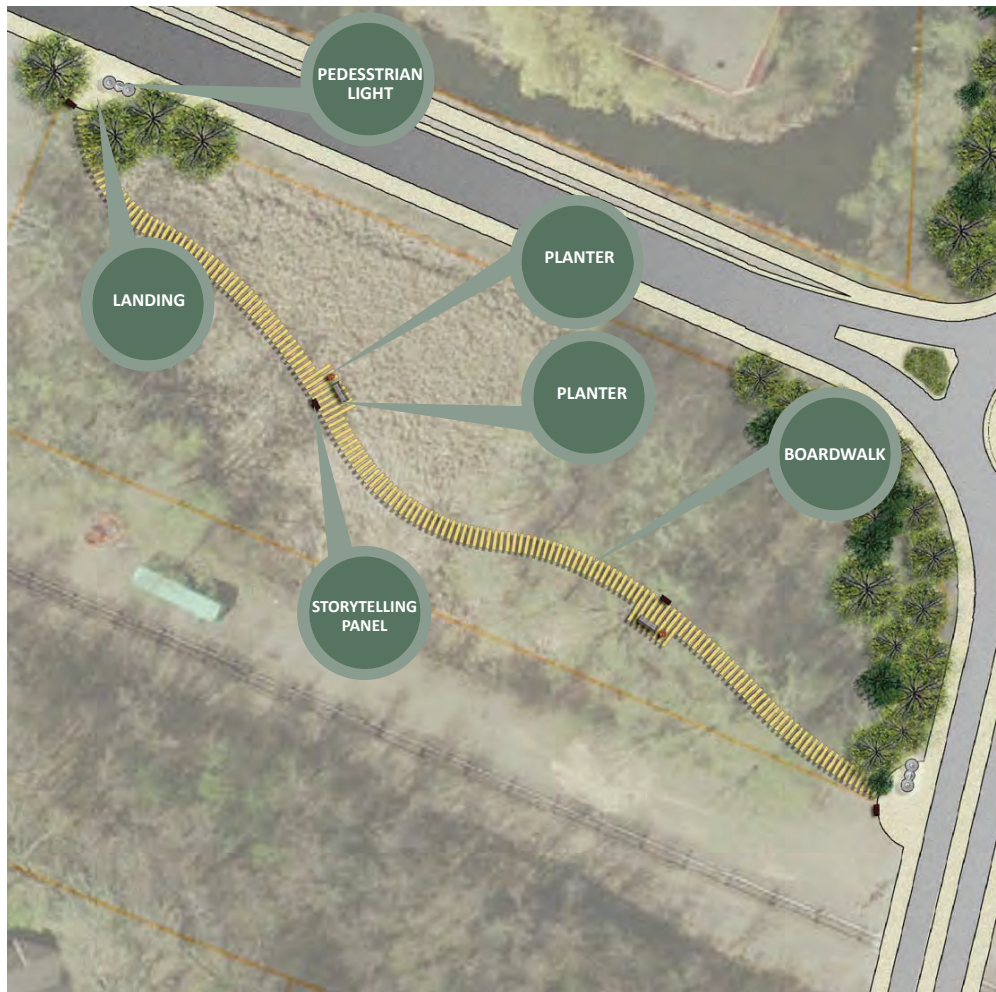
EASTMAN LANE PROPOSED PLAN

PROPOSED PLAN

Over several years, the City and its consultant, LHB, Inc., have prepared several potential park-like improvements along the Eastman Lane corridor. These improvements include:

- A boardwalk across the wetland complex located south of the Landing hotel.
- Improvements to Arlington Circle - i.e. additional landscaping, updates to the Little Beach.
- Mini overlook areas featuring seating and landscaping.
- An area of lakeshore terraces where residents and visitors could take the opportunity to touch the water.
- Interpretive signage throughout
- Corridor landscaping throughout

Plans of the proposed improvements can be found on pages 102 and 104-106.

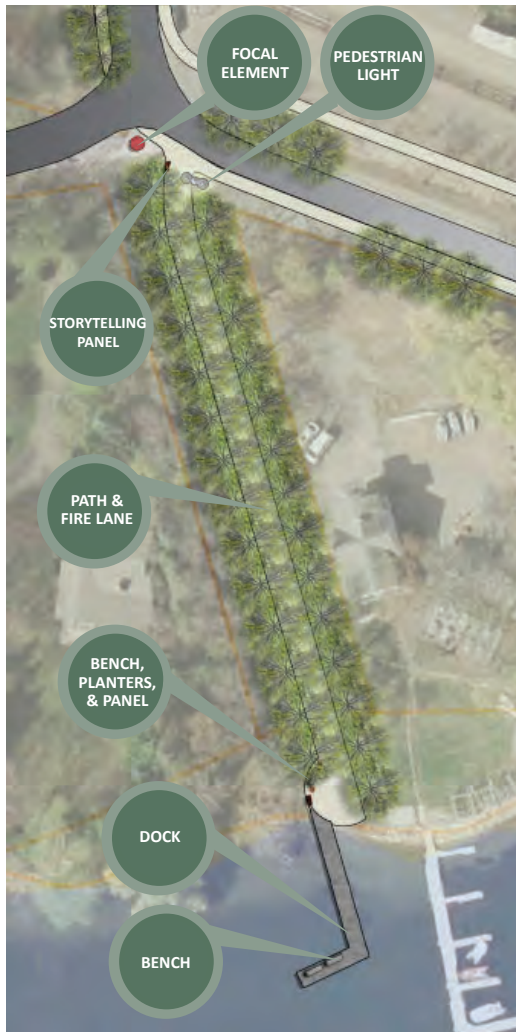


WETLAND BOARDWALK



MINI WOODS

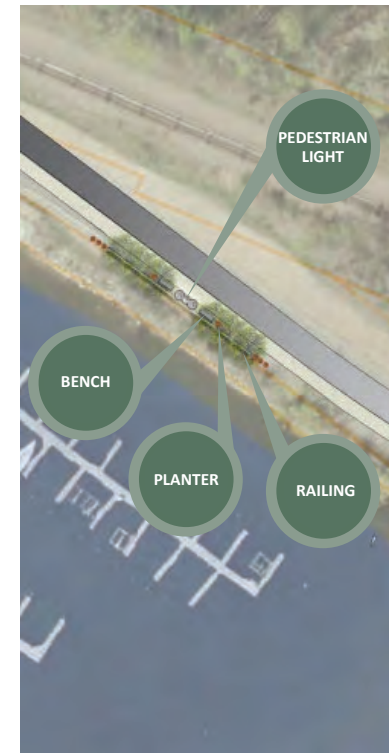
EASTMAN MARSH BOARDWALK + LAKE STREET ROUNDABOUT CONCEPTS



ARLINGTON PARK/TRAIL



LAGOON OVERLOOK



STREETScape CLUSTER

LITTLE BEACH + TRAIL NODES



LAKESHORE TERRACES



BUSHAWAY INTERSECTION

TRAIL ENHANCEMENTS

CHAPTER 5: IMPLEMENTATION



COST IMPLICATIONS + PRIORITY RANKING

Over several months of community engagement and coordination with the Parks and Trails Board and City Council, the park and trail plans have gained enough support to provide a basis for cost estimates. These estimates are derived using construction estimates in 2018 dollars.

Overall, the proposed park plans will require significant dollars to implement. These improvements are intended to be a big picture window on what was heard during the process of creating the master plan. These projects may be implemented over time by City staff, the Parks and Trails Board, and ultimately, the City Council. This master plan, and the following cost estimates are intended to be a living document that will be updated with changing viewpoints, priorities, funds, opportunities, and trends.

The following pages show a proposed priority implementation plan for the next three (3) years. A park-by-park project cost estimate can be found in Appendix B. The priority implementation plan and Appendix do not include special consideration parks such as those under Lake Effect or the Great Lawn area.

PRIORITY RANKING

Identified priorities include a combination of high popularity with the general public, available financing and partnership opportunities, addressing critical needs, and ability to complete within available funding sources. Lake Effect projects remain at the top of the priority list and the Parks and Trails Board fully supports the implementation of those projects. Smaller scale projects that support the parks and trails within the city, and are the highest priority for the Parks and Trails Board can be found in the cost estimate tables in Appendix B.

PARTNERSHIPS/ FUNDING

Throughout the community engagement process residents consistently had questions/ concerns about funding and operations of new facilities. A number of funding sources exist for the recommended improvements in this master plan. Primarily, the Parks Capital Improvement Program provides funding for parks initiatives. Additionally, when there is redevelopment within the city, park dedication fees are received and used to enhance and create new park amenities. Additionally, grants and partnerships should be explored including the following specific opportunities identified in the individual park plans:

- Not for profit groups/ clubs
- Rental space at various parks- notably Klapprich Park / Bell Courts and the beach
- Rental facilities at the beach- potential private partnership opportunity to manage and run
- Like-minded groups such as the DNR, watershed districts, and other entities striving to protect the lake and other natural resources
- Lake Effect Conservancy partnerships
- Grant opportunities- e.g. Legacy funds, Great River Greening, etc.

PRIORITY IMPLEMENTATION PLAN

CAPITAL IMPROVEMENTS

The Wayzata Parks and Trails Board offers the following priority initiatives to be implemented in the 2019-2022 timeframe and beyond. The costs provided

in figure 5.1 represent the City's current Parks Capital Improvement Program (CIP) budget. If this plan is authorized, the Board and staff will work to provide

more accurate costs as final construction plans are prepared and approved.

Priority	PARK	PROJECT DESCRIPTION	2020	2021	2022	2023	2024-2039	TOTAL
1	Beach+Shaver	Park Sign and misc. Signs, trees, furniture	20,000	20,000	20,000	20,000	20,000	100,000
1	Beach+Shaver	Addition of park sign	7,500					7,500
1	Big Woods	Addition of interpretive signage (6)	7,500					7,500
1	City Hall	Addition of gate and path			10,000			10,000
1	City Hall	Addition of park sign	7,500					7,500
1	Heritage	Addition of park sign	7,500					7,500
1	Klapp+Bell	Park Sign and Misc. Signs, trees, furniture	27,500	20,000	20,000	15,000		82,500
1	Klapp+Bell	Restripe/ resurface (1) doubles tennis court	20,000					20,000
1	Klapp+Bell	New ADA accessible playground (includes removal of existing play structure and new containers - wood chip surface)	450,000					450,000
1	Little Beach	Addition of park sign	7,500					7,500
1	Margaret	Renovate multi-use (drainage improvements)	20,000					20,000
1	Post Office	Replace boardwalk and maintain	10,000					10,000
1	Post Office	Addition of park sign	7,500					7,500
2	Beach+Shaver	Addition of rental facility, racks and access dock						0
2	Big Woods	Addition of natural surface trail		2,500				2,500
2	Big Woods	Addition of park sign + donor recognition stones		15,000				15,000
2	Little Beach	Access improvements		50,000			50,000	100,000
2	Margaret	Park and misc. Signs, trees, furniture		5,250	5,250			10,500
2	Nature	Addition of interpretive signage		7,500				7,500
3	Beach+Shaver	Renovate and relocate volleyball court		10,000				10,000
3	Beach+Shaver	Renovate play area and playground		275,000				275,000
3	Beach+Shaver	Drainage improvements			30,000			30,000

figure 5.1 - 2019-2021 Capital Improvement Program (part 1)

Priority	PARK	PROJECT DESCRIPTION	2020	2021	2022	2023	2024-2039	TOTAL
3	Beach+Shaver	Renovate and expand park building (includes relocated shower)			50,000			50,000
3	Klapp+Bell	Renovate Bell Courts buiding			100,000			100,000
3	Klapp+Bell	Addition/rennovation of new and exisiting trails			35,000	30,000	30,000	95,000
3	Klapp+Bell	Restriping/ resurfacing of (4) pickleball (includes expansion of courts)					40,000	40,000
4	Beach+Shaver	Reconfigured parking lot				95,000		95,000
4	Klapp+Bell	Renovate driveway/dropoff and ADA parking				35,000		35,000
4	Klapp+Bell	Street and crossing improvments				70,000		70,000
4	Nature	Feasibility study				10,000		10,000
5	Beach+Shaver	Addition of shade structure (includes fire pit , deck and picnic tables)					175,000	175,000
5	Beach+Shaver	Addition of picnic/ entry plaza					15,000	15,000
5	Beach+Shaver	Addition of hammock/art poles					7,500	7,500
5	Eastman Ln	Addition of trail and boardwalk					150,000	150,000
5	Eastman Ln	Addition of interpretive signage					7,500	7,500
5	City Hall	Renovation of lighting					55,000	55,000
5	City Hall	Addition of game cart					3,500	3,500
5	Heritage	Addition of picnic/game area					5,000	5,000
5	Heritage	Addition of lounge seating					2,500	2,500
5	Heritage	Addition of tables and chairs (4)					15,000	15,000
5	Klapp+Bell	Renovate existing diamond and field					50,000	50,000
5	Klapp+Bell	Addition of nature play					30,000	30,000
5	Klapp+Bell	Renovate (1) and addition of (1) bocce courts					2,500	2,500
5	Margaret	Addition of rain garden					10,000	10,000
5	Nature	Addition of observation tower					35,000	35,000
5	Nature	Addition of boardwalk					270,000	270,000
5	Nature	Addition of walking path					65,000	65,000
5	Nature	Clearing and grubbing					30,000	30,000
5	Nature	Restoration areas					50,000	50,000
5	Nature	Addition of parking					15,000	15,000
5	Nature	Addition of park sign					7,500	7,500
		ALL CONSTRUCTION TOTAL	592,500	405,250	270,250	275,000	1,141,000	2,684,000
		Contingency (10% assumed)	59,250	40,525	27,025	27,500	114,100	268,400
		TOTAL	651,750	445,775	297,275	302,500	1,255,100	2,952,400

figure 5.1 - 2019-2021 Capital Improvement Program (part 2)

ACTIVITIES AND INITIATIVES

The Parks Department, as well as the Wayzata Parks and Trails Board, have several activities and initiatives that occur on an annual basis. A summary of these activities is provided in figure 5.2.

ANNUAL PARKS AND TRAILS ACTIVITES/INITIATIVES (2019-2024)	
Sunday Concerts in the Park	\$7,000.00
Replacement of Adirondack Seating	\$4,000.00
Forestry Management (including Emerald Ash Borer plan)	\$70,000.00
Bare Root Tree Planting	\$4,600.00
2019-2024 TOTAL	\$85,600.00

figure 5.2 - 2019-2024 Parks and Trails Activities/Initiatives

ACKNOWLEDGMENTS

The Wayzata Parks and Trails Master Plan is the result of dedicated and ongoing collaboration among residents and stakeholders. A special thanks to all those involved.

PARKS AND TRAILS BOARD

Dan Baasen, Chair
Merrily Borg Babcock
Mary Bader
Joanie Cunningham
James McWethy
Tyler Purdy
Sarah Randolph
Sarah Showalter
Tory Schalkle

CITY COUNCIL

Ken Willcox, Mayor
Jeff Buchanan
Dan Koch
Johanna McCarthy
Alex Plechash
Steven Tyacke

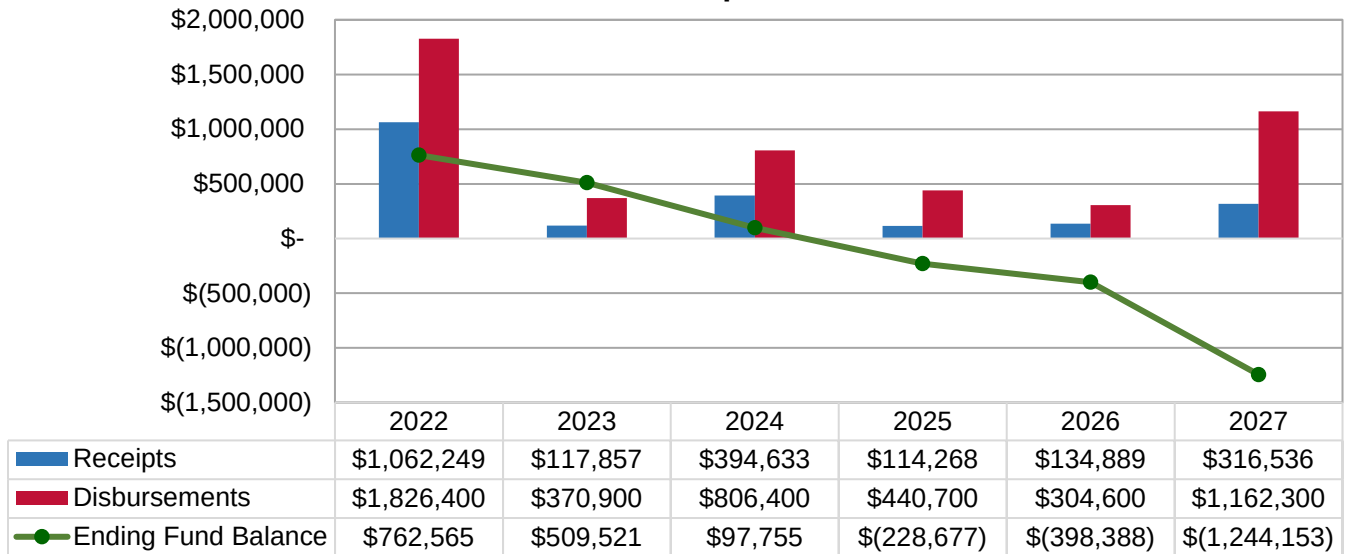
CITY LEADERSHIP

City of Wayzata | Wayzata City Hall
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Wayzata, MN 55391
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Jennifer Schumann, Project Engineer

CONSULTANT

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Brad Aldrich, Project Manager
Emily Neuenschwander
PROS Consulting
Leon Younger
Nick Deardorf

Parks & Trails Improvement Fund



Significant projects planned for 2022-2024 include:

- 2022 – Reconstruction of Wayzata Middle School Tennis Courts - \$224,200
- 2022 – Platform Tennis Paddle Ball Courts (2) - \$257,500
- 2022 – Ferndale Sidewalk Construction – \$515,000
- 2022 – Replacement of Klapprich Park Playground Equipment - \$539,200
- 2024 – Beach+Shaver Addition of Shade Structure - \$208,700
- 2024 – Wayfinding Signage Installation - \$277,800

Other significant updates since last Council review include:

New Items Added:

- 2023 – Transient Boat Slips – In & Out Yearly - \$11,800. Given proposed timeline for the Panoway Boardwalk and Docks construction, an additional year for installing and removing the transient boat slips will be necessary.

Reallocations:

- All Marina related revenues (Boat Slips and Canoe and Kayak Rentals) and expenses (dredging, maintenance, decking replacements, etc.) were moved to a newly created Marina CIP which will become effective in 2023.
- Revenue from telecom leases was previously allocated 75% to the Streets CIP and 25% to the Facilities CIP. Given the need in parks, 10% of the allocation to Streets was reallocated to the Parks CIP.

Additions Being Considered:

- Currently there are no assumptions for transfers from the newly created Marina Enterprise into the Parks CIP. Input from Council on expectations for this will be incorporated into the 2023 Marina budget and future CIP updates.

UPDATED VERSION

City of Wayzata, Minnesota
Parks and Trails Improvement Fund
Fund #404
CAPITAL PROJECT SUMMARY

Project Year	Project	Estimated Cost (with Inflation)												Other Funding Source	Other Funding Source Amount
		Current Cost	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		
2022	Big Woods Addition of natural surface trail	2,900	2,900	-	-	-	-	-	-	-	-	-	-	-	-
2022	Prairie Maint. of City Hall, Mill St. & Road Masters Areas	5,400	5,400	-	-	-	-	-	-	-	-	-	-	-	-
2022	Margaret Park and misc. Signs, trees, furniture	6,000	6,000	-	-	-	-	-	-	-	-	-	-	-	-
2022	Marina Maintenance / Minor Repairs / Landscaping	10,600	10,600	-	-	-	-	-	-	-	-	-	-	-	-
2022	Transient Boat Slips-In & Out Yearly	11,800	11,800	-	-	-	-	-	-	-	-	-	-	-	-
2022	Dredging-Channel	13,500	13,500	-	-	-	-	-	-	-	-	-	-	-	-
2022	Little Beach Access Improvements - Part 1	18,700	18,700	-	-	-	-	-	-	-	-	-	-	-	-
2022	Beach+Shaver Park Sign and misc. Signs, trees, furniture	22,500	22,500	-	-	-	-	-	-	-	-	-	-	-	-
2022	Klapp+Bell Park Sign and Misc. Signs, trees, furniture	31,000	31,000	-	-	-	-	-	-	-	-	-	-	-	-
2022	Community Gardens Initial Install	41,200	41,200	-	-	-	-	-	-	-	-	-	-	-	-
2022	Wayfinding Signs - Park Signage	46,400	46,400	-	-	-	-	-	-	-	-	-	-	-	-
2022	Planting, Removal, & Maintenance of City Trees (EAB Management)	80,500	80,500	-	-	-	-	-	-	-	-	-	-	-	-
2022	Reconstruction of Wayzata Middle School Tennis Courts (every 20 to 25 years)	224,200	224,200	-	-	-	-	-	-	-	-	-	-	-	-
2022	Platform Tennis Paddle Ball Courts (2)	257,500	257,500	-	-	-	-	-	-	-	-	-	-	-	-
2022	Ferndale Sidewalk Construction	515,000	515,000	-	-	-	-	-	-	-	-	-	-	-	-
2022	Replace Klappich Park Playground Equipment (ADA Accessible) and Nature Play	539,200	539,200	-	-	-	-	-	-	-	-	-	-	-	-
2023	Prairie Maint. of City Hall, Mill St. & Road Masters Areas	5,400	-	5,700	-	-	-	-	-	-	-	-	-	-	-
2023	Locust Hills Park-Identify Future Needs	7,900	-	8,400	-	-	-	-	-	-	-	-	-	-	-
2023	Community Garden Fencing	10,300	-	10,900	-	-	-	-	-	-	-	-	-	-	-
2023	City Hall Addition of gate and path	11,200	-	11,900	-	-	-	-	-	-	-	-	-	-	-
2023	Nature Feasibility study	11,200	-	11,900	-	-	-	-	-	-	-	-	-	-	-
2023	Transient Boat Slips-In & Out Yearly	11,800	-	12,500	-	-	-	-	-	-	-	-	-	-	-
2023	Shaver Park Improvements-Seating & Fire Place-Phase-1	12,300	-	13,000	-	-	-	-	-	-	-	-	-	-	-
2023	Little Beach Access improvements - Part 2	18,700	-	19,800	-	-	-	-	-	-	-	-	-	-	-
2023	Beach+Shaver Park Sign and misc. Signs, trees, furniture	22,500	-	23,900	-	-	-	-	-	-	-	-	-	-	-
2023	Klapp+Bell Park Sign and Misc. Signs, trees, furniture	22,500	-	23,900	-	-	-	-	-	-	-	-	-	-	-
2023	Pickle Ball Court Restriping - Klappich park	22,500	-	23,900	-	-	-	-	-	-	-	-	-	-	-
2023	Wayfinding Signage Study	51,500	-	54,600	-	-	-	-	-	-	-	-	-	-	-
2023	Shaver Park Improvements-Phase III	61,500	-	65,200	-	-	-	-	-	-	-	-	-	-	-
2023	Planting, Removal, & Management of City Trees (including Est. EAB Management)	80,500	-	85,300	-	-	-	-	-	-	-	-	-	-	-
2024	Prairie Maint. of City Hall, Mill St. & Road Masters Areas	5,400	-	-	6,100	-	-	-	-	-	-	-	-	-	-
2024	Margaret Park and misc. Signs, trees, furniture	6,000	-	-	6,700	-	-	-	-	-	-	-	-	-	-
2024	Beach+Shaver Addition of hammock/art poles	7,900	-	-	8,900	-	-	-	-	-	-	-	-	-	-
2024	Beach+Shaver Addition of picnic/ entry plaza	16,000	-	-	18,000	-	-	-	-	-	-	-	-	-	-
2024	Big Woods Addition of park sign + donor recognition stones	16,900	-	-	19,000	-	-	-	-	-	-	-	-	-	-
2024	Little Beach Access improvements - Part 3	18,700	-	-	21,000	-	-	-	-	-	-	-	-	-	-
2024	Beach+Shaver Park Sign and misc. Signs, trees, furniture	22,500	-	-	25,300	-	-	-	-	-	-	-	-	-	-
2024	Klapp+Bell Park Sign and Misc. Signs, trees, furniture	22,500	-	-	25,300	-	-	-	-	-	-	-	-	-	-
2024	Klapp+Bell Renovate existing diamond and field	56,200	-	-	63,100	-	-	-	-	-	-	-	-	-	-
2024	Klapp+Bell Renovate Bell Courts building	112,600	-	-	126,500	-	-	-	-	-	-	-	-	-	-
2024	Beach+Shaver Addition of shade structure (includes fire pit , deck and picnic tables)	185,700	-	-	208,700	-	-	-	-	-	-	-	-	-	-
2024	Wayfinding Signage Installation	247,200	-	-	277,800	-	-	-	-	-	-	-	-	-	-
2025	Prairie Maint. of City Hall, Mill St. & Road Masters Areas	5,400	-	-	-	6,400	-	-	-	-	-	-	-	-	-
2025	Nature Addition of interpretive signage	8,400	-	-	-	10,000	-	-	-	-	-	-	-	-	-
2025	Beach+Shaver Renovate and relocate volleyball court	11,200	-	-	-	13,300	-	-	-	-	-	-	-	-	-
2025	Shaver Park Improvements	24,600	-	-	-	29,300	-	-	-	-	-	-	-	-	-
2025	Klapp+Bell Addition/renovation of new and existing trails	39,300	-	-	-	46,800	-	-	-	-	-	-	-	-	-
2025	Klapp+Bell Renovate driveway/drop-off and ADA parking	39,300	-	-	-	46,800	-	-	-	-	-	-	-	-	-
2025	Beach+Shaver Renovate and expand park building (includes relocated shower)	56,200	-	-	-	66,900	-	-	-	-	-	-	-	-	-
2025	Klapp+Bell Street and crossing improvements	78,800	-	-	-	93,900	-	-	-	-	-	-	-	-	-
2025	Beach+Shaver Reconfigured parking lot	106,900	-	-	-	127,300	-	-	-	-	-	-	-	-	-
2026	Heritage Addition of lounge seating	2,800	-	-	-	-	3,500	-	-	-	-	-	-	-	-
2026	Prairie Maint. of City Hall, Mill St. & Road Masters Areas	5,400	-	-	-	-	6,800	-	-	-	-	-	-	-	-
2026	Heritage Addition of picnic/game area	5,700	-	-	-	-	7,200	-	-	-	-	-	-	-	-
2026	Eastman Ln Addition of interpretive signage	8,400	-	-	-	-	10,600	-	-	-	-	-	-	-	-
2026	Heritage Addition of tables and chairs (4)	16,500	-	-	-	-	20,800	-	-	-	-	-	-	-	-
2026	Klapp+Bell Addition/renovation of new and existing trails	33,800	-	-	-	-	42,700	-	-	-	-	-	-	-	-
2026	Eastman Ln Addition of trail and boardwalk	168,700	-	-	-	-	213,000	-	-	-	-	-	-	-	-
2027	Prairie Maint. of City Hall, Mill St. & Road Masters Areas	5,400	-	-	-	-	-	7,200	-	-	-	-	-	-	-
2027	Nature Addition of park sign	8,400	-	-	-	-	-	11,200	-	-	-	-	-	-	-
2027	Nature Addition of parking	16,900	-	-	-	-	-	22,600	-	-	-	-	-	-	-
2027	Klapp+Bell Addition/renovation of new and existing trails	33,800	-	-	-	-	-	45,200	-	-	-	-	-	-	-
2027	Nature Clearing and grubbing	33,800	-	-	-	-	-	45,200	-	-	-	-	-	-	-
2027	Nature Addition of observation tower	39,300	-	-	-	-	-	52,600	-	-	-	-	-	-	-
2027	Nature Restoration areas	56,200	-	-	-	-	-	75,200	-	-	-	-	-	-	-
2027	Nature Addition of walking path	73,200	-	-	-	-	-	98,000	-	-	-	-	-	-	-
2027	Wayzata Boulevard - (US Bank Site to BP) Sidewalk	297,700	-	-	-	-	-	398,400	-	-	-	-	-	-	-
2027	Nature Addition of boardwalk	303,900	-	-	-	-	-	406,700	-	-	-	-	-	-	-
2028	City Hall Addition of game cart	3,900	-	-	-	-	-	-	5,500	-	-	-	-	-	-
2028	Prairie Maint. of City Hall, Mill St. & Road Masters Areas-2028	5,400	-	-	-	-	-	-	7,700	-	-	-	-	-	-
2028	Marina Maintenance / Minor Repairs / Landscaping-2028	10,600	-	-	-	-	-	-	15,000	-	-	-	-	-	-
2028	City Hall Renovation of lighting	61,500	-	-	-	-	-	-	87,200	-	-	-	-	-	-
2029	Klapp+Bell Renovate (1) and addition of (1) bocce courts	2,900	-	-	-	-	-	-	-	4,400	-	-	-	-	-
2029	Prairie Maint. of City Hall, Mill St. & Road Masters Areas-2029	5,400	-	-	-	-	-	-	-	8,100	-	-	-	-	-
2029	Klapp+Bell Restriping and resurfacing of (4) pickleball (includes expansion of courts)	42,400	-	-	-	-	-	-	-	63,800	-	-	-	-	-
2029	Reconstruction of Bell Tennis Court (every 20 to 25 years)	99,800	-	-	-	-	-	-	-	150,100	-	-	-	-	-
2030	Prairie Maint. of City Hall, Mill St. & Road Masters Areas-2030	5,400	-	-	-	-	-	-	-	-	8,600	-	-	-	-
2031	Resurface Wayzata Middle School Tennis Courts (including replacement of Net Posts)	41,800	-	-	-	-	-	-	-	-	-	70,600	-	-	-
		\$ 4,652,900	\$ 1,826,400	\$ 370,900	\$ 806,400	\$ 440,700	\$ 304,600	\$ 1,162,300	\$ 115,400	\$ 226,400	\$ 8,600	\$ 70,600	\$ -	\$ -	\$ 1,258,800

UPDATED VERSION

	PROJECTED CASH FLOWS										
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
REVENUES											
Investment earnings	15,267	7,626	5,095	978	-	-	-	-	-	-	-
Charges for services	227,482	12,231	12,598	12,976	13,365	13,766	14,179	14,605	15,043	15,494	15,959
Charges for services - Tower Rental		33,000	33,990	35,010	36,060	37,142	38,256	39,404	40,586	41,803	43,058
Park Dedication	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Beach Stand Earnings	5,000	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
Tree Removal/Replacement	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Donations	5,000										
Misc. Revenues											
TOTAL REVENUES	312,749	117,857	116,833	114,268	114,889	116,536	118,232	119,979	121,778	123,631	125,540
EXPENDITURES											
Capital Outlay	1,826,400	370,900	806,400	440,700	304,600	1,162,300	115,400	226,400	8,600	70,600	-
TOTAL EXPENDITURES	1,826,400	370,900	806,400	440,700	304,600	1,162,300	115,400	226,400	8,600	70,600	-
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(1,513,651)	(253,043)	(689,567)	(326,432)	(189,711)	(1,045,764)	2,832	(106,421)	113,178	53,031	125,540
OTHER FINANCING (USES) AND SOURCES											
Developer funding revenue	-	-	-	-	-	-	-	-	-	-	-
Other project funding revenue	234,500	-	-	-	-	-	-	-	-	-	-
Other project funding revenue - TIF	515,000	-	277,800	-	-	180,000	-	-	-	-	-
Transfer - Excess Revenues											
Transfer - General Fund	-	-	-	-	20,000	20,000	20,000	20,000	20,000	85,000	85,000
Transfer - Marina Fund											
Transfer Out - General Fund	-	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	749,500	-	277,800	-	20,000	200,000	20,000	20,000	20,000	85,000	85,000
NET CHANGE IN FUND BALANCES	(764,151)	(253,043)	(411,767)	(326,432)	(169,711)	(845,764)	22,832	(86,421)	133,178	138,031	210,540
FUND BALANCES, JANUARY 1	\$ 1,526,715	\$ 762,565	\$ 509,521	\$ 97,755	\$ (228,677)	\$ (398,388)	\$ (1,244,153)	\$ (1,221,321)	\$ (1,307,742)	\$ (1,174,564)	\$ (1,036,532)
FUND BALANCES, DECEMBER 31	\$ 762,565	\$ 509,521	\$ 97,755	\$ (228,677)	\$ (398,388)	\$ (1,244,153)	\$ (1,221,321)	\$ (1,307,742)	\$ (1,174,564)	\$ (1,036,532)	\$ (825,992)