

Presented at Norton Park United Methodist Church

January 16, 2025



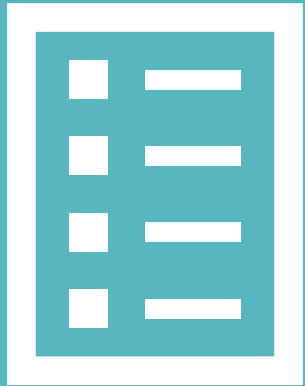
# Norton Park

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BUILDING ASSESSMENT RESULTS AND PLANNING FOR NEXT STEPS

# Agenda

6:00 – 7:30 PM



- ✔ Welcome and staff introductions
  - Overview of building assessments
  - Review process and previous feedback
  - Questions and discussion
  - Wrap-up
  
- Share some thoughts on playground options on your way out!

# How We Got to Today

- St. Louis River Corridor Initiative
- 2016 Park Plan
- April 2024 Community Meeting
  - Identified park priorities
  - Additional building information requested





# April 2024 Small Group Discussion What We Wish:

What We Wish

Landscaping

gather space / picnic space

connect the trail to downtown

ice rink

new playground

more accessible playground

multi age <sup>Playground</sup> equipment

accessible x2

dog area

Building → that it is opened

accessible bldg access

What We Wish

Zipline

Ice Skating Rink

Usable green space

Rest Rooms!

Dry Field

No vehicle access across field. Keep off!

Pavilion

Seasonal Lighting

Pump Track (like Spirit Mt.)

Age inclusive playground

Designated Parking

Sledding

Composite Picnic tables + benches

New side-walks

Table Slide

What We Wish

Pickleball / multi-use court

better maintained baseball field

Pavilion w/ grill

new playground  
↳ a cool one!

benches + picnic tables / places to rest + hang out

with warming house

amenities that keep kids in the neighborhood

Please ice rink - low maintenance  
Some erosion is result of 2012 flood. Some other areas of field should be used to fix it. (ballpark)

- Fenced field so people can't drive into park.
- Nice ballfield for kids to play in
- more maintenance and clean park / maintain what's there.
- off-street parking area, but not in private areas.

What We Wish

Remodel Building

Benches

Hiking trails by River

New Playground.

Reuse / Program ice skating rink

Good Baseball Field - Restore Baseball Field

Ice Rink

Stream Restoration / tree cleaning

Stormwater management

Baseball turn into Dog Park

# Guiding Goals & Priorities



## Goals

- Address deferred maintenance
- Create a high-quality neighborhood park
- Inclusive, accessible, and family friendly

## Community Identified Priorities

- Replace playground
- New pavilion for community gathering
- Useable open greenspace
  - Keep vehicles out of the park
  - Improve drainage

# Timeline



✓ April 30, 2024	Community meeting
✓ Summer 2024	Complete additional building assessments
✓ January 16, 2025	Community meeting
Spring 2025	Prepare designs
Fall 2025	Community meeting to review park designs
Spring 2026	Put project out for bid
Summer – Fall 2026	Project implementation



# Building Assessments

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CITY OF DULUTH, MINNESOTA  
NORTON PARK COMMUNITY CENTER  
**BUILDING ASSESSMENT REPORT**  
OCTOBER 4, 2024  
 ARCHITECTURE  
ADVANTAGE



Multiple third-party assessments completed between

May – October 2024

- Twin Ports Testing – Mold, asbestos, and regulated waste
- ServPro – Mold remediation inspection
- Architecture Advantage – Architectural
- Northland Consulting Engineers – Structural
- CMTA – Mechanical, electrical, and plumbing systems

Full report was compiled by Architecture Advantage, and is available on the project webpage:

[duluthmn.gov/parks/parks-planning/st-louis-river-corridor/norton-park/](https://duluthmn.gov/parks/parks-planning/st-louis-river-corridor/norton-park/)



# Norton Park Building



In summary:

- **Third-party recommendation is demolition**
  - Ongoing water damage
  - Multiple major systems are beyond useful life
  - Mold has infiltrated all porous materials (insulation, ceiling, etc.)
  - Structurally compromised
  - Entire park is within floodway
- 
- Let's go through some excerpts from the report



# Architectural Assessment

## Section 2



Erosion along thickened edge slab foundation has exposed the underside of the structure.



Deteriorated T1-11 siding has notable moisture intrusion.



# Architectural Assessment



*Asphalt shingles missing and delaminated - in need of replacement. Condition of substructure not assessed.*



*Painted wood soffits and fascia are beyond their useful life and in need of replacement.*

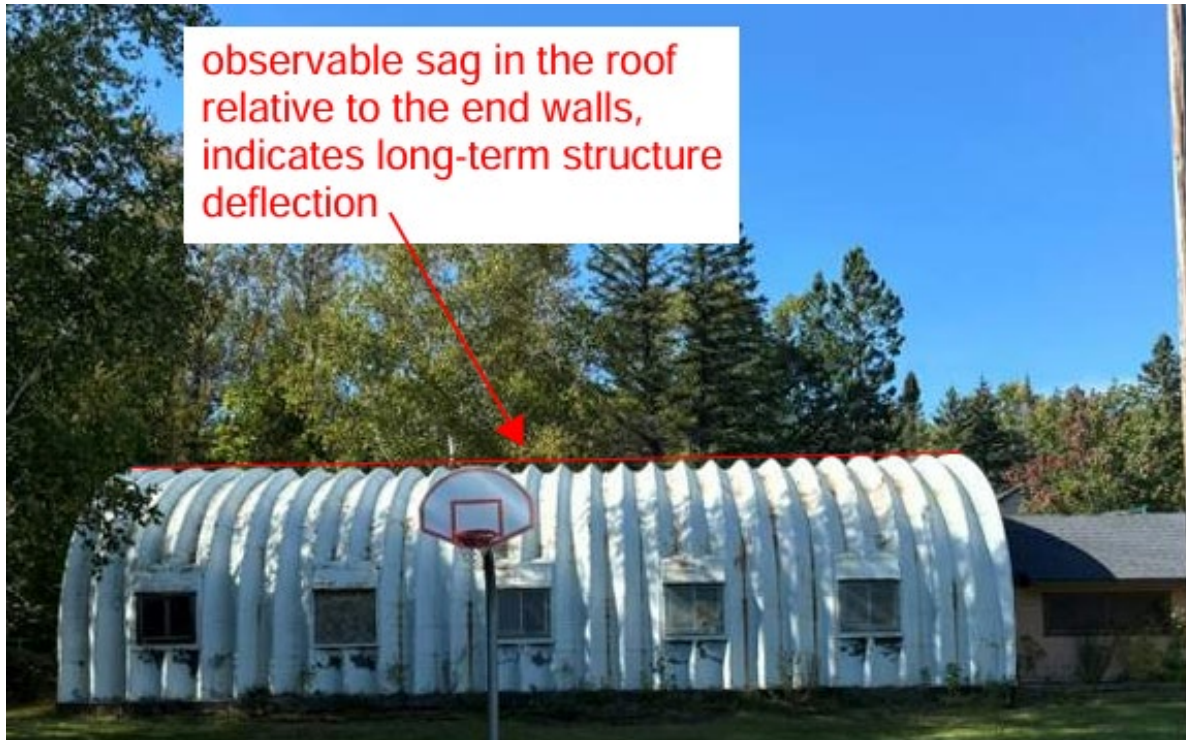
# Architectural Assessment



*Standard finishes in restrooms, also demonstrating mold coverage on wall surfaces. Restrooms are not code/ADA compliant.*



# Structural Assessment



The steel corrugated structure / roof appears to have been patched in localized areas with tar and rubber patches. We observed mold/mildew on the interior and water staining, indicating that the roof is indeed at the end of its useful life.

See Photos – The Corrugated roof appears to be permanently deflected in the middle relative to the end walls. This is evidence of overloading and again confirms that the structure is at the end of its useful life.



# Norton Park Building

In summary:

- **Third-party recommendation is demolition**



# Moving Forward

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- We're proposing:
  - Improvements to align with community feedback
  - Park layout stays roughly the same

## Key Deliverables:

- Replace building with picnic pavilion
- New playground
- More useable (drier) multi-use field
- New pathways, picnic tables, benches



Timeline	
Spring 2025	Prepare designs
Fall 2025	<b>Community meeting</b> to review park designs
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# Before You Go!

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SHARE YOUR OPINION ABOUT DIFFERENT  
PLAYGROUND OPTIONS



# Questions?

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Duluth Parks  
& Recreation


- Thank you!
- For more information and to view materials for the project, please visit the Norton Park Project page:

[duluthmn.gov/parks/parks-planning/st-louis-river-corridor/norton-park/](http://duluthmn.gov/parks/parks-planning/st-louis-river-corridor/norton-park/)

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### Norton Park



**Project Status:** Planning

**Project Overview:**  
Norton Park improvements are based on recommendations made by the City Council approved St. Louis River Corridor Neighborhood Parks Mini Master Plans, passed in June 2016. Norton Park is a three acre neighborhood park in the Norton Park Neighborhood northwest of Grand Avenue.

Norton Park is one of thirteen parks along the St. Louis River Corridor that was identified as part of the larger St. Louis River Corridor Initiative. In 2014, the St. Louis River Corridor Initiative was funded through a 0.5% tax on food and beverage and a 0.5% tax on lodging (Half-and-Half tax). Planning efforts for the Initiative included completing plans for Norton Park and other neighborhood parks within the Corridor. These previous efforts resulted in the St. Louis River Corridor Parks Mini-Master Plans, which were adopted in June of 2016.

**Project Update:**  
We are excited to see improvements at Norton Park come to fruition after many years of patience. It is time to revisit the proposed park improvements to gather your input before final decisions are made for

