



General

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

Park/Trail ID # 18-006D	Funding Application 19-014F	Park/Trail Name Goodhue County Byllesby Park
-----------------------------------	---------------------------------------	--

Last Update
July 07, 2019

Project Name Byllesby Park Essential Services and Pavilion Project	District 6	Existing Acres or Miles 64
---	----------------------	--------------------------------------

Project Description

In 2018, the Greater Minnesota Regional Parks and Trails Commission (GMRPTC) designated Goodhue County's Byllesby Park as a Special Recreational Feature Regional Park. The park was established over 40 years ago with minimal initial development including a boat launch, beach, trails, and three small picnic shelters. Although Byllesby Park is a popular and highly used regional destination, it had not undergone any significant improvement projects since the addition of a paved parking lot in 2003 and upgraded playground equipment in 2007. With the opening of the Mill Towns State Trail bridge in 2016, paved trail connections to the park, and the beginning of a joint planning process with Dakota County's Lake Byllesby Regional Park, a renewed energy has been poured into this scenic little park along the southern shore of Lake Byllesby. In 2017, the Goodhue County Board of Commissioners approved an updated master plan for the park. The planning process highlighted that the absence of modern essential services does not adequately support the existing popular activities of family and group gatherings, or outdoor recreation activities. Significant improvements are necessary to attract and retain more use, and to achieve the park vision as an important place to gather with others, play outdoors, participate in educational activities, and explore the Cannon River Valley and the area's wealth of natural resources. This proposed project to provide a reasonably sized pavilion to accommodate 150 people, potable water, modern flushing toilets, and electricity for public use is the most critical and highest priority project investment to modernize the park, improve service, increase use, and achieve the master plan's vision. Major Components of the Proposed Project: Potable Water: There is an existing well that has not been used for several years. The well will need to be improved/replaced to provide potable water for public use. Water will be supplied to the Pavilion, Beach Bath, and for general park use. Electrical Service: The existing picnic shelters do not have electrical service which is a major inconvenience to existing users and an impediment to increasing use. Approximately 2,000' of new lines will be needed to provide electrical service to the existing shelters, the new Pavilion, and Beach Bath facilities. Both the electrical and water improvements will be sized to allow for future expansion. General Use Modern Restroom Facility (Beach Bath): Byllesby Park is almost 50 years old and still does not have a modern restroom. Presently the park is served by portable toilet units which is unsatisfactory to many. Public comment is clear that users are looking for improved basic amenities, especially modern flushing toilets and sinks. The Beach Bath restroom facility is a stand-alone structure with two ADA compliant, family friendly, unisex bathrooms to serve all park visitors including beach activity, playground users, boaters, cyclists, and others. The restroom stalls are spacious enough to serve a dual purpose as a changing area. An outside

shower will be provided, which is especially important to beach users. Need for this type of facility has been identified since the park's original Master Plan was created in 1994. Architecturally, it is a simple structure that mimics architectural features of both the existing structures and the new Pavilion. Materials will be the same as the Pavilion for design consistency and to reduce costs. It will be constructed of low maintenance and vandal resistant materials. Community Pavilion : The Pavilion's function is to accommodate the highest uses of the park – gathering and exploring. It will be centrally located to optimize convenience and usefulness, will offer an outstanding view of the lake, and will dramatically improve service and increase park use. The Pavilion is sized to accommodate known demand and what other infrastructure can support (primarily parking). The architecture has two “wings”, separated by the restroom core, which can be rented separately (capacity 60 & 90), or together for a 150 person group. The restroom core has two ADA compliant, family friendly, unisex restrooms that will serve users of the Pavilion and general park use. There are separate catering kitchens for each wing. Other features include a drinking fountain, food grilling stations, smart technology to lock doors and control lights, patio space, and a mechanical/storage area. Furthermore, integrated into the design is a “postings” wall to be a place where the community and staff can post information about events, park news, safety, and programming. Architecturally, the design is highly functional with a sweeping roof that memorably reflects the site experience of expansive lake views. All architecture/furnishings are ADA compliant and constructed of low maintenance and vandal resistant materials. The Pavilion restrooms will share a holding tank with the Beach Bath. The deliverables for the four elements are complementary to each other and completing them all at one time is the most cost-effective approach. The project and proposed budget include final design, site preparation, construction, inspection, site restoration, and other directly related normal project costs. Management and maintenance will be the responsibility of Goodhue County.

Project Area Maps

1-State Location Map

http://dms.gmrptcommission.org/uploads/funding/19-014F/1-State Location Map_b9dd6d.pdf

2-Regional Location Map

http://dms.gmrptcommission.org/uploads/funding/19-014F/2-Regional Location Map_ff6573.pdf

3-Adjacent Land Uses Map

http://dms.gmrptcommission.org/uploads/funding/19-014F/3-Adjacent Land Uses Map_491ea2.pdf

4-Adjacent Park Uses Map

http://dms.gmrptcommission.org/uploads/funding/19-014F/4-Adjacent Park Uses Map_2fced1.pdf

6-Building Plans

http://dms.gmrptcommission.org/uploads/funding/19-014F/6-Building Plans_64e2cb.pdf

5-Byllesby Park Map

http://dms.gmrptcommission.org/uploads/funding/19-014F/5-Byllesby Park Map_631dc4.pdf

Organization

Goodhue County

Lead Contact

Full Name

Greg Isakson, P.E.

Lead Contact

Title

County Engineer/Public Works Director

Mailing Address

2140 Pioneer Road

City

Red Wing

State

Minnesota

Zip

55066

Phone

6513853025

Email

greg.isakson@co.goodhue.mn.us

Funding

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

Project Outcomes

Evaluation of Impact

At the heart of Byllesby Parks regional significance is its access to Lake Byllesby. The lake is actually a reservoir created by Byllesby Dam in 1910, and serves as the only lake with public access in the southern metropolitan area. At 1,400 acres it is the second largest lake in Goodhue County, surpassed in size only by Lake Pepin along the Mississippi River. This scarcity of water resources makes Byllesby Park a popular place gather, recreate, and relax. The proximity of Byllesby Park to the Twin Cities Metropolitan Area (35 miles to downtown St. Paul) and a 45-minute drive to Rochester (3rd largest city in Minnesota), makes the park an easily accessible destination to a large percentage of Minnesotas population.

Goodhue County developed the 2017 Master Plan Update for this park in partnership with Dakota County. Both Counties hired the same consultant and held joint planning and public meetings with the goal of creating the united image of one large regional park. Together, the parks encompass over 250 acres connected by the recently constructed Mill Towns State Trail bridge over the Cannon River. Park visitors may not realize if they are in the Dakota County or the Goodhue County Park; they may only know that they are in the park on Lake Byllesby.

The Goodhue County Park and Recreation Board (Park Board), was deeply involved with the development of the master plan. To ensure broad public input, the Park Board is comprised of two County Commissioners, a citizen representative from each Commissioner district, and representatives from the Cannon Valley Trail and the Goodhue Pioneer State Trail. The Park Board addresses issues relating to the development, maintenance, and operation of Byllesby Park. Recommendations from the Park Board are approved by the County Board of Commissioners for implementation.

Once the Master Plan was complete, the Park Board again reviewed the suggested projects and public comment to determine prioritization of improvements at Byllesby Park. They created a list of several short term projects that could easily be funded by existing County funds and implemented within 2-3 years. Next, they looked for the larger projects that would make the greatest immediate impact to the modernization of this park, which has suffered from under investment. Providing basic essential services that are expected at high quality parks led to the prioritization of potable water, flushing toilets, and electrical outlets in the picnic shelters. In the Master Plan, restrooms are called for in the Pavilion, which also meets the demand for an adequately sized gathering space.

Goodhue County hired LOCUS Architecture to develop the schematic design for the Pavilion project. This process brought to light the issues that beach users and boaters may not feel comfortable walking up to a building with an event (such as a wedding or family reunion) while they are dressed for the beach, and that this traffic may also be disruptive to Pavilion events. A separation of restroom facilities was a well suited

solution to conflicting uses and needs at Byllesby Park. The Beach Bath was created and the Pavilion layout was revised. LOCUSs schematic design process has established the detailed architectural program, character, layout, etc. to ensure the project is well prepared to move into final design and implementation. The Pavilion design masterfully, yet simply and cost competitively, expresses the experience of wide open, long distance views over the lake, and is a highly functional space. People will be drawn to the building and have an interest in lingering there it will be a centerpiece of the park. This project as a whole upgrades the park to a more valuable community asset and one to be proud of.

This grant application reflects the first and most substantial components to implementing the Master Plan vision. From an efficiency and economics view point, it makes sense to build both a Pavilion and Beach Bath building under one contract with one contractor, and to install potable water and electricity to both structures as they are under construction. This project starts at the right place by focusing on filling gaps in essential and expected services.

The County currently budgets \$160,000 per year for park improvements and maintenance. This project is implementing the most expensive singular new feature in the master plan, the Pavilion. With an estimated cost of \$1.8 million for this Essential Services and Pavilion Project, it would consume the entire annual park budget for over 11 years. After spending two years engaging the public in the master planning process, the County is prepared to move forward with its first major Master Plan improvement project in over a decade. As mentioned earlier, the construction of the Pavilion creates the opportunity to provide the associated essential services of potable water and electricity, the expected services of modern restrooms, a Beach Bath with changing areas and outdoor showers, and a reasonably sized meeting place to accommodate larger groups. Receiving the funds requested in this grant application would provide Goodhue County the opportunity to offer these amenities much sooner than waiting for over 11 years to build up enough money to implement this project without grant funding.

Byllesby Park serves as the hub for a wide variety of outdoor recreational activities including: picnicking, boating, fishing, swimming, beach activities, canoeing, kayaking, walking trails, regional trail access, birding, hiking, sports, and other activities. It also provides snowmobile trail access and lake access for ice fishing in the winter months. This wealth of recreational opportunities makes Byllesby Park a popular space to gather, play, and explore. The most recent count in 2014 recorded 1,036 vehicles entering Byllesby park over a seven-day period.

Goodhue County is committed to meeting public expectations and providing a high quality experience at Byllesby Park. This project will meet the needs of existing users by providing a larger gathering space, potable water, modern restrooms, a changing room, an outdoor shower, and electricity. It will benefit all park users, regardless of age and ability, by providing ADA accessible basic park amenities.

These modern amenities, along with the ability to reserve a shelter or the pavilion, will attract new users to the park including groups that would never have considered this park for weddings, community events, and educational meetings.

With the opening of the Mill Towns State Trail Bridge over the Cannon River, Byllesby Park is now connected to Dakota County's Lake Byllesby Regional Park, the Mill Towns State Trail, the City of Cannon Falls Trails, and the Cannon Valley Trail, totaling about 30 miles of continuous off-road trail. This opens the park to a whole new user base and creates new opportunities for returning visitors. Byllesby Park is well-positioned to provide park trail access with its close proximity to US Highway 52, ample parking, and this project will provide the essential services expected by trail users.

Byllesby Park and the Cannon River Valley are home to a wealth of natural resources: Lake Byllesby, the Cannon River, and surrounding wetlands, tributaries, and birding areas. Visitors can view the panoramic sandstone cliffs, watch river otters swim just downstream of the dam, ride or paddle all the way to the Mississippi River, snowshoe in the crisp winter air, and so much more.

The area also offers a variety of cultural activities with the Byllesby Dam, historic downtown Cannon Falls, museums, art galleries, wineries, Prairie Island Powow, and a variety of public events throughout the seasons. Within the Pavilion is a designated community posting space. It is where notices about local events, activities, etc. would be posted. While a simple concept, presently there is no designated location or even minor infrastructure to support this activity. The Master Plan identified this as important to meeting park visitor interest and needs, and to help in building community connections and partnerships.

Improvements created by this project will allow visitors to use Byllesby Park as a hub for their further exploration of natural and cultural resources in the region. It will also create opportunities that will allow Byllesby Park to host community events and educational programming.

The Services Project construction activities are all within the highly developed portion of the park and present no negative impact to natural resources. The site is flat, so best management practices for erosion control will be effective. The use of holding tanks for the restrooms instead of a drain field greatly reduces the possibility of ground water contamination from the restrooms. There are no known cultural resources present at the construction site. The result is that the project is expected to have no negative impact to natural or cultural resources.

The success of implementing these elements of the Master Plan will be measured by the number of park visitors compared to current counts, along with comments (or concerns) received from the public. Goodhue County does not currently have a reservation program for the existing picnic shelters. A new reservation program for the facilities will allow the County to gather data regarding quantity of reservations, popularity of the different shelter buildings, how far people are traveling to use the facilities, regional recreation opportunities that they are engaging in, and positive or negative feedback regarding the new facilities, processes, and maintenance. The County will also utilize the community message board in the Pavilion and social media to solicit feedback from park visitors. This data will be helpful in creating a high quality park experience through continued park planning, maintenance, budgeting, and improvements.

Legacy Pillars:

- Connect People and the Outdoors
- Acquire Land and Create Opportunities
- Take Care of What We Have
- Coordinate Among Providers

Connection to Pillars

1. Connect People and the Outdoors

Together Goodhue County's Byllesby Park and Dakota County's Lake Byllesby Regional Park serve as a regional hub for outdoor recreation and education opportunity in the Cannon River Valley. The park vision focuses on connecting people to the outdoors by serving as a place for individuals, families, and groups from around the region to enjoy the lake, river, and regional trails; to play outdoors; and to gather with others. Convenient access from Hwy 52 makes it easy for people to visit the park frequently and develop a strong connection with Lake Byllesby, the park, and the connecting regional trails.

The existing impediments to improving this connection include a lack of expected essential services such as potable water, modern restrooms, and sufficient meeting and picnic shelter space. Providing safe, functional, aesthetic, accessible modern restrooms, and a suitably sized Pavilion is foundational to connecting more people to Byllesby Park and encouraging repeat visitations. We have all experienced not finding what we need at a park and unsatisfactory facilities and understand what a negative experience this creates. Imagine visiting Byllesby Park on a hot summer day and not finding potable water or a room to change into a swimming suit! The lack of a modern restroom is an impediment to increasing use, especially for Minnesota's disabled and aging population. This basic amenity is now more of a factor for people deciding on how often and where to recreate. This proposed project addresses these deficiencies head-on.

2. Acquire Land, Create Opportunities

The Services Project does not require land acquisition. Providing water, electricity, modern restrooms, and a community Pavilion for larger group gatherings will create opportunities for new visitors to experience and utilize Byllesby Park. Groups such as Boy Scouts and Girl Scouts, family reunions, weddings, daycares, Community Education and Recreation programs, and many others will be able to use the Pavilion for events and programming. Modern amenities will encourage users to visit more often and stay longer. People with disabilities or medical devices that require electricity will be able to attend events which is not possible now. Families will have areas to change clothes, use modern restrooms, and clean up after a day at the beach. The message board will allow visitors to be more informed of events, important notices, other information, and opportunities.

3. Take Care of What We Have

The opening of the Mill Towns State Trail Bridge and the joint master planning process with Dakota County have fueled a renewed interest in Byllesby Park. This park is conveniently located just off TH 52 and has limited older amenities that, if modernized, will drastically improve the park user experience. The modest facilities at the park have always been well maintained by Goodhue County, but no significant improvement projects have been undertaken since playground equipment and a paved parking were installed over ten years ago. This project includes a focus on taking care of what we have through improvements to provide potable water, extension of electrical service for users where they need it, modern restroom facilities, and upgrading inadequate picnic shelter accommodations. County staff has seen a dramatic increase in phone inquiries regarding Byllesby Park amenities, particularly its gathering spaces, and disappointment that the current facilities do not meet the expected level of service when it comes to reservations, electricity, water, and modern restrooms. In order to maintain and grow the parks user base, we must take care of what we have and bring the current amenities up to todays visitor expectations.

Goodhue County is committed to providing maintenance that meets and exceeds public expectations and is creating a partnership with Dakota County to efficiently provide a reservation system for the shelters and maintenance of the new restrooms. The public expects units of government to cooperate to provide cost-effective service. Goodhue County is prepared to accept all responsibilities for maintenance if an agreement with Dakota County is found to not be the most effective option.

4. Coordinate Among Partners

Goodhue County has been working diligently for the last decade to foster partnerships surrounding Byllesby Park. Strong partnerships with Dakota County, the Minnesota Department of Natural Resources, the Minnesota Department of Transportation, the City of Cannon Falls Trail, and the Cannon Valley Trail were forged during the engineering and construction of the Mill Towns State Trail bridge across the Cannon River.

With this bridge linking Goodhue County Byllesby Park and Dakota County Lake Byllesby Regional Park, the two entities embarked on a coordinated and concurrent master planning process in 2016. This process was successful and resulted in clarity on roles, services, facilities, etc. that each of the two counties can provide. Both counties are working on improvement projects that will enhance the total park experience on both sides of Lake Byllesby. Furthermore, the two counties are discussing Dakota Countys participation in maintenance of the new pavilion and restroom facilities, as well as implementation of a reservation system for all picnic shelters. This maintenance partnership, combined with ongoing coordinated planning efforts, will help create the image of one large regional park with a high standard of service and maintenance. The public may not know which County park they are visiting, only that they are at the park on Lake Byllesby. Goodhue County looks forward to continuing its unique partnerships with other agencies and bridging the gap between funding sources to help maintain and improve this large regional unit of parks and trails.

Connection to a Regionally Substantial Component of the Master Plan

In 2018, the GMRPTC designated Byllesby Park as a Special Recreational Feature Regional Park. The Byllesby Park vision states that the park is a natural-resources based park where people can explore the Cannon River Valley. Individuals, families, and groups from around the region visit the park to enjoy the lake, river, and regional trails; to play outdoors and participate in educational activities; to gather with others; and to support the stewardship of the areas wealth of natural resources.

The Master Plan separates improvement costs into two categories: Short-Term Improvements that may occur first because of immediate need/benefit and generally have a lower cost than Long-Term projects, and Long-Term Improvements that will require significantly more funding, further planning, or may require other development first.

The County is successfully launching short-term project implementation in 2019-2021 using local funding and small grants. These projects include playground and volleyball court safety improvements, a refurbished and relocated fishing pier, beach expansion, day-use boat slips, and natural resource management and improvement projects.

With these short-term projects under way, the County has evaluated which projects will best fulfill the park vision, which projects will provide the greatest value for park visitors, which projects should be of higher priority in order to accommodate later phases, how project time and budget commitments for Byllesby Park will need to be co-prioritized with park projects at Goodhue County Nielsen Memorial Preserve, and how grant funding may be utilized in order to maximize the budget of a small, primarily rural County.

The Park Board and Goodhue County Board of Commissioners has determined this project to be the most impactful and regionally significant improvement that can be made. The lack of an adequately sized shelter building, modern restrooms, potable water, and electricity anywhere in the park is a serious detriment to being a full-service destination, meeting existing demand, and increasing use.

With the Byllesby Park Master Plan written at a high level of planning, the County hired LOCUS Architecture to develop a more detailed site plan for the Pavilion and provide schematic design for the structure. During this process, it was determined that splitting the restrooms into two separate structures would create better traffic flow patterns and be less disruptive to users of the pavilion. All restroom stalls were increased in size to allow for a dual purpose as changing areas and provide ADA compliance. The Beach Bath facility was created with an ideal siting near the beach and playground, and also located closer to the boat ramp. Moving the pavilion further to the east allows for better access from the vehicle parking stalls, provides a more scenic view of the lake and Byllesby Dam, and removes Pavilion activities from higher traffic areas. Bundling the Beach Bath, Pavilion, and utility projects together is the most cost effective method for delivering these three improvements.

The Pavilion was originally identified as a long-term priority in the Master Plan, primarily due to cost. It is the second most expensive improvement project, the first being the future Savanna Campground and Office Building. The campground is not currently under consideration for development due to the pressing need for improvements that serve a wider range of users. A buffer along Hwy 19 must also be constructed, planted, and established before campground implementation.

Potable water and electricity are not specifically addressed in the Master Plan cost estimates. The Master Plan assumes these essential services will be provided with the first improvement projects that require water and electricity.

The Master Plan makes clear that implementation must remain flexible to respond to funding availability, new information, and other findings. The Goodhue County Board of Commissioners approved these project recommendations and this application reflects their approval.

Project Readiness

Project Lead

PROJECT LEAD:

Greg Isakson, County Engineer, Goodhue County Public Works Department

LEAD APPLICANT QUALIFICATIONS TO DELIVER THIS PROJECT:

Goodhue County has experience with complex construction projects including building and site designs, and has managed Byllesby Park for about 50 years. Mr. Greg Isakson, a licensed professional engineer, County Engineer, and Public Works Director, is the Project Lead and has extensive experience with design processes and successfully delivering complicated projects. He will supervise the project processes. To ensure success, Goodhue County will hire LOCUS Architecture for final design and construction administration. Other licensed professionals are expected to be involved including County staff providing building code, well, and holding tank inspections.

Project Manager Qualifications:

Mr. Greg Isakson is a graduate of South Dakota State University and is a Registered Professional Engineer in Minnesota. His work experience includes nine years with the Army Corp of Engineers, seven years as County Engineer/Public Works Director in Faribault County, Minnesota, and twenty-one years as County Engineer/Public Works Director in Goodhue County.

Goodhue Countys Public Works Department includes Highway, Parks, and Solid Waste. Mr. Isakson has final responsibility for long range planning, programing, designing, construction inspection, and maintenance of bridge, culvert, highway grading and paving, park improvement, and building maintenance projects, along with solid waste ordinances, solar, and other unique projects and assignments.

The department has managed projects with local funding, County State Aid Highway, state bonding, and federal funding. The Departments budget in 2019 is over \$15 million, with over \$6 million of that dedicated for construction projects. Mr. Isakson has managed grants from the Minnesota Historical Society, State Local Bridge bonds, Local Road Improvement Project (LRIP) funding, Transportation and Economic Development (TED), etc.

QUALIFICATIONS OF CERTIFIED PROFESSIONALS

ARCHITECTURE:

Professional and licensed architectural services are required. LOCUS Architecture of Minneapolis, MN developed the concept and schematic design for the Services Project. Goodhue County will contract with LOCUS for final design services.

Lead Architect: Wynne Yelland

AIA, LEED-AP

ARCHITECT

B. Arch., U.C. Berkeley

M. Arch., Harvard University

Wynne grew up inspired by architecture in a mid-century house designed by Carter Sparks, an architect friend of his parents. Wynne was later inspired as he spent college summers as a carpenter and his post-Harvard years working as an architect project manager for an architecture/design/fabrication shop in Somerville, MA. Wynne feels learning is fundamental to creating. He enjoys leading Locus religious, commercial, and industrial projects, and working with groups and organizations to help them realize their potential.

Professional: 1995-present - Locus Architecture Co-Founder, Vice President, and Principal

Honors:

- IFRAA National Honor Award, 2009
- AIA MN Honor Award, 2010, 2002
- AIA Minneapolis Merit Award, 2015, 2012, 2003
- Minneapolis B.L.E.N.D. Award, 2016 (2), 2013 (EcoB.L.E.N.D), 2011
- Team Leader, Mayors Great City Design Team, 2008
- Midwest Home & Gardens Emerging Talent of the Year, 2004
- AIA MN Divine Detail Award, 2003, 2002, 1998

-
- ASLA MN Merit Award, 2003
 - AIA MN Young Architects Citation, 2002

Teaching: Past instructor at the University of Minnesota, Harvard University, and the Boston Architectural Center

Architecture Team: Paul Neseth
AIA, LEED-AP
ARCHITECT
B.A. Fine Arts, St. Olaf College
M. Arch., Harvard University

While Paul intended to be an architect since the age of ten, he spent many years working and studying in areas peripheral to the profession. From pouring concrete for grain-bins on Minnesota farms, to teaching woodworking to native Bajans in Barbados, to cutting mortise and tenon joints in China, Paul has merged his talents in design and construction with his desire for travel, learning and diversity.

After forming Locus with Wynne, Paul created the Real Architecture Workshop (RAW) to weave together his passions for design and making with his belief that good design should be available to all people, everywhere, regardless of their means. Paul provides creative leadership and construction know-how for Locus.

Professional: 1995-present - Locus Architecture Co-Founder, President, and Principal

Honors:

- IFRAA National Honor Award, 2009
- AIA MN Honor Award, 2010, 2002
- AIA Minneapolis Merit Award, 2015, 2012, 2003
- Minneapolis B.L.E.N.D. Award, 2016 (2), 2013 (EcoB.L.E.N.D), 2011
- Mayors Great City Design Team, 2008
- Midwest Home & Gardens Emerging Talent of the Year, 2004
- AIA MN Divine Detail Award, 2003, 2002, 1998
- ASLA MN Merit Award, 2003
- AIA MN Young Architects Citation, 2002

Teaching: 2009-present - co-founder RAW (Real Architecture Workshop); Past instructor at the University of Minnesota, St. Olaf College

Architecture Team: Adam Jonas
AIA, LEED-AP
ARCHITECT
B. Arch & M. Arch, Iowa St. University

Adam grew up on a farm, where solutions to daily problems were solved with resourceful ingenuity. With an appreciation for other perspectives, he absorbed much of his architecture schooling overseas in Helsinki, Glasgow, and Rome. Assisting Paul with the Real Architecture Workshop continues to be a natural fit for his love of learning, helping others, and traveling the world (as well as swinging a hammer). He nourishes his practice by teaching yoga and seeks to bring such attention to every project at Locus - be it through project visioning, construction detailing, community engagement, or project management.

Professional: 2008-present - Locus Architecture, Architect

Honors:

- AIA MN Honor Award, as part of the RAW team, 2017
- Michael L. Schrock AIA Merit Award, as part of the RAW team, 2012

-
- Minneapolis B.L.E.N.D. Award, as part of the LOCUS team, 2017, 2017 (Eco), 2016 (2), 2013 (Eco), 2011
 - Power House Plants Competition Winner, in collaboration with Arlene Birt, 2010
 - St. Paul Prize, Raymond Crossing Light Rail Transit Station, in collaboration with Chris Palkowitsch, 2007

Teaching: 2010-present RAW - Real Architecture Workshop, Assistant; 2011-present YWCA, Hatha Yoga Instructor; 2009-2011 Vesper College, Assistant Professor

CREDENTIALS OF OTHER STAFF INVOLVED WITH THIS PROJECT:

LICENSED WELL & SEPTIC INSPECTORS:

Pam Holst, Goodhue County Environmental Health Department

Ms. Pam Holst has 31 years of experience as a Well and Septic Inspector. She is licensed by the Minnesota Pollution Control Agency as a septic inspector and the Minnesota Department of Health as a well inspector for Goodhue County. Her duties include field inspection of well and septic installations, reviewing and approving permits for installation, providing and submitting State and MPCA year-end reports, and organizing contractors scheduling and annual meetings.

Benjamin Hoyt, County Sanitarian, Goodhue County Environmental Health Department

Mr. Benjamin Hoyt is a Licensed Sanitarian with the National Environmental Health Association. He holds a bachelors degree in Geology and has substantial graduate work towards a Geophysics Masters. He started working with Goodhue County as a zoning assistant and transitioned to the role of sanitarian. Benjamin has an advanced septic treatment system inspector certification and works closely with the Minnesota Pollution Control Agency where he is a member of the technical advisory panel. His interdisciplinary talents have helped the Goodhue County public health department get accredited, and he tutors upper level math and science at a nearby learning center.

ESTABLISHED PARTNERSHIPS TO ENSURE PROJECT SUCCESS:

The guiding principles of the Master Plan call for two parks that offer a coherent set of recreational experiences and are operated cooperatively to function as a single destination in the Cannon River Valley. Goodhue County has established an effective partnership with Dakota County to overall provide the best services and experience for each agencies park, while avoiding unnecessary duplication of services. Expansion of this partnership to include park maintenance, patrol, and on-line reservations is being discussed. For example, having a centralized reservation system will make the reservation process less confusing to park users and will encourage the best utilization of both Dakota and Goodhue County facilities. The existing Park Board is an effective mechanism to ensure good communication with the public, define issues, and develop proposals for action. The Park Boards diverse membership facilitates partnerships to achieved shared goals. Goodhue County also has an effective relationship with the MNDNR which to date has resulted in park land acquisition, the recent construction of the Mill Towns State Trail from Cannon Falls to Lake Byllesby, and a new trail bridge over the Cannon River.

Implementation Timeline

The following timeline is proposed:

July October 2020

- Tasks: Grant awarded; secure all grant approvals required, including MNDNR contract requirements
- Deliverables: Grant contracts approved, authorization to begin Project

November 2020

- Tasks: Secure contract with LOCUS Architecture for final design, construction documents
- Deliverables: Contract

December June 2021

- Tasks: Seven-month final design process

- Deliverables: Final design

July October 2021

- Tasks: Construction and bid document preparation
- Deliverables: Construction and bid documents

November 2021 January 2022

- Tasks: Advertise for construction bids, award bid
- Deliverables: Bid awarded; contracts secured

February April 2022

- Tasks: Permit applications
- Deliverables: Permits secured

April October 2022

- Task: Construction
- Deliverables: Substantial completion

November - December 2022

- Tasks: Project completion and closeout
- Deliverables: Completed project

Spring 2023

- Project is ready for public use

Availability for Public Use

The overall intent of this project is to address the inadequate delivery of services regarding potable water, electricity, modern restrooms, and a Pavilion that is sized to meet demand. These improvements will be available to the general public during regular park days/hours of operation. Rental of the Pavilion space will be offered, and when rented, closed to general public use. The restrooms will remain open to all. All elements will be ADA accessible.

Hours Available:

Byllesby Park is open 365 days a year, with a 10:30 p.m. closing time. There is no official opening time as the park boat ramp is often used very early in the morning for those hunting and fishing nearby. Goodhue County is currently considering Park Ordinance revisions that would modify park hours to match those of Dakota County. Maintaining the same open hours of 5:00 AM 10:00 PM would simplify reservations and patrol of the park facilities, as well as help to create the image of one large regional park with the same standard hours.

Fees Charged:

Byllesby Park does not charge an admission fee. There will be no fee for the restrooms or general public use of the Beach Bath and Pavilion. The only anticipated fees will be for reserved Pavilion and picnic shelter use. It is anticipated, because of the partnership with Dakota County, that rates at each park will be similar. Dakota County 2019 rates for a 150 person capacity shelter are \$75 for Monday Thursday and \$150 for Friday Sunday and holidays. These rates could change as the Pavilion will not be ready for rental until Spring 2023.

Design Standards

Delivering the Outcomes Process and Commitment:

Goodhue County is committed to achieving the outcomes and has established a process to get there. The major components of this process are:

Design Excellence:

LOCUS Architecture, a talented, park-experienced architectural firm, developed the preliminary design for the architecture of this project. This thorough process has established the detailed architectural program,

character, layout, etc. to ensure the project is well prepared to move into final design and implementation. LOCUS Architecture will be hired for the final design.

Design Review Process:

The final design process will continue to be iterative with significant citizen involvement including the Park Board and opportunities for public input through a community open house and online comment.

Commitment to Standards:

The design will be rigorously evaluated against criteria, design details, and experience provided by the:

- Minnesota Building, Accessibility, Electrical, and Plumbing Codes (2015 edition in use now, subject to change as adoption of 2018 code is pending)
- Americans with Disabilities Act and closely related (see Statement of Accessibility)
- Goodhue County operational experience of existing shelters, and through discussions with Dakota County, the City of Cannon Falls, and the Cannon Valley Trail
- Goodhue County Park and Recreation Board

The construction process will be inspected to ensure compliance with design. Following implementation of the reservation program, when user contact information can be gathered, user satisfaction will be surveyed to measure public reaction.

Statement of Accessibility

Goodhue County has reviewed and understands the American with Disability Act standards, final accessibility guidelines, GMRPTC program requirements, and agrees to comply with these requirements. All project deliverables will meet or exceed accessibility standards. This will include compliance with:

- Americans with Disabilities Act Standards for Accessible Design, 2010 (or later versions if applicable)/Related State/Local Requirements
- Final Guidelines for Outdoor Developed Areas, 2013 (or later versions if applicable) where applicable

Furthermore, the Project will provide:

- Accessibility to designated handicapped parking spaces
- Minimum 5 wide connecting trails/sidewalks with grades well below 5%
- Accessible elements and furniture such as drinking foundations, picnic tables, doors and hardware, critical heights (e.g. counter tops, sinks, etc.), and critical dimensions (e.g. restroom stalls and circulation)

Project Cost Breakdown

KEY DEVELOPMENT ELEMENTS WITH ASSOCIATED COSTS:

The costs described here were prepared by LOCUS Architecture, a professional, licensed architectural firm with extensive park related experience. For each of the three project major deliverables, the costs shown include:

- Site preparation/restoration including moving an existing picnic shelter, earthworks, erosion control, and similar
- Provision of water and electricity where applicable

Final Design - \$163,665: Professional architectural design services, other professionals as necessary

Utilities and Site Work - \$394,056: Moving an existing picnic shelter, water supply, electrical, holding tank system, trail/sidewalk connections, technology

(electronic locks on restrooms doors and mechanical rooms, security cameras, remove access to and control of cameras, locks,

lights, etc.), site furnishings, and landscaping

Pavilion Construction - \$1,106,111: All construction, fixtures, etc. related expenses

Beach Bath Construction - \$136,484: All construction, fixtures, etc. related expenses

Total \$1,800,315

Local Match Commitment: Goodhue County is committed to make this project happen and this application includes a 25% local cash commitment of \$450,079. This is a significant sum when compared to the entire county population of just 46,403 residents (US Census Bureau estimate, July 1, 2018), and an annual park

maintenance and improvement budget of \$160,000.

Funding Request Breakdown:

GMRPTC Funding Request (75%): \$1,350,236

Goodhue County Local Cash Match (25%): \$450,079

Total Eligible Project Expenses: \$1,800,315

Funding Request Breakdown

Grant Funding Request

\$1,350,236

Local Match #1

\$450,079

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

24000

Non-Eligible Item Description

NON-ELIGIBLE EXPENSES:

The Goodhue County Board of Commissioners is directing staff to fully participate in the successful delivery of this project. The value of this contribution is calculated at \$100/hour for the Project Lead/Manager and \$60/hour for other staff. Funding is derived from County 2020-2022 operational budgets.

Project Lead/Manager 120 hours: \$12,000

Staff 200 hours: \$12,000

Total for Non-Eligible Expenses: \$24,000

Project Lead/Professional Inspections: These services will be provided by Goodhue County staff who are licensed professionals. Funding is from annual operations budgets.

Final Design Process/Public Communication: Staff will be engaged with the final design processes, approvals, and communication with the public regarding design process, construction activities, and the impact to the park. Goodhue County Public Works and other county staff will provide this service. Funding is from annual operations budgets.

Contract Management/Grant Administration and Project Closeout: Goodhue County Public Works staff will provide these services. Funding is from annual operations budgets.

Total Funding

\$1,800,315

Percentage of local match

0.25

Completion Timeframe

30 months

Funder #1

Goodhue County

Funder #1 Resolutions

Funding Request Resolution

[http://dms.gmrptcommission.org/uploads/funding/19-014F/Byllesby Park GMRPTC Grant Resolution 99139d.pdf](http://dms.gmrptcommission.org/uploads/funding/19-014F/Byllesby_Park_GMRPTC_Grant_Resolution_99139d.pdf)

Funder #2

None

Funder #3

None

Funder #4

None

Funder #5

None

Budget Worksheet

Budget Worksheet

[http://dms.gmrptcommission.org/uploads/funding/19-014F/Byllesby Park Budget Worksheet f36ec7.xlsx](http://dms.gmrptcommission.org/uploads/funding/19-014F/Byllesby_Park_Budget_Worksheet_f36ec7.xlsx)

Attachments

Doc Name	Description	Url
Project Area Map	1-State Location Map	http://dms.gmrptcommission.org/uploads/funding/19-014F/1-State Location Map_b9dd6d.pdf
Project Area Map	2-Regional Location Map	http://dms.gmrptcommission.org/uploads/funding/19-014F/2-Regional Location Map_ff6573.pdf
Project Area Map	3-Adjacent Land Uses Map	http://dms.gmrptcommission.org/uploads/funding/19-014F/3-Adjacent Land Uses Map_491ea2.pdf
Project Area Map	4-Adjacent Park Uses Map	http://dms.gmrptcommission.org/uploads/funding/19-014F/4-Adjacent Park Uses Map_2fced1.pdf
Project Area Map	6-Building Plans	http://dms.gmrptcommission.org/uploads/funding/19-014F/6-Building Plans_64e2cb.pdf
Project Area Map	5-Byllesby Park Map	http://dms.gmrptcommission.org/uploads/funding/19-014F/5-Byllesby

Funder Resolution One	Funding Request Resolution	Park Map_631dc4.pdf http://dms.gmrptcommission.org/uploads/funding/19-014F/Byllesby_Park_GMRPTC_Grant_Resolution_99139d.pdf
Additional Attachment	Dakota County Letter of Support	http://dms.gmrptcommission.org/uploads/funding/19-014F/Dakota_County_Letter_of_Support_6e6c9b.pdf
Additional Attachment	Cannon Valley Trail Letter of Support	http://dms.gmrptcommission.org/uploads/funding/19-014F/Cannon_Valley_Trail_Letter_of_Support_bb77c8.pdf
Additional Attachment	Mill Towns State Trail Letter of Support	http://dms.gmrptcommission.org/uploads/funding/19-014F/Mill_Towns_State_Trail_Letter_of_Support_d35be7.pdf
Budget Worksheet	Budget Worksheet	http://dms.gmrptcommission.org/uploads/funding/19-014F/Byllesby_Park_Budget_Worksheet_f36ec7.xlsx
Additional Attachment	City of Cannon Falls Letter of Support	http://dms.gmrptcommission.org/uploads/funding/19-014F/City_of_Cannon_Falls_Letter_of_Support_878f2c.pdf