



Mapleton Park Board



Mapleton Park Board

651 2nd Street, P.O. Box 287

Mapleton, ND 58059

October 4, 2019

RE: Public Input Meeting Feedback
Ashmoor Glen Park
Mapleton, North Dakota

Dear Property Owner:

The Mapleton Park Board held a Public Input Meeting on September 18, 2019 to discuss the potential park being proposed in the Ashmoor Glen neighborhood. Based on feedback provided by attendees at the meeting, it was determined that the questionnaire provided at the meeting should be revised to provide additional options for input on approximate cost to owners or the desire for a park. The questionnaire was also simplified with less questions to focus more specifically on the size/cost of the proposed park. Additionally, the Park Board felt it was necessary to provide written answers to questions that were frequently asked during the Question/Answer portion of the Public Input Meeting. We ask that you spend time to review the Frequently Asked Questions provided in this mailing before you complete the questionnaire. There is also additional information that you can review on the Park Board's website by clicking the "Parks and Recreation" link at www.mapletonnd.com, which includes the following:

- PDF copy of the PowerPoint presentation from the Public Input Meeting
- Video of presentation during the Public Input Meeting
- Printable copy of Park Questionnaire (revised from the original provided at the Public Input Meeting)
- Link to SurveyMonkey Park Questionnaire

At this time we are requesting you to provide feedback on the potential Ashmoor Glen neighborhood park. Feedback can be provided by completing and mailing or emailing the enclosed questionnaire to the below address, or completing the online survey at <https://www.surveymonkey.com/r/AshmoorGlenParkInput>, by the end of Sunday, October 27, 2019. Only submit one questionnaire per household. If you have any questions, please feel free to contact Anthony Sommerfeld at 701-551-1047 or by email at anthony.sommerfeld@mooreengineeringinc.com.

Mail questionnaire to:

Moore Engineering
Attn: Anthony Sommerfeld, Project Engineer
925 10th Avenue East
West Fargo, ND 58078

Email questionnaire to:

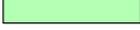
anthony.sommerfeld@mooreengineeringinc.com
Subject: Ashmoor Glen Park Questionnaire

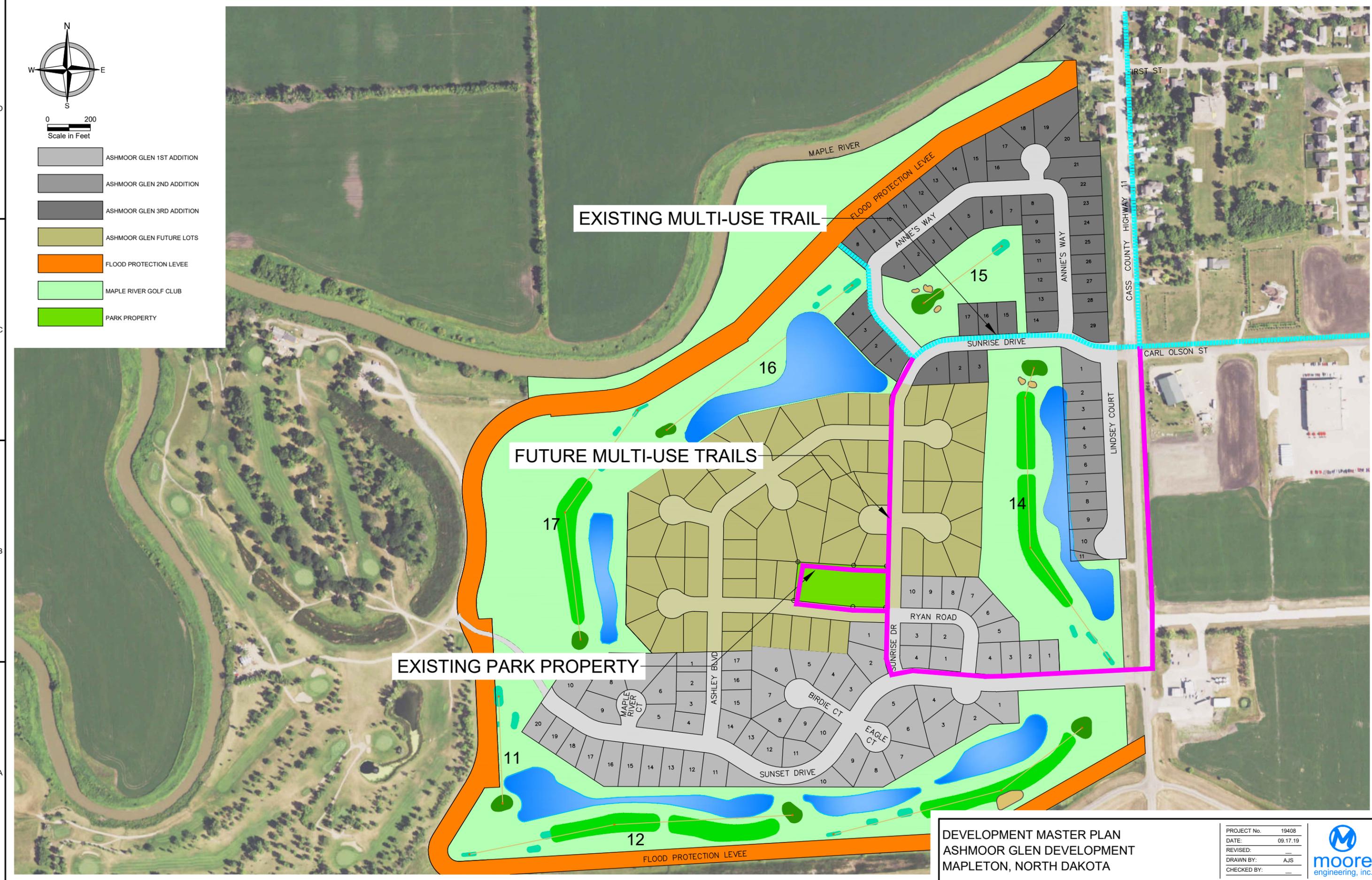
The Park Board will be reviewing the input from the questionnaires on November 13, 2019. The next steps after this meeting are outlined in the Frequently Asked Questions enclosed in this letter.

Thank you in advance for providing your feedback.

Sincerely,
Mapleton Park Board



-  ASHMOOR GLEN 1ST ADDITION
-  ASHMOOR GLEN 2ND ADDITION
-  ASHMOOR GLEN 3RD ADDITION
-  ASHMOOR GLEN FUTURE LOTS
-  FLOOD PROTECTION LEVEE
-  MAPLE RIVER GOLF CLUB
-  PARK PROPERTY



DEVELOPMENT MASTER PLAN
 ASHMOOR GLEN DEVELOPMENT
 MAPLETON, NORTH DAKOTA

PROJECT No.	19408
DATE:	09.17.19
REVISED:	
DRAWN BY:	AJS
CHECKED BY:	





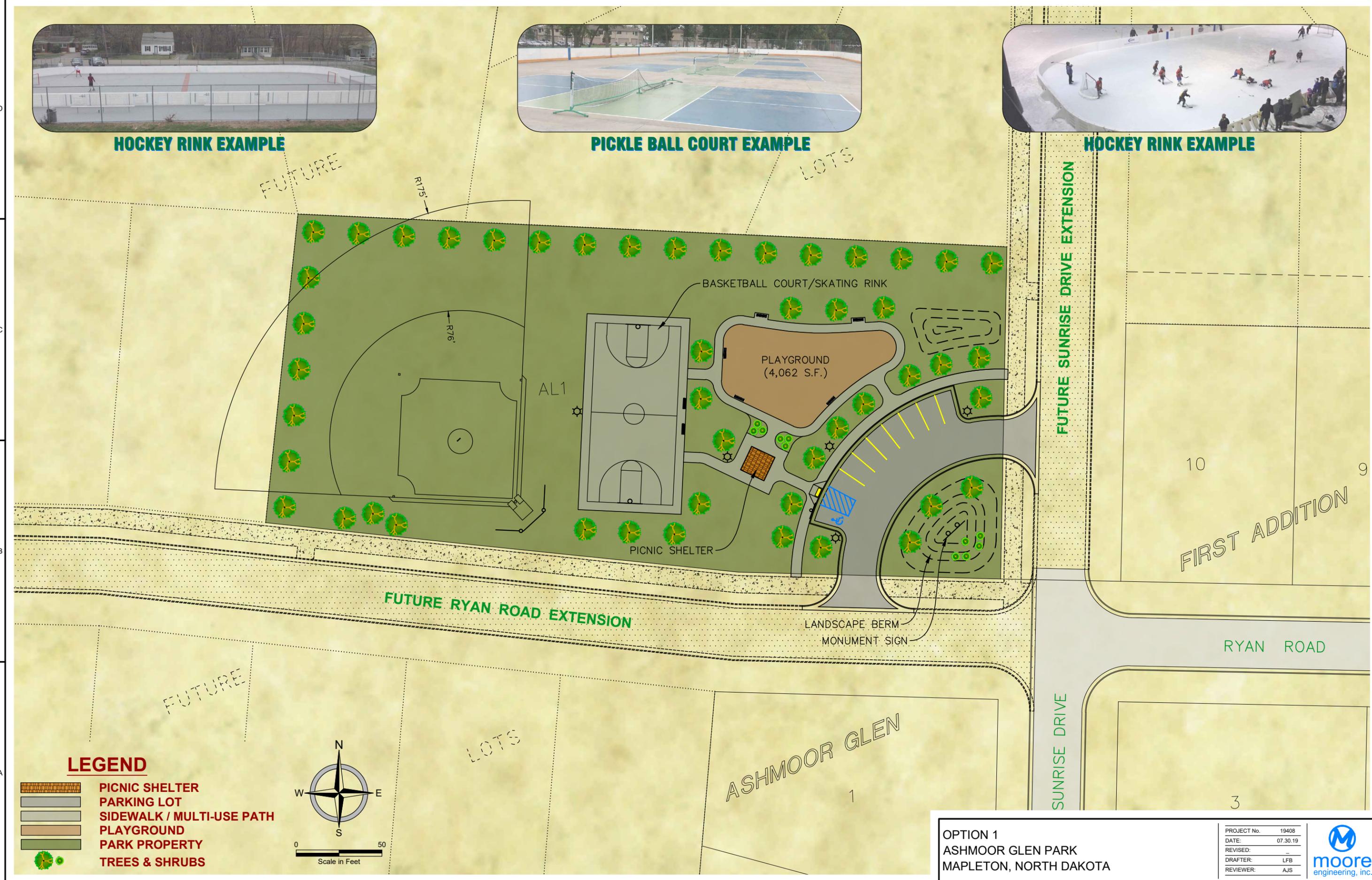
HOCKEY RINK EXAMPLE



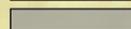
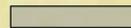
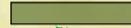
PICKLE BALL COURT EXAMPLE

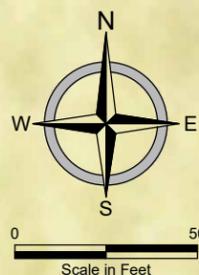


HOCKEY RINK EXAMPLE



LEGEND

-  PICNIC SHELTER
-  PARKING LOT
-  SIDEWALK / MULTI-USE PATH
-  PLAYGROUND
-  PARK PROPERTY
-  TREES & SHRUBS



OPTION 1
ASHMOOR GLEN PARK
MAPLETON, NORTH DAKOTA

PROJECT No.	19408
DATE	07.30.19
REVISED:	
DRAFTER:	LFB
REVIEWER:	AJS





HOCKEY RINK EXAMPLE



PICKLE BALL COURT EXAMPLE



HOCKEY RINK EXAMPLE

FUTURE

LOTS

FUTURE SUNRISE DRIVE EXTENSION



10

9

FIRST ADDITION

FUTURE RYAN ROAD EXTENSION

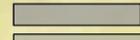
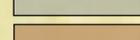
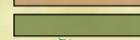
LANDSCAPE BERM

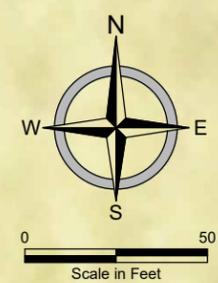
RYAN ROAD

SUNRISE DRIVE

ASHMOOR GLEN

LEGEND

-  PICNIC SHELTER
-  PARKING LOT
-  SIDEWALK / MULTI-USE PATH
-  PLAYGROUND
-  PARK PROPERTY
-  TREES & SHRUBS



OPTION 2
 ASHMOOR GLEN PARK
 MAPLETON, NORTH DAKOTA

PROJECT No.	19408
DATE:	07.30.19
REVISED:	
DRAFTER:	LFB
REVIEWER:	AJS





Frequently Asked Questions

Why are we looking at constructing a park in Ashmoor Glen?

- The Park Board has received more and more requests of when a park would be built in the Ashmoor Glen neighborhood. Due to the increased interest, the Park Board wanted to explore the options and determine what type of park the neighborhood would want. The Park Board hired a company to complete a study to assist in public involvement and prepare conceptual park layouts and costs. Based on the outcome of this study, the Park Board will decide whether or not to proceed with a park project.

Why did we have a Public Input Meeting?

- After sending out an initial survey to the residents of Ashmoor Glen on March 8, 2019, the Park Board reviewed the results on April 17 that were obtained through the due date of March 25. This data that showed 24 of 36 residents who responded wanted some type of park.
- It was learned by the Park Board while reviewing the initial results on April 17 that some residents did not receive the questionnaire or were out-of-town at the time. The Park Board decided to accept late submissions and allowed for additional questionnaires to be submitted from April 17 to April 26. When the Park reviewed the modified data, it was determined that 26 of 49 were in favor of a park.
- Since the majority of residents who voted indicated they wanted a park, the Park Board decided to start looking at park options.
- The cover letter provided with the initial survey also indicated that the Park Board would hold a Public Input Meeting to review conceptual layouts created based on the top ranked amenities after receiving the initial feedback.

How was it determined to propose a \$950,000 project in the initial concept?

- When reviewing the responses from residents that wanted a park, a park with more amenities was desired. It was decided to provide a master plan for a park with more amenities, then look at reducing the project cost by phasing the park amenities if the overall project cost for all amenities was too high. Having a master plan for the future will optimize the available park space as best as possible, and allow for future expansion if the residents want to see more amenities.



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Only one “size/cost” of project was presented. Can we construct a smaller park for less cost?

- The Park Board provided a master layout based on the available park land that would provide the top ranked amenities that were identified in the initial questionnaire submitted earlier in March. If the cost is too high for the proposed park layout presented at the Public Input Meeting, the Park Board can propose to complete less amenities during a first “phase” of the project. The top park amenity in the initial questionnaire was a playground.
 - An example of phasing the project could be the following:
 - Phase 1: Playground & greenspace
 - Phase 2: Basketball court and sidewalk
 - Phase 3: Parking lot & Shelter
- If the project cost is too high, we will be looking for feedback on which amenities to include in the first phase.

Why was the conceptual “Cost Per Lot” split between 179 lots, when there are currently only 116 residential lots?

- Special Assessments for a park are typically assessed equally to each Lot that receives benefit from the project, either today or in the future. For this project it was proposed to consider all residential Lots in the master plan for the Ashmoor Glen development (platted and unplatted) as properties that benefit from the park. This means that the current residents and potential future residents of future Ashmoor Glen Addition(s) would pay an equal share. If the project does not proceed with the entire development being specially assessed, the Park Board would consider reducing the park amenities to maintain approximately the same “Cost Per Lot” that appears to be acceptable to the majority of property owners.
- If the Park Board pursues a project that excludes the future additions of the Ashmoor Glen development, then those properties would not pay for the park, even in the future if lots are added shortly after the park is constructed. If the park project is phased, the cost for the future phases of the park could be allocated differently between the existing and future lots as best as possible to provide an overall fair special assessment for each Lot. A similar Protest Hearing process would need to be followed before the next phase could start.

Why can’t we apply for grants before we determine what kind of park we want?

- Grants require that you have a plan and conceptual cost to apply for funding. The goal is to determine these items during the Study phase, prior to submitting for grant funds.

Why are we only trying to secure 20% grant funding when they could cover 50%?

- While each grant is different, most consider how much you request in how they evaluate your request. Each grant only allocates so much funding each year, so requesting 50% on a \$950,000 project is substantially different than requesting 50% on a \$20,000 project.
- One of the grants the Park Board will be pursuing scores you based on the amount of funds requested, with the higher matching funds requested the lower score you receive in that category.



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Why doesn't the entire City pay for the park?

- The precedence set by other neighborhood parks was that they were paid for by those neighborhood residents, not the entire City. The Park Board does not plan to change how this is done as it would not be fair to the other residents of Mapleton who paid for their park.

Is there a way for the entire City to pay for portions of the project?

- Yes, portions of the project that are more regional amenities could be paid for by a larger area of the City. These regional amenities can also come in the future as part of a phased project. An example of this could be an Activity / Warming Shelter. There is a process to do this, which requires a similar Protest Hearing involving all residents in the city before the Park Board could proceed with those improvements.

Why did we have to pay for the new school playground?

- The school playground is owned by the Mapleton School District. How those costs were allocated was determined by the Mapleton School District when the new school was built. The Mapleton Park Board was not involved in the development of that park.

What happens after we provide this feedback?

- The Park Board will review the feedback at their next meeting. Depending on the feedback, the Park Board may adjust the amenities in the park, and the size/cost of the initial phase of the park. Once they determine a project they would want to proceed with, they will hold a Public Informational Meeting explaining the project they propose to construct. The Park Board will then provide all property owners in Ashmoor Glen the ability to submit a written protest if they do not agree with proposed park improvements. Additional information will be provided on the Protest Hearing process at that time. If less than 50% of the property area protests, the Park Board will consider proceeding into the Design and Bidding phase of the project. If bids received from Contractors are reasonable in cost, the Park Board will work with a Contractor to construct the park, potentially next summer.



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Ashmoor Glen Development Park Questionnaire

1. Date: _____
2. Address of Property (needed to verify no duplicates and residence in Ashmoor Glen):

3. Based on the conceptual project costs shown in the table below, please circle the “Per Lot” cost you would be willing to pay for a neighborhood park. The “Per Year”, “Per Month” and “Project Cost” are only for reference, so you do not need to circle those.

Conceptual Project Costs			
Per Lot	Per Year**	Per Month**	Project Cost*
No Park	\$0	\$0	\$0
\$1,700	\$170	\$14	\$300,000
\$2,800	\$280	\$23	\$500,000
\$4,200	\$420	\$35	\$750,000
\$5,300	\$530	\$44	\$950,000

*Based on 179 lots

**Based on 5.5% interest for 15 years

If you circled “No Park” above, you may choose to not complete the remainder of the survey.

4. If you are in favor of a park, which park master plan option do you like best?
 - a. Option 1 – Curved parking lot with athletic court closer to the interior of park.
 - b. Option 2 – Rectangle parking lot with athletic court near “Future” Sunset Drive road.
 - c. Neither – I have provided feedback on the back side of proposed changes.
5. Please provide on the back side any additional comments you have in regards to the proposed park.



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Park Amenities (playground, shade shelter, hockey rink, athletic court, drinking fountain, back stop, landscaping, lighting, etc.):

Park Layout & Size:

Park Cost and Funding Opportunities:

General Comments:
