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### **The Sports Complex Master Plan**

West St. Paul, Minnesota

## **Executive Summary -**

Sports Complex is West St. Paul's major athletic park. The Sports Complex's central location and proximity to major thoroughfares and mix of active recreation facilities make it one of the most highly utilized parks in West St. Paul. The 2000 West St. Paul Parks Master Plan identified the need to prepare a master plan for improvements to the Sports Complex and to improve upon its existing community assets.

The Sports Complex Master Plan creates a "blueprint" to guide long-term improvements and to maximize the community benefits of the park. The Master Plan identifies key issues and opportunities for park improvements. Through meetings and personal contact, the citizens of West St. Paul helped guide the planning process.

The key proposed improvements are:

**Addition of Marthaler Property** – The recent addition of the Marthaler property adds wooded natural area to the Sports Complex.

**New Playgrounds and Picnic Shelter** – The Marthaler property will be the site for new up to date and age specific play structures as well as the addition of a picnic shelter and connecting trails to accommodate those park visitors wishing to bring their own food and/or have access to grills and tables.

**Expanded Parking** – A parking expansion will help solve existing parking problems, special event and tournament parking needs, and will provide access to the Marthaler expansion property.

**Expansion of Concessions Facility and Plaza Addition** – Expansion of the concessions facility will compliment the already planned interior renovation and add much needed shade area, a new plaza will serve as a central gathering location for Sports Complex users and visitors.

**New Trail Connections** – Completing the connections to existing city and regional trails and expanding the existing trail network within the park.

These improvements and others are described in further detail and shown on the Master Plan map. The estimated cost of these improvements is \$700,000. Funding may require a special referendum. Portions of the park improvement may be eligible for outside grants from the MnDNR and other recreation partners. Athletic associations may be able to assist with specific improvements that benefit their organization.

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## **Introduction & Existing Conditions –**

The Sports Complex is a 23-acre community park located at the southeast corner of Oakdale Avenue and Wentworth Avenue. US Highway 52, Oakdale and Wentworth Avenues and single-family residential property border the park. The park contains three ball fields, a concession building, maintenance buildings, parking, play equipment, parking, a batting cage, trails, indoor bathroom facilities, two soccer fields and a horseshoe shelter. The park is relatively flat with rolling terrain and tree cover in the surrounding properties. The wooded Marthaler property was recently added to the park. The house on the east half of the Marthaler addition is occupied via a life estate. Public use of the east portion of the Marthaler property, where the house and garage are located, should not occur until the current occupants have left the property.

The park is adjacent to existing and planned community and regional trails. The West St. Paul Parks Master Plan and the Dakota County Park and Trail Plan call for additional trail connections to the Sports Complex. Within the City, these new trail connections could provide access to the Sports Complex from existing city and regional trail connections and provide greater connectivity to the West St. Paul Park system and nature amenities. Sports Complex has some existing trails, but there is a need to expand both the internal trail network to the former Marthaler property and to make necessary connections to adjacent city and regional trails. This will create loop trail opportunities.

The 2000 West St. Paul Parks Master Plan has identified the need to prepare a master plan for improvements to the Sports Complex. The city recognized that the Sports Complex could provide a greater benefit to the community and hired Ingraham & Associates to prepare a park master plan. The master plan is designed to be a guide to maximizing the public benefit of the park, retaining and enhancing the natural resource elements of the park and transforming the Sports Complex Park into a community focal point.

The Sports Complex is the city's major athletic facility and is well used by residents and visitors. The park hosts many sports leagues, tournaments and practices. The parking lot also serves as a major park and ride location on weekdays. The park has a good mix of active recreation facilities, but lacks other recreation options such as picnicking and a quality play area for children. These passive uses would allow the Sports Complex to offer a complete range of recreation choices.

There is very little shade in the Sports Complex. Shade areas are needed for sports participants, spectators and casual park users. The recent addition of the Marthaler property will help correct some of these deficiencies and adds wooded land with a natural character to the Sports Complex.

Parking supply is inadequate for tournaments and other events. The master plan includes expansion of parking along the north side of the park. This expansion also opens up access to the Marthaler property.

The existing children's play equipment is older, does not meet accessibility or current safety requirements and has no shade areas nearby. The master plan adds two age appropriate play equipment sites to correct these issues.

## **Site Issues and Opportunities -**

The park is well used but has many opportunities for improvements. The following issues and opportunities were noted by city staff, the Parks and Recreation Commission, the planning consultants and the public.

### **ISSUES**

- 1) Parking shortage;
  - a) Park and ride conflicts
  - b) Shortage for tournaments
  - c) Added spots needed for proposed play area and picnic facility
- 2) Foul balls / safety issues
- 3) Lack of shade throughout site
  - a) New Marthaler property does have shade
  - b) Addition of trees or small shelter near the ball fields
- 4) Inadequate field lighting
  - a) Need new fixtures
  - b) Poles are o.k.
- 5) Poor field drainage
  - a) Standing water on fields and sidewalks after rainfall
- 6) Old trees / safety issues
  - a) Poplar trees on Marthaler property are weak and prone to falling over or dropping limbs
  - b) Potential for personal or property injury/damage if not removed
- 7.) Older play equipment
  - a) Equipment does not meet current standards.
  - b) Lack of shade and sitting areas

## **OPPORTUNITIES**

- 1) New play equipment
  - a) Relocation of play area
    - 1) Marthaler property
  - b) Age appropriate playgrounds
    - 1) 2-5 year olds
    - 2) 6-12 year olds
  - c) Meet safety and accessibility standards
  - c) Water Play – Spray Grounds Option
- 2) Expand Parking
  - a) Add approximately 84 spaces
  - b) Configuration options shown in Concepts 1-4
  - c) Enhance access to the former Marthaler property
- 3) New concessions plaza w/ extended shade structure
  - a) Contrasting paving pattern for plaza surface
  - b) New shade structure (38' x 17')
- 4) Add netting and/or backstop hoods to improve spectator safety
  - a) Personal safety issues
  - b) Property protection issues
- 5) New field lighting
  - a) Poles are in good condition
  - b) Need new lamps & fixtures
  - c) Increased lighting and energy efficiency, reduce operating costs, decrease light spill on adjacent properties
- 6) Correct drainage problems
  - b) Add catch basin to help drain ball fields
  - a) Correct water damage on trail network
- 7) Expand trail network
  - a) Regional trail connection along Wentworth
  - b) Loop trail concept within sports complex
  - c) Trail access to former Marthaler Property
- 8) New dugout shelters / covers
  - a) Protection and shade
- 9) New picnic shelter
  - a) New Marthaler property location
- 10) New signage and landscaping
  - a) New “Welcome to City of West St. Paul” gateway sign

- b) New Sports Complex sign
  - c) New landscaping in specified locations
- 11) Re-grade the southerly half of the north soccer field to improve play
- 12) New Marthaler property
- a) Thin out the trees and vegetation that currently divided the new property from the sports complex
  - b) Relocate the existing fence to the property line of the adjacent life estate property

## **Park Master Plan -**

The Sports Complex Master Plan is designed to address the issues and take advantage of the opportunities currently present in the park. The Master Plan is based on the input of city staff, Ingraham & Associates - the park planning consultants, the Parks and Recreation Committee, the public 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 incorporating the Marthaler property into the park, parking expansion, trail connections, enhancing passive and cultural recreation and enhancing the environmental attributes of the park. The proposed park improvements are described below:

### **Recreation Facility Improvements -**

- **Concessions building addition and plaza** – A 17' x 38' roof / shade structure, extending the roof / canopy of the existing concessions building and maintaining the same roof peak height and roof pitch. Exterior materials are to be consistent with the existing structure. Also a decorative plaza is to be constructed, extending out from the concessions building with dimensions of 33.5' x 38'. This creates a shaded canopy area for park users. The area will have new picnic tables.
- **New picnic shelter** – The structure could be made of wood and be approximately 1000 square feet.
- **Trail connections** – An additional 2400 lineal feet of bituminous trail, part of which runs along Wentworth and Oakdale Avenues; connecting to West St. Paul city trails and the Dakota County regional trail system.
- **Expanded parking** – 86 additional parking stalls are proposed for a new parking area on the north side of the park, adjacent to Wentworth Avenue.
- **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. The new play structure will meet all safety and accessibility standards and will be located on the former Marthaler property.
- **Pedestrian access** – Addition of a pedestrian bridge or trail ramp, approximately 65 lineal feet, that negotiates the slope and low area providing access from the new parking area to the Marthaler expansion/playground area.
- **Woodland management** – To increase species diversity and to improve wooded areas (i.e. the Marthaler addition) it is recommended that exotic species such as buckthorn, honeysuckle and mulberry, along with aging, dying species, be removed and the wooded area be considerably thinned out and managed. This could be accomplished utilizing city crews, volunteers and an adopt-a-park program.

- **Lighting** – Upgraded lighting for the ball fields and new lighting for the new parking expansion is recommended. The new light fixtures would improve security, lower vandalism, improve playing conditions, reduce energy use and reduce glare reaching the neighborhoods.
- **Landscaping and park signage** – Additional landscaping and tree plantings around concessions building and new parking expansion area and landscape buffering between the new playground area and Wentworth Avenue.
- **Utilities** – Provide a culvert for drainage under new trail connections and add catch basins for improved drainage of the ball fields and new parking lot.
- **Water Spray Play Area** – (Optional) There has been interest expressed in adding a zero depth water spray park to the Sports Complex. There is room to add a spray play area along the north side of the park within the sunny turf area.

### **Recreation Facility Images –**

Pictures and sketches of proposed recreation improvements such as the new play equipment, dugouts, picnic shelter, concession building expansion/plaza and pedestrian bridge 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 \$700,000. This does not include the optional cost of a \$120,000 water spray play area.

## **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 (such as Dakota County) 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 result in a finished product for West St. Paul citizens to use and enjoy.

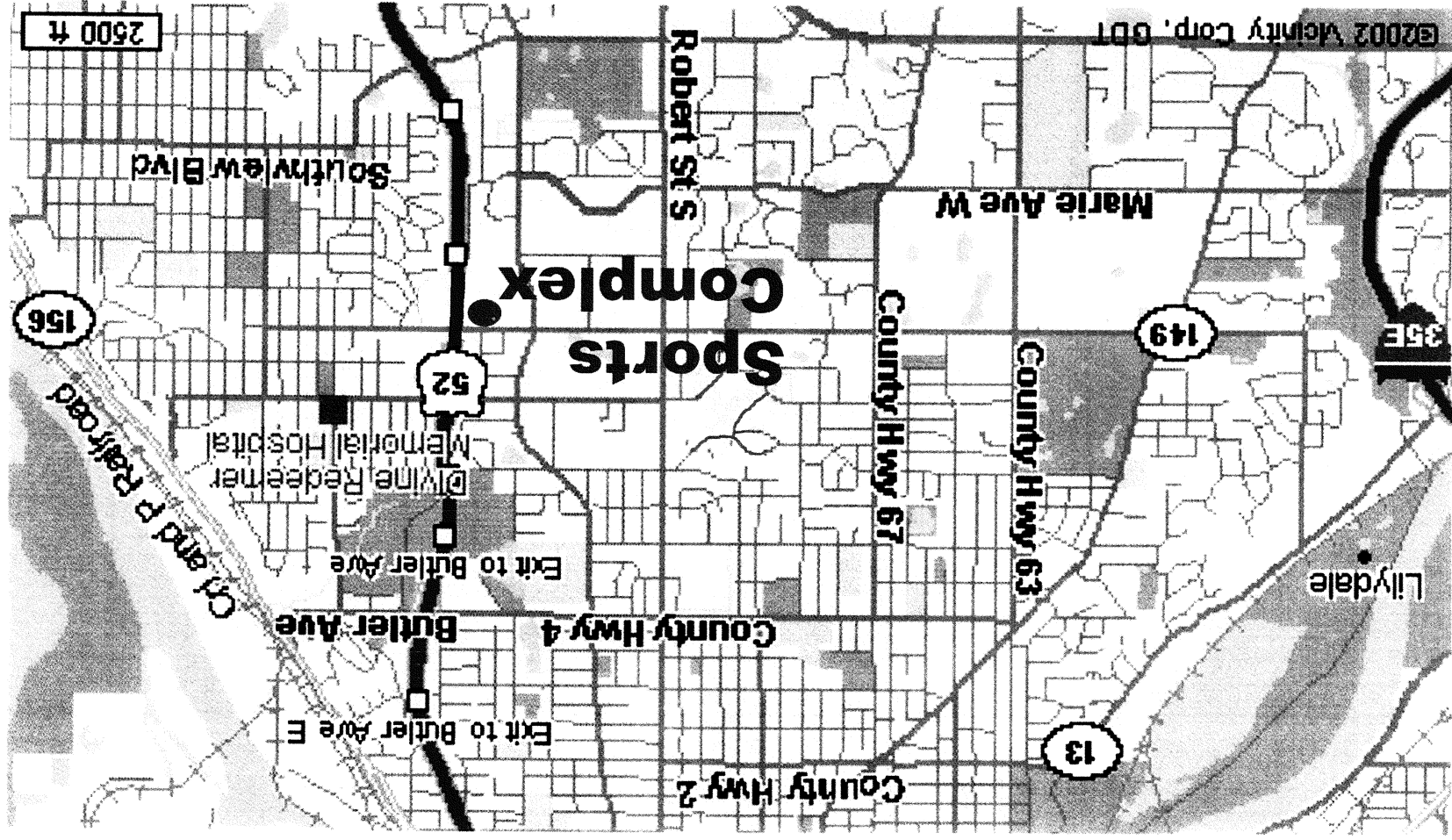
If the park renovation cannot be completed all at once, the Parks and Recreation Advisory Committee and city staff will review the proposed master plan and recommend phasing and implementation priorities.

## **Appendices --**

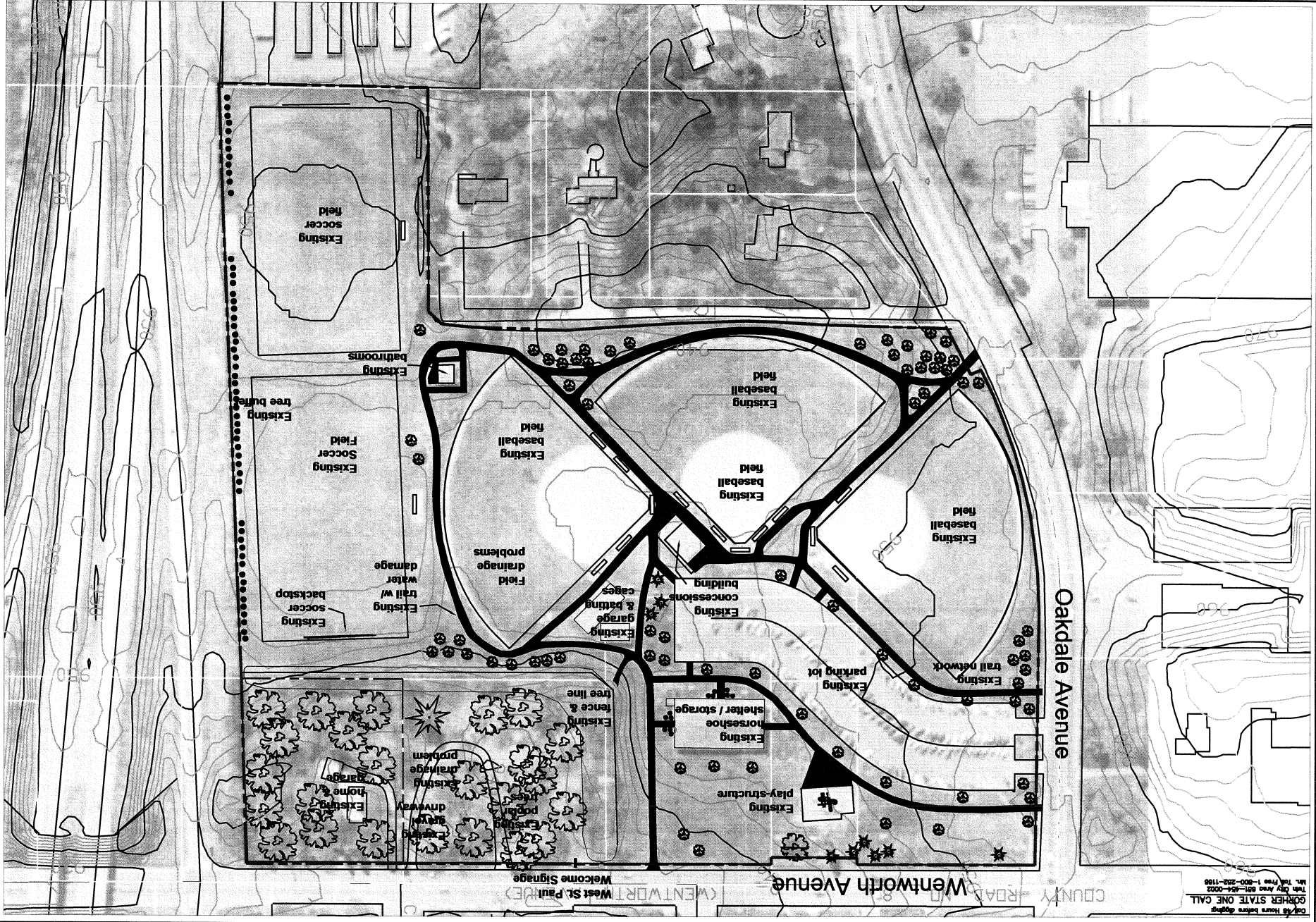
The park master planning process included a public open house meetings, park committee meetings, and staff meetings along with walking visits, analysis and photos of the park.

- 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*
- F. *City Council Meeting, June 23, 2003*

Figure A ● Sports Complex Location Map, West St. Paul, MN



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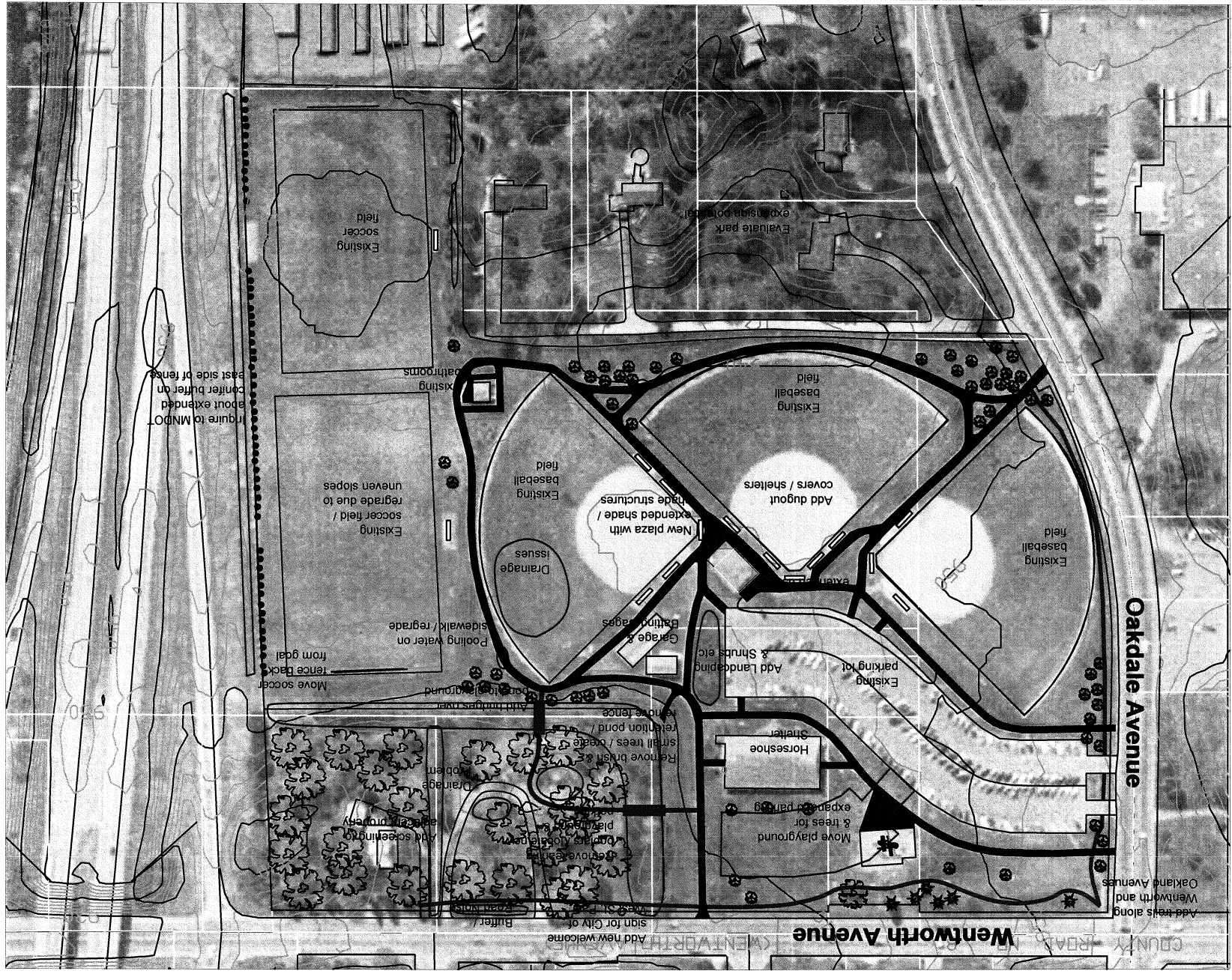
WENTWORTH AVENUE  
 WEST ST. PAUL  
 WELCOME SIGNAGE

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.  
 Project: 02-0041  
 Client: IBS  
 Date: 7/1/02

**Sports Complex**  
**Existing Conditions Map**  
**Figure B**

City of  
**West St. Paul**

**INGRAHAM ASSOCIATES**  
 1510 Camp Avenue Southeast  
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City of  
West St. Paul

Sports Complex  
Issues & Opportunities Map  
Figure C

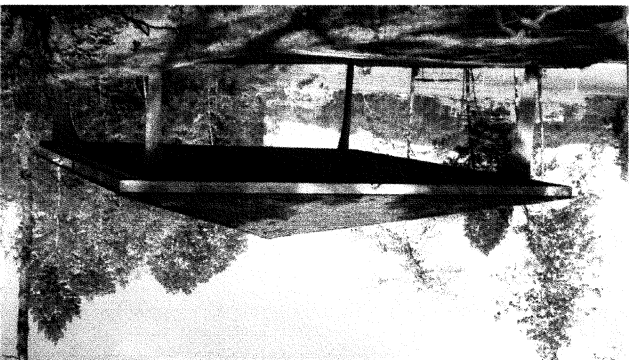
Project: 02-0041  
IBS  
7/1/02

I hereby certify that this plan was prepared by me under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota. I, L.A. McNeil, P.E.

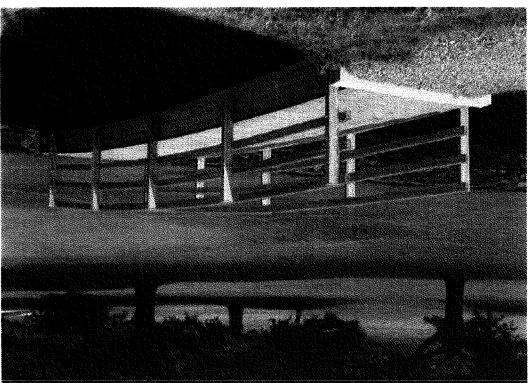




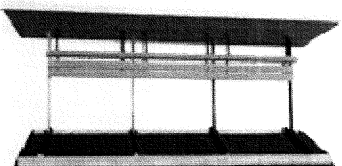
Picnic shelter



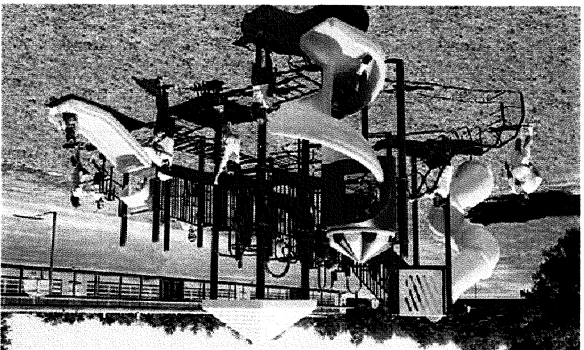
Bridge



Dugout shelter



Age appropriate play areas



Decorative concrete pavers



12/2/02

KVM

02-0041

Project:

Client:

Scale:

Date:

Author:

Check:

Revisions:

1. I hereby certify that the plan was prepared by me under my direct supervision and that I am a duly licensed Professional Landscape Architect in the State of Minnesota.

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Sports Complex  
Proposed Site Structures  
Figure E

City of  
West St. Paul

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**Figure F**  
**City of West St. Paul**  
**Sports Complex Cost Estimate**

6/23/2003

<b>Description</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Cost</b>
<b>DEMOLITION / REMOVALS</b>			
Play equipment removal	1	LS 3000	3,000
Walk removal	1919	SF 1.5	2,879
Tree removal	250	Cal.In. 22	5,500
Clearing & grubbing	1/2 Acre	LS	3,000
Fence removal	242	LF 1.5	363
Fence relocation	242	LF 3	726
<b>Subtotal for removals</b>			<b>15,468</b>
<b>UTILITIES</b>			
Culvert-CPP	300	LF 100	30,000
PVC PIPE	150	LF 30	4,500
Catch basin	3	EA 1000	3,000
Water line	100	LF 15	1,500
<b>Subtotal for utilities</b>			<b>39,000</b>
<b>SITE GRADING</b>			
Grading	6500	SY 2.85	18,525
Erosion control fence	300	LF 3	900
Re-grading (acre) soccer	0.64	ACRE \$13,000	8,320
<b>Subtotal for grading</b>			<b>27,745</b>
<b>SITE PAVING / SURFACING</b>			
Pavers	1300	SF 10	13,000
Bituminous path (8')	2390	LF 18	43,020
Conc curb B6-12	1458	LF 25	36,450
Bituminous parking	84	Space 750	63,000
<b>Subtotal for paving / surfacing</b>			<b>155,470</b>
<b>PLANTING</b>			
Shade tree - 3" cal.	14	EA 350	4,900
Coniferous tree - 8-10'	10	EA 300	3,000
Shrubs - #2 pot	104	EA 40	4,160
Seeding	3	ACRE 4000	12,000
Mulch	80	CY 18	1,440
<b>Subtotal for planting</b>			<b>25,500</b>
<b>WALLS &amp; STRUCTURES</b>			
Concessions building addition	1	LS 12000	12,000
Horse shoe storage shed	1	LS 5000	5,000

Play structures	1	LS	60000	60,000
Dugout shelters (24 ft.)	6	LS	4225	25,350
Pedestrian bridge	65	LF	500	32,500
Picnic shelter w slab, fgs (30' square)	1	LS	40000	40,000
<b>Subtotal for walls &amp; structures</b>				<b>174,850</b>

**SITE LIGHTING**

Lighting (new fixture upgrade)	1	LS	146000	146,000
Light Bases	4	EA	375	1,500
25' Pole lights-double fixture	4	EA	1500	6,000
Wiring	400	LF	7	2,800
Controls	1	LS	900	900
<b>Subtotal for site lighting</b>				<b>157,200</b>

**SITE FURNISHINGS**

Benches	2	EA	1300	2,600
Benches2	2	EA	650	1,300
Picnic tables	16	EA	800	12,800
Grills	4	EA	220	880
Trash receptacles	5	EA	550	2,750
Bike racks	1	EA	275	275
Drinking fountains	1	EA	1200	1,200
Fountain with slab	1	EA	7000	7,000
<b>Subtotal for site furnishings</b>				<b>26,205</b>

**Subtotal**

**621,438**

5% contingency

31,072

Design and Engineering Fees (7%)

43,501

**TOTAL**

**696,010**

Optional Water Spray Play Area

120,000