

St. Louis River Corridor Parks Mini-Master Plans 2015-2016

Project Purpose & Goals

- Create comprehensive mini-master plans for 11 West Duluth parks
- Provide a long range plan for each park with short-term (1-2 years) and long-term (2-10 years) priorities identified
- Include inventory, assessment, community input, program assessment, maintenance management, planning analysis, cost estimates, and implementation strategies
- Mini-Master Plans are to be used for applying to River Corridor Neighborhood Park Grant Fund
- Establish neighborhood priorities and desired amenities

River Corridor Neighborhood Park Grant Fund

- ▶ New funding program dedicated to the neighborhood parks along the St. Louis River Corridor
- ▶ Supported by the 1/2 and 1/2 tax funds
- ▶ Money to be used to provide neighborhood-level investments to qualifying parks along the corridor by utilizing community partnerships with user groups and residents to co-create and co-manage outdoor recreation experiences in neighborhood parks
- ▶ A 1:1 match is required for each grant (half of each project's funding must be generated by community efforts, which can include cash donations, other grant funds, in-kind volunteer hours, and in-kind donations of materials and services)
- ▶ Each park can receive up to \$50,000 in grant funding (with the match of \$50,000)
- ▶ Parks that qualify include: Piedmont, Midtowne, Harrison, Merritt, Irving, Grassy Point, Keene Creek, Norton, Riverside, Smithville, Morgan, Blackmer, Birchwood, Fond du Lac, and Historical
- ▶ All grant funds must be applied to projects that align with existing or currently underway City mini-master plans or undergo a mini-master plan process before funds will be released
- ▶ Grant funds are expected to become available to qualifying parks in June of 2016
- ▶ For more information, contact:

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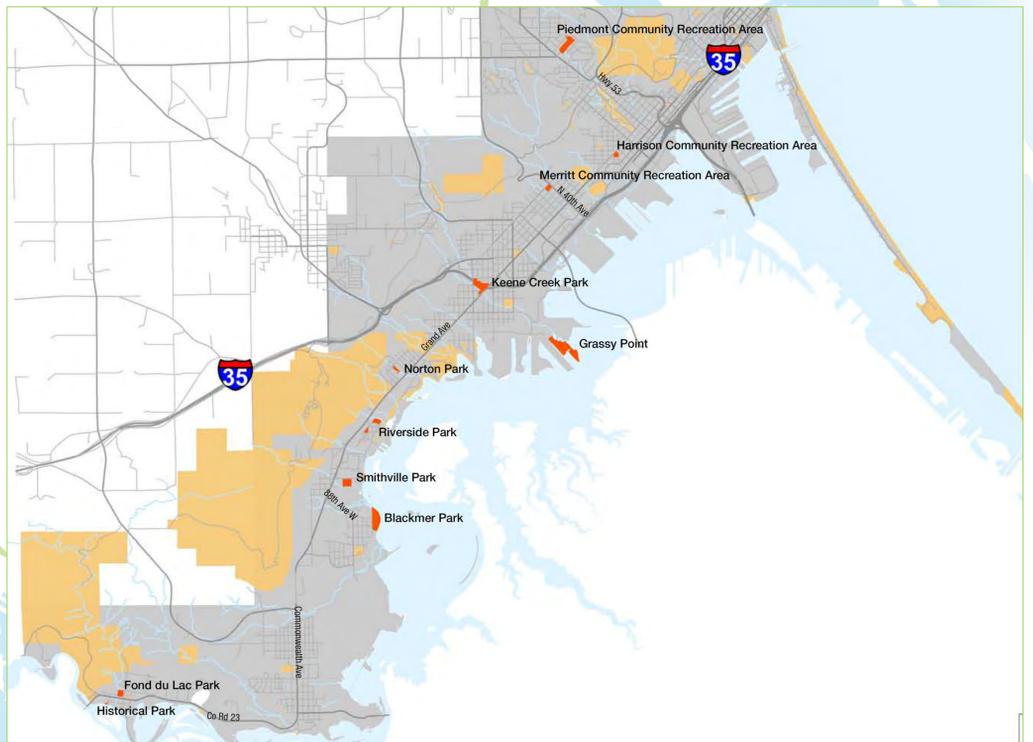


Project Schedule

TASK	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR
Organization and Inventory		█	█						
Needs Assessment and Preliminary Recommendations				←	→				
Mini-Master Plans and Approvals							█	█	█

- █ Site Inventory and Analysis field work
- █ Stakeholder Meetings
- ← → Online Input
- Community Meetings
- ▲ Park and Recreation Board approval
- ▲ City Council approval

2015-2016 Mini-Master Plan Parks



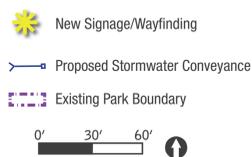
HISTORICAL PARK DRAFT MINI-MASTER PLAN

Historical Park DRAFT Concept Master Plan

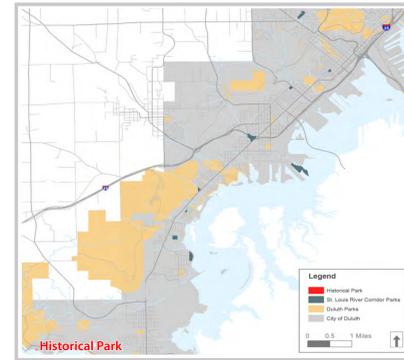


Key Features:

- Incorporate conclusions/recommendations for the area from the Archeological Phase I Survey for the Historical Park prepared by the Duluth Archeological Center.
 - » Further investigate identified archeological features before disturbing park grounds.
 - » Expand story telling of Fond du Lac history with informational signage.
- Retain existing historical interpretation area.
- Address erosion along the river by adding 3 rock outcrop areas for fishing/river viewing and working with partners to stabilize banks.
- Add canoe/kayak launch.
- Formalize natural surface trail through existing floodplain forest.
- Make improvements to 133rd Ave W in collaboration with street reconstruction and Public Works
 - » Formalize turnaround/dropoff area for canoe/kayak loading.
 - » Create waterfront picnic area at southern terminus of 133rd Ave.
 - » Create formalized parking spaces (6+/-).
 - » Repair sidewalks along 133rd Ave.



SITE LOCATION MAP



EXISTING SITE PHOTOS



Existing features include benches, a flag, and a historical monument



Current natural surface trails



Historical Park provides river access and is a local fishing spot

DRAFT Phasing Plan & Cost Estimates

SHORT-TERM IMPROVEMENTS DIAGRAM



PRECEDENT IMAGES



Example of rock outcrops for fishing and river viewing



Example of rustic kayak / canoe launch

SHORT-TERM IMPROVEMENTS ESTIMATED COSTS

#	CATEGORY	DESCRIPTION	ACTION	COST
3	Circulation	Install New Kiosk		\$ 7,500
4	Circulation	Formalize Existing Natural Surface Trails		\$ 2,100
7	Vegetation	Add hedgerow/buffer		\$ 1,600
12	Recreation	Build New Canoe/Kayak Launch		\$ 5,000
13	Circulation	Install New Park Wayfinding Sign		\$ 2,000
Total Short-Term Improvement Costs				\$18,200

LONG-TERM IMPROVEMENTS DIAGRAM



LONG-TERM IMPROVEMENTS ESTIMATED COSTS

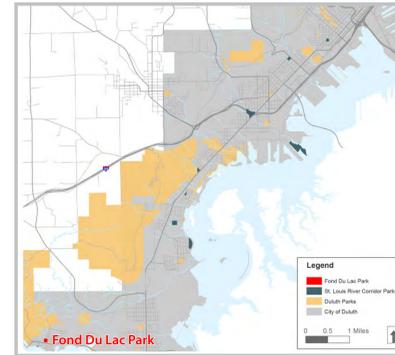
#	CATEGORY	DESCRIPTION	ACTION	COST
1	Vegetation	Plant Additional Boulevard Trees (7)		\$ 2,800
2	Circulation	Replace Existing Sidewalk on 133rd Ave		\$ 21,000
5	Recreation	Create Rock Outcrop for Fishing/Viewing		\$ 60,000
6	Infrastructure	Reconstruct Street		With Public Works
8	Stormwater	Route street runoff into parkland		\$ 6,750
9	Stormwater	Install New Raingarden/Filtration Areas		\$ 6,750
10	Circulation	Add New Canoe/Kayak Drop-Off Area		\$ 5,600
11	Furnishings	Convert Existing Street Into Picnic Area - Add Picnic Tables & Trash Cans		\$ 5,000
Total Long-Term Improvement Costs				\$ 105,100
Total Short-Term Improvement Costs				\$ 18,200
Total Improvement Costs				\$123,300

FOND DU LAC PARK DRAFT MINI-MASTER PLAN

Fond du Lac Park DRAFT Concept Master Plan



SITE LOCATION MAP



EXISTING SITE PHOTOS



View of the park looking south from the existing soccer field



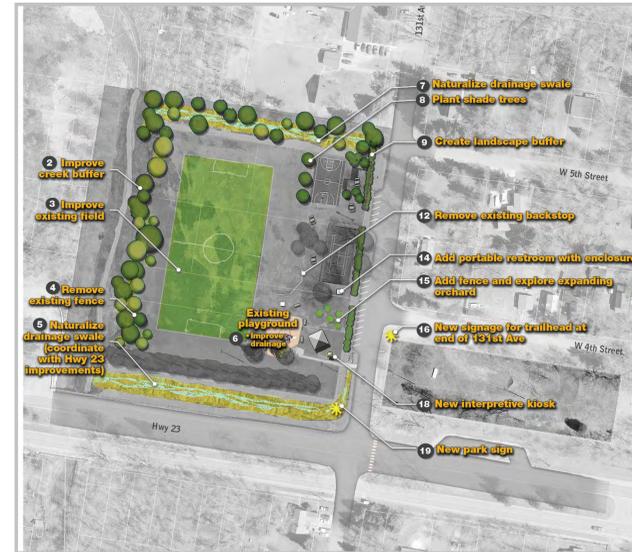
Mission Creek passes through the western side of the park



The historic bridge over Mission Creek will be replaced with the Hwy 23 reconstruction in 2016

DRAFT Phasing Plan & Cost Estimates

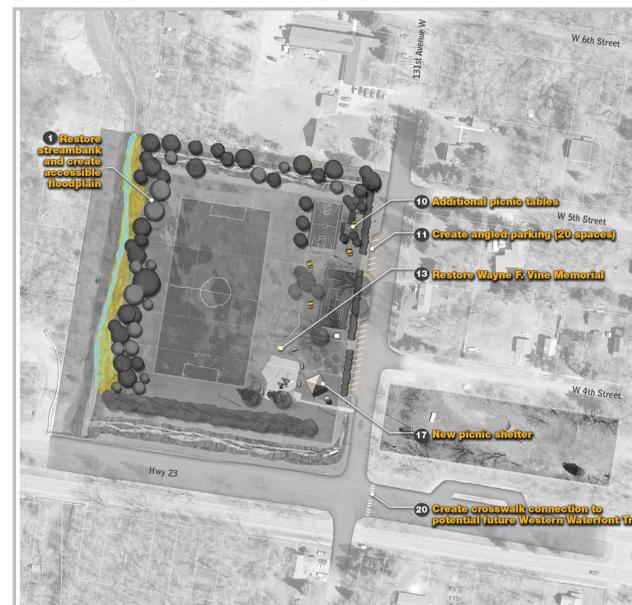
SHORT-TERM IMPROVEMENTS DIAGRAM



SHORT-TERM IMPROVEMENTS ESTIMATED COSTS

#	CATEGORY	DESCRIPTION	COST
2	Vegetation	Improve Creek Buffer with Woodland Establishment-Saplings, Shade, and Understory Trees	\$ 9,500
3	Recreation	Improve Existing Soccer Field Drainage and Surface	\$50,000
4	Demolition	Remove Existing Miscellaneous Fence Components	\$ 2,500
5	Vegetation	Naturalize Drainage Swale (South)	\$ 1,600
6	Infrastructure	Improve playground drainage	\$ 10,000
7	Vegetation	Naturalize Drainage Swale (North)	\$ 1,600
8	Vegetation	Plant New Shade Trees West of Basketball Court	\$ 2,000
9	Vegetation	Create Landscape Buffer	\$ 1,600
12	Demolition	Remove Existing Backstop	\$ 500
14	Buildings	Build New Port-a-Potty Enclosure	\$ 2,000
15	Infrastructure	Build New Decorative Wood Fence	\$ 5,000
16	Circulation	Install New Park Wayfinding Sign	\$ 1,000
18	Circulation	Install New Kiosk	\$ 7,500
19	Circulation	Install New Park Sign & Wayfinding Sign	\$ 6,000
Total Short-Term Improvement Costs			\$100,800

LONG-TERM IMPROVEMENTS DIAGRAM



LONG-TERM IMPROVEMENTS ESTIMATED COSTS

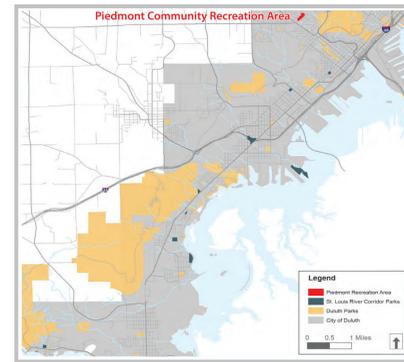
#	CATEGORY	DESCRIPTION	COST
1	Natural Resources	Restore Streambank and Create Accessible Floodplain	\$ 150,000
10	Furnishings	Additional Picnic Tables (4)	\$ 8,000
11	Parking	Create On-street Angled Parking (20)	\$ 70,000
13	Public Art	Restore Wayne F. Vine Memorial	tbd
17	Buildings	New Picnic Shelter	\$ 60,000
20	Circulation	Create Crosswalk Connection	\$ 10,000
Total Long-Term Improvement Costs			\$ 298,000
Total Short-Term Improvement Costs			\$ 100,800
Total Improvement Costs			\$398,800

PIEDMONT COMMUNITY RECREATION AREA DRAFT MINI-MASTER PLAN

Piedmont Recreation Area DRAFT Concept Master Plan



SITE LOCATION MAP



EXISTING SITE PHOTOS



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

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SHORT-TERM IMPROVEMENTS DIAGRAM



PRECEDENT IMAGES



Rain garden stormwater BMP example



Bedrock vernal pool example

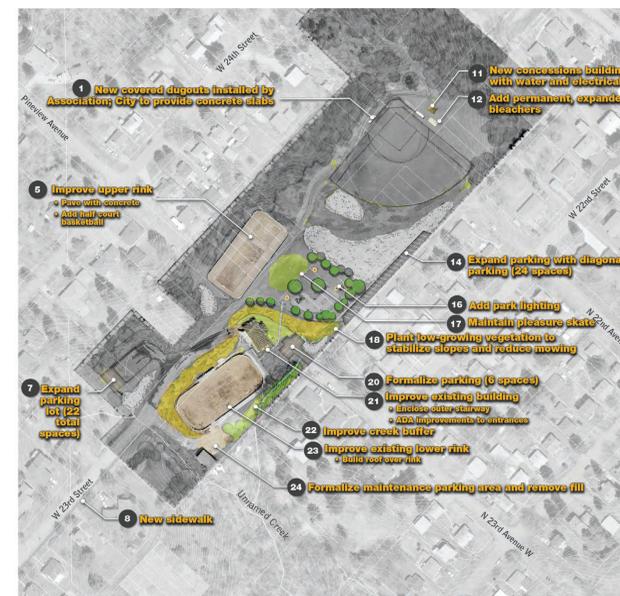


Example of turf conversion to low vegetation on a slope

SHORT-TERM IMPROVEMENTS ESTIMATED COSTS

#	CATEGORY	ACTION	DESCRIPTION	COST
2	Recreation	Improve Existing Field Drainage		\$100,000
3	Circulation	Raise and Improve Soft Surface Trail - 8'		\$1,850
4	Stormwater	Enhance Vegetation with Stormwater BMPs		\$25,000
5	Recreation	Improve Upper Rink - Install Reused Boards		\$2,000
6	Stormwater	Create Infiltration Basins, Inlets and Outfalls		\$130,000
9	Circulation	Add Park Signage on Piedmont Avenue		\$1,000
10	Furnishings	Add Bike Racks		\$3,000
13	Vegetation	Remove Invasive Vegetation and Restore Native Vegetation		\$900
19	Circulation	Improve Walkway from Lower Rink to Upper Area - 4' Concrete		\$4,000
19	Circulation	Improve Walkway from Lower Rink to Upper Area - 4' Concrete Steps		tbd
23	Furnishings	Improve Existing Lower Rink - Add Bag Dispenser		\$750
23	Furnishings	Improve Existing Lower Rink - Add Trash Receptacle		\$1,000
Total Short-Term Improvement Costs				\$269,500

LONG-TERM IMPROVEMENTS DIAGRAM



LONG-TERM IMPROVEMENTS ESTIMATED COSTS

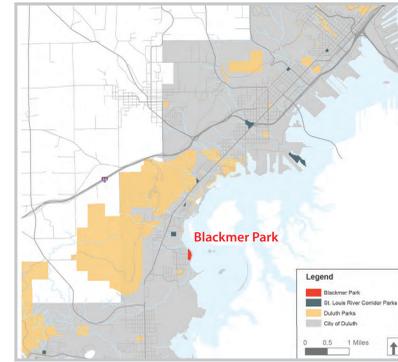
#	CATEGORY	ACTION	DESCRIPTION	COST
1	Recreation	Concrete Slab for Covered Dugout		\$2,300
1	Recreation	Covered Dugout		\$20,000
5	Recreation	Improve Upper Rink - Pave with Concrete		\$90,000
5	Recreation	Improve Upper Rink - Add Half Court Basketball		\$5,000
7	Circulation	Expand Parking Lot		\$21,000
8	Circulation	New Sidewalk - 4' Concrete		\$24,000
11	Buildings	New Concessions Building with Water and Electrical		\$50,000
12	Recreation	Add Permanent, Expanded Bleachers		\$10,000
14	Circulation	Expand Parking with Diagonal Parking		\$84,000
16	Lighting	Add Park Lighting		\$12,000
18	Vegetation	Plant Low-Growing Vegetation to Stabilize Slopes and Reduce Mowing		\$6,800
20	Circulation	Formalize Parking		\$21,000
21	Circulation	Improve Existing Building - ADA Improvements to Entrances		tbd
21	Buildings	Improve Existing Building - Enclose Outer Stairway		tbd
22	Natural Resources	Improve Creek Buffer		\$10,000
23	Recreation	Build New Roof Over Existing Rink		\$50,000
24	Circulation	Formalize Maintenance Parking Area		\$7,500
Total Long-Term Costs				\$413,600
Total Short-Term Costs				\$269,500
Total Improvement Costs				\$683,100

BLACKMER PARK DRAFT MINI-MASTER PLAN

Blackmer Park DRAFT Concept Master Plan



SITE LOCATION MAP



EXISTING SITE PHOTOS



The existing playground has new equipment



The softball field at Blackmer is heavily used



Soft surface trails connect visitors to the river



The existing rail corridor on the banks of the St. Louis River

DRAFT Phasing Plan & Cost Estimates

SHORT-TERM IMPROVEMENTS DIAGRAM



SHORT-TERM IMPROVEMENTS ESTIMATED COSTS

#	CATEGORY	DESCRIPTION	ACTION	COST
1	Circulation	Install New Park Wayfinding Sign		\$ 1,000
2	Recreation	Build New Covered Dugout		\$ 30,000
3	Recreation	Improve Infield		\$ 5,000
4	Buildings	Build New Port-a-Potty Enclosure		\$ 2,000
6	Infrastructure	Install New Bollards		\$ 2,500
7	Demolition	Remove Existing Backstop		\$ 500
8	Vegetation	Plant New Shade Trees (8)		\$ 2,000
11	Vegetation	Prune and Thin Existing Trees to Create View		\$ 5,000
12	Vegetation	Remove Invasive Species (6 acres)		\$ 18,000
13	Circulation	Build New Wood Steps		\$ 5,000
Total Short-Term Improvement Costs				\$71,000

LONG-TERM IMPROVEMENTS DIAGRAM



LONG-TERM IMPROVEMENTS ESTIMATED COSTS

#	CATEGORY	DESCRIPTION	ACTION	COST
5	Circulation	Build New Paved Parking Lot		\$ 94,500
9	Circulation	Build New 6' Gravel Trail		\$ 5,000
10	Stormwater	Install New Raingarden		\$ 67,500
14	Recreation	Build New Fishing Pier		\$ 50,000
14	Circulation	New Railroad Crossing		With Railroad
Total Long-Term Improvement Costs				\$217,000
Total Short-Term Improvement Costs				\$71,000
Total Improvement Costs				\$288,000

PRECEDENT IMAGES



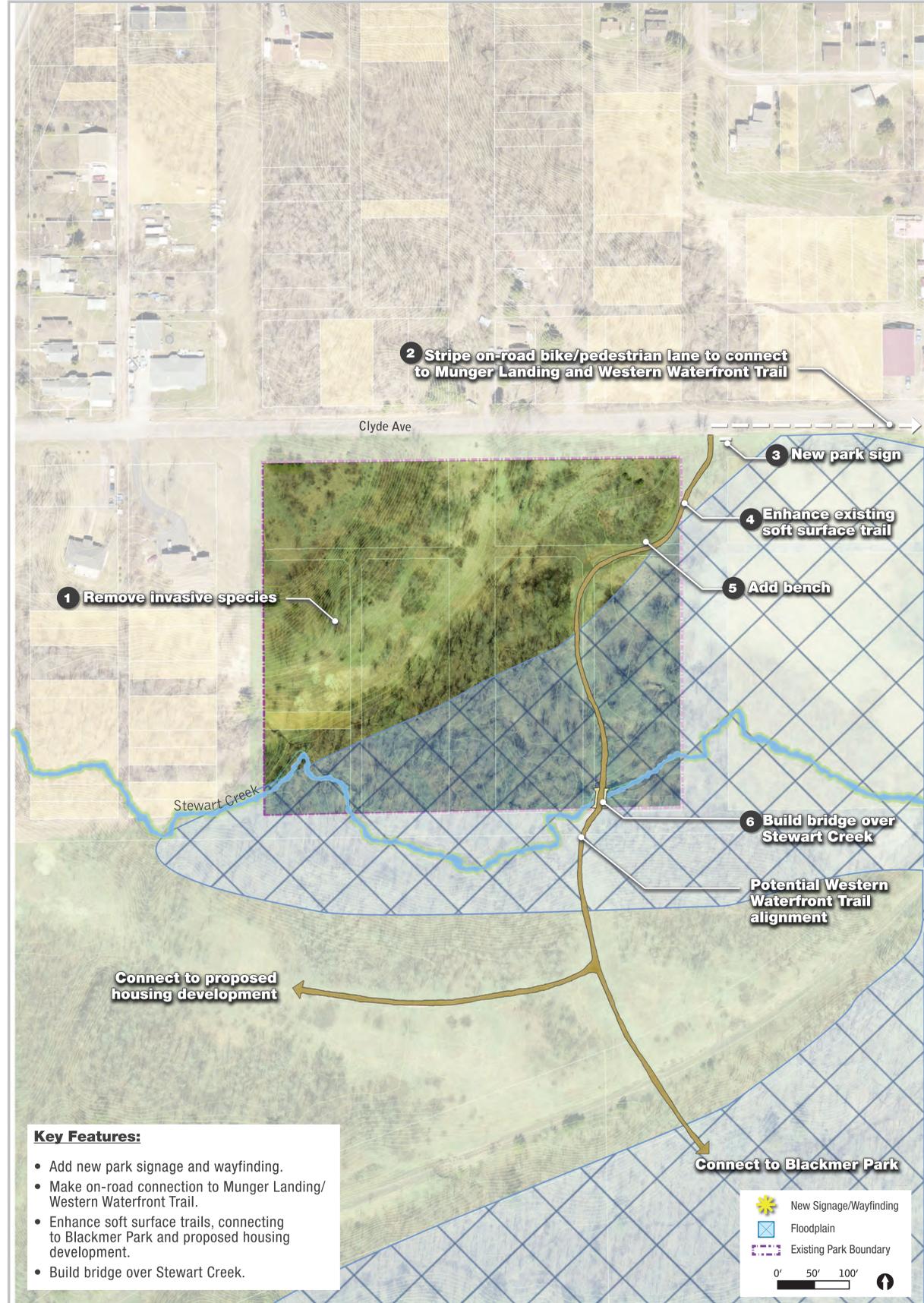
Example of new covered dugouts



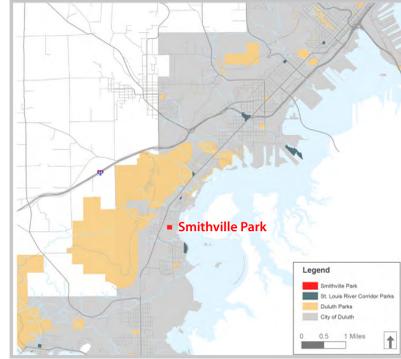
Example of ADA accessible soft surface trail

SMITHVILLE PARK DRAFT MINI-MASTER PLAN

Smithville Park DRAFT Concept Master Plan



SITE LOCATION MAP



EXISTING SITE PHOTOS



Stewart Creek runs through Smithville Park



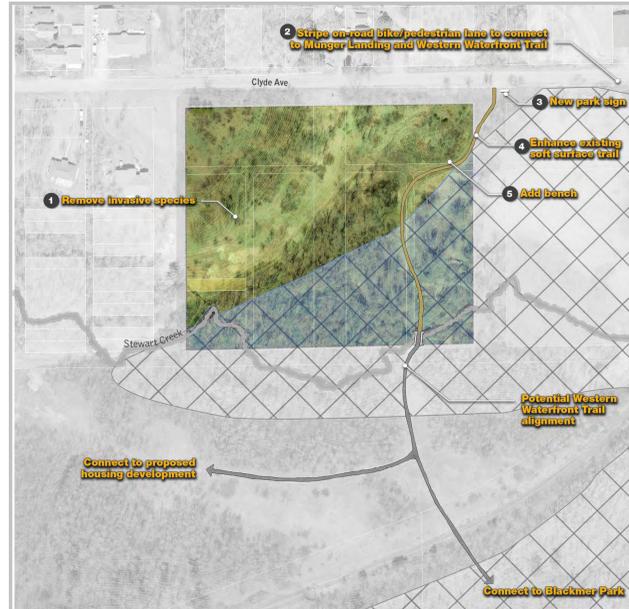
Invasive species in the park include Tansy and Spotted Knapweed



The existing soft surface trail provides a nice walking path

DRAFT Phasing Plan & Cost Estimates

SHORT-TERM IMPROVEMENTS DIAGRAM



PRECEDENT IMAGES



Pedestrian bridge example



Pedestrian bridge example

SHORT-TERM IMPROVEMENTS ESTIMATED COSTS

ACTION			COST
#	CATEGORY	DESCRIPTION	
1	Vegetation	Remove Invasive Species	\$ 21,000
2	Circulation	Stripe On-Street Bike Path	\$ 2,175
3	Circulation	Install New Park Sign	\$ 5,000
4	Circulation	Improve Existing Soft Surface Trail	\$ 2,600
5	Furnishings	Install New Bench	\$ 1,200
Total Short-Term Improvement Costs			\$ 31,975

LONG-TERM IMPROVEMENTS DIAGRAM

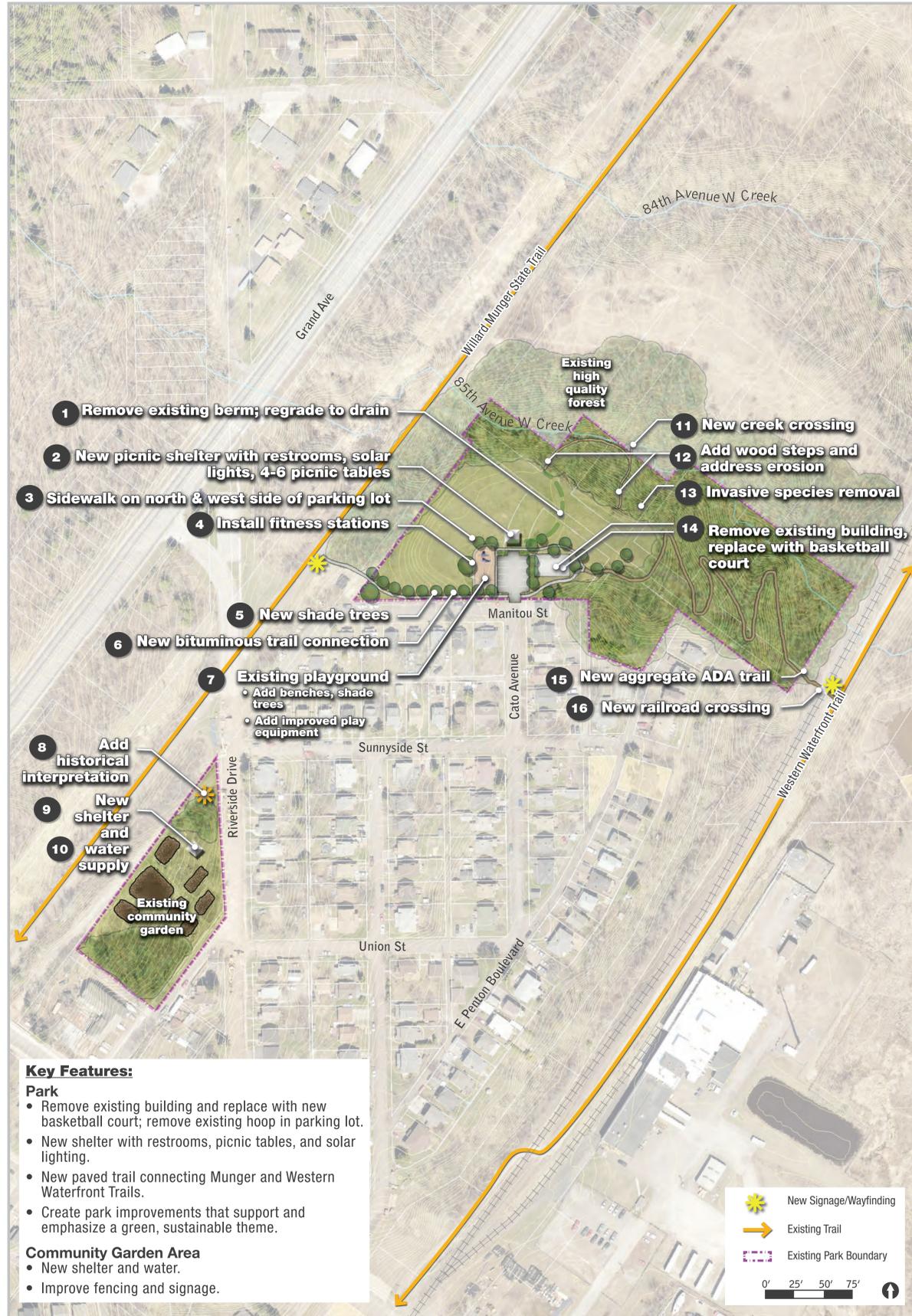


LONG-TERM IMPROVEMENTS ESTIMATED COSTS

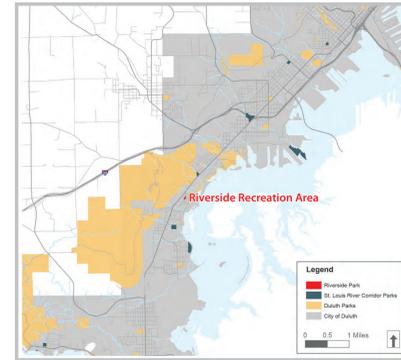
ACTION			COST
#	CATEGORY	DESCRIPTION	
6	Circulation	Build New 6' Bike/Pedestrian Bridge	\$ 30,000
Total Long-Term Improvement Costs			\$ 30,000
Total Short-Term Improvement Costs			\$ 31,975
Total Improvement Costs			\$ 61,975

RIVERSIDE PARK DRAFT MINI-MASTER PLAN

Riverside Park DRAFT Concept Master Plan



SITE LOCATION MAP



EXISTING SITE PHOTOS



DRAFT Phasing Plan & Cost Estimates

SHORT-TERM IMPROVEMENTS DIAGRAM



PRECEDENT IMAGES



SHORT-TERM IMPROVEMENTS ESTIMATED COSTS

#	CATEGORY	DESCRIPTION	ACTION	COST
1	Demolition	Remove Existing Berm and Seed		\$ 5,000
3	Circulation	Sidewalk on North & West Side of Parking Lot		\$ 7,800
4	Furnishings	Install Fitness Stations (2)		\$ 5,000
5	Vegetation	New Shade Trees (24)		\$ 10,800
7	Furnishings	Install New Bench		\$ 2,400
8	Circulation	Install New Historical Interpretation, Park Signage and Wayfinding		\$ 4,500
11	Circulation	New Creek Crossing - 4' Pedestrian Bridge		\$ 2,400
12	Infrastructure	Build New Wood Steps		\$ 2,500
14	Demolition	Remove Existing Building		\$15,000
Total Short-Term Improvement Costs				\$ 55,400

LONG-TERM IMPROVEMENTS DIAGRAM



LONG-TERM IMPROVEMENTS ESTIMATED COSTS

#	CATEGORY	DESCRIPTION	ACTION	COST
2	Buildings	Build new Picnic Shelter		* \$ 50,000
2	Furnishings	Install New Picnic Table (5)		\$ 10,000
6	Circulation	New Bituminous Trail Connection		\$ 40,000
7	Recreation	Add Improved Play Equipment		\$ 150,000
9	Buildings	New Shelter at Community Garden		\$ 60,000
10	Infrastructure	Water Supply for Community Garden		\$ 40,000
13	Vegetation	Invasive Species Removal		\$ 7,500
14	Recreation	Build New Basketball Court - Full		\$ 50,000
15	Circulation	New Aggregate ADA Trail		\$ 11,000
16	Circulation	New Railroad Crossing		With Railroad
Total Long-Term Improvement Costs				\$ 418,500
Total Sort-Term Improvement Costs				\$ 55,400
Total Improvement Costs				\$473,900

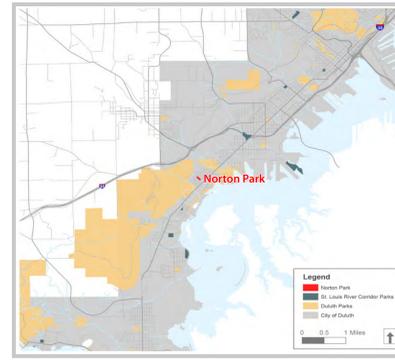
* Shelter price could range from \$50,000 to \$100,00 depending on type and features

NORTON PARK DRAFT MINI-MASTER PLAN

Norton Park DRAFT Concept Master Plan



SITE LOCATION MAP



EXISTING SITE PHOTOS



A quonset hut serves as the neighborhood community center



Erosion issues along 82nd Ave W Creek in the park



Existing playground

DRAFT Phasing Plan & Cost Estimates

SHORT-TERM IMPROVEMENTS DIAGRAM



PRECEDENT IMAGES



An example of a stream bank restoration



Example of turf conversion to low vegetation on a slope



Example of stream channel restoration

SHORT-TERM IMPROVEMENTS ESTIMATED COSTS

#	CATEGORY	ACTION DESCRIPTION	COST
1	Circulation	New Park Signage	\$5,000
2	Stormwater	Create infiltration Basin, and Divert Street Runoff into Basin	\$18,000
3	Stormwater	Add Swale Feature to Improve Drainage	\$5,250
7	Furnishings	Upgrade Existing Picnic Tables (2)	\$4,000
9	Circulation	Extend Sidewalk	\$6,900
10	Circulation	Create ADA Walkway to Building	\$11,100
Total Short-Term Improvement Costs			\$50,250

LONG-TERM IMPROVEMENTS DIAGRAM



LONG-TERM IMPROVEMENTS ESTIMATED COSTS

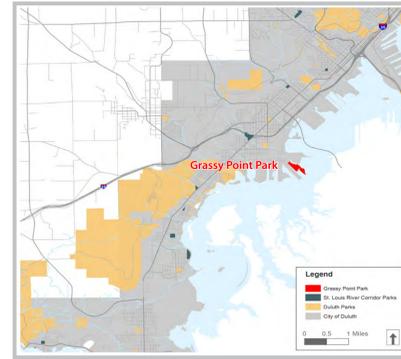
#	CATEGORY	ACTION DESCRIPTION	COST
4	Natural Resources	Stream Restoration Work at Norton	\$55,000
5	Circulation	Repair Existing Steps	\$10,000
6	Circulation	Replace and Extend Existing Sidewalk - 6' Concrete Walk	\$12,450
8	Vegetation	Convert Turf on Steep Slope to Native Plantings	\$50,400
11	Recreation	Improve Drainage	\$50,000
12	Vegetation	Remove Invasive Species and Thin Woodland	\$800
13	Vegetation	Create informal Lawn Area	\$22,000
14	Circulation	New Park Signage	\$1,000
14	Lighting	New Street Lighting	\$6,000
Total Long-Term Improvement Costs			\$207,650
Total Short-Term Improvement Costs			\$ 50,250
Total Improvement Costs			\$257,900

GRASSY POINT PARK DRAFT MINI-MASTER PLAN

Grassy Point Park DRAFT Concept Master Plan



SITE LOCATION MAP



EXISTING SITE PHOTOS



Existing wayfinding



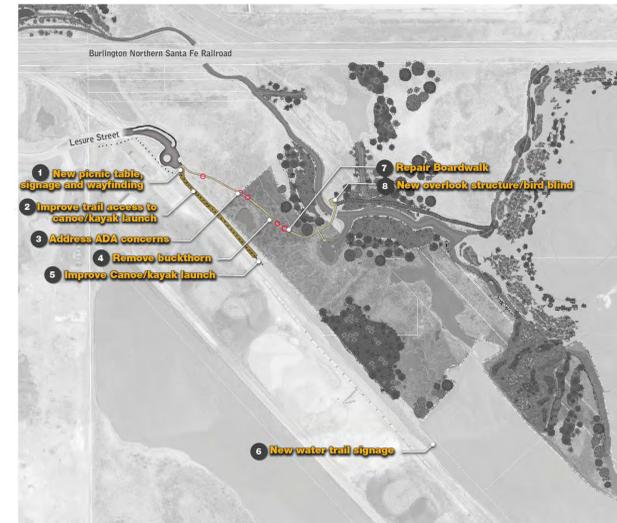
Most segments of the existing boardwalk have edges to improve wheelchair safety along the trail



The existing overlook provides great views of the river

DRAFT Phasing Plan & Cost Estimates

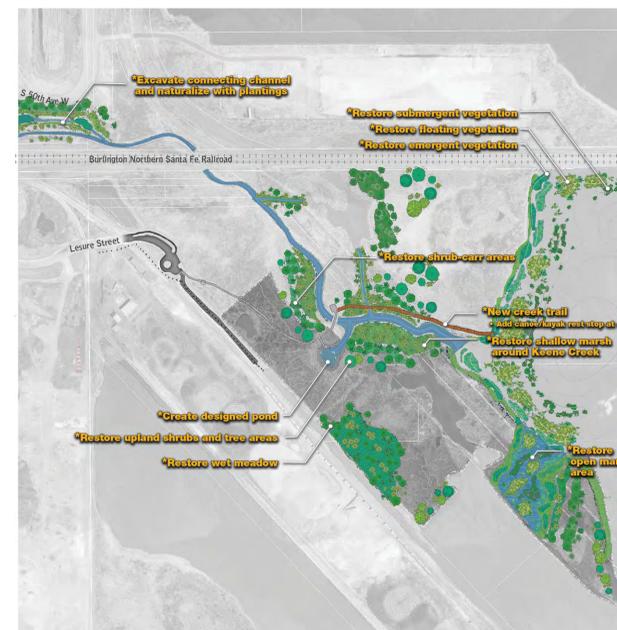
SHORT-TERM IMPROVEMENTS DIAGRAM



SHORT-TERM IMPROVEMENTS ESTIMATED COSTS

#	CATEGORY	ACTION	DESCRIPTION	COST
1	Circulation	Install New Park Sign		\$5,000
1	Circulation	Install New Park Wayfinding Sign		\$2,000
1	Furnishings	Install New Picnic Table		\$2,000
2	Circulation	Improve Trail Access to Canoe/Kayak Launch		\$6,000
3	Circulation	Address ADA Concerns on Boardwalk		\$5,000
4	Vegetation	Remove buckthorn		\$6,000
5	Recreation	Improve Canoe/Kayak Access		\$5,000
6	Circulation	New Water Trail Signage		\$1,000
7	Circulation	Repair Boardwalk		\$1,500
8	Recreation	New Overlook Structure/Bird Blind		\$12,500
Total Short-Term Improvement Costs				\$46,000
Total Improvement Costs				\$46,000

LONG-TERM IMPROVEMENTS DIAGRAM



LONG-TERM IMPROVEMENTS ESTIMATED COSTS

Long-term improvements at Grassy Point Park to be made in collaboration with the Minnesota Department of Natural Resources.

PRECEDENT IMAGES



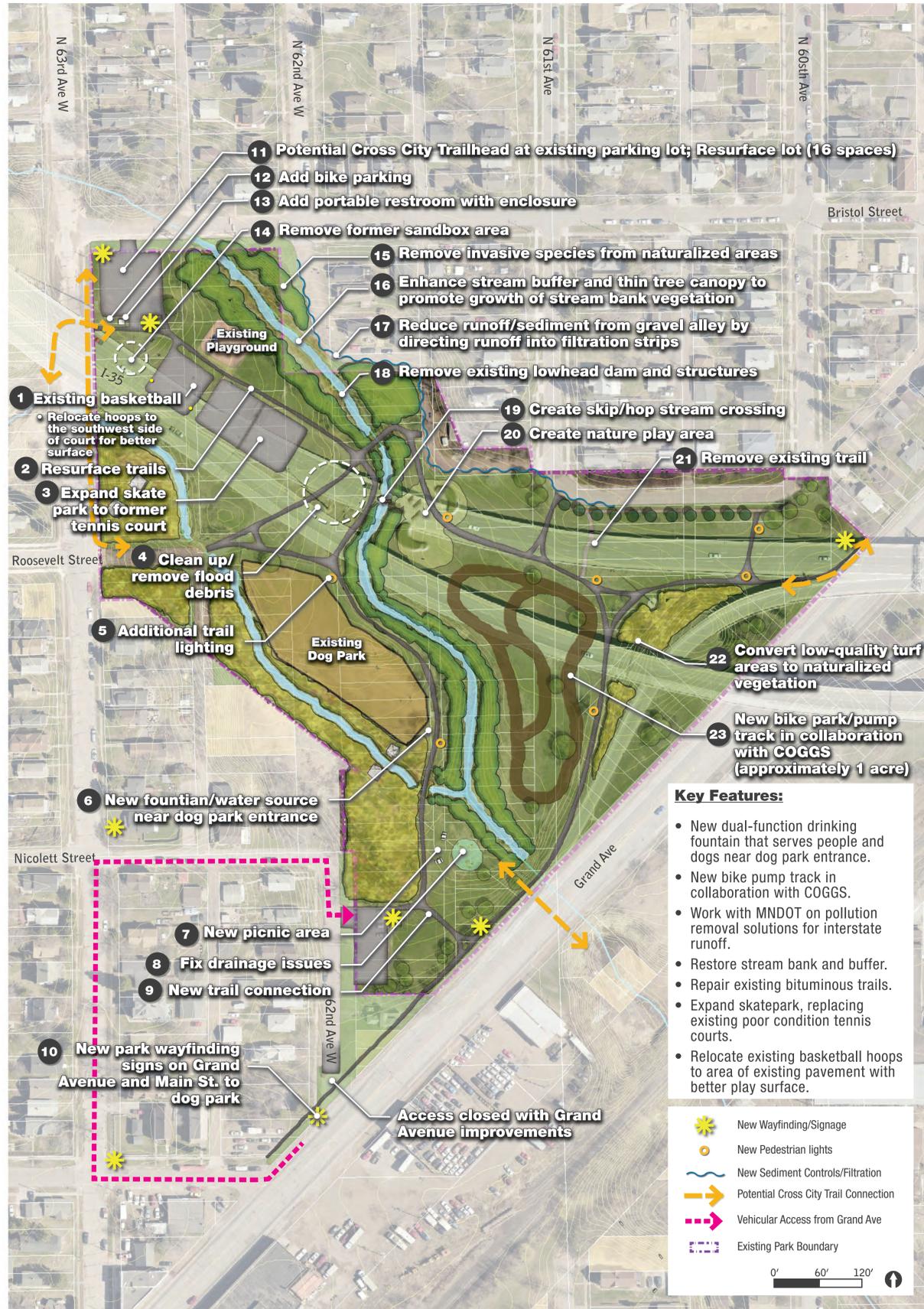
Example of a bird blind



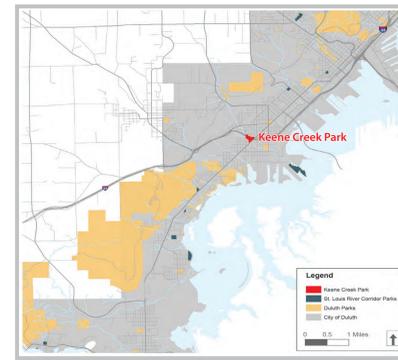
Example of a bird blind

KEENE CREEK PARK DRAFT MINI-MASTER PLAN

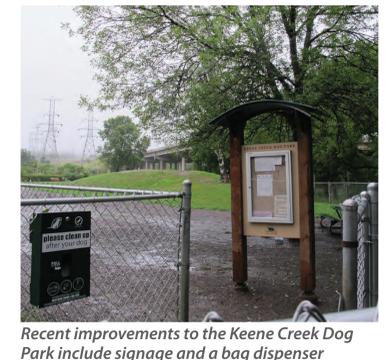
Keene Creek Park DRAFT Concept Master Plan



SITE LOCATION MAP

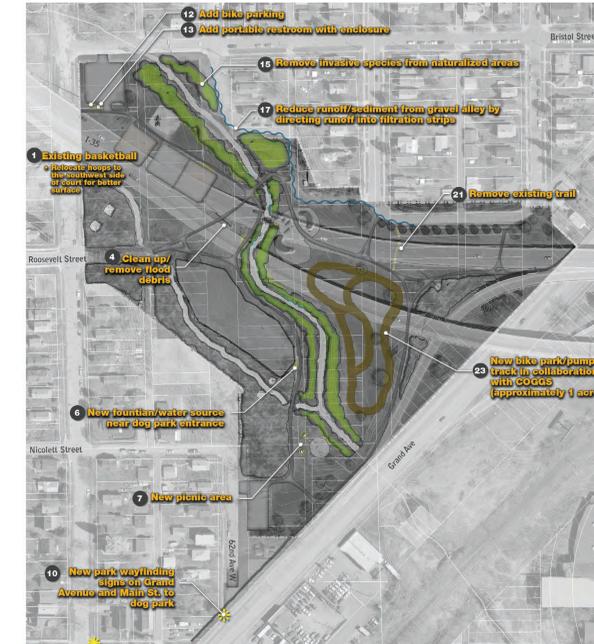


EXISTING SITE PHOTOS



DRAFT Phasing Plan & Cost Estimates

SHORT-TERM IMPROVEMENTS DIAGRAM



PRECEDENT IMAGES



SHORT-TERM IMPROVEMENTS ESTIMATED COSTS

#	CATEGORY	ACTION	DESCRIPTION	COST
1	Recreation	Relocate Hoops		\$5,000
4	Demolition	Clean Up/Remove Flood Debris		\$1,500
6	Furnishings	New Fountain Near Dog Park Entrance		\$6,000
6	Infrastructure	New Water Line for Fountain Near Dog Park Entrance		\$40,000
7	Furnishings	New Picnic Area - Picnic Tables (2) and Grill (1)		\$5,000
10	Circulation	Install New Park Wayfinding Sign (2)		\$2,000
12	Furnishings	Add Bike Parking		\$3,000
13	Buildings	Build New Port-a-Potty Enclosure		\$2,000
15	Vegetation	Remove Invasive Species from Naturalized Areas		\$4,500
17	Stormwater	Reduce Runoff/Sediment From Alley		With Public Works
21	Demolition	Remove Existing 6' Bituminous Trail		\$900
23	Recreation	New Bike Park/Pump Track		With COGGS
Total Costs of Short-Term Improvements				\$69,900

LONG-TERM IMPROVEMENTS DIAGRAM



LONG-TERM IMPROVEMENTS ESTIMATED COSTS

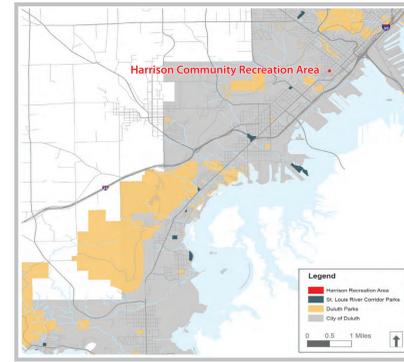
#	CATEGORY	ACTION	DESCRIPTION	COST
2	Circulation	Resurface Existing 6' Bituminous Trail		\$85,000
3	Recreation	Expand Skate Park		\$45,000
5	Lighting	Additional Trail Lighting		\$28,000
8	Stormwater	Fix Drainage Issues - New Raingarden		\$30,000
9	Circulation	New Trail Connection - 6' Bituminous Trail		\$4,400
11	Circulation	Install New Park Sign & Kiosk at Trailhead		With Cross City Trail
11	Circulation	Resurface Existing Parking Lot		\$24,000
14	Demolition	Remove Former Sandbox Area		\$5,000
16	Vegetation	Enhance Stream Buffer and Thin Tree Canopy		\$15,000
18	Natural Resources	Remove Existing Lowhead Dam		tbd
19	Circulation	Create Skip Hop Stream Crossing		\$1,500
20	Recreation	Create Nature Play Area		\$50,000
22	Vegetation	Convert Low-Quality Turf Areas to Naturalized Vegetation		\$2,750
Total Costs of Long-Term				\$290,650
Total Costs of Short-Term				\$69,900
Total Costs of All Improvements				\$360,550

HARRISON COMMUNITY RECREATION AREA DRAFT MINI-MASTER PLAN

Harrison Recreation Area DRAFT Concept Master Plan



SITE LOCATION MAP



EXISTING SITE PHOTOS



The open space north of the community center is utilized for a farmer's market



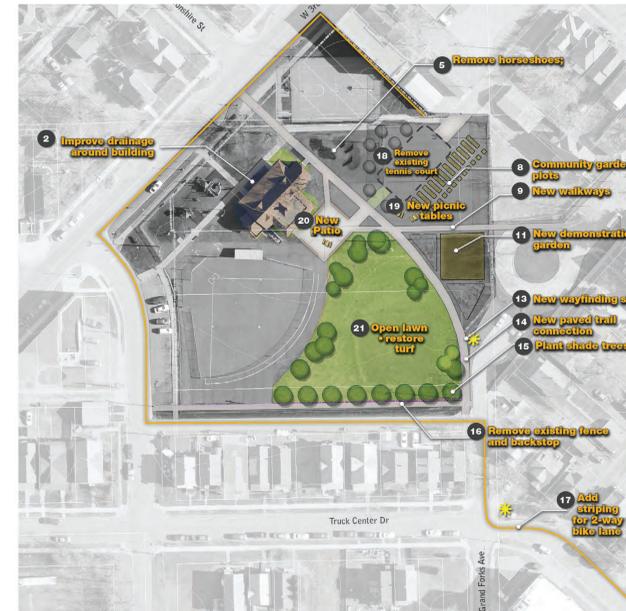
The miracle field is highly utilized



The basketball court is in new condition

DRAFT Phasing Plan & Cost Estimates

SHORT-TERM IMPROVEMENTS DIAGRAM



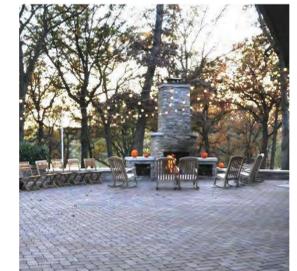
PRECEDENT IMAGES



Example greenhouse



Example nature play area

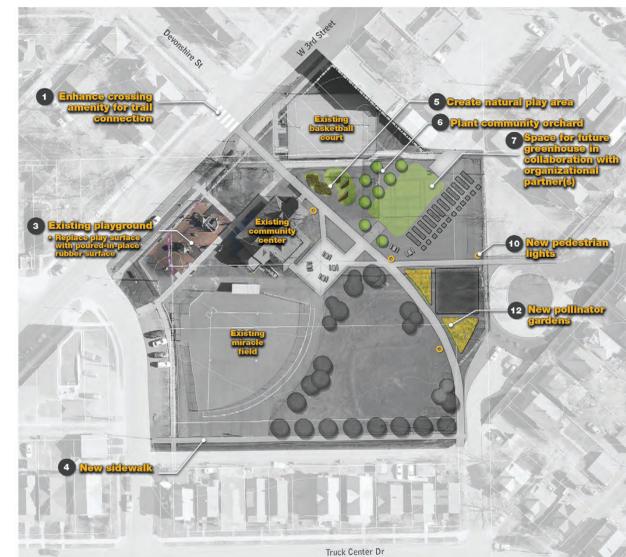


Example patio space

SHORT-TERM IMPROVEMENTS ESTIMATED COSTS

#	CATEGORY	ACTION	DESCRIPTION	COST
2	Stormwater	Improve Building Drainage		With City
5	Demolition	Remove/Relocate Existing Horseshoes		With Wheeler Park Updates
8	Vegetation	Community Garden Plots		\$3,750
9	Circulation	New Walkways - 10' Concrete Connection from Patio		\$3,375
11	Vegetation	New Demonstration Garden		\$3,750
13	Circulation	Install New Park Wayfinding Sign		\$2,000
14	Circulation	New Paved Trail Connection - 6' Concrete		\$26,400
15	Vegetation	Plant New Shade Trees (24)		\$9,600
16	Demolition	Remove Existing Miscellaneous Fence Components		\$5,000
17	Circulation	Stripe On-Street Bike Path		\$1,800
18	Demolition	Remove Existing Tennis Courts, Fence, and Pavement		\$20,000
19	Furnishings	New Picnic Tables (5)		\$10,000
20	Circulation	New Patio		\$49,500
21	Vegetation	Open Lawn - Improve Turf		\$5,000
Total Short-Term Improvement Costs				\$ 140,175

LONG-TERM IMPROVEMENTS DIAGRAM



LONG-TERM IMPROVEMENTS ESTIMATED COSTS

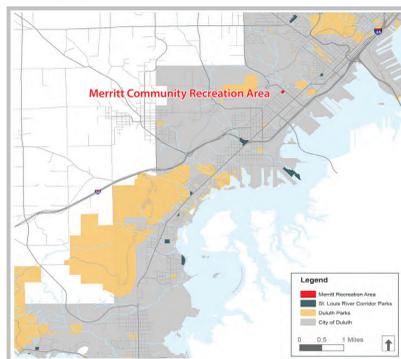
#	CATEGORY	ACTION	DESCRIPTION	COST
1	Circulation	Enhance Pedestrian Crossing Amenity		\$10,000
3	Recreation	Replace Play Surface with Poured-In-Place Rubber Surface		\$63,000
4	Circulation	New Sidewalk and Ped Ramp/Curb - 4' Concrete		\$38,500
5	Recreation	Create Natural Play Area		\$50,000
6	Vegetation	Plant Community Orchard (6 trees)		\$2,800
7	Buildings	Greenhouse		With Community Partner
10	Lighting	New Pedestrian Lights		\$16,000
12	Vegetation	New Pollinator Gardens		\$5,850
Total Long-Term Improvement Costs				\$186,150
Total Short-Term Improvement Costs				\$ 140,175
Total Improvement Costs				\$326,325

MERRITT COMMUNITY RECREATION AREA DRAFT MINI-MASTER PLAN

Merritt Recreation Area DRAFT Concept Master Plan



SITE LOCATION MAP



EXISTING SITE PHOTOS



The community orchard is well cared for



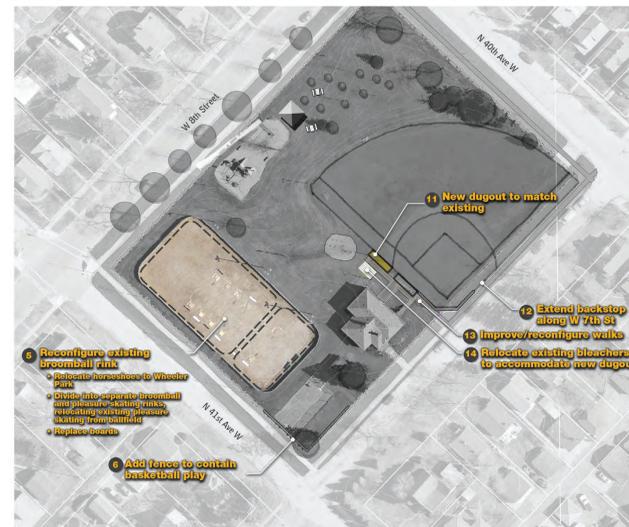
Boards at the existing broomball rink are in fair condition



The ballfield lacks a second dugout

DRAFT Phasing Plan & Cost Estimates

SHORT-TERM IMPROVEMENTS DIAGRAM



PRECEDENT IMAGES



Community Center example



Community Center example

SHORT-TERM IMPROVEMENTS ESTIMATED COSTS

#	CATEGORY	ACTION	DESCRIPTION	COST
5	Demolition	Remove/Relocate Existing Horseshoes		With Wheeler Park Updates
5	Recreation	Partition Existing Rink with Boards		\$5,000
5	Recreation	Replace Boards		\$25,000
6	Infrastructure	Install New Chain Link Fence		\$10,800
11	Recreation	Build New Chain Link Fence Dugout		\$3,500
12	Recreation	Extend Existing Backstop		\$6,000
13	Circulation	Improve/reconfigure walkways		\$10,360
14	Circulation	Relocate Existing Bleachers		Labor
Total Short-Term Improvement Costs				\$60,660

LONG-TERM IMPROVEMENTS DIAGRAM



LONG-TERM IMPROVEMENTS ESTIMATED COSTS

#	CATEGORY	ACTION	DESCRIPTION	COST
1	Furnishings	Additional Picnic Tables (2)		\$4,000
2	Buildings	Build New Picnic Shelter		\$30,000
3	Furnishings	Improve Seating - New Benches (3)		\$3,600
4	Circulation	New Sensor-Activated/Automatic Pedestrian Crossing		\$10,000
7	Circulation	New Four-Way Stop - Signs		\$4,000
8	Circulation	Add Children At Play Signs (5)		\$5,000
9	Demolition	Existing Community Orchard - Relocate Existing Apple Trees (3)		\$750
10	Recreation	Improve Field Drainage & Condition		\$50,000
10	Stormwater	Install New Raingarden		\$25,500
15	Demolition	Remove Existing Building		\$20,000
15	Buildings	Build New Community Building		\$500,000
Total Long-Term Improvement Costs				\$652,850
Total Short-Term Improvement Costs				\$60,660
Total Improvement Costs				\$713,510