



Pedestrian circulation to and around play area fairly strong...one connection from street and front of building missing. Consider adding walk to make connection.

**Hubbard Ave.**

Tree cover provides shade and character to park. Retain cover for shade.

Grove of Ash trees - consider removal.

Play area is small (3800 sf)...expand play area to provide elements for all ages. Location is centered in area...good for security from adjacent streets.

Single tennis court is "not recommended to be replaced" in Park's System Plan - removal would allow expansion of play area

All water leads to play area and tennis court - modify grades to manage site stormwater and could be used as a site amenity.

Weak site entry point. Consider opening up entry to park area.

All water leads to play area and tennis court - modify grades to manage site stormwater and could be used as a site amenity.

Low point...retain inlet to drain water...consider options to filter stormwater onsite

Views into and out of play area of adjacent residences...need to screen or retain views?

**Dunlap St.**

**SITE ANALYSIS**  
 GRIGGS PARK  
 PLAY AREA IMPROVEMENTS

**NORTH**  
 January 2013

Saint Paul Parks and Recreation