

Capital Improvement Plan

Arden Hills, MN

Project # 25-Park-007
Project Name Parks Master Plan

Total Project Cost	\$175,000	Department	Parks Department
Type	Unassigned	Category	Park Capital Improvements
Priority	2 Very Important	Status	Active
Useful Life	8 years	TCAAP	No

Description

Development of a City-Wide Parks Master Plan.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
75,000	Planning/Design	10,000	10,000	10,000	10,000	10,000	50,000	50,000
	Total	10,000	10,000	10,000	10,000	10,000	50,000	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
75,000	Capital Improvement Funds (PIR)	10,000	10,000	10,000	10,000	10,000	50,000	50,000
	Total	10,000	10,000	10,000	10,000	10,000	50,000	

Capital Improvement Plan

Arden Hills, MN

Project # 26-Park-001
Project Name Hamline Avenue N Trail Connection Improvement

Total Project Cost	\$160,000	Contact	Public Works Director
Department	Parks Department	Type	Improvement
Category	Park Capital Improvements	Priority	3 Important
Status	Active	Useful Life	25 years

Description

Multi-use grade-separated 10-foot wide bituminous trail improvement approximately 500-feet in length along the East side of Hamline Avenue North from the City of Roseville to the existing trail on Hamline Avenue North in Arden Hills.

Justification

This trail improvement has been identified as a high priority connection. Coordination with surrounding agencies provides cost effectiveness and anticipated 2026 construction.

Expenditures	2026	2027	2028	2029	2030	Total
Construction/Maintenance	160,000	0	0	0	0	160,000
Total	160,000	0	0	0	0	160,000

Funding Sources	2026	2027	2028	2029	2030	Total
Capital Improvement Funds (PIR)	80,000	0	0	0	0	80,000
Ramsey County	80,000	0	0	0	0	80,000
Total	160,000	0	0	0	0	160,000

Capital Improvement Plan

Arden Hills, MN

Project # 26-Park-002
Project Name Arden Oaks Park ADA Improvements

Total Project Cost	\$67,500	Contact	Park & Recreation Mgr
Department	Parks Department	Type	Improvement
Category	Park Capital Improvements	Priority	3 Important
Status	Active	Useful Life	25 years

Description

In 2025 as part of the Arden Oaks Park improvements, the bid alternative for ADA improvements was removed from the scope of work due to budget constraints.

The ADA Improvements include concrete pedestrian ramp access from Arden Oaks Drive, bituminous trail improvements, ADA portable toilet pad with enclosure.

Justification

ADA improvements are necessary to provide accessibility to the park amenities. Currently, there is no ADA access.

Expenditures	2026	2027	2028	2029	2030	Total
Construction/Maintenance	67,500	0	0	0	0	67,500
Total	67,500	0	0	0	0	67,500

Funding Sources	2026	2027	2028	2029	2030	Total
Capital Improvement Funds (PIR)	67,500	0	0	0	0	67,500
Total	67,500	0	0	0	0	67,500

Capital Improvement Plan

Arden Hills, MN

Project # 26-Park-003
Project Name County Road E Trail Improvements

Total Project Cost	\$375,000	Contact	Public Works Director
Department	Parks Department	Type	Improvement
Category	Park Capital Improvements	Priority	3 Important
Status	Active	Useful Life	25 years

Description

In coordination with the Ramsey County paving project on County Rd E, Ramsey County will be constructing a new multi-use grade-separated 10-foot wide bituminous trail connection that extends from Elmer Anderson Trail to Lake Johanna Blvd.

Justification

Per the County's cost-share policy, the total cost of the trail construction is split 50/50. Constructing the trail along with the County's road paving project in 2026 allows for more efficient planning/design and lowers construction costs. This trail has been identified as a high priority connection.

Expenditures	2026	2027	2028	2029	2030	Total
Unassigned	0	0	0	375,000	0	375,000
Total	0	0	0	375,000	0	375,000

Funding Sources	2026	2027	2028	2029	2030	Total
Ramsey County	0	0	0	187,500	0	187,500
Capital Improvement Funds (PIR)	0	0	0	187,500	0	187,500
Total	0	0	0	375,000	0	375,000

2026 thru 2030

Capital Improvement Plan

Arden Hills, MN

Project # 26-Park-005
Project Name Hard Court & Trail Rehabilitation

Total Project Cost	\$771,000	Department	Parks Department
Type	Improvement	Category	Park Capital Improvements
Priority	3 Important	Status	Active
Useful Life	20 years	TCAAP	No

Description

2026: Arden Manor Court - \$200,000
 2027: Ingerson New Trail Connections - \$100,000; Sampson Basketball Court - \$55,000
 2028: Hazelnut Tennis Court & Trail Rehab - \$265,000 (tie with 2028 PMP);
 2033: Valentine Park Basketball Court - \$85,500; Ingerson Basketball Court - \$65,500
 2044: Cummings Park Sport Court; Royal Hills Sport Court
 2048: Floral Park Sport Court
 2050: Arden Oaks Basketball Court; Freeway Park Basketball Court

Justification

Proposed improvements are intended to maintain existing court surfaces. Other nearby bituminous surfaces are included if applicable such as trails or trail connections. In general, a court surface life is approximately 25 years before cracks and pavement deformation require full reconstruction. Routine crack filling to prolong court surfaces is being performed.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Construction/Maintenance	200,000	155,000	265,000	0	0	620,000	151,000
Total	200,000	155,000	265,000	0	0	620,000	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Capital Improvement Funds (PIR)	200,000	155,000	265,000	0	0	620,000	151,000
Total	200,000	155,000	265,000	0	0	620,000	

2026 thru 2030

Capital Improvement Plan

Arden Hills, MN

Project # 26-Park-006
 Project Name GRG Floral Park NRMB

Total Project Cost	\$26,125	Department	Parks Department
Type	Unassigned	Category	Unassigned
Priority	n/a	Status	Active

Description

Partnership with Great River Greening for buckthorn and general habitat management at Floral Park.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
5,225	Other	5,225	5,225	5,225	5,225	0	20,900
	Total	5,225	5,225	5,225	5,225	0	20,900

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
5,225	Capital Improvement Funds (PIR)	5,225	5,225	5,225	5,225	0	20,900
	Total	5,225	5,225	5,225	5,225	0	20,900

2026 thru 2030

Capital Improvement Plan

Arden Hills, MN

Project # 26-Park-007
 Project Name GRG Hazelnut & Chatham NRMB

Total Project Cost	\$12,000	Department	Parks Department
Type	Unassigned	Category	Unassigned
Priority	n/a	Status	Active

Description

Partnership with Great River Greening for buckthorn and general habitat management at Hazelnut & Chatham Parks.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
4,000	Other	4,000	4,000	0	0	0	8,000
	Total	4,000	4,000	0	0	0	8,000

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
4,000	Capital Improvement Funds (PIR)	4,000	4,000	0	0	0	8,000
	Total	4,000	4,000	0	0	0	8,000

Capital Improvement Plan

Arden Hills, MN

Project # 26-Park-008
Project Name Park Shelter Replacements

Total Project Cost	\$185,000	Contact	Park & Recreation Mgr
Department	Parks Department	Type	Improvement
Category	Park Capital Improvements	Priority	4 Less Important
Status	Active	TCAAP	No

Description

Replace existing park shelters:

2029: Royal Hills Park - \$92,500; Hazelnut Park - \$92,500

Justification

Shelters are deteriorating and reaching the end of service life.

Expenditures	2026	2027	2028	2029	2030	Total
Construction/Maintenance	0	0	0	185,000	0	185,000
Total	0	0	0	185,000	0	185,000

Funding Sources	2026	2027	2028	2029	2030	Total
Capital Improvement Funds (PIR)	0	0	0	185,000	0	185,000
Total	0	0	0	185,000	0	185,000

Capital Improvement Plan

Arden Hills, MN

Project # 26-Park-009
Project Name Snelling Ave N. & Royal Hills Trail Improvements

Total Project Cost	\$450,000	Contact	Public Works Director
Department	Parks Department	Type	Improvement
Category	Park Capital Improvements	Priority	2 Very Important
Status	Active	Useful Life	30 years

Description

Construction of a new 1,800-feet in length, grade separated, 10-ft wide bituminous trail along the West side of Snelling Ave N. Royal Hills Park to Highway 96.

Justification

The new trail will improve safety and adequately accommodate pedestrians & bicyclists along the Snelling Ave. N. Corridor between Royal Hills Park and Highway 96. The proposed trail improvements are in coordination with the North Heights Apartments Development Agreement.

Expenditures	2026	2027	2028	2029	2030	Total
Construction/Maintenance	450,000	0	0	0	0	450,000
Total	450,000	0	0	0	0	450,000

Funding Sources	2026	2027	2028	2029	2030	Total
Park Capital Fund (Park Dedication Fees)	250,000	0	0	0	0	250,000
Developer Contribution	200,000	0	0	0	0	200,000
Total	450,000	0	0	0	0	450,000

Capital Improvement Plan

Arden Hills, MN

Project # 27-Park-001
Project Name Playground Structure Replacement

Total Project Cost	\$1,805,000	Department	Parks Department
Type	Improvement	Category	Park Capital Equipment
Priority	3 Important	Status	Active
TCAAP	No		

Description

Play Structures are programmed for replacement on a 20-year cycle.

2027: Ingerson Park (last replaced in 2000) - \$260,000; Sampson Park (last replaced 2001) - \$260,000;

2029: Royal Hills Park last replaced 2002 - \$275,000;

2033: Valentine Park last replaced 2013 - \$310,000;

2037: Hazelnut Park - \$350,000; Perry Park - \$350,000;

2039: Cummings Park; Johanna Marsh Park;

2043: Arden Manor Park; Floral Park; South Shore Fitness Park

Justification

In order to maintain playground structures that meet current safety guidelines, require a minimum amount of maintenance, and have replacement parts available, the City is attempting to maintain a replacement schedule for playground facilities based on available funds.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Construction/Maintenance	0	520,000	0	275,000	0	795,000	1,010,000
Total	0	520,000	0	275,000	0	795,000	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Capital Improvement Funds (PIR)	0	520,000	0	275,000	0	795,000	1,010,000
Total	0	520,000	0	275,000	0	795,000	

Capital Improvement Plan

Arden Hills, MN

Project # 27-Park-002
Project Name Perry Park Improvements

Total Project Cost	\$545,000	Department	Parks Department
Type	Improvement	Category	Park Capital Improvements
Priority	4 Less Important	Status	Active
TCAAP	No		

Description

Parking lot pavement rehabilitation project involving full-depth reclamation, spot curb repairs, ADA improvements and subgrade soil corrections - \$485,000;
 Ball field and dog park grading, irrigation improvements, fencing repairs - \$70,000; (Grade two fields in 2027 and two fields in 2028)

Justification

Parking lot pavement is deteriorating and reaching the end of service life. Public Works has placed large area patches to extend usability. Cost of maintenance is increasing each year.

Expenditures	2026	2027	2028	2029	2030	Total
Construction/Maintenance	0	520,000	25,000	0	0	545,000
Total	0	520,000	25,000	0	0	545,000

Funding Sources	2026	2027	2028	2029	2030	Total
Capital Improvement Funds (PIR)	0	520,000	25,000	0	0	545,000
Total	0	520,000	25,000	0	0	545,000

Capital Improvement Plan

Arden Hills, MN

Project # 27-Park-003
Project Name Old Hwy 10 Trail - 96 to Valentine Park

Total Project Cost	\$4,635,000	Contact	Public Works Director
Department	Parks Department	Type	Improvement
Category	Park Capital Improvements	Priority	n/a
Status	Active	Useful Life	25 years
TCAAP	No		

Description

Construction of a new 6,500-feet in length, grade separated, 10-ft wide bituminous trail along the West side of Old Highway 10 from Lake Valentine Rd to Lakeshore Pl.

Justification

The new trail will improve safety and adequately accommodate pedestrians & bicyclists along the Old Highway 10 Corridor between Lake Valentine Rd and Lakeshore Pl in Arden Hills. The proposed trail improvements will complete the North-South connection from MN-51 to Hwy-96.

Expenditures	2026	2027	2028	2029	2030	Total
Construction/Maintenance	0	4,635,000	0	0	0	4,635,000
Total	0	4,635,000	0	0	0	4,635,000

Funding Sources	2026	2027	2028	2029	2030	Total
Grants	0	2,000,000	0	0	0	2,000,000
Ramsey County	0	1,317,500	0	0	0	1,317,500
Capital Improvement Funds (PIR)	0	1,317,500	0	0	0	1,317,500
Total	0	4,635,000	0	0	0	4,635,000

Budget Impact

The 6,500-feet of new trail will be the responsibility of the City to maintain. Maintenance includes, snow/ice control (seasonally), crack sealing and fog sealing (approx. every 5 years).

Capital Improvement Plan

Arden Hills, MN

Project # 28-Park-001
Project Name Lake Johanna Blvd Trail

Total Project Cost	\$2,000,000	Department	Parks Department
Type	Improvement	Category	Park Capital Improvements
Priority	3 Important	Status	Active
Useful Life	20 years	TCAAP	No

Description

Construction of a new 8,100-feet in length, grade separated, 10-ft wide bituminous trail along Lake Johanna Blvd in the North/West orientation from County Rd D to Old Snelling Ave.

Justification

The new trail will improve safety and adequately accommodate pedestrians & bicyclists along the Lake Johanna Boulevard Corridor between Old Snelling Ave and County Road D in Arden Hills. The proposed Lake Johanna Boulevard trail improvements will provide critical connections between Arden Hills neighborhoods, neighboring Cities, Tony Schmidt Regional Park, Bethel College and Mounds View High School.

Expenditures	2026	2027	2028	2029	2030	Total
Construction/Maintenance	0	0	0	1,800,000	0	1,800,000
Planning/Design	100,000	100,000	0	0	0	200,000
Total	100,000	100,000	0	1,800,000	0	2,000,000

Funding Sources	2026	2027	2028	2029	2030	Total
State Aid	0	0	0	1,800,000	0	1,800,000
Capital Improvement Funds (PIR)	100,000	100,000	0	0	0	200,000
Total	100,000	100,000	0	1,800,000	0	2,000,000

Budget Impact

The 8,100-feet of new trail will be the responsibility of the City to maintain. Maintenance includes, snow/ice control (seasonally), crack sealing and fog sealing (approx. every 5 years).

Capital Improvement Plan

Arden Hills, MN

Project # 30-Park-001
Project Name Hockey Rink Board Rehabilitation

Total Project Cost	\$230,000	Contact	Park & Recreation Mgr
Department	Parks Department	Type	Maintenance
Category	Park Maintenance	Priority	4 Less Important
Status	Active	Useful Life	25 years

Description

Through inspection, Public Works has determined the hockey boards and fencing at Perry Park and Freeway Park have reached the end of their service life and are in need of replacement.

This project is budgeted only to replace the boards and fencing with no other improvements to the hockey rink.

Justification

The condition of the hockey boards are deteriorated beyond spot replacement and the fencing is dilapidated.

Expenditures	2026	2027	2028	2029	2030	Total
Construction/Maintenance	0	0	0	0	230,000	230,000
Total	0	0	0	0	230,000	230,000

Funding Sources	2026	2027	2028	2029	2030	Total
Capital Improvement Funds (PIR)	0	0	0	0	230,000	230,000
Total	0	0	0	0	230,000	230,000