

HAMLIN MIDWAY COALITION  
DISTRICT COUNCIL 11  
1558 W MINNEHAHA AVENUE,  
ST. PAUL MN 55104  
651.494.7682 | [www.hamlinemidway.org](http://www.hamlinemidway.org)



March 5, 2015

Capital Improvement Budget Committee  
Community Facilities Task Force  
City of Saint Paul – Office of Financial Services  
15 West Kellogg Blvd.  
Saint Paul, MN 55102

**Subject: Dickerman Park CIB Proposal**

To the Community Facilities Task Force:

Hamline Midway Coalition (HMC) STRONGLY SUPPORTS the Department of Parks and Recreation's CIB proposal to support the construction of Dickerman Park. This is District 11's PRIORITY PROJECT in Community Facilities for this CIB funding cycle.

The transformation of Dickerman Park will greatly benefit the surrounding neighborhood and the entire City of Saint Paul by providing a signature green space on the Green Line that can be enjoyed by residents, transit users, and the employees and patrons of the many businesses in the area.

HMC very much appreciates that the design concepts for Dickerman Park are based on the work of the Dickerman Park Design Advisory Committee, which included representatives from District 11 as well as several other stakeholder groups. The Design Advisory Committee did laudable work to conceptualize a park that will be beautiful, functional, inviting, and accessible.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Michael Jon Olson".

Michael Jon Olson, Executive Director  
Hamline Midway Coalition – District Council 11  
[michaeljon@hamlinemidway.org](mailto:michaeljon@hamlinemidway.org)  
651-494-7682



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March 3, 2015

Ms. Ellen Stewart  
Design and Construction  
St. Paul Parks and Recreation  
25 West 4<sup>th</sup> Street, 400 CHA  
St. Paul, MN 55102

Dear Ellen,

The St. Paul Midway YMCA of the YMCA of the Greater Twin Cities is happy to submit this letter of support for the 2016/2017 CIB proposal for funds to apply to the design development, engineering, and construction of Dickerman Park.

The YMCA for over 63 years has been a key partner with the City of Saint Paul providing over \$157,500 in lawn care services, snow removal services and tree maintenance for Dickerman Park. For many years, the YMCA and the City invested in a dedicated public playground space for the YMCA, neighboring charter schools and the public for play. For over 50 years, through park permits, the YMCA has provided an annual tree lot raising funds so that thousands of kids could go to camp. Dickerman Park of the Parks and Recreation has been a great partner with the YMCA.

Recently, the YMCA has participated in the public process to determine a concept for the park. As the YMCA develops a \$16.4 million new state of the art facility on our current site, we are excited about the park improvement proposal.

With the transformation of University Avenue due to light rail transit, we are happy that the City is finally developing this park into a signature park space that will greatly benefit the area, and neighboring businesses.

Sincerely,

David Dominick  
District Executive Director  
St. Paul Midway YMCA

YMCA OF THE GREATER TWIN CITIES  
ST. PAUL MIDWAY YMCA

1761 University Avenue West, Saint Paul, MN 55104-3599  
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and Conference Center

March 3, 2015

Ms. Ellen Stewart  
Design and Construction  
St. Paul Parks and Recreation  
25 W. 4<sup>th</sup> Street, 400 CHA  
St. Paul, MN 55102

Dear Ms. Stewart:

The Midway Chamber of Commerce is pleased to submit this letter of support for the 2016/2017 CIB proposal to fund the design development, engineering and construction of Dickerman Park.

Parks and open space play a vital role in the well-being of communities. The area along the Green Line is presently underserved with parkland despite a rapid increase in housing units and commercial development. The construction of Dickerman Park will beautify the Midway neighborhood and add needed recreational and gathering space for residents, visitors, and nearby schools and businesses.

The development of Dickerman Park is also important to realizing the economic benefits of the Green Line investment. The present space is run down and bears little resemblance to a park. The park dedication makes privately funded improvements unlikely. By investing in an attractive, iconic park along University Avenue, St. Paul will demonstrate its commitment to Green Line development and help attract additional investment to the corridor.

Dickerman Park will be a unique amenity for local residents and a visual welcoming point for visitors coming into the Midway commercial district. We support full funding of the 2016/2017 CIB proposal.

Sincerely,  
Midway Chamber of Commerce

A handwritten signature in black ink, appearing to read "Dan Leggett".

Dan Leggett  
Board Chair

A handwritten signature in black ink, appearing to read "Kari Canfield".

Kari Canfield  
President/Executive Director

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March 2, 2015

Ms. Ellen Stewart  
Design and Construction  
St. Paul Parks and Recreation  
25 W. 4<sup>th</sup> Street, 400 CHA  
St. Paul, MN 55102

Dear Ellen:

**The Trust for Public Land** is happy to submit this letter of support for the 2016/2017 CIB proposal for funds to apply to the design, development, engineering and construction of Dickerman Park.

Dickerman Park was dedicated in 1909 to the City of Saint Paul but never developed into a park. As the leaders of the *Greening the Green Line* initiative, we identified Dickerman Park as a critical park opportunity within the Green Line transit corridor. We encouraged the development of this park, and conducted "activation events" to bring attention to this opportunity. The transformation of this park from appearing to be privately owned to becoming a contiguous signature park will greatly benefit the area by providing a new face to the Green Line and a way to express the identity of the neighborhood. Park land on and along University Avenue is limited and Dickerman Park will provide much needed respite from the hardscape for current and projected businesses and residents in the area.

In addition, we participated in the public process to determine a conceptual design for Dickerman Park and we are very excited about it. We have observed strong community member and business support for the success of this park.

Sincerely,

Susan Schmidt  
State Director  
The Trust for Public Land, Minnesota Office



March 4, 2015

Ms. Ellen Stewart  
Design and Construction  
St. Paul Parks and Recreation  
25 W. 4<sup>th</sup> Street, 400 CHA  
St. Paul, MN 55102

Dear Ellen:

Friends of the Parks and Trails of St. Paul and Ramsey County is happy to submit this letter of support for the 2016/2017 CIB proposal for funds to apply to the design development, engineering and construction of Dickerman Park.

Dickerman Park was dedicated in 1909 to the City of Saint Paul but it was never developed into a park. This year, we participated in the public process to determine a concept for the park and are excited about the proposal.

The transformation of this park from appearing to be privately owned to becoming a contiguous signature park will greatly benefit the area by providing a new face to the Green Line and a way to express the identity of the neighborhood. Parkland on and along University Avenue is limited and Dickerman Park will provide much needed respite from the hardscape for current and projected businesses and residents in the area.

Friends of the Parks and Trails has been extensively involved in moving this project forward, dating back to 2004 when various members of the Dickerman Family contributed nearly \$45,000 with the intent of moving forward with a plan for Dickerman Park to look and function as an actual park. Those funds helped to engage the public in a schematic design of the park and in the construction of a pilot project that was designed to drum up awareness of the park and the intent for future development. Unfortunately, those efforts did not leverage additional funding as planned and the true intention in 1909 to develop the area into a park is yet to be realized.

We are very hopeful that with the CIB proposal before you that dream can finally, at long last, become a reality. This park is long overdue and will create a wonderful amenity for the neighborhood as well as those traveling along the Green Line.

Sincerely,

Shirley Erstad  
Executive Director

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JEANNE WEIGUM  
1647 LAUREL AVENUE  
SAINT PAUL, MINNESOTA 55104

March 4, 2014

Ellen Stewart  
Design and Construction  
St. Paul Parks and Recreation  
25 W. 4<sup>th</sup> Street, 400 CHA  
St. Paul, MN 55102

Dear Ms. Stewart:

I write in support of the Dickerman Park CIB proposal. I have lived in the general area and go past this derelict park several times a day. Actually, I have gone past this park several times a day for 40 years. My dismay at the abuse of this little plot of public space earned for me the following quote in the Pioneer Press:

*Frederick Melo wrote about park space donated to St. Paul 100 years ago, when University Avenue was expected to become a finely landscaped boulevard, something on par with the Champs Elysees in Paris. Here's what 70-year-old **Jeanne Weigum**, who works on University Avenue and served on a park task force a decade ago, said: "I have been on a tear on this park for just decades. I've always said I want to get a park there before I die, and it's getting iffy here."*

Iffy could become reality. As a long-term park advocate I can attest that there is no other park in Saint Paul which has been so neglected and abused. This public space has been co-opted for parking, privately fenced, had business signs erected on it and has been turned into a site for a Christmas tree sale every year for over a month. This encroachment is unacceptable, but the only way it will stop is for the city to reclaim it and maintain it as a park.

The time has come. Please make iffy a reality by providing funding for this neglected bit of public space.

Sincerely,

  
Jeanne Weigum

Ms. Ellen Stewart  
Design and Construction  
St. Paul Parks and Recreation  
25 W. 4<sup>th</sup> Street, 400 CHA  
St. Paul, MN 55102

Dear Ellen:

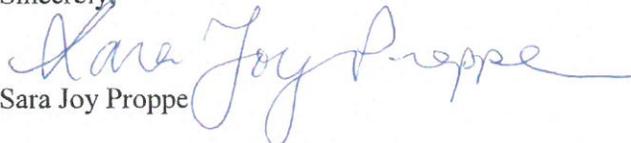
This letter expresses my strong support for the 2016/2017 CIB proposal for funds to apply to the design development, engineering and construction of Dickerman Park.

This year I participated on the advisory committee for developing a concept for the park. I believe this proposal meets a very important need and desire in the community for transforming an underutilized public greenspace into something that will be valued and used by residents of the neighborhood. We need spaces for community members to gather and know one another; rehabilitating this park will provide a significant opportunity for this.

Furthermore, the development of this park will add a face lift to the Green Line and give an expression of identity to the neighborhood. Park land on and along on University is limited and Dickerman Park will reinforce a good diversity of uses and activities for residents within the already existing development of current and projected businesses in the area. St. Paul has invested numerous resources in the Central Corridor; however, investment in open space is necessary to realize the full economic development potential and livability of this area.

My church, CityLife Church, meets near Dickerman Park and as a member of this community within the Hamline Midway neighborhood and a resident of St. Paul, I believe that the redevelopment of this park is a vital component for creating a neighborhood that promotes human flourishing for all ages and incomes in the community. I strongly urge the funding of this incredibly valuable community asset.

Sincerely,

  
Sara Joy Proppe



Ms. Ellen Stewart  
Design and Construction  
St. Paul Parks and Recreation  
25 W. 4<sup>th</sup> Street, 400 CHA  
St. Paul, MN 55102

Dear Ellen:

I am happy to submit this letter of support for the 2016/2017 CIB proposal for funds to apply to the development of Dickerman Park along University Avenue in St. Paul.

I participated in the public process both this year and in a previous committee headed by University UNITED to determine a concept for the park and I am very excited about this proposal.

Dickerman park now is lost amongst the public parking lots that are built upon it, and looks like a private front yard to many of the businesses that front it. Developing it as public space that it was always meant to be when it was donated to the city by the Dickerman family will greatly benefit the area by providing a new 'green' face to the Green Line.

University is a bleak street, though it got a much needed facelift from the light rail construction. It is severe and industrial now; though a green space like this which fronts several blocks of the green line would provide such a welcoming and interesting respite that would improve the area, the safety of the area, and as a result the economy in the area. It will provide a very welcoming place for the many residents and employees nearby to stroll, perhaps shop. Episcopal Homes, just across the street, has a dense population of older adults, and there are neighborhoods on both sides of University Avenue that could benefit from this as a local park.

It could stimulate more development of artistic respite along the green line, which could increase the attractiveness to locate a business or residence there, or nearby. I hope that this development goes forward, it would be a great benefit to the city of Saint Paul.

Sincerely,  
*Mary Maguire*  
420 Beacon Avenue  
St. Paul, MN 55104