

## Community Development Committee

Meeting date: March 17, 2014

For the Metropolitan Council meeting of March 26, 2014

**Subject:** Amend Scope of Park Grants SG-2012-035 and SG-2012-049, City of Bloomington

**District(s), Member(s):** District 5, Steve Elkins

**Policy/Legal Reference:** MN Statute Section 473.315

**Staff Prepared/Presented:** Tori Dupre, Senior Planner, Regional Parks & Natural Res. (651-602-1621)

**Division/Department:** Community Development, Regional Parks and Natural Resources

### Proposed Action

That the Metropolitan Council:

1. Approve an amendment to grant SG-2012-035, "Development Project," to add, "of the total grant amount, \$147,328.47 may provide partial funding to reconstruct Normandale Lake parking lot and driveway, add new lighting, add a new connector trail, resurface Normandale Lake boat ramp, and complete landscaping and associated storm water management improvements, plus design/engineering fees and contingencies."
2. Approve an amendment to grant SG-2012-049, Grant Contract "(2) Grant Project", to substitute, "at Hyland-Bush-Anderson Lakes Park Reserve, grant partial funding to reconstruct Normandale Lake parking lot and driveway, add new lighting, add new connector trail, resurface Normandale Lake boat ramp, complete landscaping and associated storm water management improvements, plus design/engineering fees and contingencies."

### Background

On February 11, 2014 (Attachment 1) the City of Bloomington requested amendments to two 2012 parks grant agreements between the Metropolitan Council and the City. The City requests these amendments to complete a joint project with Three Rivers Park District to expand the parking area at the Normandale Lake Park. Both park implementing agencies manage the Hyland Bush Anderson Lakes Park Reserve.

The joint project will provide adequate parking for the Hyland Ski and Snowboard Area, which Three Rivers Park District will renovate beginning in March 2014, and provide adequate additional parking for events held at the adjacent Normandale Lake Band shell and Hyland Ski Jump. The project will reconstruct an existing City-owned parking lot and construct a new parking lot adjacent to the existing lot (Attachment 2). Construction is planned for August 2014.

The joint project is a cost savings effort in which the City and Park District intend to minimize the construction impacts to facility users, share the project design and construction costs and operate and maintain the parking areas.

In addition to the joint project, the City will complete a separate project to resurface the Normandale Lake Boat ramp (Attachment 3). Construction is planned for fall of 2014.

### Rationale

The Metropolitan Council must consider and approve the two proposed grant amendments because each represents a substantial revision to the existing grant agreements and projects they fund. Both existing grant agreements specify a

process for amendments, stating that the terms may be changed by mutual agreement of the parties, and that changes shall be effective only upon execution of written amendments signed by authorized representatives of the Council and Grantee.

The City's proposal to amend the Development Project/Grant Project for SG-2012-035 and SG-2012-049 is consistent with the grant agreement amendment conditions, and with the *2030 Parks Policy Plan* policies regarding minor amendments to grant agreements. The amendments do not change or increase the approved grant amounts. The City's request describes the need and rationale for the proposed project changes.

The proposed grant amendments are consistent with the Metropolitan Council approved master plan for Hyland-Bush-Anderson Lakes Park Reserve (MC action 10/31/2010; Business item 2010-317, Attachment 4).

### **Funding**

Agreement SG-2012-035 originally granted \$189,000 to Bloomington to construct bituminous trails at the Normandale Lake Park unit of Hyland Bush Anderson Lakes Park Reserve. The grant was funded by 2012 State Bonds and 2012 Council park bonds, and \$147,328.47 remains to fund the amended project.

Agreement SG-2012-049 originally granted \$263,000 to Bloomington to reconstruct parking lots, improve lighting and make associated storm water management improvements at the West Bush Lake Park Unit of the Hyland Bush Anderson Lakes Park Reserve. The grant was funded by Fiscal Year 2013 Park and Trail Legacy Funds, and the entire amount remains to fund the amended project.

### **Known Support / Opposition**

There is no known opposition to Bloomington's grant amendment request, or to the proposed joint project with Three Rivers Park District. The Metropolitan Parks and Open Space Commission unanimously approved the report recommendations.

## Metropolitan Parks and Open Space Commission

Meeting date: March 11, 2014

For the Community Development Committee meeting of: March 17, 2014

For the Metropolitan Council meeting of March 26, 2014

**Subject:** Amend Scope of Park Grants SG-2012-035 and SG-2012-049, City of Bloomington

**District(s), Member(s):** MPOSC District C, William Weber

**Policy/Legal Reference:** MN Statute Section 473.315

**Staff Prepared/Presented:** Tori Dupre, Senior Planner-Regional Parks and Natural Resources (651-602-1621)

**Division/Department:** Community Development, Regional Parks and Natural Resource

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### Background

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The joint project will provide adequate parking for the Hyland Ski and Snowboard Area, which Three Rivers Park District will renovate beginning in March 2014, and provide adequate additional parking for events held at the adjacent Normandale Lake Band shell and Hyland Ski Jump. The project will reconstruct an existing City-owned parking lot and construct a new parking lot adjacent to the existing lot (Attachment 2). Construction is planned for August 2014.

The joint project is a cost savings effort in which the City and Park District intend to minimize the construction impacts to facility users, share the project design and construction costs and operate and maintain the parking areas.

In addition to the joint project, the City will complete a separate project to resurface the Normandale Lake Boat ramp (Attachment 3). Construction is planned for fall of 2014.

## **Rationale**

The Metropolitan Council must consider and approve the two proposed grant amendments because each represents a substantial revision to the existing grant agreements and projects they fund. Both existing grant agreements specify a process for amendments, stating that the terms may be changed by mutual agreement of the parties, and that changes shall be effective only upon execution of written amendments signed by authorized representatives of the Council and Grantee.

The City's proposal to amend the Development Project/Grant Project for SG-2012-035 and SG-2012-049 is consistent with the grant agreement amendment conditions, and with the *2030 Parks Policy Plan* policies regarding minor amendments to grant agreements. The amendments do not change or increase the approved grant amounts. The City's request describes the need and rationale for the proposed project changes.

The proposed grant amendments are consistent with the Metropolitan Council approved master plan for Hyland-Bush-Anderson Lakes Park Reserve (MC action 10/31/2010; Business item 2010-317, Attachment 4).

## **Funding**

Agreement SG-2012-035 originally granted \$189,000 to Bloomington to construct bituminous trails at the Normandale Lake Park unit of Hyland Bush Anderson Lakes Park Reserve. The grant was funded by 2012 State Bonds and 2012 Council park bonds, and \$147,328.47 remains to fund the amended project.

Agreement SG-2012-049 originally granted \$263,000 to Bloomington to reconstruct parking lots, improve lighting and make associated storm water management improvements at the West Bush Lake Park Unit of the Hyland Bush Anderson Lakes Park Reserve. The grant was funded by Fiscal Year 2013 Park and Trail Legacy Funds, and the entire amount remains to fund the amended project.

## **Known Support / Opposition**

There is no known opposition to Bloomington's grant amendment request, or to the proposed joint project with Three Rivers Park District.

## Attachment 1: Request Letter from Randy Quale, City of Bloomington Parks



February 11, 2014

Mr. Arne Stefferud  
Manager, Regional Parks and Natural Resources  
Metropolitan Council  
390 Robert Street North  
St. Paul, MN 55101-1805

RE: Grant Amendments

Dear Arne:

In 2013, Three Rivers Park District approached the City of Bloomington regarding the potential of jointly undertaking a construction project within the Hyland-Bush-Anderson Lakes Regional Park Reserve. The project would involve the reconstruction of the existing City-owned parking lot on the west side of Normandale Lake, along with the construction of a new parking lot on City property to the north of the existing lot by the Park District. The expanded parking at Normandale Lake Park is needed to:

- Provide adequate parking for the Hyland Ski and Snowboard Area, which is planned to be renovated by the Park District starting in March 2014.
- Provide additional parking for events held at the adjacent Normandale Lake Bandshell and Hyland Ski Jump.

By undertaking the Normandale Lake parking lots project jointly, the City and Park District anticipate cost savings as well as minimizing impacts to facility users during construction. The City and Park District recently executed an agreement to jointly undertake the project, share in design and construction costs, and to operate and maintain the parking lots. A copy of the agreement is attached which includes illustrations depicting the Normandale Lake parking area location (Exhibit A), the parking lot/new trail connection design and location of the boat ramp (Exhibit B). The proposed construction of an additional 100-car parking lot north of the existing Normandale Lake parking lot was included in the 2010 Hyland-Bush-Anderson Lakes Regional Park Reserve Joint Master Plan (see pages 76 and A-4 of the master plan which are also enclosed).

In order to jointly undertake the parking lot projects as well as a separate City project to resurface the Normandale Lake boat ramp, the City would need to obtain the following grant amendments from the Metropolitan Council:

**PARKS AND RECREATION DIVISION**  
1800 W. OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3027  
PH 952-563-8877 FAX 952-563-8715 TTY 952-563-8740

AN AFFIRMATIVE ACTION/EQUAL  
OPPORTUNITIES EMPLOYER



1. Reallocate the remaining balance of \$147,328.47 from SG-2012-035 from the Normandale Lake Park trail construct/reconstruct project to the Normandale Lake parking lot reconstruction and boat ramp resurfacing projects. The City had previously requested, and MPOSC approved, that any remaining grant funds be used for the West Bush Lake Park parking lot reconstruction project. Fortunately, the City was able to complete the Normandale Lake Park trail project for a considerable amount under budget. The Development Project description in the grant agreement is requested to be revised by adding the following to "Development Project" on page 1 as follows:  
*"\$147,328.47 for Hyland-Bush-Anderson Lakes Regional Park Reserve, partial funding to reconstruct Normandale Lake parking lot and driveway, new lighting, new connector trail, resurface Normandale Lake boat ramp, landscaping, associated storm water management improvements, plus design/engineering fees and contingencies."*
  
2. Amend section 2 of grant SG-2012-049 (\$263,000) as follows:  
***"Grantees Duties or Grant Project.***  
*The Grantee, who is not a Met Council employee will:*  
*At Hyland-Bush-Anderson Lakes Regional Park Reserve partial funding to reconstruct Normandale Lake parking lot and driveway, new lighting, new connector trail, resurface Normandale Lake boat ramp, landscaping, associated storm water management improvements, plus design/engineering fees and contingencies."*
  
3. Per my February 10, 2014 e-mail, amend the City of Bloomington's 2014-2015 State Regional Park CIP bonding request (\$472,000) to read: *"At Hyland-Bush-Anderson Lakes Regional Park Reserve, partial funding to reconstruct Normandale Lake parking lot and driveway, new lighting, new connector trail, resurface Normandale Lake boat ramp, landscaping, associated storm water management improvements, plus design/engineering fees and contingencies."*

Below is a summary of the grant funding sources that the City is proposing to use for the Normandale Lake parking lot and boat ramp projects.

SG-2012-035	\$147,328.47
SG-2012-049	\$263,000.00
FY2014-15 State Bonding	\$472,000.00
SG2013-094	\$289,000.00
<b>Total</b>	<b>\$1,171,328.47</b>

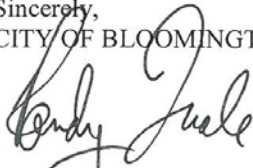
The City's share of the estimated Normandale Lake parking lot reconstruction costs including design/engineering fees, construction costs and contingency is \$1,119,000. An additional estimated \$52,328.47 is needed for the resurfacing of the Normandale Lake boat ramp, which is not included in the agreement between the City and the Park District. The Park District's share of the estimated project costs is \$850,000 including construction of the new parking lot, new connector trail, lighting, landscaping, associated storm water management improvements plus design/engineering fees and contingencies.

In the event that the City's allocation of FY2014-2015 State bonding is less than \$472,000, or if the actual project costs exceed grant dollars available, the City requests utilizing its FY2014-2015 Parks and Trails Legacy Fund allocation for the Normandale Lake parking lot and boat ramp projects. Any unspent funds from the FY2014-2015 Legacy Fund allocation would be used for the City's next priority project; reconstruction of parking lots at the West Bush Lake Park Unit.

Design and engineering work for the Normandale Lake parking lot project is currently underway and the Park District will be soliciting bids for the project within the next month. Reconstruction of the City's Normandale Lake parking lot would occur no earlier than August 15, 2014. It should be noted that the agreement between the City and the Park District includes a stipulation that the City's financial contribution for the Normandale Lake parking lot reconstruction project is contingent upon approval of Metropolitan Regional Park grants by the Metropolitan Council, State of Minnesota and the Bloomington City Council to fully fund the City's share of the project. Resurfacing the Normandale Lake boat ramp is slated to occur in fall 2014.

Please advise if the above grant amendments can be approved administratively, or if we'll need to do through a formal approval process with the Metropolitan Council. If you have any questions concerning our grant amendment requests you can contact me at [rquale@ci.bloomington.mn.us](mailto:rquale@ci.bloomington.mn.us) or at 952-563-8876.

Sincerely,  
CITY OF BLOOMINGTON



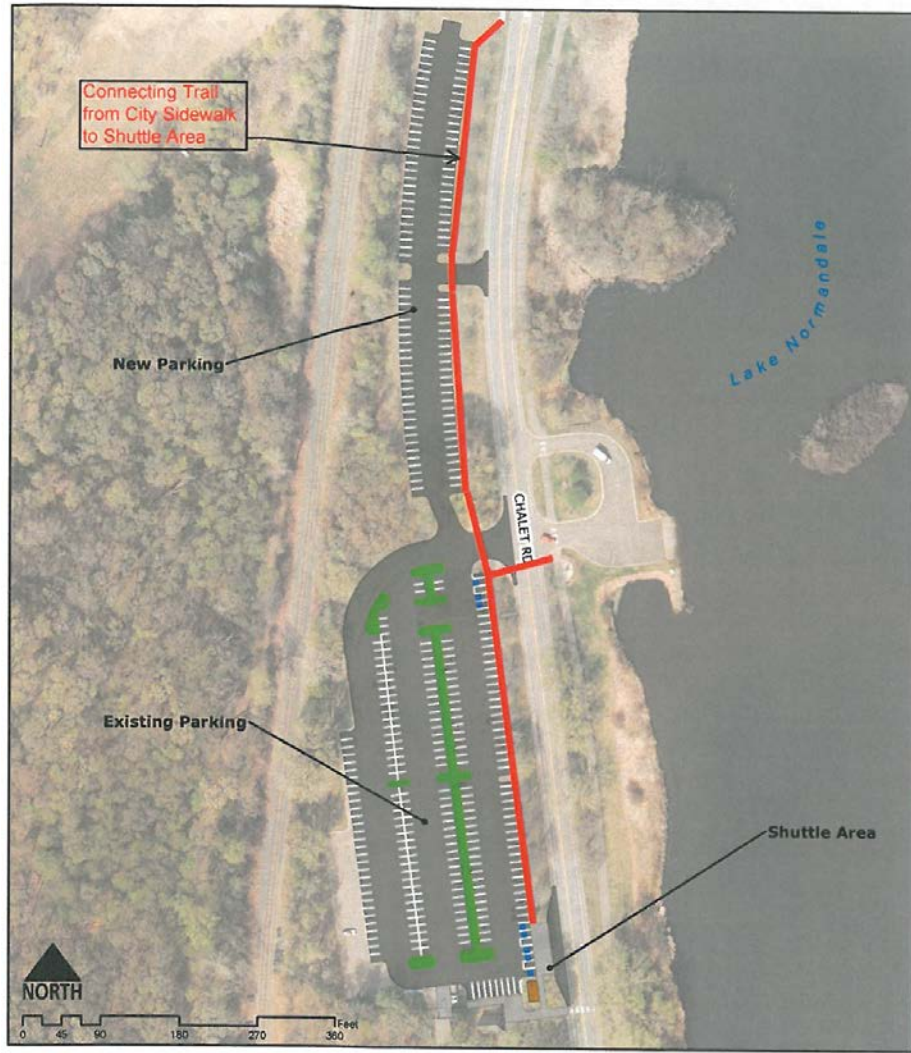
Randy Quale  
Parks and Recreation Manager

*RQ/rq*  
*Attachment*  
*METCOUNCIL/GRANTS AMENDMENTS REQ 2-11-14*





Attachment 3: Map of Normandale Lake Parking Area, New Trail Connection and Boat Ramp



- Legend**
- Bituminous
  - Structure
  - Concrete
  - Vegetation

**Exhibit B**

**Three Rivers**  
PARK DISTRICT

This map is a compilation of data from various sources and is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The user acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and in a constant state of maintenance, correction, and update.

## Attachment 4: Hyland Bush Anderson Lakes Park Reserve Master Plan



Enhancements are proposed for the Normandale Lake Park Unit bandshell area.

### **N-2. Bandshell Area Improvements**

Enhancements are proposed to the bandshell area to better serve users. These include:

- Installation of an accessible playground adjacent to the bandshell and picnic shelters.
- Site improvements (terracing the turf hillside spectator area, purchasing folding tables and chairs, irrigation, drainage and trail connection to the lake);
- Bandshell improvements (electrical, intercom, rigging improvements and sound equipment).

### **N-3. Fishing Platform and Trail on Nine Mile Creek**

The Master Plan proposes the northwest corner of the park unit (former Sharratt property) be developed with a paved trail connection between the lake loop trail and the 84th Street sidewalk. A fishing platform on Nine Mile Creek would meet visitor requests for additional shore fishing opportunities.

### **N-4. Parking Improvements**

The Master Plan proposes the existing Chalet Road Park and Ride lot be reconstructed. An evaluation of the need for an additional 100-car parking lot north of existing Chalet Road parking lot to serve Normandale Lake Park Unit, HSSA and the Hyland Ski Jump is proposed. Pedestrian and spectator access to the Hyland Ski Jump will be included in the study.

### **N-5. Restrooms & Maintenance/Trash/Recycling Building**

Replacement of the existing maintenance shed, located south of the Chalet Road parking lot, with a new maintenance/trash recycling building with public restrooms is proposed.

### **North Corridor Park Unit & Former Wallo Site Reuse**

The North Corridor Unit will remain an important natural area in H-B-A. The Master Plan proposes future development be limited to trail activities and incorporation of the former Wallo site into H-B-A.

Options for use of the former Wallo site were evaluated as part of the master planning process. The one acre property and 1940's house are City-owned property located at the northwest corner of the East Bush Lake Road/84th Street intersection and surrounded by the North Corridor Park Unit. The property sits on the top of a tall oak covered hill with great distant views. A steep, narrow (12') bituminous driveway provides access to the house from East Bush Lake Road.



Former Wallo house.

APPENDIX A: Capital Improvement Costs

Table A-1: Recreational Development Costs Summary

Development Area/Project	Estimated Cost (2010 dollars)
<b>Normandale Lake Park Unit - City of Bloomington</b>	
N-1. Trail refurbishment <ul style="list-style-type: none"> <li>• Pedestrian loop and bicycle trail reconstruction with ped and bike bridges (\$1,868,533)</li> <li>• Stairway reconstruction (\$35,000)</li> <li>• Lighting (\$500,000)</li> </ul>	\$2,403,533
N-2. Normandale Blvd./84th Street Bridge	\$5,000,000
N-3. Bandshell area improvements <ul style="list-style-type: none"> <li>• Site improvements (\$205,000)</li> <li>• Sound equipment, electrical, intercom and rigging improvements (\$50,000)</li> <li>• Accessible playground (\$75,000)</li> </ul>	\$330,000
N-4. Fishing platform and trail on Nine Mile Creek (former Sharratt property development)	\$125,000
N-5. Parking improvements	\$1,400,000
N-6. Restrooms & maintenance/trash/recycling building	\$475,000
	<b>\$9,733,533</b>
<b>North Corridor Park Unit - City of Bloomington</b>	
NC-1. Scenic overlook and trail hub (former Wallo Site) estimated cost includes demolition, re-use of material and removal of the Wallo house	\$200,000
NC-2. Trail reconstruction	\$723,934
	<b>\$923,934</b>
<b>Hyland Lake Park Unit - Three Rivers Park District</b>	
H-1. Hyland Ski and Snowboard Area <ul style="list-style-type: none"> <li>• Chalet renovation/expansion including site circulation improvements (\$5,100,000)</li> <li>• Summer snowboarding park feasibility study (\$50,000) Preliminary construction estimate (\$2,100,000)</li> <li>• Increase snowmaking capacity: piping, hydrants and electrical. (\$1,250,000)</li> <li>• HSSA parking study (\$40,000)</li> <li>• Increase parking capacity at HSSA and/or Chalet Road - planning, design and construction (\$750,000)</li> <li>• Ski Jump relocation study (\$60,000)</li> </ul>	\$9,350,000
H-2. Hyland Lake Recreation Area <ul style="list-style-type: none"> <li>• Cross-country ski trails/training area (\$4,122,000)</li> <li>• Visitor Center renovation study (\$50,000) Preliminary renovation estimate (\$1,878,000)</li> <li>• Picnic shelters (\$250,000)</li> <li>• Creative Play Area expansion/renovation (\$600,000)</li> <li>• Hyland Lake fishing enhancement (\$150,000)</li> <li>• Hyland Lake Island. (\$30,000)</li> </ul>	\$7,080,000
H-3. Richardson Nature Center <ul style="list-style-type: none"> <li>• Nature exploration/informal nature play (\$100,000)</li> <li>• Lobby improvements (\$300,000)</li> <li>• Exhibit expansion (\$250,000)</li> <li>• Technology based interpretive services (cost TBD)</li> <li>• Nature based pre-school, develop business plan (\$60,000)</li> <li>• Nature Center pre-school - capital development (cost TBD)</li> <li>• Rest stop/interpretive kiosk on East Bush Lake trail (\$30,000)</li> <li>• Sustainable energy production - roof mounted solar panels (\$250,000)</li> </ul>	\$990,000
H-4. Sustainable trail design	\$100,000
	<b>\$17,520,000</b>

A-4 Hyland-Bush-Anderson Lakes Regional Park Reserve Master Plan

