



Community Development Committee

Meeting date: September 20, 2010

Business Item
Item: 2010-317

Date:	September 7, 2010
Subject:	Hyland-Bush-Anderson Lakes Park Reserve Joint Master Plan, Three Rivers Park District and City of Bloomington (Referral Number 50002-2)
District(s), Member(s):	5, Polly Bowles
Policy/Legal Reference:	Minnesota Statute Section 473.313
Staff Prepared/Presented:	Arne Stefferud, Planning Analyst-Parks (651-602-1360)
Division/Department:	Community Development Division

Proposed Action

That the Metropolitan Council approve the Hyland-Bush-Anderson Lakes Park Reserve Master Plan (Referral No. 50002-2).

Background

The City of Bloomington and Three Rivers Park District have submitted a joint master plan for Hyland-Bush-Anderson Lakes Park Reserve. This plan updates the 1983 joint master plan. It focuses on changes in land use adjacent to the park reserve, adapting facilities for an aging population, redesign of general recreation areas to better accommodate a more diverse population, adapting facilities to better serve young people, renovation of deteriorating and aging facilities and more actively managing the natural resources in the park.

This memorandum analyzes the master plan against the criteria for reviewing regional park master plans. It recommends approving the master plan because it is consistent with applicable portions of the *2030 Regional Parks Policy Plan*.

Rationale

Minnesota Statute 473.313, Subdivision 1 requires Regional Park Implementing Agencies to, "prepare, after consultation with all affected municipalities, and submit to the Metropolitan Council, and from time to time revise and resubmit to the council, a master plan and annual budget for the acquisition and development of regional recreation open space located within the district or county, consistent with the council's policy plan." (i.e., the *2030 Regional Parks Policy Plan*)

Minnesota Statute 473.313, Subdivision 2 authorizes the Metropolitan Council to review, with the advice of the Metropolitan Parks and Open Space Commission, master plans for the regional park system. Plans are reviewed for their consistency with the *2030 Regional Parks Policy Plan*. If a master plan is not consistent with Council policy, the Council should return the plan to the implementing agency with its comments for revision and resubmittal.

Funding

The estimated acquisition cost of \$10,725,870, capital improvement cost of \$ 31,554,558 and natural resource development costs of \$2,747,950 are eligible for Metropolitan Council regional park CIP consideration. Metropolitan Council approval of the master plan does not obligate future funding from the Regional Parks Capital Improvement Program (CIP) to finance those costs. Plan approval only allows the City of Bloomington and Three Rivers Park District to seek funding for projects in the plan through the Regional Parks CIP.

Known Support / Opposition

The Metropolitan Parks and Open Space Commission reviewed this request at its meeting on September 7. The Commission unanimously approved the recommendation. There is no known opposition to this proposal.

METROPOLITAN COUNCIL
390 North Robert Street, St. Paul, MN 55101
Phone (651) 602-1000 TDD (651) 291-0904

DATE: August 19, 2010

TO: Metropolitan Parks and Open Space Commission

FROM: Arne Stefferud, Planning Analyst-Parks (651-602-1360)

SUBJECT: (2010-317) Hyland-Bush-Anderson Lakes Park Reserve Joint Master Plan, Three Rivers Park District and City of Bloomington (Referral Number 50002-2)

INTRODUCTION

The City of Bloomington and Three Rivers Park District have submitted a joint master plan for Hyland-Bush-Anderson Lakes Park Reserve. This plan updates the 1983 joint master plan. It focuses on changes in land use adjacent to the park reserve, adapting facilities for an aging population, redesign of general recreation areas to better accommodate a more diverse population, adapting facilities to better serve young people, renovation of deteriorating and aging facilities and more actively managing the natural resources in the park.

This memorandum analyzes the master plan against the criteria for reviewing regional park master plans. It recommends approving the master plan because it is consistent with applicable portions of the *2030 Regional Parks Policy Plan*.

AUTHORITY TO REVIEW

Minnesota Statute 473.313, Subdivision 1 requires Regional Park Implementing Agencies to, “prepare, after consultation with all affected municipalities, and submit to the Metropolitan Council, and from time to time revise and resubmit to the council, a master plan and annual budget for the acquisition and development of regional recreation open space located within the district or county, consistent with the council’s policy plan.” (i.e., the *2030 Regional Parks Policy Plan*)

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ANALYSIS

1. Boundaries and Acquisition Costs

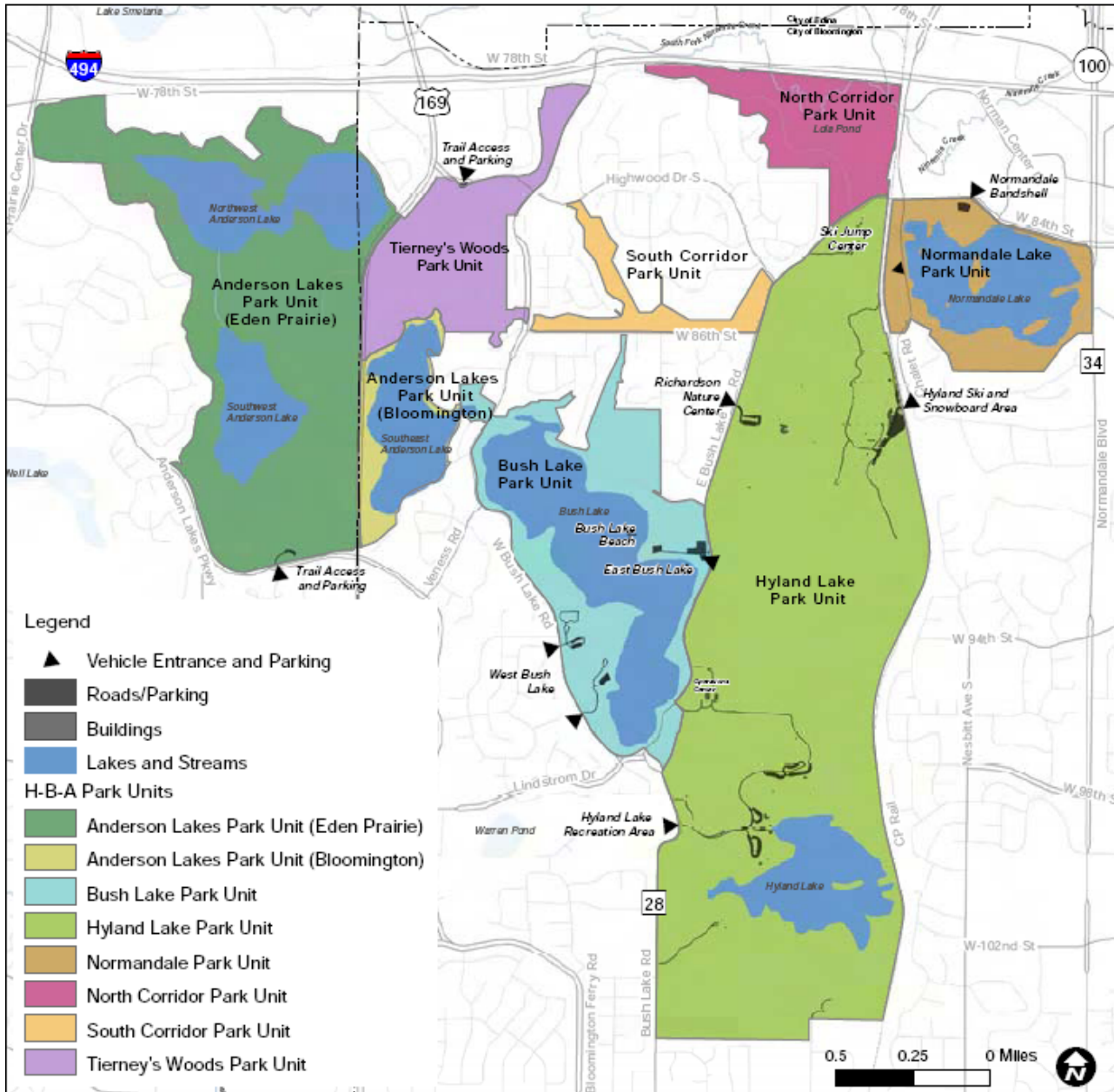
The park reserve's existing boundary encompasses 2,581 acres in 8 connected park units. **Table 1: Hyland-Bush-Anderson Lake Park Reserve Units** lists the units, the ownership by either the City of Bloomington or Three Rivers Park District, and which agency operates and maintains that unit.

Table 1: Hyland-Bush-Anderson Lakes Park Reserve Units

Unit Name	Owned by	Operated and maintained by
Normandale Lake Park	City of Bloomington	City of Bloomington
North Corridor Park	City of Bloomington	City of Bloomington
Hyland Lake Park	Three Rivers Park District	Three Rivers Park District
Bush Lake Park	City of Bloomington	City of Bloomington
South Corridor Park	City of Bloomington	City of Bloomington
Tierney's Woods Park	City of Bloomington	Three Rivers Park District
Anderson Lakes Park (Bloomington)	Three Rivers Park District and City of Bloomington	Three Rivers Park District and City of Bloomington
Anderson Lakes Park (Eden Prairie)	Three Rivers Park District	Three Rivers Park District

The boundary and location of these park units is shown in **Figure 1: Hyland-Bush-Anderson Lakes Park Reserve Boundary and Park Units**

Figure 1: Hyland-Bush-Anderson Lakes Park Reserve Boundary and Park Units



There are three parcels proposed to be added to the park’s boundary in the master plan. Following is a description of each parcel and the basis for their proposed inclusion in the park in **Table2**.

Table 2: Proposed additions to Hyland-Bush-Anderson Lakes Park Reserve

Parcel ID	Parcel Name and Ownership	Location	Acreage	Basis for Addition
A	Wallo site City of Bloomington	Within North Corridor Park unit	1.0	Acquired by Bloomington in 2007. Surrounded by other park land. Proposed use as an overlook, to protect mature oak forest, and has good potential as a trail connection hub.
B	Railroad property Railroad owned	Along Chalet Road between Normandale and Hyland Lake Park Units	2.23	Key parcel for trailhead parking and trail links in active use area of the park.
C	Park and open space land City of Bloomington	North arm of South Corridor Park Unit	13.51	Extension of corridor park protects a mix of upland and lowland habitat. It allows coordinated wild lands management and potential trail connection.
Total Acreage			16.74	

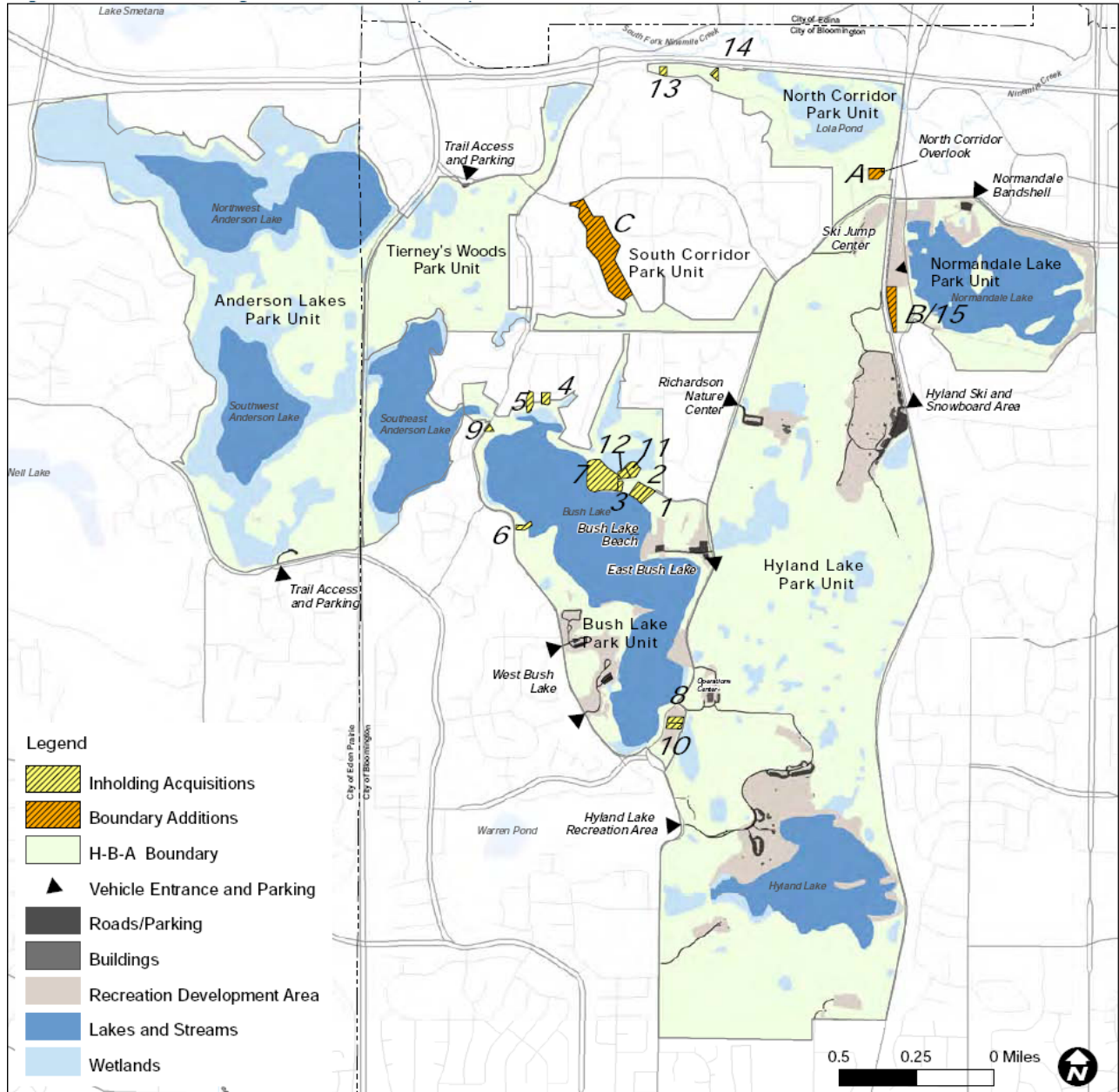
In addition to proposed additions to the park, the master plan lists 15 parcels within the park’s boundary that are currently privately owned and proposed for acquisition (inholdings). The parcels were evaluated and rated to assess their impact on the park’s natural resources, recreational development and interior integrity (i.e. affect on adjacent parcels and management of the park). A rating of “critical benefit” was assigned to those inholdings whose exclusion from the park reserve would significantly conflict with the master plan’s goals for natural resource protection and/or recreational development. For these parcels direct purchase is proposed. Ten parcels totaling 12.06 acres were rated as “critical.” The remaining five parcels totaling 5.81 acres were rated “significant”. These parcels are important to the park reserve’s natural resource base, recreational development plan and/or the integrity of the park reserve as a whole, but they may not require direct purchase. Instead of direct purchase, a trail easement may suffice to meet the requirements of the development plan, or a conservation easement may act as a buffer to adjacent natural resource management lands. **Table 3: Inholding Evaluation Summary** lists each parcel, their rating and the basis for the rating.

Table 3: Inholding Evaluation Summary for Hyland-Bush-Anderson Lakes Park Reserve

Parcel # and Reason for Rating	Acreage
1. Critical because it allows trail completion around Bush Lake	.84
2. Critical because it allows trail completion around Bush Lake	1.16
3. Critical because it allows trail completion around Bush Lake	.38
4. Critical because it allows trail completion around Bush Lake	.69
5. Critical because it allows trail completion around Bush Lake	.95
6. Critical because it allows trail completion around Bush Lake	.49
7. Critical because it allows trail completion around Bush Lake	6.28
8. Critical because it completes public ownership of Nesta Hills Area in Bush Lake Park unit	.61
9. Critical because it allows trail completion around Bush Lake	.06
10. Critical because it completes public ownership of Nesta Hills Area in Bush Lake Park unit	.60
Critical Subtotal	12.06
11. Significant because it adds important land to the Bush Lake Park unit	1.79
12. Significant because it adds important land to the Bush Lake Park unit	.90
13. Significant because it adds important land to the North Corridor Park unit	.49
14. Significant because it adds important land to the North Corridor Park unit	.40
15. Significant because it adds land, parking, and trail development in the Normandale Lake Park unit	2.23
Significant Subtotal	5.81
Total	17.87

The location of the inholding parcels and the proposed additions to the park reserve are shown in **Figure 2: Inholding and Boundary Expansion Plan for Hyland-Bush-Anderson Lakes Park Reserve.**

Figure 2: Inholding and Boundary Expansion Plan for Hyland-Bush-Anderson Lakes Park Reserve



The total estimated acquisition cost of the 15 parcels is \$10,725,870 based on the tax assessed values of the parcels. Other acquisition related expenses include relocation services, relocation benefits, closing costs, tax equivalency payments required by State law (180% of city taxes on parcel at time of closing), pro-rated share of property taxes at time of closing, appraisal cost, demolition/removal of structures and site restoration costs. Opportunities to acquire trail or conservation easements, resell unneeded portions of acquired properties and receiving donated land instead of purchasing it will also affect total costs of acquiring land for the park reserve.

The master plan also proposes a conservation easement of at least 30 feet in width along the privately owned northeast shoreline of Northwest Anderson Lake. This easement is proposed if the privately held residential lands redevelop or the land use changes along this shoreline.

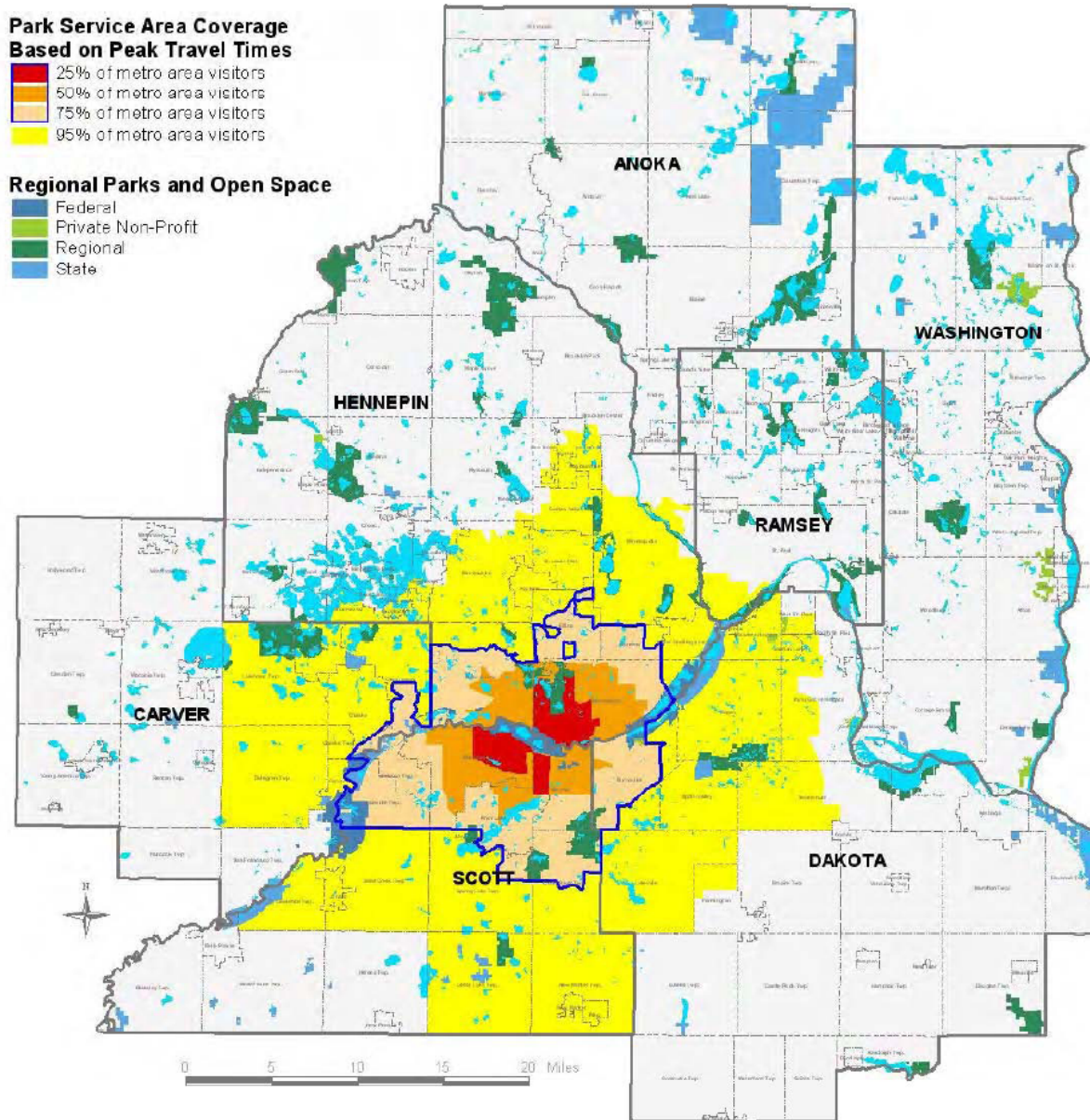
2. Stewardship Plan

As noted above, Three Rivers Park District and the City of Bloomington have ownership and management responsibilities for the park reserve. The proposed acquisition areas described above would be managed by the acquiring agency—in this case the City of Bloomington. As lands are acquired stewardship activities would be done to convert it from private use to park use. These activities include boundary marking, capping wells when applicable, and vegetation management/restoration activities.

3. Needs Analysis

Annual visitation to Hyland-Bush-Anderson Lakes park reserve is expected to increase 25 percent from 2008 (1.24 million visits) to 2030 (1.55 million visits). The premise for this expected visitation increase is that population of the park's primary service area is projected to grow 25%, and the number of households in that service area are projected to grown 31%. The primary service area is that geographic area where 75% of a park's visitors reside. This area is shown in **Figure 3: Service Area Coverage for Hyland-Bush-Anderson Lakes Park Reserve**

Figure 3: Service Area Coverage for Hyland-Bush-Anderson Lakes Park Reserve



Service Area	Maximum Travel Time (Minutes)	2000 Households	Projected 2030 Households
25%	7	12,295	15,897
up to 50%	12	43,747	61,663
up to 75%	17	112,705	164,921
up to 95%	30	449,583	634,464



In addition to the projected population increase of the park's primary service area, two demographic trends will affect the park reserve:

- 1) From 2011-2030, the Baby Boom generation cohort will be reaching retirement age. They are a primary user group of this park reserve. Their recreational preferences of trail use (biking and walking) and environmental education are well established and demands for those activities are projected to remain strong.
- 2) Increasing immigration of Hmong/Southeast Asians, Hispanic/Latinos and Somali/West Africans will affect recreational facilities in the park based on their preferences for facilities that accommodate large intergenerational groups. They prefer clustered picnic tables with adjacent play fields for pick-up field games, shaded areas with seating for older group members and access to water for shore fishing.

The proposed recreational development in the master plan addresses these demographic changes.

4. Development

The vision for the park reserve is, "to provide quality natural resources in an urban location for people to experience recreation and education in a nature based setting." The development plan for the park proposes to balance the pressures of increased visitation while maintaining most of the park in a largely natural state.

The master plan proposes renovation and redevelopment to enhance existing facilities in need of repair or expansion, and to make them more sustainable. Enhancements also are proposed to respond to visitor needs from changing demographics and recreation trends summarized above.

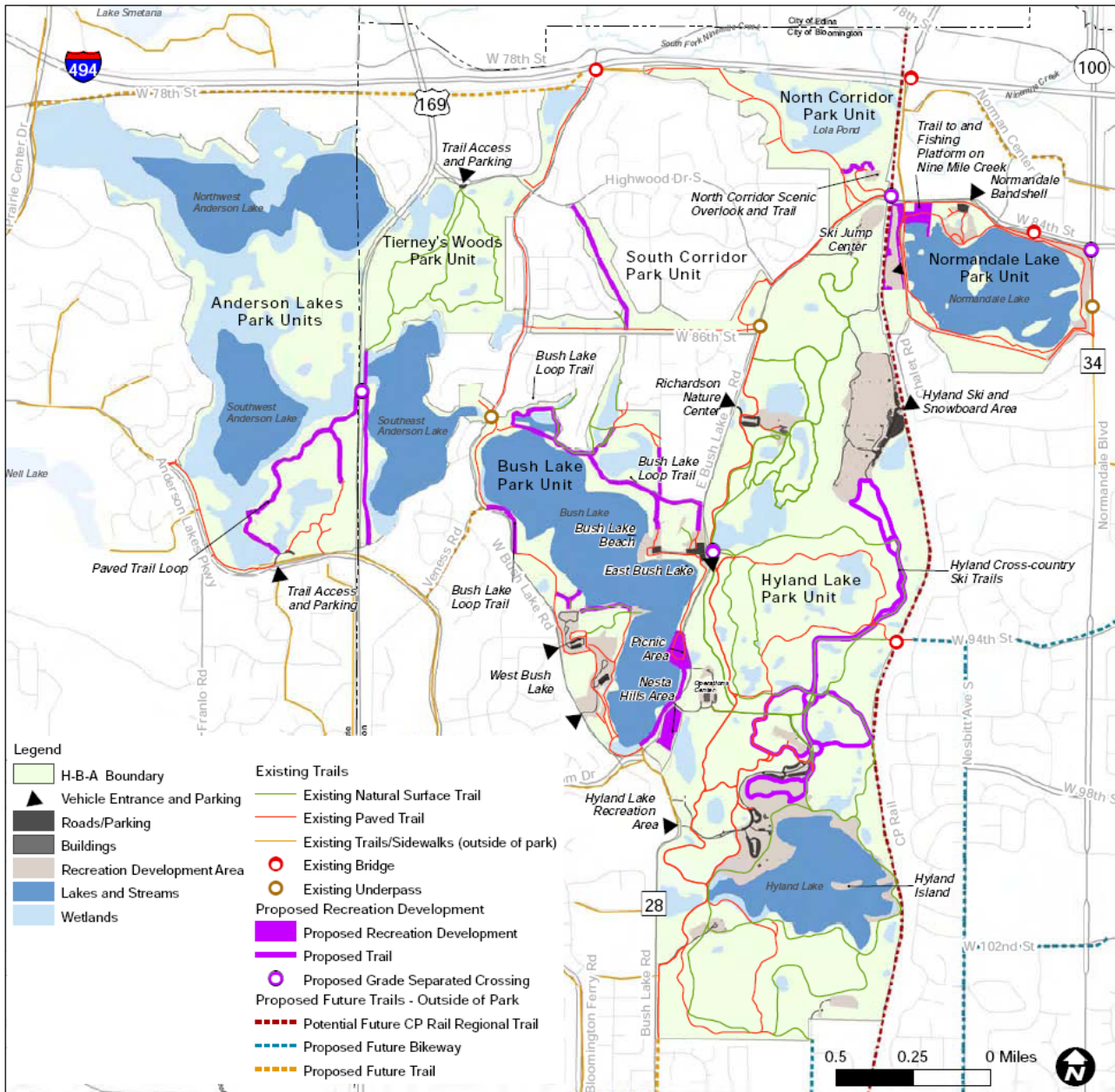
An extensive description and costs associated with recreation and visitor support development is provided in the master plan. Total costs for proposed development is \$40.9 million. However, capital improvements proposed for the Hyland Ski and Snowboard Area (HSSA) would not be eligible for the Metropolitan Council's regional parks capital improvement program (CIP) since the HSSA is an enterprise fund facility which competes with commercially operated downhill ski areas. Those costs are funded with revenue bonds paid for with user revenues of the HSSA. The \$60,000 cost to study the feasibility of relocating the Hyland Ski Jump is not bond eligible. This too is deducted from the amount that is eligible for Metropolitan Council regional park CIP consideration. The remaining capital improvement costs total \$31.5 million (2010 dollars) as shown in the following table.

Table 4: Recreational Development Costs Potentially Eligible for Metro Council Regional Parks CIP

Normandale Lake Park Unit-City of Bloomington	\$ 9,733,533
North Corridor Park Unit-City of Bloomington	\$ 923,934
Hyland Lake Park Unit-Three Rivers Park District	\$ 17,520,000
Deduction for Hyland-Ski-Snowboard Area which should be funded with user fees as an enterprise facility in competition with other downhill ski areas. Cost to study feasibility of relocating Hyland Ski Jump is not bond eligible	\$ (9,350,000)
Bush Lake Park Unit-City of Bloomington	\$ 7,784,736
South Corridor Park Unit-City of Bloomington	\$ 594,839
Anderson Lakes Park Unit-City of Bloomington	\$ 285,180
Anderson Lakes Park Unit-Three Rivers Park District	\$ 695,000
Regional Trails-City of Bloomington	\$ 3,032,336
Other Improvements-City of Bloomington	\$ 335,000
Total	\$ 31,554,558

A listing of all capital improvement costs with detail project descriptions that are proposed in the master plan is shown in Appendix A at the end of this memorandum. A map illustrating all proposed development is shown in **Figure 4: Recreation Development Plan for Hyland-Bush-Anderson Lakes Park Reserve**

Figure 4: Recreation Development Plan for Hyland-Bush-Anderson Lakes Park Reserve



5. Conflicts

Surrounding residential and commercial land uses and the park reserve are generally compatible. Minor conflicts arising from private encroachment into the park through unauthorized trails or structures are resolved on a case by case basis. Similarly issues regarding the park’s impact on adjacent land owners are resolved on a case by case basis.

6. Public Services

The development plan for the park utilizes existing roads, sewers and electrical utility services currently provided.

7. Operations and Maintenance

The City of Bloomington and Three Rivers Park District are responsible for management and operations of parklands under their respective ownership within Hyland-Bush-Anderson Lakes Park Reserve. Both entities also have inter-agency agreements for specific facilities or areas where they share operations and maintenance responsibilities. The current costs to operate and maintain the park reserve is about \$1.2 million. If all projects proposed for development and natural resource management are completed the annual costs would be \$1.8 million as shown in **Table 5: Existing and Projected Annual Operations and Maintenance Costs for Hyland-Bush-Anderson Lakes Park Reserve**

Table 5: Existing and Projected Annual Operations and Maintenance Costs for Hyland-Bush-Anderson Lakes Park Reserve

Item/Agency	Existing Annual Costs	Estimated Increase with Planned Development Projects (2009 dollars)	Total Annual Costs
Maintenance excluding HSSA/Three Rivers Park District	\$ 1,079,709	\$ 176,129	\$ 1,255,838
Maintenance/Bloomington	\$ 406,873	\$ 77,762	\$ 484,635
Public safety operations/Three Rivers Park District	\$ 155,000	\$ 125,000	Includes \$80,000 one-time cost for equipment and vehicles. Consequently future annual costs would be \$200,000
Public safety operations/City of Bloomington	Not stated in master plan. Costs for the park reserve are part of city police and fire budgets		
Wildlife management operations/Three Rivers Park District	\$ 25,500	\$10,000 for more habitat management	\$ 35,500
Wildlife management operations/City of Bloomington	\$ 8,700	Addition based on one-time projects	\$ 8,700
Forest management operating costs/Three Rivers Park District	\$ 50,000	\$ 172,200	\$ 222,200

Forest management operating costs/City of Bloomington	\$ 16,980	\$ 520	\$ 17,500
Water resources management operating costs/Three Rivers Park District	\$ 84,000	Any additional staffing funded by water resources grants	\$ 84,000
Water resources management operating costs/Bloomington	\$ 2,500	No increase is projected	\$ 2,500
Program and facility services operating costs excluding HSSA/Three Rivers Park District	\$ 830,000	\$ 102,000	\$ 932,000
Program and facility services operating costs/City of Bloomington	\$ 225,270	\$ -	\$ 225,270
Totals	\$ 1,217,450	\$ 663,611	\$ 1,801,061

8. Citizen Participation

Public open house meetings were held in July and August 2009 to receive input on issues, opportunities and priorities for the master plan. A public review of the draft plan was held in January 2010. About 220 persons attended the July/August 2009 meetings and 110 persons attended the January 2010 meetings. A summary of desires of park users for the future of the park are:

Retain and improve natural resource areas in the park reserve.
Improve trails—particularly increase the amount of sustainable turf trails, complete the trail loop around Bush Lake, improve local trail connections to the park and links to area regional trails, improve Normandale Lake trails, there is support for a regional trail along the Canadian Pacific Railroad right of way, and connect Anderson Lakes Park units across Trunk Highway 169 to Tierney’s Woods.
Better manage dog use.
Remodel and improve HSSA ski chalet and improve parking for users of HSSA
Support for cross-country ski trail snowmaking
Concern and support for improving water quality, restoring water levels and controlling Eurasian Milfoil and aquatic weeds.
Improve and maintain existing infrastructure for the park

In addition to the meetings cited above, meetings were held with the Bloomington Parks, Arts and Recreation Commission, Bloomington City Council, Three Rivers Park District Planning Committee, Three Rivers Park District Parks and Natural Resources Committee and the Park District’s Board of Commissioners on the master plan.

9. Public Awareness

Three Rivers Park District and the City of Bloomington use their websites; park, recreation and trails guides; program and events calendars; park and activity guides; audience specific guides; e-newsletters; cable television; and other social media such as Facebook, Twitter and Wikipedia to make the public aware of the park and the programs provided there.

10. Special Needs

Three Rivers Park District and the City of Bloomington carry out the following activities to provide access and recreational opportunities to persons with disabilities, minorities and other special population groups:

- Developing facilities in accordance with Americans with Disabilities Act standards and guidelines.
- Partnering with adjacent cities of Eden Prairie, Edina and Richfield to offer adaptive recreation and learning programs through an Adaptive Recreation and Learning Exchange Cooperative.
- Offering free passes for swimming and cross-country skiing to qualified recipients of Hennepin County economic assistance programs.
- Offering discounts on fees for camping, equipment rental and educational programs.
- The City of Bloomington has a Fee Assistance Program for Bloomington residents to participate in Bloomington recreation programs and access to Bush Lake.
- Both agencies work with special interest organizations such as the Courage Center and Wilderness Inquiry to further encourage participation with disabled populations.

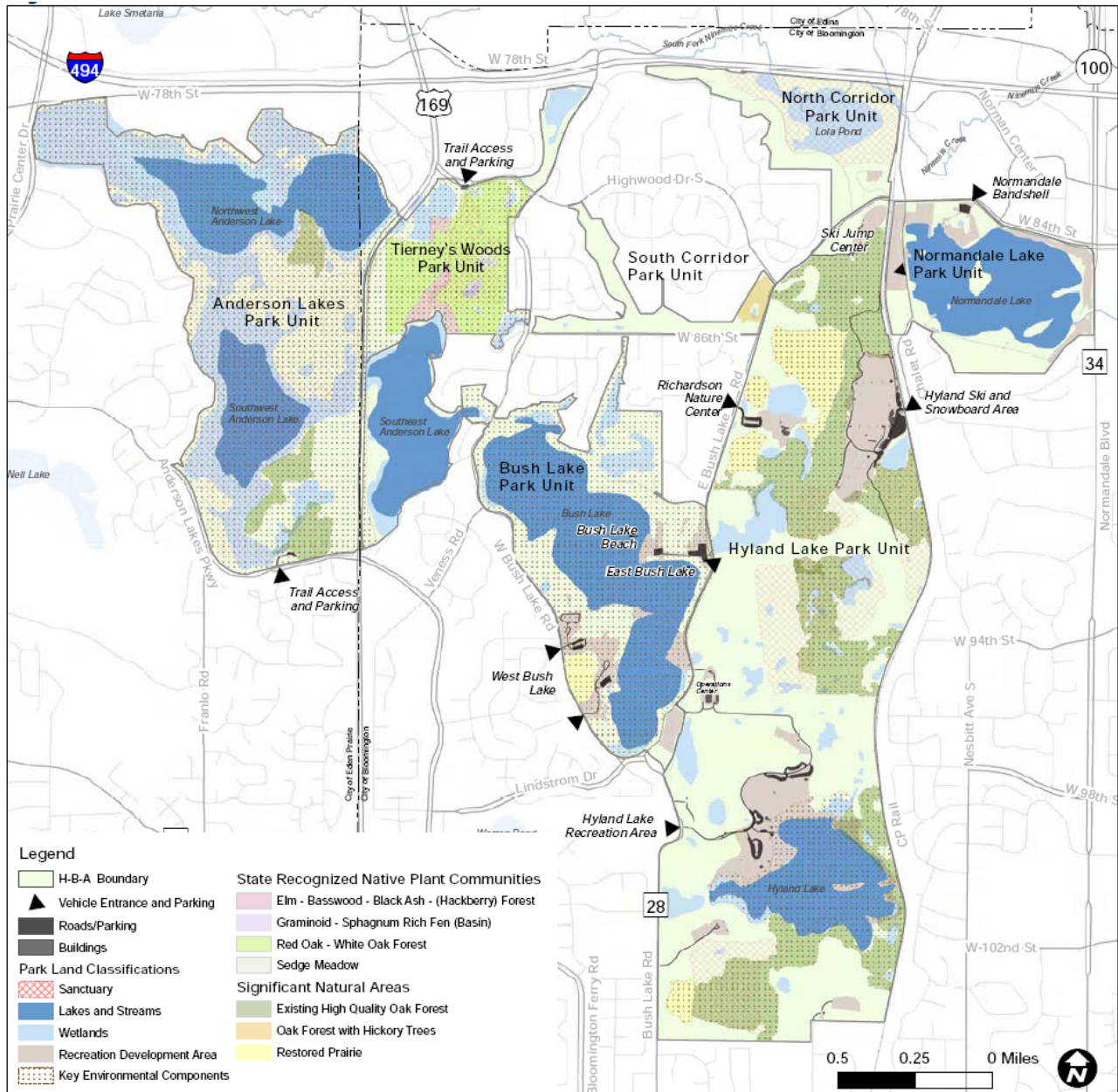
11. Natural Resources

The master plan includes a comprehensive natural resources management plan with the following components:

- Classifying natural areas that guide human use and natural resource management in Park Zones.
- A Plant Community Concept Plan that sets the long-term direction for managing upland natural area land cover.
- A plan for long-term landscape management
- A program for invasive species management
- A plan for formal landscape and shade tree management
- A wildlife management program
- A water resources management program
- A list of individual natural resource management projects trail follows the historic path of Trout Brook. Significant alterations to native vegetation and the creek bed have occurred with the brook gradually buried in storm sewer pipes. Today, only a few fragments of open creek bed and degraded natural communities remain.

The plan identifies the unique natural features that justified why this park is a park reserve, which limits recreational development to 20% of the land area in the park, with the remaining 80% managed to preserve the natural resources in that area. Within these natural resource areas are “sanctuaries”, which represent the highest quality vegetation and/or wildlife habitat in the park. This is depicted in **Figure 5: Natural Land Use Zone Classifications for Hyland-Bush-Anderson Lakes Park Reserve**

Figure 5: Natural Land Use Zone Classifications for Hyland-Bush-Anderson Lakes Park Reserve



The estimated costs for natural resource management projects total \$2.747 million and are described in **Table 6: Natural Resource Development Project Cost Summary**

Table 6: Natural Resource Development Project Cost Summary

Natural Resource Project	Estimated Cost (2009 dollars)
Three Rivers Park District Natural Resource Development Projects	
R-1. Contract services to reclaim former native prairie	\$25,000
R-2. Convert 20 additional acres to native prairie	\$40,000
R-3. Remove trees from designated open area	\$20,000
R-4. Create additional native woodlands (30 acres/year for 10 years)	\$300,000 (\$30,000/year)
R-5. Forest rehabilitation (10 acres/year for a total of 100 acres during this 10-year planning cycle. An additional 100 acres would be targeted for years 11-20 and the capital costs are not reflected at this time)	\$800,000 (\$80,000/year)
R-6. Anderson Lakes restoration (partnership with Nine-Mile Creek Watershed District & City of Eden Prairie, cost reflects Three River’s Park District contribution)	\$107, 500
R-7. Stormwater Management at Hyland Lake Park Unit	\$496,200
	\$1,788,700
Joint Natural Resource Development Projects	
R-8. Hyland Lake restoration. (Partnership with Minnesota Pollution Control Agency, City of Bloomington and the Riley-Purgatory-Bluff Watershed District- cost reflects Three River’s Park District contribution. The City of Bloomington contribution is unknown at this time)	\$374,250
City of Bloomington Natural Resource Projects	
R-9. West Bush Lake prairie restorations (3 acres)	\$120,000
R-10. Natural resource restorations	\$200,000
R-11. Lake shoreline restorations	\$150,000
Joint City of Bloomington / Nine Mile Creek Watershed District Projects	
R-12. SE Anderson Lake <ul style="list-style-type: none"> • Curlyleaf pondweed control (cost TBD. The project is a partnership with Nine Mile Creek Watershed District - total project cost is \$550,000) • Water quality structure (\$25,000) 	\$25,000
R-13. Bush Lake Improvements <ul style="list-style-type: none"> • Watershed modeling (\$60,000) • Water quality treatment structure (\$10,000) 	\$70,000
R-14. Normandale Lake improvements <ul style="list-style-type: none"> • Water quality. (cost TBD. The project is a partnership with Nine Mile Creek Watershed District - total cost is expected to range from \$320,000 to \$417,000) • Watershed modeling (cost TBD) • Water quality treatment structures (\$20,000) 	\$20,000
	\$585,000

REVIEW BY OTHER COUNCIL DIVISIONS:

Environmental Services – (Roger Janzig)

The 2010 Hyland-Bush-Anderson Lakes Park Reserve Master Plan provides guidance and direction on the acquisition, development and management of the park through the year 2030. Implementation of the master

plan will occur over a 20-year time frame as funding becomes available. This park reserve is the most popular natural resources oriented park in Minnesota based on a comparison of annual visits with other units. With over 1.2 million visits in 2008, it is expected to receive over 1.5 million visits in 2030, a 25% increase. The Metropolitan Wastewater Disposal System that provides service to the park has adequate capacity for this level of visitation.

Environmental Services –(Jim Larsen) – No impacts

Metropolitan Council Transportation (Ann Braden)

The interchange at I-494 and U.S. Hwy. 169 near the northwestern corner of the park reserve will be reconstructed. This interchange lies outside of the park’s boundaries, but should ultimately improve access to the park by the 88% of visitors who arrive their by automobile.

CONCLUSIONS:

1. The Hyland-Bush-Anderson Lakes Park Reserve Master Plan (Referral No. 50002-2) is consistent with requirements of the *2030 Regional Parks Policy Plan*.
2. The estimated acquisition cost of \$10,725,870, capital improvement cost of \$ 31,554,558 and natural resource development costs of \$2,747,950 are eligible for Metropolitan Council regional park CIP consideration. Metropolitan Council approval of the master plan does not obligate future funding from the Regional Parks Capital Improvement Program (CIP) to finance those costs. Plan approval only allows the City of Bloomington and Three Rivers Park District to seek funding for projects in the plan through the Regional Parks CIP.

RECOMMENDATION:

That the Metropolitan Council approve the Hyland-Bush-Anderson Lakes Park Reserve Master Plan (Referral No. 50002-2).

Appendix A: Development Costs for Hyland-Bush-Anderson Lakes Park Reserve

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

Development Area/Project	Estimated Cost (2010 dollars)
Bush Lake Park Unit - City of Bloomington	
B-1. Bush Lake loop trail and existing trail reconstruction	\$2,202,736
B-2. East Bush Lake Road/Bush Lake Beach bridge	\$2,000,000
B-3. Recreation development at East Bush Lake <ul style="list-style-type: none"> Bush Lake Beach picnic shelter (\$125,000) Former Nesbitt site development (\$275,000) 	\$400,000
B-4. Nesta Hills area development	\$750,000
B-5. Recreation facility renovation <ul style="list-style-type: none"> Bush Lake Beach Playground Replacement (\$50,000) East Bush Lake Playground Replacement (\$75,000) West Bush Lake #1 Playground Replacement (\$75,000) West Bush Lake #2 Playground Replacement (\$75,000) West Bush Lake parking lot reconstruction and lighting (\$877,000) East Bush Lake parking lots reconstruction (\$1,145,000) Reconstruct stairways adjacent to Bush Lake picnic shelters (\$15,000) 	\$2,312,000
B-6. Izaak Walton Road to Trail Conversion	\$120,000
	\$7,784,736
South Corridor Park Unit - City of Bloomington	
S-1. Trail connection from Highwood Drive W 86th Street, E Bush Lake Rd to W Bush Lake Rd and E Bush Lake Rd to Highwood Rd	\$594,839
Anderson Lakes Park Unit - City of Bloomington	
A-1. Trail on east side of TH-169	\$285,180
Anderson Lakes Park Unit - Three Rivers Park District	
A-2. Trail on west side of TH-169, including crossing to Tierney's Woods Park Unit	\$380,000
A-3. Loop Trail	\$315,000
	\$695,000
Other Improvements - City of Bloomington	
O-1. Picnic tables, benches and site furnishings in Bloomington portions of H-B-A	\$235,000
O-2. Accessibility improvements to meet ADA standards	\$100,000
Regional Trails - City of Bloomington	
RT-1. West Soo Line/CP Rail Trail	\$2,500,000
RT-2. West Bush Lake Road/Tierney's woods trail reconstruction	\$532,336
	\$3,032,336

Cost estimates include planning, design and construction fees.