

Council Meeting: April 10, 2025	Prepared By: Jessica Christensen Buck
Topic: City Park Remaster - Design Update	Action Required: None

Summary

Project History and Recent Updates:

- *December 19, 2024:* The Parks and Trails Commission received a memo summarizing public feedback:
 - Strong preference for the inclusion of a splashpad and playground.
 - Emphasis on connectivity and safety, particularly regarding paths and safe crossings.
 - Of the 197 survey responses, the majority were from families with children aged 25-44, with 90% residing in Corcoran.
- *December 19, 2024 & January 16, 2025:* The Parks and Trails Commission reviewed 60% designs and recommended vendors for the playground (Playworld) and splashpad (Aquatix).
- *February 23, 2025:* The City Council approved 60% designs and provided direction for 90% project designs. This direction was to proceed with a combination of scenarios 1B and 2A from the report, to include the full park building, playground, and minimally paved parking.
- *March 20, 2025:* The Parks and Trails Commission reviewed 90% designs and provided feedback on the design and playground equipment options.

Anticipated Next Steps:

<u>Task</u>	<u>Date</u>
CC meeting requesting authorization to bid	Thursday, April 24, 2025
Post project to bid	Friday, May 2, 2025
Planning commission meeting	Thursday, May 1, 2025
Bid opening	Tuesday, May 27, 2025
CC meeting to award bid	Thursday, June 12, 2025

Removal Items

Trees, Fencing, Lights, Tennis Courts, Playground

Included in the plan are removals of trees, fencing, lights, tennis courts, and playground. These items are part of the removals to allow for utilities, Diamond Lake Regional Trail, updated playground, and the driveway into the park to be constructed. The plan prioritizes tree retention with only the trees necessary for construction and ash trees being removed. There is consideration in the plan to replace and plant additional trees and landscaping, which focuses on low-maintenance solutions throughout the park. The trees and landscaping plan show a variety of proposed deciduous and coniferous trees that are included to help offset the removal of necessary trees.

Stormwater Management

Two stormwater management options are shown on the southern portion of the plan, to include a wet basin and another area that would be wet during rain events. These areas help to provide places for the water to navigate towards and be held, while also increasing the natural aesthetic of the park, specifically near the regional trail route.

Paving and Trails

The 8-foot asphalt trail surrounds the western, northern, and eastern portions of the parking lot as an alternate. Concrete paths link the parking lot to the building plaza and extend through playground area. The future Diamond Lake Regional Trail would be constructed as a 10-foot-wide bituminous path with a 2-foot shoulder, incorporating a boardwalk along the northwest portion. Boardwalk construction and rough grading for the trail are included in Phase 1, with potential paving as funding allows. The existing bridge crossing near County Road 10 would be reused as part of the trail, and a connection the Rush Creek Reserve development added.

Lighting

A minimized lighting plan is shown, including three lighting options: pedestrian-scale lights, bollard walkway lights, and parking lot lights. Lighting around the playground and down through the pinwheel are proposed as alternates. The building will feature exterior lighting to enhance visibility and safety.

Building

The proposed building will include a gathering space with a total capacity of 75-90 people or two separate rooms accommodating 30 and 60 people. The divider that would separate the room into two spaces will be included as an alternate on the bid.

Inside, there would be three bathrooms: two single-occupancy, gender-neutral restrooms (SOGN) and the family restroom with an adult changing table, as required by code. Exterior-access restrooms include the family restroom and an additional SOGN restroom. The doors to access the interior restrooms for the dual access family restroom is anticipated to be on a digital locking system.

Three storage areas are shown on the plans: building mechanicals, table and chair storage, and another within the catering kitchen. The building is anticipated to support City-run programs and events, with the kitchen storage location utilized to store frequently used items.

A catering kitchen is shown including a three-compartment sink, refrigerator/freezer, handwashing sink, and preparation countertops. It will have direct access to the larger gathering space, an outdoor door, and a serving window for coordinated use with the future patio and shelter. The building's exterior features vertical wood siding in black ash, a metal roof, and windows at the front and back of the main gathering space.

Shown previously in the building plans was to have garage doors on the north and south sides of the building. The glass window garage doors were removed from the park building plans due to concerns about excessive bugs, security concerns for those reserving the space, and the high cost outweighing their limited usability. In response to the removal of the garage doors, discussions took place during the Parks and Trails Commission meeting to put plantings in front of the wall of windows.

Playground

The playground is shown with an agricultural theme to reflect Corcoran's history, as heard within the survey. It is intended to include play areas for children aged 2–5 and 5–12, as well as a zipline area proposed as an alternate.

A small embankment slide is integrated into the hillside. The 5–12-year-old area includes two bridges and a large embankment slide. Poured-in-place rubber surfacing would be used on the hillside to accommodate the features, while engineered wood fiber would cover the remaining playground containers. Multiple swing options, including a bucket swing and ADA-compliant swing, are shown. A third playground area featuring a zipline is proposed as an alternate, with positive feedback from the community supporting its inclusion. However, the Parks and Trails Commission noted concerns during the March 20, 2025, meeting that many ziplines they had seen in communities were broken.

Previous feedback from the Commission and Council included adding to the tractor within the 2–5-year-old area, a higher slide in the 5–12-year-old area, a roller embankment slide, and bridge connections with movement. Staff and consultants met with Playworld to discuss these items and found the following:

- Hillside embedded roller slide: Spaces between the rollers on these slides are small. Maple Grove's Central Park was referenced in this discussion, where the playground features majority poured-in-place surfacing, with some sand areas. A textured slide is shown as an alternative to the request to the roller slide. While the hillside is proposed to include poured-in-place surfacing, majority of the playground surfacing will consist of engineered wood fiber (EWF). History of children bringing the EWF onto the roller slides was discussed, leading to jams and necessary replacements. The cost to add the additional "Mighty Decent Slide" on the embankment is \$13,000.
- 2–5-year-old area: Frequently, this area is filled with 1–2-year-old children, with many of the others looking to explore the 5–12-year-old area. Included in the 2–5-year-old area is the tractor, netted swing, spring cow, spring horse, embankment slides, and haybale cube climbers.
- Higher tower slide: During a previous Parks and Trails Commission meeting, there was discussion about raising the silo tower slide. Comparisons to French Park were made during this discussion; the tallest slide at French Park is listed as 12' 5", with the slide shown in the City Park plans as 13.8'. Increasing the height of the slide would require a higher tower, with additional engineering and larger foundational footings. The cost for the slide, without the additional engineering and footings, was estimated \$20,000. Majority of the Parks and Trails Commission felt the 13.8' tall slide on the current plans was sufficient.
- Bridges: The bridges that are shown as part of the plan are wheelchair accessible, flat, and 9-10' in the air with high railings. These bridges have high fall zones that do not allow for movement at this height. Alternative options discussed included an arched bridge, but it was determined this would be challenging to incorporate, if it was even possible. As an alternative to the moving bridge, pole toppers shaped like corn and wheat were added to the poles supporting the bridges, enhancing the agricultural farm theme of the playground. These decorative elements will also help distinguish the bridges from one another.
- Barn reduction cost savings: Connecting the barn and silo structures in the 5–12-year-old area of the playground would help reduce costs but would also require scaling the barn down to a single level to match the rest of the equipment. While removing the barn entirely was considered, the Parks and Trails Commission valued its presence in the design. They supported the compromise of connecting the structures and limiting the barn to one level as a way to balance cost savings with maintaining the farm theme.

Alternate Items

Alternates shown include paved trails through the cloverleaf, pedestrian lighting through the playground area, and fully paving the parking lot.

Bid Packages

- Site work
- Building
- Playground (direct purchase)

More information regarding bid packages is intended to be included as part of the April 24, 2025, City Council meeting.

Financial/Budget

The City Council previously approved funding for the design development and construction documentation phases of the City Park remaster. As a result, no additional financial impact is anticipated currently.

Council Action

Informational

Attachments

1. [City Park Plans](#)

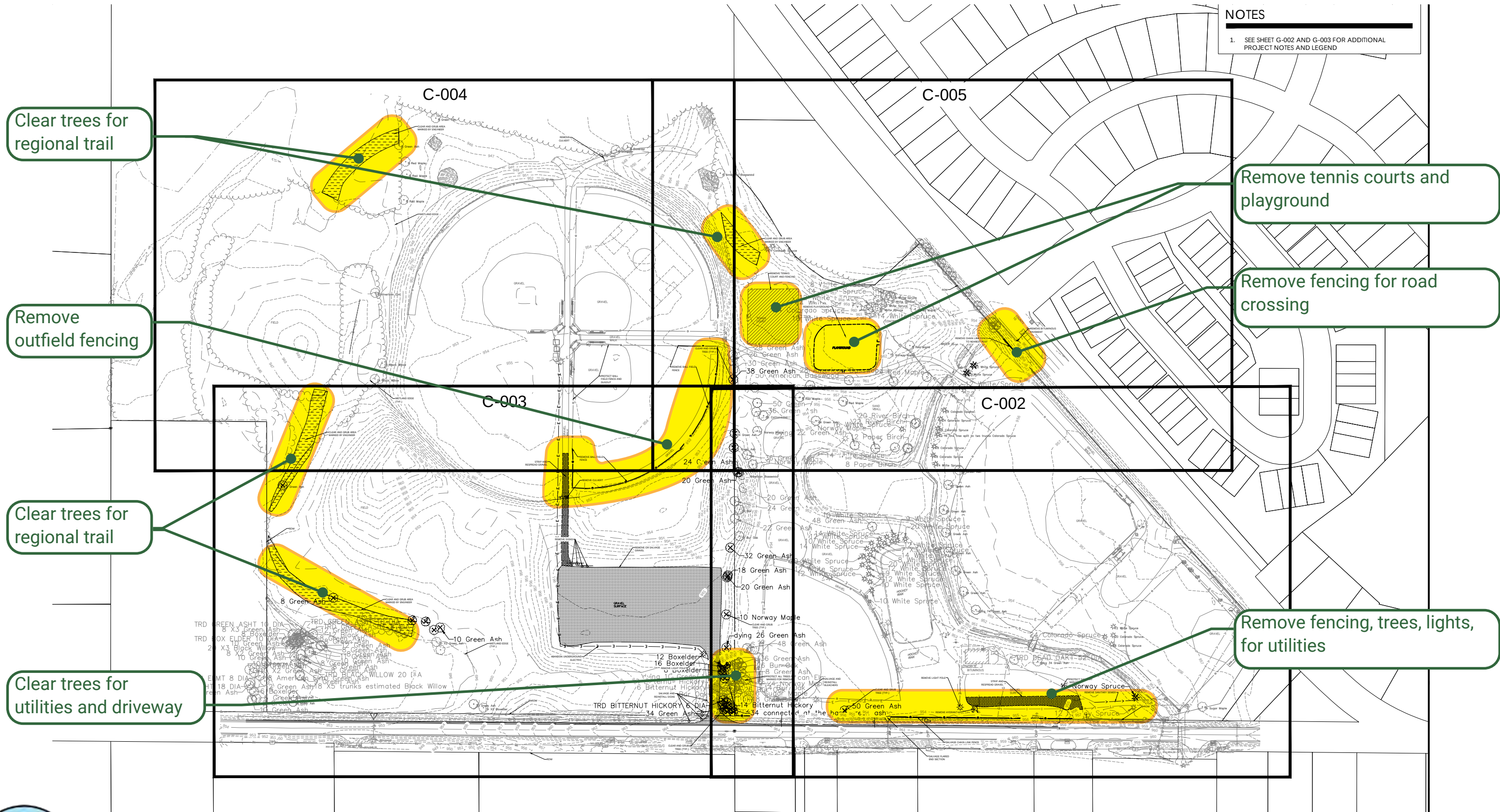
PREVIOUS SITE PLAN



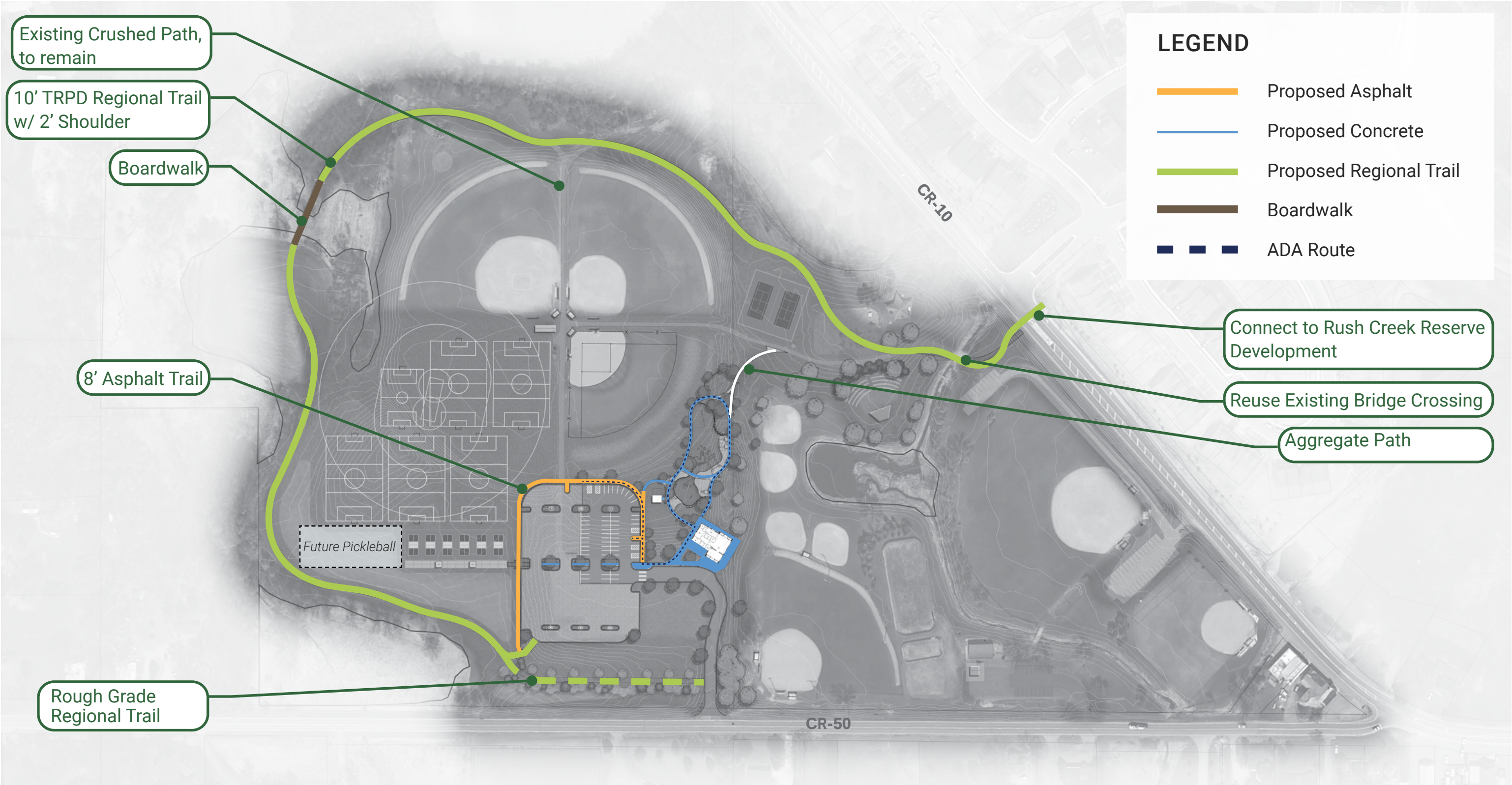
CURRENT SITE PLAN



REMOVALS PLAN



PAVING AND TRAILS



TREES AND LANDSCAPE

Proposed Deciduous Trees



River Birch
Betula nigra



Swamp White Oak
Quercus bicolor



Red Maple
Acer rubrum



Hackberry
Celtis occidentalis



American Elm
Ulmus americana

Proposed Coniferous Trees



White Spruce
Picea glauca



Eastern Redcedar
Juniperus virginiana



Black Hills Spruce
Picea glauca var. densata



Scotch Pine
Pinus sylvestris



Norway Spruce
Picea abies

Landscape Area



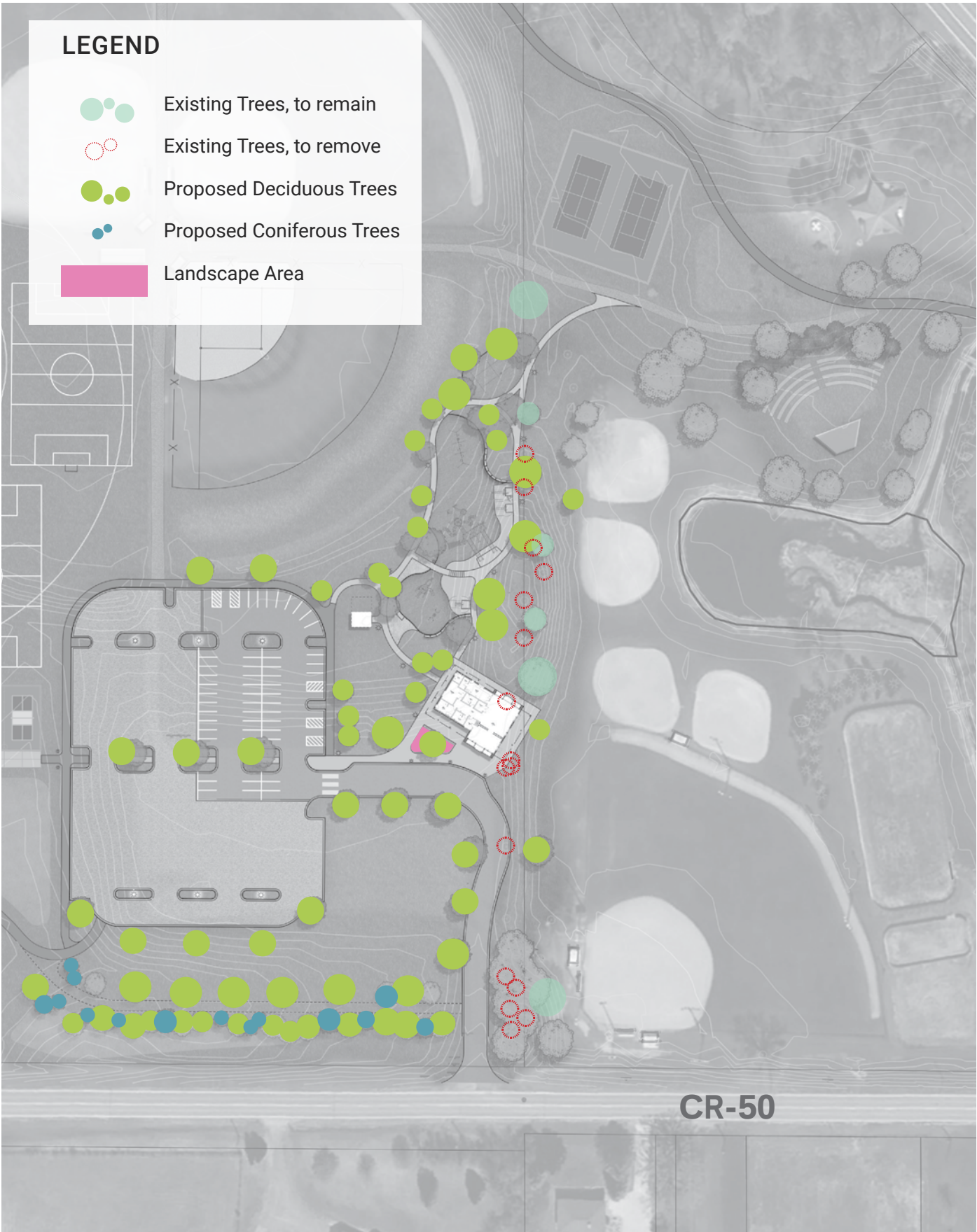
Type A: Low-maintenance Planting Beds



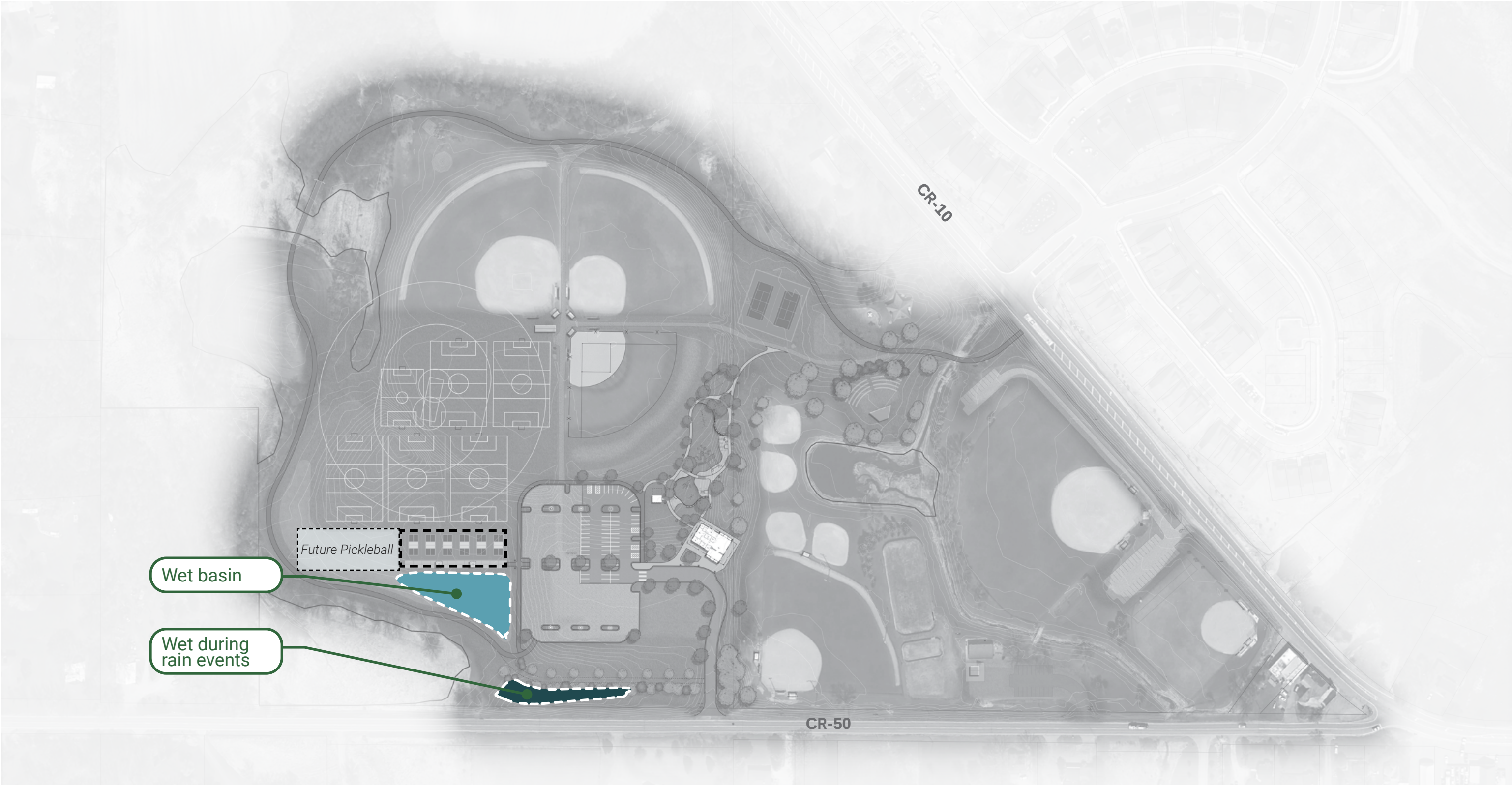
Type B: Grass Heavy Prairie



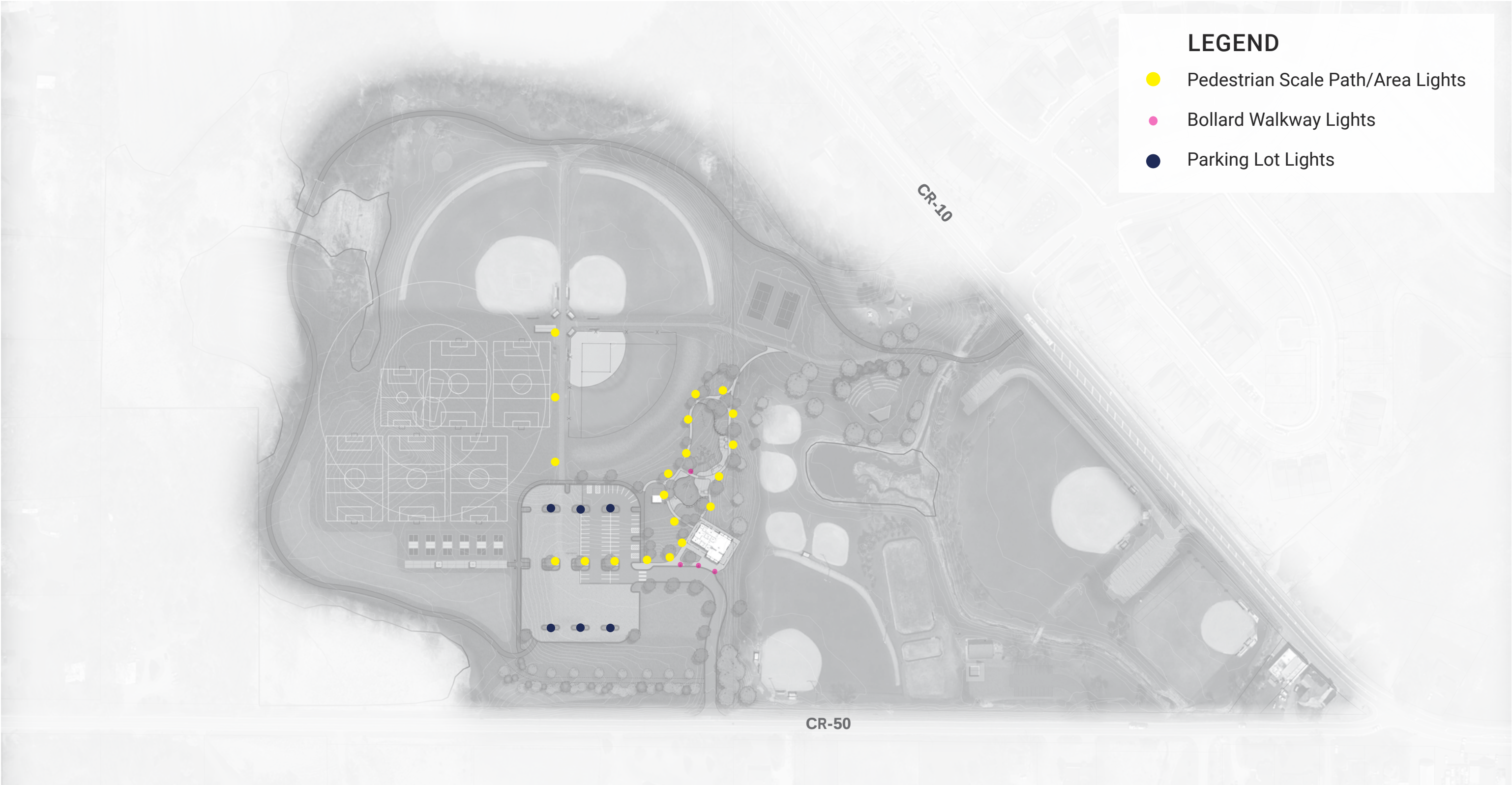
Type C: Natural Pollinator Prairie



STORMWATER MANAGEMENT



LIGHTING



LIGHTING

• Goal

- Provide security lighting for parking lot
- Alternate: ped lighting at playground areas

• Lighting design

- Preliminary examples below



● Pedestrian Scale Path/ Area Lights

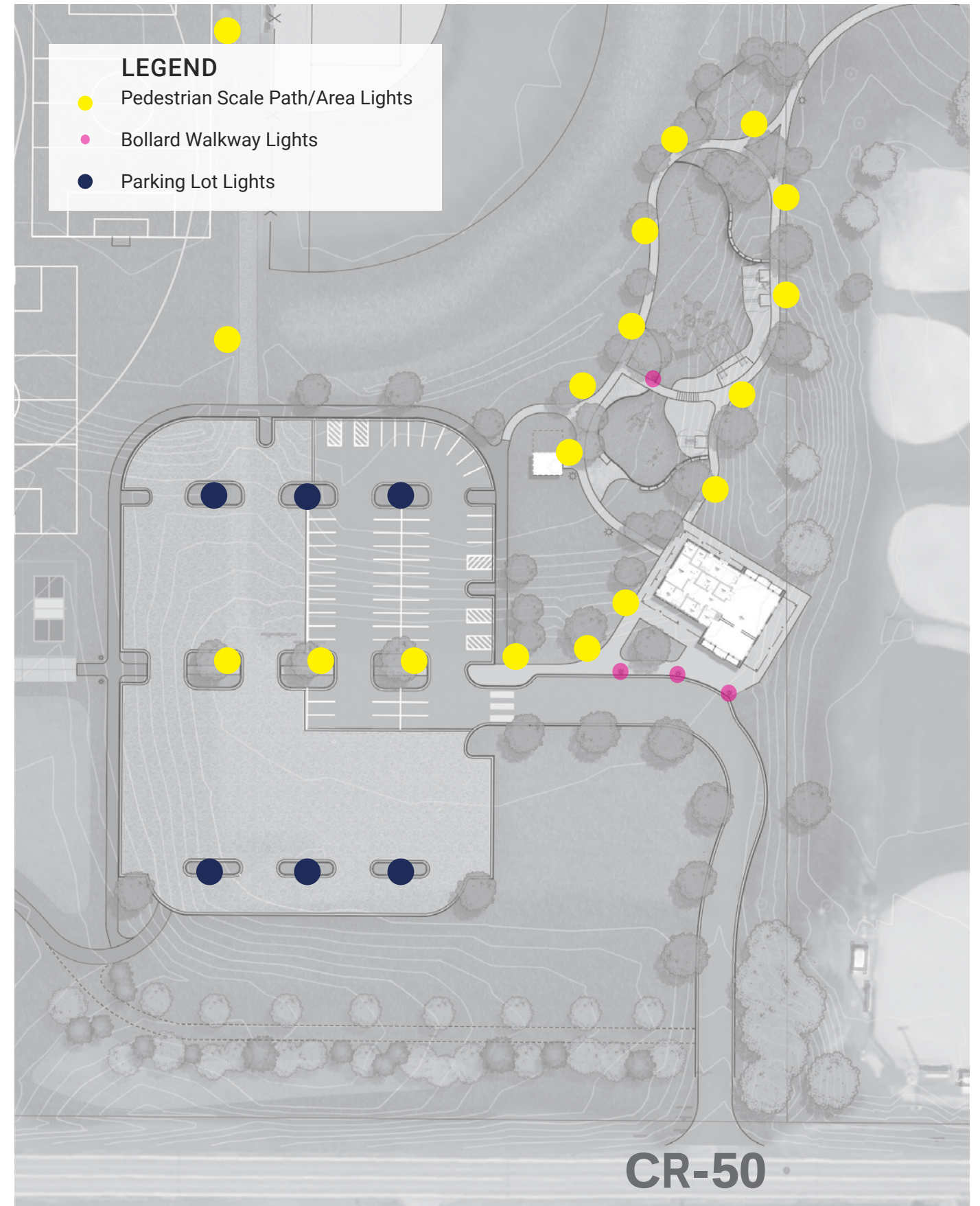
Post: [BOL 14' Wood Pole](#)
 Luminaire: [Lumenpulse Allegra Fixture and Arm](#)
 Manufacturer: [Structura](#) (post); [Lumenpulse](#) (luminaire)
 Approximate Cost (w/o ship. + tax): \$4,400 (post) + \$2,500 (luminaire)
 Notes: Agrarian Style; LED; Dark Sky compliant; Good for edge conditions, open air spaces, along trails, and in parks



● Bollard/Walkway Lighting

Model: [Outline](#)
 Manufacturer: [Landscape Forms](#)
 Approximate Cost (w/o ship. + tax): \$1,875

● Parking lot lights will be standard cobra lights



BUILDING PROGRAM / FLOOR PLAN

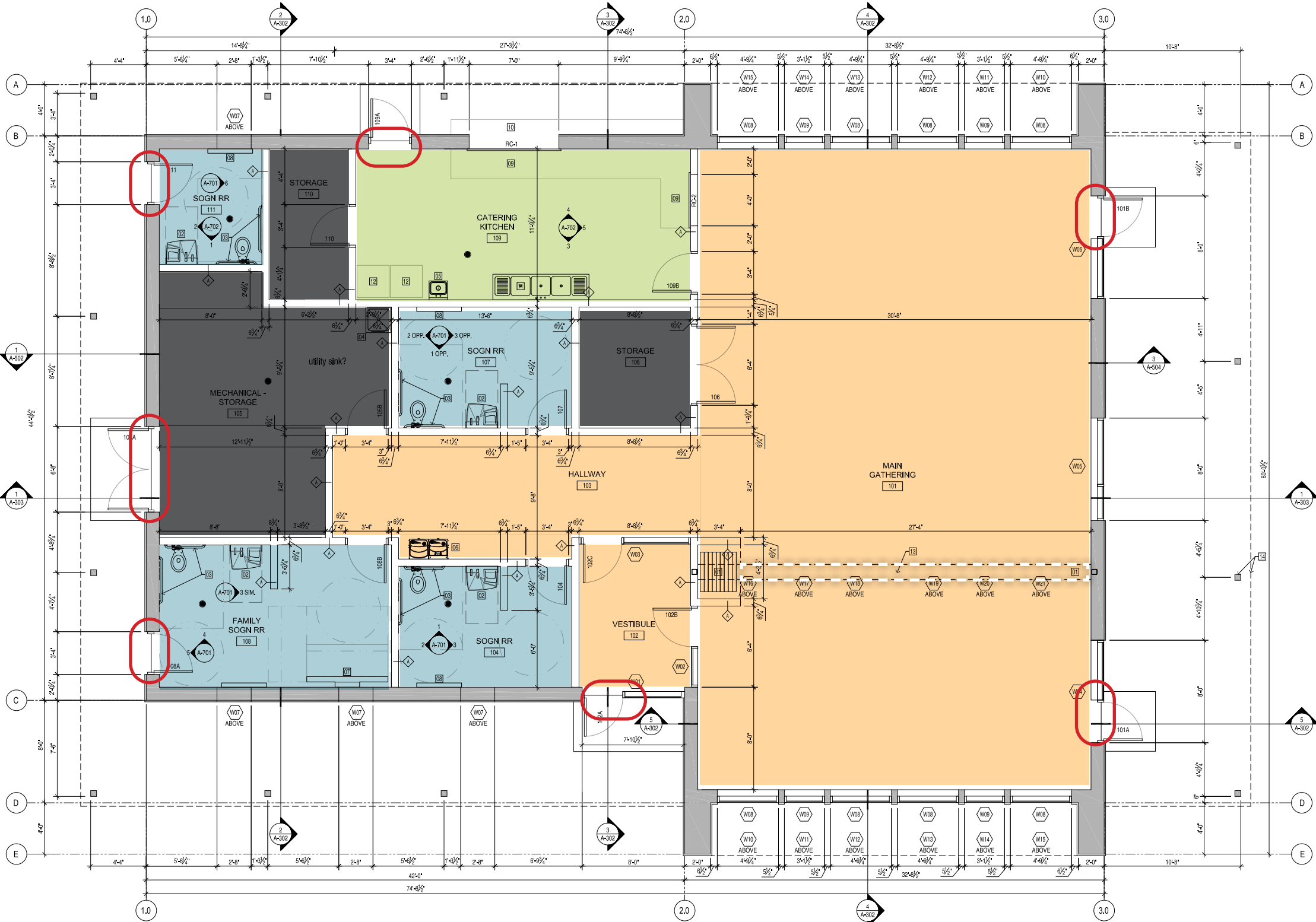
Common area

Restroom

Kitchen

Storage

Egress



GENERAL NOTES

PROVIDE WATER RESISTANT BACKING BOARD @ ALL RESTROOM & KITCHEN LOCATIONS

RESTROOMS AND KITCHEN TO HAVE RECESSED CONCRETE FLOOR SLABS TO ALLOW TOP OF TILE TO ALIGN WITH TOP OF ADJACENT POLISHED CONCRETE FLOOR. SLOPE TILE TO DRAIN

COORDINATE WITH CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS

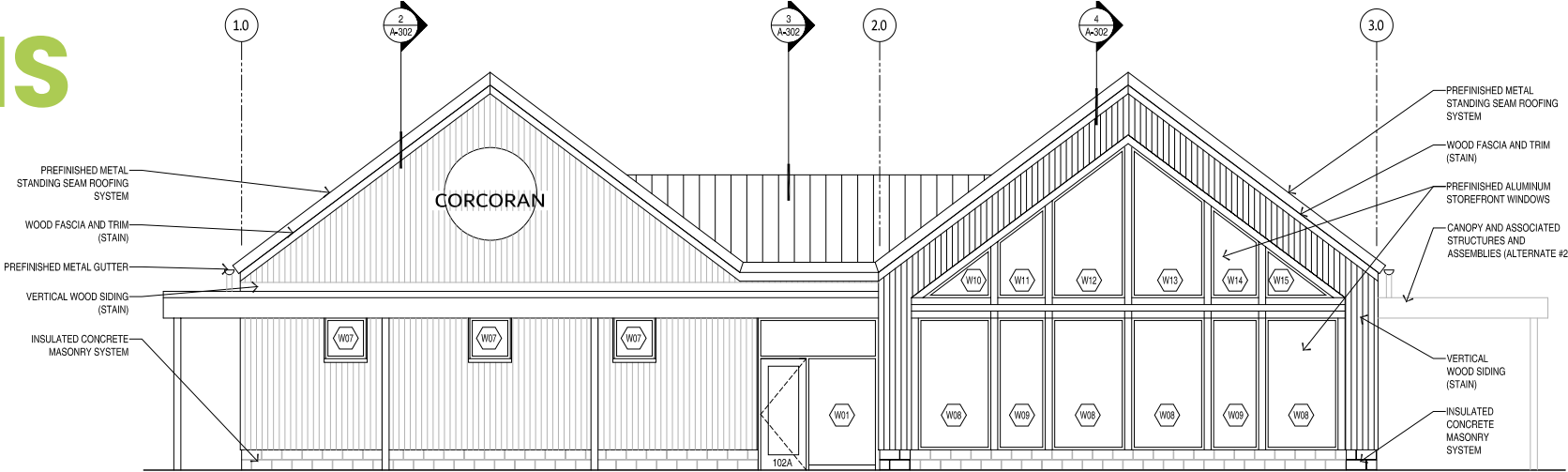
WALL TYPES

5 1/2" WOOD FRAMING w/ (1) LAYER 5/8" GYP. BD. ON EACH SIDE - PROVIDE SOUND BATT INSULATION

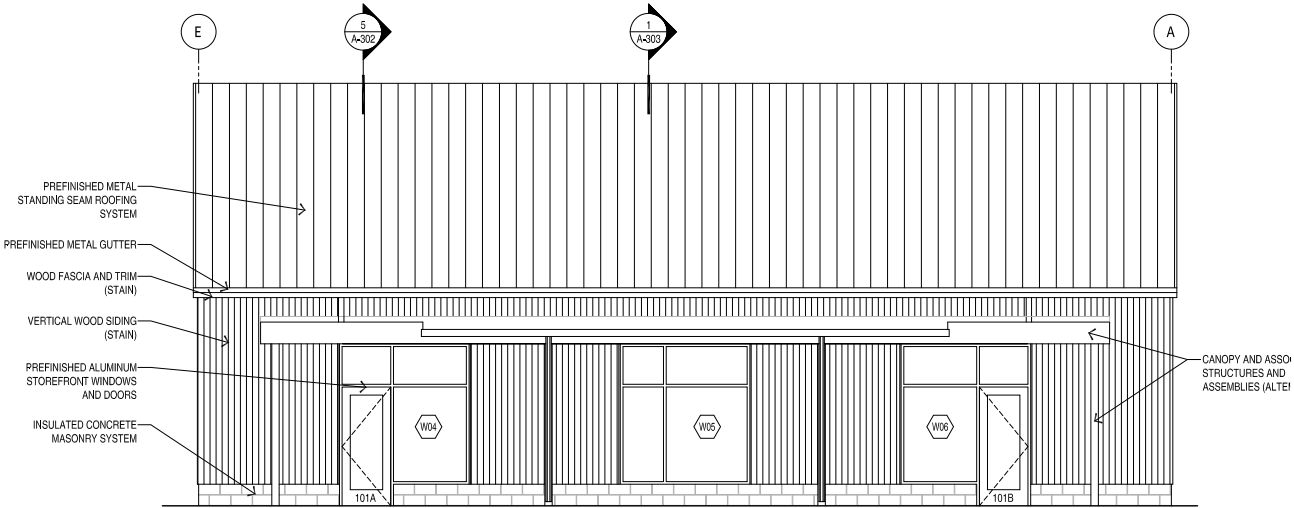
- PLAN NOTES**
- 01 OPERABLE PARTITION (PART OF ALTERNATE #1)
 - 02 ALL IN ONE SINK / HAND DRYER / COUNTERTOP
 - 03 ADA COMPLIANT GRAB BARS
 - 04 MOP SINK w/ F.P.P. SURROUND
 - 05 HAND WASHING SINK
 - 06 DUAL-HEIGHT DRINKING FOUNTAIN / WATER COOLER / WITH BOTTLE FILLER
 - 07 ADA COMPLIANT MOTORIZED ADULT CHANGING STATION
 - 08 BABY CHANGING STATION
 - 09 STAINLESS STEEL COUNTERTOP AND BACKSPLASH
 - 10 STAINLESS STEEL COUNTERTOP / SHELF
 - 11 3 COMPARTMENT SINK
 - 12 REFRIGERATOR / FREEZER (BY OWNER)
 - 13 WINDOW ASSEMBLIES ABOVE (PART OF ALTERNATE #1)
 - 14 CANOPY ABOVE AND ASSOCIATED STRUCTURES AND ASSEMBLIES (ALTERNATE #2)



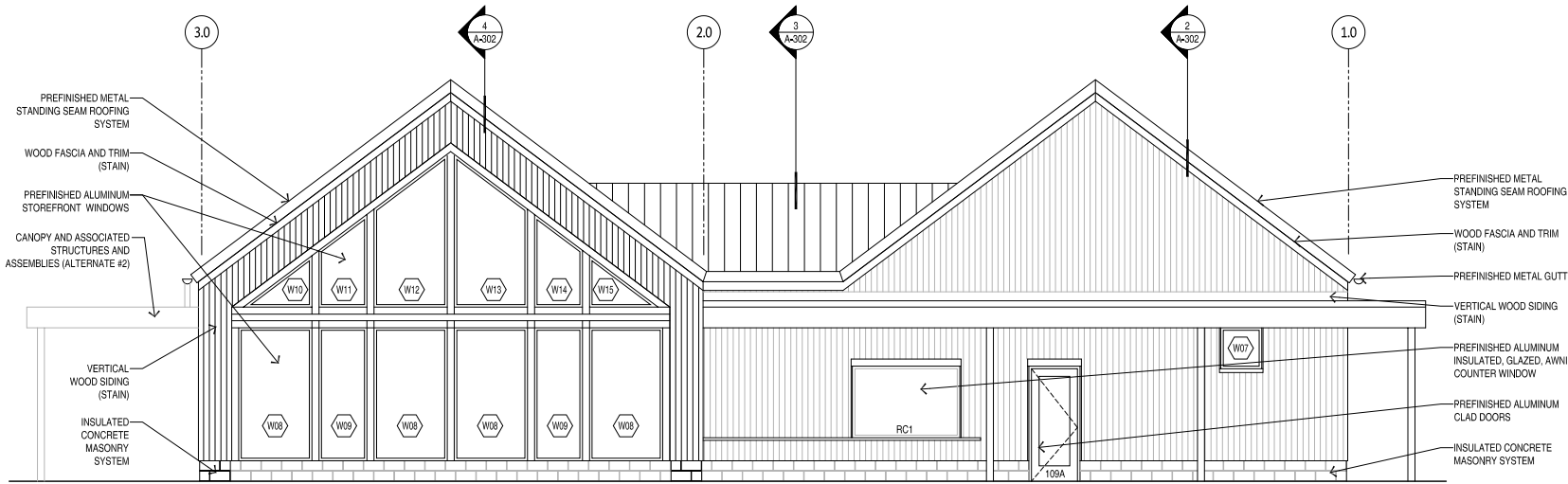
BUILDING ELEVATIONS



1 EXTERIOR ELEVATION
SOUTH ELEVATION 3/16" = 1'-0"



2 EXTERIOR ELEVATION
EAST ELEVATION 3/16" = 1'-0"



3 EXTERIOR ELEVATION
NORTH ELEVATION 3/16" = 1'-0"



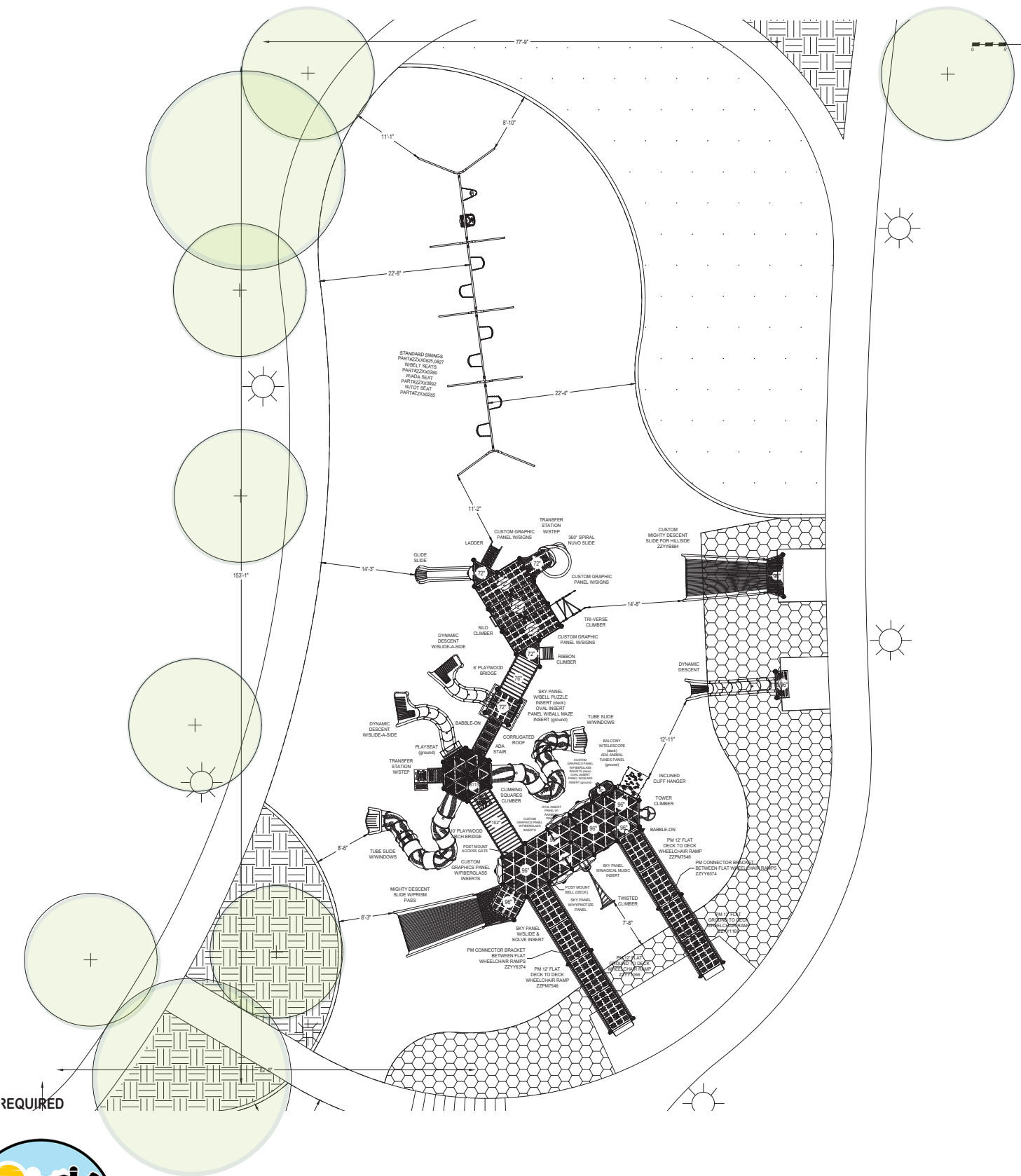
BUILDING EXTERIOR: BLACK ASH





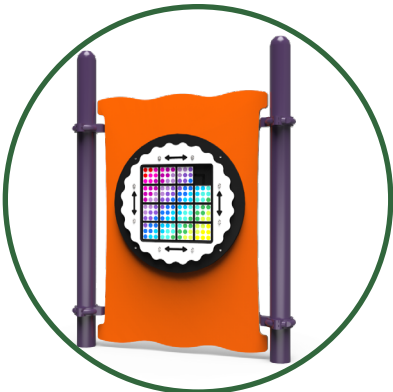


CUSTOM SILO + BARN STRUCTURE (5-12YR)



2-5yr & 5-12yr accessible ground level and ADA elevated play components.

ADA SCHEDULE	Total Elevated Play Activities: 29		
	Total Ground-Level Play Activities: 15		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	15	8	5
Provided	26 ^{+11!}	15 ^{+7!}	5



Slide & Solve Panel



(4) Custom Graphics Panels



(2) Steering Wheel Panels



(2) Anywhere Seats



Rainbow Panel



Balcony w/Telescope



Inclined Cliff Hanger



Tower Climber



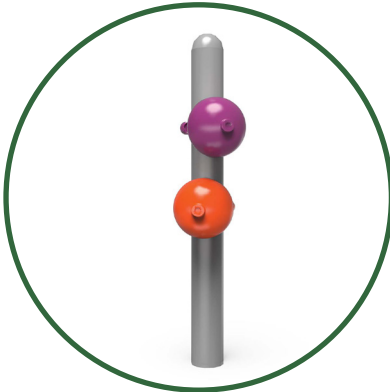
Magical Music Panel



Twisted Climber



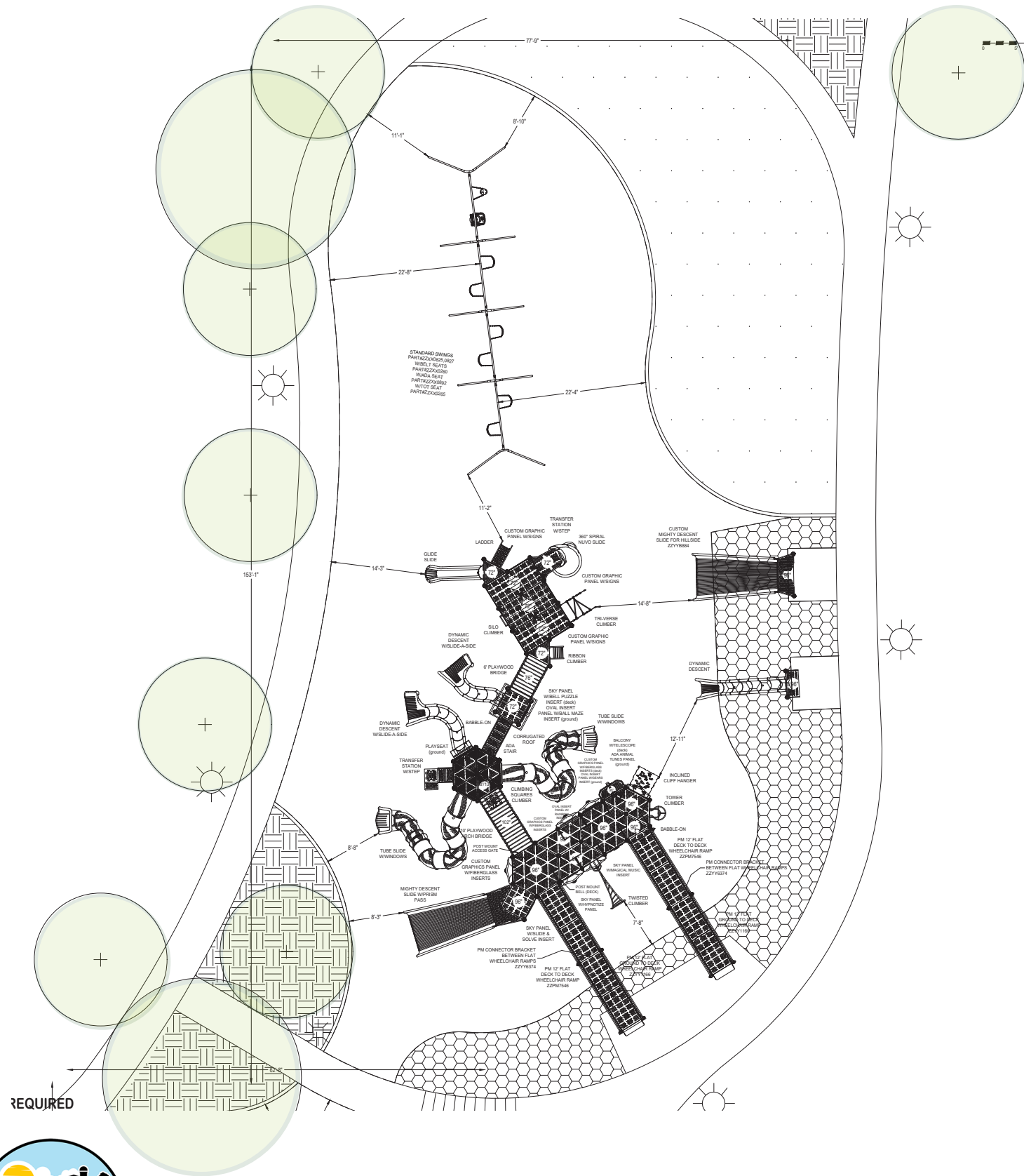
Hypnotize Panel



Post Mount Bells



CUSTOM SILO + BARN STRUCTURE (5-12YR)



2-5yr & 5-12yr accessible ground level and
ADA elevated play components.

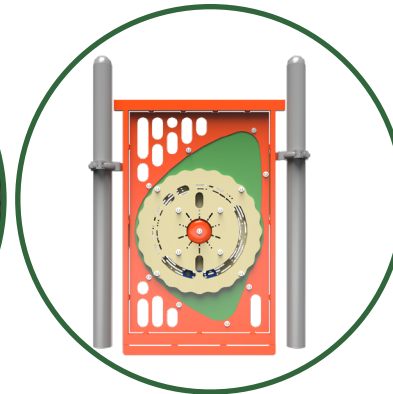
ADA SCHEDULE	Total Elevated Play Activities: 29		
	Total Ground-Level Play Activities: 15		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	15	8	5
Provided	26 ^{+11!}	15 ^{+7!}	5



(2) Playwood Bridge



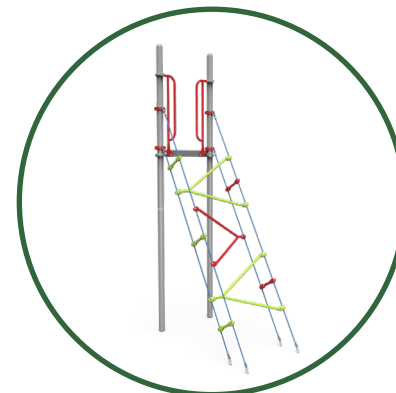
(3) Dynamic Descent Slides



Bell Puzzle Panel



Ribbon Climber



Tri-verse Climber



Glide Slide



360 Degree Nuvo Slide



ADA Bucket Seat



Ball Maze Panel



Animal Tunes Panel



Babble-On Talk Tube



Prism Pass

CUSTOM SILO + BARN STRUCTURE (5-12YR)

ADA SCHEDULE	Total Elevated Play Activities: 29		
	Total Ground-Level Play Activities: 15		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	15	8	5
Provided	26 ^{+11!}	15 ^{+7!}	5



CUSTOM SILO + BARN STRUCTURE (5-12YR)

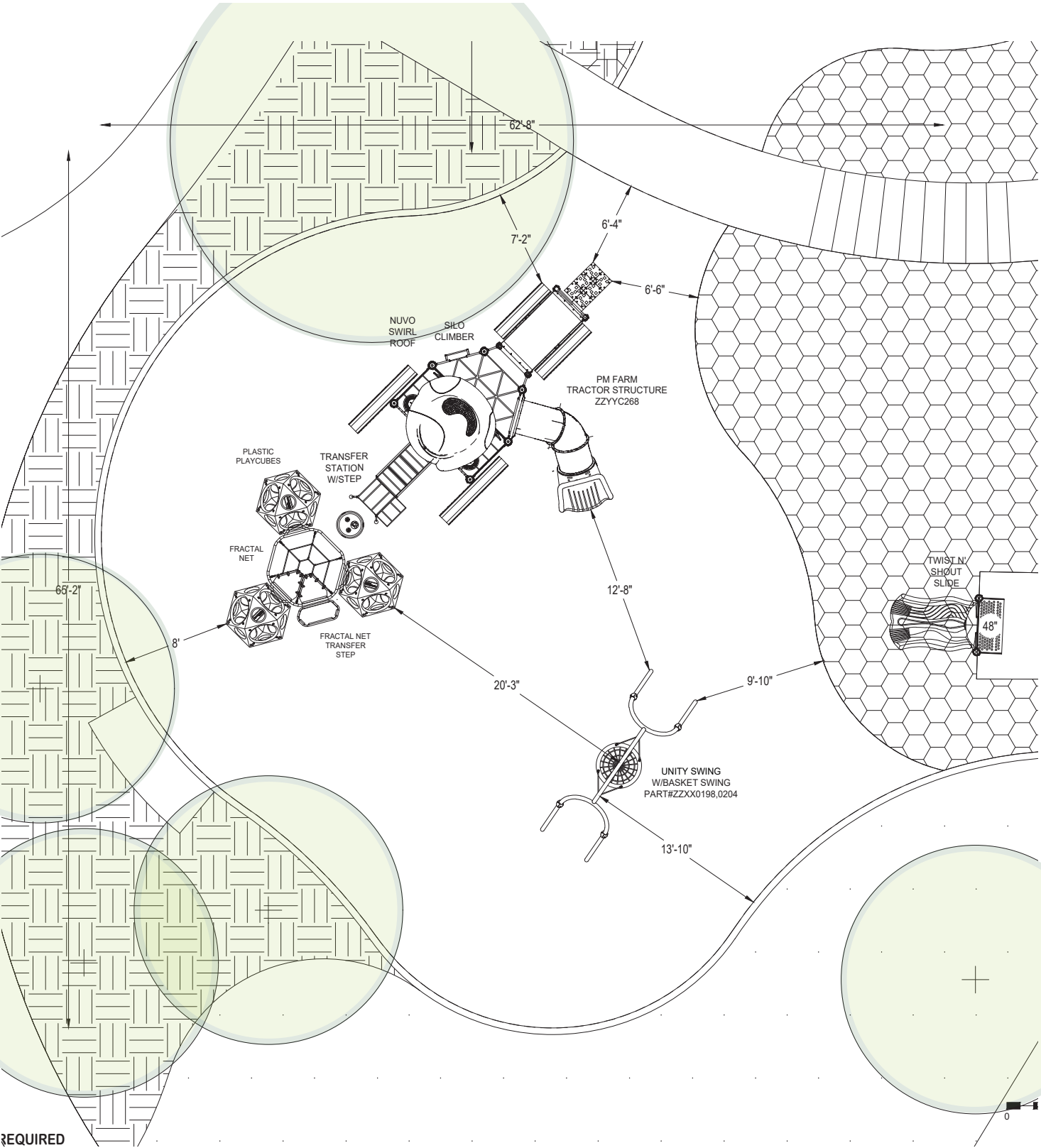
ADA SCHEDULE	Total Elevated Play Activities: 29		
	Total Ground-Level Play Activities: 15		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	15	8	5
Provided	26 ^{+11!}	15 ^{+7!}	5



CUSTOM TRACTOR STRUCTURE (2-5YR)

2-5yr & 5-12yr accessible ground level and ADA elevated play components.

ADA SCHEDULE	Total Elevated Play Activities: 9		
	Total Ground-Level Play Activities: 4		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	5	3	3
Provided	9 +4!	4 +1!	4 +1!



Climbing Squares



Tractor Tunnel



(2) Steering Wheel Panels



Tube Slide



Silo Climber



Unity Steppers



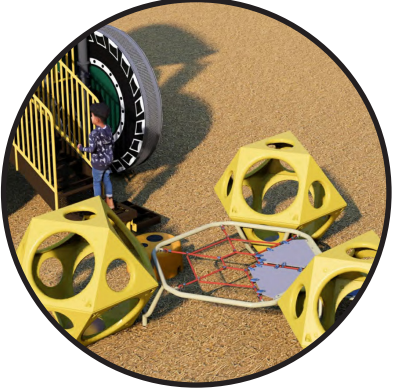
Unity Swing



Cow Spring Rider



Horse Spring Rider



Playcubes Structure



(2) Tractor Wheel Cozy Hangout



CUSTOM TRACTOR STRUCTURE (2-5YR)

ADA SCHEDULE	Total Elevated Play Activities: 29		
	Total Ground-Level Play Activities: 15		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	15	8	5
Provided	26 ^{+11!}	15 ^{+7!}	5



ADA ACCESSIBLE EMBANKMENT SLIDES

Embankment slides will be located along an ADA accessible park trail and will exit into an ADA accessible Engineered Wood Fiber certified surfacing.

ADA SCHEDULE	Total Elevated Play Activities: 0		
	Total Ground-Level Play Activities: 2		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	0	0	0
Provided	0	2 +2!	1 +1!



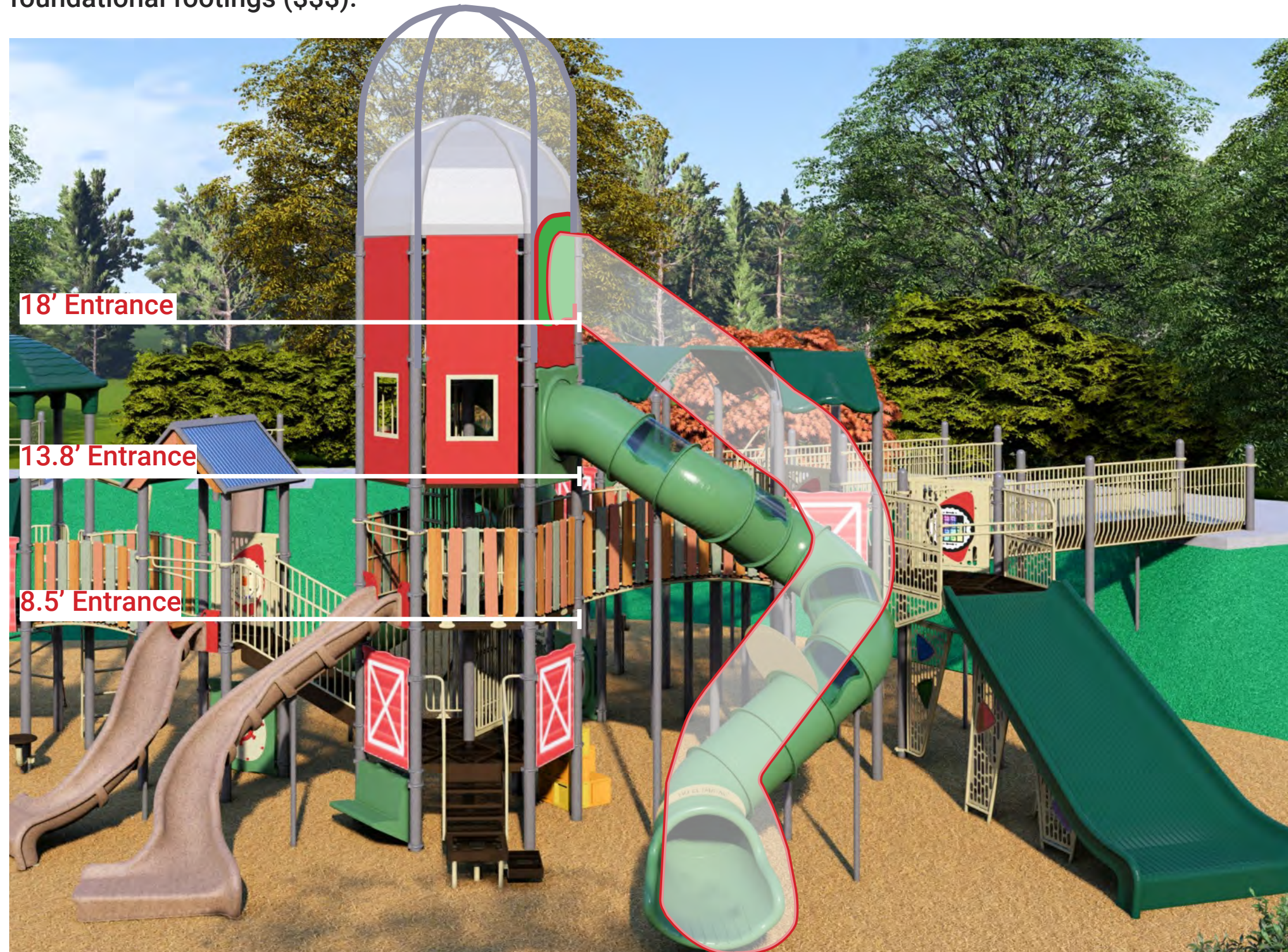
Twist N' Shout Embankment Slide



Mighty Descent & Dynamic Descent Embankment Slides

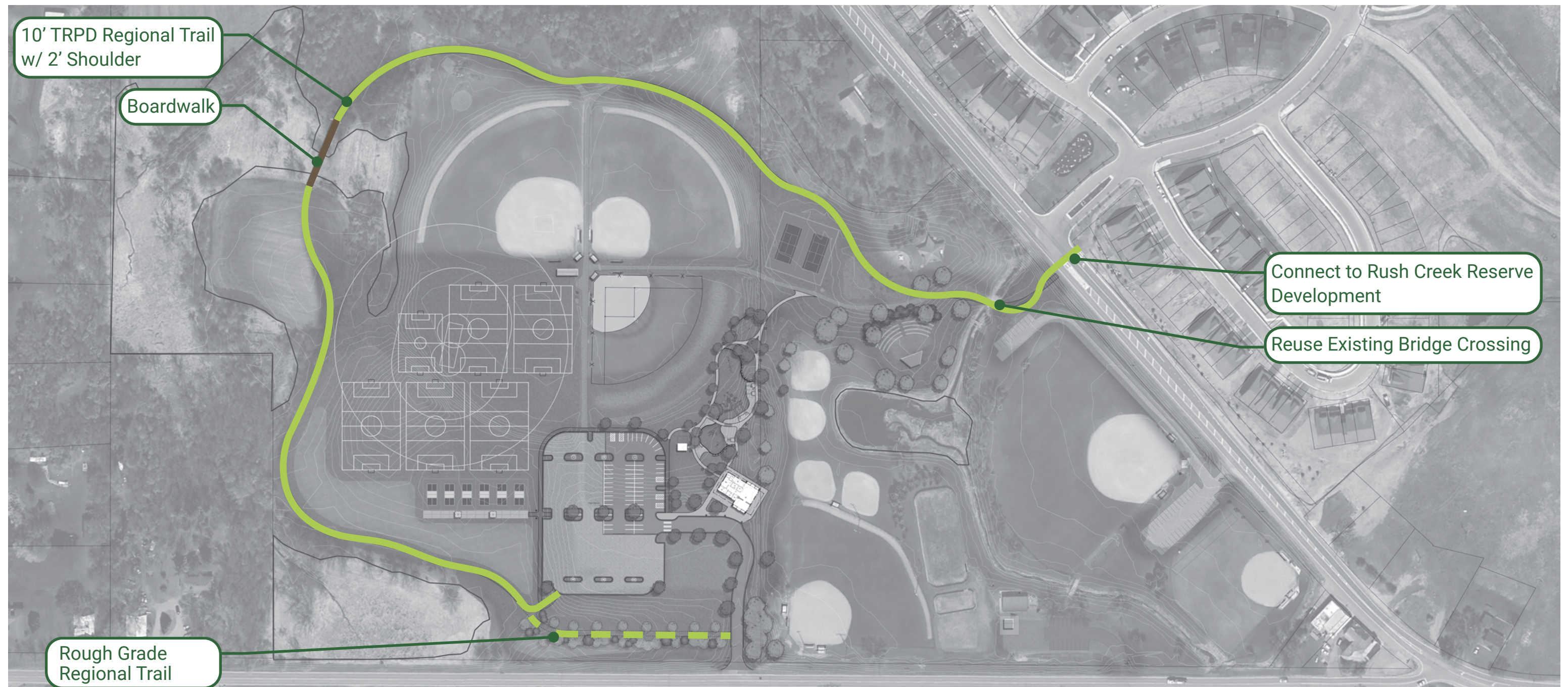
HIGHER TOWER SLIDE: \$20,000 (SLIDE ONLY)

18' Tower Slide - existing is 13.75' tall - will require additional engineering. Will also require much larger foundational footings (\$\$\$).



REGIONAL TRAIL

- Plan to install boardwalk and rough grading in Phase 1; potential paving
- Phase 2 may include paving the trail in 2026



ALTERNATE ITEMS

