

Central Park, Circa 1984



Central Park, Circa 2012

Playground Replacement Policy

City of Ramsey, Minnesota

Adopted: x/x/2021

SECTION 1. INTRODUCTION.

Playgrounds provide children with a safe and exciting connection to the outdoors during a time when electronic devices increasingly occupy their attention. They are associated with immense physical benefits—upper- and lower-body strength, muscular and cardiovascular endurance, balance, agility, and hand-eye coordination; in the long-run, reduced risk for cardiovascular ailments (e.g. heart disease and stroke), obesity, type-2 diabetes, and certain cancers—as well as boosts to self-confidence and improvements in social skills. Many of children’s fondest memories are formed at parks. Playgrounds help build relationships between parents, grandparents, and children, and between children and their peers. Additionally, they provide a community gathering place for young parents and their children who may otherwise experience isolation. It is not an exaggeration to state that playgrounds may serve as the backbone of communities, and as such are a valuable resource that must be maintained. Playground sets unfortunately do not last forever, but this policy serves as a guide to replacing the city of Ramsey’s playgrounds so that they remain a safe and enjoyable place for the community to gather.

SECTION 2. GENERAL POLICY STATEMENT.

The city of Ramsey has seventeen playgrounds that will need to be replaced in the future. Due to fiscal and administrative constraints, as well as the varying ages and conditions of the city’s playgrounds, the replacements are to be carried out over the span of more than a decade. As of the writing of this policy, six of the city’s playgrounds have reached the end of their twenty-year useful lifespan and over the next decade, nine more will have reached that point. Consequently, the next capital improvement program (CIP), covering years 2022 through 2031, as well as subsequent CIPs will need to account for the city’s playground replacement needs. This policy will guide the city in determining which playgrounds to replace and program into a given year of the CIP.

SECTION 3. PLAYGROUND EVALUATION MATRIX.

The evaluation matrix considers six factors (and an additional screening factor) when prioritizing playgrounds for replacement and the playgrounds are scored based on their adherence to those categories. A playground could receive a maximum score of 90 points, and the higher a score a playground receives, the greater the ranking for replacement. Four of the seven factors, accounting for 60% of the points, assess the playground itself, while the remaining two factors, accounting for 40% of the points, consider the context of the playground. The remaining factor, while not accounting for any points, is considered before any of the other six factors, because it serves to screen out playgrounds that are not recommended for replacement. The following is a description of the above screening factor:

- 1. Home Density in the Surrounding Neighborhood.** Home density is a proxy for the usage of a particular playground. Because community parks are likely to be used significantly by those outside of the surrounding neighborhood, home density does not factor into the scoring for community parks. Instead, playgrounds in community parks are automatically recommended for replacement. Playground in neighborhood parks must meet a threshold of 35 homes to be recommended for replacement. Otherwise, alternative actions (described below) are considered. In the table below, playgrounds meeting this threshold are scored “Y” and those not meeting the threshold are scored “N.” Home density in this case is determined based on how many homes (or townhome units) are within 1500 feet of walking distance of a park boundary along streets and trails.

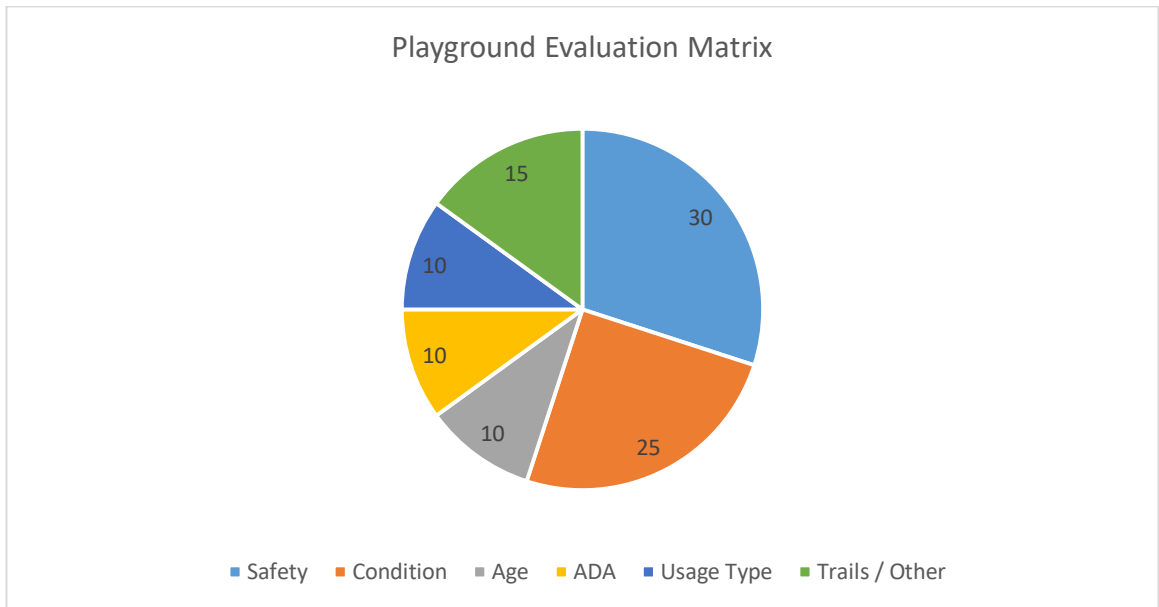
The following are the four factors that consider the playground itself. Combined they account for 60% of the points:

2. **Features Posing Safety Concerns.** A thorough inspection is to be performed on all elements of the playground structures, including but not limited to swings, slides, transfer decks, railings, and surfaces. If one feature is determined to pose a potential safety concern, the playground automatically receives fifteen points in this category, or one half of the total. If more than one feature is found to pose a concern, the playground receives the full thirty points.
3. **Visual Condition of the Playground Set.** The inspection will also determine the visual quality of the playground. The presence of faded or chipped paint, or rusted metal, are indicators of poor condition. Playgrounds in great condition receive zero points; playgrounds in fair condition receive five points; playgrounds in poor condition receive the full ten points.
4. **Age of the Playground Set.** If the playground is less than ten years old, it receives zero points. If it is between ten and twenty years old, it receives two points. If it is between twenty and thirty years old, it receives eight points. If it is greater than thirty years old, it receives the full ten points. The disparity between scores of playgrounds older than twenty years and those younger than twenty years is due to the assumed useful lifespan of a playground being twenty years.
5. **Compliance with ADA Standards.** ADA standards are defined below. Compliance is worth zero points whereas noncompliance is worth ten points.

The matrix additionally considers two factors that encompass the context of the playground. Combined they account for 40% of the points:

6. **Community Park vs. Neighborhood Park.** This distinction refers to the usage of the park containing the playground in question. Neighborhood parks are smaller parks with fewer amenities that primarily serve the immediate neighborhood. They are mostly used by people who live within walking distance of the park. Community parks are larger parks that serve considerably larger constituencies and that feature a greater variety of amenities, particularly athletic fields. They are the sites of athletic tournaments and major gatherings. Playgrounds in community parks are also likely to receive much greater usage and wear more quickly, needing replacement sooner than their neighborhood counterparts. Consequently, this category provides a priority for playgrounds in community parks over those in neighborhood parks, with the former receiving twenty-five points compared to fifteen points.
7. **Accessibility via Trails *and* Other Considerations.** Many of Ramsey's older playgrounds are inaccessible via an ADA compliant path which makes them more difficult to access for persons with mobility limitations. Any potential playground replacement would include a paved surface to allow for easier access, thus playgrounds without such a surface are prioritized in this category.

This category also maintains room for other considerations as well. Due to the lack of gradience in the scoring metrics, several playgrounds will receive the same score. This category may be used to break ties.



SECTION 4. PUBLIC INPUT.

The evaluation matrix is not the sole determinant of the order in which playgrounds are replaced. Input by the community with respect to neighborhood parks is crucial to ensure that all residents are served by the city. One park scoring higher than another does not necessarily mean that it will be replaced first, particularly if public input indicates demand for another park to be replaced sooner.

SECTION 5. ALTERNATIVE ACTIONS.

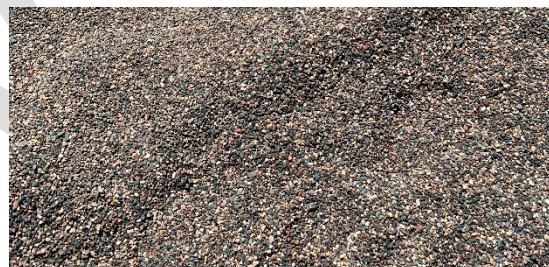
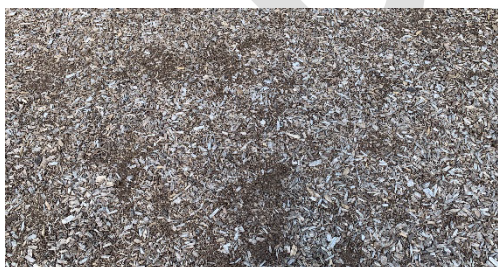
If the public does not support the removal of a particular playground, but full replacement is not feasible, other actions can be taken to preserve a space for children to engage in outdoor recreation without constructing an entirely new playground. Alternative play spaces may be entertained with public input. For example, “natural playgrounds,” made from trees and recycled materials may be cheaper to install and maintain than traditional playground equipment. Another option is converting parkland, including the former playground area, into a naturalized landscape, providing a valued outdoor amenity.



Figures 1-2: Nature-based play features at Pearson Park: (left to right) figure-eight of logs; sand and artificial turf surfacing, scattered “tree cookies”

SECTION 6. PLAYGROUND SURFACING.

The city of Ramsey primarily uses two different types of surfaces for its playgrounds—engineered wood fiber (known colloquially as wood chips) and pea gravel (reused seal coating rock). Both surfaces are considered safe as long as kept at a depth of at least twelve inches, though pea gravel may have concerns due to its shape, making it desirable for children to put in their mouth or take home with them. Additionally, the surfaces—as well as rubber mulch—are desirable due to low upfront installation costs (with pea gravel being the cheapest), but require regular maintenance (raking and levelling to maintain a proper depth for cushioning falls but still remaining accessible) and need to be replaced roughly every five years. Funding for surface replacement could be from the Lawful Gambling Fund, instead of the General Fund as has been the case.



Figures 3-4: (left to right) engineered wood fiber (EWP); pea gravel

SECTION 7. FUNDING SOURCES.

The potential funding sources for playground replacements are many; including the Park Trust Fund, General Fund, the Capital Maintenance Fund, or even bonding—however, the most logical funding source may be the Lawful Gambling Fund, which is proceeds the city receives from a tax on charitable gambling (pull tabs) in Ramsey. Pursuant to MN State Statute Chapter 349, the Lawful Gambling Fund monies may only be used for expenditures that primarily benefit youth in the community. The present fund balance is approximately \$325,000.

SECTION 8. DEFINITIONS

- “Americans With Disabilities Act” or “ADA” refers to the civil rights legislation passed in 1990 that prohibits discrimination against individuals based on disability. Its provisions were updated in 2008 to include a larger number of people under the umbrella of ‘disabled.’ Pursuant to that law, the Department of Justice (DOJ) developed *Standards for Accessible Design* in 2010. Any playgrounds constructed or modified after March 15, 2012 are subject to the new standards. Examples of these standards include:
 - a) Running slopes may have grades no steeper than 5% with cross slopes no steeper than 2%; slopes with grades larger than 5% must have handrails and landings
 - b) An accessible route 60 inches wide with 80 inches of overhead clearance must be available
 - c) Transfer platforms must be between 11 and 18 inches high with width and depth at least 24 inches and 14 inches, respectively; transfer steps may be no higher than 8 inches and should include handholds; a 30-inch by 48-inch space must be available adjacent to the transfer platform
 - d) Elevated ramps connecting play structures must be no steeper than 8.25%, no longer than 12 feet, and at least 36 inches wide; they must contain handrails with spots for gripping between 20 and 28 inches off the ground; a 60-inch by 60-inch landing area must be provided if the elevated ramp changes directions
 - e) Manipulative and interactive sensory and communicative components must have reach ranges of 18 to 44 inches for 5- to 12-year old children, and 20 to 36 inches for 2- to 5-year old children
 - f) At least 50 percent of elevated play components should be accessible; for play structures with more than 20 elevated play components, at least 25 percent should be accessible
- “Community Park” refers to a park with numerous amenities, such as athletic fields, meant to serve those from around the city as well as from neighboring communities. They are also considerably larger than neighborhood parks.
- “Neighborhood Park” refers to a park with fewer amenities, typically anchored by a small playground. They draw people mainly from the immediate neighborhood and have smaller parking capacities. They are considerably smaller than community parks.



Figures 5-19: Playground Equipment examples: (left to right, top to bottom) transfer surface; spring rider; chain-link ladder; talk tube; spinner; track-ride; sandbox excavator toy; metal ladders; stepping pods; corkscrew climber; clatter bridge; belt bridge; globe spinner; climbing wall with rope; enclosed climbing wall

SECTION 9. SCORING OF PARKS WITH PLAYGROUND EQUIPMENT

| <i>Playground</i> | <i>Age Score</i> | <i>Condition</i> | <i>Meets Density</i> | <i>Park Type</i> | <i>ADA</i> | <i>Trails / Considerations</i> | <i>Safety Concerns</i> | <i>Total</i> |
|-------------------|------------------|------------------|----------------------|------------------|------------|--------------------------------|------------------------|--------------|
| Rabbit | 10 | 10 | Y | 15 | 10 | 5 | 30 | 80 |
| Alpine | 8 | 10 | Y | 25 | 10 | 0 | 0 | 53 |
| Solstice | 8 | 5 | Y | 15 | 0 | 0 | 15 | 43 |
| Riverdale | 8 | 5 | Y | 15 | 10 | 2 | 0 | 40 |
| Central | 8 | 5 | Y | 25 | 0 | 0 | 0 | 38 |
| Peltzer | 8 | 5 | Y | 15 | 0 | 5 | 0 | 33 |
| Rivers Bend | 2 | 5 | Y | 25 | 0 | 0 | 0 | 32 |
| Fox | 8 | 5 | Y | 15 | 0 | 2 | 0 | 30 |
| Emerald Pond | 8 | 5 | Y | 15 | 0 | 1 | 0 | 29 |
| Woodland Green | 8 | 5 | Y | 15 | 0 | 0 | 0 | 28 |
| Titterud | 2 | 5 | Y | 15 | 0 | 5 | 0 | 27 |
| Flintwood Terrace | 2 | 5 | Y | 15 | 0 | 0 | 0 | 22 |
| Ford Brook | 0 | 5 | Y | 15 | 0 | 0 | 0 | 20 |
| North Commons | 0 | 0 | Y | 15 | 0 | 0 | 0 | 15 |
| Pearson | 0 | 0 | Y | 15 | 0 | 0 | 0 | 15 |
| Autumn Heights | - | - | N | - | - | - | - | - |
| Shawn Acres | - | - | N | - | - | - | - | - |

SECTION 10. TIMELINE OF PLAYGROUND REPLACEMENT

| <i>Playground</i> | <i>Year</i> |
|------------------------|-------------|
| Rabbit Park | 2022 |
| Alpine Park | 2023 |
| Solstice Park | 2024 |
| Riverdale Park | 2025 |
| Central Park | 2026 |
| Peltzer Park | 2027 |
| Rivers Bend Park | 2028 |
| Fox Park | 2029 |
| Emerald Pond Park | 2030 |
| Woodland Green Park | 2031 |
| Titterud Park | 2032 |
| Flintwood Terrace Park | 2033 |
| Elmcrest Park | 2034 |
| Ford Brook Park | 2035 |
| North Commons Park | 2036 |
| Pearson Park | 2037 |

SECTION 11. PLAYGROUND DESCRIPTIONS

Alpine Park

Alpine Park is a community park located in central Ramsey along the south side of Alpine Drive, roughly 1 mile east of Ramsey Boulevard and 1/3 mile west of Sunfish Lake Boulevard. Park amenities include four baseball diamonds and batting cages as well as a skate park. Its playground was built in 2000. The playground consists of two components, a wooden swing set and a wooden composite play structure. The swing set has two sections, one section with a single plastic chair swing and the other section with two normal swings.

The playground structure consists of one plastic slide was parallel ramps. A metal, vertically curved set of six parallel monkey bars is connected to the rest of the set via a low transfer surface. Opposite the monkey bars is a wooden ladder with two steps that connect to the rest of the structure.

There are five means of egress—the aforementioned transfer surface and ladder, a wooden staircase, a chain link ladder (with four parallel chains) with metal footings, a chain link ladder on the interior of the structure which three rubber tires serving as steps, and a wooden climbing wall (sloped roughly 60 degrees with the ground) with six wooden steps and a rope for balance. The bottom of the climbing wall is worn, likely due to use as an additional step. The protective covering on the rope is worn and the metal inside of the rope is exposed in places. The rope has also been stretched considerably.

The entire surface of the structure is wooden with the exception of a bridge, which has a rubber mat for a surface. The bridge is sloped slightly (less than 15 degrees) from one end to the other, however there are four peaks on the rubber surface with thin wooden planks on top. The rubber surface is somewhat worn and there are cross slopes in some places that are unrelated to the design.

The chains for both ladders are in fairly good condition. The wood throughout the structure ranges from okay to poor condition. The wood on the supports for the tallest portion of the structure (i.e. the area with the wooden climbing wall) is in the poorest condition with several of the planks making up horizontal and diagonal supports being splintered. The playground also has talk tubes (metal megaphone toys through which children may communicate with one another through opposite ends) which are both in excellent condition.



Figure 2: Alpine Park Playground



Figures 3-5: (from left to right) Splintered wood on horizontal and diagonal supports; Splintered wood on support for swing set; Worn rope on climbing wall

Autumn Heights Park

Autumn Heights Park is a neighborhood park located in northwestern Ramsey at the intersection of Rabbit Street and Nutria Street, just east of Armstrong Boulevard and south of 173rd Avenue. Its playground was assembled by staff in 1985. Wooden planks (roughly three quarters of a foot tall) bound the play area and the play area is not accessible via a trail. There are no accessible means of egress for the play set itself.

The playground consists of a single wooden play structure with a tire swing and a metal pull-up bar. The tire itself is in good condition, but the chain it is attached to is fairly rusted and worn. The top surface of the play structure consists of five parallel wooden planks, all of which are fairly loose (with the exception of the second-to-rightmost plank). There are two means of egress, neither of which are ADA-compliant. One is a ladder with two metal bars serving as steps. The other is a curved surface with narrow gaps for footholds, comprised of eight wooden planks, all of which are fully attached. The flat surface between this surface and the top surface (which is roughly three inches above this surface) is comprised of six wooden planks (none of which are fully attached) perpendicular to those on the top surface and parallel to those on the curved surface. There is a single straight metal slide, which is in fair condition.



Figure 6: Autumn Heights Park Playground

Central Park

Central Park is a community park located at the intersection of Armstrong Boulevard and 161st Avenue. Park amenities include four football fields, seven baseball diamonds, two lacrosse fields, four tennis courts, and four horseshoe pits. Its current playground was constructed in 1998 as a community-built project.

The structure is largely wooden, but there are multiple plastic and metal components as well, such as two plastic slides—one enclosed and one open with three parallel tracks—and a plastic tunnel. The wood is in fair condition, but is exhibiting some wear and tear. There are two track-rides, one straight with a single track and one curved with five parallel tracks. The grip for the first track-ride is metal, with chipped paint, and the grips for the latter are plastic and are in good condition, albeit with slightly faded paint.

Linking the two track-rides is a series of four wooden transfer platforms. The topmost platform is accessible via a metal chain-link ladder as well as two parallel metal bars for climbing. Linking the track-rides and transfer platform between them with the rest of the playground structure is a series of seventeen arched plastic platforms. Additional means of egress include a rope climbing wall, metal ladder, a wooden climbing wall with a rope, a step with handrails for accessing a transfer platform, and a wooden ramp.

Additional playground features include two playground excavator toys, two spinners, and a balance beam. Overall, the playground is in fair condition, but the wooden components are worth monitoring.





Figure 7: Central Park Playground wide shot; Figures 8-9: (left to right) seventeen arched platforms; several means of egress, including a metal ladder, a wooden climbing wall with a rope, and a step with handrails

Elmcrest Park

Elmcrest Park is a community park located in east-central Ramsey, west of State Highway 47 / Saint Francis Boulevard and south of 167th Avenue along Quicksilver Street. Park amenities include twelve soccer fields. Its playground was erected in 2015, the year after the adjacent park buildings were completed.

The playground features a main playground structure, a swing set with two bucket swings, a play barn, two spinners (one globe spinner), two chicken sculptures and one bee sculpture for climbing. The main play structure contains an obstacle course with a rope ladder, four angled platforms secured into the ground by a chain, a curved metal bar with four ropes crossing one another for balancing, a set of inclined monkey bars comprised of three rings forming six handholds, and five stepping pods. Additionally, the playground has three zigzagging slides and five means of egress— one transfer surface, two platforms forming a quasi-staircase, a ladder consisting of three platforms, an enclosed chain-link ladder with five metal semicircular footholds, and a climbing wall with slots cut out for footholds. All components of the playground are in excellent condition.





Figures 8-11: (clockwise from the top left) main play structure; chicken sculpture, bee and fruit sculpture; swing set with bucket swings; play barn

Emerald Pond Park

Emerald Park is a neighborhood park in southeastern Ramsey, located east of CSAH 57 / Sunfish Lake Boulevard, north of CSAH 116 / Bunker Lake Boulevard, and south of Alpine Drive. Park amenities include a single baseball diamond and a soccer field, as well as a basketball hoop in the parking lot. Its playground was built in 1997.

Emerald Pond Park has a large composite play structure



Figure 9: Emerald Pond Park Playground (looking northeast)



Figure 10: Emerald Pond Park Playground (looking west)

Flintwood Terrace Park

Flintwood Terrace Park is a neighborhood park in southeastern Ramsey, located west of MN 47 / Saint Francis Boulevard, north of CSAH 116 / Bunker Lake Boulevard, and south of CSAH 5 / Nowthen Boulevard. Its playground was completed in 2004.



Figure 11: Flintwood Terrace Park Playground

Ford Brook Park

Ford Brook Park is a neighborhood park in northeastern Ramsey located north of CSAH 27 / 179th Lane, east of MN 47 / Saint Francis Boulevard, and one mile west of the entrance to Rum River Central Regional Park along CSAH 7 / 7th Street. Its playground was replaced in 2020 with a ‘gently used’ play structure from a county park.

The playground consists of two distinct play structures for different age brackets, a balance beam, as well as a swing set with two separate bays—one with two belt swings, the other with a bucket swing and a chair swing. The first playset contains two curved plastic tunnels—one with two sections fastened together and the other with six sections; three slides—each straight with two parallel tracks, but one with a hump and a dip on respective track; and three means of egress—a stair case with metal bars for handholds, a chain-link ladder, and a corkscrew climber.

The other playset has three main means of egress—a staircase and two metal ladders—and two slides—one straight, the other enclosed and rotating 360 degrees. It also features an obstacle course consisting of three platforms connected to metal poles, a track-ride, a pull-up bar, and a log roll.



Figures 12-13: Ford Brook Park Playground, facing southeast and southwest, respectively

Fox Park

Fox Park is a neighborhood park in northeastern Ramsey. It is located along Potassium Street, east of MN 47 / Saint Francis Boulevard, north of 167th Avenue and south of Green Valley Road. Its playground was built in 1994.

The playground is composed of two components, a swing set and the main playground structure. The swing set is divided into two sections, one with two baby swings and one with two normal swings. The main playground has two means of egress—one transfer surface and one chain link ladder with metal steps—and three slides—one straight slide with two parallel tracks, one straight slide with a hump, and one curved slide that turns 180 degrees. Different components of the structure are connected by one plastic tunnel and one upwardly curving bridge. Lastly there is a set of monkey bars with seven bars that curl upwards, as well as a track-ride. All playground components are in good condition.



Figure 13: Fox Park Playground

North Commons Park

North Commons Park is a neighborhood park in southern Ramsey, located north of CSAH 116 / Bunker Lake Boulevard and between CSAH 83 / Armstrong Boulevard and CSAH 56 / Ramsey Boulevard. Its playground was built in 2012. Overall, the playground is in excellent condition.

The playground consists of four components—the main playset with an attached climbing wall and monkey bars, a metal swing set, and two spinners (one globe spinner). The swing set has two bays, one for bucket swings and one for belt swing, with each bay containing two swings each. The main play set has three slides—one short and straight near the bottom, two long and winding near the top of the structure. One of the longer slides zig zags while the other turns 360 degrees. There are six points of egress—one transfer surface; one chain-link ladder; one ladder with circular footholds rotated 90 degrees from one another; three stepping platforms; a ladder with two flat platforms directly on top of one another; and the monkey bars.

The monkey bars consist of five triangular bars. The climbing wall is plastic with nine holds on the front side and seven holds on the back side and a hole near the bottom of the wall (on the right side when viewed from the front) that can serve as a hand hold or foot hold. The top portion of the structure is accessible via two separate ladders made from walls with two slots cut out for foot holds. The bottommost of these ladders may have accessibility concerns—although one can use the guardrails as handholds, there is not a lot of room to maneuver through the opening.



Figure 14: North Commons Park Playground wipe shot; Figures 15-16: (left to right) bridge connecting to upper portion of the playground structure, ladder with accessibility concerns in the background; ladder with five orthogonal rings

Pearson Park

Pearson Park is a small neighborhood park in southwestern Ramsey, located along Rabbit Street, north of U.S. 10 and Bunker Lake Boulevard, and south of Alpine Drive. Its playground was built in 2018.

The Pearson Park playground is a nature-based play area. Most of its components are made from minimally-processed naturally occurring materials. The structural supports holding up the main play area are made from logs, and the guardrails are logs cut into thin sheets. Another play feature, located on a hill to the north of the main playground structure, consists of short logs arranged in a figure-eight shape. Adjacent to the figure-eight feature is a ring of seven rocks with flat surfaces for standing on. Being Ramsey's first nature-based playground, it is unique within the city in a number of ways. It utilizes both sand and artificial turf for surfacing, and also has several trees planted throughout the play area. Moreover, it has cut pieces of logs scattered throughout the play surface. All of the logs are from tamarack trees growing northwest of Duluth, Minnesota.

The playground includes a long metal slide (enclosed near the top, but open near the bottom) that bends slightly near the middle. The main point of egress is a wooden bridge accessible via a concrete sidewalk. The other three means of egress are a thin wooden climbing wall (background of *Figure 15*) and two rope climbing structures. The larger one lines the southeast corner of the playground structure, while the smaller rope structure is located in the center. An octagonal opening in the wooden deck of the playground structure allows for egress via the smaller rope structure. The smaller rope structure is enclosed and also has large curved footholds for ease of use. All playground components are in good condition.



Figures 15-16: (left) Pearson Park Playground (not pictured: bridge); (right) Bridge

Peltzer Park

Peltzer Park is a neighborhood park located in southern Ramsey, east of CSAH 56 / Ramsey Boulevard and north of CSAH 116 / Bunker Lake Boulevard. Its playground was built in 1995 and is accessible by trail. The playground consists of three main components—the main play structure, a swing set, and a spring rider.

The spring rider is in fair condition, though its paint is faded and some of the metal is in the initial stages of rust formation. The swing set consists of two bays with two swings each; one bay contains belt swings and the other contains bucket swings. The swings are all in good condition.

The play set contains four slides—two straight slides on the east side of the structure (one of which has a hump and the other of which has two tracks) and two slides on the west side (one enclosed and one curved 360 degrees). There are six points of egress—one transfer surface and staircase on the southern end of the playground; one transfer surface at the end of a track-ride; five stepping platforms; one chain-link ladder with a curved metal handrail; one curved ladder with four semi-rectangular footholds; one straight ladder with five footholds. There are also two plastic tunnels—one with a single 90-degree turn and one with two 90-degree turns.

Overall, the playground is in fair condition. The paint on the plastic components has faded and the wood on the decks and supports is slightly worn but the playground is structurally in working condition.



Figure 17: Peltzer Park Playground (facing North)



Figure 17: Peltzer Park Playground (facing Southeast)

Rabbit Park

Rabbit Park is a neighborhood park located in northwestern Ramsey along Rabbit Street, roughly 2/3 of a mile east of CSAH 83 / Armstrong Boulevard and 1/5 mile north of 173rd Avenue. Its playground was placed in 1997, however the equipment had been previously used elsewhere and is more than 30 years old. The playground consists of four components: a wooden-pole swing set with two swings, two play structures, and a metal slide atop an artificial mound. On one play structure, there are two slides (one curved and one straight), one transfer surface and one stationary metal ladder for egress, a roof over the top of the play structure, and an interactive sensory component. The other play structure has two slides (one enclosed), three means of egress (one transfer surface, one chain-link ladder, and one-metal ladder), and a track-ride. The transfer surface steps are very narrow and steep, and are not ADA compliant. The chains for both swings are also worn and rusted. The playground is not accessible via trails.



Figure 18: Rabbit Park Playground

Riverdale Park

Riverdale Park is a neighborhood park located in southern Ramsey along Riverdale Drive (just south of U.S. 10) between CSAH 56 / Ramsey Boulevard and CSAH 57 / Sunfish Lake Boulevard. Its playground was built in 1991.

The playground consists of three main components—two distinct play structures and one swing set—as well as four other components—a concrete camel sculpture, an excavator toy, and two spring-riders (one in the shape of a horse, the other in the shape of a bulldozer). The four components are in fair condition (however the concrete sculpture does have small cracks). The swing set has two bays with two swings each (two bucket swings and two belt swings in separate bays). The two talk tubes linking the two main play structures are deteriorating.

The smaller play structure consists of two points of egress—a transfer surface and a staircase, both with handrails—and two slides—one with two parallel tracks and one with a hump. One of the transfer surfaces is connected to a trail via a series of mats laid on top of the pebbles that comprise the playground surface. The top of the structure contains a house-like feature with two walls (each with a window), a bench, and a table. There is also a steering wheel and an interactive sensory component where children can customize animals by rotating nine blocks in a 3 x 3 grid, attached to three parallel bars. A similar sensory component is located at the bottom of the structure.

The larger play structure has two slides—one straight with a single hump and one curved 360 degrees. Additionally, there is a set of monkey bars with eleven straight bars and a track-ride. Both are in good condition, though there is a small area on the grip for the track-ride with chipped paint. The transfer surfaces are in good condition but there are some accessibility concerns. The play set is not accessible via a flat surface and the transfer platforms are spaced vertically from one another by 18 to 24 inches. The six transfer surfaces are triangular and arranged together in a hexagonal shape with the last three being level with one another, forming a trapezoid. This top platform is alternatively accessible via a ladder formed by three slots cut into a wall, which is supplemented by two handholds. Even with the handholds, there are still accessibility concerns.



Figure 19: Riverdale Park Playground



Figures 20-21: Transfer Surfaces on the Larger Playground at Riverdale Park (*note that the picture on the left is a vertical panorama and is compressed vertically and angularly distorted*)

DRAFT

Rivers Bend Park

Rivers Bend Park is a community park located in southeastern Ramsey, east of MN 47 / Saint Francis Boulevard and straddling CSAH 116 / Bunker Lake Boulevard, though the playground is to the north. Park amenities include four tennis courts, one baseball diamond, and a basketball hoop in the parking lot. Its playground was built in 2001.



Figure 20: Rivers Bend Park Playground

Shawn Acres Park

Shawn Acres Park is a neighborhood park located in a low-density area in northern Ramsey along Chameleon Street, 1/5 mile north of 173rd Avenue. Its playground was built before 1990. The playground consists of three components: a rusted metal-pole swing set with three swings, a standalone metal slide, and a parallel set of metal bars akin to monkey bars without bars. The paint for all three components is rusted. Two of the three swings are inaccessible to younger children and those with mobility limitations without the help of an adult. The slide is also inaccessible to those with mobility impairments. The playground is not ADA compliant.



Figure 21: Shawn Acres Park Playground

Solstice Park

Solstice Park is a neighborhood park located in southeastern Ramsey at the end of Erkium Street, 1/5 mile east of CSAH 5 / Nowthen Boulevard and 1/4 west of MN 47 / Saint Francis Boulevard via Sunwood Drive. The park has a baseball field, though it is not maintained as such. Its playground was built in 1995. Originally painted red, the colors have faded to pink.

The playground is composed of four components—a composite play structure with monkey bars and track-ride attached to the end, a swing set, a climbing structure in the shape of a dinosaur, and a sandbox excavator toy.

There are two curved slides, the shorter one turning 90 degrees and the longer one turning 360 degrees. There is a third straight slide. All of the slides are in good condition, however there are scratch marks in several places.

There are three main points of egress for the main composite playground structure—one transfer surface / staircase, one metal ladder curving upwards then horizontally, and one chain link ladder. Transfer platforms serving the monkey bars can also serve as a means of egress. There is a tunnel linking different parts of the structure that is in fair condition.

The sandbox excavator is functional, but in poor condition with paint chipped and metal rusted in several places. The swing set has three sections, divided by supports with two legs each, with two swings per section. One of the bays has two baby swings. All of the swings are in good condition. The monkey bars, comprised of nine triangular metal rings, are in good condition, as is the track-ride, though there is chipped paint in one place. There are two miscellaneous interactive sensory components, a tic-tic-toe board and a steering wheel, both of which are in good condition. Finally, there is a pull-up bar and talk tubes, both of which are in fair condition.

The dinosaur-shaped climbing structure has a spine of parallel metal bars with 17 rectangular scales on the underside for climbing linking the two bars. On the top there are 12 pentagonal scales on alternating sides of the spine for climbing. The structure is held up by four legs. All components of this structure are in good condition.



Figure 22: Solstice Park Playground

DRAFT

Titterud Park

Titterud Park is a neighborhood park in central Ramsey along CSAH 56 / Ramsey Boulevard, just south of the fork with CSAH 5 / Nowthen Boulevard. There is a single baseball field and two tennis courts at the park. Its playground was built in 2005.

There are three areas for playing—one with the main play set, one with a swing set and two pieces of equipment for bouncing, and an empty sand box. The bouncing equipment is in good condition. One consists of a spiral pole with a singular platform from bouncing and the other is in the shape of a ring, allowing for two children to take turns jumping and launching the other upward.

The swing set is made of wooden posts and a metal crossbar, and has two belt swings.

The main structure is largely wooden, but with metal guardrails and a single plastic slide with three parallel tracks and a plastic tunnel. The main means of egress is a transfer platform and staircase. Another entrance is via a gray plastic rock climbing wall attached to a series of twelve green arched climbing platforms arranged in circular patterns. Adjacent to this is a rope climbing ladder with four parallel ropes at the top for handholds. On the opposite end of the playground structure is another means of egress—a ladder consisting of seven rungs and another ladder connected at a 135-degree angle with four rungs. The fifth means of egress is narrow ladder with a rope for balancing. One of the boards on the transfer surface was recently replaced, so the structure is overall in good condition.



Figure 23: Titterud Park Main Play Area



Figure 24: Titterud Park Secondary Play Area



Figures 25: backside of the Titterud Park Playground, featuring the plastic rock climbing wall and a rope climbing ladder

Woodland Green Park

Woodland Green Park is a neighborhood park in eastern Ramsey located east of MN 47 / Saint Francis Boulevard and north of Alpine Drive. Amenities include a single soccer field. Its playground was built in 1998.

The playground features four components—the main structure with an attached jungle gym, a swing set, and two spring riders (both of which are in good condition). The swing set, consisting of two bays with two belt swings and two bucket swings in the respective bays, is in fair condition, though the crossbar is beginning to rust.

The main play structure has two curved slides, one with parallel tracks and curving roughly 45 degrees and another slide (longer than the first) zigzagging, but curving roughly 45 degrees as well.

There are six means of egress, the main one being a transfer surface and staircase. There are three metal rope-like ladders—one enclosed with a metal ring on top, one with two parallel metal bars on the sides, and one with a single climbing track. A fifth means of egress is a green plastic climbing structure adjacent to the longer slide.

A sixth possible method of egress is the jungle gym attached to the main structure. It also consists of a rope climbing wall, a set of monkey bars made up of five rings each attached to the end of a chain, a pull-up bar, and a set of monkey bars with three tilted, rotating, circular handholds. The second set of monkey bars is slanted. The jungle gym and main playground structure are both in good condition.



Figures 28-29: (top to bottom) Woodland Green Park Playground (looking east and west, respectively)



Figure 29: Woodland Green Park Playground (looking west)

~ Appendices here ~



Join the City of Ramsey for a
**Neighborhood
Listening Session**
at Ford Brook Park
Thursday, May 9, 2019
at 6:30 pm

at Ford Brook Park,
5459 180th Avenue in Ramsey

Share what amenities you'd like considered in the renovation.
In the event of inclement weather, this meeting will be moved
to City Hall.

Ford Brook Park Listening Session

DRAFT