

Irving Park Mini Master Plan



PERFORMANCE
DRIVEN DESIGN.

Presentation Contents

- 3 Project Summary & Background
- 4 Planning Process
- 5 Existing Conditions
- 7 Previous Plan Concepts
- 8 Updated Mini Master Plan Concept
- 9 Project Phasing Plan
- 10 Cost Estimate



Project Stakeholders & Contributors



The City of Duluth Community Development



The City of Duluth Parks and Recreation

Valley Youth Centers

Irving Community Club

Denfeld Youth Football League

Arrowhead Youth Soccer Association

Duluth Edison Charter School

Irving Recreation & Events Association (IREA)

Western Area Business & Civic Club



LHB, Inc.
Duluth, Superior, and Minneapolis

Project Summary & Background



This Mini Master Plan addresses an updated concept for Irving Park, a 9 acre park in Duluth, Minnesota.

Located in West Duluth near the waterfront, the compact Irving Neighborhood was born from a blue collar community heavily involved in industry. Over the decades, demographics and industry have shifted but the strong community has persevered. Organizations such as the Irving Community Club, the Irving Recreation and Events Association (IREA), the Keene Creek Youth organization, and involvement in the Spirit Valley Citizens Neighborhood Development Association (SVCNDA) reflect the importance of community based decisions and leadership in the area.

Although small, the Irving Neighborhood had a strong identity and persistent residents who fought to establish Irving Park in the 1930's. The park quickly became the local hub of activity and recreation. As outlined in *The Irving Sustainable Neighborhood Action Plan (2010)*, 80-year-old Irving Park is an important asset to the Irving Neighborhood as a feature as well as a gathering place. The revitalization of Irving Park directly reflects the core principles of *Duluth's Parks and Recreation Master Plan (2010)*, which, among others, includes connecting the park with the community, connecting the park and the people with nature, ensuring equitable access, and continuing to meet evolving recreation needs.

The Irving Sustainable Neighborhood Action Plan laid out detailed issues and opportunities for Irving Park. Within *Duluth's Parks and Recreation Master Plan*, Irving Park is categorized as a secondary community center with a "Tier 3" limited maintenance program where minimal maintenance needs and life-cycle costs are to be implemented in the revitalization of the park. All of these issues, opportunities, and vision within the greater system from these two plans have been taken into consideration in the re-visioning of Irving Park.

The Planning Process

An advisory group consisting of key user groups in the park convened two times throughout the 2015 process to help guide planning efforts. One public meeting was also held to gain public input on the project goals, needs, and potential constraints of the project.





● **Recent Flooding Impact**

On June 19th and 20th in 2012, the City of Duluth incurred significant flood damage throughout the region due to an unprecedented rain event.

Being situated within the floodplain of Keene Creek, Irving Park experienced irreparable damage throughout the park's limits. The Irving Park Community Center building was flooded with several feet of water, destroying everything inside and out. The structure was deemed unsalvageable and therefore was torn down. Although salvaged, the adjacent storage building and garage was also flooded with 31" inches of standing water. The recreational fields also suffered significant loss, ranging from a plugged drain tile system to downed trees and scattered remnant debris. The entire park was covered with silt deposits, leaving a film of slime coating the playground and other hard scape elements.

Clean up from the flood was completed by community volunteers as well as the Irving Recreation & Events Association and lasted until the fall of 2012. Although the park is currently being used for recreation, the damages from the 2012 storm event are still evident. Flood recovery and park improvement efforts for this site are addressed in this Mini Master Plan update.



PRIMARY PARK ENTRANCE



STAIRWAY ACCESS TO PARK



PLAYGROUND



TRAILHEAD



WATERLOGGED FIELDS



TRAIL ACCESS THROUGH TUNNEL



STORAGE BUILDING



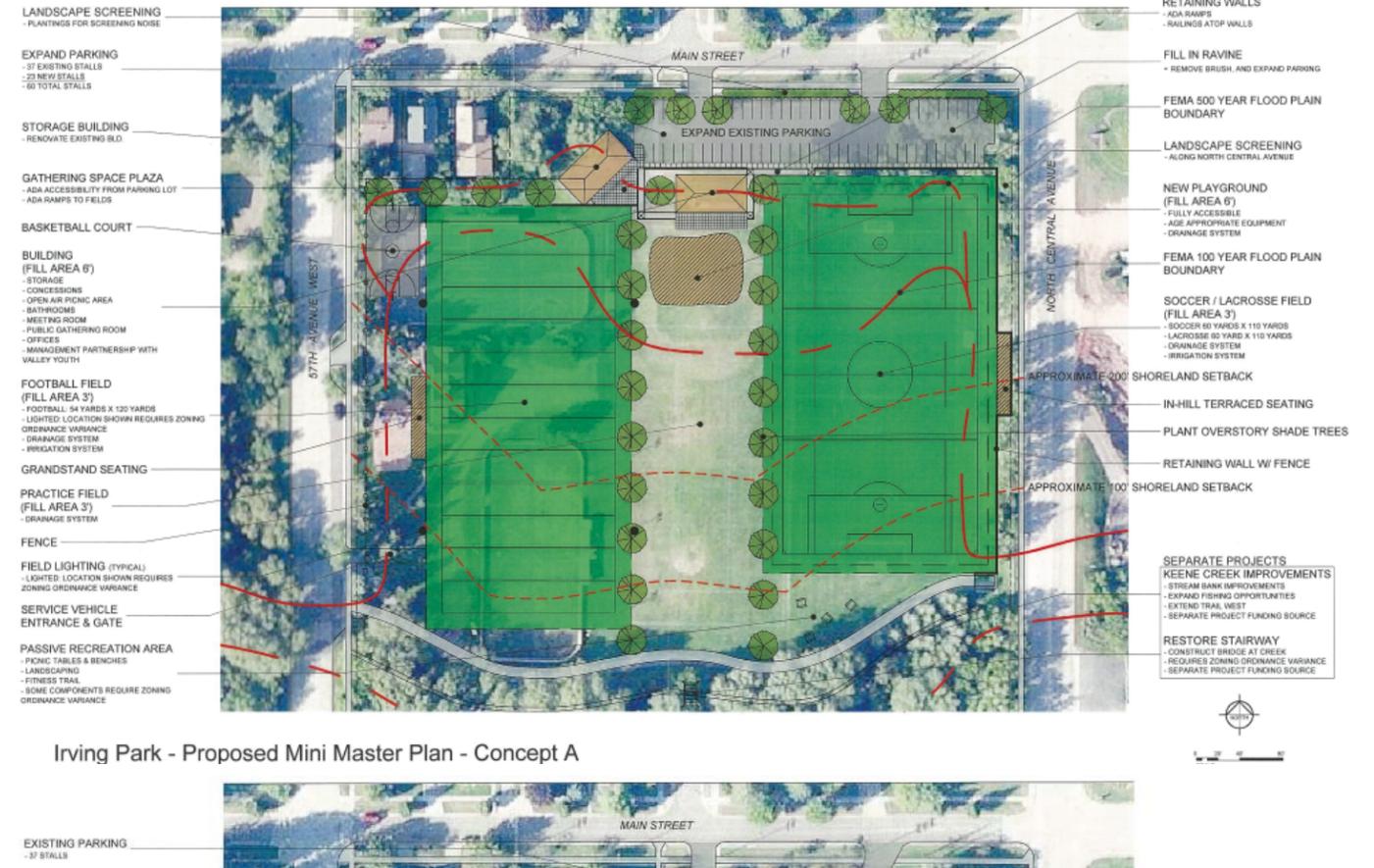
PARKING LOT



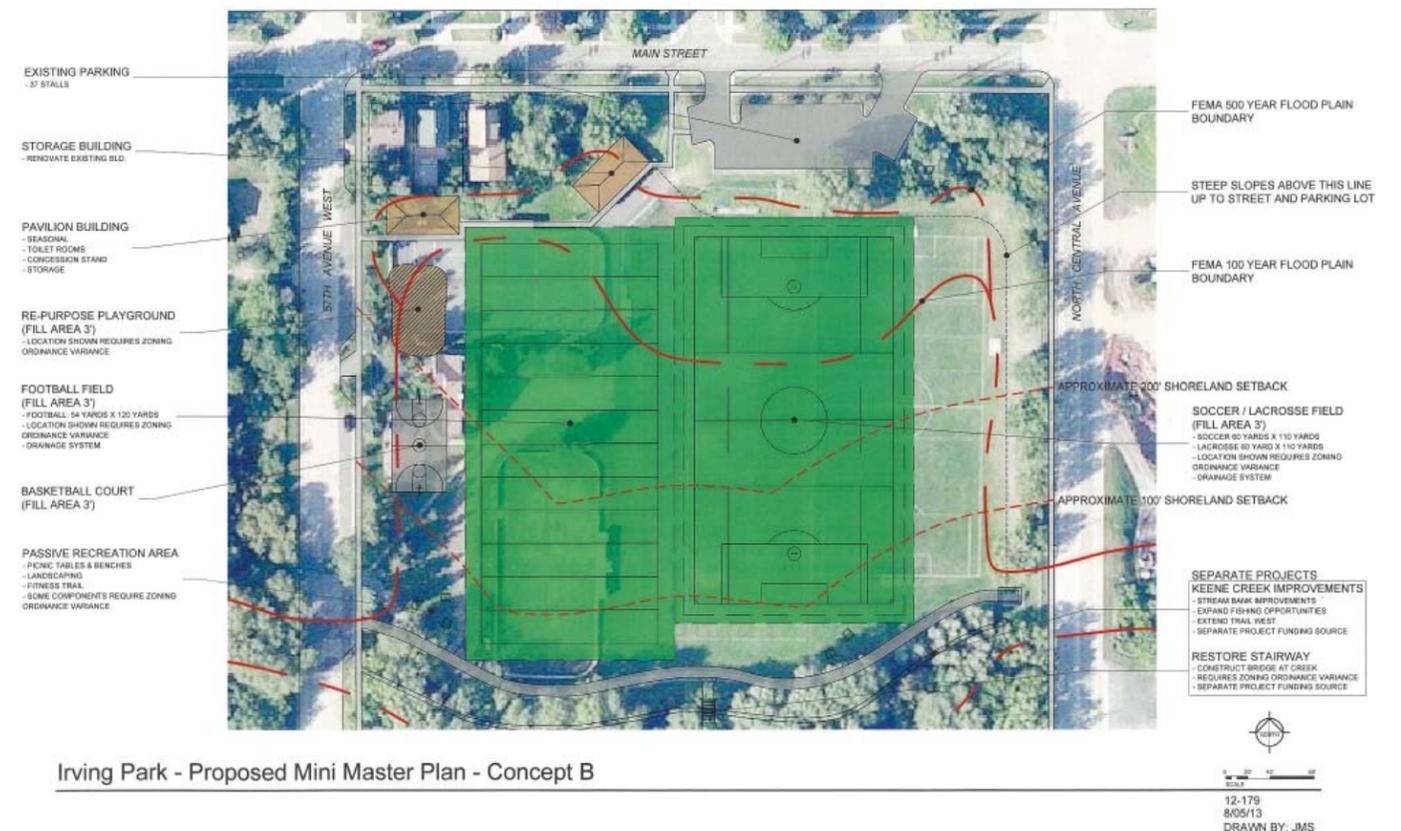
PARKING LOT



Map 5 - Site Plan - Proposed Master Plan



Irving Park - Proposed Mini Master Plan - Concept A



Irving Park - Proposed Mini Master Plan - Concept B

Three former plans for Irving Park have been developed in the past.

The first (above) dates from 2011 and was developed from *The Irving Sustainable Neighborhood Action Plan (2010)*. This plan ultimately did not move forward because the needs of the neighborhood had changed (such as less emphasis on hockey) and there was a lack of available funding.

To the right, two concepts were developed in 2013. Concept A (top), included everything the neighborhood desired, and was estimated to cost nearly \$4.2 million. Concept B (bottom) featured basic site improvements and had a reduced total project cost of \$1.2 million. Concept A was presented to the City Council for approval, however it was turned down due to the high estimated cost. The neighborhood felt there was a misconception within the City that they were asking for too much.

ADDITIONAL PARKING ON 57TH

- Add parallel parking spots

STORAGE BUILDING

- Renovate existing building

GATHERING SPACE

- ADA accessibility from parking lot
- Include benches

PICNIC SHELTER/PAVILION

RESTROOM FACILITIES

RELOCATED AND RENOVATED PLAYGROUND

- 65 ft x 90 ft minimum
- Fully accessible
- Age appropriate
- Drainage system

BASKETBALL COURT

- 50 ft x 94 ft

BLEACHER SEATING

- Reuse existing bleachers

SERVICE VEHICLE ENTRANCE

- Combine with trailhead

FOOTBALL FIELD

- 184 ft x 360 ft
- Drainage system
- Irrigation system
- Lighting requires zoning ordinance variance



LANDSCAPE SCREENING

- Plantings for screening noise & lights

EXISTING PARKING LOT

- Surfacing improvements

IMPROVED STAIRCASES AND RAMP

- 8' wide and 5' wide
- ADA accessible from parking lot

APPROXIMATE FEMA 500 YEAR FLOOD PLAIN

WALKING PATH

- 1/3 mile long circuit
- Retaining wall to stabilize hill

APPROXIMATE FEMA 100 YEAR FLOOD PLAIN

APPROXIMATE 200' SHORELAND SETBACK

BLEACHER SEATING

SOCCER/LACROSSE FIELD

- 204 ft x 364 ft
- Drainage system
- Irrigation system

APPROXIMATE 100' SHORELAND SETBACK

UNDERPASS & STAIRS

PASSIVE RECREATION AREA

- Picnic tables and benches
- Landscaping
- Fitness Trail
- Some components require zoning ordinance variance

FUTURE WORK: RESTORE STAIRWAY AND BRIDGE

- Construct bridge at creek
- Requires zoning ordinance variance
- Separate project funding source

Project Phasing Plan

Below is a recommended implementation plan for Irving Park site improvements. The priority areas listed below were generated by key stakeholders during the planning process and will be implemented as funding sources become available.

Phase 1 Priorities

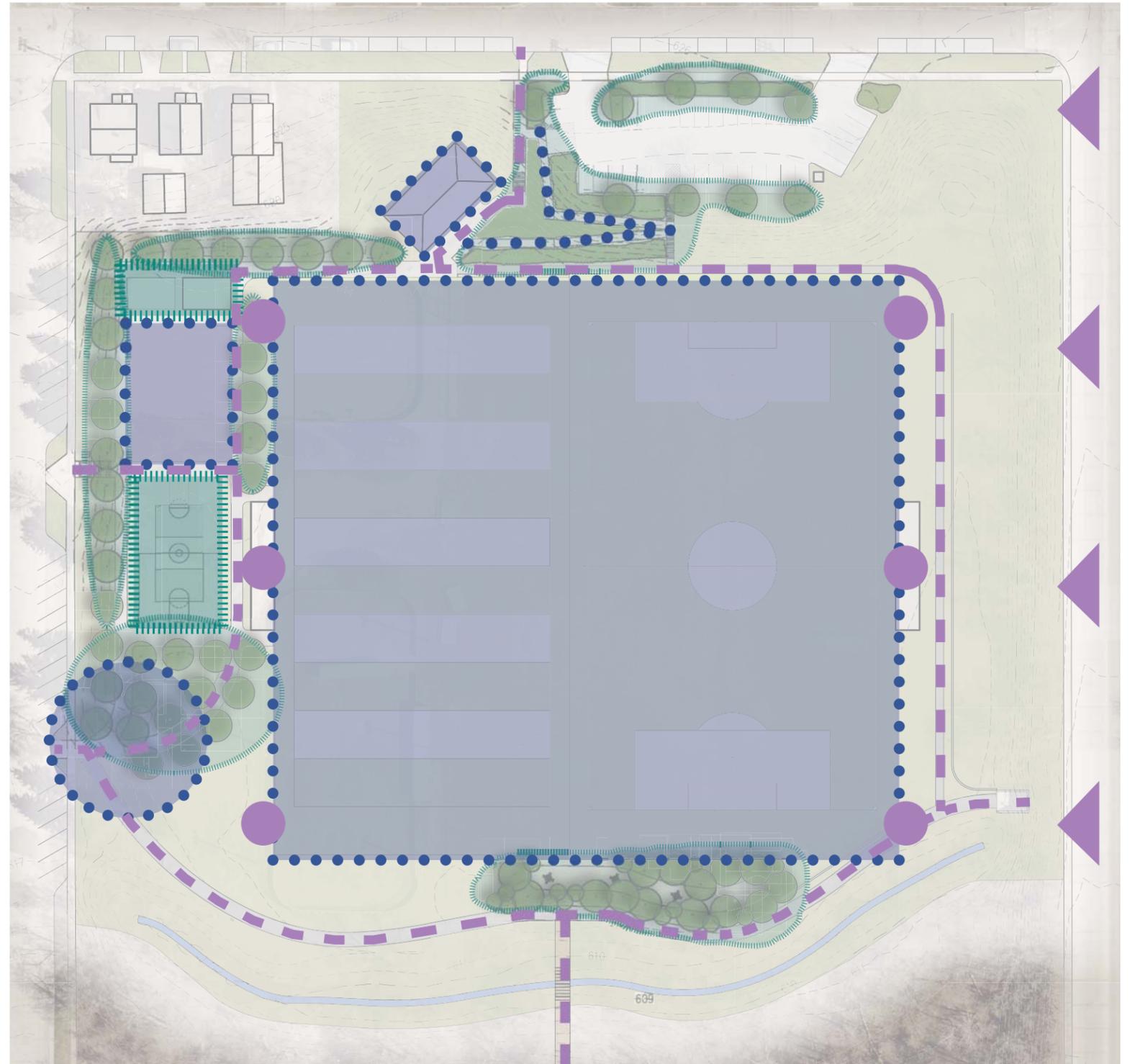
- 1. Recreational fields:** Priorities shall include all earthwork activities, installing a drainage system and turf re-establishment for football and soccer field use. Other improvements that are associated with having fully functional fields include storage building upgrades, improved walkways, and ADA accessibility for field access.
- 2. Security and safety features:** Installing a gate at the trail head/service entrance, implementing new site lighting and all other safety features should be addressed during Phase I.
- 3. Playground renovation:** A primary user group of the park are neighborhood families with young children. Efforts to relocate and construct a quality playground should also be included in this phase.

Phase 2 Priorities

- 1. Lighting for Recreational Fields:** In order to extend the use of the recreational fields for seasonal practice and evening games, field lighting should be a main priority in Phase 2.
- 2. Trail Improvements:** Linking neighborhoods and enhancing green space connectivity is an ongoing initiative and has been listed in past Irving Park revitalization plans. Trail improvements will strengthen the community's use of the park and shall include surface upgrades and extension of walking trails, passive use areas, and wayfinding signage.
- 3. Central Avenue Improvements:** Upgrades to the existing staircase, signage, as well as selective vegetation clearing along the Central Avenue will allow for better park access and viewing opportunities from above field parking areas.

Phase 3 Priorities

- 1. Picnic Pavilion/Shelter:** Providing a larger gathering space with site amenities (grills, tables, etc.) will increase park use and should be a priority in Phase 3.
- 2. Restroom Building:** If an operations and maintenance plan can be negotiated with City Parks, efforts to construct a modest restroom building should be addressed.
- 3. Site Furnishings & Landscaping:** Installing site furnishings, a basketball court, and low maintenance landscaping elements will enhance the overall aesthetic of the park and allow for increased park enjoyment.



CITY OF DULUTH PARKS

Irving Park Mini Master Plan - Cost Estimate (October 2015)

	UNIT	QTY	COST
A. Renovate Existing Storage Garage	Lump Sum	1	\$30,000.00
Repair Flood Damaged Interior			
Replace Shingles			
Replace Siding			
Replace Existing Exterior Openings			
B. Gathering Space by Storage Garage	SQ FT	Area	\$8,140.00
Concrete Area	\$6	1090	\$6,540.00
	EACH	QTY	
Benches	\$800	2	\$1,600.00
C. Basketball Court	SQ FT	Area	\$28,200.00
	\$6.00	4700	\$28,200.00
D. Picnic Shelter / Pavilion	SQ FT	Area	\$75,000.00
	\$125.00	600	\$75,000.00
E. Restrooms Facilities	SQ FT	Area	\$270,000.00
	\$450.00	600	\$270,000.00
F. Relocated and/or Renovated Playground	Lump Sum	1	\$75,000.00
G. Bleacher Seating by Football Field	Lump Sum	1	\$13,000.00
New Bleachers & install already purchased scoreboard			
H. Football Field	SQ FT	Area	\$281,521.00
Natural turf seed	\$1.00	66240	\$66,240.00
Irrigation	\$1.00	66241	\$66,241.00
Drainage system	\$1.25	66240	\$82,800.00
Regrading	\$1.00	66240	\$66,240.00
I. Landscape Screening by Parking Lot	SQ FT	Area	\$16,350.00
Shrubs	\$2.50	5532	\$13,830.00
	UNIT	QTY	
Trees (Assume 2.5" caliper, B&B tree)	\$360	7	\$2,520.00
J. Existing Parking Lot Repairs	SQ FT	Area	\$44,976.00
Surfacing repairs	\$4.00	11244	\$44,976.00
K. Improved Staircases by Parking Lot	SQ FT	Area	\$10,728.00
8' wide Staircase	\$12	662	\$7,944.00
5' wide Staircase	\$8	228	\$1,824.00
	LF	Length	
Railing	\$12	80	\$960.00

L. Ramp Access from Parking Lot	SQ FT	Area	\$8,400.00
5' wide Ramp @ 5% grade	\$12	700	\$8,400.00
M. Bleacher Seating by Soccer Field	UNIT	QTY	\$10,000.00
New bleachers	\$10,000	1	\$10,000.00
N. Soccer / Lacrosse Field	SQ FT	Area	\$314,542.50
Natural turf seed	\$1.00	74010	\$74,010.00
Irrigation	\$1.00	74010	\$74,010.00
Drainage system	\$1.25	74010	\$92,512.50
Regrading	\$1.00	74010	\$74,010.00
O. Passive Recreation Area	UNIT	QTY	\$15,262.00
Picnic Tables	\$1,000	4	\$4,000.00
Trees	\$360	25	\$9,000.00
	SQ FT	Area	
Compacted gravel zone	\$1.00	2262	\$2,262.00
P. Additional Trees around Site	UNIT	QTY	\$13,320.00
Trees	\$360	37	\$13,320.00
Q. Walking Paths around Site	SQ FT	Area	\$33,310.00
Concrete paths	\$12	662	\$7,944.00
Bituminous paths	\$2	8867	\$17,734.00
Retaining wall by walking path	\$8	954	\$7,632.00
R. Site Lighting	Lump Sum	1	\$100,000.00
S. Field Lighting	Lump Sum	1	\$175,000.00
T. New Park Signage	Lump Sum	1	\$20,000.00
Project Costs beyond Construction			
U. Site Survey & Investigation Fees			\$40,000.00
(Includes topographic survey, soil testing, utilities locate)			
V. A/E Design Fees			\$153,575.00
Estimated at 10% of project construction cost			
W. Legal/Insurance/Regulatory Permitting Fees			\$107,500.00
Estimated at 7% of project construction cost			
X. Construction Contingency			\$153,575.00
Estimated at 10% of project construction cost			
TOTAL ESTIMATED PROJECT COST			
\$1,997,399.50			

CITY OF DULUTH PARKS
Irving Park Mini Master Plan - Cost Estimate for Phase 1

	COST
A. Renovate Existing Storage Garage	\$30,000.00
B. Gathering Space by Storage Garage	\$8,140.00
F. Relocated and/or Renovated Playground	\$75,000.00
G. Bleacher Seating by Football Field	\$13,000.00
H. Football Field	\$281,521.00
L. Ramp Access from Parking Lot	\$8,400.00
M. Bleacher Seating by Soccer Field	\$10,000.00
N. Soccer / Lacrosse Field	\$314,542.50
R. Site Lighting	\$100,000.00
Project Costs beyond Construction	
U. Site Survey & Investigation Fees (Includes topographic survey, soil testing, utilities locate)	\$40,000.00
V. A/E Design Fees Estimated at 10% of project construction cost	\$84,060.35
W. Legal/Insurance/Regulatory Permitting Fees Estimated at 7% of project construction cost	\$58,842.00
X. Construction Contingency Estimated at 10% of project construction cost	\$84,060.35
TOTAL ESTIMATED PROJECT COST FOR PHASE 1	\$1,107,566.20

ESTIMATED MAINTENANCE BUDGET FOR IRVING PARK

For Duluth Parks & Recreation, Irving Park Mini Master Plan
December 2015

<u>Maintenance Description</u>	<u>Annual/Seasonal Estimate</u>
1. Bathroom Facilities Upkeep	\$3,800
a. Option 1: Portable Units (\$3,800)	
b. Option 2: Permanent Bldg (\$16,380)	
2. Snow Removal	\$5,225
3. Trash Removal	\$1,980
4. Spring Clean-up	\$4,032
5. Lawn Mowing & Vegetation Trimming	\$6,840
6. Concession Building (trash, utilities, paint, roof, etc)	\$3,400
7. Parking Lot, Sidewalk & Stair Maintenance	\$2,360
8. Playground (resilient surface material, repairs, etc)	\$1,480
9. Site Furnishings (bench replacement, painting, sign repair)	\$3,871
10. Site Lighting (fixture replacement, etc)	\$1,500
11. Trail/Erosion Control/Creek Maintenance	\$4,650
12. Safety	\$1,200
13. Other?	NA

Estimated Annual Total **\$40,338**

**Information provided by City Parks & Recreation Division; Buildings & Grounds Maintenance.*