



To: City Council

Agenda Item #: VIII. C.

From: Ann Kattreh, Director
Parks & Recreation Department

Action

Discussion

Date: March 12, 2013

Information

Subject: Consider Approval of Yorktown Park Pilot Community Garden and Parking Lot

Action Requested:

Approve the Yorktown Park Pilot Community Garden and Parking Lot Project.

Information / Background:

A brief history of recent community garden discussions:

- 2009 – City of Edina assesses public spaces for community gardens, action was tabled at that time
- March 2012 – City Council members expressed a desire to revisit the community garden question on public land
- March to June 2012 – **do.town** community conversations identifies a base of supporters
- July 2012 – City Council encourages community health committee to add community gardens to their work plan
- August 6, 2012 – Mayor Hovland and the Council proclaimed Aug. 11th as Community Garden Day – recognizing ALL a community garden brings to your community
- August 7, 2012 – **do.town** begins letter writing campaign to City Council and Community Health Committee – 7 letters generated
- September 2012 – **do.town** administers a petition drive at The Durham – resulting in 47 signatures
- October/November 2012 – Community Health Committee recommends to City Council a pilot community garden at Yorktown Park
- November 2012 – **do.town** meets with the Southdale YMCA to confirm their interest in partnering on a community garden project
- December 2012 – **do.town** hosts a meeting at the Southdale YMCA
- January 8, 2013 – The Park Board selected Ellen Jones and Dan Peterson to serve on the Yorktown Community Garden Work Group.

- January 2013 – PLANNING BEGINS. Staff collected community garden data from 16 neighboring communities, compiled the data, completed a project timeline and prepared a Draft Rules and Policies document.
- January 30, 2013 – Recreation Supervisor Donna Tilsner, Assistant Director Susan Faus and Director Ann Kattreh hosted the first Yorktown Park Community Garden Work Group meeting.
- February 12, 2013 – Park Board approved the Draft Rules and Policies document with some revisions requested.
- February 27, 2013 – The second community garden meeting was held. The work group discussed the timeline, parking lot, rules, policies, marketing, the application form and master gardener opportunities.
- March 12, 2013 – The Park Board held a public hearing and was asked to review and comment on the proposed community garden and parking lot. The unapproved portion of the minutes from that meeting is attached.
- March 20, 2013 – The third community garden meeting was held. The work group, chaired by Ellen Jones, made the following recommendation:

The Yorktown Park Community Garden Project Working Group recommends that a parking lot, no larger than 15 stalls be built out of temporary millings from the Public Works department as opposed to an asphalt surface. In addition, the smaller lot should be shifted south to allow for more open space. They stated that if the council wants a parking lot it is doing it for other reasons than to benefit the park. There was one opposition by Park Board Member Dan Peterson who wants the parking lot paid for by the YMCA.

Staff is requesting your approval of the overall community garden project and on the proposed site plan, including a new, shared use parking lot with the YMCA. The YMCA is proposing to pay for the construction and maintenance of the parking lot on Yorktown Park property. The City would have reserved spots for gardeners. The net gain in parking spots for the YMCA is 29 spots. There is currently no parking at Yorktown Park and the lack of parking has limited the use of the park. The YMCA experiences significant parking shortages during the winter months. During the summer months, the YMCA's back parking lot is a busy bus staging area for kids programming, day trips and camps. Staff contacted the Durham Apartments to discuss a parking partnership and they are unable to accommodate Yorktown Park parking. A parking lot in this park will increase the use of the park and give us the ability to program both the community garden and the grassy areas of the park. The Nine Mile Creek Trail will also run on the north border of the park. This parking lot would provide safe access to the trail for walkers or bikers. The Engineers estimate for the parking lot is \$66,000. The City proposes to construct the parking lot and be reimbursed by the YMCA for all associated costs. Soil testing and soil borings have been completed and it was determined that the site is conducive for a garden and for a parking lot.

At the March 12 Park Board Meeting staff asked for review and comment on the proposed community garden project and associated parking lot. Members Cella, Deeds, Gieseke, Hulbert, D. Peterson, K. Peterson, Segreto, and Steel spoke in favor of the proposed community garden and parking lot. Member Jacobson agrees that a parking lot is needed, but has reservations about size and access. Member Jones is opposed to the parking lot as proposed. Both Members Jacobson and Jones were in favor of the community garden as proposed.

Staff also recommends constructing a 4' high black vinyl fence around the garden to provide an attractive solution for keeping rabbits and other small animals out of the garden. When fencing is not provided, individual plot holders are forced to put up their own fencing and the area quickly becomes unsightly. Staff recommends a water containment tank in the first season and will budget for a permanent water supply as soon as possible. Bike racks, benches and signage will be provided this year. Staff is currently working on a calendar of educational topics and programming that will be covered throughout the summer. We are working with Larry Cipolla, a master gardener, to determine programming opportunities. The YMCA will be given 2- 10' X 15' plots and we will be partnering with them on other programming and marketing opportunities as well.

Whole Foods has granted us a Community Day on 4/18. Five percent of the sales on that day will be donated to the Yorktown Community Garden. The anticipated donation amount is approximately \$3,000. This will pay for signage, bike racks, etc.

ATTACHMENTS:

- A. Community Garden Rules and Policies
- B. Community Garden Timeline
- C. Community Garden Plot and Site Map
- D. Community Garden Budget
- E. City Comparison of Community Gardens
- F. Spring Garden Basics
- G. Yorktown Community Garden and Parking Lot
- H. Draft, Unapproved March 12 Park Board Minutes

Attachment A

CITY OF EDINA YORKTOWN PARK PILOT COMMUNITY GARDEN RULES & POLICIES

1. Plots are intended for personal use only. Gardening for commercial purposes is prohibited.
2. Gardeners are responsible for planting, weeding, and watering. Harvest produce from your designated plot only.
3. Gardeners are responsible for bringing their own tools. Storage is not provided.
4. Water source is available on site; you will be required to bring your own bucket. Hoses will not be provided.
5. Stakes that mark your plot's corners and have your plot name and number must be left in place all season.
6. There will be trash and recycling receptacles on site.
7. A compost bin will be available for your use.
8. Please park in designated parking areas only.
9. Pets are not allowed inside the fence of the garden area.
10. Insecticides or herbicides may not be used in order to create and nurture healthy soil and a healthy plant environment in the garden.
11. Gardener will not plant illegal drugs or any invasive plants.
12. Tobacco, illegal drugs or alcoholic beverages are not allowed in Yorktown Park.
13. Only seasonal (annual) plants may be planted. No perennials, shrubs or trees are allowed to be planted.
14. No individual temporary fencing is allowed. No permanent structures or other decorative items are allowed.
15. Bio-degradable mulch such as compost, leaves, straw and hay are encouraged.
16. Please keep weeds to a minimum. If weeds are growing 12" tall on more than 1/3 of your pot or if you have extended your plot beyond the assigned boundary lines, you will be contacted by the City by phone/email. You need to respond to this communication. Gardeners will have 2 weeks from the day we notify you to take the appropriate action before the plot will be tilled, plot must be maintained during any extended absences.
17. A walkway must be maintained around each garden plot. Crops, plants, vines, vegetation and weeds must be contained within boundaries of your garden plot. Overlapping on to adjacent pathways or garden plots is prohibited.
18. Anyone not tending his/her plot may risk losing their garden privileges for the year and lose priority registration for the following year.
19. Non-organic waste (cans, bottles and plastic containers) should be placed in the trash/recycling barrels provided.

CITY OF EDINA RESPONSIBILITIES

- City will take registrations and payments for the plots.
- City will plow, till, drag, measure and stake out the gardens in the spring.
- City will provide access to water.
- City will provide a designated area to park.
- City will designate compost site.
- City will till the plots after October 30.
- City will do an annual user survey to determine satisfaction with their experience.

Complaints, policies and mediations will be addressed by the community garden subcommittee with the City of Edina having the final authority. **City of Edina does not assume responsibility for acts of vandalism or loss of crops due to thefts or due to animals eating crops.**

Attachment A

YORKTOWN PARK PILOT COMMUNITY GARDENS RULES AND POLICIES CITY OF EDINA

This pilot Community Garden is owned and run by the City of Edina. In order to have a plot in the garden, you must agree to abide by the rules. Any outside people that you bring in to the garden are expected to follow these rules and the plot holder is responsible for communicating the rules to their guests. The rules are created in order to have a fruitful, secure, and enjoyable place to garden.



REGISTRATION INFORMATION

- Priority for plots is as follows for 2013: (1) Edina residents (2) People who work in Edina
(3) Non-residents
Next year: (1) Previous year Edina resident plot holders (2) Edina residents-new
(3) Previous non-resident plot holders (4) Non-residents - new
- Plots are assigned on a first-come, first-serve basis
- A waiting list will be maintained if garden plots fill, which is based on the date the application form is received.
- Gardeners may rent one plot per household.
- Payment can be in the form of a check payable to: **City of Edina**. We also accept VISA, MasterCard and American Express.
- There will be a fee of \$25 for a 10x10 and \$30 for a 10x15 plot.
- Garden plots are assigned to one person only and are not transferable. Others may garden at your site, but the responsibility for payment of fees, cleanup and other duties at the site will be the responsibility of the individual whose name is assigned to the plot.

PLOT INFORMATION

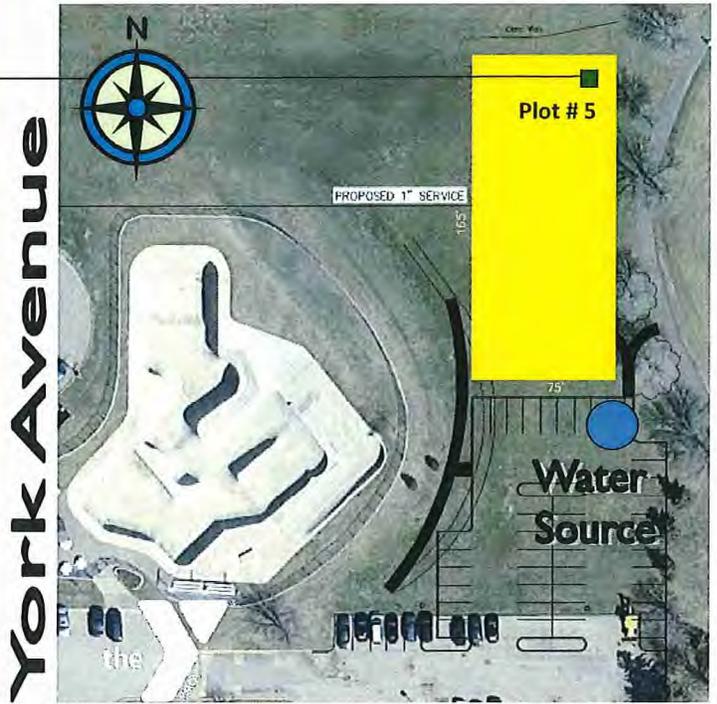
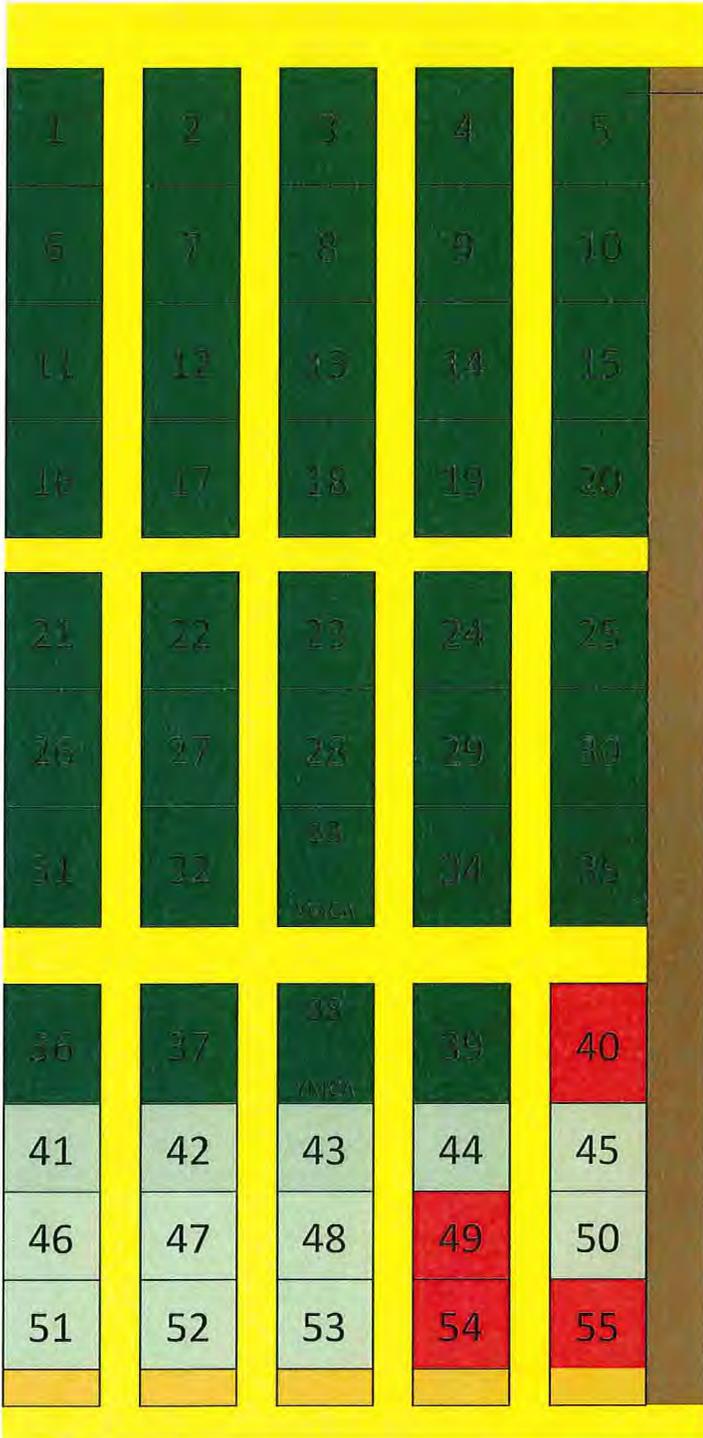
- The size of the plots will be approximately 10x10 and 10x15.
- Gardeners may begin planting on the third Saturday in May, weather permitting. In 2013, this is May 18.
- All gardens must be planted by June 3. If you are unable to meet this deadline, please contact the City of Edina.
- All non-organic and organic materials must be cleared out to ground level by October 30.
- If you must abandon your plot, please inform the city so it may be re-assigned. If there is no evidence of activity at your plot by June 3, it will be re-assigned. If you are unable to meet this deadline, contact the City of Edina. There will be no refunds on fees paid.

Attachment B

COMMUNITY GARDEN PROJECT TIMELINE

Rules and Policies	February 1
Park Board Approval (Rules and Policies)	February 12
Location and Parking	February 15
Soil Testing	February 15
Site Map	February 28
Application Form	February 28
Budget Completed	February 28
Park Board Public Hearing Park Board Review and Comment on Garden Proposal	March 12
Marketing Plan Finalized	March 12
Educational Plan	March 18
City Council Approval	April 2
Open Registration Edina Residents	April 4
Kick Off Event at Y	April 5
Plant Bed Construction	April 8
Open Registration for Non-Edina Residents	April 18
Garden Fence	May 3
Grand Opening	Week of May 13
Closing of Garden	October 30

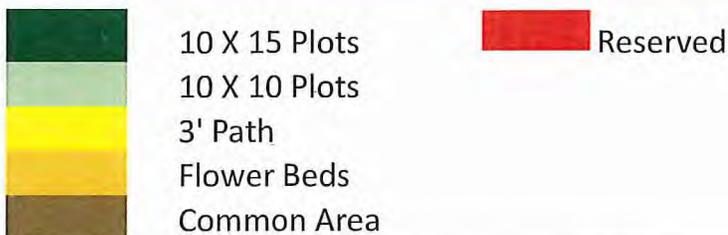
Attachment C



Southdale YMCA

Yorktown Park Pilot Community Garden

7335 York Avenue, Edina



Please note that a water source is available on site, you will be required to bring your own bucket to haul water from the water source. Gardeners also need to bring their own tools, as storage is not provided. Please read over all rules and policies to determine if renting a plot is right for you! Happy Gardening!

Attachment D

Line Items	1st Year	2nd Year
REVENUE		
Plot Fees	\$1,515.00	\$1,515.00
TOTAL REVENUE	\$1,515.00	\$1,515.00
EXPENSES		
Soil Borings and Testing	\$4,275.00	\$0.00
Mobilization	\$1,000.00	\$0.00
Chain Link Fence Design	\$8,500.00	\$0.00
Roto Tilling and Topsoil Prep	\$4,000.00	\$1,500.00
Hydraulic Soil Stabilizer	\$640.00	\$0.00
Compost Bin	\$400.00	\$0.00
Signage	\$1,400.00	\$0.00
Marketing & Promotions	\$825.00	\$450.00
TOTAL EXPENSES	\$21,040.00	\$1,950.00
NET REVENUE	(\$19, 525)	(\$435.00)

Attachment E

City	COST	SIZE OF PLOT	LIMIT	REGISTRATION	MISCELLANEOUS
HOPKINS/MTKA	\$20 for 1/	20 X 20	2 per household	3/5/2013- Residents	City tills
	\$50 for two- Hopkins			3/12 - Non Residents	Engineering dept. plots stakes
	\$25 -Mtka				Water spigot provided
					Photo ID needed
PLYMOUTH	\$40	14 X 14	2 per household	1/1 returning	City inspects each month
		1 " walkway of		2/1 New gardeners	Water spigot and hoses
		Wood chips			Provided
EAGAN	\$30	20 X 20	No information	No information	Pets not allowed in garden area
BUFFALO	\$25	10 X 20	2 per household	No information	Water available
					Pets not allowed in garden area
					City tills
					Looking at providing compost area
BROOKLYN PARK	\$50	20 X 20	1 per household	Returning by Dec. 7	Photo ID needed
				Feb. 1 new ones	Begin by May 15
BEMIDJI	\$20	15 X 15	No information	No information	City Stakes
	\$15	19 X 15			City provides water
					May 27 - Oct. 22
AUSTIN	\$20	15 X 20	No information	No information	City stakes, plows, marks
					City provides water with a timed
					Sprinkler system
HUTCHINSON	\$30	10 X 20	No information	No information	City stakes, plows, marks
					City provides water
ALBERT LEA	\$20	20 X 20	1st choice	No information	City provides water.
					City tills and fertilizes
FALCON HEIGHTS	\$25.00	10 X 12		No information	City provides hoses, water, composite once, waste pick up,
ANDOVER	\$30	10 x 15	1st choice plot by Jan. 1.	No information	Water provided. Fencing not provided
	\$50	25 X 35			This is on church property.
	\$60	20 X 75			Pesticides allowed
BLOOMINGTON	\$30	10 X 15	No information	Reg. begins 1-15	Water provided
		5 X 15			Raised bed for Handicap
INVER GROVE HEIGHTS	\$25	10 x 15	Request deadline May 3	No information	City plows. July they fertilize.
			Harvest deadline Oct. 19		Rec staff plots the plots.
					Water supply is far away. Some soil is sandy/rocky.
WILLMAR	No information	10 X 15	No information	No information	5 ' wood chip pathways.
					Boy scouts can help with clean up. They can do compost, build a bench, etc.
					Monthly newsletter. Worked with a Master gardener for advise.
ST. LOUIS PARK	\$25	16x16	No information	No information	
MONTICELLO	\$25	15x20	Residents first; non residents can reserve in		City provides shed, hoses, water and spigots, some gardening tools, and fence.

City	PARKING	RESTROOMS	FENCING
HOPKINS/MTKA	15	Yes	No
PLYMOUTH	Share with city workhouse	No	No. Plot owner can provide
HUTCHINSON	Street and apartment lot	No	No
BUFFALO	Yes, not much needed	Yes	4 Foot
BROOKLYN PARK	60 at farm location, only 15 at plots	Yes	10 Foot
ALBERT LEA	24	Port a Potty	No
FALCON HEIGHTS	50	Port a Potty	4 Foot
BLOOMINGTON	By an existing facility	Port a Potty	None provided, renters can put up 3-6 foot fence.
INVER GROVE HEIGHTS	20-25	Port a Potty	6-8 Foot
PRIOR LAKE	10	Port a Potty	No
MONTICELLO	3-4 close to garden, Community Center parking lot	Port a Potty	Chicken wire. 2-3 foot
ST. LOUIS PARK	6-8 close to garden, use of church lot, 50 more	Port a Potty	3 Foot

Garden Basics

FREE on Fridays at the Southdale YMCA, 7355 York Avenue

Rotary Room

Master Gardener Larry Cipolla will lead 3 FREE interactive sessions on all you want to know about gardening. Come with your questions and learn about the proposed pilot community garden at Yorktown Park in Edina.

Garden Basics and Best Practices - Session I

Friday, April 5, 6 - 8 p.m.

- Learn about what vegetables and herbs to grow and how to grow them
- What to grow in community garden and organic/non-organic fertilizers
- “Top 10” Garden Tools to consider plus Garden Designs/Themes to consider
- Using supports, cages, posts and poles

Garden Basics and Best Practices - Session II

Friday, April 19, 6 - 8 p.m.

- Community Garden Overview
- Heirlooms, open pollinated, hybrids and more
- How to minimize insect/soil borne diseases without chemicals
- Myths and Facts about GMOs and GE plants/seeds

Garden Basics and Best Practices - Session III

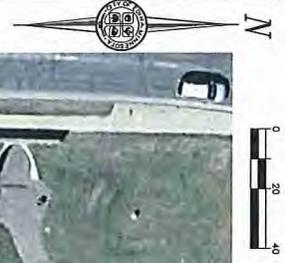
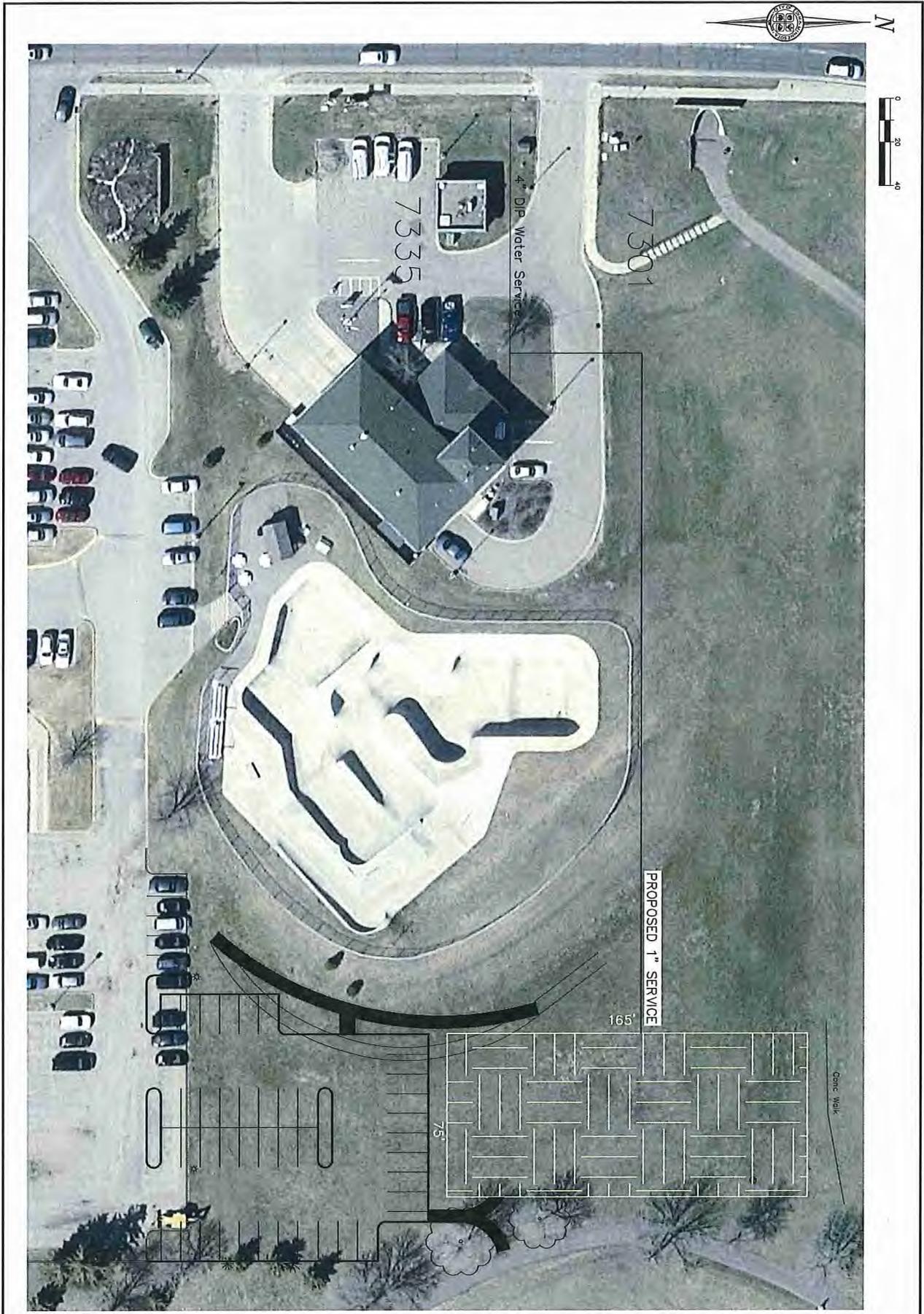
Friday, May 17, 6 - 8 p.m.

- Pending Council approval and weather permitting, we will do experiential activities in garden plots, planting seeds and plants



No registration is needed. QUESTIONS, email kaarsvold@edinamn.gov or call 952-826-0367

Attachment G



<p>SHEET 1 of 1</p> <p>CONT # 13-2PK</p>	<p>I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA</p> <p>DATE: 2-11-13</p> <p>APPROVED: [Signature]</p> <p>CHECKED: [Signature]</p> <p>DRAWN: [Signature]</p> <p>DATE: 2-11-13</p> <p>DATE: [Blank]</p> <p>DATE: [Blank]</p>	<p>YORKTOWN PARK COMMUNITY GARDEN & PARKING LOT</p> <p>CITY OF EDINA</p> <p>7450 METRO BOULEVARD EDINA, MN 55439-3037 Ph: 952-826-0371 Fax: 952-826-0392</p>	<p>COMMUNITY GARDEN & PARKING LOT</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO. DATE BY</td> <td style="width: 50%;">REMARKS</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO. DATE BY	REMARKS								
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Attachment H

**MINUTES - DRAFT
OF THE REGULAR MEETING OF THE
EDINA PARK BOARD
HELD AT CITY HALL
March 12, 2013
7:00 PM**

I. REPORTS/RECOMMENDATIONS

VI.A. Yorktown Park Pilot Community Garden Public Hearing

Ms. Faus gave a power point presentation on the Yorktown Park Pilot Community Garden as well as gave the history of how they got to where they are today.

Member Gieseke asked if they are going to be able to pick a first, second and third choice for a particular spot to which Ms. Faus replied yes, she believes on the application is asks for a first, second and third choice.

Member Hulbert asked when the Farmer's Market begins at Centennial Lakes because he thinks they could probably market it there as well. Ms. Faus replied they will be getting the word out at all of their enterprise facilities and anywhere else they are able to get the word out.

Member Segreto commented at the last meeting they talked about a number of parking spaces that would be reserved for the gardeners and asked how many spaces have been allocated for it. Ms. Faus replied that hasn't been determined yet if they are moving ahead with the parking lot and is something they will need to work out with the YMCA.

Member Segreto indicated when she read the rules and regulations she noticed there is no enforcement provision saying something such as if you don't abide by these rules and regulations you will lose your rights. She stated that it alludes to it but doesn't come out and say it. Ms. Faus replied it does allude to it; however, they will also be going through all of the rules and policies and make sure people understand what the expectations are for them when they are using the garden. Ms. Faus asked Member Segreto if she would like to see stronger more specific language to which Member Segreto replied yes.

Member Hulbert commented that on points four, six and seven regarding parcel priority they could strike the first sentence in number four and say returning Edina residents are given first priority. Number six could list the different priorities and number seven could be taken out. Ms. Faus replied they can certainly make that change.

Member Kathryn Peterson asked regarding costs have they broken down what is considered a one-time implementation such as the fence versus costs that will be recurring on an annual yearly basis. Ms. Faus replied they did a little research on other cities and it was hard to find what the actual costs were because once the garden is built the only real costs will be water and labor for tilling the different plots which will be done through Edina City staff. She added they have some information from Bloomington and Plymouth that it will be approximately \$2,000 to \$2,300 at the most.

Member Jones asked regarding the maintenance operating costs the time that it takes for the water truck to come and the time it's going to take to mow the paths is going to be additional time to just mowing the park and asked if the costs have been figure out for staff's time to administer all of this. Ms. Kattreh replied she doesn't know if it will happen in the first year or not, it depends on how the

budget plays out, but they hope to have the inside walkways mulched so it won't be a mowing issue long-term. She stated as far as the time to fill the water container they honestly have no idea what those costs are going to be because they don't know how quickly they are going to go through it and therefore it's going to be very difficult for them to plan the first year. She explained in conversations with the Public Works Director the way that they view those costs are an internal transfer so they will not be charged directly for those costs either from a staffing perspective or for the water itself. However, that is not to say that a staff person isn't going to be taken off another job so there are certainly going to be some indirect costs to the city but it won't be a line item budget transfer.

Member Dan Peterson commented he understands there will be no raised beds at this time. Ms. Faus replied because it is a pilot project and this is their first year they decided to wait and see what the demand is and if there are a lot of requests that may be something they could add next year. Member Dan Peterson asked with that in mind do the other cities you've looked at generally have three foot separations for walking to which Ms. Faus replied yes, they do that to make sure if anyone is using a wheelbarrow there is enough space in between to walk through. Ms. Kattreh added they would really like to have those raised beds be an Eagle Scout project and they hope to be able to do that next year.

Member Jones asked how successful have other communities been with the chain link fence for keeping bunnies out. Ms. Faus replied she doesn't know how successful the fences are at keeping all animals out but she does know that other community gardens do have some type of fencing and assumes it helps to keep them out. Member Jones asked Ms. Faus to ask the master gardener if this is a plan that would keep out the most common problem, which she assumes would be bunnies. Ms. Faus replied a small animal will probably be able to get in; however, another reason for the fence is to make sure the gardens are looking nice because if they don't gardeners will be putting up their own type of fencing and they want to avoid that.

Chair Steel had each Park Board member share their comments.

Member Jones indicated she is a little frustrated because she supports getting a community garden in Edina but she will not support the proposal as it's presented to them. She stated the proposal to pave over parkland and allow parking for an adjacent property owner goes against the goals and policies of the Edina Parks and Recreation Department as stated in the comprehensive plan to retain, maintain and protect and preserve all park and open space property currently owned by the City of Edina. She stated the City has no compelling reason to pave over this parkland and has no compelling reason to act so quickly right now. She noted there are many unanswered questions that should be thoroughly vetted before taking an action of this kind. She added this department is about to embark on a strategic plan that could easily give guidance on many of these questions if this project were included in the scope of the strategic plan. She pointed out when the Community Garden was originally brought to her attention at a meeting held by the Do.Town staff at the YMCA in December she was told that the YMCA would provide parking at the lower back for this project. The statement was again stated at the January Park Board meeting. She indicated she became part of the community garden work group and supported the project with the understanding that parking would be provided at the YMCA lot. She stressed that the work group did not select the site of Yorktown Park and asked is this the best site for a pilot community garden because a pilot project should not require the sacrifice of a large part of a park to create a parking lot for a private entity next door. She indicated at the last community garden work group meeting they voted unanimously not to support the paving of the park for the parking lot. She pointed out there are other parks that could support a community garden and perhaps Lake Edina Park would be a better site as it has parking, sun, irrigation could be pulled from Fred Richards Golf Course and a potential new path is already being planned running next to it. She knows that this park is going to be part of the strategic planning process. Member Jones added there are other questions

such as where is this money going to be coming from in order to support and maintain this park, what programs will we forego in order to build and maintain a community garden or what other park maintenance projects will be delayed. She stated they are minimizing the cost of this because they don't know and she actually is kind of glad that they are trying to get a community garden in at any cost; however, they should know a little bit more before they start putting capital into this and they should really study the site and make sure that this is the best site. She commented that other uses for this park have been suggested but not studied; therefore, they don't know how much parking is required for some of these other items that have been mentioned as potential uses for that park. She added that traffic in that area is high right now and bringing in other purposes in that area right there right now seems as if it might be misguided. Member Jones pointed out her other concern is where is the base of supporters, she knows that in all of the reading that she has done on community gardens that successful community gardens have a base of supporters that will be there and she is reluctant to say they have an overwhelming urge by this community to put in a community garden at this time. She would love to see a community garden in Edina but she doesn't like paving over that park and she doesn't think that they need to be doing that right now particularly when they are having a strategic plan.

Member Segreto indicated that she is always sensitive to losing open space; however, she has gotten more comfortable with some of the discussion they had at their last meeting regarding how the park is really very underutilized. She commented from the standpoint of making this park become useable, whether it is the garden or athletic fields, without parking no one is using the park except for people who are arriving to the park by foot or by bike. She stated she will vote in favor of the community garden because she has gotten more comfortable about paving some of it to make the park more accessible primarily because it's really just a flat piece of land and she doesn't think traffic will be impacted by this significantly. She will vote in favor of the proposal.

Member Cella noted that her comments echo the comments just made that given that this park doesn't have a parking lot and there is no way for people to utilize it unless they arrive by bike or foot. She stated to even be able to have a strategic plan for the park they need to provide parking. She indicated she doesn't like to pave over parkland but when you have a park with no parking sometimes that is what they have to do.

Member Kathryn Peterson asked if there might be some middle ground where they could have a reduced version of the parking lot which would allow the garden area to be moved over and the field could be used for other activities like soccer. She noted that it's hard to tell because they are not looking at the entire map but maybe that is something that should at least be explored and see if there might be a way to have a small parking area, garden and field to use if they determine that is appropriate for the park.

Member Hulbert indicated he doesn't think anyone wants to pave over parkland but he cannot think of any real park amenities that don't require parking. He noted he has been to that park many times and he wouldn't classify that park as the most attractive parkland we have; it's in a really high traffic area and it's not anywhere you would go to have a picnic. He stated that he views it as a great opportunity, the YMCA wants to step up and pay for the parking and we are putting in an amenity that lot of residents have been wanting for a number of years. He is in favor of the project.

Member Deeds noted that he supports the project, it's a win/win with the YMCA providing them a little more parking and at the same time the City gets additional parking that is needed for the park. To him it makes too much sense so he supports the plan. In addition, he trusts the negotiations that have gone on and the YMCA has said these are the number of spaces they need to make this happen. He

commented that he thinks overall they are not encroaching badly into the park and they are hoping to provide more opportunities and Edina gets a community garden in. This has his support.

Member Dan Peterson indicated this has his support.

Member Segreto asked Ms. Kattreh if they do not go forward with the parking proposal would it still be possible to go forward with the garden. Ms. Kattreh replied she thinks they would go forward with the garden but it would be her recommendation that they leave space where they could add a parking lot at a future date. She stated they would need the YMCA to allow use of their parking lot to our users and added it wouldn't be convenient for them because there is a little bit of a slope up from the YMCA parking lot up to the grassy area but it might be feasible.

Chair Steel noted that she supports this proposal and commends staff for working on a tight deadline and really thoroughly thinking this through and giving a great presentation. She stated it is a pilot project and they will learn from it but she thinks they have done everything they can to adequately prepare and look at other cities experiences. She indicated regarding the parking lot she also supports that because she thinks whether or not the community garden is successful it provides opportunities in the future and this funding opportunity will not be present in the future.

Member Kathryn Peterson commented by quick count it appears there are approximately 40 some spots in the parking lot. Ms. Kattreh replied there are approximately 40 spots; however, the YMCA is also losing 13 to 14 spots because of the lot line so it's a net gain of about 29 spots.

Member Gieseke asked when the busiest time is for the YMCA when those parking spaces might be fully utilized and not really available for the city use. Member Kattreh replied the busiest time for the YMCA is during the winter months and that during the summer months the back lot of the YMCA is utilized for buses for their camps and programs.

Member Jacobson commented she agrees with having a pilot community garden and maybe not putting in the parking lot the first year because they may learn vital things about where you really need a parking lot after you've done it for a year. She noted maybe you need your gardens to be twice the size that they are and the parking lot you put down the first year might not fit it the way you need it the next year. She asked is there any potential for waiting for the parking lot for the second year when they know better what the gardens are going to be like and how they are going to be used. Ms. Kattreh replied it's certainly a possibility.

Member Jones stated the work group also felt this is a pilot project and we don't know how many people are going to want garden plots; we don't know how it's going to work and therefore felt for a pilot program they should not move ahead with any long-term parking lot. She noted she thinks they were willing to say if the YMCA would allow them access to the park they could drive and park on the field close to the park. That was the plan that the work group felt comfortable with to just park on the grounds while they are reviewing this and trying to figure out if they want garden plots or not. She indicated that would be the first solution, how much space we need and if it is really popular we may need more than ten spots. She added the rule of thumb she has been hearing is it's somewhere between 6 and 10 spots, it's certainly not 29 spots and is certainly not saying they need them this year, they just need access to it. Member Jones pointed out that she also thinks this is setting a precedent that she is concerned about. She commented that she knows people are saying this is not a very attractive park but, honestly, this area is getting more concentrated with people and that's a good thing they have a park there. She added she received an email today from someone asking if they could look at putting in a basketball court at that park and/or a badminton court and horseshoes. She

commented this is from a man on the work group who is trying to look at other uses for the park. She stated that she realizes the park is not landscaped and it's not very attractive but there are many uses for parks that you can walk to. She stated again that she is concerned about the precedent and is also concerned that if they move ahead with a parking lot they may realize they don't need a parking lot for this park.

Member Deeds indicated he has two concerns with not putting a parking lot in and a community garden. First, if they put the community garden in, even on a pilot project, without any parking they are not exactly being good neighbors with the YMCA because people will park at the YMCA. Second, if you open up the area where the parking lot was going to be put beginning in April it will turn into a mud pit and the YMCA users and others will use it. It will turn into a mud pit very rapidly with the kind of soil and terrain that is there and with the amount of water they are likely to get he doesn't think it makes sense. He stated they need to commit to doing both. He commented it's not an experiment with community gardens because community gardens are everywhere and they succeed and people use them. There will be demand if there are parking spaces and if they have a marketing problem the first year it will be solved the second. He stated approve it as a package or vote it down as a package because it doesn't make sense to go to the hassle and headache of putting up a community garden spot without any way to really utilize it. Member Segreto, Chair Steel and Member Jacobson all agreed. Chair Steel added that if the parking is being underutilized that is a challenge for them that can be solved because there are other programming alternatives and there is grassy space.