



## General

This section provides the basic information about the park or trail and the organizations responsible for it.

<b>Park/Trail ID #</b> 14-017D	<b>Funding Application</b> 18-022F	<b>Park/Trail Name</b> Gamehaven Park
<b>Last Update</b> July 19, 2018		
<b>Project Name</b> Gamehaven Park Access, Trails and Play Areas Development	<b>District</b> 6	<b>Existing Acres or Miles</b> 457 Acres

### Project Description

This area of the City continues to grow, with an excess of +-2000 residents in the last few years and more arriving along with the additional housing currently under construction. This explosive growth has increased the pressure to provide access to natural areas, trails and general park areas. Inclusive of this local need is growth of usage demands for regional outdoor sports for Mountain Biking, Cross Country Skiing, trails, and Disc Golf. Each of these growth areas are outlined activities in our Park Master Plan for Gamehaven Park, have been identified in our Park System plan, and the growth of the parks has received positive support by the community as noted in a 2018 survey of City. This proposed project will create a permanent access into the park which will replace an existing un-sustainable dirt/gravel driveway, that is only allowed as a temporary use crossing non city owned property, which existed when we acquired the 94 acre property in 2016. The permanent driveway will extend from the northwest corner of the park and lead to an interior parking area which will be the launching off location to serve the multi-use, multi-seasonal park activities. Park improvements planned for this phase of park development include a nature play area, hiking & ski trails utilizing the limits of the new 94 acre section of the park property, a central area for an approximate 2K loop of groomed Cross Country Ski track that is made with a groomed snow from a snow making system, and a new 18 hole regional championship caliber Disc Golf Course. Concurrent with the driveway and proposed signature park improvements there are additional supportive improvements that are necessary. These include various utility extensions, a small maintenance/storage building, restrooms, and restoration of the 'farmed' area of the property that will occur during this phase of construction. The project components will meet not only the local need but will help meet the regional gaps/growth needs related to providing additional trails, Mountain Biking, Cross Country Skiing, and Disc Golf. The quality of improvements planned are not found in this area of the state. Southern Minnesota currently offers only a limited number of high caliber disc courses. Because of this gap, regional players often bypass this area and very few tournaments are held in the area. Gamehaven Park is intended to address that void and make Rochester a top-tier regional attraction for disc golfers. We believe this could become a destination for hundreds of metro and statewide players along with the potential of thousands of players from neighboring states. The Minnesota, Iowa and Wisconsin region is an especially dense area for disc golf players and Rochester is a centralized location to all of them. Equally important is to fill activity gaps in the winter, the proposed snow making system planned to support a consistent snow base for continual practice/use and general recreation for cross country skiing will help alleviate the weather challenges of Southern MN. Current, only the Twin Cities Metro area successfully

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operates 3 sites with snow making and this park addition will provide SE MN a regional hub for this recreation.

### Project Area Maps

Gamehaven Site map showing projects for 2018 funding

[http://dms.gmrptcommission.org/uploads/funding/18-022F/Gamehaven-SiteMap\\_2018\\_65cf36.pdf](http://dms.gmrptcommission.org/uploads/funding/18-022F/Gamehaven-SiteMap_2018_65cf36.pdf)

Location of Gamehaven Regional Park

[http://dms.gmrptcommission.org/uploads/funding/18-022F/Area\\_Map\\_556501.pdf](http://dms.gmrptcommission.org/uploads/funding/18-022F/Area_Map_556501.pdf)

<b>Organization</b> City of Rochester	<b>Lead Contact Full Name</b> Michael J. Nigbur	<b>Lead Contact Title</b> Parks & Forestry Division Head
<b>Mailing Address</b> 201 4th Street SE - Room 150	<b>City</b> Rochester	<b>State</b> Minnesota
<b>Zip</b> 55904	<b>Phone</b> 507-328-2541	<b>Email</b> mnigbur@rochestermn.gov

## Funding

<b>Development Type</b> Both	<b>Acres of Park Land to be Acquired</b> 0
<b>New Trail Miles to be Acquired</b> 0	<b>Types</b>
<b>New Trail Miles Developed</b> 3.1	<b>Miles of Trail Restored or Improved</b> 0
<b>Trail head facilities developed</b> 2	<b>Number of trail bridges/culverts to be developed/restored</b> 3
<b>Number of Connecting People to the Outdoors Programs created/administered</b> 3	

## Project Outcomes

### Evaluation of Impact

We intend on developing this park in a manner consistent with our other newer facilities from a quality, sustainability and maintenance goal perspective. This quality will be obvious upon completion of the construction activities.

Based on Gamehaven Park Master Plan community input, Park System Plan survey information, City wide 2018 survey and discussions with key users we already know there is a demand for the trail development, skiing and disc golf, the usage for the park for these activities should be virtually immediate once constructed. Since the park amenities are new, as part of the project, the City will be installing sensors at the parks entry points to track park patron use. This system along with performing intercept surveys with patrons will provide useful information on knowing if we are meeting the needs of the community and region.

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For both of the key regional uses at the park for Skiing and Disc Golf, the tracking of users is difficult since they are both groups that do not need reservations at the park, and attend any time when the parks are open. However, at this time we expect several hundred users per week for the skiing amenities that will be provided during the season. This does not include high school and club meets that would occur that have several hundred participants the day of events. For disc golfers, we would anticipate hosting 1-2 tournaments each year plus the daily users. In reviewing one of our existing smaller disc courses we would expect the weekly usage to also be a few hundred players. Mountain biking would generate additional park patrons. Overall park usage we would anticipate being in the 10,000 to 20,000 visitors per year and increasing as additional amenities are developed and as the parks reputation as a regional hub grows.

### **Legacy Pillars:**

- Connect People and the Outdoors
- Take Care of What We Have
- Coordinate Among Providers

### **Connection to Pillars**

**Connecting People to the Outdoors:** Gamehaven Park is intended to be an attractive facility designed to provide a range of activities to encourage people of all ages to become more active and to engage with nature. The nature play area will be welcoming and embolden youth and their parents to interact with natural play elements, skiers of all ages and abilities will be able to utilize the groomed ski track through the entire winter without worrying about the whims of winters fluctuating temperature and can extend their skiing environment beyond the normal trails provided in the park, and the bikers & disc golfers from all diverse backgrounds can meet to enjoy the trails & course in the rolling hills and amongst the planted prairie and woodlands in the park.

While at the park all patrons (local & regional) can visit the other areas of the park and activities which includes enjoyment of the lake for swimming/fishing, access to special environmental areas like the created wetlands & mesic prairie, archery, and bird watching.

**Take care of what we have:** We are taking the opportunity as part of this project to transition historic poor farmland to prairie types of vegetation to become more sustainable and environmentally friendly. This project also eliminates an unsustainable temporary driveway and creates a permanent access into the park which also corrects existing traffic visibility concerns the County Engineer has raised for the area and provides ADA accessibility into the park.

**Coordination among Partners:** This project has support from and is partnering with the Local Rochester Active Sports Club (RASC) and local/regional/state Disc Golfers. RASC, is the main proponent in the region for mountain biking and cross country skiing and has worked to improve our trails and has helped grow the sport locally to become competitive across the state. RASC is committed to help with park development by working with us to help meet the local match funds we are committing for the project and provide volunteer support of not less than 750 hours over the next few years for the ski and mountain bike trail maintenance/development. The local disc golfers, nationally competitive disc golfers and the Minnesota Frisbee Association, which is a state-wide non-profit organization, are all eager to help with fund raising and providing volunteerism of not less than 200 hours to support getting the disc course established/maintained.

These partnerships not only help with the initial park development this will help with the ongoing success of getting people into the parks.

### **Connection to a Regionally Substantial Component of the Master Plan**

Additionally and consistent with our Park System Plan and our Strategic plan, we continue to work with local health partners (Olmsted County Public Health, Mayo Foundation) to meet our Park System Plan goals of

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healthy living. Connections to trails and nature are both critical components of our plans.

## **Project Readiness**

### **Project Lead**

Michael J. Nigbur  
Parks and forestry Division Head  
City of Rochester

### **Implementation Timeline**

Preliminary Design (not in project grant scope): Spring 2019  
Final Design: July 2019  
Snow Equipment solicitation: August 2019  
Project Bid: September 2019  
Project Award: October  
Construction of various components October 2019 through Fall 2020.

### **Availability for Public Use**

All facilities available for general public use and open during typical park hours: 5:00am - 11:00pm.  
No fees are charged for use of the park.

### **Design Standards**

The City has tentatively secured the services of an Engineering/Planning firm to provide professional services related to final design of the project. This firm assisted in the Park Master Plan and has worked along with City Engineering & Park professionals on development of this concept to verify feasibility of the project elements. Discussion have also preliminarily occurred with Utility providers for confirmation of support.

The project will meet city standards (inclusive of state and federal storm water/wetlands requirements) and ADA accessibility requirements.

### **Project Cost Breakdown**

The project budget is \$2,307,635 and the grant request is for \$1,150,000. The grant intended will cover a portion of the costs of various park elements intended to help support the creation of the site as a Regional Park like mountain bike/ski trails, disc golf improvements, snow making & grooming equipment, entrance drive and parking, site grading/storm water, utilities, restrooms, maintenance building, engineering services.

Local funds will cover the remaining costs for other park components and costs not covered by the grant.

#### Estimated Project costs:

Nature Play Area and Components \$100,000  
Disc Golf - 18 Holes (baskets, benches, signage, concrete, etc) \$99,000  
Cross Country Ski/Hiking Trails \$129,500  
Snow Making & Grooming Equipment \$230,000  
Grading/Storm Water \$125,000  
Utility Extension (Watermain, Electric, Sewer/Septic System) \$630,000  
Entry Drive - 2500 LF & Parking area \$559,600  
Rest Room Facilities \$60,000  
Maintenance Shed \$89,700  
Prairie Restoration \$75,050

Subtotal \$2,097,850

Professional Services (Eng/Arch/Testing) \$209,785

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TOTAL EXPENSES \$2,307,635

## Funding Request Breakdown

### Grant Funding Request

\$1,150,000

#### Local Match #1

\$1,157,635

#### Funder #1

0

#### Local Match #2

0

#### Funder #2

0

#### Local Match #3

0

#### Funder #3

0

#### Local Match #4

0

#### Funder #4

0

#### Local Match #4

0

#### Funder #5

0

### Non-Eligible Local Match

0

### Non-Eligible Item Description

NA

### Total Funding

\$2,307,635

### Percentage of local match

0.50

### Completion Timeframe

Fall 2020

### Funder #1

City of Rochester - Park Board

#### Funder #1 Resolutions

Resolution for 2018 Funding Request

[http://dms.gmrptcommission.org/uploads/funding/18-022F/18-022F\\_FINAL\\_Resolution\\_Form\\_FOR\\_FUNDING\\_REQUEST\\_Lead\\_7f1c34.pdf](http://dms.gmrptcommission.org/uploads/funding/18-022F/18-022F_FINAL_Resolution_Form_FOR_FUNDING_REQUEST_Lead_7f1c34.pdf)

### Funder #2

NA

### Funder #3

NA

### Funder #4

NA

### Funder #5

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NA

## Budget Worksheet

Gamehaven Park Project Budget

[http://dms.gmrptcommission.org/uploads/funding/18-022F/ProjectBudget-18-022F\\_Gamehaven\\_Park\\_c6cbc2.xlsx](http://dms.gmrptcommission.org/uploads/funding/18-022F/ProjectBudget-18-022F_Gamehaven_Park_c6cbc2.xlsx)

## Attachments

<b>Doc Name</b>	<b>Description</b>	<b>Url</b>
Budget Worksheet	Gamehaven Park Project Budget	<a href="http://dms.gmrptcommission.org/uploads/funding/18-022F/ProjectBudget-18-022F_Gamehaven_Park_c6cbc2.xlsx">http://dms.gmrptcommission.org/uploads/funding/18-022F/ProjectBudget-18-022F_Gamehaven_Park_c6cbc2.xlsx</a>
Project Area Map	Gamehaven Site map showing projects for 2018 funding	<a href="http://dms.gmrptcommission.org/uploads/funding/18-022F/Gamehaven-SiteMap_2018_65cf36.pdf">http://dms.gmrptcommission.org/uploads/funding/18-022F/Gamehaven-SiteMap_2018_65cf36.pdf</a>
Project Area Map	Location of Gamehaven Regional Park	<a href="http://dms.gmrptcommission.org/uploads/funding/18-022F/AreaMap_556501.pdf">http://dms.gmrptcommission.org/uploads/funding/18-022F/AreaMap_556501.pdf</a>
Funder Resolution One	Resolution for 2018 Funding Request	<a href="http://dms.gmrptcommission.org/uploads/funding/18-022F/18-022F_FINAL_Resolution_Form_FOR_FUNDING_REQUEST_Lead_7f1c34.pdf">http://dms.gmrptcommission.org/uploads/funding/18-022F/18-022F_FINAL_Resolution_Form_FOR_FUNDING_REQUEST_Lead_7f1c34.pdf</a>
Additional Attachment	Gamehaven Park Master Plan	<a href="http://dms.gmrptcommission.org/uploads/funding/18-022F/Gamehaven_Master_Plan_d157df.pdf">http://dms.gmrptcommission.org/uploads/funding/18-022F/Gamehaven_Master_Plan_d157df.pdf</a>
Additional Attachment	Rochester Active Sports Club Letter of Support	<a href="http://dms.gmrptcommission.org/uploads/funding/18-022F/RASC_Gamehaven_LOS_474375.pdf">http://dms.gmrptcommission.org/uploads/funding/18-022F/RASC_Gamehaven_LOS_474375.pdf</a>
Additional Attachment	Disc Golf Letter of Support	<a href="http://dms.gmrptcommission.org/uploads/funding/18-022F/Disc_Golf_LOS_da38e5.pdf">http://dms.gmrptcommission.org/uploads/funding/18-022F/Disc_Golf_LOS_da38e5.pdf</a>
Additional Attachment	Nature Play vision examples	<a href="http://dms.gmrptcommission.org/uploads/funding/18-022F/Nature_Play_vision_examples_87d3fd.pdf">http://dms.gmrptcommission.org/uploads/funding/18-022F/Nature_Play_vision_examples_87d3fd.pdf</a>
Additional Attachment	Signed Resolution for 2018 Funding Request	<a href="http://dms.gmrptcommission.org/uploads/funding/18-022F/18-022F_FINAL_Resolution_Form_FOR_FUNDING_REQUEST_Lead-signed_5ba8b5.pdf">http://dms.gmrptcommission.org/uploads/funding/18-022F/18-022F_FINAL_Resolution_Form_FOR_FUNDING_REQUEST_Lead-signed_5ba8b5.pdf</a>