



CITY OF SAINT PAUL

Mayor Christopher B. Coleman

400 City Hall Annex
25 West 4th Street
Saint Paul, Minnesota 55102
www.stpaul.gov/parks

Telephone: 651-266-6400
Facsimile: 651-292-7311

September 8, 2017

Saint Paul Board of Water Commissioners:

The Saint Paul Parks and Recreation is excited for the opportunity to present our vision for the future of the Highland Reservoir site. As a local unit of government with over a century of park planning and development, driven by a team of landscape architects and architects with decades of experience designing award-winning public spaces, our team has the unique experience to create high-quality athletic space in Highland Park. This space will serve the recreational needs of the community, be designed to fit into the surrounding neighborhood, and support adjacent recreational uses.

Saint Paul Parks and Recreation has been approached by a couple of potential partners for the development and/or use of the site. One interested potential partner is the Blackhawks Club, a nonprofit soccer organization in Saint Paul. Saint Paul Public Schools has also indicated interest in a partnership. The precise nature and role of these partnerships would be defined as the proposal process moves forward.

Parks and Recreation views the Highland Reservoir as a unique opportunity to provide high quality athletic space within Ward 3. After the decommissioning of the reservoir, the flat landscape lends itself naturally to support recreational field space which is currently lacking in Highland Park. Our proposal will convert the reservoir site into athletic field space that will provide opportunities for play of soccer, lacrosse, and/or baseball. The development of these fields will include landscaping, lighting, walkways, parking, and stormwater management. Very conceptual options have been developed for the site. Option 1 illustrates how the field space could be set below Snelling Avenue creating a buffer between the field space and adjacent residential homes. Option 2 maximizing the space for recreation use and extends the field space to Snelling Avenue. Both options illustrate expansion of existing access roads around the reservoir providing an additional 98 parking stalls to support field use.

To develop this concept, we are proposing to enter into a long-term land lease with the Board in an arrangement similar to that for the nearby golf course land. Development costs could range from \$730,000 to more than \$2,200,000, depending on field design. This work could be funded by a number of public sources (e.g. sale of capital improvement bonds, parkland dedication funding) and/or contributions from project partners.

Our proposal assumes that the demolition of the reservoir facility, along with any material removal and site grading, will be performed before we would take control of the site. Our project manager would coordinate information about any site preparation that would occur after change in site control to ensure compatibility with initial work. We are not seeking to rezone the site and will pursue the normal permitting and site plan review required of this type of development when we take control of the site.

We have significant experience developing athletic field complexes in Saint Paul. We developed four baseball/softball fields and three soccer/football/lacrosse fields at the McMurray Athletic Fields in Como



Regional Park; five baseball/softball fields and soccer, lacrosse, and football fields at Rice and Arlington Sports Complex; and six baseball/softball fields and a soccer field at Duluth and Case Recreation Center. These past projects, and smaller similar project at other Parks and Recreation facilities, provide us with a wealth of practical experience to draw from to complete this project.

The following approximate timeline is anticipated for this project:

Demolition and Grading by SPRWS – Spring 2018

Site Control – Summer 2018

Site Preparation – Summer 2018

Construction Start – Spring 2019

Public Opening – Fall 2019

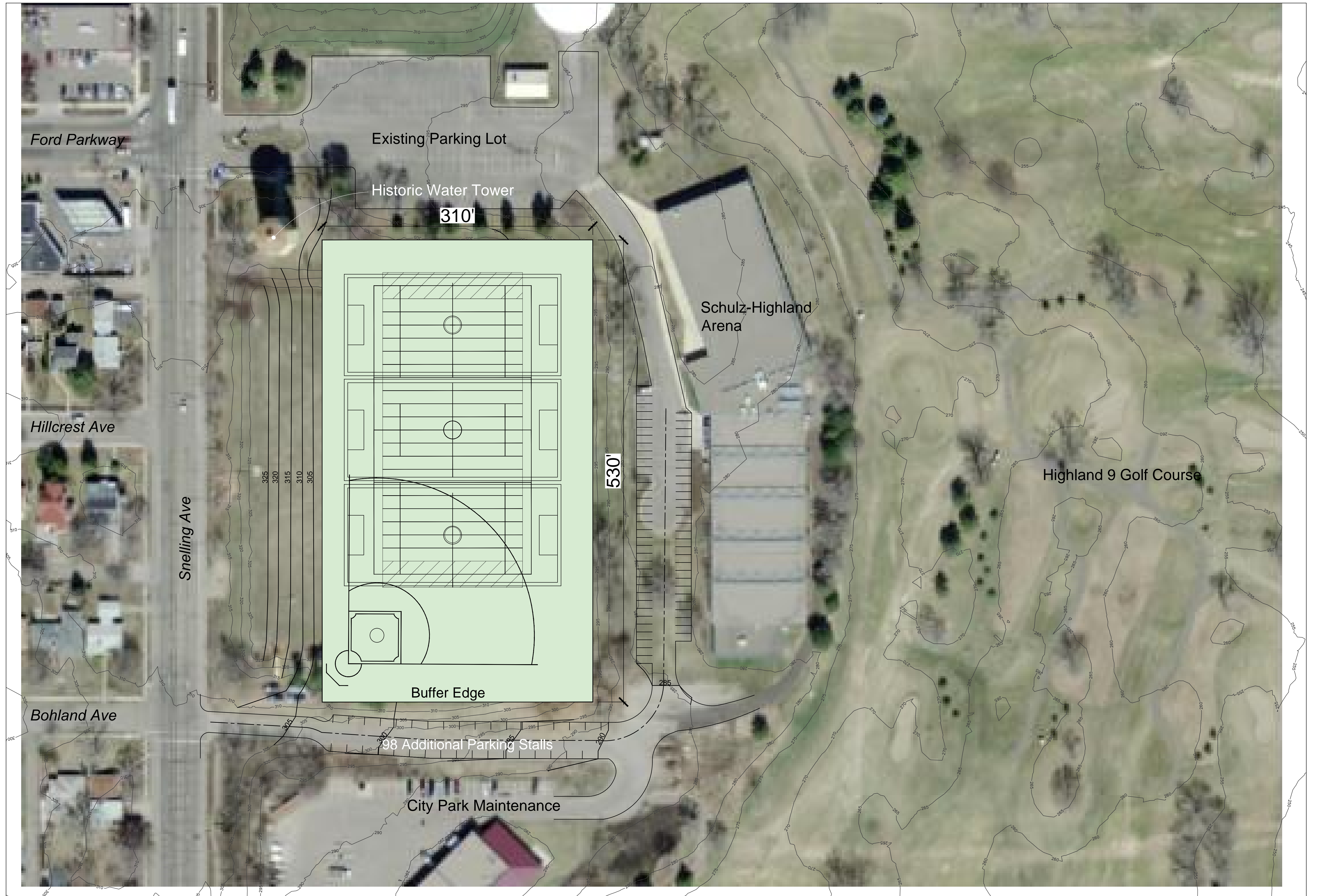
No adverse environmental impacts are expected from the project. Stormwater management for rate control and water quality will be ensured in the development of the project.

We look forward to your favorable consideration of our proposal. We are available to answer any questions about the proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Hahm", with a stylized, cursive script.

Michael Hahm, CPRP
Director



Highland Reservoir Study Option 1





Highland Reservoir Study Option 2

