



IN PARTNERSHIP WITH:



Hoisington Koegler Group Inc.



# MEMORIAL PARK

MASTER PLAN  
DULUTH MINNESOTA



DECEMBER 2012



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# SUMMARY & BACKGROUND

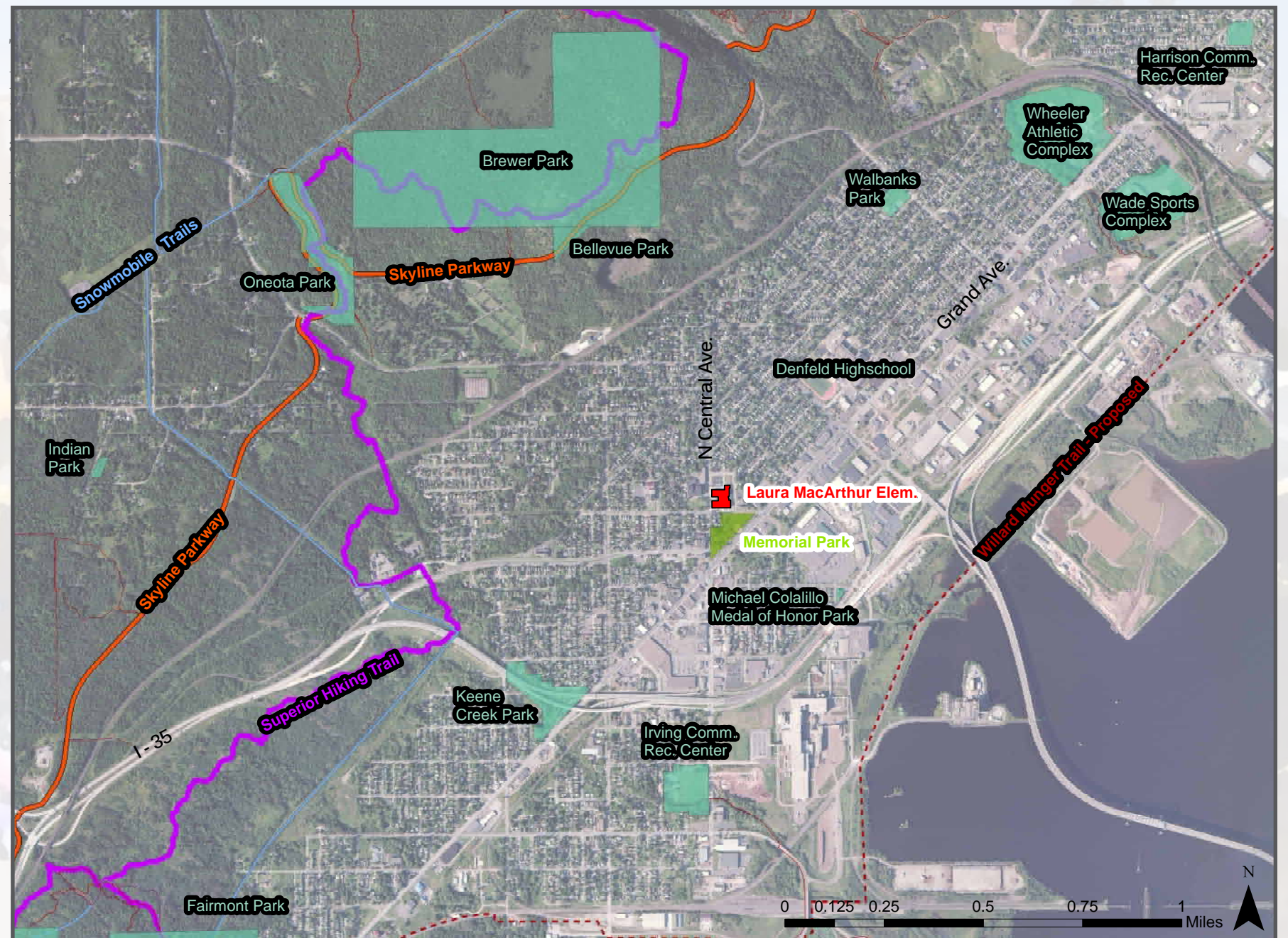
## SUMMARY:

This master plan is a guide to future improvement of Memorial Park, a 4.6 acre park located at the northeast corner of Grand Avenue and N. Central Avenue in Duluth, Minnesota. The Plan is based on input from City staff, school district staff, the neighborhood, community groups and city officials. The plan envisions creation of a tree-lined Arbor Walk linking a new Memorial Plaza and a new park pavilion and central park plaza. The small softball field on the east side of the park would be turned into a multi-use green space for ice skating and informal sports/activities. New paths will better connect the neighborhood to the park and to Laura MacArthur Elementary School. Gardens and a water play feature will expand recreation opportunities and improve aesthetics.

## BACKGROUND:

The 2010 Duluth Parks and Recreation Master Plan defined a vision for Duluth's parks. The Plan identified several key initiatives to improve the park and recreation system. Recommended actions included obtaining new sources of funding for parks and recreation, making park and trail improvements and enhanced maintenance and stewardship and working closely with Duluth School District 709 to assure community use of schools and seamless integration of parks and schools for community gathering and recreation.

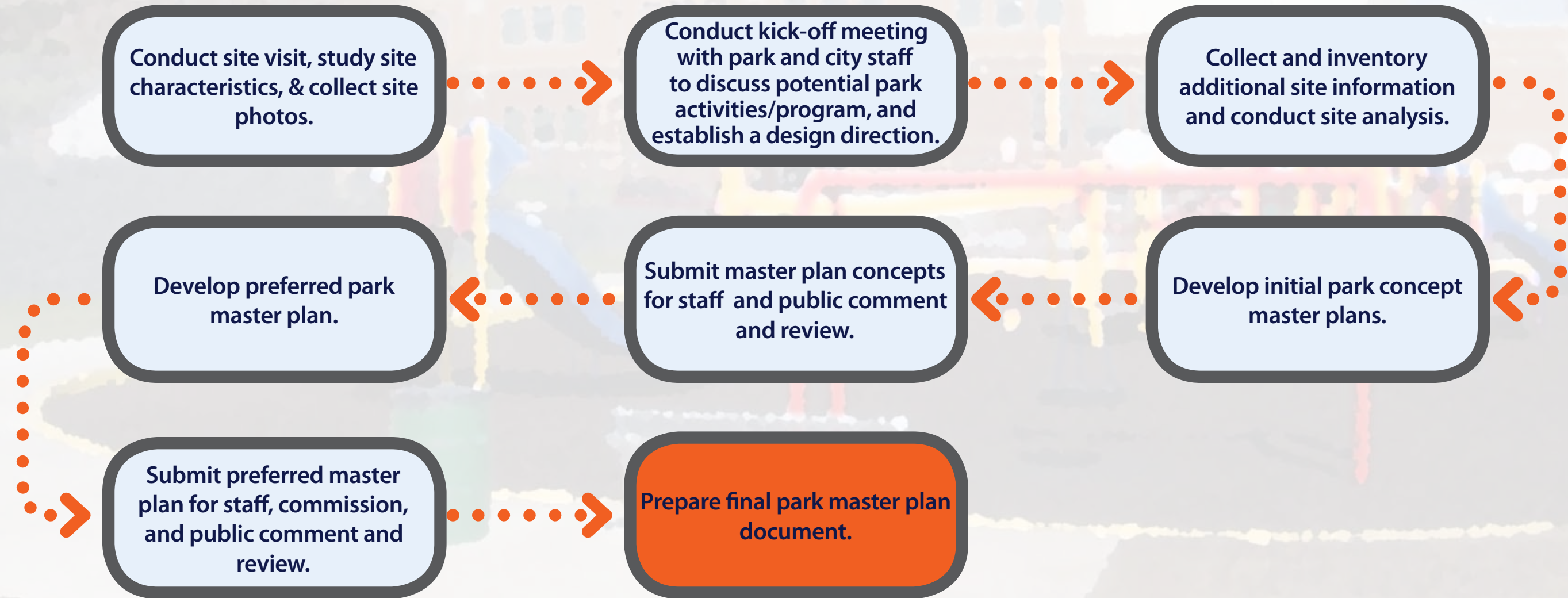
In 2011, Duluth residents approved establishment of a \$2.6 million Parks Fund dedicated to parks and recreation facilities, recreation activities and for implementation of the concepts addressed in the Duluth Parks and Recreation Master Plan. The Parks Fund allowed the City to proceed with park, trail, recreation and maintenance improvements. A first step in the park improvement process is the preparation of master plans (like this Memorial Park Master Plan) for individual parks.





# MASTER PLANNING PROCESS

The planning process occurred in 2012 and was guided by city staff and included input from the neighborhood, school district staff, community groups and city officials. The process included site analysis, programming (identification of desired activities and facilities), preparation of concept plan alternatives, concept plan review, selection of a preferred alternative, design development and construction cost estimating. The master plan is a schematic design plan for the park and a guide to subsequent detailed design and construction documents.



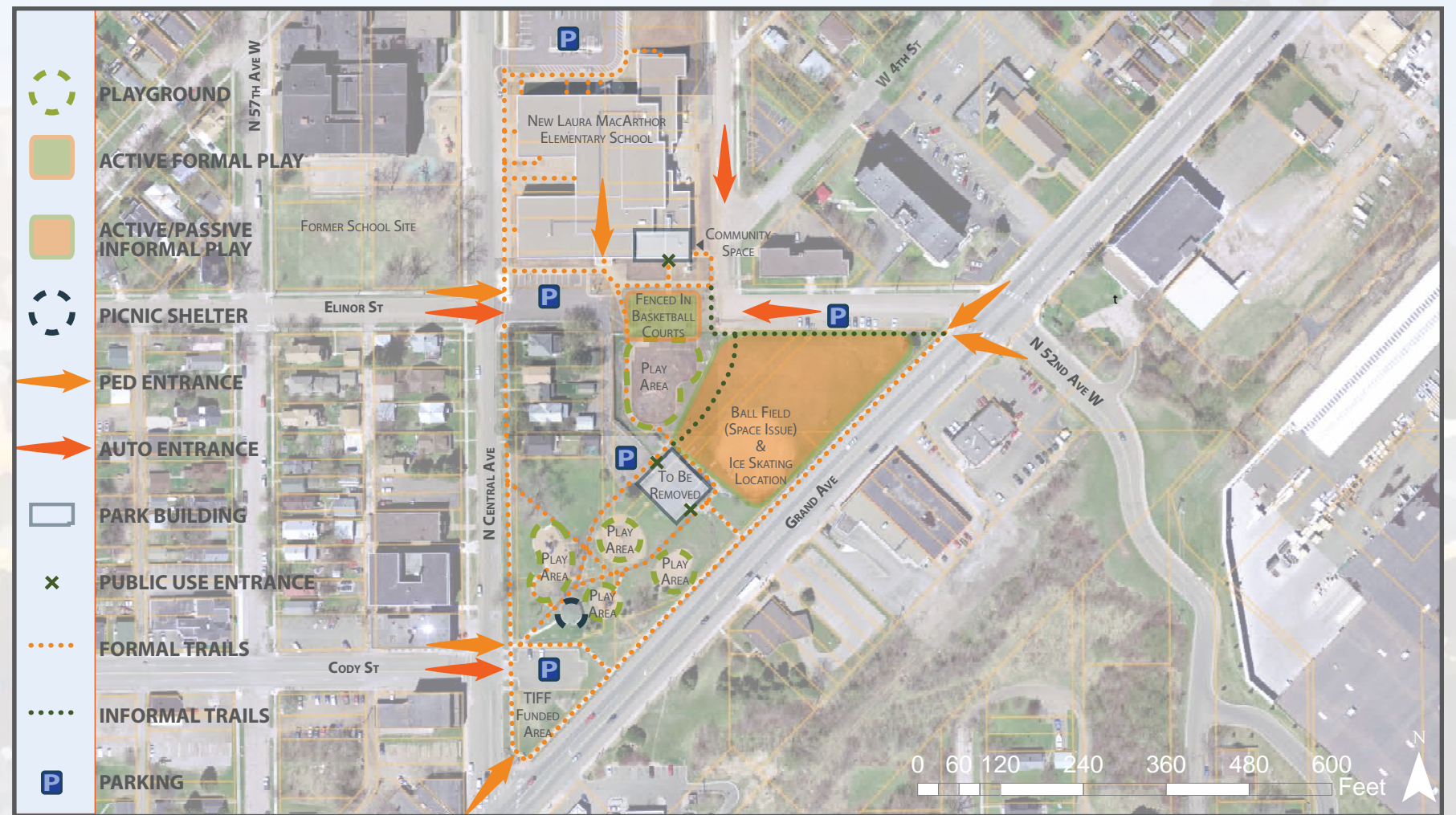


# EXISTING CONDITIONS

Memorial Park is four acre triangularly shaped park located along Grand Avenue in west central Duluth. The northeast edge of the park borders the new Laura MacArthur Elementary School. Grand Avenue, a busy (approximately 13,000 average daily vehicle trips) road, forms the south edge of the park, North Central Avenue borders the park on the northwest. The area around Memorial Park is urbanized with a mix of commercial, multi-family residential buildings, the new school and single family homes. Five homes fronting on N. Central Ave. border the north part of the park.

The park currently contains an older brick park building/community center, a 20 car parking lot, two small children's play equipment areas, a sand volleyball court, a softball field, a small picnic shelter and assorted memorial plaques.

The existing park building is in sub-standard condition. In 2011 the School District built a large new children's play area in the east part of the park and a new basketball court was installed in front of the school along the northeast side of the park. MacArthur School includes a dedicated space on the ground level of the school building for community use. Access to the community space in the school building is from a doorway facing the northeast side of the park. This space was intended to serve as community gathering space/center.



## STRENGTHS/OPPORTUNITIES:

- » New Playground, Basket Ball Courts, & Community Use Space in School
- » Street & Lot Parking
- » Grills/Seating Near South Playground
- » Potential For Athletic Fields on Old School Site
- » In Populated Area / Highly Visible
- » Opportunity to Highlight Memorials
- » Well Used Park

## ISSUES:

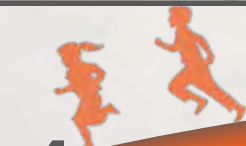
- » Park & School Properties Fragmented by Fencing, Residential Properties, & Roads
- » Park Identity / Memorial Maintenance Issues
- » Odd Property Shape Difficult to Program
- » Borders Busy Streets
- » Inadequate Space for Ball Field - (New Playground in Outfield)



# EXISTING CONDITIONS

## SITE PHOTOS:

- 1 Existing Playground Equipment and View of Adjacent Residential.
- 2 Existing Born Learning Education Childrens Trail and Signs.
- 3 Existing Playground Equipment and View South of the Park Edge and Busy Grand Avenue.
- 4 Newly Constructed Basketball Court and Childrens Playground between New Laura MacArthur Elementary and Memorial Park.
- 5 One of Several Memorial Markers that Can Be Found Throughout the Park.
- 6 Picnic Gazebo





## AN IMPORTANT PARK WHICH IN CONJUNCTION WITH THE ELEMENTARY SCHOOL CAN SERVE AS A COMMUNITY HUB FOR LEARNING, SOCIAL GATHERING AND RECREATION

Memorial Park serves a developed area of the city between the lakefront and Skyline Parkway from approximately 63rd Avenue to 40th Avenue West. The park is well used and there is potential synergy between the elementary school and the park. Some of the park facilities are in need of replacement or updating. The new school playground and basketball court provide excellent recreation opportunities to the neighborhood as well as serving elementary school children. With the installation of the large new children's play equipment near the school there are several play equipment locations in the park, which duplicate services. The park totlot located between Grand Avenue and the central walkway should remain, but the park play equipment located north of the central walkway should be relocated to another park as the new school equipment provides a much higher quality play experience.

The existing park building is in substandard condition, is not energy efficient and its function has been partially replaced by the new community space in the elementary school. The community space in the

school is located on the ground level with a separate exterior entrance facing the park. That portion of the school building is designed to serve community use.

The memorials in the park are in need of updating and consolidation. The addition of the new school playground encroached onto the softball field outfield. There is no longer adequate space to safely use the softball field (fly balls to left field would land in the playground).

Desired recreation facilities/activities include: children's play equipment, basketball (standard and low height rims), ice skating, bathrooms, a shelter, community gathering/performance space, an upgraded memorial area/garden, informal turf play space (room to throw a ball, play games, toss a Frisbee, kick a ball, etc.), picnic tables, seating, BBQ grills, landscaping/gardens, decorative perimeter fencing, better walkway connections, lighting and a signature play experience (water play feature). A few people expressed a desire to retain the existing park building, but the substandard condition of the building, the presence of the

new community space in Laura MacArthur School, the desire to allow broader public use and access and the need for a more fiscally sustainable and energy efficient park dictates the recommendation to remove the building and build a new three sided park pavilion. The community space inside Laura MacArthur School can replace the use of the older park building. To further promote public use, the entrance to the community space in Laura MacArthur School should have a more pronounced entrance, perhaps through the addition of exterior signage and naming of the space to further denote its community role. The school, community groups and the city can continue to work together to program use of the community space.

The desire for multiple tennis courts was also mentioned, but it was felt that there is inadequate room within the park (courts would take up much of the green space) and that the nearby site of the former elementary school (across N. Central Ave.) is a better location for a grouping of courts for school district and public use.





# CONCEPT PLANS

## PARK CONCEPT 1:

### Elements Include:

- A rectangular park pavilion and central plaza
- A memorial garden
- An evergreen drive walkway
- A picnic gazebo
- A sand volleyball court
- An open turf play /ice skating space
- A sidewalk connections



## PARK CONCEPT 2:

### Elements Include:

- A hexagon shaped park pavilion and central plaza
- A memorial garden
- An evergreen drive walkway
- A picnic gazebo
- A sand volleyball court
- A softball field
- Outdoor exercise stations
- Sidewalk connections.





# PREFERRED MASTER PLAN



Staff and the public reviewed park concept plans and provided input on desired features and design. A preferred Master Plan emerged based on that direction.

The Memorial Park Master Plan contains the following features/activities:

- New three-sided Park Pavilion with bathrooms. Pavilion open to the plaza.
- Multi-use Plaza area to accommodate picnicking, neighborhood gathering and events.
- Water Play/Spray Pad as a signature play experience. Consider installing a storage tank to re-use spray pad water for irrigation.
- Tree-lined Arbor Walk with decorative paving.
- Pathway connections to N. Central Ave., Grand Ave. and Elinor St.
- Renovation of the former softball field into a multi-use green space for open play and pleasure skating rink (no hockey boards).
- Memorial Plaza and Memorial Wall – Relocate and display existing memorials and provide information on the historic Evergreen Highway (Grand Avenue).
- Mini-basketball hoop.
- Site furnishings (benches, tables and grills), decorative fence and pedestrian/safety lighting.
- Grand Ave. walkway connection and garden.
- Born Learning Trail which consists of stencils and markers that foster interactive learning.



# PHASING

The park renovation can occur as a single project or as a series of phased construction projects. Phasing is dependent upon available funding and the desire to minimize construction interruption of the park. Demolition of the existing building and construction of the new park pavilion and plaza are the largest components and are integral to other activities such as ice skating and provision of bathrooms for general park use.

## Logical phasing alternatives include:

- 1 Demolition of the existing park building.
- 2 Open play space renovation - Remove infield, sod/seed, remove backstop, grade to allow ice skating rink, add lights for skating.
- 3 Construct Memorial Plaza and Wall. Remove Gazebo
- 4 Construct Park Pavilion, Plaza, Arbor Walk, Grand Entrance, pathways to N. Central Ave. and Elinor St. mini-basketball hoop, site furnishings (benches, tables and grills), decorative fence, irrigation tank, and the Grand Ave. connection and garden.
- 5 Removal of the play equipment located north of the Arbor Walk near the west end of the park. Tot lot play equipment located south of the Arbor Walk to remain.
- 6 Install the Born Learning Trail.
- 7 Install the Spray Pad/Water Play equipment.



# COST ESTIMATE

The following construction cost estimates are preliminary estimates or ranges for budgeting and planning purposes. The cost estimates for individual elements should be refined as further design development work occurs. Where ranges are provided (for example the park pavilion building) selection of finish materials will influence the final cost. Also, some work may be accomplished by city forces which can reduce costs.

A	DEMOLITION AND REMOVAL	Qty.	Unit	Unit price	Totals	Subtotals
	Demolish existing park building	1	LS	\$12,000.00	\$ 12,000.00	
	Remove and relocate play equipment - by city	1	LS	\$0.00	\$ -	
	Remove walkways	6000	SF	\$2.00	\$ 12,000.00	
	Remove ag-lime (ball field infield)	9600	SF	\$1.50	\$ 14,400.00	
	Remove backstop	1	LS	\$500.00	\$ 500.00	
	Remove gazebo	1	LS	\$1,600.00	\$ 1,600.00	
	<b>subtotal</b>					<b>\$ 40,500.00</b>
<b>B</b>	<b>SPRAY PAD</b>					
	Spray Pad (30' x 30') & Storage Tank	1	LS	\$90,000.00	\$ 90,000.00	
	<b>subtotal</b>					<b>\$ 90,000.00</b>
<b>C</b>	<b>MEMORIAL PLAZA AND WALL</b>					
	Flags	3	EA	\$3,000.00	\$ 9,000.00	
	Paver Base	151	CY	\$ 18.00	\$ 2,718.00	
	Rubber Pavers	2720	SF	\$ 7.00	\$ 19,040.00	
	Patio Seat Wall	74	FF	\$ 15.00	\$ 1,110.00	
	Misc Landscaping	1	LS	\$ 2,000.00	\$ 2,000.00	
	<b>subtotal</b>					<b>\$ 33,868.00</b>
<b>D</b>	<b>PARK PAVILION, BATHROOMS, AND PAVILION</b>					
	Pavilion and Bathroom Structure - 2400SF	2400	SF	\$175.00	\$ 420,000.00	
	Plaza - Specialty Paving Material	2900	SF	\$8.00	\$ 23,200.00	
	Picnic tables	8	EA	\$2,000.00	\$ 16,000.00	
	Bar-B-Que Grill - Re use existing grills	4	EA	\$150.00	\$ 600.00	
	Benches - new	2	EA	\$1,000.00	\$ 2,000.00	
	Benches - existing/reuse	6	EA	\$500.00	\$ 3,000.00	
	<b>subtotal</b>					<b>\$ 464,800.00</b>
<b>E</b>	<b>OPEN PLAY FIELD</b>					
	Turf restoration (of existing infield)	1070	SY	\$2.50	\$ 2,675.00	
	<b>subtotal</b>					<b>\$ 2,675.00</b>
<b>F</b>	<b>ENTRANCES</b>					
	Paving	3550	SF	\$5.00	\$ 17,750.00	
	Entrance sign	1	LS	\$10,000.00	\$ 10,000.00	
	Planting beds, plants, and soil	2	EA	\$1,000.00	\$ 2,000.00	
	<b>subtotal</b>					<b>\$ 29,750.00</b>
<b>G</b>	<b>SITE FURNISHINGS</b>					
	Benches	6	LS	\$2,000.00	\$ 12,000.00	
	Waste Receptacle	2	LS	\$1,000.00	\$ 2,000.00	
	Decorative Fencing	740	LF	\$70.00	\$ 51,800.00	
	Bike parking and concrete pad	1	EA	\$2,000.00	\$ 2,000.00	
	<b>subtotal</b>					<b>\$ 67,800.00</b>
<b>H</b>	<b>PATHS - CONCRETE</b>					
	6' Concrete path	575	LF	\$30.00	\$ 17,250.00	
	8' Concrete path	520	LF	\$40.00	\$ 20,800.00	
	<b>subtotal</b>					<b>\$ 38,050.00</b>
<b>I</b>	<b>LANDSCAPE</b>					
	Deciduous trees	12	EA	\$300.00	\$ 3,600.00	
	Coniferous trees	18	EA	\$300.00	\$ 5,400.00	
	<b>subtotal</b>					<b>\$ 9,000.00</b>
<b>J</b>	<b>LIGHTING</b>					
	Pedestrian Lighting	12	EA	\$4,000.00	\$ 48,000.00	
	<b>subtotal</b>					<b>\$ 48,000.00</b>
	<b>construction subtotal</b>				<b>\$ 776,443.00</b>	<b>\$ 776,443.00</b>
	12% construction contingency				\$ 93,173.16	(test)
	<b>construction total</b>				<b>\$ 869,616.16</b>	
	15% Engineering and Design				\$ 130,442.42	
	<b>SCHEMATIC PARK IMPROVEMENT TOTAL</b>				<b>\$ 1,000,058.58</b>	







Hoisington Koegler Group Inc.