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Harmon Park Master Plan

West St. Paul, Minnesota

Executive Summary -

Harmon Park is an important community park serving the northwest part of West St. Paul, Minnesota. It's size, location and relationship to school fields make it a community focal point and a well used park. The park is situated adjacent to Heritage Middle School, vacant greenhouse property and in a neighborhood of single-family homes. Because of it's location and it's unique ability to serve both residential and civic functions, Harmon Park has potential to become a community park that creates an identity for the city and neighborhood and enhances the relationship that the park has with the school and the community. Currently Harmon Park has a small play area, older restrooms, an older warming house, hockey rinks and ball fields. The park has an active winter ice skating program and is busy with youth and adult sports leagues in the summer months.

The key proposed improvements are:

Park/community building – A new park/community building would meet many recreation and community needs. The building would function as a warming house, restrooms, concessions, recreation area and community meeting space. The building will be used all year round and will provide the community with a facility that can double as a meeting room, recreation area, concessions area, and warming house.

New trail connections - Completing connections to existing city sidewalks, the adjacent school and expanding the existing trail network within the park to create loop walking opportunities.

New playgrounds and picnic shelter – Incorporate new up to date and age specific play structures as well as the addition of a picnic shelter to provide a protected place for picnicking near the play area.

Expanded parking – Parking expansion will help address parking shortages. The goal is to encourage parking within the lots during events and decrease parking on the residential streets.

Plan for potential expansion – The City should seriously consider acquisition of the Wolters' greenhouse property and incorporation of the land into the park. Acquisition of the adjacent greenhouse land would benefit the park by creating more space for athletic fields and additional picnic area and looped trails.

Improve ball fields - Re-grade and reconfigure ball fields. Install new backstops, protective fences, dugouts, benches and bleachers, and irrigation.

Reconfigured hockey and skating rinks. Replace the existing hockey rinks with two new full-sized paved rinks and revise the free skating area to work with the new warming house building. The paved rinks will allow year round use.

Water spray play area – Add a zero depth water spray play area. These play features are lower maintenance water features that are very popular.

These improvements and others are described in further detail and shown on the Master Plan map. The estimated cost of these improvements is approximately \$1,089,000. Portions of the park improvement are eligible for outside grants from the MnDNR and other recreation partners.

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Introduction & Existing Conditions –

Harmon Park is a community park located at the intersection of Charlton Street and West Bernard. The park is located adjacent to the Heritage Middle School, the Wolters greenhouse property and borders single-family residential property. The park contains four ball fields, a small restroom/concession building, a maintenance building, warming house, play equipment, parking, a batting cage, trails, basketball court, sand volleyball, winter open skate and hockey rinks. The park is relatively flat with minimal shade plantings. The restroom building and warming houses are old and do not meet current standards for accessibility.

Within Harmon Park trail routes exist, but there is a need to expand both the internal trail network and connections to adjacent residences and the school.

Ingraham & Associates has been hired to prepare this park master plan. The master plan is designed to be a guide in order to maximize the public benefit of the park, retaining and enhancing its unique characteristics within the community. Harmon Park has the potential to become a community destination point that can be enjoyed throughout the year.

Harmon Park Issues & Opportunities Summary

ISSUES

- 1) Inadequate buildings and restrooms.
- 2) Lack of shade throughout the site.
- 3) Inadequate rink lighting.
 - a) Inefficient lights and glare from current lights.
- 5) Poor field drainage and configuration.
 - a) Standing water on fields due to poor grading.
- 6) Older playground equipment.
 - a) Current equipment does not meet age or ADA requirements.
- 7) Ball field safety and fencing.
 - a) Safety fencing lacking and backstops not adequate.
- 8) Skating rink drainage and configuration.
 - a) One rink is paved (poorly).
 - b) there is poor drainage between the rinks.
- 9) Restroom facilities.
 - a) Not large enough.
 - b) Inaccessible from most of the park.
- 10) Improve parking areas.

OPPORTUNITIES

- 1) New play equipment
 - a) Relocation of play area.
 - 1) Closer to the warming house.
 - 2) Picnic shelter added by play area for shade.
 - c) Age appropriate playgrounds.
 - 1) 2-5 year olds.
 - 2) 6-12 year olds.
 - d) Possible water play feature.

- 2) New community park building, warming house, restrooms and concessions building with plaza.
 - a) Add pergola and paving to create a focal point for the park.
Gives park users and the community a place to gather and also a potential site for picnicking.
 - b) Relocate to a more central location closer to fields and the playground.
- 3) New backstops and improve infields.
- 4) New hockey and skating rink lighting.
- 5) Correct field drainage problems.
- 6) Expand trail network.
 - a) Create better connections through the park and to the neighborhood.
- 7) New picnic shelter.
 - a) Open air picnic shelter located close to the play area.
- 8) New signage and landscaping.
 - a) New park signage.
 - b) New landscaping in specified locations.
- 9) Pave both hockey rinks.
 - a) Year round play and better ice conditions.
- 10) Purchase adjacent property.
 - a) Potential to buy greenhouses and expand the park.
- 11) Retain existing stonewall around the parking area and extend around the expanded parking lot.

PROPOSED NEW FACILITIES

- 1) Community park building with restrooms, concessions and warming house.
- 2) New playground equipment that meets ADA requirements and addresses different age groups.
- 3) Water spray park.
- 4) New trails and lighting.
- 5) New paved hockey rinks.
- 6) Expanded parking.
- 7) New picnic shelter.
- 8) Landscaping and signage.
- 9) Renovated ball fields with irrigation.
- 10) Skateboard park (possibly on school property?).

Park Master Plan -

The Harmon Park Master Plan is designed to address the issues and take advantage of the opportunities present in the park. The Master Plan is based on the input of city staff, Ingraham & Associates - the park planning consultants, the public, the Parks and Recreation Committee and city officials. The Master Plan is a long-range plan to improve the park and to maximize its recreation and environmental benefit to the community. The Master Plan focuses on adding a community park building, trail connections, enhancing active recreation along with passive uses in the park and updating equipment. The proposed park improvements are described below:

Recommended Recreation Facilities -

- Community park building with concessions, restrooms and plaza – A building with a patio outside for gathering and picnicking. The building will house concessions, and restrooms and will be used as a warming house during winter months, a summer playground shelter and as a rental and community use space.
- New picnic shelter – The structure could be a 30’ octagon made of cedar.
- Trail connections –New bituminous trails, which will serve to connect the park to the neighborhood and school, make existing and new facilities accessible, create a loop walking opportunity and as well as circulation within the park.
- Expanded parking – 10 additional parking stalls will be added to the expanded parking area along Charlton. The existing parking lots would be resurfaced and re-striped.
- New play areas – Replace the existing play structure with two new age specific play structures. One for ages 2-5 years and another for 6-12 year olds.
- Water spray park – A zero-depth water park with interactive water play features for young and old.
- Hockey rinks – Pave both hockey rinks and add new hockey boards.
- Lighting – Upgraded lighting for the hockey rinks and add pedestrian lighting within the park. The new light fixtures would improve security, lower vandalism, increase energy efficiency and not be offensive to the neighbors.
- Landscaping and park signage – Additional landscaping and tree plantings around concessions and throughout the park.
- Potential acquisition–There is opportunity to acquire and expand the park by acquiring the greenhouse property. This land would complete the park and could be used for athletic fields, picnic area and a larger looped trail through the park.

Recreation Facility Images –

Images of proposed recreation improvements such as the new play equipment, dugouts, picnic shelter, concession building and expansion/plaza are attached. The actual facilities will be determined during the detailed design phase.

Cost Estimate –

A cost estimate for the proposed improvements is attached. The costs are based on 2002 construction and material costs. The estimate shows an approximate improvement cost of \$1,089,000.

Implementation, Phasing & Funding –

If funding is limited, the proposed improvements could be built over a number of years. Funding could be allocated annually as part of the regular budget cycle, or there is also the option to conduct a special election for bond referendum funding, which could provide funds for all or part of the park improvements and perhaps other city-wide park and trail improvements. If the park funding is secured through a bond referendum, the improvements could be done as one construction project. The advantages of a single construction project are lower costs and less disruption of park use.

It is likely that portions of the project such as trail construction would be eligible for matching funds grants from the MnDNR. Other grants, funding partners and private funding may also be available to supplement City funds.

Phasing priorities –

Ideally, all the park renovation would be done at one time as one construction project. This would minimize disruption of park use, save money over individual contracts and projects and result in a finished product for West St. Paul citizens to use and enjoy.

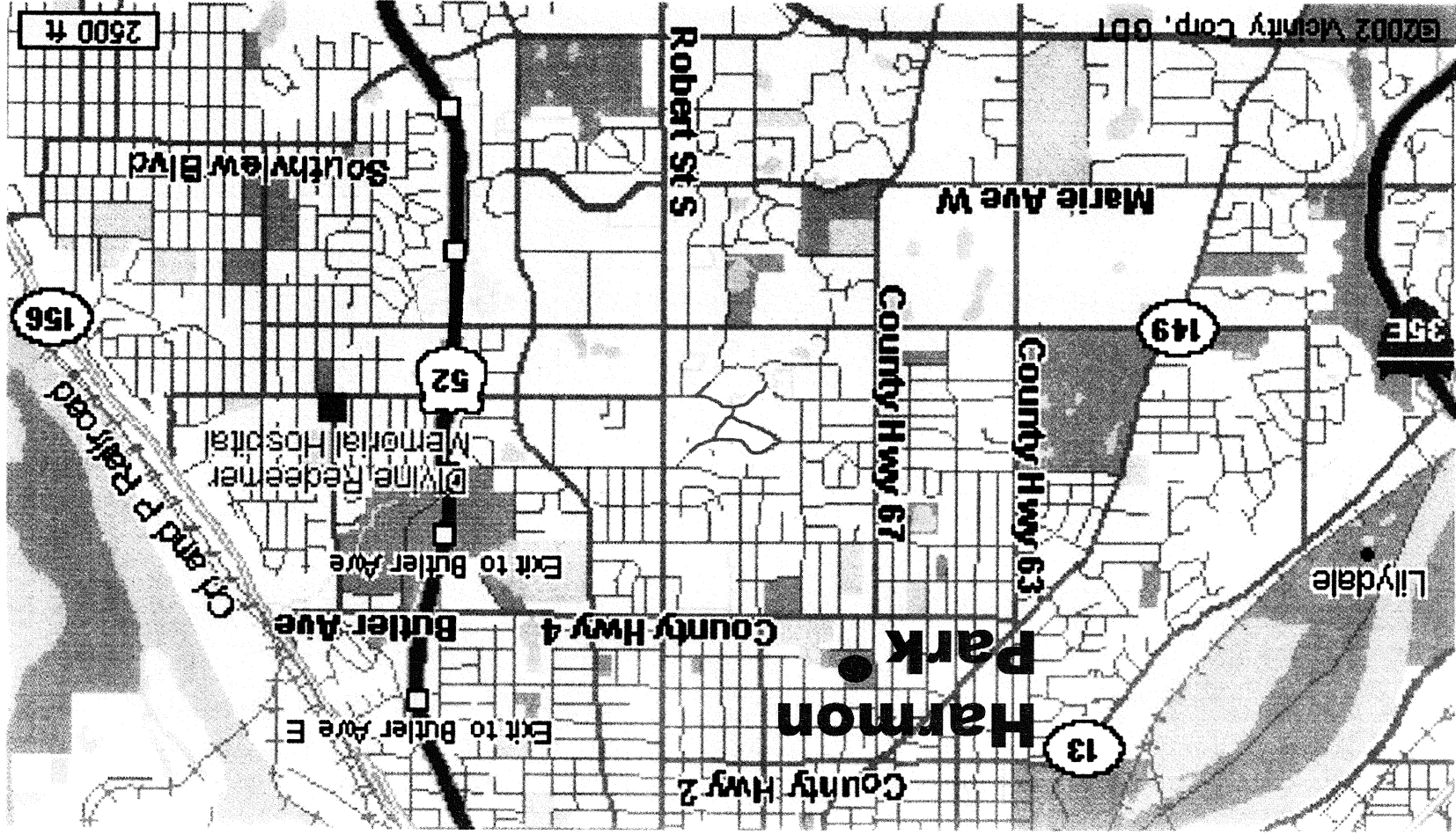
If the park renovation cannot be completed all at once, the Parks and Recreation Advisory Committee and city staff will review the proposed master plan and recommend phasing and implementation priorities.

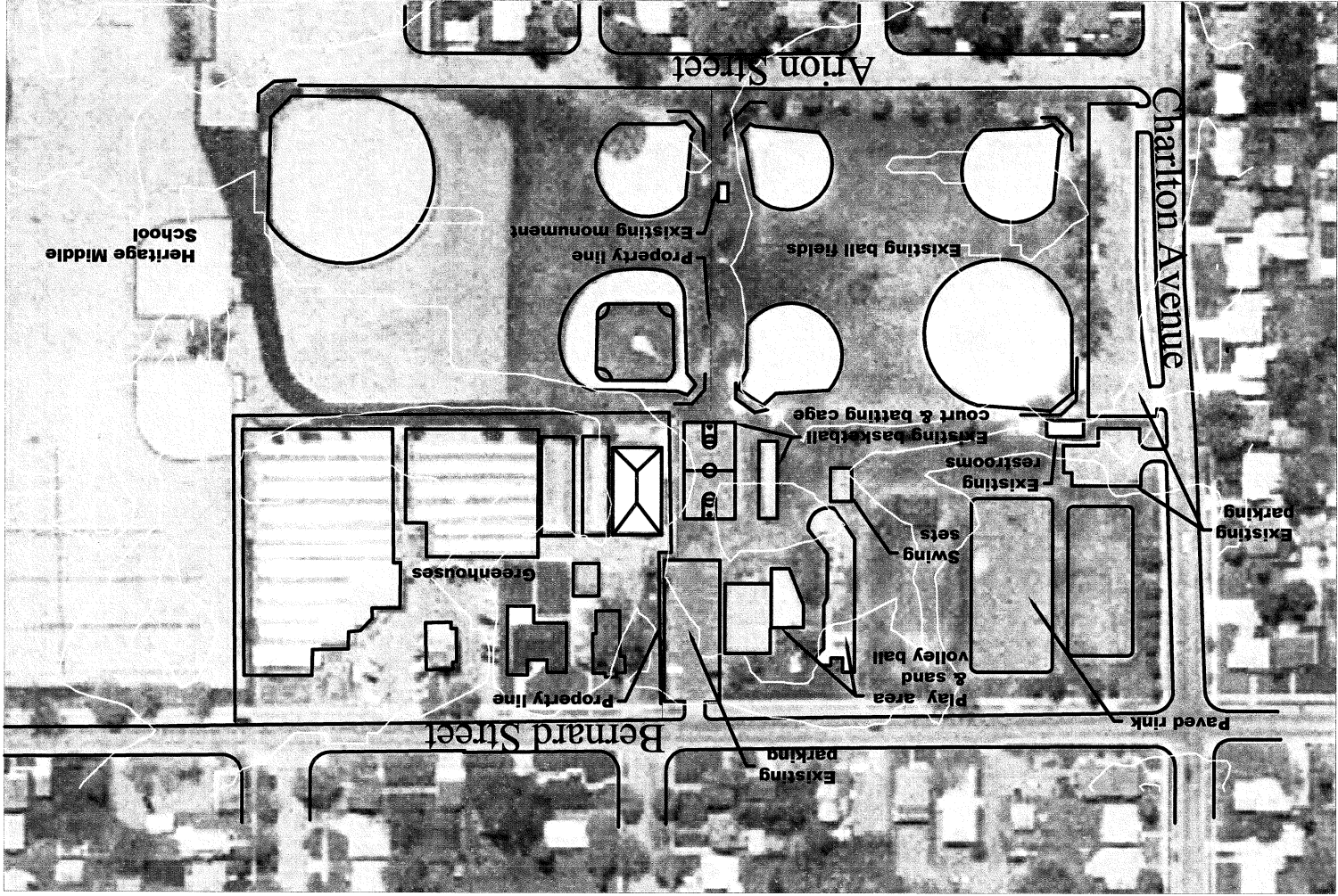
Appendices --

The park master planning process included a public open house meetings, park committee meetings, and staff meetings along with walking visits, analysis and photos of the park.

- A. *Parks and Recreation Advisory Committee Meeting-Feb 12, 2002*
- B. *City Council Meeting, -April 22, 2002*
- C. *Community Forum, -August 14, 2002*
- D. *Parks and Recreation Advisory Committee Meeting, -Feb 4, 2003*
- E. *Community Forum, March 11, 2003*

Figure A ● Harmon Park Location Map, West St. Paul, MN







City of West St Paul

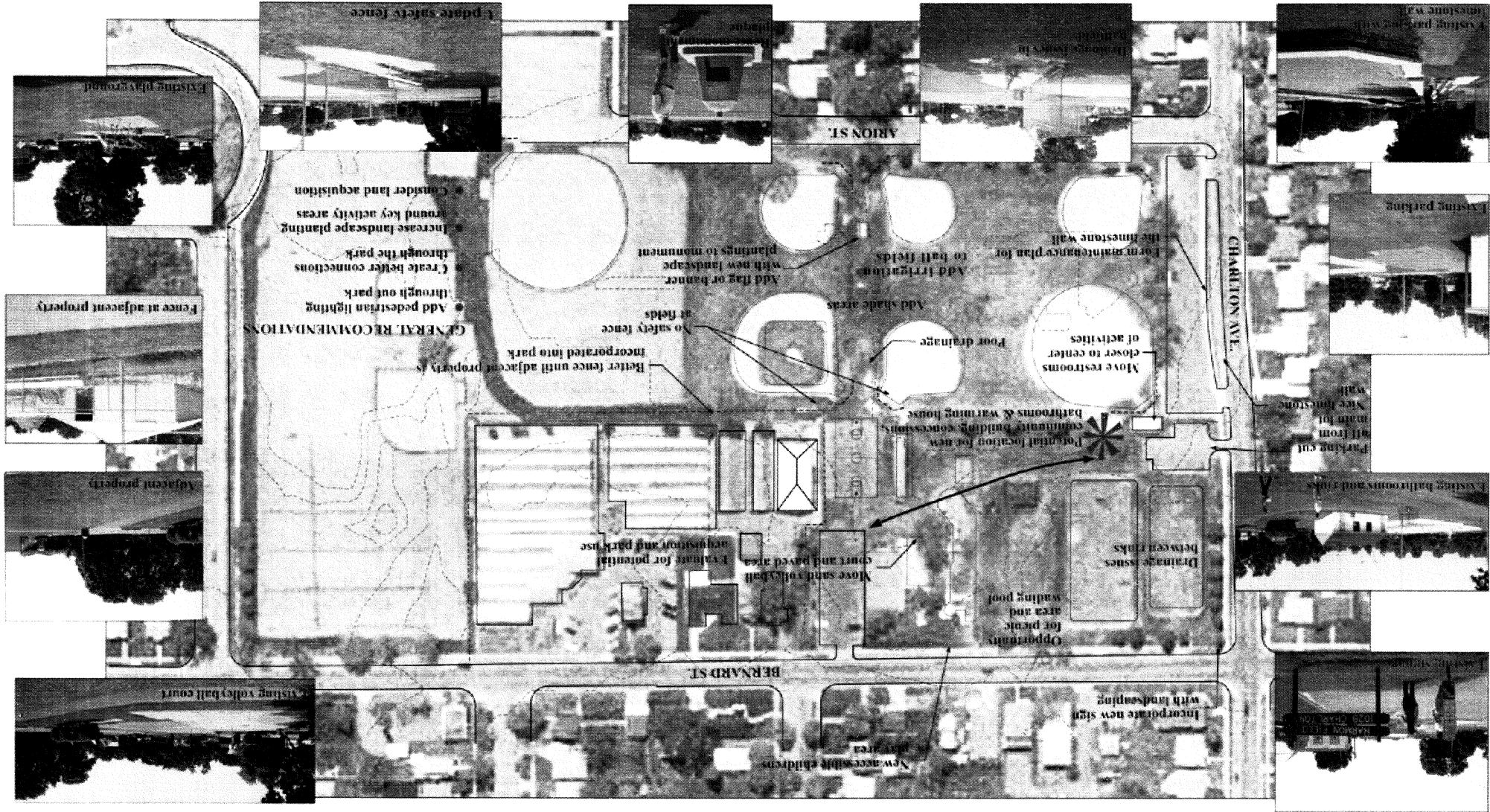
Harmon Park Issues & Opportunities Map Figure C



SCALE IN FEET
0 50 100 150

1510 Como Avenue S.E.
Mpls, MN, 55414

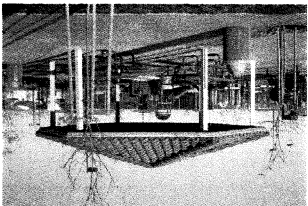
INGRAHAM
ASSOCIATES



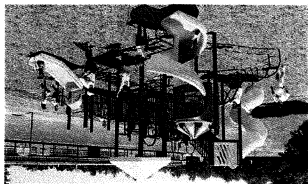




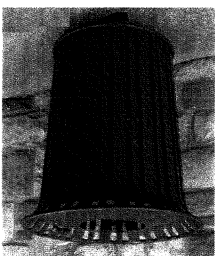
Bench



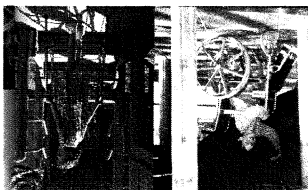
Potential gazebo style



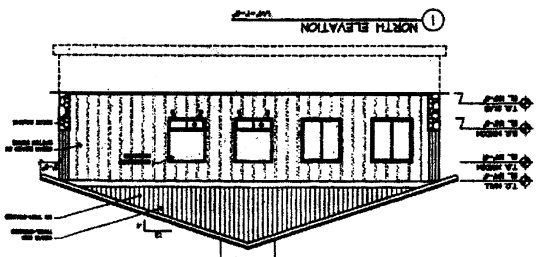
Age appropriate play areas



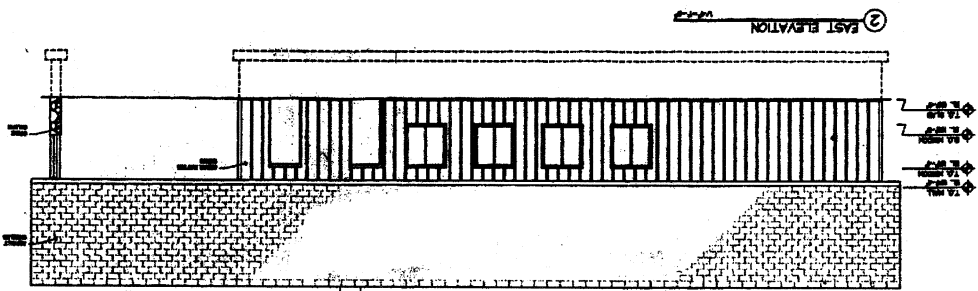
Trash receptacles



ADA compliant play areas



Concessions / warming house plans



Harmon Park
Proposed Site Structures
Figure E

City of
West St. Paul

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project 02-0041
drawn by KVM
date 2/4/03

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Harmon Park Improvements
West St Paul, MN.

6/23/03

Description	Unit	Unit Cost	Total Cost
DEMOLITION / REMOVALS			
Concrete removal	300 SF	1.5	450
Bituminous removal	735 SY	1.5	1,103
Miscellaneous building removal	1 LS	10,000	10,000
Playground/sandvolleyball removal	1.5 LS	3,000	4,500
Fence removal	785 LF	1.5	1,178
Subtotal for removals			17,230
UTILITIES			
Storm sewer - 12" RCP	48 LF	18.8	902
Water line	48 LF	15	720
Sanitary line-PVC	48 LF	40	1,920
Irrigation	3.7 acre	6000	22,200
Subtotal for utilities			25,742
SITE GRADING			
Final grading	20,674 SY	0.3	6,202
Subtotal for grading			6,202
SITE PAVING / SURFACING			
Concrete paving-broom finish-plaza	4,337 SF	7.5	32,528
Colored concrete-plaza	238 SF	10	2,380
Bituminous path (8')	2345 LF	16	37,520
Conc curb B6-12 (drive entrance)	40 LF	25	1,000
Bituminous driveway	14 SY	15	210
Bituminous parking	10 Space	750	7,500
Asphalt striping, resurfacing	1 LS	15,000	15,000
Subtotal for paving / surfacing			96,138
PLANTING			
Shade tree - 3" cal.	35 EA	350	\$ 12,250.00
Ornamental tree - 2 1/2" cal.	12 EA	300	\$ 3,600.00
Coniferous tree - 6' BB	5 EA	250	\$ 1,250.00
Coniferous tree - 8-10'	4 EA	300	\$ 1,200.00
Shrubs - #2 pot	10 EA	40	\$ 400.00
Seeding	1 ACRE	4000	4,000
Mulch	25 CY	18	450
Subtotal for planting			23,150
PLAYGROUND EQUIPMENT			
Playground equipment	1 LS	60,000	\$ 60,000.00
			60,000

Water Spray Play Area	1	LS	120,000	120,000
Subtotal for playground equipment				180,000

WALLS & STRUCTURES

Plaza Arbor	1	Ls	12,000	\$ 12,000.00	12,000
Park shelter/concessions	3962	SF	75	\$ 297,150.00	297,150
Gazebo w slab, ftgs	1	LS	25000	\$ 25,000.00	25,000
Stone Walls	590	SF	25	\$ 14,750.00	14,750
					348,900

SITE LIGHTING

10-12' Lights	8	EA	2500		20,000
Light Bases	8	EA	375		3,000
Light fixtures for hockey rinks	1	LS	28,530		28,530
Lighting for open skate	1	LS	1,500		1,500
Wiring	1050	LF	7		7,350
Controls	1	LS	900		900

Subtotal for site lighting

61,280

SITE FURNISHINGS

Benches	5	EA	900		4,500
Picnic tables	5	EA	800		4,000
Trash receptacles	5	EA	550		2,750
Recycling bins	5	EA	550		2,750
Bike racks	1	EA	275		275
Signs(traffic, directional & site)	1	LS	800		800
Dugout (covered)	4	EA	4225		16,900
Aglime infield and backstop	4	EA	12,000		48,000
Hockeyboards and bituminous paving	2	EA	65000		130,000
Drinking fountains	2	EA	1200		2,400

Subtotal for site furnishings

212,375

MISCELLANEOUS

Moving batting cage	1	EA	2000		2,000
Subtotal for misc.					2,000

Subtotal

973,017

5% contingency

48,651

Engineering and Design Fees (7%)

68,111

TOTAL

1,089,779

Note: Does not include cost for acquisition of the Wolters property.