



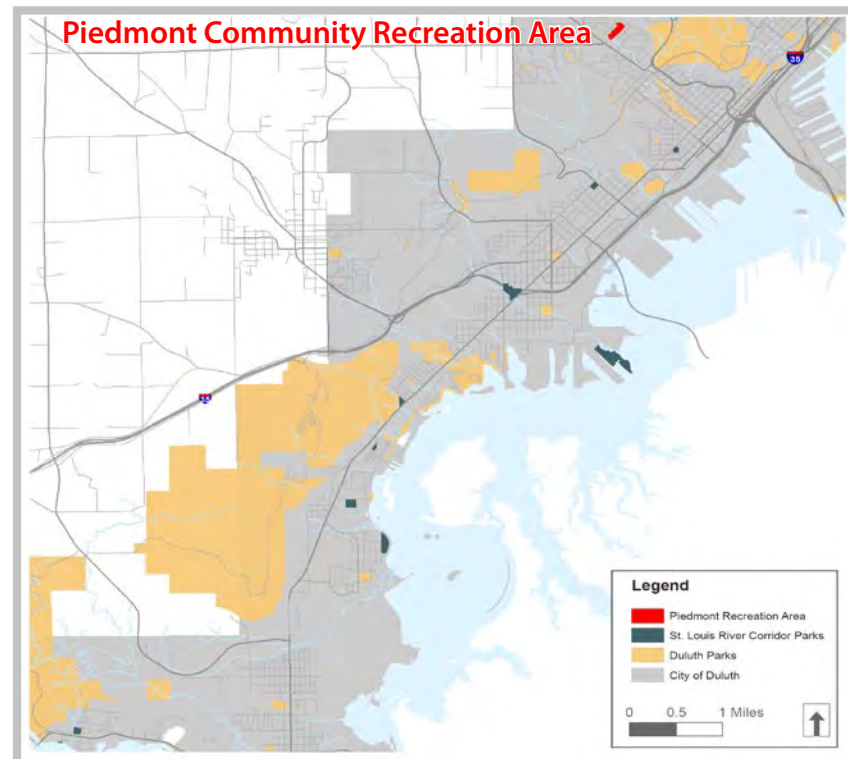
PIEDMONT COMMUNITY RECREATION AREA

Summary and Overview

Piedmont Community Recreation Area is a 12-acre park in the Piedmont Heights Neighborhood. The park is relatively hidden in the neighborhood as it is surrounded by single-family homes with street access on W 23rd Street and from an alley between N 22nd and 23rd Avenues. It is a heavily used hockey park with two hockey rinks and a community building that serves as a warming house. A softball field and play area also exist in the park. Significant topography exists which create multiple levels throughout the park. Wooded areas and rock outcroppings on the north side of the park create a buffer between the softball field and residential backyards.

Existing Conditions

Access points to the park are limited: the main entrance is on W 23rd St., which dead ends at the park entrance. The other entrances are a foot path through the woods on the north side of the park and at the ends of N 22nd and 23rd Avenues. A small parking lot is located at the southwestern entrance to the park.



PIEDMONT COMMUNITY RECREATION AREA LOCATION MAP

Recreation features in the park include a community building, two hockey rinks, a pleasure skating area, a playground, and a softball field. The lower hockey rink is a brand new, high quality rink and in excellent condition. The upper rink is in fair condition with boards that need replacing. The playground is in good condition, and the softball field is in poor condition with drainage issues, weedy infield, and leaning fencing.

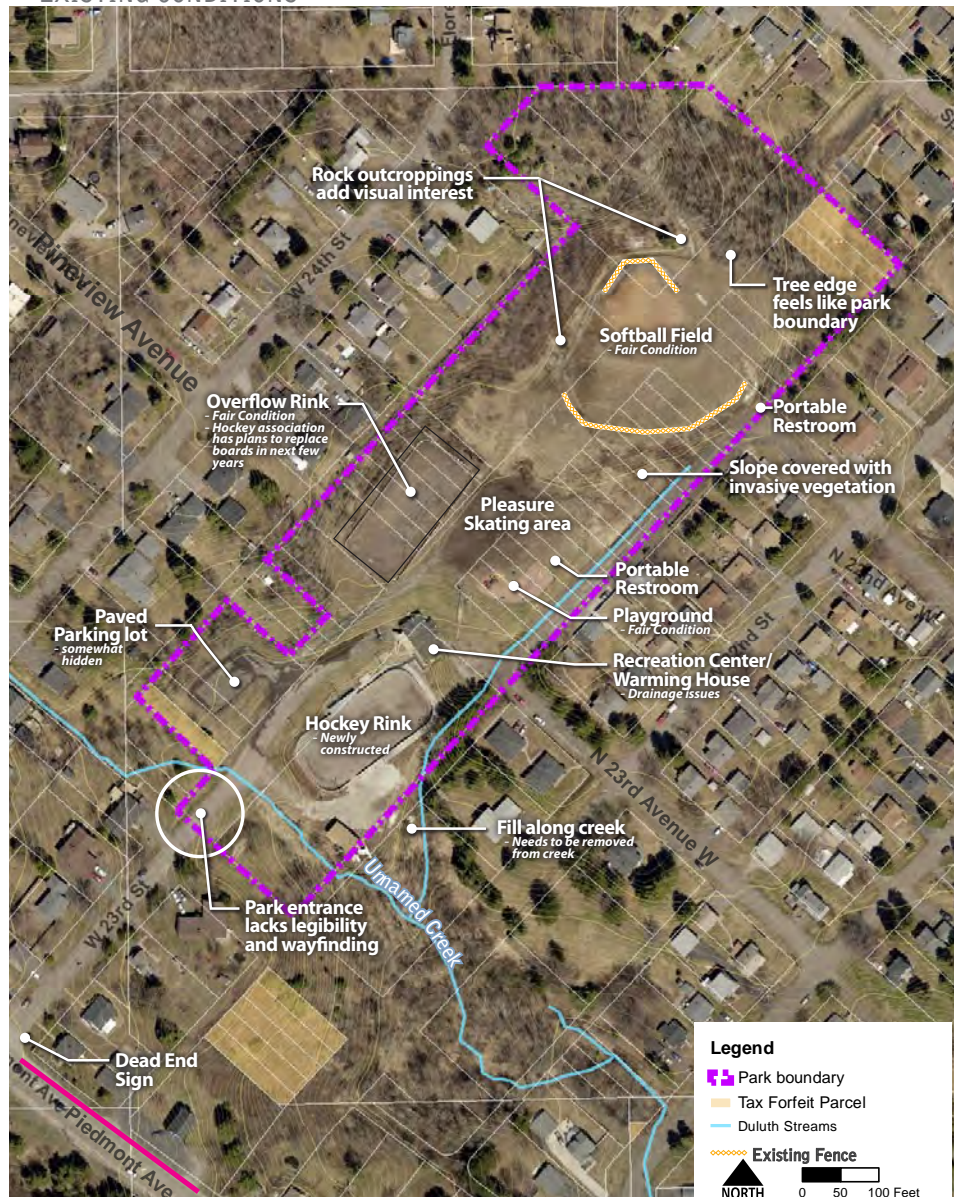
The Piedmont Hockey Association is very involved in the development and maintenance of the park facilities. Volunteers with the association have made updates to the park building and recently built the brand new lower rink.

STRENGTHS/ OPPORTUNITIES:

- » Brand new hockey rink on lower level of park with bleachers, lights
- » Piedmont Hockey Association families are very involved in maintaining and improving the park
- » Active softball association
- » Rock outcroppings and forested area create a pleasant, natural setting

ISSUES:

- » Major stormwater drainage issues exist throughout the park—during rain events, water creates deep channels, which undercuts and damages paved driveways and surfaces
- » Lack of parking for events, cars park on the alley between N 22nd and 23rd Avenues
- » Invasive tansy covers the upper slope between the softball field and pleasure skate/playground area
- » Softball field fencing is leaning
- » Softball field has poor drainage
- » Lack of recreation opportunities beyond hockey and softball
- » Lack of ADA accessibility throughout the park
- » Playground lacks sight lines from softball and hockey areas
- » Circulation and access for vehicles and pedestrians within the park need improvement



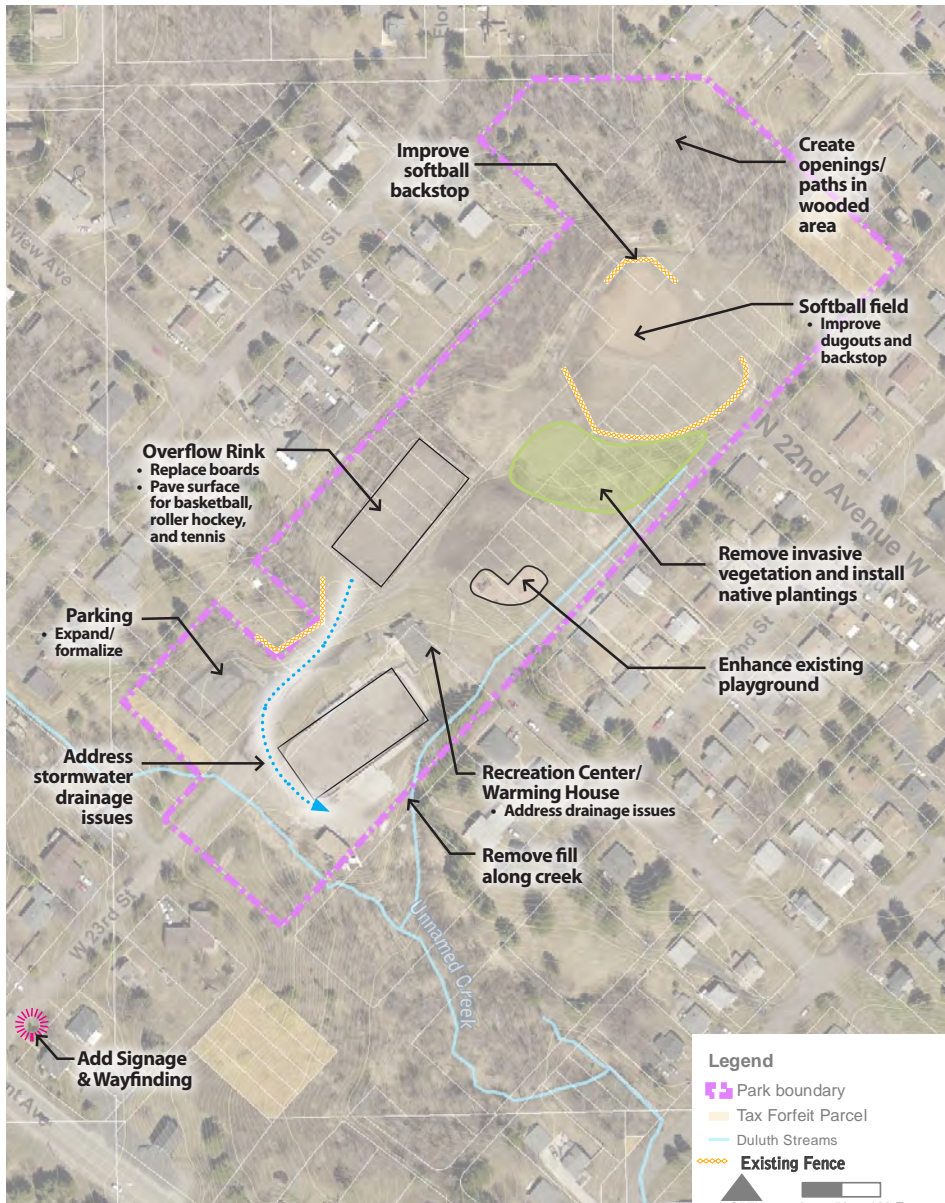
PIEDMONT COMMUNITY RECREATION AREA SITE INVENTORY

Needs Assessment/Input Summary

At the stakeholder and community meetings, a desire was expressed for every park in the corridor to have basic amenities, including a bench, a picnic table, and a grill. Public input did not reveal the desire for these specific amenities in Piedmont. Wayfinding and directional signage to each park, within each park, and to nearby trails are also desired as a way to promote the parks.

There was a desire expressed to make the two hockey rinks usable in the summer season—potentially use the lower rink for a small dog park and pave the upper rink for basketball or other court sports.

Overall updates needed to the softball field include: improved fencing, new dugouts with paved surface, improved infield that can be used for slow pitch and fast pitch softball leagues, and improved drainage. Electricity service at the field is desired for pitching machines. Parking is needed near the softball field for games.



PIEDMONT COMMUNITY RECREATION ARE PARK SITE ANALYSIS

Circulation and access to the park from the neighborhood and between the upper and lower levels of the park need to be improved. The soft surface trail that runs along the upper rink to the softball field could be graded better and the surface improved. The park entrance at W 23rd St. lacks legibility and wayfinding—this area should be organized to provide clear direction to parking and walking paths. The pleasure rink space needs to be graded to improve circulation in the summer months.

The Piedmont Hockey Association has identified several desired improvements in the park: expanded parking, improved drainage, sound/technology and comfort upgrades, improved accessibility from lower to upper rink, expand park options beyond hockey and baseball. They would also like to see increased funding from the City of Duluth and a full time on-site manager. The association has plans to complete the following improvements: connect lower and upper level of building with an inside staircase, install rubber floor mats upstairs, connect sound system to penalty box, expand parking between garage and neighboring property, expand parking outside upper warming house back entrance, new



The lower rink is in new condition



Erosion in the park is a major concern and poses a threat to public safety and water quality



Poor stormwater management results in saturated conditions and unusable space



The softball field currently lacks dugouts

rink and boards at upper rink, new energy efficient lighting system for both rinks, replace concrete at both entrances to building, install sound system at upper rink, pave the upper rink for court sports, install roof over lower rink, update lighting system in lower level warming house.

Concept Plan & Recommendations

The concept plan for Piedmont prioritizes stormwater management and infrastructure improvements. Without these fixes, the park will not be able to function for recreation. Other circulation and recreational improvements are identified throughout the park.

A second community engagement process was conducted to discuss the balance of needed stormwater infrastructure improvements with the desire for near-term facility upgrades. At this meeting, members from the two largest park users (softball and hockey) communicated the strong desire for the enhancement of the following features prior to the start of their respective next seasons. These key aspects from the community include:

- » Enhanced accessibility, parking, and signage
- » Development of the sport court on the upper rink (concrete paving, reusing the boards)
- » Improvements to the softball field (including addressing drainage)

Each of these key features comes with significant investment in stormwater infrastructure and require a permitting and review process of construction documents prior to commencement of any built work. To expedite the timing, the Piedmont community is planning to move forward in developing a more detailed storm water treatment strategy/ plan

for the anticipated work. As of today there is no city funding allocated for the stormwater treatment improvements needed and grants were brought up as a potential source of funding, including County Soil and Water Conservation District and Coastal Grants.

The Piedmont community group has indicated they intend to move forward by working directly with an outside engineering firm to develop a schematic plan to align necessary structural improvements (sport court paving, parking improvements, field enhancements) with stormwater runoff needs, then submit a project proposal to the City of Duluth Facilities Department for review and approval. The timing of the construction of these improvements will be determined by the combination of available funding and approved design and permitting.



The upper rink requires improvements

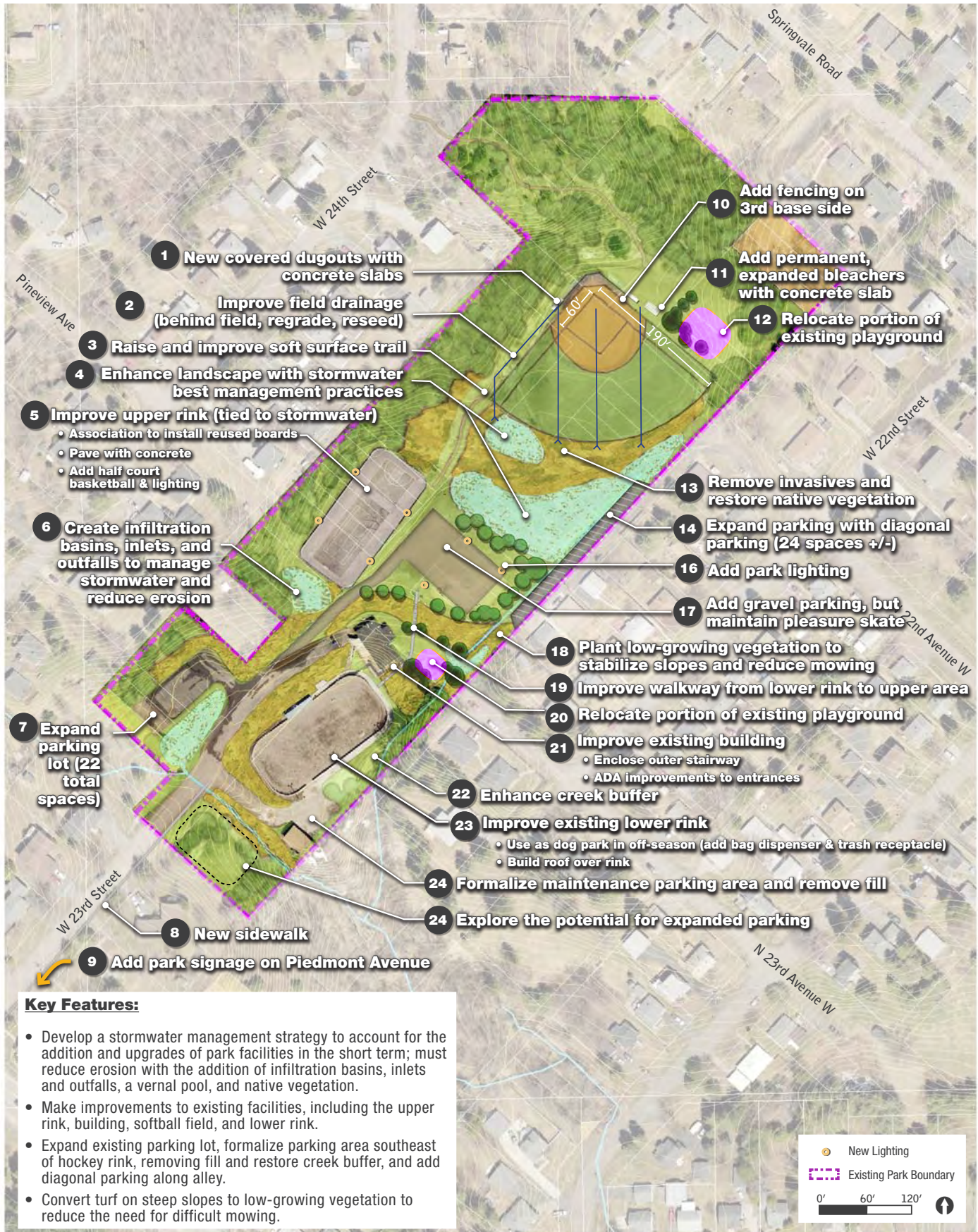


FIGURE 2.31 PIEDMONT COMMUNITY RECREATION AREA MINI-MASTER PLAN CONCEPT

Phasing & Cost Estimates

PHASE 1A: SHORT-TERM (WITHOUT STORMWATER MANAGEMENT STRATEGIES)



FIGURE 2.32 PIEDMONT COMMUNITY RECREATION AREA SHORT-TERM IMPROVEMENTS (NO SW)

ACTION			COST
#	CATEGORY	DESCRIPTION	
1	Recreation	New Covered Dugouts - Provide Concrete Slab	\$2,304
8	Circulation	New Sidewalk - 4' Concrete	\$24,000
9	Circulation	Add Park Signage on Piedmont Avenue	\$1,000
11	Recreation	Add Permanent, Expanded Bleachers	\$10,000
13	Vegetation	Remove Invasives and Restore Native Vegetation	\$900
18	Vegetation	Plant Low-Growing Vegetation to Stabilize Slopes and Reduce Mowing	\$6,800
19	Circulation	Improve Walkway from Lower Rink to Upper Area - 4' Concrete	\$4,000
21	Buildings	Improve Existing Building - ADA Improvements to Entrances	Bldg
21	Buildings	Improve Existing Building - Enclose Outer Stairway	Bldg
23	Furnishings	Improve Existing Lower Rink - Add Bag Dispenser	\$750
23	Furnishings	Improve Existing Lower Rink - Add Trash Receptacle	\$1,000
24	Circulation	Formalize Maintenance Parking Area	\$7,500
Total Short-Term Costs (without Stormwater)			\$58,254 + Building Improvement Costs

PHASE 1B: SHORT-TERM (WITH STORMWATER MANAGEMENT STRATEGIES)



FIGURE 2.33 PIEDMONT COMMUNITY RECREATION AREA SHORT-TERM IMPROVEMENTS (WITH SW)

ACTION			COST
#	CATEGORY	DESCRIPTION	
2	Recreation	Improve field drainage (behind field, regrade, reseed)	\$100,000
4	Stormwater	Create Vernal Pool and Enhance Wetland Vegetation	\$25,000
5	Recreation	Improve Upper Rink - Pave with Concrete + Install Reused Boards + Install Half-court Basketball and lighting (tied to #6)	\$92,000
6	Stormwater	Create Infiltration Basins, Inlets and Outfalls to Manage Stormwater and Reduce Erosion	\$100,000
10	Recreation	Add 3rd Base Fencing	\$5,000
12 & 20	Recreation	Relocate portions of existing playground (edging, footings, play surface)	\$15,000
14	Circulation	Expand Parking with Diagonal Parking (gravel, stormwater, signage)	\$84,000
16	Lighting	Add Park Lighting	\$12,000
17	Circulation	Add gravel parking (mid-terrace)	\$21,000
24	Circulation	Explore potential for expanded parking	TBD
Total Short-Term Costs (with Stormwater)			\$454,000
Total Short-Term Costs			\$512,254 (+ building improvement costs)

PHASE 2: LONG-TERM



FIGURE 2.34 PIEDMONT COMMUNITY RECREATION AREA LONG-TERM IMPROVEMENTS

ACTION			COST
#	CATEGORY	DESCRIPTION	
3	Circulation	Raise and Improve Soft Surface Trail - 8' wide	\$2,000
7	Circulation	Expand Parking Lot + stormwater	\$21,000
22	Natural Resources	Improve Creek Buffer	\$10,000
23	Recreation	Build New Roof Over Existing Rink	\$50,000
Total Long-Term Costs			\$83,000
Total Short-Term Costs			\$512,254 (+ building improvement costs)
Total Costs			\$595,254 (+ building improvement costs)