



MASTER PLAN (DRAFT) FOR

THE SPORTS COMPLEX

CITY OF WEST ST. PAUL

JANUARY, 2012



Consulting Group, Inc.

ENGINEERS
PLANNERS
DESIGNERS

MASTER PLAN
FOR
THE SPORTS COMPLEX
WEST ST. PAUL, MINNESOTA

Prepared for:
City of West St. Paul
1616 Humboldt Avenue
West St. Paul, MN 55118

I. ACKNOWLEDGEMENTS

The planning team would like to thank the Park and Recreation Advisory Commission and City Council for providing their insights and knowledge of the Sports Complex as this plan was prepared. We would also like to thank the citizens who attended public meetings for their input. The open dialogue with members of the community enhanced our understanding of the issues and needs of the site.

City Council

- John Zanmiller, Mayor
- Jim Englin (Ward I)
- Ed Hansen (Ward I)
- Ed Iago (Ward II)
- Tony Vitelli (Ward II)
- Dave Wright (Ward III)
- Darlene Lewis (Ward III)

Park and Recreation Advisory Commission

- Mike Petrasek, Chair
- Bill Creamer
- Pat Flynn
- Bob Gausman
- David Lynch
- Pat Armon
- Susan Stradtman

City Staff

- Sherrie Le, Acting City Manager
- Matt Saam, City Engineer/Public Works Director/Parks Director
- Dave Schletty, Parks and Recreation Manager

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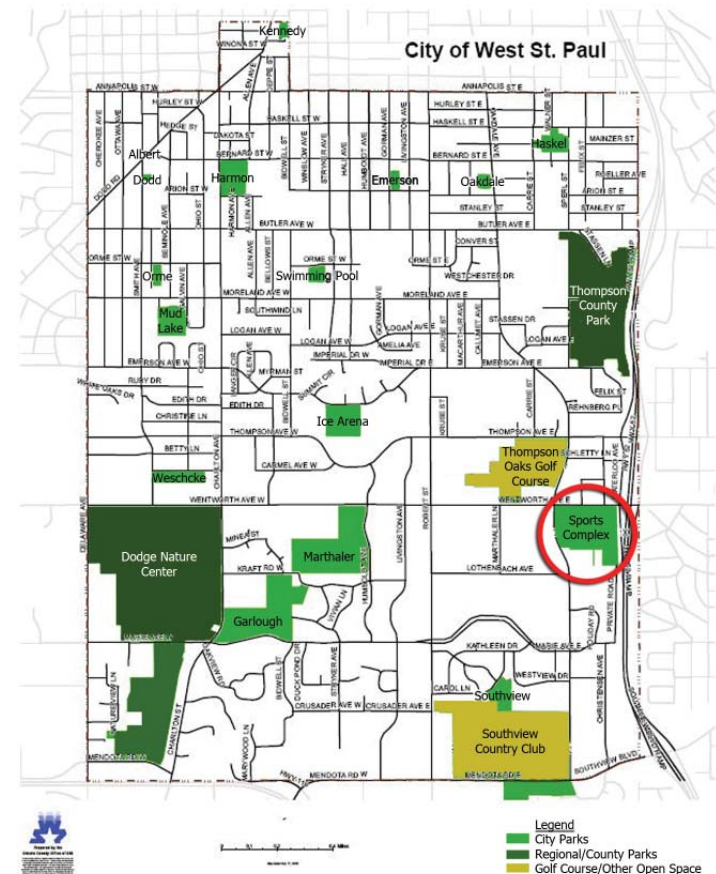
II. PROJECT OVERVIEW/PLANNING PROCESS

The Sports Complex is a 23 acre athletic complex located on the eastern edge of the city. The site is bordered by Trunk Highway 52 on the east, County Road 8 (Wentworth Avenue) on the north, and County Road 73 (Oakdale Avenue) to the west. As the primary athletic complex in West St. Paul, the facility is widely used and highly programmed. A master plan for The Sports Complex was completed in 2003 but did not address potential uses for the Marthaler parcel which was occupied at the time. This document serves as an update to the 2003 plan, integrating the Marthaler property and assessing the site as a whole, creating a long term vision for the park.

Public Input

Input from user groups and residents was sought in a number of ways throughout the planning process. This feedback was invaluable in preparing the master plan.

- A stakeholder meeting was held with the West St. Paul Youth Athletic Association to gain an understanding of how the Sports Complex is currently utilized. This input also aided in determining how the facility could be modified to improve efficiency and maximize public benefit.
- An online survey was conducted on the West St. Paul web page to solicit input from interested citizens on the long term vision for the park.
- A public open house was held following a Park and Recreation Advisory Commission (PRAC) meeting on December 13, 2011 to provide feedback on the three initial concept plans developed.
- (Pending) Based on input received at the public open house, a preferred master plan concept was prepared and presented to the PRAC at a meeting on February 14, 2012. The PRAC recommended the plan for approval by the City Council.
- (Pending) Council Review and Approval



III. DEVELOPMENT MASTER PLAN

The development master plan provides for a cross-section of recreational activities to meet community needs and is based on input received from city staff and stakeholders over the course of the planning process. Given the level of existing development within the park, many of the proposed improvements are minor modifications to improve the functionality of these extensively used facilities. However, the recently acquired expansion parcels present an opportunity to integrate passive uses and provide a more complete park experience for users.

Play Area

The former play area was located just north of the large parking lot. The equipment was removed due to deterioration and is slated for replacement through implementation of the first phase of this master plan. The recently acquired parcels provide an opportunity to relocate the play area to a more natural area of the park with some separation from the athletic fields but within reasonable distance of restroom facilities.

The proposed location for the play area is bordered on the south and west sides by an existing drainage way. The drainage area briefly stores 3-4" of storm water during extreme storm events, but is dry at all other times. There are steep slopes along the length of the drainage area, some of which will be reduced by the grading required for installation of the play area. The remaining slopes will be stabilized with native vegetation, with crushed stone rip rap installed at drainage pipe in-flow points to prevent erosion.

The existing vegetation within the proposed play area and adjacent drainage way includes a few nice trees, primarily oak and basswood. Large poplars are also present, but are in poor condition and present danger in the form of falling branches. Nearly all of the understory vegetation is buckthorn and should be removed.

The play area will include equipment for pre-school (ages 2-5) and elementary school (ages 5-12) children in separated curbed areas. Swings and other stand-alone equipment to enhance the play experience should be added as space allows. Access to and within play containers including surfacing must comply with the Americans with Disabilities Act (ADA).



Erosion along the drainage way.

III. DEVELOPMENT MASTER PLAN

Picnic Areas

A picnic shelter is proposed adjacent to the play area, flanked by a grassed picnic area flowing to the east within the circuitous trail system. The proposed picnic area includes groupings of picnic tables with grills spaced along the trail system and among wooded areas. Additional picnic tables are proposed west of the drainage way in the existing turf area.

Over the course of the planning process, interest in an informal performance area was noted. The existing topography within the proposed picnic area is rolling and lightly wooded, making it ideal for an amphitheater. Proposed facilities include a concrete pad to function as the stage, a small wooden trellis structure, and bench seating.

Athletic Facilities

The existing softball fields are well maintained and are generally in good condition. There are opportunities to improve safety and playability of the fields. They include:

- Adding agg-lime warning tracks along foul lines of all fields.
- Installation of drain tile to mitigate drainage issues on the two eastern fields
- Installation of 20' high safety netting on the two western fields to prevent fly balls from entering adjacent roadways and trails.

Maintenance could be slightly reduced by paving small existing turf areas between bleachers and dugouts. Paving field maintenance access points will also reduce maintenance and improve the overall aesthetic of the park.

Other proposed improvements include expanded gathering space for teams and spectators, enhanced circulation that meets the requirements of ADA, and provision of shade and seating within the plaza and adjacent to fields where possible. The existing concessions building canopy provides seating and shade and could be expanded to serve more users. Adding a separate shelter within the plaza to the north is a slightly more costly secondary option that could provide more gathering space without impacting circulation around the fields. Modifications are also proposed to the existing parking lot to improve the field entrance sequence and better delineate



Rolling topography and large trees provide an optimal setting for the picnic area and amphitheater.



Circulation around the ballfields is constricting and does not meet ADA requirements.

III. DEVELOPMENT MASTER PLAN

parking from pedestrian areas. Improvements to other related facilities include refining the agg-lime surfacing within the batting cages to eliminate drainage issues and replacing the netting, which has begun to deteriorate.

The soccer/football fields are located on the eastern edge of the site and are bordered by Trunk Highway 52, buffered by a staggered row of large coniferous trees. The buffer could be improved but would require coordination with the Minnesota Department of Transportation as any additional planting would occur within the highway right-of-way. A billboard is located at the southeast corner of the fields with access provided by a bituminous drive that follows the south and west edges of the southern field. The elevation of the drive is 2-3 feet lower than the field at the south end and chain link fence has been installed at the back of the end zone at the top of the slope, presenting a safety issue for field users. A similar condition exists at the north end of the fields, but there is space available to relocate the chain link fence a safe distance beyond the boundary of the field. The fields should be shifted as far north as possible, maintaining safe distances between the fields, and padding added to the fence posts.

All of the athletic fields include aging irrigation and lighting systems that are in need of replacement. In addition to improving safety and visibility, new field lighting will use less energy than the existing fixtures while reducing light spillover into the adjacent neighborhood.

Circulation

The existing trail system within the park provides connections to all of the major elements including the softball fields, restroom/concessions facilities, horseshoe pavilion, and soccer/football fields. As the recently acquired parcels are developed, the trail system will be extended to include the playground, picnic areas, and other amenities. Circuitous loop trails that provide a range of experiences are highly valued by park users.

A culvert crossing over the existing drainage way will be required to connect existing park amenities to proposed elements within the former Marthaler/Schanno parcels. The proposed crossing has been located to minimize the distance from the play area to the existing restroom/concessions building. The crossing will also provide access from the proposed parking lot to the athletic fields during tournaments or other special events.



Drainage issues on Field 2.



Safety issues at soccer fields.



Trails are needed for safe pedestrian movement along the perimeter of the park.

III. DEVELOPMENT MASTER PLAN

The North Urban Regional Trail connects to the site at the northwest corner via crosswalk at Wentworth and Oakdale Avenues. This regional trail corridor provides access to Thompson County Park to the north and Marthaler and Garlough Parks within the city system to the west and south. At the northeast corner of the site, sidewalks with crosswalks provide connections to South St. Paul under Trunk Highway 52, but are not continued beyond the park boundary. Paved multipurpose trails are proposed within the site adjacent to Oakdale and Wentworth Avenues to allow for safe movement of pedestrians and bicyclists.

Parking

The existing parking lot has 183 stalls and also serves as a park and ride facility. It is often at capacity under average daily use and insufficient during special events such as baseball tournaments. The proposed parking area within the former Marthaler/Schanno parcels will serve the amenities proposed in that area and provide overflow parking for the athletic fields during high traffic events, minimizing the need for on-street parking. The proposed parking area adds 57 stalls and provides separated parking for play area/passive park area users from typical ball field traffic, enhancing safety for users.

Horseshoe Pavilion

The horseshoe pavilion has a strong presence within the park, providing structure along Wentworth Avenue. It is a highly used facility from spring through fall, programmed through the West St. Paul Horseshoe Club. While no modifications are noted for the structure, there are some proposed improvements related to drainage and the adjacent walks. They are as follows:

- Regrading of turf and landscape areas on the south and west sides to eliminate flooding issues. Rain gutters and downspouts should also be considered when the roof is replaced, planned for summer of 2012.
- Removal of wooden covers over wiring runs into the pavilion. These covers are not ADA compliant and present tripping hazards. Conduit should be installed under sidewalks to eliminate this issue.
- Enhancement of landscape plantings to reinforce the entrance sequence and provide visual interest.



An existing trail in need of replacement.



The existing parking area on a typical day.



Roof drainage is causing flooding on the south side of the pavilion.

III. DEVELOPMENT MASTER PLAN

Landscape Enhancements

There are numerous opportunities to enhance the landscape within the park, many of which have been discussed elsewhere in this document. They include:

- Enhancement of the park entrance and active use areas.
- Expansion of buffers, especially adjacent to athletic fields and residential properties.
- Restoration and enhancement of natural areas, utilizing native plant material.
- Enhancement of memorial bench and tree locations including maintenance of plaques and replacement of dead or dying trees.



An opportunity to enhance the park identification sign and entrance sequence.



Enhancement opportunity adjacent to the existing memorial bench and plaque.

III. DEVELOPMENT MASTER PLAN



IV. COST ESTIMATE

The Sports Complex - Preliminary Cost Estimate
City of West St. Paul

Item Description	Unit	Unit Cost	Phase 1		Future Phases	
			Quantity	Total	Quantity	Total
Removals/Staking						
Mobilization	LS	\$21,000.00	1	\$8,000	1	\$13,000
Construction Staking	LS	\$21,000.00	1	\$8,000	1	\$13,000
Site Clearing	LS	\$12,500.00	1	\$7,500	1	\$5,000
Removals/Staking Total				\$23,500		\$31,000
Earthwork/						
Grading/Erosion Control	LS	\$30,000	1	\$18,000	1	\$12,000
Earthwork Total				\$18,000		\$12,000
Pavement/Curbing						
Bituminous Parking Lot	SY	\$25	-	-	2,555	\$63,875
B6-12 Curb & Gutter	LF	\$12	-	-	1,165	\$13,980
Valley Gutter	SF	\$7	-	-	126	\$882
Bituminous Trails	SY	\$25	1,262	\$31,550	3,716	\$92,900
Play Container Curbing	LF	\$30	481	\$14,430	-	-
Culvert Crossing	EA	\$10,000	1	\$10,000	-	-
Concrete Walks	SF	\$3.50	7,580	\$26,530	15,000	\$52,500
Parking Lot Modifications	LS	\$5,000	-	-	1	\$5,000
Pavement/Curbing Total				\$82,510		\$229,137
Field Modifications						
Field Drainage Modifications	LS	\$18,000	-	-	1	\$18,000
Relamp Field Lights	LS	\$170,000	-	-	1	\$170,000
Replace Irrigation	LS	\$60,000	-	-	1	\$60,000
Foul Line Warning Tracks	LS	\$12,000	-	-	1	\$12,000
Field Modifications Total				-		\$260,000
Site Amenities						
Concession Building Enhancements	LS	\$25,000	-	-	1	\$25,000
Batting Cage Reconditioning	EA	\$2,000	1	\$2,000	-	-
Benches	EA	\$800	7	\$5,600	4	\$3,200
Trash Receptacles	EA	\$600	2	\$1,200	3	\$1,800
Game Tables	EA	\$1,200	2	\$2,400	2	\$2,400
Picnic Tables	EA	\$1,200	4	\$4,800	10	\$12,000
Grills	EA	\$300	2	\$600	2	\$600
Bike Racks	EA	\$400	1	\$400	2	\$800
Drinking Fountain	EA	\$7,500	1	\$7,500	-	-
Play Equipment/Surfacing	LS	\$85,000	1	\$85,000	-	-
Picnic Shelter	LS	\$25,000	1	\$25,000	-	-
Cedar Trellis Structure	EA	\$15,000	-	-	1	\$15,000
Split Rail Fence	LF	\$15	225	\$3,375	-	-
Modular Seat Wall	LF	\$40	-	-	240	\$9,600
Site Amenities Total				\$137,875		\$70,400

IV. COST ESTIMATE

Landscape/Seed/Sod						
Seed/Sod	AC	\$4,000	3.3	\$13,200	1	\$4,000
Landscape Plantings	LS	\$10,000	0.5	\$5,000	0.5	\$5,000
Trees	EA	\$350	12	\$4,200	20	\$7,000
Landscape/Seed/Sod Total				\$22,400		\$16,000
Estimated Construction Costs by Phase				\$284,285		\$618,537
10% Contingency				\$28,429		\$61,854
Total Estimated Construction Costs by Phase with 10% Contingency				\$312,714		\$680,391
Overall Estimated Construction Costs (All Phases) with 10% Contingency						\$993,104

Optional Elements

Item Description	Unit	Unit Cost	Phase 1		Future Phases	
			Quantity	Total	Quantity	Total
Expansion Parking Area	LS	\$15,000.00	-	-	1	\$15,000
40' x 60' Picnic Shelter (in lieu of Concession Building Expansion)	LS	\$45,000.00	-	-	1	\$45,000
Deduction of Concession Building Expansion	LS	(\$25,000)	-	-	1	(\$25,000)
Estimated Construction Costs for Optional Elements						\$35,000
10% Contingency						\$3,500
Total Estimated Construction Costs for Optional Elements with 10% Contingency						\$38,500
Total Estimated Construction Costs (All Phases) Including Optional Elements and 10% Contingency						\$1,031,604

V. IMPLEMENTATION PLAN

Implementation of this master plan will be dependent on available funding and will likely require a phased approach. The cost estimate prioritizes improvements based on a first phase set to occur immediately following preparation of this plan, with remaining improvements to be undertaken as funding becomes available. An illustrative plan highlighting improvements to be completed under the first phase of development is included on the next page.

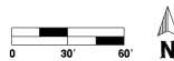
There are a number of options available in terms of securing park development funding. Annual allocations for through the city budgeting process, bond referenda, and grant programs administered through regional and state agencies are a few of these options. Regional and state grants typically require local matching funds. Listed below are three such grant programs administered by the Minnesota Department of Natural Resources.

- Outdoor Recreation Grants
- Local Trail Connections Program
- Federal Recreational Trail Program

V. IMPLEMENTATION PLAN



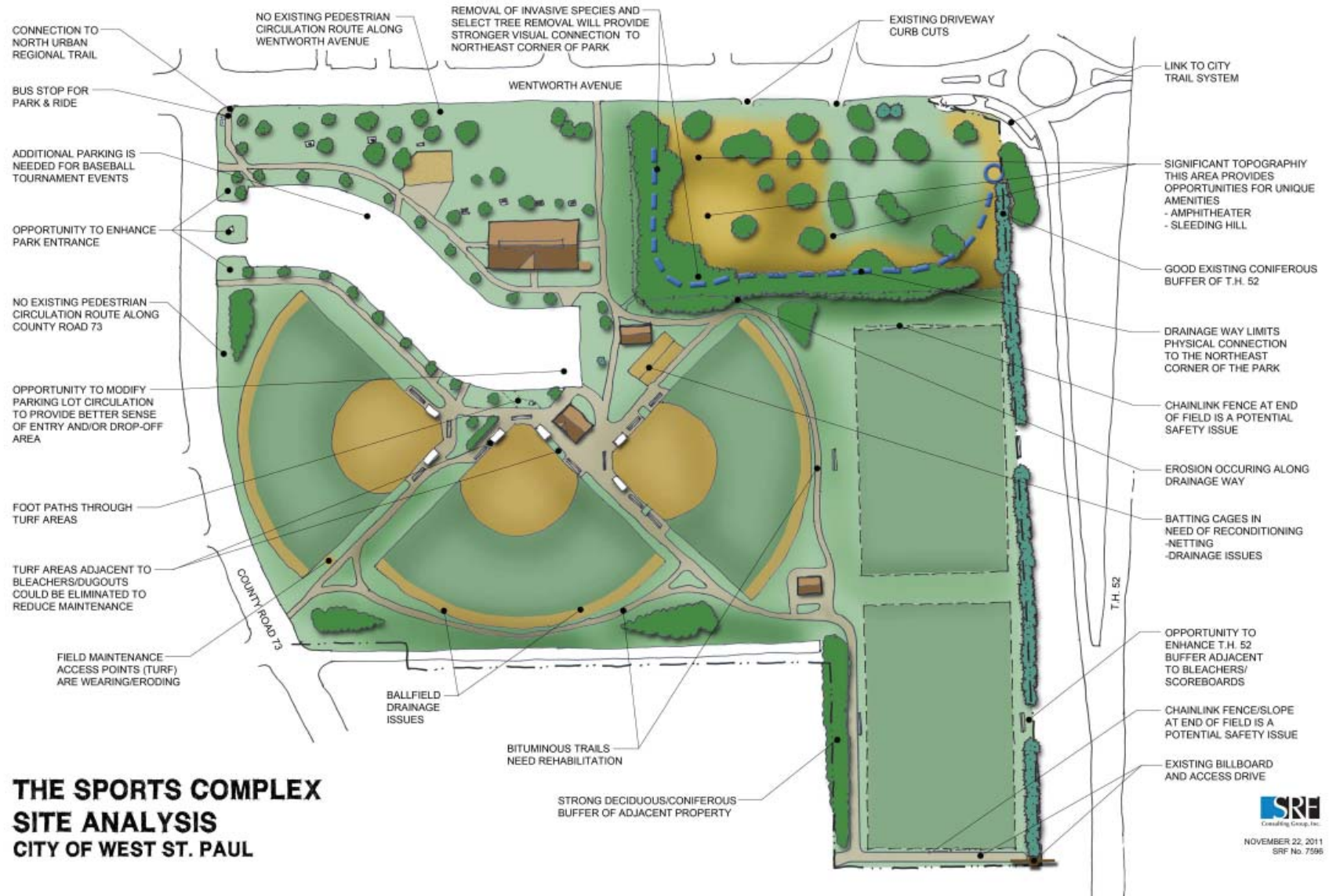
THE SPORTS COMPLEX PHASE I DEVELOPMENT PLAN CITY OF WEST ST. PAUL



JANUARY 25, 2012
SRF No. 7598

VI. APPENDICES

A. SITE ANALYSIS



B. CONCEPT ALTERNATIVES



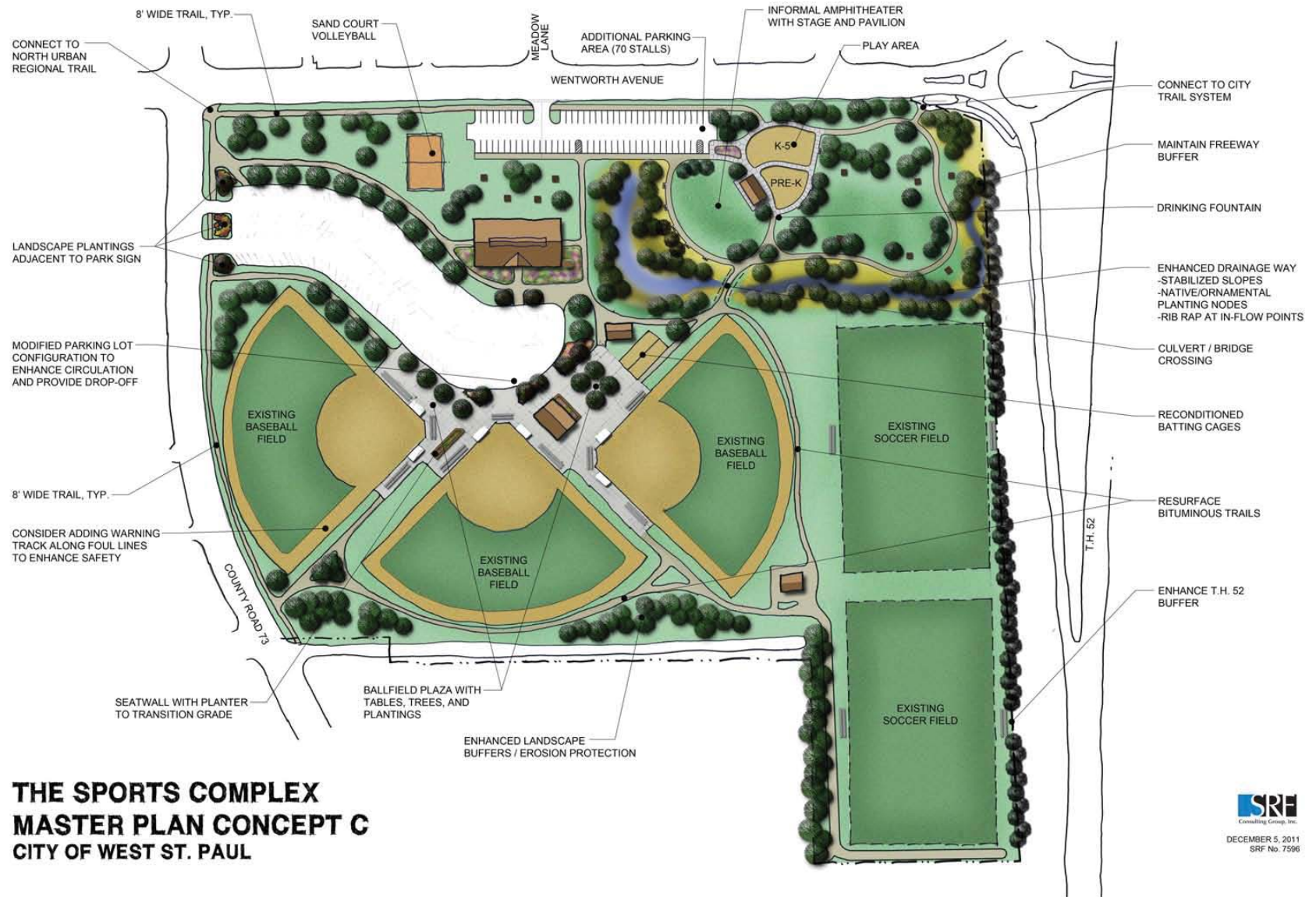
**THE SPORTS COMPLEX
MASTER PLAN CONCEPT A
CITY OF WEST ST. PAUL**

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B. CONCEPT ALTERNATIVES



B. CONCEPT ALTERNATIVES



C. PRAC MEETING MINUTES

D. COMMENTS RECEIVED THROUGH ONLINE SURVEY