



# 3

SECTION 3

## **PARKS, ATHLETIC FACILITIES, AND OPEN SPACE PLAN**

This chapter describes the various parks, athletic facilities, and open spaces that make up Rogers' System Plan, including profiles and existing site conditions of each of the City's parks. The profiles of each park and other considerations for planning the system are also discussed, including natural resource and open space / greenway considerations.

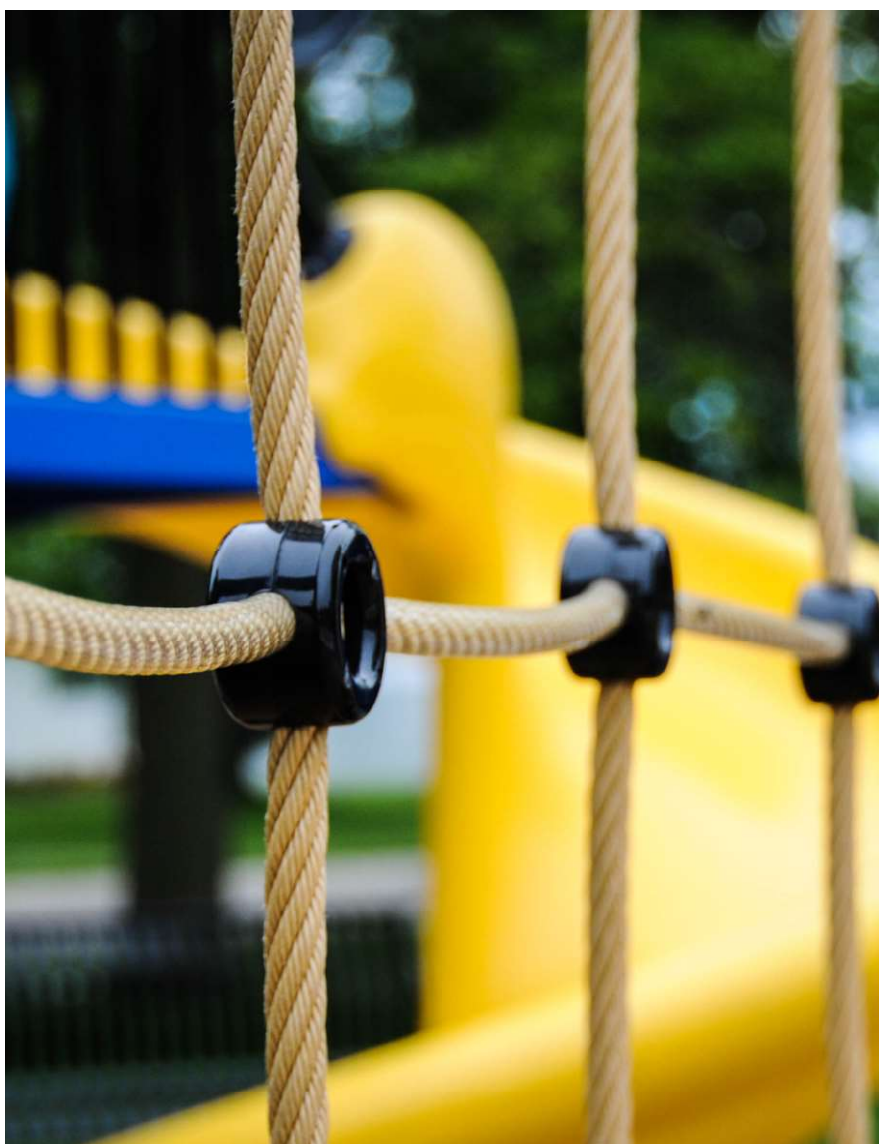
The system plan is based on current and anticipated needs of residents as defined in Section 1 – Community Input and Values Statement and Section 2 – Vision and Policy Plan. *Although the public process provided a sound basis for system planning, the plan still remains dynamic and will require adjustments as changes occur in trends and resident expectations as Rogers continues to evolve as a community.*

## INTERLINKED SYSTEMS

The City of Rogers recreation system is intrinsically interconnected with School District properties and formerly Hassan Township's parks and trail system plan, for the mutual benefit of residents living in the city and township. Since the 2007 Plan was developed Hassan Township has merged with the City of Rogers and all facilities and maintenance operations are now overseen by the City.

The City and School District have an established, mutually beneficial relationship in serving local residents' recreational needs, especially as it relates to athletic facilities. This includes cooperation on land acquisition, development, operations, and maintenance of athletic facilities at a multitude of sites. Continuing this relationship remains important in order to maximize the efficient use of land and funding resources in meeting local needs.

Important to the continued success of this partnership is formalizing the commitments and responsibilities of each entity through partnership agreements as considered in more detail in Section 5 – Implementation Plan. These agreements will become increasingly important as both the City and School District reach their respective population and enrollment thresholds, at which time the efficient use of facilities is most important to leveraging funding and avoiding duplication of efforts.



# FLEXIBLE USE POLICIES

Flexible-use policies are typically applied on a case-by-case basis in response to a given circumstance. Standard protocol for establishing these policies includes:

- ✓ City staff identifies a use or need issue and defines the park or facility flexibility required to address it
- ✓ Park and Recreation Advisory Board considers staff recommendations and prepares a specific flexible-use policy to address it, which should include a strategy statement about the long-term approach to resolving the situation
- ✓ Flexible use policy is forwarded to City Council for approval
- ✓ Flexible use policy is recorded as an attachment to the System Plan

## PARK AND OPEN SPACE CLASSIFICATIONS

The system plan consists of a variety of parks and open spaces defined under various classifications. Each classification serves a particular purpose in meeting local park and recreation needs. Although some flexibility is warranted, classifying parks is necessary to ensure a well-balanced system and that all recreational needs are effectively and efficiently met. An overview of the classifications, related guidelines and parks, and application to Rogers is provided on page 3.3.

### *Flexible Application of the Classifications*

The system plan provides some flexibility in applying the park classifications to accommodate the ebb and flow of community needs as the system is being developed and in response to funding limitations. Flexibility is also needed to ensure that the city does not overbuild facilities if future demand is uncertain. Through flexible-use policies, activities that are not normally desired or allowed in a given type of park would be acceptable under select circumstances.

In Rogers, flexible use primarily relates to the working relationship between the City and School District, as well as between the City and adjoining communities in which local athletic fields are provided for programmed use on sites that would typically be limited to Rogers' Athletic Associations.

Note that although flexible use policies have their application, they should not be construed as long-term solutions to addressing facility supply and demand issues. Although flexibility is needed to meet community needs, the use of these policies by their nature compromises the system and therefore should not be considered permanent solutions.



\* Currently undeveloped.

| <b>Classification</b>                                     | <b>Guidelines</b>  | <b>Existing Site(s) in Rogers</b>  | <b>Application to Rogers</b>  |
|---|--|--|---|
| <b>Neighborhood Park<br/>(and Mini-Neighborhood Park)</b> | Neighborhood parks are the basic units of the park system and serve a recreational and social purpose. Focus is on informal active and passive recreation. Neighborhood parks are typically 5 acres or more, 8 to 10 acres preferred. Mini-neighborhood parks, which are only used when securing more land is impractical, are 1 to 3 acres of developable land. Service area is 1/4-mile radius for mini parks and up to a 1/2-mile for a typical neighborhood park, uninterrupted by major roads and other physical barriers. Mini parks tend to be less effective at meeting neighborhood needs.  | Brockton Meadows Park<br>Brookside Meadows<br>Crow River Heights Park<br>Dutch Knolls Park<br>Edgewater Park<br>Erickson Park<br>Fox Creek West Park<br>Hassan Hills Park<br>Hassan Meadow Park *<br>Island View Estates Park *<br>Shadow Woods Park<br>Sunnyside Park | Neighborhood parks remain a basic unit of the park system in Rogers. In areas with urban densities, a service area of 1/4- to 1/2-mile radius remains appropriate. 1/4-mile radius is most appropriate for mini-parks. When new parks are connected with greenway-based trails, service areas can be expanded to 1/2-mile radius or slightly more since the trails and open space become part of the park experience. |
| <b>Community Park</b>                                     | Community parks serve a broader purpose than neighborhood parks. Focus is on meeting community-based recreational needs, as well as preserving unique landscapes and open spaces. Size varies, depending on function. 5 acres minimum preferred, with 40 or more acres optimal. Service area can be community-wide or several neighborhoods in a given area of the city with pedestrian connections via trails or sidewalks.   | Cowley Lake Park *<br>Henry Woods Park<br>Lions Central Park   | Given the city's proximity to Crow-Hassan Park Reserve and the natural areas that will be set aside for future trail development, there is less overall need for traditional community parks beyond that defined under this plan.   |
| <b>Park Reserve</b>                                       | Park reserves are substantially larger than regional parks because they are to contain a diversity of natural resources with adequate space to protect and manage natural resources and provide the compatible outdoor activities. The minimal size for a park reserve is 1,000 acres, but larger park reserves are desirable. To establish and maintain an uncompromised sense of nature and protect high-quality natural resources, at least 80% of each park reserve should be managed as wild lands that protect the ecological functions of the native landscape. This would permit up to 20% of a park reserve to be developed for compatible recreational activities. | Crow-Hassan Park Reserve   | Crow-Hassan Park Reserve plays an important role in the city by providing regionally-based outdoor recreational opportunities and reducing the need for the city to provide these amenities.  |
| <b>Athletic Facility</b>                                  | Consolidates programmed adult and youth athletic fields and associated facilities to a limited number of sites. Tournament level facilities are appropriate. Size varies, with 20 acres or more desirable, but not absolute. 60 to 80 acres is optimal.  | Lynch Park<br>North Community Park<br>South Community Park *   | This classification has application to Rogers to meet local needs for athletic facilities (in concert with park-school sites.) As a growing community with many families, facility demand will continue to grow in sync with population growth.   |
| <b>Special Use</b>  | Covers a broad range of parks and recreation facilities oriented toward single-purpose uses – such as a nature center, historic sites, plazas, urban squares, aquatic centers, campgrounds, golf courses, etc. Overall size varies, depending on need.   | Rogers Activity Center   | The use of this classification will be limited in Rogers at this time.  |
| <b>Greenway/<br/>Open Space</b>                           | Greenways and open spaces are areas that are set aside for preserving and protecting natural resources, landscapes, critical habitats, high-value forested areas, conservation areas, providing buffer areas, and providing corridors for wildlife. Greenways also have a secondary use of trails if this use can be incorporated without infringing upon the natural system.  | Cambria Farms Park *<br>Dayspring Estates Park *<br>Hassan Hills 2 Park *<br>Hassan Hills 3 Park<br>Heather Ridge Park *<br>Meadow Lake Estates Park *<br>Northridge Preserve *<br>Walker Park *<br>Woodman Hall Park *  | Within the city proper, the potential for establishing greenways and preserving open space is more limited. This reinforces the importance of working closely with Three Rivers Park District, local developers, and other partners on interconnected trails systems to their planned greenway system. Trailhead facilities would also be found under the category.   |
| <b>School</b>   | Covers school sites that are used in concert with, or in lieu of, city parks to meet community recreation needs. School sites often provide the majority of indoor recreational facilities within a community. Size varies, depending on specific site opportunities.  | Hassan Elementary<br>Rogers Elementary School<br>Rogers High School<br>Rogers Middle School  | Continuing the established relationship between the School District and City is vital to successfully meeting the long-term demand for athletic facilities in a cost-effective manner.  |



### PARK SYSTEM PLAN

Although the open space/greenway and park systems function as a cohesive whole, individual parks will continue to have a significant and defined purpose consistent with their classifications. The System Plan illustrates the location and name of each park within the system, and the general areas where new parks will be needed as development occurs. The following table provides an overview of the total number of parks under each classification, along with approximate number of total acres.



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#### TOTAL PARK ACREAGE

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**35** ACRES PER  
**1,000** RESIDENTS

*At 35 acres per 1,000 residents, the City of Rogers is well positioned to meet community needs for active recreation, trails, and natural open space.  
(Note: calculation excludes Greenway / Open Space and Park Reserve acreages)*

| <i>Classification</i>   | <i>Existing</i>        | <i>Proposed</i>         | <i>Total Proposed</i>                  |
|---|------------------------|-------------------------|--|
| <b>Neighborhood Park</b><br>* Contingent on extent of future residential development;<br>**Total Proposed acreage assumes selling the south parcel of Hassan Meadow Park (-13 acres), expanding the boundary of Brockton Meadows Park (+0.6 acres) and 6 neighborhood parks (+30 acres, 5 acres each) and, 1 mini-neighborhood park (+2 acres). | 12 parks<br>97.0 acres | 7 parks*<br>32.0 acres* | <b>19 parks</b><br><b>116.6 acres</b>  |
| <b>Community Park</b>   | 3 parks<br>68.7 acres  | -<br>-                  | <b>3 parks</b><br><b>68.7 acres</b>    |
| <b>Athletic Facility / School Sites</b>   | 7 parks<br>256.3 acres | -<br>-                  | <b>7 parks</b><br><b>256.3 acres</b>   |
| <b>Special Use</b>  | 1 park<br>0.9 acres    | -<br>-                  | <b>1 park</b><br><b>0.9 acres</b>      |
| <b>Greenway / Open Space</b><br>*Total proposed acreage assumes eliminating Heather Ridge Park (-6.0 acres)<br>Note: acreage does not include lands that might be set aside in the future for trail corridors that are negotiated as part of future developments and/or as part of the regional trail.  | 9 parks<br>140.1 acres | -<br>-                  | <b>8 parks</b><br><b>134.1 acres</b>   |
| <b>Total Local Parks:</b>   | <b>32 parks</b>        |                         | <b>38 parks</b>                        |
| <b>Total Combined Acreage:</b>  | <b>563.0 parks</b>     |                         | <b>576.6 acres</b>                     |
| <b>Park Reserve</b><br>*Includes only the acreage within Rogers city limits   | 1 park<br>2,188 acres* | -<br>2.57 acres         | <b>1 park</b><br><b>2,190.5 acres*</b> |

### UNDEVELOPED PARCELS TO BE PHASED OUT OF THE PARK SYSTEM

The following are undeveloped parcels currently classified as parks / open space. Given size, location, physical site characteristics they are either not suitable for development or do not offer value to the overall park system and would be better utilized for residential development. Consideration should be given to eliminate these properties from the park system and rezoned as residential.



**HASSAN MEADOW PARK**

48.0 acre park split into two parcels with limited connectivity. The northern parcel is developed as a Neighborhood Park while the 13.0 acre southern parcel is undeveloped, is excess to what is needed for park space in this area and would be better suited for residential development.



**HEATHER RIDGE PARK**

6.0 acre parcel located along the Crow River in a low-density residential area with limited potential for park or greenway development due to limited access, topography, and quality natural resources.

# PARKS LEGEND

## NEIGHBORHOOD PARKS

- 1 Brockton Meadows Park
- 2 Brookside Meadows
- 3 Crow River Heights Park
- 4 Dutch Knolls Park
- 5 Edgewater Park
- 6 Erickson Park
- 7 Fox Creek West Park
- 8 Hassan Hills Park
- 9 Hassan Meadow Park
- 10 Island View Estates Park
- 11 Shadow Woods Park
- 12 Sunnyside Park

## COMMUNITY PARKS

- 13 Cowley Lake Park
- 14 Henry Woods Park
- 15 Lions Central Park

## REGIONAL PARK

- 16 Crow-Hassan Park Reserve

## ATHLETIC FACILITIES

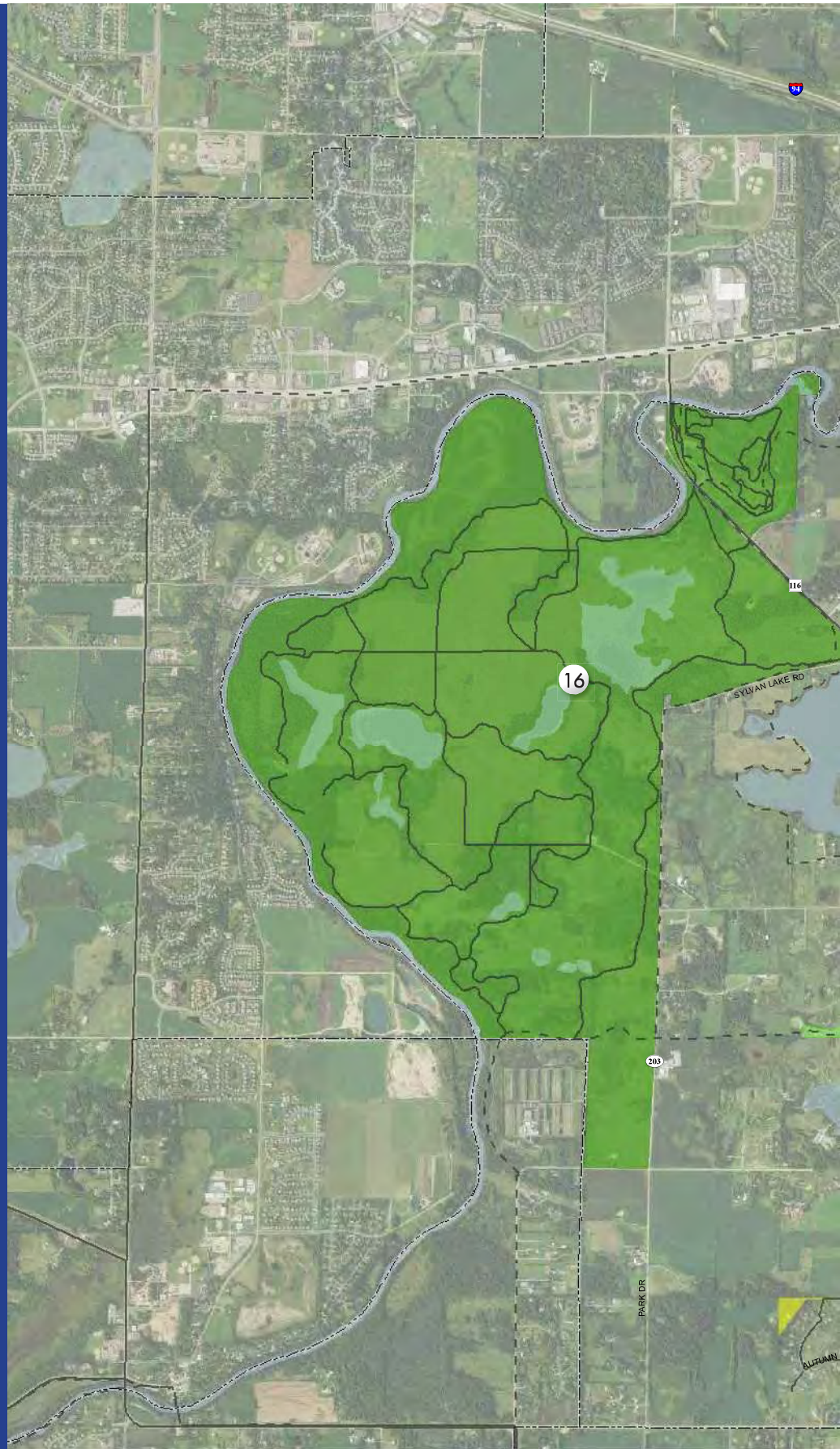
- 17 Lynch Park
- 18 North Community Park
- 19 South Community Park

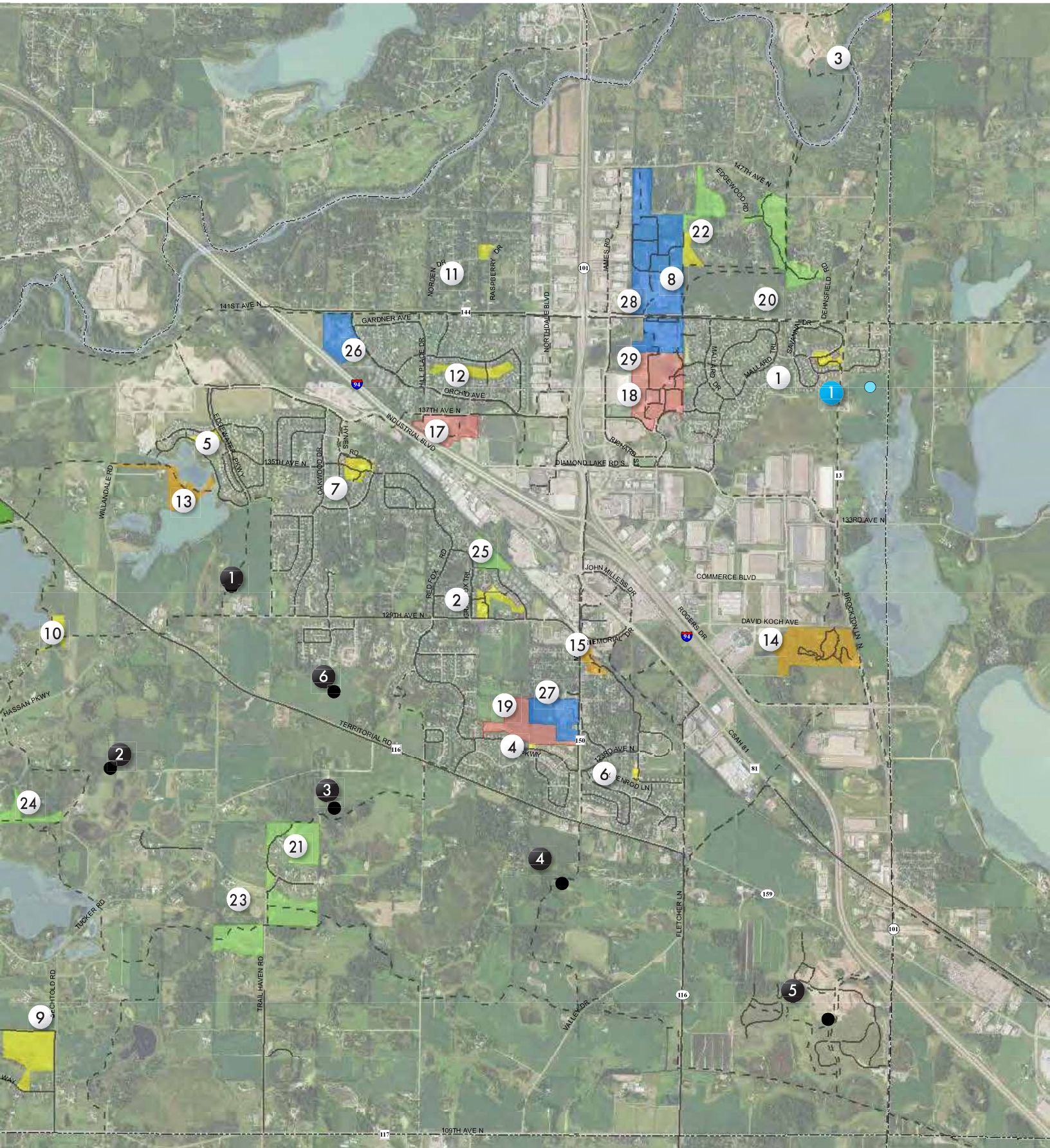
## OPEN SPACE / GREENWAY

- 20 Cambria Farms Park
- 21 Dayspring Estates Park
- 22 Hassan Hills 2 & 3 Park
- 23 Northridge Preserve
- 24 Meadow Lake Estates Park
- 25 Walker Park

## PARK / SCHOOL

- 26 Hassan Elementary
- 27 Rogers Elementary School
- 28 Rogers High School/Activity Center
- 29 Rogers Middle School
- # Proposed Neighborhood Park
- # Proposed Mini-Neighborhood Park









## #1 FOCUS OF THE 2017 PLAN

*IS TO INTEGRATE NEW NEIGHBORHOOD AND MINI-NEIGHBORHOOD PARKS WITHIN NEW RESIDENTIAL DEVELOPMENTS.*

*THE FOCUS OF THE 2007 PLAN WAS TO FILL IN THE GAPS IDENTIFIED WITHIN THE NEIGHBORHOOD PARK SYSTEM, WHICH THE CITY WAS INCREDIBLY SUCCESSFUL IN ACCOMPLISHING.*

### NEIGHBORHOOD PARKS

Neighborhood-level parks serve the recreational needs of individual neighborhoods. Additionally, these parks can serve as a social pulse point and provide an area for socialization close to home.

Recreation is the main intent of these parks, but they should also have amenities that can appeal to a wide variety of individuals. Neighborhood parks should not be extensively programmed since that takes away from their capacity to serve local residents' day-to-day recreational needs. Although neighborhood parks can be used on occasion for younger children's programs such as T-ball, doing so should be carefully limited to avoid overuse issues, such as excessive parking in the neighborhoods, turf quality issues, and detracting from the sense of place in the park. The design of neighborhood-level parks should respond to the local needs of the neighborhood instead of general community needs. Neighborhood parks within a community should work in coordination with one another to ensure that all neighborhood recreational needs are met.

The system plan emphasizes providing both developed recreational facilities and natural areas within individual neighborhood parks to meet recreational demand while maintaining an appealing natural setting. The balance between turf and natural vegetation should be strategically determined on a site-by-site basis as part of the design process.

### *Areas Where New Neighborhood Parks will be Required as Development Occurs*

As illustrated on the System Plan, there are a number of areas within the city where new neighborhood parks will be required to service local needs as development occurs. The locations for these parks are general and do not represent a specific parcel of land. Their actual location will be based on how they can be best integrated with new developments that the park will serve and how it ties into the trail and sidewalk system.

### *General Criteria for Establishing the Location of New Neighborhood Parks*

The distribution of future neighborhood parks is intrinsically linked to development patterns and layouts, as well as how a given park interlinks with greenways and greenway-based trail system. This is especially the case in future development areas, where the greatest opportunity lies for blending neighborhood parks with greenways.

In situations where neighborhood parks are integrated with greenways and greenway-based trails, the spacing between individual parks can be somewhat greater (1/2-mile or more) than traditional standards suggest for two reasons:

- 1) the greenway is part of the park experience
- 2) the trails within the greenway make it easier and safer to get to the park from a given neighborhood.

As shown on the System Plan, this is most applicable to the areas in the west and south quadrants of the city. Should the greenway system substantially change or not materialize, the distribution of the neighborhood parks would need to be reconsidered.

## NEIGHBORHOOD PARK SITE SELECTION

Site selection for a neighborhood park is critical to its ultimate quality and success. Desirable criteria for selecting new parks include:

- ✓ 5 acres or more, 8 to 10 acres preferred, with 3 acres the minimum size
- ✓ Centrally located within the neighborhood area it serves
- ✓ Site exhibits desirable physical and aesthetic characteristics, with a balance between developable open space and natural areas; lowlands and other lands not suitable for development are also not suitable for a neighborhood park
- ✓ Connection to neighborhoods via trails or sidewalks; the less convenient pedestrian access, the less use a park is likely to receive
- ✓ Connection to a greenway or open space system to expand the sense of open space at the neighborhood level

Although natural amenities are desirable, designated wetlands or non-upland protected areas that cannot be developed for active or passive park uses should not be included in the acreage calculation for a new neighborhood park. At the discretion of the Park Commission and City Council, "left over" land not suitable for residential development should not be accepted for neighborhood-park uses if it does not meet the desirable criteria. This includes stormwater holding ponds, which can only be integrated into the design of a neighborhood park under two conditions: 1) the ponds are a designed feature with either natural or ornamental qualities; and 2) the area of the pond is not considered as part of the neighborhood park acreage calculation. (Side note: Protected areas, such as wetlands, are still valuable aspects of the larger greenway system, but they are not a land substitute for neighborhood parks.)



### *Nuanced Considerations for Proposed Future Neighborhood Parks*

The following considers some of the nuances associated with the neighborhood park service areas shown on the System Plan Map.

#### NEIGHBORHOOD PARK #1

*SERVICE AREA:* Area between 129th Avenue North and 141st Avenue North

##### CONSIDERATIONS

- The park should complement the existing Neighborhood Parks within this quadrant of the City; Fox Creek West and Edgewater Parks.
- Provide trail connections linking to Cowley Lake Park and the greater trail network as shown in the Trail System Plan.

#### NEIGHBORHOOD PARKS #2,3,4,5

*SERVICE AREA:* Area most likely to be developed south of Territorial Road and parks function as part of a larger natural open space/greenway and trail system.

##### CONSIDERATIONS

- Utilizing the greenway system, service areas can be expanded to ½-mile or slightly more since the trails and open space become part of the park experience requiring fewer neighborhood parks to be developed while still meeting neighborhood needs.
- With fewer parks to develop, the level of investment in each park can be higher with the same overall level of investment by the City and/or developer, resulting in a higher quality experience for local residents.

#### NEIGHBORHOOD PARK #6

*SERVICE AREA:* Area between Territorial Road and 129th Avenue North

##### CONSIDERATIONS

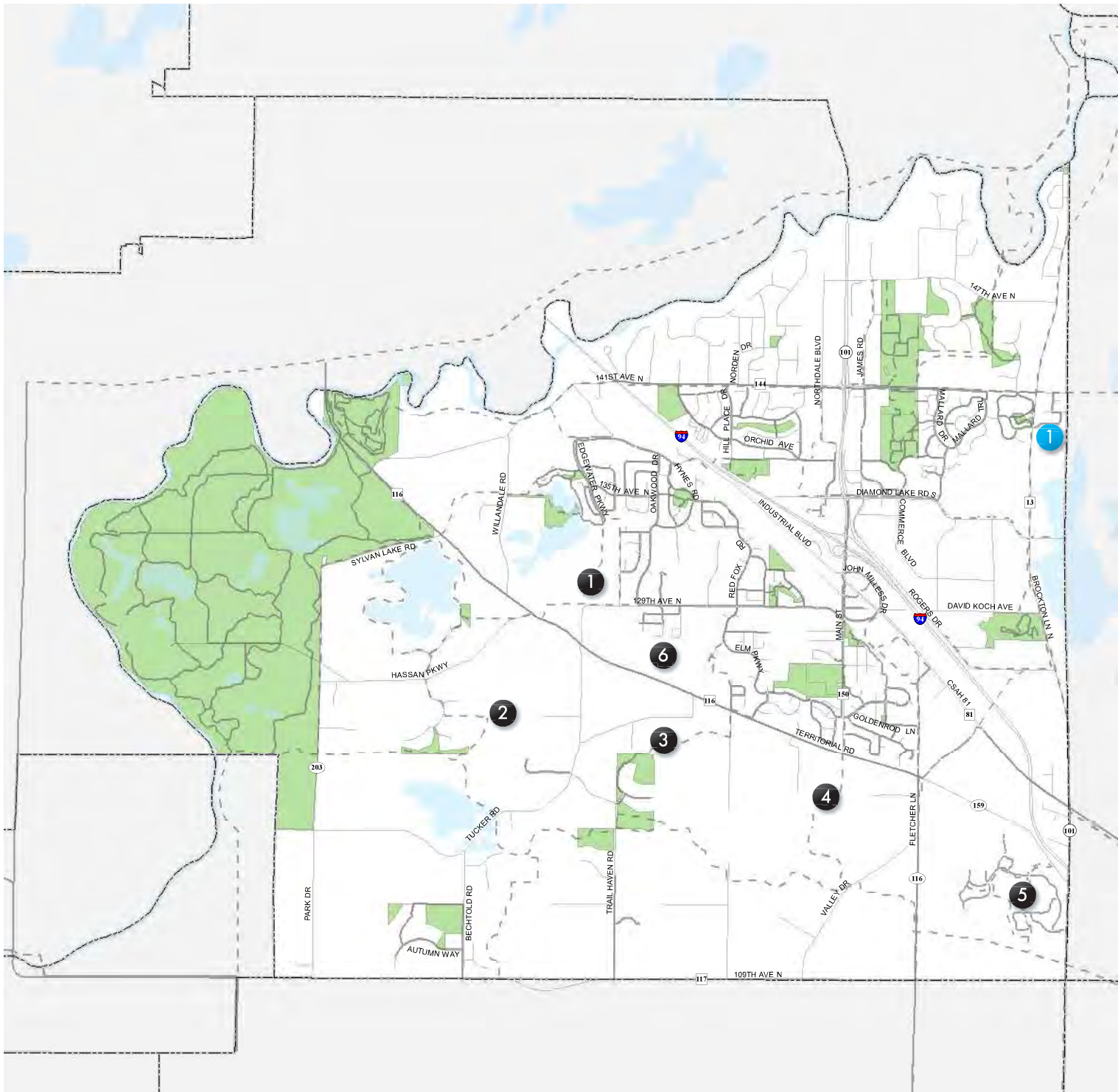
- The park should be developed to meet the typical standards for neighborhood parks. Provide trail connections linking to South Community Park if feasible.

#### MINI - NEIGHBORHOOD PARK #1

*SERVICE AREA:* Area east of Brockton Lane North and south of 141st Avenue North

##### CONSIDERATIONS

- The location of this mini-park has a couple of options to consider. It could be placed in close proximity to the border with Dayton under the presumption that future development in that city may allow for a larger park to be provided to service this area more effectively than a smaller park. If that is not achievable, including a mini-park as part of the future development of this area will be necessary.
- One to three acres is acceptable if a mini-park is provided. Five or more total acres is desirable if the park is shared with Dayton in the future.





### *Neighborhood Park Developer-Related Agreements*

In addition to stipulations about the amount, location, and character of land set aside for a neighborhood park, the developer’s agreement between the City and developer should also define qualitative expectations and requirements. These include, but are not limited to, the following types of construction impact-related stipulations:

- Tree and natural area protection – to ensure that all quality natural features will remain undisturbed during construction
- Soil condition and compaction protection – to ensure that the site is not used for unauthorized soil mining/transfer and that native soils are not unduly compacted relative to native conditions
- Excessive grading protection – to ensure that the site is not unnecessarily graded, hence creating drainage issues and soil quality and compaction concerns



THE CITY'S  
**DEVELOPER'S  
 HANDBOOK**

REFERS TO THE SYSTEM PLAN DOCUMENT  
 FOR DEVELOPMENT REQUIREMENTS AS  
 THEY RELATE TO PARKS.

### *Development/Redevelopment of Neighborhood Parks*

The design for each neighborhood park should be consistent with the desired service level and tailored to the neighborhood it serves, rather than the generalized needs of the community. The following table provides a palette of amenities typically found within neighborhood parks and offering three different levels of service.

| <i>Service Level</i>  | <i>Parameters</i>   | <i>Amenities</i>  |
|---|---|---|
| <p><b>Basic</b><br/>           &lt;\$300,000<br/>           (2017 dollars)</p>          | <p>Park size ranges from 1.0 to 3.0 acres; designed for active use, with limited passive use area given the smaller park size</p> | <p>Children’s play structure (2,500-3,500 SF) with age separation (2-5 years old and 5-12 years old)<br/>           A unique to Rogers park system play structure or amenity<br/>           Swing structure(s) with one accessible, one infant, and two belt swings included<br/>           Accessible trail to play structure and key park features<br/>           Pedestrian link to neighborhood sidewalk or community trail system<br/>           Maintained green space for informal use (1 acre minimum preferred)<br/>           Basketball halfcourt or small hardcourt (for hopscotch, 4-square, etc.)<br/>           Limited general site amenities (benches, picnic tables, trash/recycle receptacles, etc.)<br/>           Limited amount of ornamental landscaping<br/>           Rely on street lights for security lighting<br/>           Portable restroom on concrete slab<br/>           Limited off-street parking (4-6 stalls), on-street parking<br/>           Generally little to no programming</p>  |
| <p><b>Medium</b><br/>           \$300,000 - \$500,000<br/>           (2017 dollars)</p> | <p>Park size range from 2.0 to 4.0 acres, with more of a balance between active and passive uses</p>                              | <p>Children’s play structure (3,500-5,000 SF) with defined age separation (2-5 years old and 5-12 years old)<br/>           A unique to Rogers park system play structure or amenity<br/>           Adaptive play structure<br/>           Swing structure(s) with one accessible, one infant, and two belt swings included<br/>           Accessible trail to play structure and key park features<br/>           Trail loop internal to the park, plus a link to neighborhood sidewalk or community trail system<br/>           Maintained green space for informal use (1 to 2 acres preferred)<br/>           1/2 to full-size basketball court<br/>           Small hardcourt area (for hopscotch, 4-square, etc.)<br/>           Modest amount of general site amenities (benches, picnic tables, trash/recycle receptacles, etc. - might include a drinking fountain)<br/>           Modest amount of ornamental landscaping, particularly near active use areas<br/>           Off-street parking (8-12 stalls), on-street parking<br/>           Limited ornamental and basic security lighting<br/>           Portable restroom on concrete slab with screening<br/>           Small picnic shelter and picnic area (2-3 table capacity)<br/>           Modest emphasis on aesthetic improvements and architectural elements (arbor structure with benches, ornamental fencing, etc.)<br/>           Extensive emphasis on design details and quality aesthetic nuances<br/>           Limited structured internal or external programming</p>  |
| <p><b>High</b><br/>           &gt;\$500,000<br/>           (2017 dollars)</p>           | <p>Park size range from 3.0 to 5.0 acres or more, with a balance between areas for active and passive uses maintained</p>         | <p>Children’s play structure (5,000-6,500 SF) with age separation (2-5 years old and 5-12 years old)<br/>           A unique to Rogers park system play structure or amenity<br/>           Adaptive play structure shade structure<br/>           Additional swing structure(s) with one accessible, one infant, and two belt swings included<br/>           Accessible trail to play structure and key park features<br/>           Larger trail loop system internal to the park, plus a connection to neighborhood sidewalk or community trail system<br/>           Maintained green space for informal use (2 acres minimum preferred)<br/>           Full-size basketball court<br/>           Larger basketball court with multiple goals, hardcourt area (for hopscotch, 4-square, etc.)<br/>           Higher level of general site amenities (benches, picnic tables, trash/recycle receptacles, portable restroom and enclosure, drinking fountain, etc. )<br/>           Extensive amount of ornamental landscaping, particularly near active use areas<br/>           Off-street parking (12-20 stalls maximum), on-street parking<br/>           Multiple screened portable restrooms or if utilities exist in the area permanent restrooms with running water<br/>           Family picnic shelter and picnic area (20-30 person capacity) electricity if available<br/>           Higher level of emphasis on aesthetic improvements and architectural elements – arbor structure with benches, ornamental fencing, etc.<br/>           More extensive ornamental and security lighting<br/>           Pickleball/Tennis court (only if demand warrants)<br/>           Extensive emphasis on design details and quality aesthetic nuances<br/>           Internal and external programing allowed</p> |



## COMMUNITY PARKS

Community parks typically serve a broader purpose than neighborhood parks. Their focus is on meeting community-based recreational needs, as well as preserving unique landscapes and open spaces. The general palette of amenities typically found within this class of park includes:

- Amenities common to a neighborhood park, albeit at a larger scale
- Larger group picnic facilities
- 3-season and 4-season buildings
- Outdoor performance venues
- Learning and education opportunities
- Outdoor water play features
- More extensive looped trail systems
- Open maintained green space for passive and active use
- Winter activities, such as ice skating, sledding, and skiing
- Special use facilities

Cowley Lake Park is the only Community Park that is left to be developed within the System. The three Community Parks identified within this document should be adequate to meet future demands for this type of park when coupled with the open space offerings of the Park Reserve.

## PARK RESERVE

Operated and maintained by Three Rivers Park District, Crow-Hassan Park Reserve is the only Park Reserve within the City of Rogers. At approximately 2,600 acres located along the Crow River on the west side of the city the space is defined by the large uninterrupted expanse of land. It is an outstanding area for providing a feeling of wilderness and solitude and the 600 acre restored prairie is a colorful highlight of the reserve. Deer, fox, coyotes, trumpeter swans, hawks and bald eagles may be seen from the many miles of natural-surfaced trails that wind through the park. The City of Rogers is interested in the idea of a 'Sister Park' in collaboration with Three Rivers Park District. See pages 3.40 and 3.41 for additional collaboration and development considerations as it relates to Crow-Hassan Park Reserve.

## ATHLETIC FACILITIES

The System Plan, as it relates to athletic facilities, relies heavily on past partnerships between the City and School District to fulfill recreational needs within the community. Currently some of the athletic fields are utilized both by recreational groups and School District. Due to a large amount of economic development in the region, the School District may be expanding in the near future and relocating fields closer to the school campuses. This may give the City the opportunity to develop new athletic fields or re-purpose the current sites for other recreational uses.

The listed parks and school sites provide a variety of facility types to accommodate local demand. Local associations, Community Education/School District, and the City each use the facilities for programmed activities.

The following table provides additional information on the level of use of each of these sites for organized athletics. Note that this only refers to programmed use. Day-to-day use by residents is considered non-programmed general use and is therefore not specifically defined.



### Sites for Programmed Athletic Use (as of 2017)

| Park  | Classification           | Proposed Level of Use for Programmed Athletics                                       |
|---|--------------------------|--|
| Triangle Park                                       | <b>Community Park</b>    | Limited youth athletic programming   |
| Lynch Park  | <b>Athletic Facility</b> | Extensive youth/adult athletic programming (potential site of future town ballfield) |
| Meadow Brook Park                                   | <b>Neighborhood Park</b> | Informal use only limited youth athletic programming                                 |
| North Community Park                                | <b>Athletic Facility</b> | Extensive youth/adults athletic programming  |
| South Community Park <i>(currently undeveloped)</i> | <b>Athletic Facility</b> | Proposed extensive youth athletic programming  |
| <b>School</b>                                       |                          |  |
| Hassan Elementary                                   | <b>Park-School Site</b>  | Extensive youth athletic programming   |
| Rogers Elementary School                            | <b>Park-School Site</b>  | Extensive youth athletic programming   |
| Rogers Middle School                                | <b>Park-School Site</b>  | Extensive youth athletic programming   |
| Rogers High School / Activity Center                | <b>Park-School Site</b>  | Extensive youth athletic programming   |

Note: The table only refers to existing parks and school sites within the system in 2017.



*Relationship Between Rogers and Local School District Relative to Athletic Facilities*

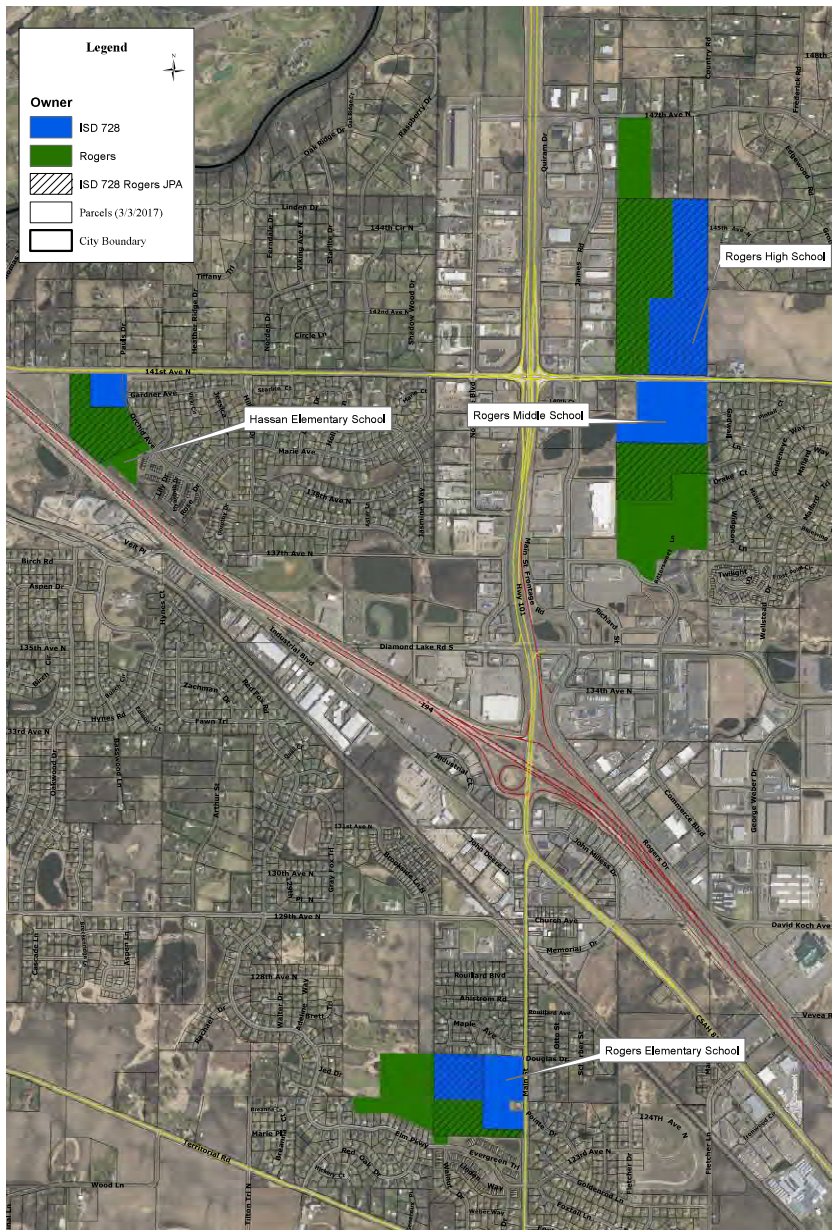
Park-School sites are those that offer joint-use opportunities between the City and School District for shared use of facilities. There are currently four school sites that fall under this classification within Rogers, each of which are in the Independent School District 728. Over the past years, the City and School District have jointly participated in the acquisition, development, and maintenance of these sites in various ways. In some cases, the relationship has been quite extensive and involved significant contributions from the City. The following table defines the relationship between the two entities as of 2017. It also provides recommendations for future refinement of the relationship and long-term opportunities to collaborate.

# LONG-TERM PARTNERSHIP

As the City and School District reach their respective population and enrollment thresholds, taking full advantage of established partnerships will be vital to meeting the collective demand for facilities in an efficient and effective manner. The system plan is based on the premise that these relationships will continue, with any changes having potentially profound impacts on meeting future facility demands.

- ✓ Continue a strong working partnership in the development, operation, and maintenance of these sites to meet future recreational and athletic facility needs.
- ✓ Prepare new or update the existing formal agreements on the planning, land acquisition, development, operations, and maintenance of all joint-use facilities involving the City of Rogers and School District 728 is warranted and a top priority.
- ✓ The agreements should include stipulations regarding programming and scheduling priority and responsibility. (Refer to Shared Responsibility Agreements in Section 5 – Implementation Plan for additional information and set of parameters on this type of agreement.)

| Facility                        | Overview of Relationship as of 2017   |
|---------------------------------|---|
| <b>Hassan Elementary</b>        | <p><b>Acquisition:</b> Property acquired by Hassan Township and City of Rogers in 2000, with the intent to codevelop for joint recreational/athletic uses. The building site was donated to the School District.</p> <p><b>Development/Operations/Maintenance:</b> Under agreement, the City and School District (and previously Hassan Township) are jointly responsible for development, maintenance, and operation of the property.</p> <p><b>Desirable Objectives:</b> Plan for and construct an expansion to the gymnasium.</p>  |
| <b>Rogers Elementary School</b> | <p><b>Acquisition:</b> Property acquired by the School District, with the intent to codevelop for joint recreational/athletic uses. The original property remains owned by the School District. In 2015 the City purchased additional property to facilitate an expansion of the school and space for the development of South Community Park.</p> <p><b>Development/Operations/Maintenance:</b> Under agreement, the City and School District are jointly responsible for development, maintenance, and operation of the property.</p> <p><b>Desirable Objectives:</b> Plan and construct South Community Park, relocate outdoor skating facilities, and complete the joint powers agreement for 2016 acquired property.</p> |
| <b>Rogers Middle School</b>     | <p><b>Acquisition:</b> Property acquired by City of Rogers in 1997, with the intent to codevelop for joint recreational/athletic uses. The property remains owned by the City of Rogers.</p> <p><b>Development/Operations/Maintenance:</b> Under agreement, the City and School District are jointly responsible for development, maintenance, and operation of the property.</p> <p><b>Desirable Objectives:</b> Add pickleball court striping on the existing tennis courts and plan and construct a pool with community access.</p>  |
| <b>Rogers High School</b>       | <p><b>Acquisition:</b> Property acquired by the City of Rogers in 2000, with the intent to codevelop for joint recreational/athletic uses.</p> <p><b>Development/Operations/Maintenance:</b> Under agreement, the City and School District are jointly responsible for development, maintenance, and operation of the property.</p> <p><b>Desirable Objectives:</b> Plan for and construct greater community access to the field house and related facilities, performance gym, gymnastics space, wrestling room, additional workout/fitness space with community access.</p>   |



City of Rogers and School District 728 Joint Powers Agreement Properties Map

### *Relationship Between Rogers and Other Communities within School District 728*

The long-term strategy of the system plan is based on the presumption that other local communities will be responsible for providing adequate athletic facilities to support their local needs. This includes supporting the proportion of residents that may participate in broader recreation programs made available by local associations within the southern part of the local school district. Specifically, the Rogers' system plan does not include athletic facilities to support residents from Otsego, Saint Michael, or Dayton over the long-term.

Note: In 2007, the facilities in Rogers were being used by participants from these adjoining communities to varying degrees, collectively averaging 20 to 30% across all recreation programs. Important to note, however, is that facilities at both park and school sites are used to support these programs. As such, these communities will likely continue to have access to some of the school facilities consistent with any joint-use agreements they might have with the School District.

The issue of making sure that Rogers is not unduly supporting other communities' population base becomes increasingly important as peak population levels are reached. It is at that point where a close match between facility supply and demand becomes most important to ensure that local resources (land and financial) are being used to the highest public good.

Note that this is not to preclude the City from collaborating with other communities to meet the demand for certain types of facilities when it serves its best interest. However, any such agreements would likely result in a higher demand for facilities than envisioned under the system plan defined in this section.

### Facility Types Needed to Support Local Demands

The following table highlights the various facilities needed to support local programming, along with the local groups that routinely use them.

| Facility  | Basic Facility Description (Optimal*)  | User Groups Served (2017)**  |
|---|--|--|
| <b>Multi-purpose Field / Athletic Green Space</b> | Generically defined in terms of full-size soccer field equivalent, which is 75 x 120 yards (225' x 360'). Allow 5 to 10 yards between fields. This accommodates soccer, football, and lacrosse. Grading should allow for multi-directional play and smaller field layouts. Space requirement: 1.7 to 2.1 acres | Rogers Youth Football<br>Rogers Youth Flag Football<br>Rogers Youth La Crosse<br>Three Rivers Soccer Association<br>American Youth Soccer Organization |
| <b>Full-Size Ball Diamond</b>                     | 90' baseline, 60'-6" pitching distance, raised mound, turf infield, agrilime baselines, 320'-330' foul lines/380' centerfield, 8' to 10' fencing, and warning track. Space requirement: 3 to 3.85 acres.   | Rogers Otsego Youth Baseball<br>Rogers High School (varsity, junior varsity, and 9th grade)<br>VFW and Legion Baseball<br>Rogers Red Devils            |
| <b>General Purpose Ball Diamond</b>               | 60' to 90' baseline, variable pitching distance, agg-lime infield, 200' to 280' foul lines and centerfield, and no fencing. Space requirements: 1.2 to 2.0 acres.  | Rogers Otsego Youth Baseball<br>Adult Softball<br>Rogers Otsego Softball Association<br>Rogers High School (occasionally)                              |
| <b>Youth Ball Diamond</b>                         | 60' baseline, 46' pitching distance, raised mound, turf infield, agg-lime baselines, 200' foul lines/250' centerfield, 6' fencing, and warning track. Space requirement: 1.2 to 1.5 acres.   | Rogers Otsego Youth Baseball<br>Northland Little League  |
| <b>T-Ball Field / Informal Playfield</b>          | 60' baseline, agg-lime infield, 100' to 120' foul lines and centerfield, no fencing. Space requirements: 0.3 to 0.5 acres.   | Community Education<br>Rogers Otsego Softball Association  |
| <b>Hockey Rink (outdoor)</b>                      | 85' x 200' rink size, boards, and warming house. Space requirements: 22,000 SF.  | Rogers Youth Hockey Association  |
| <b>Outdoor Basketball Court</b>                   | 50' x 84' plus 10' unobstructed space on all sides (3' minimum). Half-court size is 40' x 40'. Space requirements: 5,040 SF.   | Rogers Youth Basketball Association  |
| <b>Tennis / Pickleball Court</b>                  | 60' x 120' within fenced area for single court. Space requirements: 7,020 SF.  | Need has been identified   |
| <b>Volleyball Court (sand)</b>                    | 50' x 80' area for single court. Space requirements: 4,000 SF.   | Need has been identified   |

\* Optimal size relates to standards for new facilities. Some variability in these standards exists for existing facilities.

\*\* Community Education and City-based recreation also use many of these facilities for their programming.

### ATHLETIC FACILITY SUPPLY AND DEMAND

*Staying on top of the demand cycle for athletic facilities is critical for efficiently using existing facilities and managing capital investment funding and operations and maintenance costs. Given the high cost to redevelop or expand the system, having a solid understanding of the facility supply and demand should be an increasingly important priority.*

### Athletic Facility Supply and Demand

The following defines the supply and demand for various facilities based on interviews and questionnaires with local associations and user groups.

| Facility   | User Group(s)   | Nearer-Term Facility Demands<br>(1 to 5 years)*   | Longer-Term Facility Demands<br>(6 to 10 years, or more)*   |
|--|---|---|---|
| <b>Athletic Green / Soccer Field</b>   | Rogers Youth Football<br><br>Three Rivers Soccer Association<br><br>American Youth Soccer Organization<br><br>Rogers United Soccer Club | Practice fields are biggest concern for football. Any growth in the program (which is expected) will result in a need for at least another full-size field.<br><br>For soccer, completing proposed improvements defined under the plan would alleviate near-term concerns about facility supply and keep pace with program growth of the two associations.                | For football, the need for three full-size fields is anticipated to accommodate growth in facility demand.<br><br>For soccer, the need to add five or more fields is envisioned to accommodate expected growth in facility demand between the two associations.<br><br>In addition, growth in programs such as lacrosse will also increase the demand for athletic greens in the longer-term. |
| <b>Full-Size Ball Diamond</b><br><b>Junior Varsity Ball Diamond</b><br><b>Little League Ballfield</b><br><b>Adult Softball Field</b><br><b>General Purpose Ball Diamond</b><br><b>T-Ball Field</b> | Rogers Youth Baseball<br><br>Rogers Otsego Adult Softball<br><br>Northland Little League<br><br>Rogers Otsego Softball Association      | Following through with the proposed improvements defined under the plan would alleviate most of the near-term concerns about facility supply.   | The need for a four-field complex for softball, general use, and youth baseball is envisioned to accommodate anticipated growth in facility demand and provide greater opportunities for tournament play. The need for another full-size Ball Diamond is also anticipated over time given expected growth in the program.   |
| <b>Hockey Rinks</b>  | Rogers Youth Hockey Association   | New indoor arena will significantly reduce local demand, but some unmet demand for ice time is still likely. Adding an outdoor rink would also help alleviate near-term concerns about facility supply.   | The need for an additional indoor rink is a strong possibility, especially if it is to serve participants from outside the city. The need for up to three more outdoor rinks is also anticipated over time given expected growth in program.  |
| <b>Basketball Courts</b>   | Rogers Youth Basketball Association   | The basketball program primarily uses indoor facilities, of which there is already a lack of space for practices. Size limits on programs may be required in the next 2 to 3 years if new space is not available. 1 new gym is minimum, with 3 being optimal to effectively meet needs.<br><br>The basketball program does not rely heavily on outdoor basketball courts. | Continued growth in demand is expected, as common with the other sports in a growing community. Exact number of new gyms needed is too hard to predict with the available information.  |
| <b>Tennis Court</b>  | None  | The demand for tennis courts is not linked to any specific program. No new courts are envisioned in the near term.  | Adding new courts over time should be based on known demand.  |
| <b>Volleyball Court (sand)</b>   | None  | The demand for volleyball courts is not linked to any specific program. Adding two new courts as summarized in the table on page 3.12 would alleviate any near-term concerns about facility supply.   | Adding new courts over time should be based on known demand.  |

\* The facility demand summary relates primarily to information from the defined user groups. It is presumed that the same mix of facilities will support the School District's and City's programming needs as well. In the case of Rogers, growth of community-based recreation programs in the longer-term may add to the demand for certain types of facilities.



**Facility Demand**

The information gained from interviews with local associations provides a reasonable level of confidence about understanding nearer-term demands and developing a strategy that maximizes the efficient use of existing facilities. Although keeping track of athletic facility supply and demand in a more complete and objective way is a top priority for guiding longer-term decisions, the information gained as part of this process for nearer-term decisions is adequate since overall growth in facility demand has yet to reach its peak. In other words, any over capacity that might occur in decisions made in the next few years will ultimately be absorbed through growth in demand. Likewise, any shortages will be recognized and can be addressed in future facility development decisions. Notably, as the demand for facilities reaches its peak in the future, it will be increasingly important that the city be able to objectively understand true demand to avoid over or under development of facilities since the opportunity to make adjustments in the mix of facilities thereafter would be more difficult and potentially costly.

**Strategy for Athletic Facilities – Nearer-Term (Existing Sites)**

The primary strategy for balancing nearer-term facility supply and demand is through phased redevelopment of some existing sites and facilities to maximize the efficiency of the system. To accomplish this, the City worked with the School District, local associations, and various user groups to define the optimal mix of facilities at the various sites to meet current or projected demand. The following table highlights the outdoor facility count as of 2017 and highlights the proposed redevelopments defined under this plan.

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**BENEFITS OF CONSOLIDATING PROGRAMMED ATHLETIC SITES**

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- 1 MAXIMIZE PROGRAMMING EFFICIENCIES AND ECONOMIES OF SCALE
- 2 LIMITS PROGRAMMING AT NEIGHBORHOOD PARKS
- 3 CLOSER ASSOCIATION BETWEEN PLAYERS, PARENTS, AND COACHES DURING SCHEDULED EVENTS
- 4 GREATER CONVENIENCES, SUCH AS PARKING, RESTROOMS, AND CONCESSIONS
- 5 CAPACITY TO GENERATE REVENUE TO OFFSET OPERATIONAL AND MAINTENANCE COSTS

| City Sites               | Outdoor Facility Count as of 2017          |                                    |   |                                      |                                 |             |                                  |                  |  | Outdoor Facility Count with Proposed Redevelopment |   |                                      |                                 |             |                                  |                  |
|--------------------------|--|------------------------------------|---|--------------------------------------|---------------------------------|-------------|----------------------------------|------------------|--|--|---|--------------------------------------|---------------------------------|-------------|----------------------------------|------------------|
|                          | Multi-purpose Field / Athletic Green Space | Ball Diamond 280' Agg-lime Infield | Ball Diamond 200' or < Agg-lime Infield | Ball Diamond 350- 375' Grass Infield | Diamond 200- 225' Grass Infield | Hockey Rink | Outdoor Tennis Court/ Pickleball | Volleyball Court | Multi-purpose Field / Athletic Green Space | Ball Diamond 280' Agg-lime Infield                 | Ball Diamond 200' or < Agg-lime Infield | Ball Diamond 350- 375' Grass Infield | Diamond 200- 225' Grass Infield | Hockey Rink | Outdoor Tennis Court/ Pickleball | Volleyball Court |
| Lynch Park               | 1.5  | 1                                  |   |                                      |                                 |             |                                  |                  | 1.5  | 1  | 1                                       |                                      |                                 |             |                                  |                  |
| North Community Park     | 2.5  | 3                                  |   |                                      |                                 |             |                                  |                  | 2.5  | 3  | 1                                       |                                      |                                 |             |                                  | 2                |
| Reservoir Fields         |  |                                    |   |                                      |                                 |             |                                  | 2                |  |  |   |                                      |                                 | 2           |                                  |                  |
| Rogers Activity Center   |  |                                    |   |                                      |                                 | 1           |                                  |                  |  |  |   |                                      |                                 | 1*          |                                  |                  |
| Lions Central Park       |  |                                    | 1                                       |                                      |                                 |             |                                  |                  |  | 1  |   |                                      |                                 |             | 1                                |                  |
| <b>Total City Sites:</b> | <b>4</b>                                   | <b>4</b>                           | <b>1</b>                                | <b>0</b>                             | <b>0</b>                        | <b>1</b>    | <b>0</b>                         | <b>0</b>         | <b>9</b>                                   | <b>3</b>   | <b>3</b>                                | <b>1</b>                             | <b>4</b>                        | <b>3</b>    | <b>1</b>                         | <b>6</b>         |
| <b>JPA Sites**</b>       |  |                                    |   |                                      |                                 |             |                                  |                  |  |  |   |                                      |                                 |             |                                  |                  |
| Hassan Elementary School | 1  |                                    | 2                                       |                                      |                                 |             |                                  |                  | 1  | 2  |   |                                      |                                 | 2           |                                  |                  |
| Rogers Elementary School | 2  |                                    | 2                                       |                                      |                                 |             |                                  |                  | 2  | 2  |   |                                      |                                 | 2           |                                  |                  |
| Rogers Middle School     | 2  |                                    | 2                                       | 2                                    |                                 |             | 6                                |                  | 2  | 2  | 2                                       |                                      |                                 | 1           | 6                                |                  |
| Rogers High School       | 6  |                                    | 3                                       | 2                                    |                                 |             |                                  |                  | 6  | 3  | 2                                       |                                      |                                 |             | 8                                |                  |
| South Community Park     |  |                                    |   |                                      |                                 |             |                                  |                  | 3  |  |   |                                      | 4                               | 2           | 4                                |                  |
| <b>Total JPA Sites:</b>  | <b>11</b>                                  | <b>0</b>                           | <b>9</b>                                | <b>4</b>                             | <b>0</b>                        | <b>0</b>    | <b>6</b>                         | <b>0</b>         | <b>8</b>                                   | <b>7</b>   | <b>5</b>                                | <b>0</b>                             | <b>0</b>                        | <b>5</b>    | <b>14</b>                        | <b>0</b>         |
| <b>Private***</b>        |  |                                    |   |                                      |                                 |             |                                  |                  |  |  |   |                                      |                                 |             |                                  |                  |
| Mary Queen of Peace      | 1  |                                    |   |                                      |                                 |             |                                  |                  | 1  |  |   |                                      |                                 |             |                                  |                  |
| Walburga                 |  |                                    | 2                                       |                                      |                                 |             |                                  |                  |  | 2  |   |                                      |                                 |             |                                  |                  |
| <b>Overall Total:</b>    | <b>16</b>                                  | <b>4</b>                           | <b>12</b>                               | <b>4</b>                             | <b>0</b>                        | <b>1</b>    | <b>6</b>                         | <b>0</b>         | <b>17</b>                                  | <b>10</b>  | <b>10</b>                               | <b>1</b>                             | <b>4</b>                        | <b>3</b>    | <b>20</b>                        | <b>2</b>         |

Total Ball Diamonds in 2017: 20

Total Multi-Purpose Fields in 2017: 16

Total Ball Diamonds with Redevelopment: 25

Total Multi-Purpose Fields with Redevelopment: 17

Change in number of facilities of stated type will occur under proposed redevelopment scenario (increase or decrease)

Note: This list includes only actively programmed/ reservable venues through the City of Rogers Parks department.

Note: When South Community Park is developed maintenance and oversight responsibility of the existing fields on Rogers Elementary School site will be transferred to the City (South Community Park), which is reflected in the above chart.

\* The outdoor sheet will be removed when second indoor sheet is added at the RAC.

\*\* Joint Power Agreement (JPA) sites are sites with a cooperative agreement between two organizations where land or improvements may be owned or operated by either party. See pages 3.16-17 for more information.

\*\*\* Private Sites have been included in this list to reflect that even though the City of Rogers does not control them, the sites are fulfilling a community need.

**FIELD  
MAINTENANCE NOTE**

*As noted above, it is anticipated that with the inclusion of the proposed fields The city should be well positioned to meet the needs of the users. However, as demand grows and the need to maintain and/or take a field out of commission for a season to address compaction, surfacing, and/or safety issues it will be critical the city has sufficient fields still in play to allow for this necessary maintenance.*

*The city should also continue to evaluate whether there is demand to convert a key field to synthetic turf.*

**Strategy for Athletic Facilities – Longer-Term**

Over time, the demand for athletic facilities will grow in sync with population growth. Growth of other nearby communities within the school district will also occur, with at least some of those new participants likely using facilities in Rogers. The longer-term strategy makes the assumption that other communities will provide facilities to support their share of participants in recreation programs. If that does not occur, demand for facilities in Rogers will increase even more significantly as participants from outside the primary service area are accommodated on facilities within Rogers.

The extent to which the demand for specific types of facilities will grow over the longer-term is hard to predict with certainty due to several factors:

- Participation rates for existing programs may change over time due to trends
- Programs may change in terms of season
- New sports may emerge

**Ultimate Level of Athletic Facility Development**

Given where the city is at in its growth cycle, the ultimate level athletic development cannot be determined with absolute confidence. In the shorter-term, this is not a major concern since the City will “grow into” the system. Over the long-term, this becomes a much more significant concern to avoid over-development of facilities that goes beyond what the community is willing or capable of supporting. Prior to any development beyond what is outlined in this plan the City is encouraged to thoroughly access supply and demand to make sure that what is ultimately built is actually needed to support local demand.



### *Keeping Track of Athletic Facility Supply and Demand as a Top Priority*

Rogers and Community Education currently parcel out facilities on a permit basis to local user groups, with each group getting a certain percentage of available facilities relative to the number of participants. In 2017, city and school district facilities supported a multitude of local associations as previously defined. Although this approach has worked well in the past, the growth in the population and resultant facility demand will require a more robust system for tracking true demand and managing facility use to ensure the right mix of facilities is available and that each is efficiently scheduled. Currently, the City has limited ability to accomplish this.

Staying on top of the demand for athletic facilities is critical given the costs to acquire land and develop, operate, and maintain facilities. For this reason, establishing a more solid understanding of athletic facility supply and demand by working more closely with user groups should be a nearer-term priority (i.e., within the next 5 years). This will allow the City to gain greater confidence in determining the land area and right mix of facilities needed to meet future needs as they manifest. The following process is recommended to better position the city to gather this information:

Since the 2007 Plan was developed the City has made significant progress in tracking facility use and demand. A common registration tracking and scheduling system has been implemented, which should continue to be utilized and refined to better analyze the system and increase efficiency. Implementation of a use policy for the various groups, associations, leagues, etc. is still an area the City can improve upon and should be further developed.







### NATURAL OPEN SPACE (GREENWAY) SYSTEM

The open spaces (greenways) envisioned under this system plan primarily relate to undeveloped areas within the City. Setting aside some portion of these lands as development occurs for open space preservation and trail corridors was a major goal of the 2007 System Plan and continues to be a major goal today. Within the current city limits, the opportunity to set aside land for open space is relatively limited.

The natural open space system consists of publicly-owned lands (held by the city or other public agencies) and privately-owned lands that would be perpetually preserved as natural open space, most often through the use of conservation easements negotiated with developers and landowners as land is developed.

There are only a few publicly-owned parcels scattered throughout the city and township. Although park dedication will continue to be used in select instances to acquire open space, it alone will not be sufficient to achieve the full vision for the natural open space system.

The most desirable land for inclusion in the open space system is based on evaluation of the natural resource qualities of undeveloped properties, which are primarily found in the southern and western portions of the City. Since the vast majority of these lands are privately-owned, setting aside any portion of them for open space will require a high level of collaboration and flexibility between the City and landowners/developers to achieve win-win outcomes that serve everyone's best interests. It is very unlikely that this type of open space system can be realized through public funding alone.

### Natural Open Space Characteristics

The natural open space corridors highlighted on the system plan primarily relate to lands exhibiting natural qualities based on vegetative land cover analysis using the Minnesota Land Cover and Classification System (MLCCS). As shown, the system plan combines these lands into a simplified color scheme. These lands are defined under two zones, as the following considers.



#### NATURAL RESOURCE PROTECTED AREA (WETLANDS)

Generally consists of water bodies and wetland areas that have some level of protection under current regulatory controls and ordinances.  
Specific areas included in this zone:

DESIGNATED LAKES AND WATER BODIES

WETLAND COMPLEXES

NATIVE PLANT COMMUNITIES LISTED ON THE COUNTY  
BIOLOGICAL SURVEY

Under protected status, development within this area is extensively controlled and most often prohibited. Under established regulatory rules, any encroachment into these areas typically requires special permitting and mitigation. As protected lands, the city can generally rely upon existing State and Federal regulations to preserve these areas as open space within the open space system.



#### NATURAL RESOURCE CONSERVATION AREA (UPLANDS)

Consists of upland areas defined under various natural vegetative cover or soil types, including:

UNIQUE NATURAL AREAS THAT SUPPORT RARE PLANT AND ANIMAL SPECIES

OAK FOREST, ASPEN, MAPLE-BASSWOOD, LOWLAND FOREST, AND OTHER NATURAL COMMUNITIES THAT ARE SIGNIFICANT

FLOODPLAIN AREAS AND COUNTY DITCHES OR STREAMS

WATER QUALITY BASINS AND PONDS

PREVIOUSLY RESTORED NATURAL AREAS

Development in the conservation zone is allowed in accordance with city and township zoning codes and development ordinances. Beyond these requirements, the natural values of these lands are not inherently protected. In addition, land ownership and development rights give property owners certain rights to develop their property consistent with local zoning and development requirements. Because of this, the city will have to rely on a variety of strategies if desirable portions of these lands are to be preserved as open space when development occurs.

## ECOSYSTEM-BASED MANAGEMENT GOALS

- ✓ Enhance the health of the ecosystems in the city and township.
- ✓ Preserve and enhance the biological diversity of native habitats.
- ✓ Provide an appropriate balance between resource preservation, recreational use, and development.

### *Natural Resources Stewardship Plan*

The stewardship plan promotes an ecosystem-based approach to managing natural systems. Through a well-defined stewardship program and a concerted, ongoing effort to protect natural areas, confidence can be gained that current threats (e.g., inundation of invasive species, impacts of new development, degradation of water quality) can be effectively mitigated or managed.

The stewardship plan focuses on achieving a sustainable landscape quality. This is defined as the point at which Rogers can indefinitely maintain a certain acceptable level of resource quality within the context of realistic limits – which is contingent upon two primary factors:

- Public understanding of and commitment to natural resource preservation and stewardship programs
- Undertaking ecological restoration and management programs that are scientifically sound and technically feasible

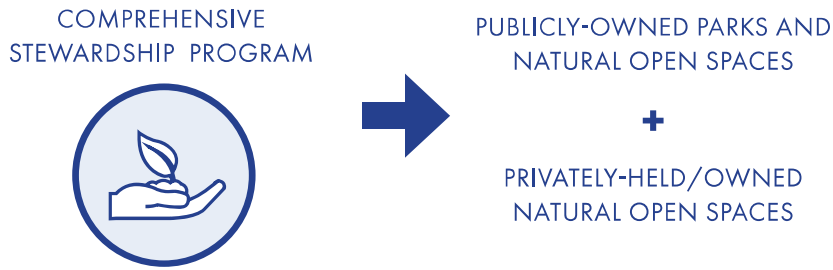
### *A Public –Private Partnership*

Undertaking a natural resource stewardship program across the city and township will require a close partnership with landowners, and private developers to be successful. The City alone will not likely have the financial resources to both set aside land for open space or parks and provide stewardship for those lands. Setting aside land for preserved natural areas and providing perpetual stewardship of those lands will have to be accomplished as part of the development process if it is to occur. Achieving these goals will have to be balanced against flexibility given to the developer to maintain the economic viability of a development.

### *Dual Track Stewardship Strategy*

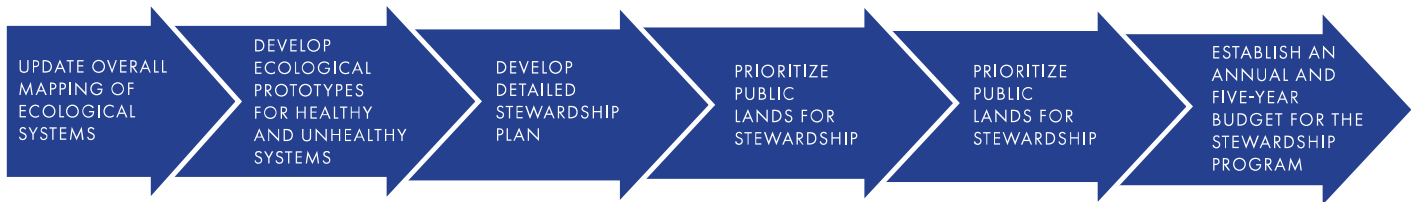
The first track relates to publicly-owned parks and natural open spaces. The second track relates to privately-owned natural open space that are protected under conservation easements or land trusts.

Note that in this context, private and public relates to direct ownership, not access. Many privately-owned natural open space parcels will be accessible to the general public (via trails) as part of developers' agreements associated with establishing open spaces and destination trails as development occurs. Each of these tracks requires different stewardship strategies.



**Stewardship Action Steps for Publicly Owned Parks and Open Spaces**

The stewardship strategy establishes a road map toward realizing a more healthy and vibrant natural landscape and achieving the stated vision. The following defines the action steps for developing and implementing a stewardship program as it relates to public lands.



**Stewardship Strategy for Privately-Owned Natural Open Space**

Establishing a stewardship program for privately-owned land is tied to the development planning process, as is the actual setting aside of land for open space as defined in this plan. Since these programs are not inherently mandated, the City will have to rely on collaborations with the developers and landowners if stewardship programs are to be integrated into land development packages. The extent to which land included under the natural resource conservation area will actually be protected will be based on many factors, the most important being the incentives the City gives to landowners and developers in exchange for protecting these lands.



# DEVELOPERS AGREEMENT CONTROLS

To protect all interests, the developer's agreement as it relates to stewardship programs should include the following provisions:

- 
**Definition of a Stewardship Program**  
*(relates to the construction, restoration, maintenance, and monitoring of natural ecological systems as part of the designated development proposal)*
- 
**Fund Agreement**  
*(relates to the establishment of a perpetual funding source for long-term stewardship program within the designated development)*
- 
**Areas Covered Under the Stewardship Program**  
*(most often being legally defined under a conservation easement)*
- 
**Stewardship Program Phases**  
*(typically includes two phases: 1) development phase and 2) long-term stewardship phase. Under the development phase, the developer would bear the cost of stewardship. Once the development is complete, a homeowners association takes over stewardship responsibility through an established fund)*
- 
**Stewardship Program Technical Requirements**  
*(defines the technical specifications for restoring, managing, maintaining, and monitoring designated natural areas)*
- 
**Restriction of Uses**  
*(defines uses that cannot occur in conservation areas)*
- 
**Signage of the Conservation Easement**  
*(stipulates the type of signage required to define the limits of the preserved areas)*
- 
**Protocol for Administration of the Stewardship Program**  
*(stipulates the administrative procedures for program oversight and the city's legal authority to take action if the agreement is not fulfilled)*

## Collaborative Approach to Land Development

Collaboration with developers as the community continues to develop will be essential for the City to achieve its open space and trail corridor objectives.

The technically based practices, techniques, and phases associated with private stewardship programs are consistent with those ascribed for public land. The primary difference is that these programs are generally funded as part of an overall developer's agreement with the City. Depending on the economies of a specific development and the public values ascribed to the area, the City may also participate in some aspects of these stewardship programs.

Under this approach, cities allow themselves more flexibility to work with developers to achieve the desired public values within the context of the economic viability of a development. In Rogers, the current planned unit development (PUD) ordinance gives the City the authority to participate in this type of process and allows the City Council to decide which outcomes are in the best interest of the community. The City, in collaboration with landowners or developers, will undoubtedly need to rely more heavily on the use of well-managed collaborative process if it is to achieve the vision for the open space system.

The main value of this approach is that it allows for more creativity in development planning to accommodate specific public values being sought by the city consistent with its vision. Consistent with this plan, the park, open space preservation, and trail values being sought typically include:

- Preserving natural open spaces and greenways and viewsheds
- Preserving or enhancing the quality of local ecological systems
- Establishing a privately-funded endowment program for long-term natural resources maintenance and stewardship
- Managing stormwater/improving water quality through natural Best Management Practices
- Providing public park and trail opportunities
- Preserving the overall aesthetic quality and rural character of the community

Note: The city has been working collaboratively with three rivers park district to build trail segments incrementally as developer agreements are completed and termination points are able to be located at strategic destinations.

The following development plan illustrates the intended outcome achieved through a collaborative approach to land development between a city and private developer that resulted in public values consistent with the greenway vision defined in this section. In this case, over half of the total land area would be protected under the conservation easement. In addition, conservation development agreements of this nature also include establishing long-term endowment fund for ecological stewardship; and providing funding for park and trail-related improvements. In return, the city typically allows the developer more flexibility in lot sizes, densities, etc. in order to make the development economically viable and marketable. This example is used to illustrate the level of cooperation needed for each development project if the City is to fully realize the vision set forth in this plan.



# LAND-USE CONTROLS

Land use guidelines, zoning, and standard development policies and ordinances will continue to play a key role in managing development in Rogers, including protecting open spaces. Specifically, this includes:

-  Land Use Zoning Ordinance
-  Subdivision and Platting Ordinances

There are a number of other strategies and tools that can be used to preserve open space, depending on the circumstances and level of collaboration between the city and developer. These include, but are not necessarily limited to, the following:

-  Direct Purchase/Fee Simple Acquisition
-  Conservation Easement
-  Purchase or Transfer of Development Rights
-  Overlay Zoning
-  Bonus/Incentive Zoning
-  Development Clustering
-  Natural Resource Protection Zones
-  Land Trusts
-  Deed Restrictions/Mutual Covenants
-  Stewardship Program

## Additional Considerations

### Providing Buffers to Protect Sensitive Ecological Systems

Maintaining buffers between built features and adjacent sensitive natural areas is essential to ensuring their long term ecological quality, diversity, and habitat value. Irrespective of how well subdivisions are designed, all development has an impact on the adjoining natural resource, including habitat fragmentation, soil compaction, increased runoff, and erosion. For these reasons, providing adequate buffers is an essential part of development planning and design.

Given the variability of the situations that may be encountered, the extent to which buffers are provided adjacent to a given trail or development should carefully be considered by a trained specialist as part of the development planning and design process.

### BUFFER WIDTH GUIDELINES

*Buffer widths vary in response to a number of conditions, including:*

*SENSITIVITY OF THE ECOLOGICAL SYSTEMS BEING IMPACTED*

*SIZE AND SCALE OF THE NATURAL AREA BEING IMPACTED*

*TYPE OF DEVELOPMENT BEING PROPOSED AND ITS POTENTIAL FOR CREATING ECOLOGICAL IMPACTS*

### Water Resources Management

Water resources management refers to managing stormwater across the city in an ecologically-sound manner consistent with the larger ecological vision for the community. The main principles are to manage stormwater using natural infiltration methods and preserve natural hydrology across the city as development occurs. Under this approach, stormwater runoff from roads, buildings, and other built features will be effectively captured and treated prior to reaching downstream wetland, pond, and lake systems.

There are a variety of best practices related to managing stormwater, preventing erosion, and limiting non-point water pollution that have application to future development and complement the guidelines provided in this section. The following highlights several publications that are recommended resources covering many relevant best practices.

#### MINNESOTA POLLUTION CONTROL AGENCY

*The Minnesota Pollution Control Agency (MPCA) has developed a manual entitled **Protecting Water Quality in Urban Areas** to help local government officials, urban planners, developers, contractors and citizens prevent stormwater-related pollution.*

#### URBAN SMALL SITES BEST MANAGEMENT PRACTICE MANUAL

*Available through the Metropolitan Council, **The Urban Small Sites Best Management Practice (BMP) Manual** provides information on tools and techniques to assist municipalities and watershed management organizations (WMOs) in guiding development and redevelopment.*

### Enhancing Wildlife Habitat

Wildlife habitat is a function of ecological quality. The healthier and more diverse the ecological systems found in the community, the more diverse and rich the array of wildlife that can be sustained. Today, the city still retains a capacity to support a diversity of wildlife, albeit that will become less robust as development occurs over time. Preserving as many of the innate natural qualities of the city, its landforms, access to water, and ecological diversity are especially important to wildlife, especially avian and waterfowl species.

Mapping ecological systems, carefully managing the development footprint, and providing buffers adjacent to development collectively reduce habitat fragmentation. In spite of these efforts, fragmentation can still occur if wildlife needs are not specifically considered as development occurs, including development associated with parks and trails. To reduce habitat fragmentation, the physical design and management of trails and other forms of development should incorporate the needs of wildlife and protect the ecological values that are most important to species of greatest conservation need. The following publication is an important resource in this regard and should be referenced as specific development projects are implemented.

*TOMORROW'S HABITAT FOR THE WILD AND RARE: AN ACTION PLAN FOR MINNESOTA WILDLIFE PUBLISHED BY THE MN DNR*



**OBSERVED TRENDS IN ECOLOGICAL SYSTEMS** *Without human intervention and conscientious stewardship, the overall trend of ecological systems across the city and township will be toward continued decline, as measured by biodiversity and general ecological health.*



## RELATED PARKS AND OPEN SPACE PLANNING ISSUES

### *Park Design & Planning and Facility Standards*

The quality standard for built features within the park system should meet or exceed industry standards for safety and durability. This is especially the case with play equipment, outdoor furniture, and other site amenities where strict standards apply. The design of individual parks should also be of consistent and high quality. Master plans should be prepared for each park prior to their development to ensure that the right mix of amenities are provided and the park's design is cohesive with and complementary to the design for other parks and public spaces within the City. The city's standard practices for public participation in the design and planning process should continue to be used for each park development project.

### *Accessibility and Safety*

Guidelines for universal design, accessibility, and safety are important considerations in developing parks and recreational facilities and must be implemented properly into buildings and park and trail improvement projects. Since these publications change frequently, it is recommended that the city obtains the most current versions as provided online from the sources indicated below when considering the development or redevelopment of any given project. Subsequent guidelines and legal standards should also be monitored and incorporated, as well.

### *Parks Signage Program*

A comprehensive signage program carried uniformly throughout the parks and trail system is important to providing a consistent message and information to park and trail visitors. Typically, a signage program includes park and trail names, direction to features, general information and rules, and ecological stewardship program and interpretive information.

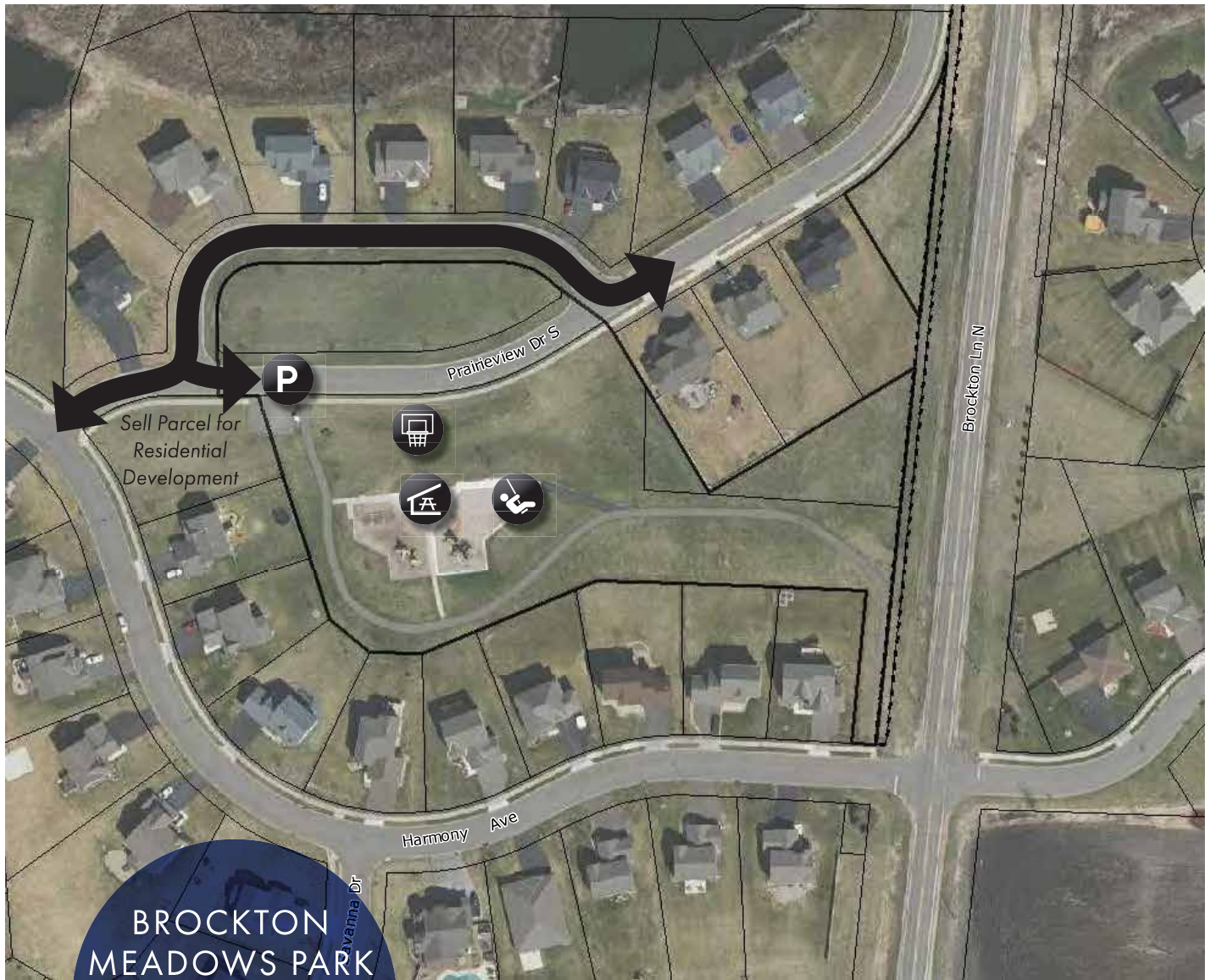


## PARK DEVELOPMENT CONSIDERATIONS

The following provides general overviews of each park based on field evaluations at a system plan-level. Recommendations on future development of parks and trails are also provided to help guide future decisions by the Park and Recreation Advisory Board and City Council.

### LEGEND

|   |                                  |   |  |
|---|----------------------------------|---|--|
|    | Entrance Monument Sign           |    | Play Area / Equipment                  |
|    | Wayfinding / Educational Signage |    | Sledding Hill                          |
|    | Roadway                          |    | Basketball / Hard Court                |
|   | Parking                          |   | Sand Volleyball                        |
|  | Multi-Use Paved Trail            |  | Amphitheater                           |
|  | Paved Pedestrian Trail           |  | Shade / Picnic Shelter                 |
|  | Natural Surface Pedestrian Trail |  | Concessions + Restroom Building        |
|  | Staircase                        |  | Portable Restroom + Enclosure          |
|  | Swimming Pool                    |  | Community Building                     |
|  | Watercraft Access                |  | Overlook Structure                     |
|  | Canoe / Kayak Launch             |  | Wildlife Viewing                       |
|  | Informal Lawn Space              |  | Vegetative Buffer                      |
|  | Tennis / Pickelball              |  | Prairie Restoration/Pollinator Habitat |
|  | Ball Diamond                     |  | Soccer                                 |



**BROCKTON MEADOWS PARK**

**CLASSIFICATION**  
Neighborhood Park

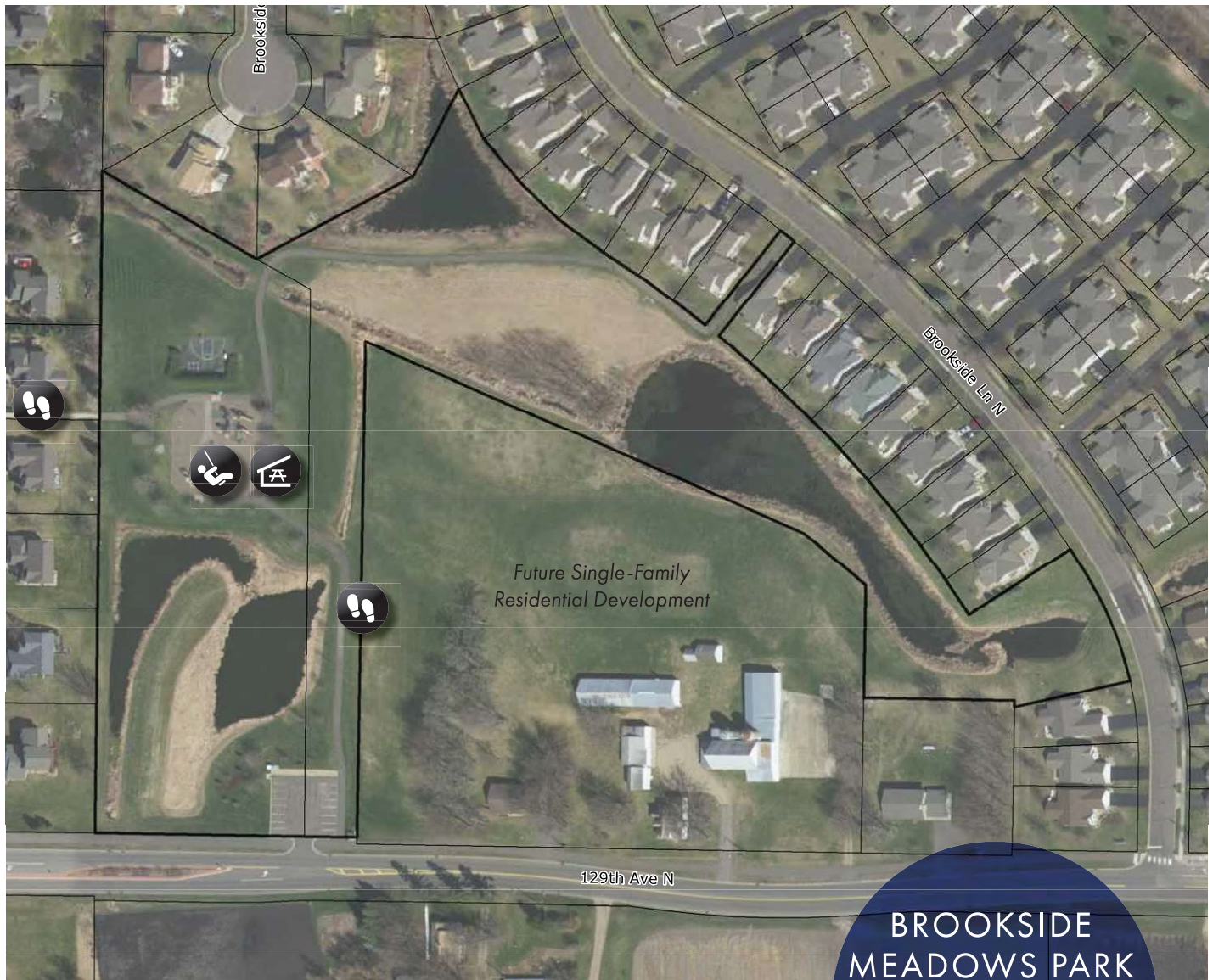
**SIZE**  
4.2 acres

3.6 ACRES  
Existing

4.2 ACRES  
Proposed (as shown)

**PROPOSED IMPROVEMENTS**

- Incorporate a 1/2 court basketball court and/or multi-use hard court surface adjacent to the existing play area
- Incorporate a shade / picnic shelter structure within the paved surface between the two play areas
- Incorporate a unique play equipment piece within the eastern play area
- Remove roadway section between green spaces to enlarge the park space and re-align Prairieview Drive South as shown
- Provide a 4-6 stall parking lot as shown
- Sell parcel in SE corner of Prairieview Drive South and Harmony Avenue for residential development
- Improve overall park aesthetics with additional well-placed landscaping, especially along the property lines of adjacent residential properties
- Consider reducing amount of mowed lawn space and convert to native prairie especially around the perimeter of the park



## BROOKSIDE MEADOWS PARK

**CLASSIFICATION**  
Neighborhood Park

**SIZE**  
8.9 acres

### PROPOSED IMPROVEMENTS

- ✓ Incorporate a shade / picnic shelter structure (should occur when the play equipment is replaced)
- ✓ Incorporate a unique play equipment piece when the play equipment is replaced
- ✓ Improve park access along the western side of the park
- ✓ Provide a pedestrian trail connection to the proposed future single-family residential development
- ✓ Improve overall park aesthetics with additional well-placed landscaping, especially along the property lines of adjacent residential properties
- ✓ Clean up and simplify the existing landscaping
- ✓ Incorporate educational signage and trail connections through the southern stormwater basins

*Maser Plan Note: When the existing play equipment and sports court are due for replacement the overall park layout and design should be reevaluated and an updated master plan prepared. The history of the park and adjacent farm could be considered as the theme for the future plan and improvements. Installation of the proposed physical structures noted above would occur after an updated plan has been prepared.*



## CAMBRIA FARMS PARK

CLASSIFICATION  
Greenway / Open Space

SIZE  
9.1 acres

### PROPOSED IMPROVEMENTS

- Maintain open hillside for informal sledding use
- Provide an overlook pier / picnic area as shown
- Provide accessible trail connection to pond and a direct stair connection between the parking lot and overlook pier / picnic area
- Continue multi-use paved trail connection as shown for connection to future local trail system



### PROPOSED IMPROVEMENTS

- See pages 3.38 and 3.39 for the 2018 Cowley Lake Park Master Plan.

**COWLEY  
LAKE PARK**

**CLASSIFICATION**  
Community Park

**SIZE**  
17.4 acres



COWLEY LAKE PARK 2018 MASTER PLAN



## DEVELOPMENT CONSIDERATIONS

See legend below for proposed development considerations.

### Parking + Circulation ||

- ① Proposed Parking
  - Approx. 57 total stalls

### Trails ||

- ② Bituminous Trail Loop
  - 10' wide
- ③ Accessible Concrete Walk + Stairway
  - 5' wide
- ④ Overlook Area
  - 40 square feet
  - Benches and waste receptacle
- ⑤ Boardwalk
  - 5' wide
- ⑥ Fishing Pier
  - 8' wide

### Facilities ||

- ⑦ Event Space
  - Repurposed house
  - Enhanced deck and entrance plaza
- ⑧ Canoe/Kayak Building
  - Storage and rental
  - 20' x 20'
- ⑨ Picnic Shelter
  - 20' x 20', open-air
  - Picnic tables, grills, and waste receptacle
- ⑩ Play Area
  - 5,000-7,000 square feet with nature theme
- ⑪ Archery Range
  - 5-7 targets, max distance 95 yards
- ⑫ Existing Maintenance Building
  - Includes 2-3 parking stalls for maintenance vehicles
- ⑬ Park Entrance
  - Monument sign
  - Driveway gate

### Landscaping ||

- Invasive species removal
- Select tree clearing @ overlook points
- Native landscaping + restoration





**CROW-HASSAN PARK RESERVE**

**CLASSIFICATION**

Park Reserve

**SIZE**

2,240.3 acres

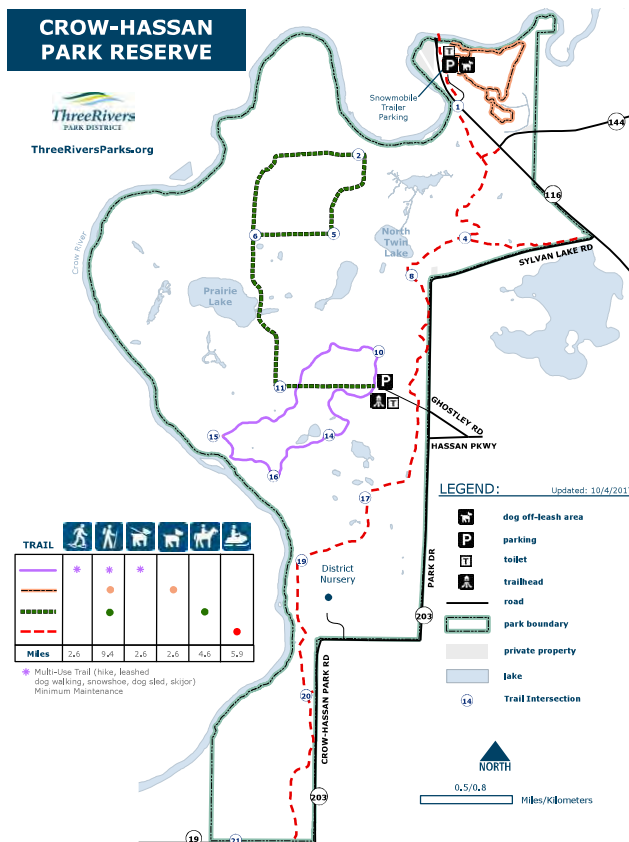
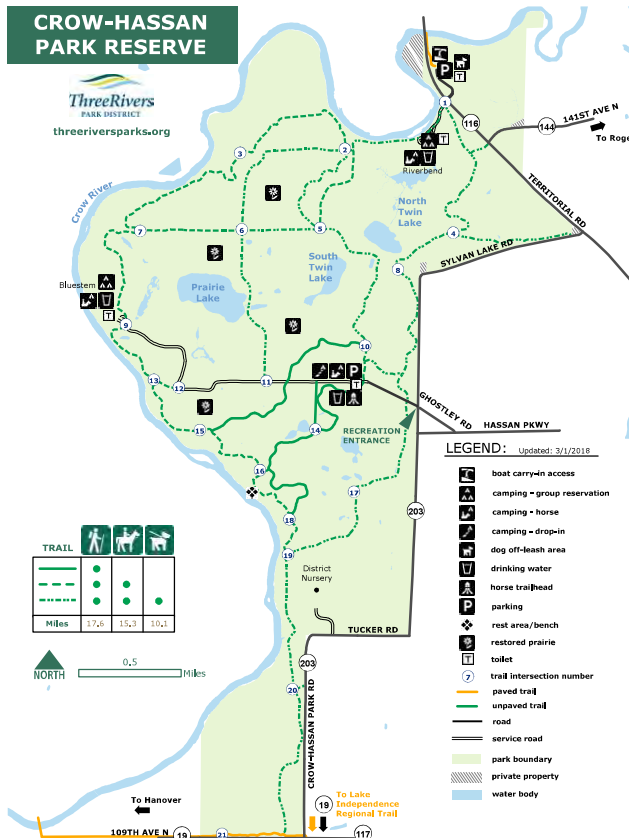
2,188 ACRES  
Existing within Rogers

2,636 ACRES  
Existing Total (in and outside of Rogers)

**DEVELOPMENT CONSIDERATIONS**

Crow-Hassan Park Reserve is operated and maintained by Three Rivers Park District (TRPD) and is one of 12 park reserves within the regional system. Crow Hassan’s role within the District’s overall system is to provide primitive facilities and nature/resource-based activities and is not intended for active uses or heavy development within the core area of the Park. Currently there is 2.57 acres of Crow-Hassan Park Reserve confirmed inholdings yet to be acquired.

The idea of developing a ‘Sister Park’ in the NE portion of the Park is currently not part of TRPD’s or the Met Council’s formal development plans. However, this option should be further explored between the City and TRPD in 2018 when TRPD embarks on developing a new master plan for the park.



### EXISTING FACILITIES + AMENITIES

- Boating & Paddling: A carry-in/out watercraft access
- Group Campsites: Four are available by reservation; each can accommodate groups of 20-80 people; two sites are drive-in horse campsites and two sites are ride-in horse campsites. Additionally, there is one first come, first serve, walk-in site.
- Cross-Country Skiing, Skijoring & Dog Sledding: 2.6 miles of ungroomed/packed multi-use trails. Restrooms are at the trailhead and at the outermost area of the perimeter loop.
- Off Leash Dog Area: 40-acre, unfenced dog off-leash area. Daily or annual pass is required.
- Dog Trails: 10 miles of trail designated for dog walking during the summer months and nearly three miles for winter walking.
- Geocaching: Geocache sites are located throughout the park.
- Turf Hiking: Nearly 18 miles are designated for summer hiking and almost 10 miles are designated during the winter.
- Horseback Riding Trails: The park includes over 15 miles of summer trails that take riders through the reestablished tall grass prairie and along the scenic Crow River. There are nearly five miles of winter trails in the interior of the park with scenic vistas.
- Snowmobiling: Nearly six miles of trail provides links through the park along the eastern boundary to state Grants-in-Aid snowmobile trails. Snowmobile trailer parking is available at the park. A daily or season trailer parking pass is required.
- Snowshoeing: 2.6 miles of ungroomed/packed multi-use trails. Restrooms are at the trailhead and at the outermost area of the perimeter loop.



**CROW RIVER  
HEIGHTS PARK**

CLASSIFICATION  
Neighborhood Park

SIZE  
1.1 acres

**PROPOSED IMPROVEMENTS**

- ✓ Remove sand volleyball court
- ✓ Provide 4-6 stall parking lot (in sand volleyball location)
- ✓ Incorporate an accessible watercraft access and fishing platform along Crow River (Will require DNR approval), including an accessible walkway connection from the proposed parking lot, wayfinding signage, and picnic areas.
- ✓ Provide an accessible walkway connection from the proposed parking lot to the existing play container
- ✓ Provide a portable restroom on a concrete pad
- ✓ Consider reconfiguring the existing play container when the plans for the proposed parking lot are developed and implement the play container changes when the play equipment needs to be replaced
- ✓ Continue to protect and manage the existing natural resources within the park and open space



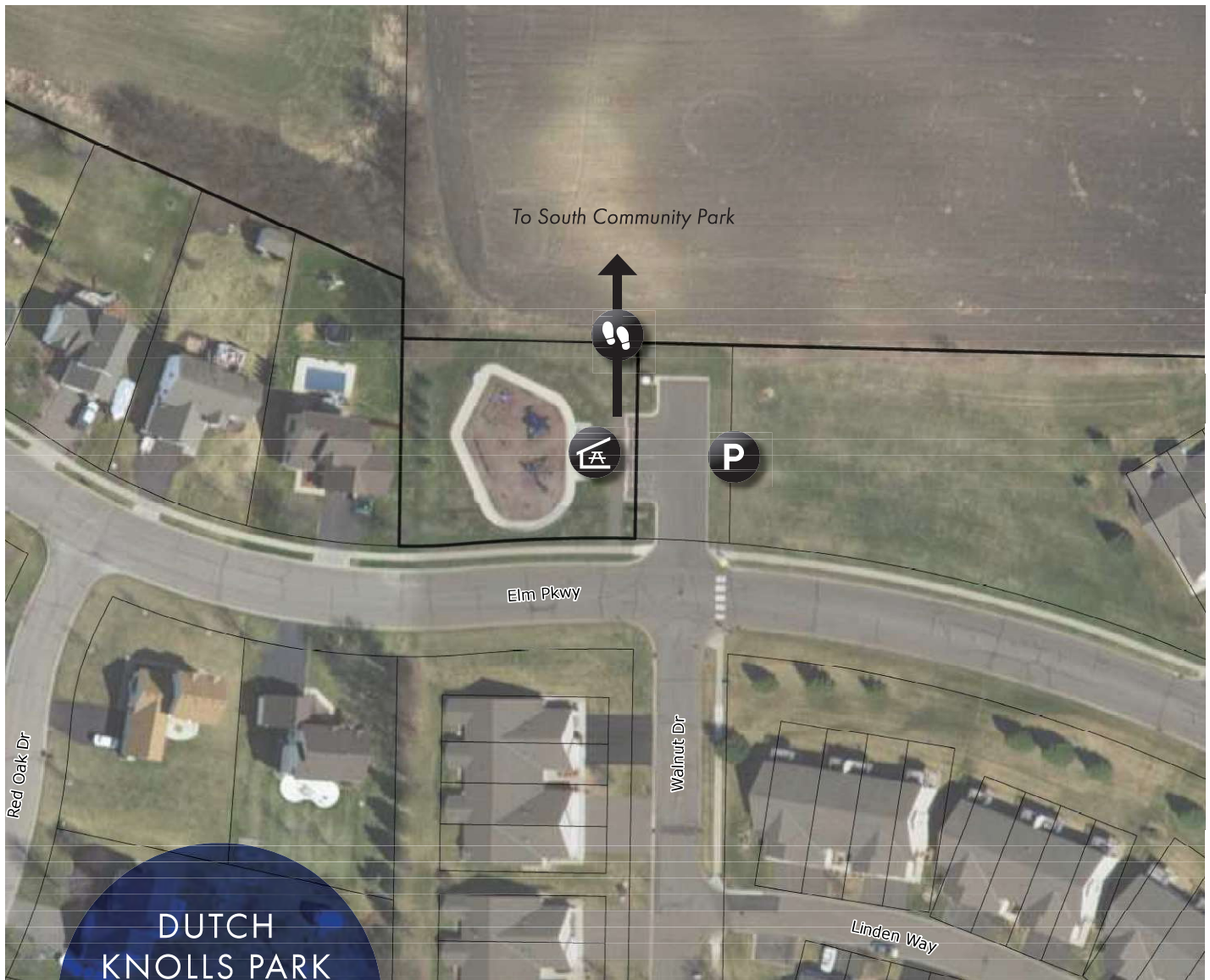
### PROPOSED IMPROVEMENTS

- ✓ Enhance the existing parking lot to include trailhead amenities such as portable restroom and enclosure, picnic tables / benches, wayfinding signage, trash / recycling receptacles, small picnic / shade structure, bike repair station, etc. Note: these improvements to be implemented when the regional trail is established.
- ✓ Incorporate future proposed regional trail through southern park parcel as shown, including a connection to the parking lot / trailhead area
- ✓ Continue to protect and manage the existing natural resources within the park and open space

## DAYSPRING ESTATES PARK

CLASSIFICATION  
Greenway / Open Space

SIZE  
45.3 acres



**DUTCH  
KNOLLS PARK**

CLASSIFICATION  
Neighborhood Park

SIZE  
0.4 acres

**PROPOSED IMPROVEMENTS**

Dutch Knolls Park is located directly south of the proposed South Community Park which will primarily serve the athletic needs of the community. As the master plan is developed for South Community Park connectivity to and the relationship between the two parks should be carefully considered. Dutch Knolls should still serve as the local Neighborhood Park, but maintain pedestrian connectivity to the larger park unit and amenities.

- ✓ Provide a shade / picnic shelter adjacent to the play area
- ✓ Improve overall park aesthetics with additional well-placed landscaping, especially along the property lines of adjacent residential properties
- ✓ Additional parking could be considered in this area if it makes sense with the overall South Community Park Plan. However, this should be a secondary access point / parking area to respect the adjacent residential neighborhood.



### PROPOSED IMPROVEMENTS

The open green space east of the park is owned by the developer of the residential development and the parcel was originally intended to include a Club House, but there is some uncertainty to the likelihood of this. The City has interest in adding amenities such as a hard court surface and potentially a tennis court within this area and given access and visibility within the neighborhood the City should pursue negotiations with the developer to acquire this parcel.

- ✓ Provide an accessible walkway connection from the existing park lot to the paved trail
- ✓ Provide an overlook pier / picnic area as shown along with an accessible trail connection
- ✓ Improve overall park aesthetics with additional well-placed landscaping, especially along the property lines of adjacent residential properties
- ✓ Reduce the amount of mowed lawn space around the wetland areas and convert to native prairie to improve water quality and to define the park space from private properties

EDGEWATER  
PARK

CLASSIFICATION  
Neighborhood Park

SIZE  
3.3 acres



## ERICKSON PARK

CLASSIFICATION  
Neighborhood Park

SIZE  
1.0 acres

### PROPOSED IMPROVEMENTS

- ✓ Provide a shade / picnic shelter adjacent to the play area
- ✓ Install a barrier (decorative fence or 3-4' high shrubs) between the play area and the adjacent street
- ✓ Improve overall park aesthetics with additional well-placed landscaping, especially along the property lines of adjacent residential properties



## PROPOSED IMPROVEMENTS

- ✓ Remove the existing agg-lime ballfield surfacing and backstop and regrade and seed to create an open play area
- ✓ Expand the playground as shown while preserving the existing memorial trees
- ✓ Remove and realign a portion of the existing trail and provide an internal loop connection as shown
- ✓ Provide a shade / picnic shelter adjacent to the play area and open lawn space as shown
- ✓ Improve overall park aesthetics with additional well-placed landscaping, especially along the property lines of adjacent residential properties

## FOX CREEK WEST PARK

CLASSIFICATION  
Neighborhood Park

SIZE  
7.5 acres





**HASSAN  
ELEMENTARY**  
CLASSIFICATION  
School  
SIZE  
22.3 acres

**DEVELOPMENT CONSIDERATIONS**

There is limited to no opportunity to expand facilities on the existing site. The aesthetic qualities of the site could be improved by adding trees and landscaping.

The potential to expand to the west offer some potential to expand facilities at this site and should be considered as part of the discussion related to setting aside reserve land to meet future demand for athletic facilities. Note, however, that this option has a couple of key limitations, including excessive noise from the adjacent freeway and consolidation of future athletic facilities at a larger site offers some efficiencies not as achievable at this smaller site.

**PROPOSED IMPROVEMENTS**

- Improve overall park aesthetics with additional well-placed landscaping



**PROPOSED IMPROVEMENTS**

- ✓ Remove and relocate the existing basketball court adjacent to the play area
- ✓ Provide a shade / picnic shelter adjacent to the play area and open lawn space as shown
- ✓ Improve overall park aesthetics with additional well-placed landscaping, especially along the property lines of adjacent residential properties
- ✓ Convert the existing basketball court site to serve as a trailhead for the regional trail system and include a small parking lot (4-6 stalls), portable restroom, and other support amenities such as benches, bikes, racks, trash / recycle receptacles, wayfinding signage, etc.
- ✓ Provide a trail connection from Hassan Hills 1 to the regional trail / greenway system and Cambria Farms Park as shown
- ✓ Continue to protect and manage the existing natural resources within the park and open space

**HASSAN HILLS 1, 2, & 3 PARKS**

**CLASSIFICATION**  
Neighborhood Park & Greenway / Open Space

**TOTAL SIZE**  
42.8 acres

5.5 ACRES  
Hassan Hills 1 Park

13.8 ACRES  
Hassan Hills 2 Park

22.5 ACRES  
Hassan Hills 3 Park



# HASSAN MEADOW PARK

## CLASSIFICATION

Neighborhood Park

## SIZE

48.0 acres

13.0 ACRES

Size of South Parcel

35.0 ACRES

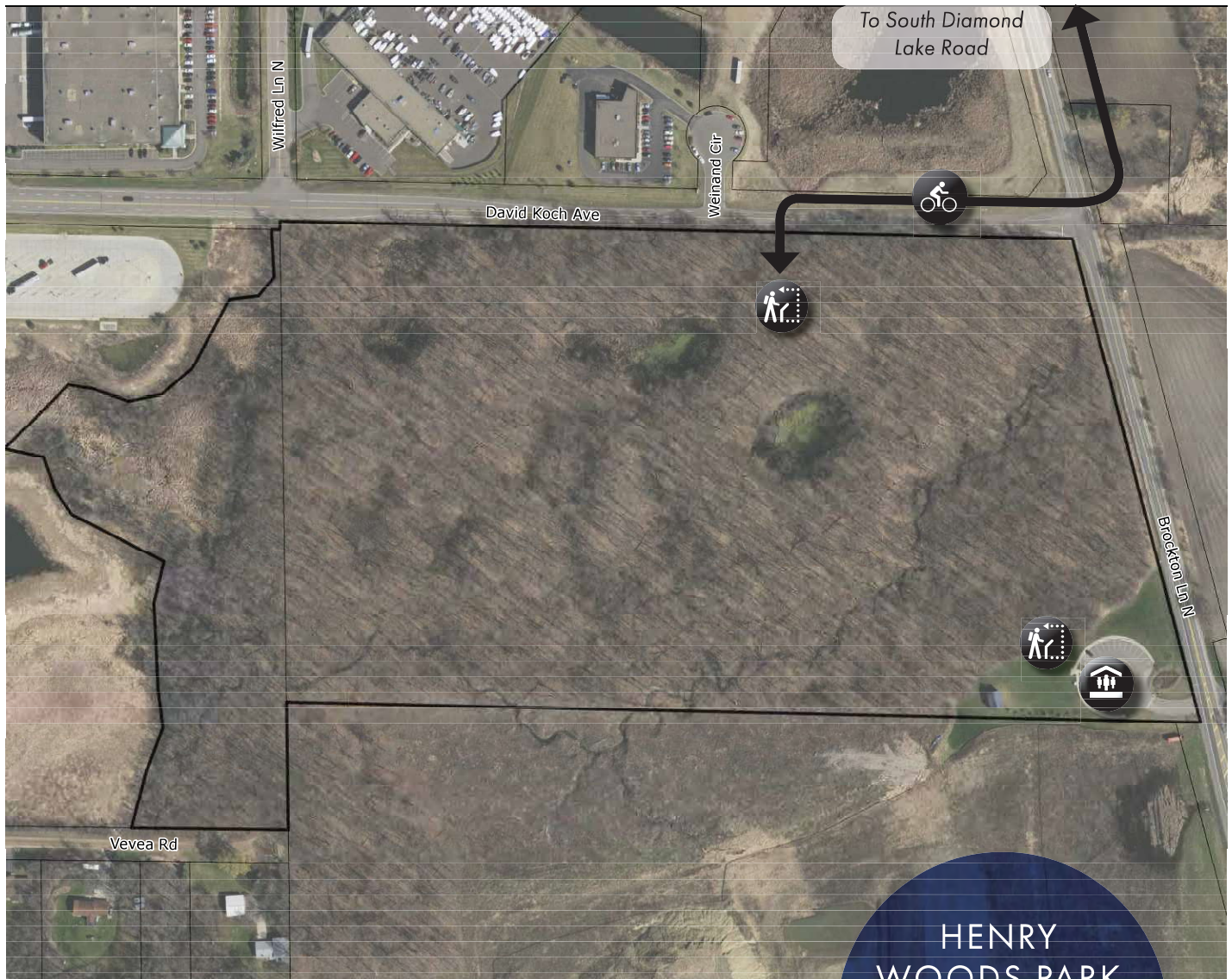
Size of North Parcel

## DEVELOPMENT CONSIDERATIONS

There is limited connectivity between the northern and southern parcels that make up this park and with the residential development being low density there is little to no demand for additional park amenities or programming within the southern parcel. It is recommended as part of this plan the southern parcel as shown is removed from the park and sold for redevelopment.

## PROPOSED IMPROVEMENTS

- ✓ Remove the existing sand volleyball court and install a new play area
- ✓ Provide a paved or nature trail that follows the existing wetland area as shown and incorporate rest stops and/or wildlife viewing opportunities
- ✓ Improve overall park aesthetics with additional well-placed landscaping, especially along the property lines of adjacent residential properties
- ✓ Continue to protect and manage the existing natural resources within the park and open space



## HENRY WOODS PARK

### CLASSIFICATION

Community Park

### SIZE

45.9 acres

### PROPOSED IMPROVEMENTS

- ✓ Provide a 3-season pavilion with amenities to facilitate maple syrup harvesting and education classes. The character of the building could have a maple syrup / barn theme.
- ✓ Provide a paved trail connection from the Park to the City-wide trail system as shown
- ✓ Incorporate wayfinding / educational signage at key points throughout the park and at nature trail entrance points
- ✓ Continue to protect and manage the existing natural resources within the park and open space



**ISLAND  
VIEW ESTATES  
PARK**

**CLASSIFICATION**  
Neighborhood Park

**SIZE**  
5.0 acres

**DEVELOPMENT CONSIDERATIONS**

Island View Estates Park is currently an undeveloped parcel that is intended to be developed as a Neighborhood Park. A master plan for the park should be developed following the design and planning process outlined within this document. In addition to the typical Neighborhood Park amenities this park should provide non-motorized boat lake access to Sylvan Lake and associated parking area as well as allow for a multi-use loop trail around the lake, trail connection to the regional trail system, and Crow-Hassan Park Reserve.



PROPOSED IMPROVEMENTS

- ✓ See pages 3.54 and 3.55 for the 2018 Lions Central Park Master Plan.



**Formal Garden Enlargement Plan**

N.T.S.

- ① Decorative Perimeter Fencing
  - 4-6' tall black, decorative fence
  - 30" square, decorative stone columns (typ.) with integral lights
- ② Entry Gate
  - Decorative, sliding gate system, 15-20' wide
- Concrete Walk
  - ③ Standard 4" thick concrete paving
- Colored Concrete Banding
  - ④ Stamped/stained concrete paving or concrete pavers
- Crushed Granite Paving
  - ⑤ 6" Compacted depth
- ADA Accessible Ramp
  - ⑥ Concrete ramp (<5% slope)
- Raised Concrete Curb
  - ⑦ 14" high, 12" wide
  - Poured in Place concrete
  - Curb rises 2" above grand lawn grade
  - Mounted strip lighting along entire perimeter of curb
- Seating (typ.)
  - ⑧ 8' Long freestanding bench
  - Recycled lumber or wood
  - Integral lighting (under seat)
- Perimeter Shrub Plantings
  - ⑨ Potential species could include: Boxwood, Roses, Ornamental Grasses, Arborvitae, and Daylillies
  - Taller arborvitae along roadway (west perimeter)
- Deciduous Shade Trees
  - ⑩ Potential species could include: Maple, Ginkgo, or Linden
- Grand Lawn
  - ⑪ Sodded + irrigated
  - Underground drain system
- Future Artwork
  - ⑫ Sculptural elements
  - Inground uplighting





## DEVELOPMENT CONSIDERATIONS

See legends for proposed development considerations.

### Parking + Circulation ||

- ① Parking
  - Existing Parking: 80 stalls
  - Proposed Parking: 208 stalls
- ② Drive-thru Drop-off Area
  - Short-term parking with bollard separation between sidewalk
  - Accessible dropped curb

### Trails ||

- ③ Bituminous Trail
  - 12' wide
- ④ Concrete Sidewalk
  - 6-10' wide

### Facilities ||

- ⑤ Multi-Purpose Play Area Building
  - Includes: restrooms, changing rooms and splash pad mechanical system
- ⑥ Multi-Use Event Building

### Features ||

- ⑦ Dog Park
  - Agility/play features
  - Bordered by 4' high perimeter fence
  - 50' x 100'
- ⑧ Community Garden
  - Raised beds, 5' x 15'
  - Crushed granite walking surface
  - Bordered by 4' high decorative fence
  - 8' x 12' Garden storage shed
- ⑨ Formal Garden
  - See Enlargement Plan
- ⑩ Splash Pad
  - Approx. 2,500 square feet
  - Adjacent concrete plaza with shade structures + open lawn area
- ⑪ Existing Playground
  - Enhanced perimeter walkway to align w/ splash pad + plaza design
- ⑫ Synthetic Turf Grand Lawn
- ⑬ Park Sign
- ⑭ Half-Court Basketball
- ⑮ Open Lawn
  - Synthetic turf (alternative option)
- ⑯ Social Bosque
  - Crushed granite surface with landscape buffer from trail
  - Columnar tree plantings
  - Picnic table/cafe table seating
- ⑰ Ornamental Fence
- ⑱ Holiday Tree Location





### DEVELOPMENT CONSIDERATIONS

The park is developed primarily for youth athletic uses and offers few, if any, amenities for neighborhood use. A proposed redevelopment scenario was created in 2007 and included facilities such as a full-size ball diamond in lieu of the existing general purpose field, a little-league sized field, and expansion of the parking lots. Since the 2007 Plan was developed additional property was purchased by the City to primarily facilitate a pedestrian overpass connection over Interstate 94 as shown. Given uncertainty of desires and demand for the space it is recommended that a detailed master plan be developed prior to any future improvements taking place. Current user groups include: VFW, Legions, u17/u19 ball teams, as well as amateur baseball. Short-term improvements could include:

- Provide additional site amenities such as picnic tables, benches, trash/recycle receptacles, etc.
- Improve overall park aesthetics with additional well-placed landscaping, especially along the property lines of adjacent residential properties



**MEADOW  
LAKES ESTATES  
PARK**

CLASSIFICATION  
Greenway / Open Space

SIZE  
13.2 acres

**DEVELOPMENT CONSIDERATIONS**

Island View Estates Park is currently an undeveloped parcel that is intended to provide a greenway corridor for a potential future regional trail connection. It is unlikely this parcel will be developed as a Neighborhood Park given the density of the adjacent residential areas, access and visibility, and physical constraints due to the existing natural resources.

**PROPOSED IMPROVEMENTS**

- Continue to protect and manage the existing natural resources within the park and open space



PROPOSED IMPROVEMENTS

- ✓ Provide a roadway and multi-use trail connection into the park from Rogers Drive, including an entrance / wayfinding sign at the entrance point as shown
- ✓ Provide a parking lot (~100 stalls) between the two existing ballfield as shown.
- ✓ Consider expanding the main concessions building to allow for an outdoor performance stage and venue. The existing open lawn space could be used for spectator seating. Sound and additional traffic generated from concert events should be carefully considered and addressed prior to moving forward with this type of facility.
- ✓ Provide two sand volleyball courts as shown.
- ✓ Provide an additional concessions / restroom building as demand warrants as shown.
- ✓ Provide an enhanced vegetative buffer along the northeastern property line as shown.
- ✓ Improve overall park aesthetics with additional well-placed landscaping, especially along the property lines of adjacent residential properties.

Also refer to Rogers Middle School for additional recommendations.



**NORTHRIDGE PRESERVE**

CLASSIFICATION  
Greenway / Open Space

SIZE  
20.0 acres

**DEVELOPMENT CONSIDERATIONS**

Northridge Preserve is currently an undeveloped parcel that is intended to provide a greenway corridor for a potential future regional trail connection. It is unlikely this parcel will be developed beyond the proposed trail improvements given the density of the adjacent residential areas and physical constraints due to the existing natural resources.

**PROPOSED IMPROVEMENTS**

- Continue to protect and manage the existing natural resources within the park and open space



City of Rogers Proposed North Community Park Tennis and Soccer Improvements Area

School District / City of Rogers Proposed High School Improvements Area

**ROGERS HIGH SCHOOL + ACTIVITY CENTER**

**CLASSIFICATION**  
School  
**SIZE**  
90.0 acres

**PROPOSED IMPROVEMENTS**

- ✓ Provide a roadway and multi-use trail connection into the park from James Road, including an entrance / wayfinding sign at the entrance point as shown
- ✓ Expand the existing parking lot (to ~100 stalls) and pave as shown
- ✓ Consider adding lighting to the fields to expand playing time and maximize the efficiency of the complex
- ✓ Improve overall park aesthetics with additional well-placed landscaping

Also see proposed improvements as shown on page 3.58.



City of Rogers Proposed North Community Park Tennis and Soccer Improvements Plan

PLAN HIGHLIGHTS

INDOOR TENNIS FACILITY  
(120' x 400')

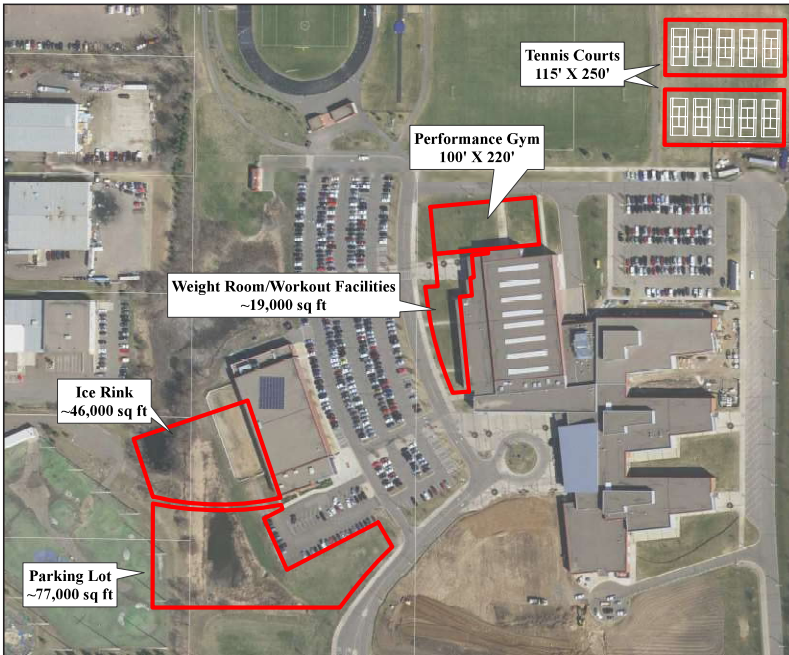
OUTDOOR TENNIS COURTS  
(114' x 190')

SOCCER FIELDS  
(180' x 360')

TRAIL CONNECTIONS  
(Accessible, paved)

ADDITIONAL PARKING  
(~110 stalls)

VEHICULAR ACCESS FROM 147TH AVENUE NORTH  
(Gravel surface with gate at entrance)



School District / City of Rogers Proposed High School Improvements Plan

PLAN HIGHLIGHTS

OUTDOOR TENNIS COURTS  
(115' x 250')

PERFORMANCE GYM  
(100' x 220')

WEIGHT ROOM / FITNESS FACILITIES  
(19,000 SF)

ICE RINK  
(~46,000 SF)

PARKING LOT  
(~77,000 SF)



**ROGERS  
MIDDLE SCHOOL**  
CLASSIFICATION  
School  
SIZE  
22.7 acres

### PROPOSED IMPROVEMENTS

- ✓ Provide an 8-lane indoor lap pool in location shown
- ✓ Provide striping for pickelball on existing tennis courts
- ✓ Improve overall park aesthetics with additional well-placed landscaping, especially along the property lines of adjacent residential properties

Also refer to North Community Park for additional recommendations.



## SHADOW WOODS PARK

CLASSIFICATION  
Neighborhood Park

SIZE  
2.4 acres

### PROPOSED IMPROVEMENTS

Shadow Woods Park was recently redeveloped in 2017 adding a new play area, including new equipment, safety surfacing, perimeter walkways, and site furnishings. The following improvements are proposed to complete the overall park enhancements and design:

- Provide site furnishings, including benches, picnic tables, trash / recycling receptacles
- Provide a shade / picnic shelter within existing circular plaza space
- Remove the NE access drive and convert the existing parking area into a hardcourt surface with a basketball hoop
- Relocate the existing portable restroom near the south parking bay and provide an enclosure
- Pave the existing parking bay and complete the internal trail loop system as shown





**SOUTH  
COMMUNITY  
PARK + ROGERS  
ELEMENTARY  
SCHOOL**

**CLASSIFICATION**  
Athletic Facility

**SIZE**  
51.3 acres

23.0 ACRES  
*Rogers Elementary School*

28.3 ACRES  
*South Community Park*

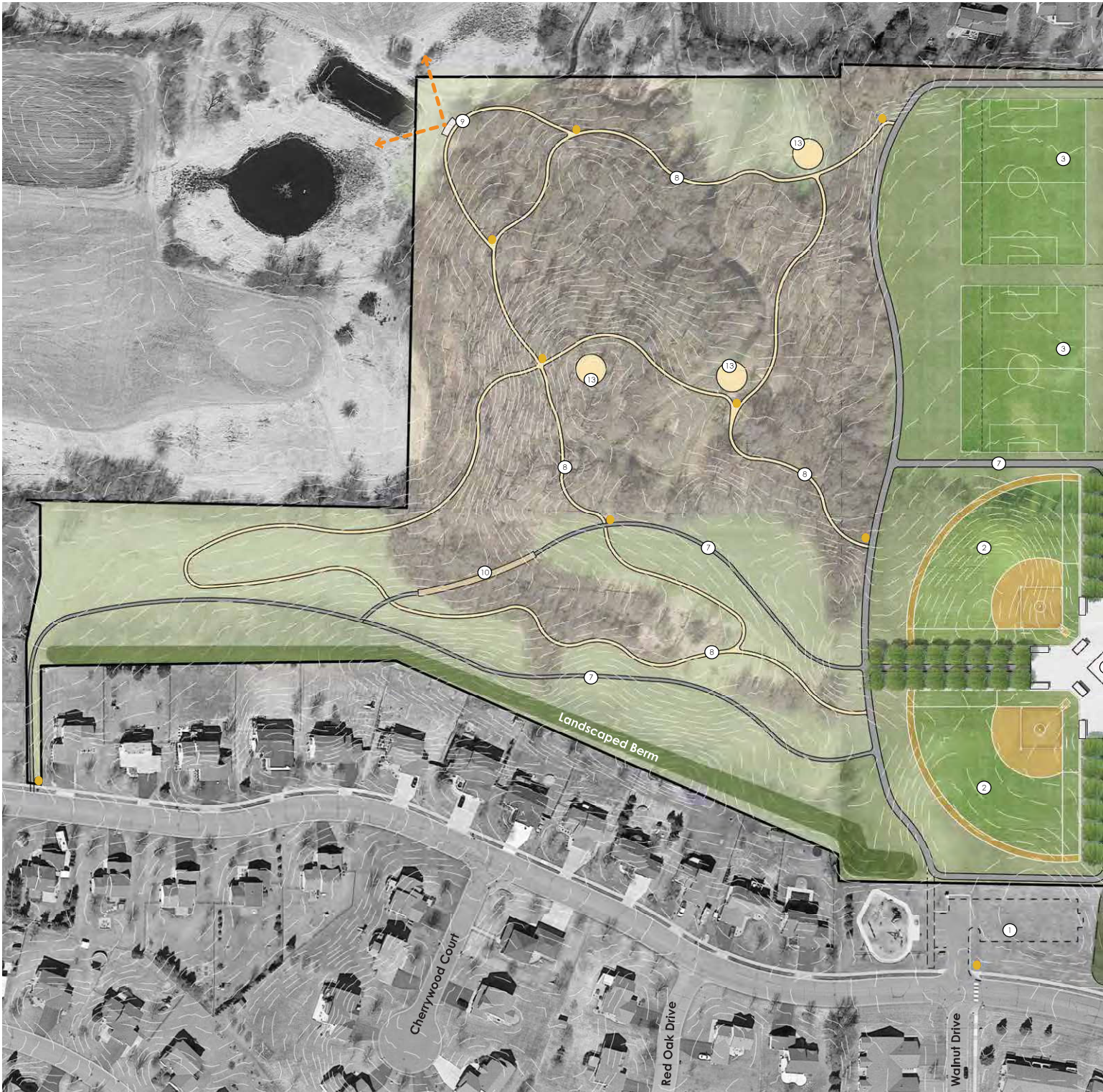
**DEVELOPMENT CONSIDERATIONS**

The 2007 Plan proposed redeveloping the existing site to accommodate four general purpose ballfields with two soccer-field sized overlays within the space directly east of the school. As part of the 2017 Plan Update a master plan was developed for the school property in conjunction with South Community Park. The master plan focused on providing youth-oriented athletic facilities that complement the existing facilities and elementary school setting.

**PROPOSED IMPROVEMENTS**

- ✓ See pages 3.62 and 3.63 for the 2018 South Community Park Master Plan.

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SOUTH COMMUNITY PARK 2018 MASTER PLAN

## DEVELOPMENT CONSIDERATIONS

See legend below for proposed development considerations.

**Parking + Circulation | |**

- ① Proposed Parking
- Expand existing school lot
  - Expand Dutch Knoll lot
- Parking Count Breakdown
- Rogers Elementary Existing: 208 stalls
  - Rogers Elementary Additional Proposed: 50 stalls
  - Dutch Knolls Park Existing: 5 stalls
  - Dutch Knolls Park Additional Proposed: 37 stalls
  - NorthRidge Fellowship Existing: 147 stalls
  - Total Parking + Proposed: 402 stalls

**Athletics Expansion | |**

- ② Youth Ballfields
- 4 fields
  - 225' outfield
- ③ Soccer/Lacrosse Fields
- 4 youth fields (180'x240')
  - Space can accommodate 2 full size soccer fields (240'x360')
- ④ Hockey Rinks/Multi-Use Courts
- 2 hockey rinks with boards
  - Can accommodate 6 pickleball courts
  - Roller hockey court in summer months
- ⑤ Leisure Rink
- Maintained lawn space for winter skating
- ⑥ Ninja Warrior Obstacle Course
- Various obstacles to challenge users of all ages

**Trails | |**

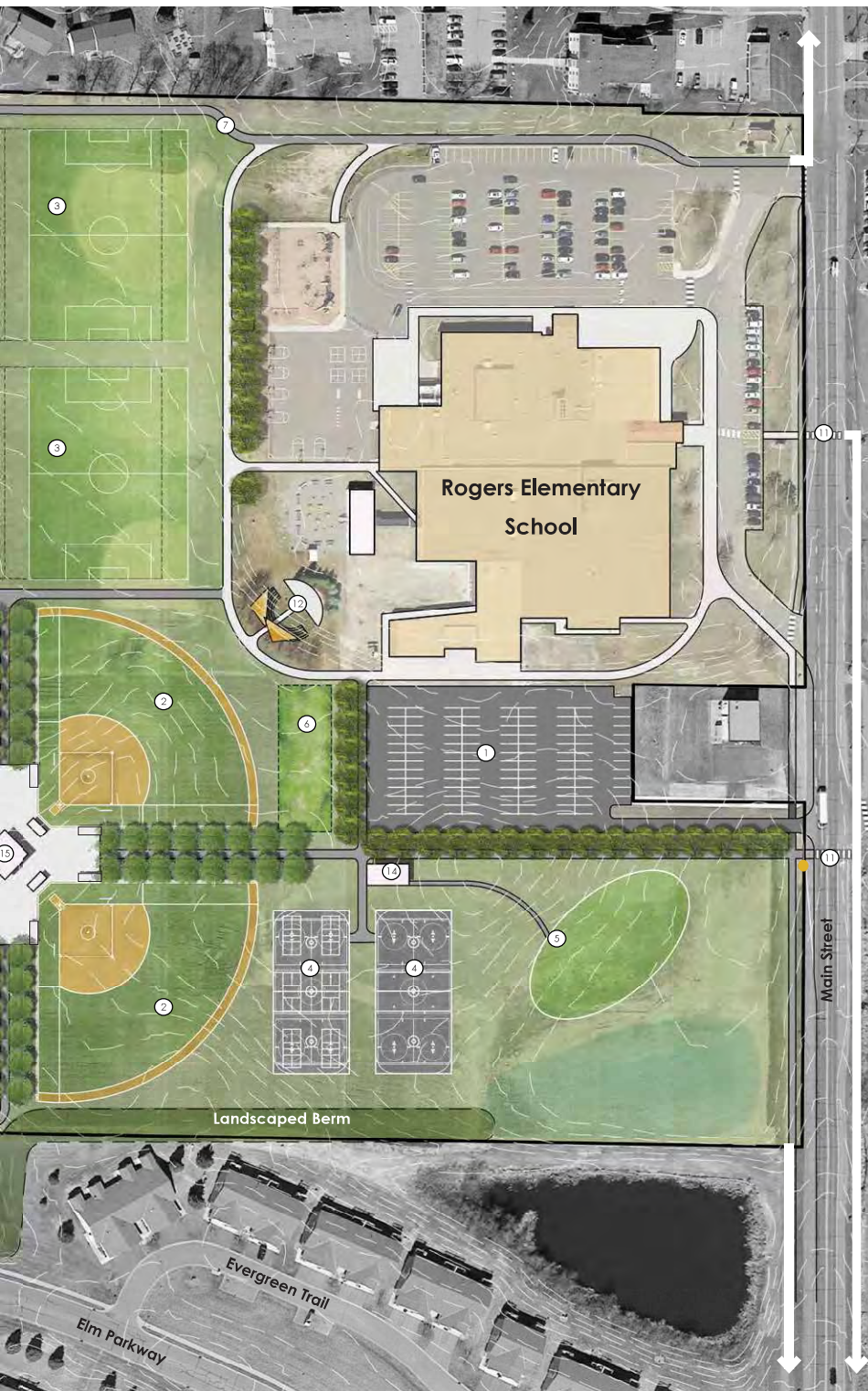
- ⑦ Bituminous Trail Loop
- 10' wide
- ⑧ Mowed/Natural Surface Trails
- 5' wide
- ⑨ Overlook Area
- 40 sqft elevated deck
- ⑩ Boardwalk
- 5' wide
- ⑪ Crosswalks
- Relocate to improve pedestrian safety

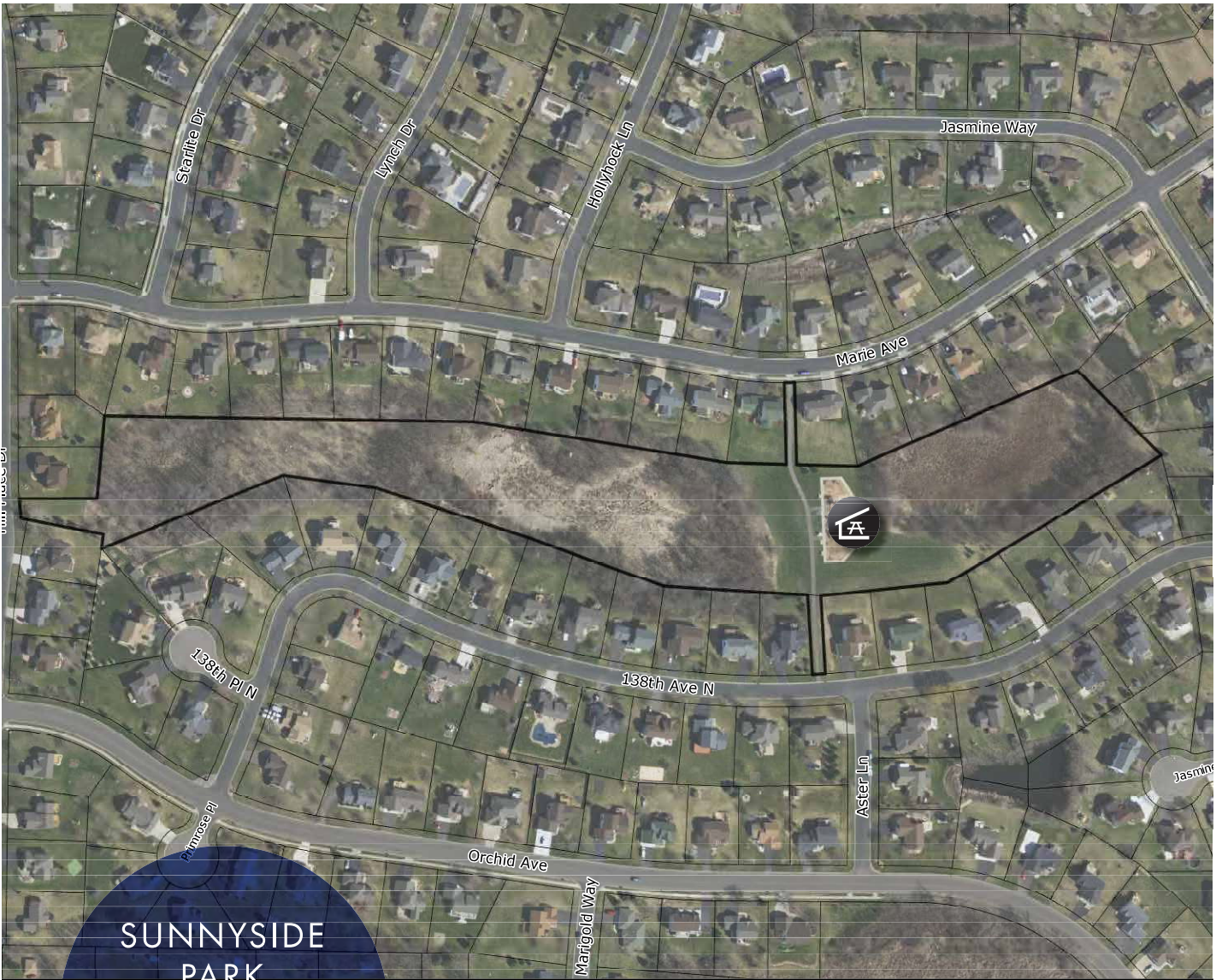
**Education | |**

- ⑫ Outdoor Gathering Space
- Amphitheater element for outdoor lessons/performances
  - Shade sails
  - Presentation platform space
- ⑬ Education Pods + Signage
- Educational signage + teaching exercise opportunities
  - Picnic table(s) + waste receptacle(s)

**Facilities | |**

- ⑭ Multi-Use Rink Building
- 24'x48'
  - Includes: restrooms, warming area, zamboni storage space
- ⑮ Multi-Use Ballfield Building
- 24'x24'
  - Concessions, restrooms + storage
- Park Signage
- Park + Trail signs





**SUNNYSIDE PARK**

CLASSIFICATION  
Neighborhood Park

SIZE  
10.2 acres

**PROPOSED IMPROVEMENTS**

The park was redeveloped in 2007 which included a new play area, trail connection to the streets north and south of the park, and overall aesthetic enhancements. Given the park parcel is narrow with much of it being undevelopable wetland areas the proposed improvements are relatively limited and are focused around the play area.

- ✓ Provide a shade / picnic shelter adjacent to the play area
- ✓ Include updated amenities that promote social gathering for all age groups (variety of seating options and areas)
- ✓ Improve overall park aesthetics with additional well-placed landscaping, especially along the property lines of adjacent residential properties and around the play area
- ✓ Continue to protect and manage the existing natural resources within the park and open space



**WALKER PARK**  
CLASSIFICATION  
Neighborhood Park  
SIZE  
9.3 acres

**PROPOSED IMPROVEMENTS**

- ✓ Provide a natural-surfaced nature loop system within the park as shown with rest stops (bench seating or picnic table) at 2-3 select locations along the trail
- ✓ Incorporate wayfinding / educational signage as appropriate along the trail loop
- ✓ Continue to protect and manage the existing natural resources within the park