

Kensington Rune Stone County Park

Master Plan

Douglas County

October 30, 2015



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Douglas County, MN

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Prepared for:



Prepared by:



In association with:



Acknowledgments

The Kensington Rune Stone County Park Master Plan update has been a team effort led by a dedicated group consisting of members of the County staff and other members of the public.

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The Ohman farm house has been carefully restored and is a highlight of the farm site.



Douglas County constructed a new park entrance road in 2014 that enters the park south of the farm.

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Planning Framework

Situated in the rolling hills and farm country of southwest Douglas County, Kensington Rune Stone County Park occupies a spectacular site with lakes, wetlands and large tracts of deciduous forest. The park has been a favorite place to visit for generations of local residents who use the hiking and horseback trails in the summer and ski the vast network of cross-country trails in the winter. The park is well known outside the local community as the discovery site of the Kensington Rune Stone by Olof Ohman in 1898, with visitors traveling from around the country to visit the historic Ohman Farm and Rune Stone sites. The historical significance of the farm and discovery site provides the opportunity to further enhance educational and interpretive elements to be integrated with future development of the park.

Douglas County prepared a master plan for Kensington Rune Stone County Park in 2006. Since that time, the park boundary has nearly doubled in size. The County acquired significant acreage to the west and south of the original farmstead so that now the park occupies over 400 acres. The purpose of this master plan update is to incorporate the property acquired since 2006 in a comprehensive plan that assesses opportunities for additional recreational activities to serve a wider variety of park user groups. Visitor amenities and facilities will be addressed in the master plan. A new visitor center and group picnic shelter are two facilities that the County and community desire for this park. This master plan update identifies locations for these elements, ensuring they are comparable with the existing historic features of the park.

Park Classification

The Greater Minnesota Regional Parks and Trails Commission has developed a classification for regional parks and trails in Greater Minnesota to identify the different types of recreation facilities and to establish a baseline for parks and trails. Kensington Rune Stone Park is classified as a Natural Resource-Based Regional Park. The park provides incredible outdoor recreation experiences with an extensive network of trails and access to high-quality natural resources. The historic Ohman Farm and the Rune Stone Discovery Site also make this park a unique facility in the region and the state. This master plan update provides a long-term vision to expand recreation opportunities across the entire park area while maintaining and restoring high-quality natural resource areas. For instance, agricultural land within the south boundary will be replanted as a native prairie. Based on the park's current classification, there are four important criteria to be met for a Natural Resource-Based Regional Park, including:

- » Provides a high-quality outdoor recreation experience;
- » Preserves a regionally significant and diverse natural or historic landscape;
- » Located and connected to serve a regional population and/or tourist destination;
- » Fills a gap in recreational opportunity within the region.

At over 400 acres, Kensington Rune Stone Regional Park is a large regional facility that meets the four criteria listed above for several key reasons, including:

- »The park has high-quality forests, lakes and wetlands, and the opportunity exists to restore existing agricultural fields on the south side of the park to native prairie.
- »The park provides a unique sense of place that will be further enhanced by interpretation of the historic Ohman Farm and the Kensington Rune Stone Discovery Site.
- »The park is located in southwest Douglas County in an area that does not have other regional park or trail facilities within several miles. Alexandria, the county's largest city, is twelve miles northeast of the park.
- »The park provides an expanded network of trails for horseback riding, hiking, mountain biking and cross-country skiing, establishing the park as a regional trail use destination. The expanded Trollskogen Cross-Country Ski Trails will also provide a high-quality, well-maintained system of trails to be used by local ski groups, high school ski teams and the general public.
- »The historic elements of the park attract visitors who are interested in learning about the region's agricultural history and the unique story of the Kensington Rune Stone history.

Implementing Agency

Douglas County is the implementing agency for Kensington Rune Stone Park. Douglas County parks are managed by the Park Division, which is administered by the Board of County Commissioners. The Park Division is responsible for planning and maintaining parks and trails at the county government level. Douglas County operates seven parks and trails, including Chippewa Park, Curtis Felt Park, Lake Brophy Park, Kensington Rune Stone Park, Spruce Hill Park, Lake Le Homme Dieu Beach and the Central Lakes Trail.

Kensington Rune Stone Park Foundation

Kensington Rune Stone Park is a special place that has a lot of local interest and support. In 1927 the Runestone Foundation was organized with plans to raise funds to develop a park and monument on the site of the Kensington Rune Stone. Today, the Kensington Rune Stone Park Foundation functions as an auxiliary to the Park Division and exists to support park projects through public relations and programs associated with the park. The Foundation assisted the County with several key phases of land acquisition and plays an important role in park planning and development. Douglas County does not have joint powers agreements, liens or leases associated with Kensington Rune Stone Park.

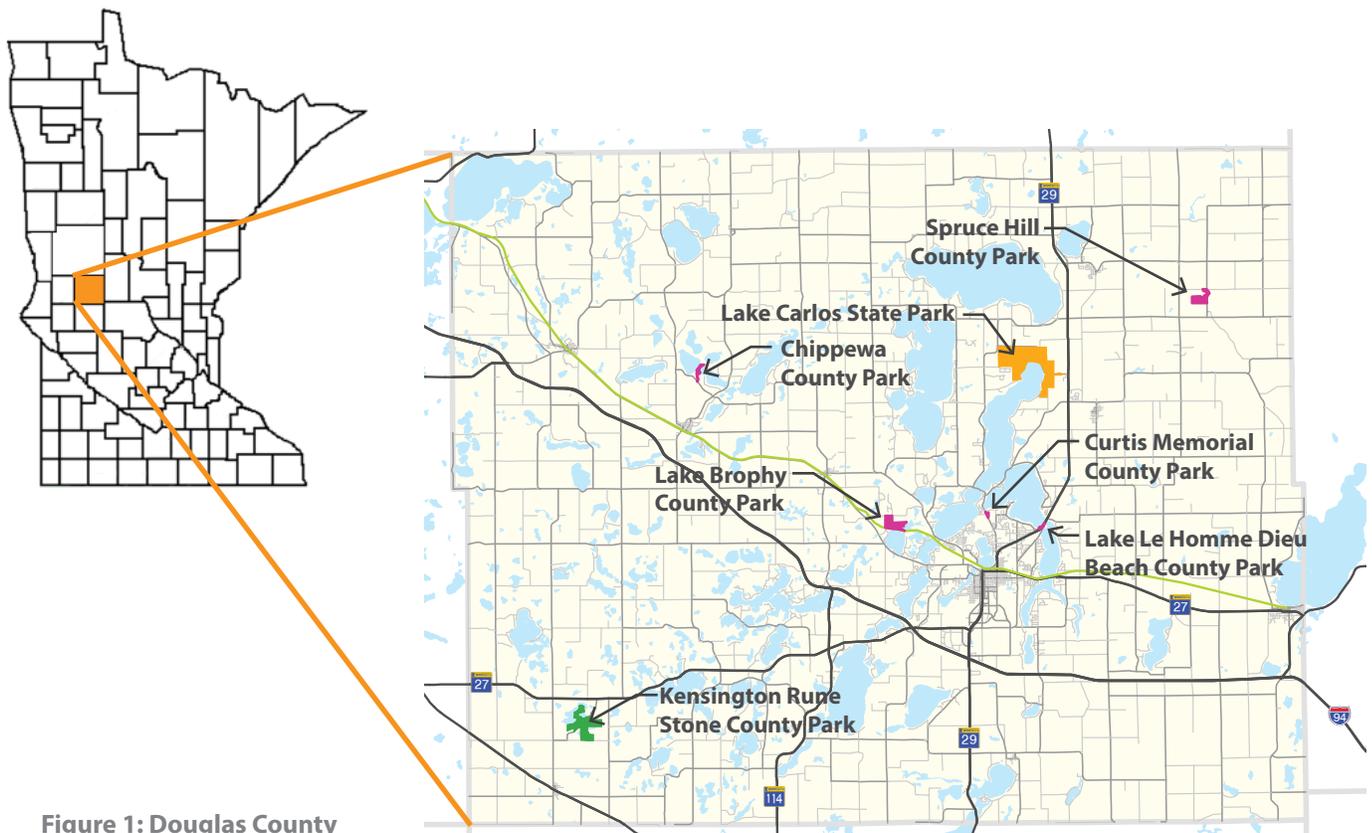


Figure 1: Douglas County

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Regional Context

Kensington Rune Stone Park is located in southwest Douglas County, approximately three miles north of the City of Kensington. County Road 103 bisects the park and the main park entrance is located along this roadway. Runestone Lane SW runs along the park's southern boundary. County Road 1 runs parallel to the park approximately one mile west and County Road 15 is located approximately one-half mile to the east.

Regionally, Kensington Rune Stone Park serves several important roles. The park is the only County Park south of Interstate 94, providing recreation opportunities for all Douglas County residents, but with easier access for those residing in the southern portion of the county. Kensington Rune Stone Park is unique because of the historic Ohman Farm and the Kensington Rune Stone discovery sites, which provide opportunities for interpretation and make the park a unique recreation destination. As such, Kensington Rune Stone Park provides programming opportunities that are not available at other Douglas County parks or parks in the region.

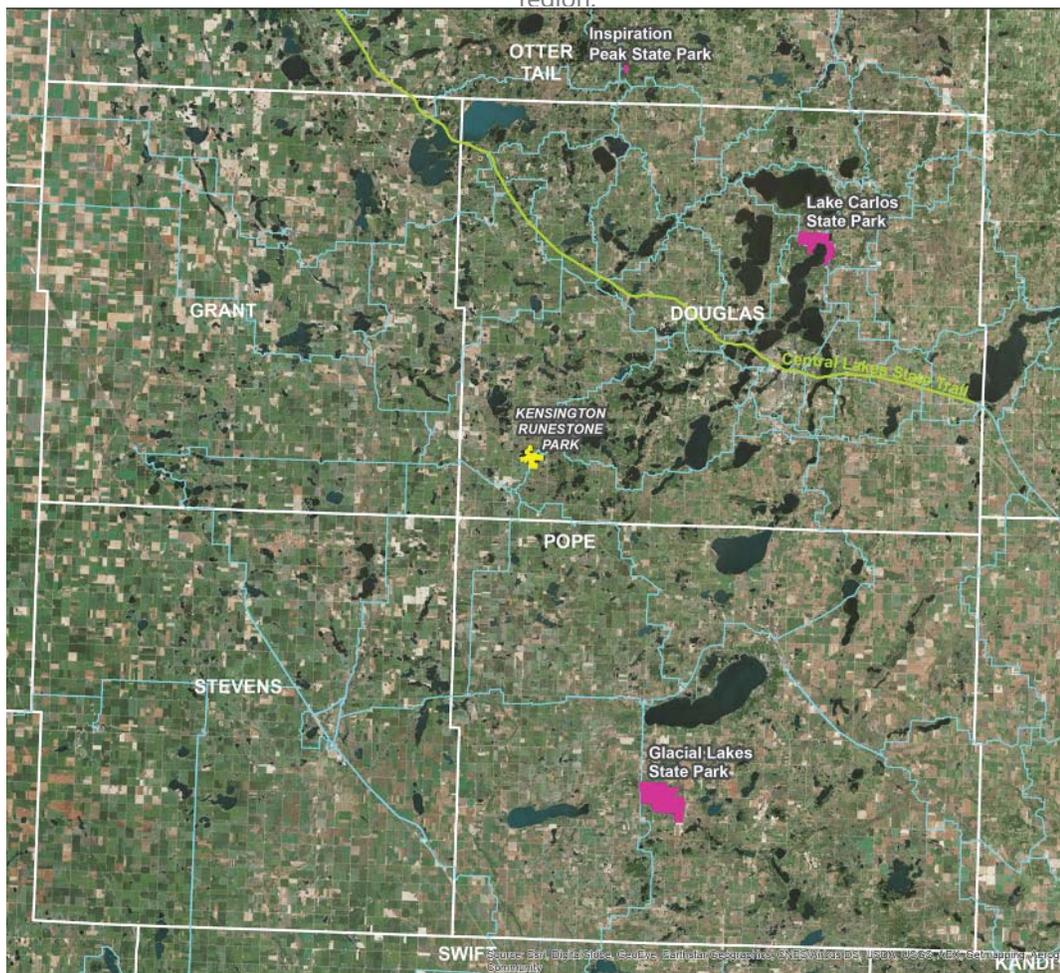


Figure 2: Regional context- Parks and trails in the west-central region.

Kensington Rune Stone Park was originally established to protect the 193-acre historic Ohman Farm and the Kensington Rune Stone discovery site. Since 2006, Douglas County has acquired additional park property, more than doubling the original 193 acres to its current size of 403 acres.

Land Type and Cover

Kensington Rune Stone Park is situated in a part of Douglas County with heavy agricultural use. Fields of corn and soybeans surround the park, along with dairy farms and grass pastures. The landscape is inundated with small wetlands, ponds and lakes that are surrounded by rolling hills. Uncultivated land is covered by a hardwood forest of maple, oak and basswood. The rolling topography and high concentration of small lakes and wetlands is indicative of a landscape shaped by glaciers. Eng Lake is the largest lake in the park. Eng Lake offers opportunities for fishing, hunting and non-motorized boating. There are four smaller ponds and several wetlands within Kensington Rune Stone Park. The southern portion of the park, along Runestone Lane SW is leased to a neighboring farmer who uses the land for row crops such as soybeans and corn.

Existing Infrastructure

Existing park infrastructure and activities, including roads, trails and picnic sites are established in the area between the Discovery Site and the Ohman Farm, along with an extensive

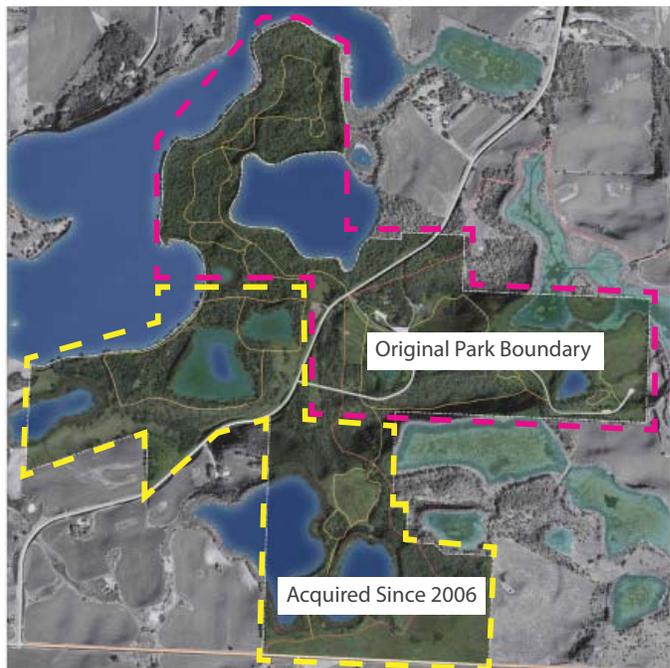


Figure 3: Park boundary showing original and acquired property.

system of trails that extend over to Eng Lake on the west side of County Road 103. Douglas County also maintains a turf softball field and gravel parking lot on the west side of County Road 103 that serves as a trailhead for winter skiing and summer equestrian activities. In 2014 Douglas County constructed a new park entrance road south of the farm site and removed the two driveway entrances into the farm and park along with the caretaker building that was located on the upper reaches of the slope above the farm. The new park entrance road will provide enhanced access to many of the park's attractions and activity areas, as outlined in this master plan update.

Presently, Kensington Rune Stone Park has a trail system that accommodates hikers and horseback riders in the spring, summer and fall and cross-country skiers and snowmobilers in the winter. The summer trail system includes the trail loop on the west side of CR 103, a loop trail that extends to the Discovery Site, and a trail south of the new park entrance road that utilizes a new boardwalk to cross the wetland between the two ponds that are located just north of Runestone Lane SW.

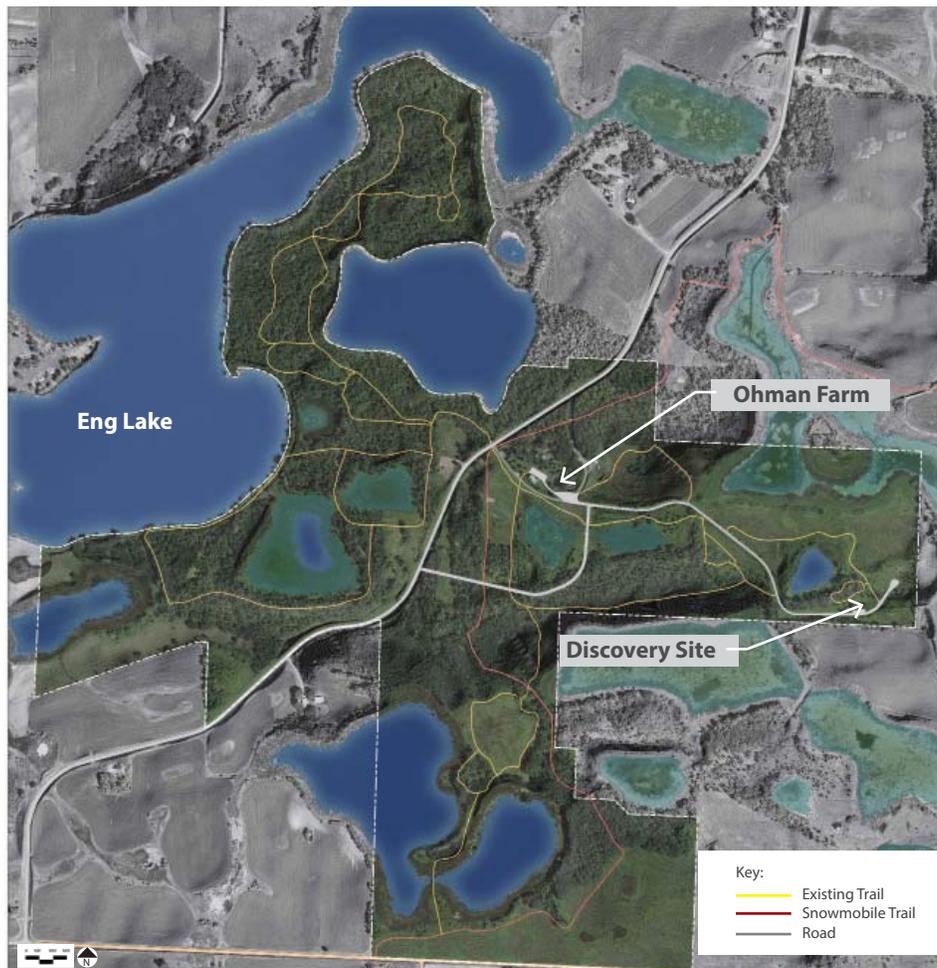


Figure 4: Existing conditions.

Winter trail use for cross-country skiers and snowmobilers branch out from the gravel parking lot on the west side of CR 103. Snowmobiles are restricted to one through-trail running north/south through the park that is part of the much more extensive, 368-mile trail system maintained by the Douglas Area Trails Association snowmobile club. Douglas County Parks grooms 12 kilometers of track-set trails known as the Trollskogen Ski Trail. The trails are rated as intermediate and utilize many of the summer hiking and horseback trails.

User Groups

The park is utilized today by several types of users. Group rentals for family reunions, weddings and community events occupy the farm site most weekends between Memorial Day and Labor Day. School groups visit the park in the fall and winter. Individuals, families and small groups frequent the park for hiking, horseback riding and skiing in the winter. Additionally, people from around the nation and world visit Kensington Rune Stone Park to learn the story of the Rune Stone and to visit the discovery site.

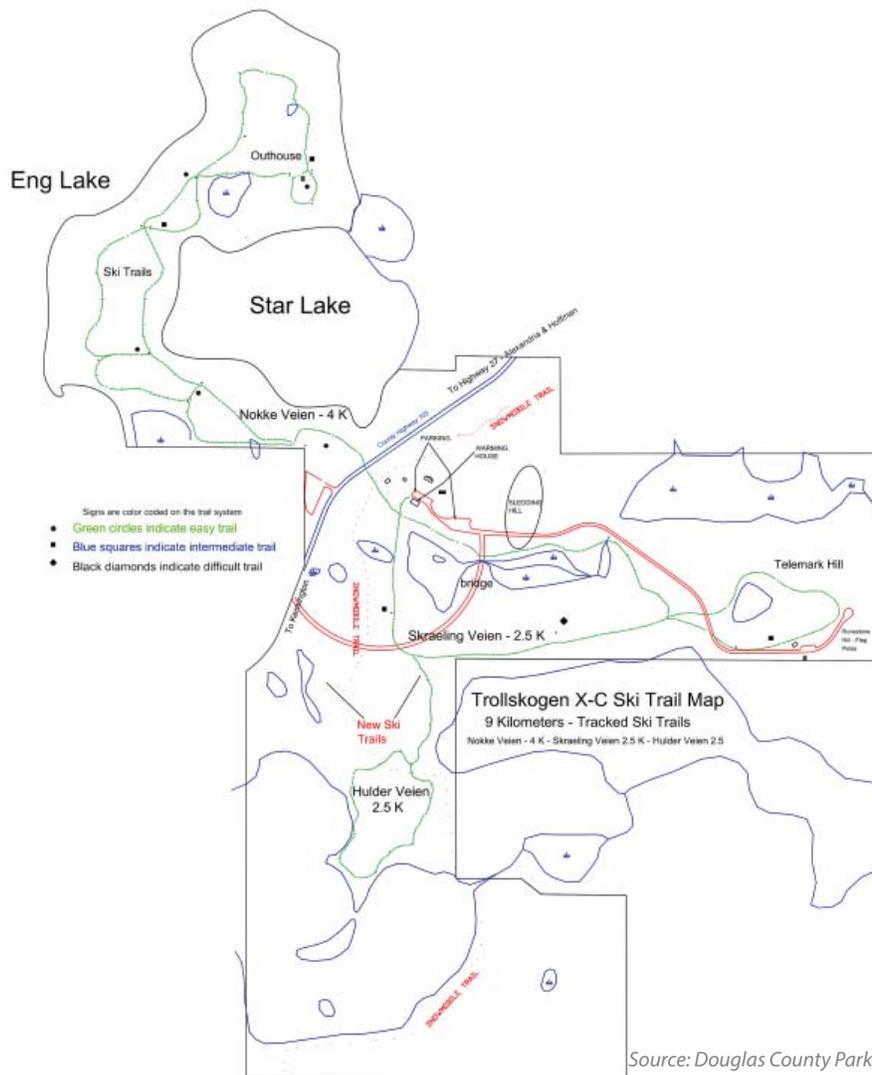


Figure 5: Trollskogen Cross-Country Ski Trail Map.

Vision, Trends & Public Values

Kensington Rune Stone County Park is a unique recreation destination that supports a wide variety of outdoor and educational activities for Douglas County residents and visitors to the region.

Vision Statement

Kensington Rune Stone County Park provides high-quality outdoor recreation opportunities in a beautiful natural setting and teaches visitors about the history of the land, early farming practices and the discovery of the Kensington Rune Stone.

Douglas County Demographics

Douglas County is a rural county in west central Minnesota that covers an area of 720 square miles with a population of 36,009 (2010 census). The largest city in Douglas County is Alexandria, which has a population of 11,580 and is located 12 miles northeast of Kensington Rune Stone County Park.

Recreational Trends, Public Health Values and Tourism Opportunities

Douglas County Parks is the primary recreation provider for County residents. The six parks and Central Lakes State Trail offer a variety of recreation activities for Douglas County. County residents are looking for more opportunities to engage in active recreation to promote healthy living initiatives and to experience the high quality lakes and

natural resources that the county offers. Parks such as Kensington Rune Stone County Park serve important roles in providing access to outdoor recreation. Planning for future recreation activities and providing state-of-the-art facilities that meet current demand is important so that current and future county residents have access to the type of recreation opportunities that they seek. Current recreation trends involve newer sports such as mountain biking and winter mountain biking with fat-tire bicycles, geo-caching and trail running. This master plan will provide opportunities for Douglas County to modify trail use for current and future park use trends. Periodic updates to the master plan will allow the County to evaluate park uses and to make adjustments to recreation activities, based on user interests and needs. One amenity that park users appreciate is a modern park visitor center that provides restrooms, warming rooms and rental facilities. Because Kensington Rune Stone County Park is a four-season park, a visitor center that is centrally located near the Ohman Farm is proposed in this master plan update.

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Public Input & Participation

Douglas County values public input for park master planning, especially for a park like Kensington Rune Stone County Park that has special meaning for the local community and the support of an affiliated support group, the Kensington Rune Stone Park Foundation. A Technical Advisory Committee made up of Douglas County staff, Commissioners and a representative of the Kensington Rune Stone Park Foundation was established to guide the master planning process. The Technical Advisory Committee met several times throughout the master planning process to provide input and to review concepts developed by the consulting team. Two public open house meetings were held at the Kensington Community Center during the planning process. The first open house was held on August 27, 2015 where options were presented for specific park locations including the Ohman Farm, the Discovery Site, the trailhead west of CR 103 and a new group picnic site. Over 30 people attended the open house and provided important feedback about the park and ideas for its future. Several themes were identified at the open house, including:

- » Maintaining the existing memorials in the park for important community members
- » Improving the Discovery Site and highlighting the Kensington Rune Stone discovery story
- » Protect the historic Ohman Farm Site and improve interpretation of its history

A separate meeting was held before the open house with local mountain bike enthusiasts including the Runestone Area Mountain Bike Organization (RAMBO) to discuss opportunities for mountain bike trails in Kensington Rune Stone County Park.



There was good representation from the community at the first open house for the master plan with over 30 attendees.

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Development Master Plan

The expanded acreage at Kensington Rune Stone County Park and the new park entrance road create exciting opportunities for future programming and development in the park. Four primary improvements have been identified through the master planning process that will increase opportunities for public use of the entire park, enhance the existing facilities, and provide long-term education and interpretation of two regionally significant elements including the historic Ohman Farm and the Kensington Rune Stone. The four primary improvements include:

- » A new visitor center and enhancements at the Ohman Farm and trailhead facility;
- » Improvements in pedestrian and vehicle circulation at the Discovery Site;
- » Two new group picnic sites, new parking access on the south side of the park;
- » An expanded trail system including new accommodations for mountain biking.

These improvements will provide a framework for establishing the Kensington Rune Stone County Park as a premier recreation facility in Douglas County. Each proposed improvement will be discussed in detail in the following pages.



The existing softball field and gravel parking lot will be redeveloped as a trailhead parking lot and picnic area.



The farm field on the south end of the property will be restored in native prairie. Trails are planned in the prairie landscape to provide access to the area. Trail systems and natural resource interpretation are also planned within this area of the park.

Ohman Farm Site

The Ohman Farm is a unique site that has retained important historic elements including the original farm house and barn. In order to improve interpretation of early farming practices, re-organizing the farm site by moving visitor services and vehicle circulation outside of the main farm area will allow for new outbuildings to be added to improve the look and feel of a late 1800s working farm. The existing parking lot and access road will be removed and relocated south east of the barn, opening the area between the barn and farm house for a farm garden and an expansive lawn that can be used for group gatherings. The new parking lot will be large enough to handle typical daily crowds and small group gatherings. A turf overflow parking area between the new parking lot and barn will accommodate additional vehicles for larger events. Buildings that are not essential to the historic farm such as the church and jail house will be moved off-site or to another location in the park while additional farm buildings such as an ice house and chicken coop will be added to increase the visitor's understanding of what early farms looked like and how they operated.

The Ohman Farm will be the centerpiece of the park and it will be the location that visitors will want to explore. Visitors to the park will also need services including restrooms and a place

to get warm during winter months when using the ski trails, sledding hill or snowmobile trail network. To accommodate the needs of visitors, a new visitor center will be developed just east of the Ohman Farm. A small K-6 playground will be added adjacent to the visitor center for younger children to play. Additional playground facilities will be located at the large group picnic site.

Visitor Center

The new Visitor Center will serve as the primary gathering place in Kensington Rune Stone County Park. The building will be located on the slope facing the new entrance road, directly in front of a new round-about that will direct visitors to the Discovery Site and the Ohman Farm site. The building will have a southern exposure with a partially covered patio for outside gatherings. It will be situated next to the sledding hill and close to cross-country ski trail access so winter park users will be able to access the building as a starting point for winter activities. It will house restrooms, a large public gathering space that can be rented for group activities such as weddings and family reunions, and it will serve as a warming room for winter park users. A small kitchenette area will allow groups to plug in crock pots and serve food. It is not anticipated that a full-size service kitchen will be needed. Many visitors to the park come to learn about the Kensington

Rune Stone discovery site and about the Ohman family's farming life. A room near the entrance to the visitor center will hold displays and interpretive elements explaining these stories. The Rune Stone interpretation room will relate to

other facilities located in the park at both the Ohman Farm and at the Discovery Site, allowing visitors to continue learning as they explore other areas of the park.

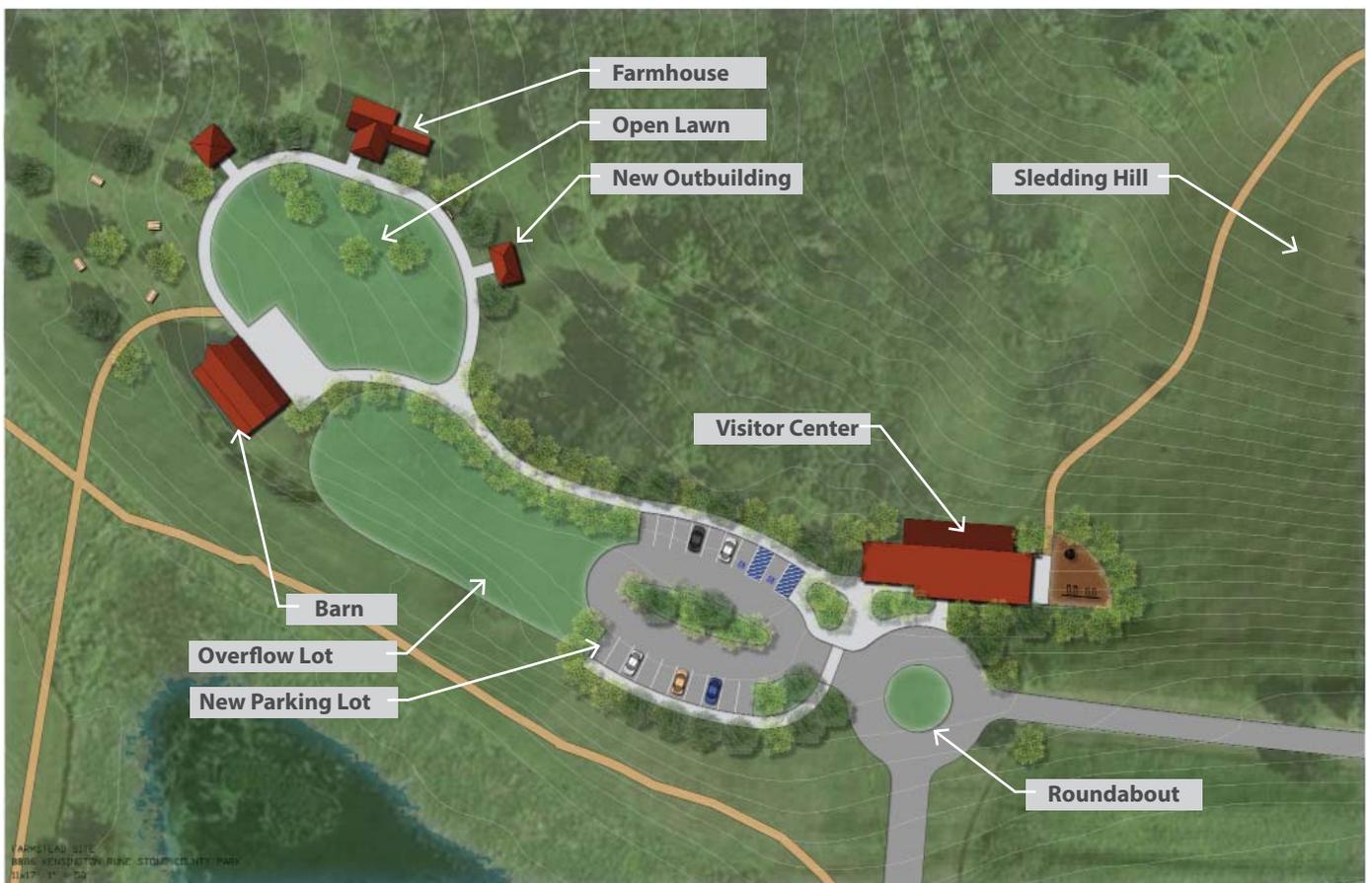
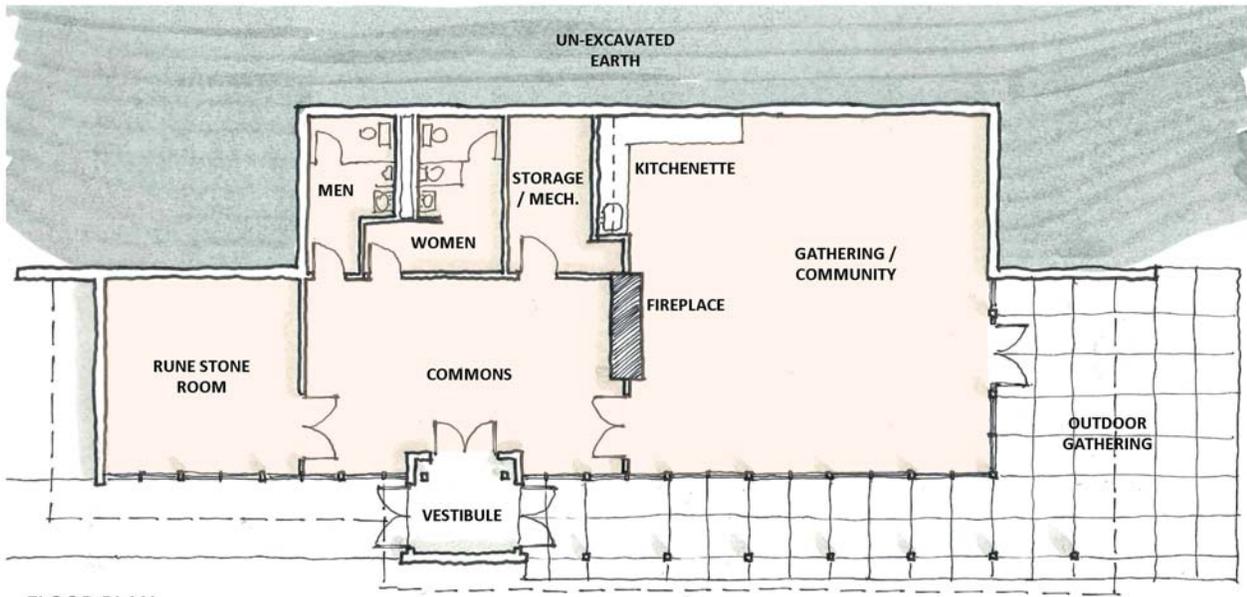


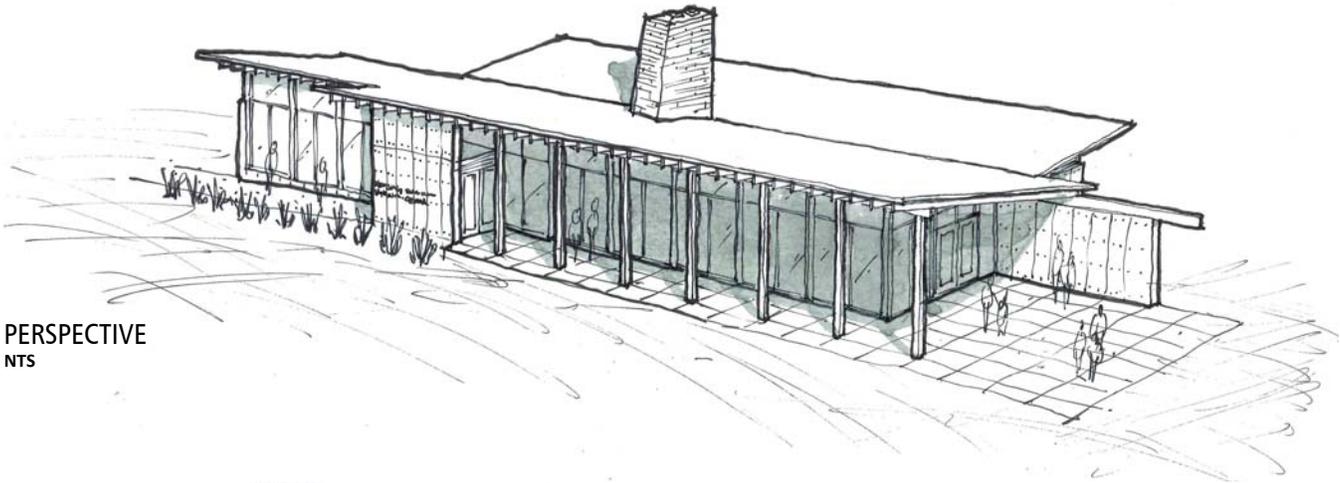
Figure 6: Ohman Farm Site Concept.



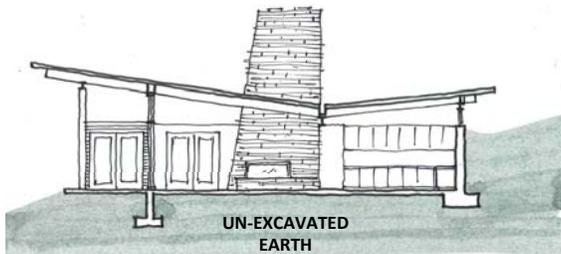
FLOOR PLAN



NORTH 1/8" = 1'-0"



PERSPECTIVE
NTS



SECTION AT COMMUNITY ROOM
NTS

Figure 7: Visitor Center site plan and concept sketch.



Figure 8: Visitor Center concept looking west.



Figure 9: Perspective view of the Visitor Center.

Trailhead

Across County Road 103 where the softball field and gravel parking lot are now located will become the primary trailhead for the park. The parking lot will be re-organized with two entrances to accommodate vehicles with trailers. The softball field will be re-purposed as a picnic site and will have a small building that will house vault toilets and a kiosk for trail maps and park notices. The primary users of this parking lot will be hikers, mountain bikers, winter cross-country skiers, and snowmobilers. While the lot will be large enough for horse trailers, the new gravel lot located off of Runestone Lane SW will serve as the primary equestrian trailhead and parking lot.

Main Group Picnic Site

Two new group picnic sites are proposed for Kensington Rune Stone County Park. The primary facility will be developed in the field south of the new park road and will be accessible along a new paved park road that follows the current snowmobile trail through the woods to the south that will terminate at a paved parking lot for approximately 20 cars. The group picnic site will include a large three-season picnic shelter that will have indoor restrooms, a food preparation area and a large, covered picnic area. Adjacent to the picnic shelter will be two play areas. One will be located in the woods north of the shelter that will be established for

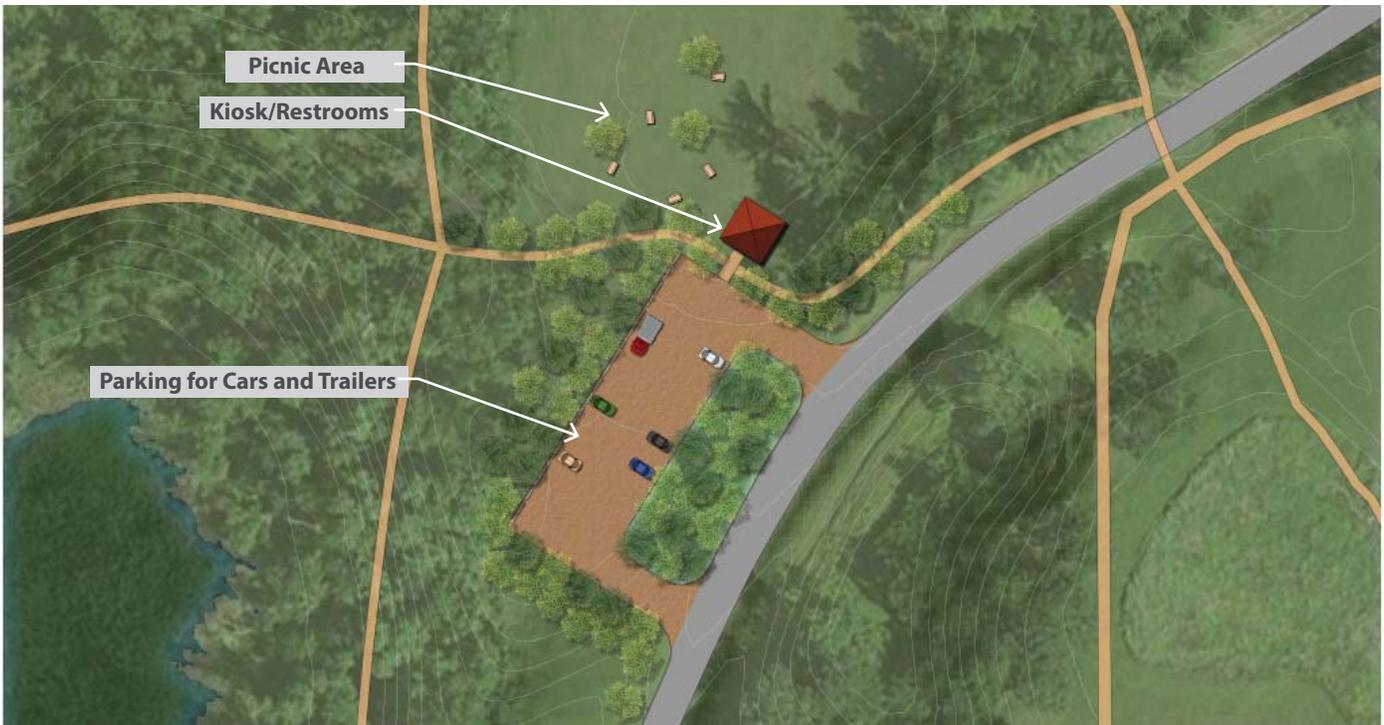


Figure 10: Trailhead concept.

outdoor experiential play. Families will be able to explore the woods on trails and interact with natural play features. South of the picnic shelter a second destination playground will be developed with state-of-the-art equipment and accessible play features. The new playgrounds will provide different experiences for children and families to enjoy traditional and creative play opportunities. A new natural surface trail will lead down to the small pond south of the picnic site where a wood pier will provide opportunities for fishing and bird watching on the water.

Discovery Site

The Discovery Site at Kensington Rune Stone County Park will highlight the location of the Kensington Rune Stone discovery and an overlook on the top of the hill with vistas looking over the park and surrounding landscape. Central to the improvements at the Discovery Site will be the relocation and orientation of the parking lot that will be moved west of its current location to enhance the entry experience approach to discovery site and hill overlook. A paved trail that is accessible

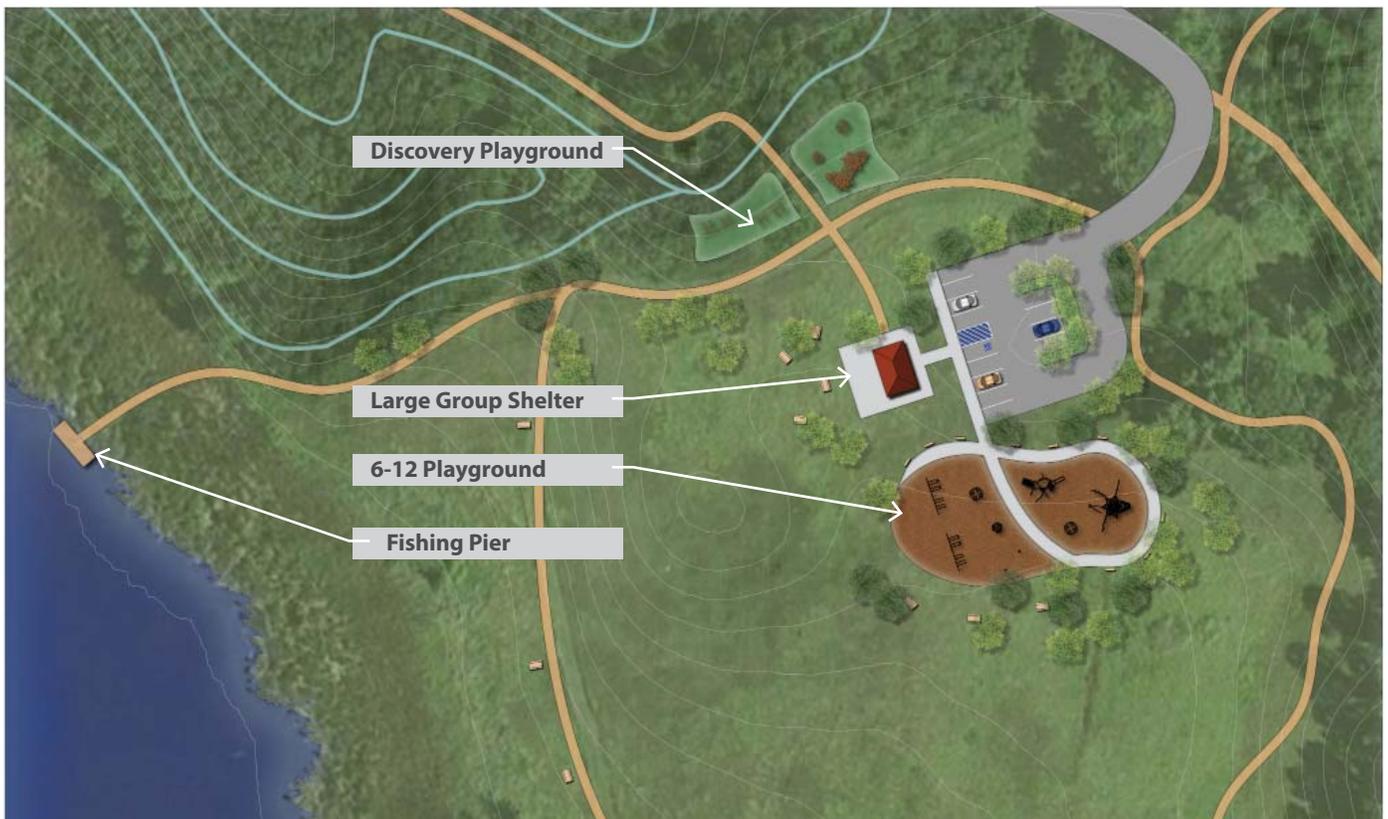


Figure 11: Group picnic site concept.

by standards established by the Americans with Disabilities Act (ADA) will connect the parking lot with the discovery site and the overlook. The current picnic shelter will be replaced with a new shelter that aligns with the architectural character of the new visitor center. Alongside the new shelter will be a vault toilet making it possible to reserve the picnic site for group gatherings or to enjoy a peaceful outing during non-peak use times. The overlook and discovery site will also include soft-surface trails that will bring visitors down and

around the small wetland just north of the current parking lot. The trail will connect with a boardwalk that will extend across the wetland to provide an up-close experience for visitors of the wetland. Trails will connect the Discovery Site with the Ohman Farm site.



Figure 12: Discovery Site concept.

Trail Network Plan

Many visitors to Kensington Rune Stone County Park come to enjoy the natural surface trail system either by hiking, on horseback or in the winter by cross-country skiing. The trail system will be improved by identifying specific trails for different users, separating the horse trails from the hiking trails. A new gravel parking lot will be developed on the south side of the park off of Runestone Lane SW for equestrian users and hikers. This trailhead will be close to the restored prairie that will extend along Runestone Lane SW, which will include a network of soft-surface hiking and equestrian trails that will wind through the restored prairie and connect to the network of trails west of County Road 103 along Eng Lake and around the Ohman Farm and Discovery Site.

A second, smaller group picnic site will be developed west of County Road 103 and south of Eng Lake. The location for this picnic site will be accessible by a gravel road and parking lot. The site will sit on top of a small rise overlooking Eng Lake. Trails will connect this picnic site with the main trailhead and farm site.

Non-Motorized Boat Access on Eng Lake

During the public planning process, the idea of boat access for non-motorized boats such as canoes and kayaks was proposed for the park. A new boat launch is located a short distance west of the main trailhead to allow portaging of small boats to access Eng Lake.

Mountain Bike Trails

Mountain biking is becoming a very popular sport across Minnesota and the country. Parks that have developed trail systems specifically for mountain bike use see an increase in visitation as more people have learned about the sport of trail riding on bikes. Kensington Rune Stone County Park is ideally suited for a mountain bike trail system because of the rolling hills and varying terrain that can accommodate a variety of trails for all levels of users. Developing mountain bike trails requires specialized design that should be carried out by trail builders certified by the International Mountain Biking Association (IMBA). When properly designed, a mountain bike trail system allows for novice to expert users to ride specifically designated trails in different regions of the park. The following graphic depicts how a mountain bike trail system might be developed at Kensington Rune Stone County Park. Pods of single-track trails, represented in yellow would be connected by wider, open trails.

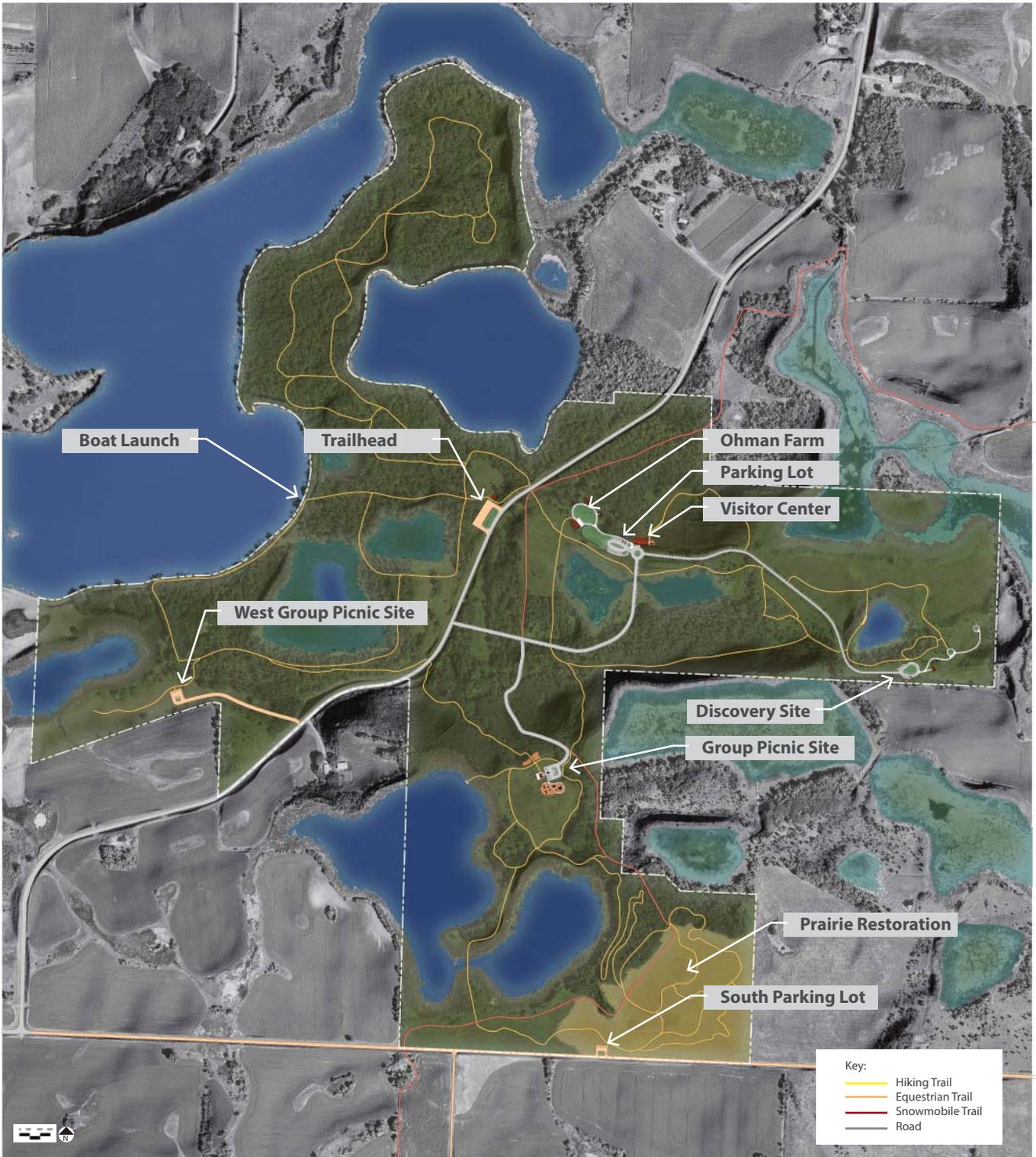


Figure 13: Master Plan Concept.

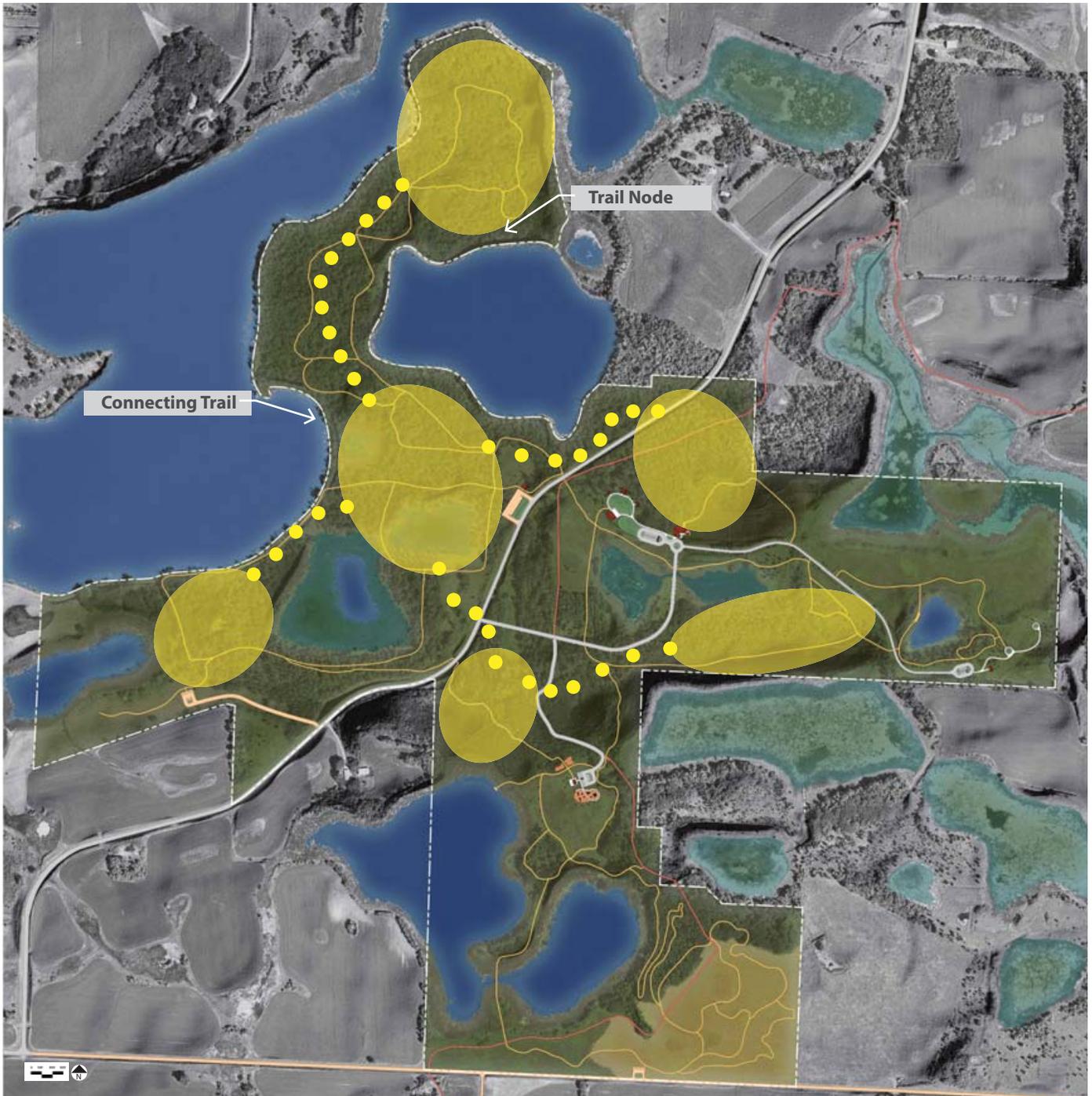


Figure 14: Mountain bike trail system concept.

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Natural Resources Description

Southwest Douglas County encompasses two of Minnesota's biomes, including the Prairie Grassland and Temperate Deciduous Forest. Within the boundary of Kensington Rune Stone County Park the predominant land cover is deciduous forest. Surrounding the park, agriculture is the predominant land use, but pockets of prairie can be found. As the Minnesota Land Cover Classification System Map shows, upland deciduous forest and wetlands are the predominant land cover in the park.

The Minnesota DNR has documented two species of concern within the Kensington Rune Stone County Park boundary. The park area was evaluated for the presence of rare plants, animals, native plant communities, and other rare features using Geographical Information Systems (GIS) in conjunction with the MnDNR's Natural Heritage Information System (NHIS) (Copyright 2013, State of Minnesota, Department of Natural Resources). The natural heritage data is provided by the Division of Ecological Resources, Minnesota DNR, and was current as of September 25, 2013 (license agreement 625). These datasets are not based on an exhaustive inventory of the state. The lack of data for any geographic area shall not be construed to mean that no significant features are present.

Element occurrences within the Kensington Rune Stone County Park include:

- » Sea Naiad
- » Acadian Flycatcher



The rolling hills of agricultural fields and forests is typical for this part of Douglas County.



Kensington Rune Stone County Park has a wide variety of ponds and wetland areas that provide good habitat for a variety of birds and other wildlife.

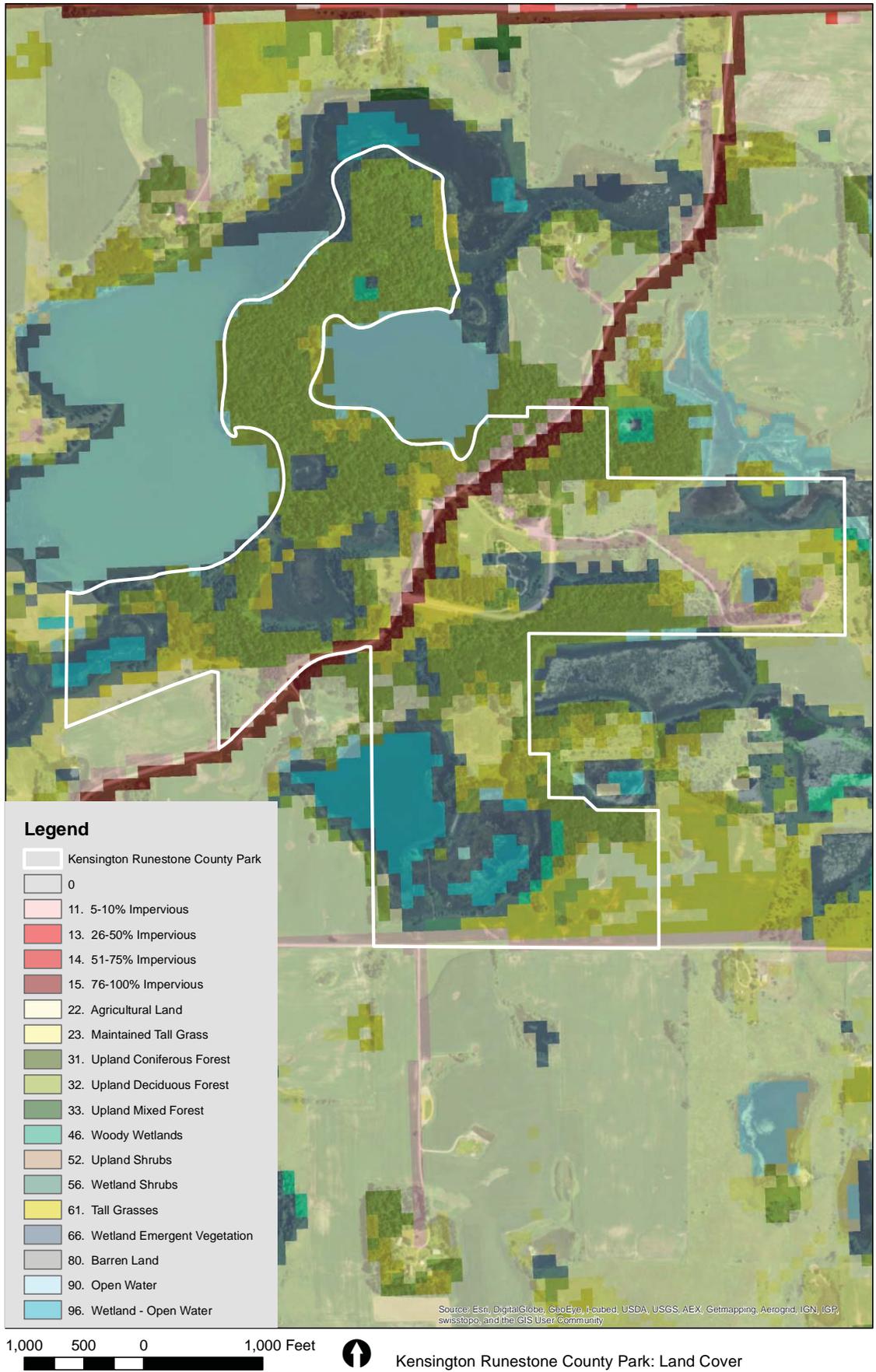


Figure 15: Minnesota Land Cover Classification System Map

Interpretation & Programming

The unique history that has been preserved at Kensington Rune Stone County Park is an interesting story that visitors want to learn. Interpretation at the park will cover three primary themes, including the story of the Ohman family and their way of life farming in the late 1800s, the history of the landscape including the impact of glaciers, and the discovery of the Kensington Rune Stone. The locations where interpretation will be developed include the Ohman Farm site, the Discovery Site and the visitor center. Douglas County, in partnership with the Kensington Rune Stone Park Foundation will maintain the interpretive elements and may incorporate new exhibits at the park from time to time. New visitors to the park will start their visit at the visitor center where they will be able to learn about the three main themes referenced above. Story boards in the interpretation room will describe the formation of the landscape by glaciers, introduce Olof Ohman and his family farmstead, and present the story of the Kensington Rune Stone. Exhibits in the interpretation room will include historic photographs and small relics of the era when the Ohman family lived on the land. The idea behind the information presented in the visitor center is to raise visitors' curiosity so that they will want to explore the Ohman Farm site and travel to the Discovery Site where additional information will be available to extend their learning and experience at the park.

Primary Interpretation Themes at Kensington Rune Stone County Park
Glaciers and their impact in transforming the landscape
Late 1800s farming practices and techniques
General rune stone history and background
Kensington Rune Stone discovery



Interpretive signage similar to this example at Soapstone Prairie in Ft. Collins, Colorado, can provide Kensington Rune Stone Park visitors an understanding of the surrounding landscape and the land use history of the area.



The Visitor Center will have a room dedicated to interpreting the historic elements of the park. Timelines and graphic story boards can be incorporated in the interpretation room to provide background and educate visitors before they head into the park.



A replica of the actual Kensington Rune Stone could be incorporated in the interpretation elements at the Discovery Site. In addition to interpretation boards that describe the story of the rune stone's discovery, including a life-size replica of the rune stone on-site, will enhance the experience for visitors who travel to see and learn about the stone.

The Ohman Farm will provide information about Norwegian immigrant farmers. The farm house, which has been partially restored will offer a glimpse of the day-to-day life living in the wilderness of western Minnesota. Farm implements will sit in the lawn around the barn and will have signage describing their use. The barn provides opportunities for additional interpretation but also for group gatherings.

One of the primary reasons for relocating the parking lot at the Discovery Site is to provide a better buffer between the picnic area and the actual location of the rune stone discovery. The discovery site will become a primary destination and visitors will know they have found the site because it will be marked by a replica rune stone. Interpretive plaques set in stone monuments will tell details of the Olof Ohman's discovery. Visitors can walk along the paved trail to the top of the hill beyond the discovery site to take in the views of the park. A semi-circular wall will hold plaques that describe the landscape that visitors are observing and will include glaciation, vegetation and farming.

Use Analysis, Site Management & Phasing

Research and Park Use Analysis

Douglas County is interested in making Kensington Rune Stone County Park an exciting and interesting place for visitors. It will be important to know how many people use the park and what they do when they visit the park. County staff will continue to maintain a reservation system for the various facilities in the park including the visitor center, the Ohman Farm and the group picnic sites. In addition, a visitor log will be placed in the visitor center to record the number and location of visitors. Periodic trail and park visitor counts and surveys will be done by park staff or volunteers that will provide important information about visitation. Park management, including hours of operation for the visitor center may be adjusted depending on the trends that the research provides. This information will also be useful in determining if the programming is suitable or if adjustments need to be made to meet visitor expectations.

Site Management

Site management at Kensington Rune Stone Park will be important to maintaining a high quality recreation experience. Douglas County will not have full-time staff on-site at all times but will provide daily and routine inspections of the main facilities of the park. Maintenance including mowing, snow removal, trail upkeep, cleaning of restrooms and picnic shelters and trash collection will be done on a regular basis. Staff will be responsible for maintaining the visitor center to



Current memorials and benches will be relocated in the park to other significant sites.



Existing picnic shelters may be relocated to new locations and upgraded to fit the architectural theme established by the proposed visitor center.

high levels of cleanliness and will be responsible for opening the building for groups during rental periods. Douglas County has in place ordinances and regulations for park use, and these will be in effect at Kensington Rune Stone County Park. In addition to staff oversight, the County Sheriff will patrol the park on a regular basis and will be available during emergencies. The Sheriff's office can provide traffic control, if needed, for larger events programmed in the park.

Phasing

The overall vision for Kensington Rune Stone County Park outlined in this master plan update is comprehensive and will need to be implemented in phases over time as funding is acquired. Douglas County plans to develop the park in at least four phases. Each phase may be broken down into smaller pieces, depending on available funding. Master planning-level cost estimates have been prepared for each of the following development phases. Detailed estimates are included in the appendix at the end of the master plan. The estimated totals for each phase are summarized in the following tables.

Phase One: Ohman Farm Site
Visitor Center
Parking lot and vehicle circulation
K-6 playground
Paved walkways
Farm site improvements & building relocations
Trailhead parking lot improvements
Phase One Estimated Cost: \$2,506,000

Phase Two: Group Picnic Site
New paved road and parking lot
Three-season picnic shelter with restrooms
6-12 destination playground & nature playground
Fishing pier and access trail
Phase Two Estimated Cost: \$1,438,000

Phase Three: Discovery Site
New parking lot
New accessible paved trail
Interpretation elements at discovery & overlook sites
New picnic shelter
Vault restrooms
Phase Three Estimated Cost: \$1,204,000

Phase Four: Additional Park Improvements
South gravel lot along Runestone Lane SW
Prairie restoration
New hiking and equestrian trails
Mountain bike trails
West group picnic site with gravel road & parking lot
Phase Four Estimated Cost: \$568,000

Appendix A: Planning-Level Cost Estimates

Phase One

10/15/2015

UNIT LEGEND: <u>LS</u> =Lump Sum, <u>SF</u> =Square Feet, <u>SY</u> =Square Yard, <u>EA</u> =Each, <u>LF</u> =Lineal Foot, <u>CY</u> =Cubic Yards, <u>AC</u> =Acre					
Phase 1: Farm Site / Visitor Center Preliminary Construction Estimate (2015 Dollars)					
Notes	Removals	Unit	Unit Price (in Dollars)	Esimated Quantity	Total (In Dollars)
	Remove Bituminous Roadway	SY	\$4.00	2580	\$10,320
4	Remove Small Shelter	LS	\$8,000.00	1	\$8,000
5	Remove Playground Equipment	LS	\$2,000.00	1	\$2,000
Subtotal					\$20,320
Notes	Asphalt, Concrete, and Gravel		Unit Price (in Dollars)		Total (In Dollars)
6	Bituminous Roadway	SY	\$40.00	600	\$24,000
6	Bituminous Parking Lot	SY	\$60.00	1690	\$101,400
7	Concrete Sidewalk (8' width)	LF	\$38.00	910	\$34,580
7	Concrete Plaza	SF	\$5.00	3780	\$18,900
8	Gravel Parking Lot	CY	\$25.00	1770	\$44,250
Subtotal					\$223,130
Notes	Architectural Elements		Unit Price (in Dollars)		Total (In Dollars)
11	Small 3-Season Building (400 sf)	LS	\$50,000.00	2	\$100,000
13	Large 4-Season Park Building (2500 sf)	LS	\$925,000.00	1	\$925,000
14	Vault Toilet	LS	\$50,000.00	1	\$50,000
Subtotal					\$1,075,000
Notes	Park Elements		Unit Price (in Dollars)		Total (In Dollars)
16	2-5 Playground	EA	\$95,000.00	1	\$95,000
Subtotal					\$95,000
Notes	Site Furnishings		Unit Price (in Dollars)		Total (In Dollars)
	Picnic Table	EA	\$1,600.00	4	\$6,400
	Bike Rack	EA	\$1,000.00	1	\$1,000
	Bench	EA	\$1,600.00	3	\$4,800
Subtotal					\$12,200
Notes	Landscaping		Unit Price (in Dollars)		Total (In Dollars)
	Deciduous Tree	EA	\$500.00	102	\$51,000
	Coniferous Tree	EA	\$500.00	44	\$22,000
Subtotal					\$73,000
SUBTOTAL IMPROVEMENTS*					\$1,500,000
Erosion Control, 3%*					\$45,000
Construction Surveying, 8%*					\$120,000
Mobilization, 5%*					\$75,000
SUBTOTAL 2					\$1,740,000
Construction Contingency, 20%*					\$348,000
SUBTOTAL 3					\$2,088,000
Design & Engineering Contingency, 20%*					\$418,000
GRAND TOTAL					\$2,506,000

* Figure has been rounded.

Phase Two

10/15/2015

UNIT LEGEND: <u>LS</u> =Lump Sum, <u>SF</u> =Square Feet, <u>SY</u> =Square Yard, <u>EA</u> =Each, <u>LF</u> =Lineal Foot, <u>CY</u> =Cubic Yards, <u>AC</u> =Acre					
Phase 2: Picnic Site Preliminary Construction Estimate (2015 Dollars)					
Notes	Asphalt & Concrete		Unit Price (in Dollars)		Total (In Dollars)
6	Bituminous Roadway	SY	\$40	3040	\$121,600
6	Bituminous Parking Lot	SY	\$60	710	\$42,600
7	Concrete Sidewalk (8' width)	LF	\$38	480	\$18,240
7	Concrete Plaza	SF	\$5	1600	\$8,000
Subtotal					\$190,440
Notes	Architectural Elements		Unit Price (in Dollars)		Total (In Dollars)
12	Medium 3-Season Picnic Shelter (600 sf)	LS	\$350,000	1	\$350,000
Subtotal					\$350,000
Notes	Park Elements		Unit Price (in Dollars)		Total (In Dollars)
16	2-5 Playground	EA	\$95,000	1	\$95,000
16	5-12 Playground	EA	\$125,000	1	\$125,000
17	Boardwalk	LF	\$300	140	\$42,000
Subtotal					\$262,000
Notes	Site Furnishings		Unit Price (in Dollars)		Total (In Dollars)
	Picnic Table	EA	\$1,600	11	\$17,600
	Bench	EA	\$1,600	10	\$16,000
Subtotal					\$33,600
Notes	Landscaping		Unit Price (in Dollars)		Total (In Dollars)
	Deciduous Tree	EA	\$500	32	\$16,000
	Coniferous Tree	EA	\$500	16	\$8,000
Subtotal					\$24,000
SUBTOTAL IMPROVEMENTS*					\$860,000
Erosion Control, 3%*					\$26,000
Construction Surveying, 8%*					\$69,000
Mobilization, 5%*					\$43,000
SUBTOTAL 2					\$998,000
Construction Contingency, 20%*					\$200,000
SUBTOTAL 3					\$1,198,000
Design & Engineering Contingency, 20%*					\$240,000
GRAND TOTAL					\$1,438,000

* Figure has been rounded.

Phase Three

10/15/2015

UNIT LEGEND: <u>LS</u> =Lump Sum, <u>SF</u> =Square Feet, <u>SY</u> =Square Yard, <u>EA</u> =Each, <u>LF</u> =Lineal Foot, <u>CY</u> =Cubic Yards, <u>AC</u> =Acre					
Phase 3: Discovery Site Preliminary Construction Estimate (2015 Dollars)					
Notes	Removals	Unit	Unit Price (in Dollars)	Esimated Quantity	Total (In Dollars)
	Remove Bituminous Roadway	SY	\$4	1770	\$7,080
4	Remove Small Shelter	LS	\$8,000	1	\$8,000
Subtotal					\$15,080
Notes	Asphalt, Concrete, and Gravel		Unit Price (in Dollars)		Total (In Dollars)
6	Bituminous Parking Lot	SY	\$60	1280	\$76,800
7	Concrete Sidewalk (8' width)	LF	\$38	920	\$34,960
10	Natural Surface Trail	LF	\$5	574	\$2,870
Subtotal					\$114,630
Notes	Architectural Elements		Unit Price (in Dollars)		Total (In Dollars)
12	Medium 3-Season Picnic Shelter (600 sf)	LS	\$350,000	1	\$350,000
14	Vault Toilet	LS	\$50,000	1	\$50,000
15	Overlook Wall	LF	\$35	100	\$3,500
Subtotal					\$403,500
Notes	Park Elements		Unit Price (in Dollars)		Total (In Dollars)
17	Boardwalk	LF	\$300	360	\$108,000
Subtotal					\$108,000
Notes	Site Furnishings		Unit Price (in Dollars)		Total (In Dollars)
	Picnic Table	EA	\$1,600	6	\$9,600
	Bench	EA	\$1,600	8	\$12,800
	Interpretive Sign	EA	\$2,500	1	\$2,500
18	Relocate Existing Monument/Signage	EA	\$1,000	2	\$2,000
19	Stone Monument	EA	\$5,000	1	\$5,000
Subtotal					\$31,900
Notes	Landscaping		Unit Price (in Dollars)		Total (In Dollars)
	Deciduous Tree	EA	\$500	65	\$32,500
	Coniferous Tree	EA	\$500	36	\$18,000
Subtotal					\$50,500
SUBTOTAL IMPROVEMENTS*					\$720,000
Erosion Control, 3%*					\$22,000
Construction Surveying, 8%*					\$58,000
Mobilization, 5%*					\$36,000
SUBTOTAL 2					\$836,000
Construction Contingency, 20%*					\$167,000
SUBTOTAL 3					\$1,003,000
Design & Engineering Contingency, 20%*					\$201,000
GRAND TOTAL					\$1,204,000

* Figure has been rounded.

Phase Four

10/15/2015

UNIT LEGEND: <u>LS</u> =Lump Sum, <u>SF</u> =Square Feet, <u>SY</u> =Square Yard, <u>EA</u> =Each, <u>LF</u> =Lineal Foot, <u>CY</u> =Cubic Yards, <u>AC</u> =Acre						
Park Access Improvements (New Gravel Parking Lots, Roadways, Trails) Preliminary Construction Estimate (2015 Dollars)						
Notes	Asphalt, Concrete, and Gravel			Unit Price (in Dollars)		Total (In Dollars)
8	Gravel Parking Lot	(South)	CY	\$25	130	\$3,250
8	Gravel Parking Lot	(West)	CY	\$25	190	\$4,750
9	Gravel Roadway	(South)	CY	\$25	30	\$750
9	Gravel Roadway	(West)	CY	\$25	400	\$10,000
10	Natural Surface Trail		LF	\$5	14400	\$72,000
	Mountain Bike Trails		LS	\$5,000	1	\$5,000
Subtotal						\$95,750
Notes	Architectural Elements			Unit Price (in Dollars)		Total (In Dollars)
14	Vault Toilet	(West)	LS	\$50,000	1	\$50,000
Subtotal						\$50,000
Notes	Site Furnishings			Unit Price (in Dollars)		Total (In Dollars)
	Picnic Table	(South)	EA	\$1,600	1	\$1,600
	Picnic Table	(West)	EA	\$1,600	8	\$12,800
Subtotal						\$14,400
Notes	Landscaping			Unit Price (in Dollars)		Total (In Dollars)
	Native Landscape Restoration		AC	\$9,000	20	\$180,000
Subtotal						\$180,000
SUBTOTAL IMPROVEMENTS*						\$340,000
Erosion Control, 3%*						\$10,000
Construction Surveying, 8%*						\$27,000
Mobilization, 5%*						\$17,000
SUBTOTAL 2						\$394,000
Construction Contingency, 20%*						\$79,000
SUBTOTAL 3						\$473,000
Design & Engineering Contingency, 20%*						\$95,000
GRAND TOTAL						\$568,000

* Figure has been rounded.

Cost Estimate Notes

1. Construction cost estimate includes a 20 percent design and engineering contingency and an additional 20 percent construction contingency for unknown costs.
2. Estimates are based on 2015 construction costs Add 5% per year for adjusted inflation costs.
3. Assume no additional cost for private utility relocation.
4. Removal includes all utilities and materials.
5. Includes base removal.
6. Assumes two 3" lifts for 6" pavement thickness. Base material and concrete curb and gutter included.
7. Assumes 4" concrete thickness.
8. Assumes 12" thickness of Class 5 gravel surface.
9. Assumes 6" thickness of Class 5 gravel surface.
10. Includes clearing and grubbing of vegetation.
11. Structure size is 20'x20' for additional farm site buildings.
12. Structure size is 20'x30' and includes plumbing for restrooms.
13. Structure size is 2,500 square feet. See architecture concept designs.
14. Assumes concrete, double toilet structure.
15. Assumes 3-foot tall wall height of stone or stone facing.
16. Price include wood mulch and concrete curb.
17. Price includes helical pile footings.
18. Estimated price for monument and signage on overlook at Discovery Site. Assumes move to new location inside park.
19. Estimated price for creating a replica rune stone for on-site display.

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Appendix B: Open House #1 Materials

OPEN HOUSE

August 27, 2015

WELCOME



DOUGLAS COUNTY KENSINGTON RUNE STONE County Park Master Plan Update

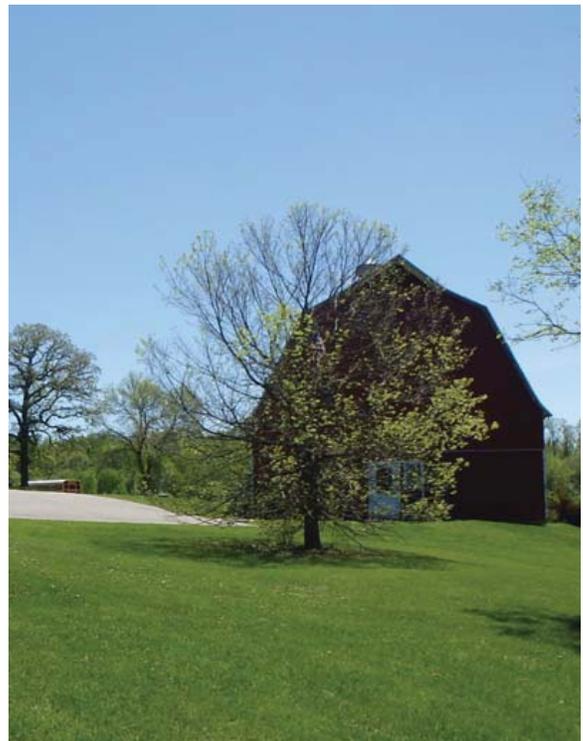
PROJECT PURPOSE

Update the Kensington Rune Stone County Park Master Plan to:

1. Accommodate additional land acquisitions made by the County.
2. Incorporate additional recreation activities to serve a wider diversity of park user groups.
3. Revise park layout to incorporate new entrance road and additional trails and boardwalks.

UNIQUE OPPORTUNITIES

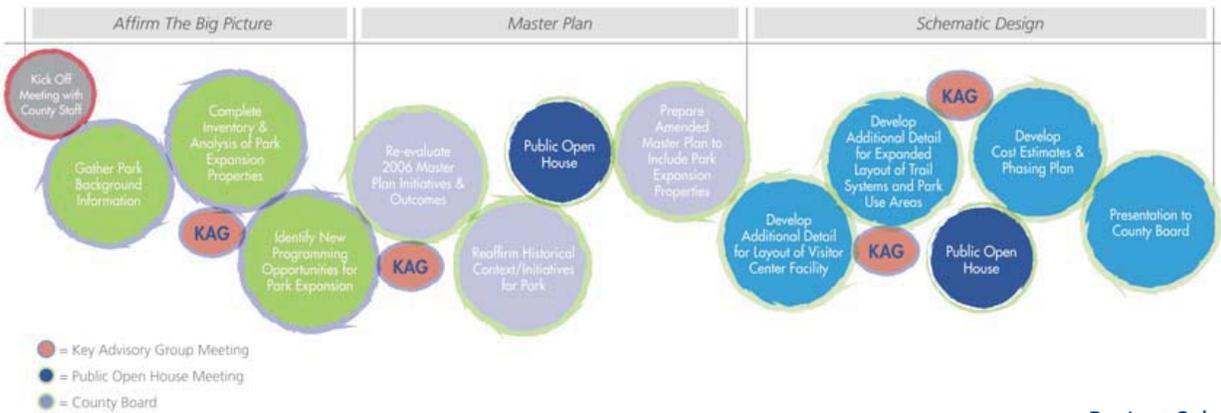
- Develop a four-season visitor center
- Incorporate trails for a variety of users such as mountain bikers, hikers and horseback riders
- Develop group picnic areas
- Re-program farm site for interpretation
- Improve vehicle and pedestrian circulation
- Update the Discovery Site and adjacent picnic area, overlook and trails
- Provide lake access for canoes or kayaks



Project Overview

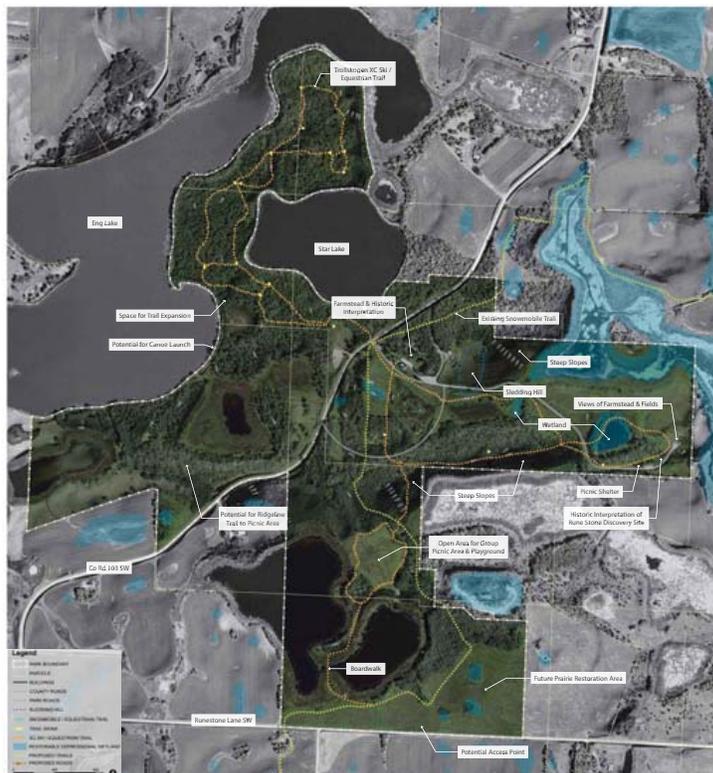
DOUGLAS COUNTY KENSINGTON RUNE STONE
County Park Master Plan Update





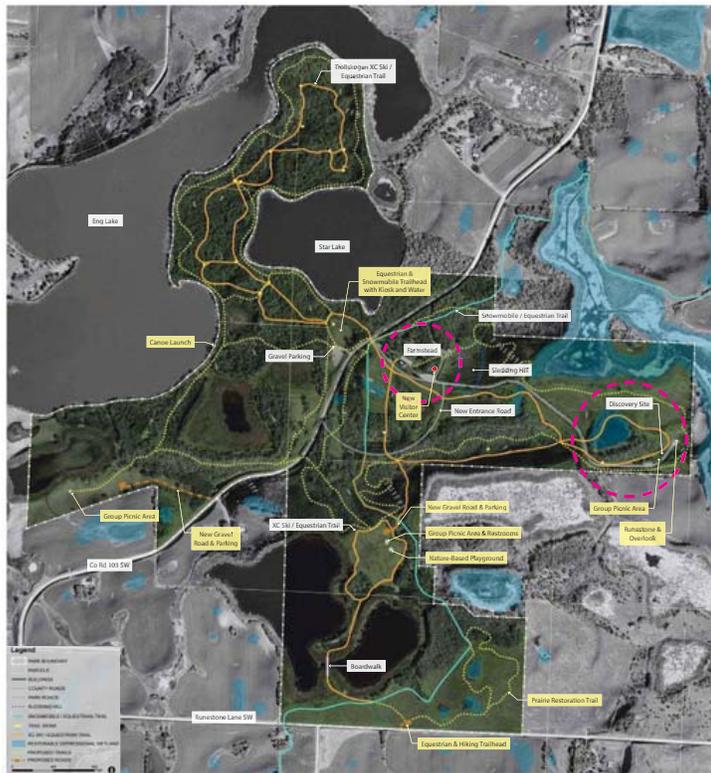
Project Schedule

DOUGLAS COUNTY KENSINGTON RUNE STONE
County Park Master Plan Update



Site Overview

DOUGLAS COUNTY KENSINGTON RUNE STONE
County Park Master Plan Update



Plan Concept



DOUGLAS COUNTY KENSINGTON RUNE STONE County Park Master Plan Update

Current Activities	Proposed Activities
• Historic Interpretation	• Interpretation (Rune Stone)
• Baseball / Softball	• Interpretation (Farming)
• Hiking / Walking	• Hiking / Walking
• Picnicking	• Picnicking
• Playground	• Playground
• XC Skiing	• XC Skiing
• Snowmobiling	• Snowmobiling
• Sledding	• Sledding
• Horseback Riding	• Horseback Riding
• Group Rental / Weddings	• Group Rental / Weddings
	• Mountain Biking
	• Canoeing / Kayaking
	• Camping



HIKING



HISTORIC INTERPRETATION



XC SKIING



PICNICKING



HORSEBACK RIDING



MOUNTAIN BIKING



VISITOR CENTER



CAMPING

Programming Matrix



DOUGLAS COUNTY KENSINGTON RUNE STONE County Park Master Plan Update



PLAYGROUND



SLEDDING



MOUNTAIN BIKING TRAILS



PICNIC SHELTER



ROADS / PARKING



EQUESTRIAN TRAILS



TRAILS (SOFT)



TRAILS (PAVED)



SNOWMOBILE TRAILS



Park Elements
DOUGLAS COUNTY KENSINGTON RUNE STONE
County Park Master Plan Update

Current Activities	Proposed Activities
<ul style="list-style-type: none"> • Ski Trail Grooming • Lawn Mowing • Trash Collection • Vegetation Maintenance • Building Maintenance 	<ul style="list-style-type: none"> • Ski Trail Grooming • Lawn Mowing • Trash Collection • Vegetation Maintenance • Building Maintenance • Restroom Cleaning • Gravel Road Maintenance • Snow Plowing



SKI TRAIL GROOMING



LAWN MOWING



TRASH COLLECTION



VEGETATION MAINTENANCE



BUILDING MAINTENANCE



RESTROOM CLEANING



GRAVEL ROAD MAINTENANCE



SNOW PLOWING



Operations & Maintenance
DOUGLAS COUNTY KENSINGTON RUNE STONE
County Park Master Plan Update



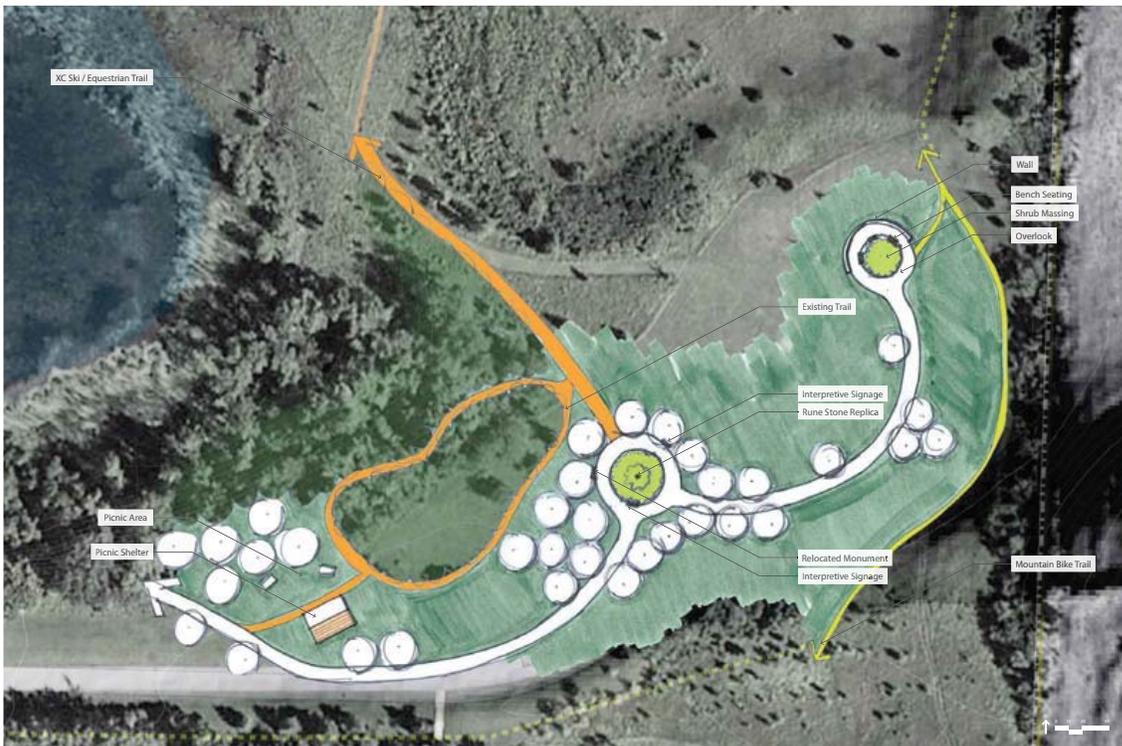
Farm Site
DOUGLAS COUNTY KENSINGTON RUNE STONE
 County Park Master Plan Update



Picnic Site
DOUGLAS COUNTY KENSINGTON RUNE STONE
 County Park Master Plan Update



Discovery Site
DOUGLAS COUNTY KENSINGTON RUNE STONE
 County Park Master Plan Update



Discovery Site Detail
DOUGLAS COUNTY KENSINGTON RUNE STONE
 County Park Master Plan Update