CHESTER PARK MINI MASTER PLAN

Final Version 11-05-2014

SAS + ASSOCIATES

DULUTH PARKS
Fun Places, Great Spaces!

BACKSIDE OF COVER

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A. INTRODUCTION

One of Duluth's first four parks, Chester Park spans approximately 90 acres between Thirteenth and Fourteenth Avenues East and stretches from Kenwood Avenue to Fourth Street, where Chester Creek runs under the street and, a few blocks later, disappears beneath the City before it emerges near Leif Erikson Park and empties into Lake Superior.

In the winter, the alpine hill, with a double chair lift and 175 feet for drop, handles 960 skiers per hour. The Park also features a speed-skating oval and 3km of unlighted cross-country ski trails, with a mix of woods, glade and scenic overlooks of the City and Lake Superior. During the summer, the Park has hiking trails, a soccer field, ball field and fishing. Youth programs and concerts are held within Chester Park.

While owned by the City, the Chester Bowl Improvement Club (CBIC) co-manages the Park with the City of Duluth's Parks and Recreation division. CBIC is a not-for-profit organization whose purpose is to facilitate and promote sustainable, quality programs for all Chester Park users in a healthy and safe environment. While best known for its youth downhill ski program, CBIC also provides year-round programs and events for young and old alike, operates the ski lift and contributes to park facilities.

B. EXECUTIVE SUMMARY

City staff, in cooperation with Chester Bowl Improvement Club, user groups, community members, and neighbors began the process of planning for improvements to Chester Park in April of 2012. Using a variety of methods, information was gathered and processed into proposed schematic design plans.

A list of desired improvements and additional elements was generated at the beginning of the process and this list can be found on page 9. As new input was received, some of these improvements and additions were added and subtracted to the proposed schematic design.

Examples of improvements that stayed in the plan from the beginning include expanding the Chalet to accommodate all current users and make it accessible; a picnic shelter near the playground; and reducing trail user conflicts.

There were some improvements and additions that were supported by some participants in this process. Over the course of the various meetings and online input opportunities, these ideas were changed and refined so that a consensus was formed. Thus, the final draft of the Plan includes relocation of the stage, a fun slope, enhancements to the open turf area and tennis courts, and trail improvements that will reduce user conflict.

There were some additions that were requested, such as a mountain biking loop trail, a disc golf course, and an off-leash dog area. After research and further input, it was determined that these additions would not work in the Park.

The Mini-Master Plan is intended to be a guide and blueprint for City staff, community partners, and elected officials to sustain and improve Chester Park's unique and significant natural assets while balancing the community's desire for recreational uses.

Implementation of the Plan will occur in phases as funding and community support becomes available. The feasibility of each phase will be determined prior to starting construction.

C. PLANNING PROCESS

The Mini-Master Plan for Chester Park is a product of an in-depth planning process. The goal of this process was to create a plan that respects the Park's physical characteristics and represents the wishes of the community. At the same time, it provides a framework for implementing improvements and managing resources within the Park over the next decade. As recommended in the City of Duluth's Parks and Recreation Master Plan (2010), the individual park Mini-Master Plan for Chester Park will guide development and investment for the Park through the next decade.

The proposed plan looks at the existing facilities, programs, park uses, phasing, range of anticipated costs and priority of recommendations. The Mini-Master Plan does not discuss sources nor guarantee funding but guides the development of the Park as funds become available.

The planning process included a site inventory and analysis, review of existing facilities, programs and park uses, schematic designs, preparation of a cost estimate, a phasing plan, and a prioritized list of recommendations. Through involvement with the local community, this Mini-Master Plan integrates public feedback into its recommendations and works to propose enhancements that are compatible with the following guiding principles:

- Respect the park
- Honor the history
- Keep the character
- Conserve the environment
- Manage connections
- Consider all ages
- Upgrade facilities
- Environmental and historic stewardship
- Improve access and connectivity
- Identify and create greatest value at acceptable costs

D. PUBLIC ENGAGEMENT

Public dialogue is an essential component of the planning process. Citizen input has helped shape the recommendations put forth by this Mini-Master Plan.

Over the course of many months, close to a dozen meetings and open houses were held to facilitate a dialogue with the public and collect feedback. In addition to these gatherings, citizens had the opportunity to comment on-line. Throughout this process people were asked a series of questions, including:

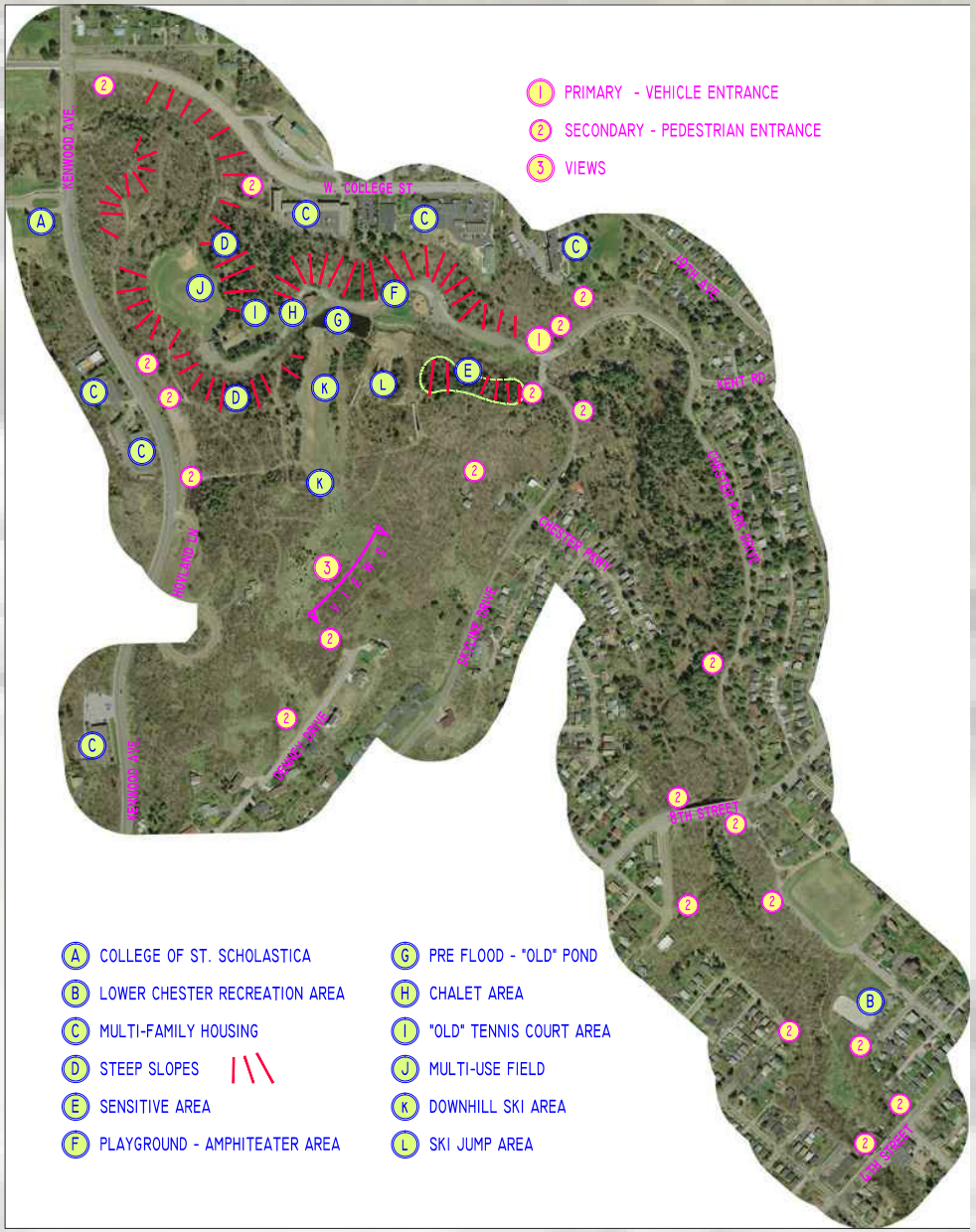
- How does the community use the Park?
- What is the community's vision for the Park?
- What are the best uses?
- Are there physical features that need to be considered in determining the best uses for the sites?
- Do surrounding uses need to be linked to the site or buffered from public use of the site?

E. INVENTORY AND ANALYSIS

This approximately 90-acre site is located in Duluth's hillside and is surrounded by residential development to the east, north and south and by the College of St. Scholastica on the west. The Park's only vehicular access is from Skyline Parkway, a main thoroughfare across the City and a "Scenic Byway." Off Kenwood Avenue, another major thoroughfare, is a secondary, pedestrian entrance to the Park. Chester Creek runs the length of the Park from near the intersection of Kenwood Avenue and College Street down to 4th Street at 14th Avenue East. Views within the Park are spectacular, especially to the south from the Park's highest point.

Dramatic changes in topography separate the Park from a majority of the surrounding neighborhoods. There are at least twenty pedestrian connections into the Park from a variety of locations around the perimeter. Given its close proximity to the surrounding neighborhoods and easy access from multiple roadways, Chester Park draws people from the community to its many recreational activities including hiking, trail running, picnicking, use of the playground, Nordic and downhill skiing, speed skating, summertime Music in the Park programs, Fall and Summer festivals, soccer, a ball field, fishing, and to enjoy the natural setting. Despite its limited size by regional park standards, Chester Park serves as one of Duluth's most well utilized "citywide" parks.

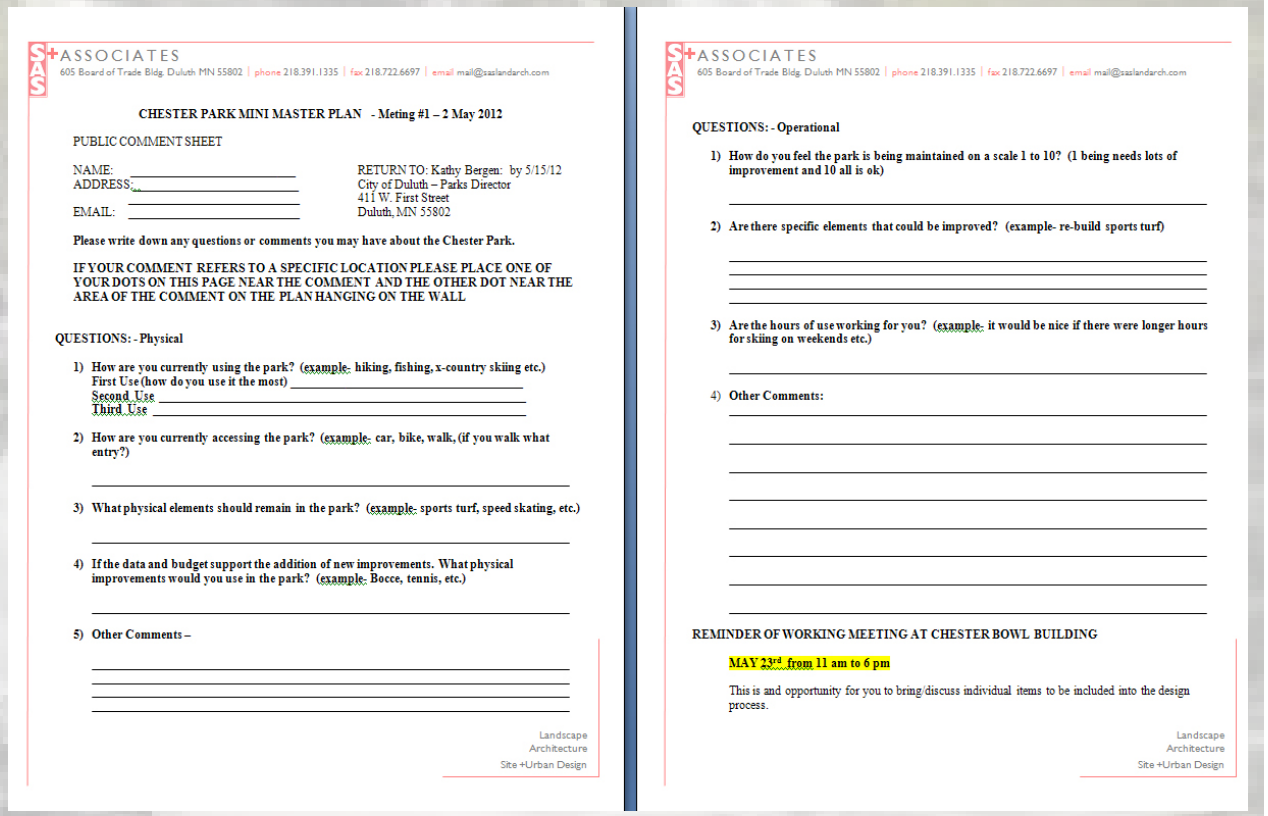
In addition to the residential neighborhoods, students from the College of St. Scholastica and the University of Minnesota Duluth also come to enjoy the Park's amenities. Chester Park's sphere of influence has extended over the decades and through generations of youth, families and students. (Figure #1)



F. PUBLIC COMMENT

Understanding the community's use of, and vision for Chester Park was a primary goal of the Mini-Master Plan process. Toward this end, City staff and the design consultants provided measures to define site uses and park amenities. In addition, on-line questionnaires, written public surveys, and nearly a dozen public forums or work sessions were held to receive input and feedback from the public. Each meeting was designed to collect input in a slightly different manner, and the wide variety of techniques used to collect input varied so that even the most reserved individuals could express their opinions.

Nearly 100 survey responses (Figure #2) were received in addition to over 80 on-line submittals (Email comments). The public meetings attracted hundreds of citizens, as well as user groups representing a wide variety of interests.



SAS+ASSOCIATES
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CHESTER PARK MINI MASTER PLAN - Meting #1 – 2 May 2012

PUBLIC COMMENT SHEET

NAME: _____
ADDRESS: _____
_____
EMAIL: _____

RETURN TO: Kathy Bergen: by 5/15/12
City of Duluth – Parks Director
411 W. First Street
Duluth, MN 55802

Please write down any questions or comments you may have about the Chester Park.

IF YOUR COMMENT REFERS TO A SPECIFIC LOCATION PLEASE PLACE ONE OF YOUR DOTS ON THIS PAGE NEAR THE COMMENT AND THE OTHER DOT NEAR THE AREA OF THE COMMENT ON THE PLAN HANGING ON THE WALL

QUESTIONS: - Physical

1) How are you currently using the park? (example- hiking, fishing, x-country skiing etc.)
First Use (how do you use it the most) _____
Second Use _____
Third Use _____

2) How are you currently accessing the park? (example- car, bike, walk, (if you walk what entry?)

3) What physical elements should remain in the park? (example- sports turf, speed skating, etc.)

4) If the data and budget support the addition of new improvements. What physical improvements would you use in the park? (example- Bocce, tennis, etc.)

5) Other Comments –

Landscape Architecture
Site +Urban Design

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QUESTIONS: - Operational

1) How do you feel the park is being maintained on a scale 1 to 10? (1 being needs lots of improvement and 10 all is ok)

2) Are there specific elements that could be improved? (example- re-build sports turf)

3) Are the hours of use working for you? (example- it would be nice if there were longer hours for skiing on weekends etc.)

4) Other Comments:

REMINDER OF WORKING MEETING AT CHESTER BOWL BUILDING

MAY 23rd from 11 am to 6 pm

This is and opportunity for you to bring/discuss individual items to be included into the design process.

Landscape Architecture
Site +Urban Design

Figure #2

A matrix (Figure #3) was created to show how the Park is used by the community. Users were asked to indicate their first, second, and third uses and this compilation was utilized to inform the planning process.

CHESTER PARK USE MATRIX				
ACTIVITY	**1st Use**	**2nd Use**	**3rd Use**	**Total**
Hiking	28%	25%	15%	**69%**
Ski/Snowboard	19%	18%	6%	**43%**
XC	16%	19%	3%	**39%**
Running	15%	16%	6%	**37%**
Speed Sk8	7%	1%	3%	**12%**
Playground	3%	1%	4%	**9%**
Soccer/Field	0%	1%	6%	**7%**
Dog Walking	4%	1%	0%	**6%**
Fly fish teaching	0%	0%	6%	**6%**
Picnic	0%	0%	6%	**6%**
Dryland Training	3%	0%	1%	**4%**
Softball	0%	1%	1%	**3%**
Summer Camp	0%	1%	1%	**3%**
Bike	0%	1%	0%	**1%**
Meditation	0%	0%	1%	**1%**
Music in Park	0%	0%	1%	**1%**
Nature	0%	1%	0%	**1%**
Photography	0%	0%	1%	**1%**
Snow Shoe	0%	0%	1%	**1%**
Ski Jump	0%	0%	0%	**0%**

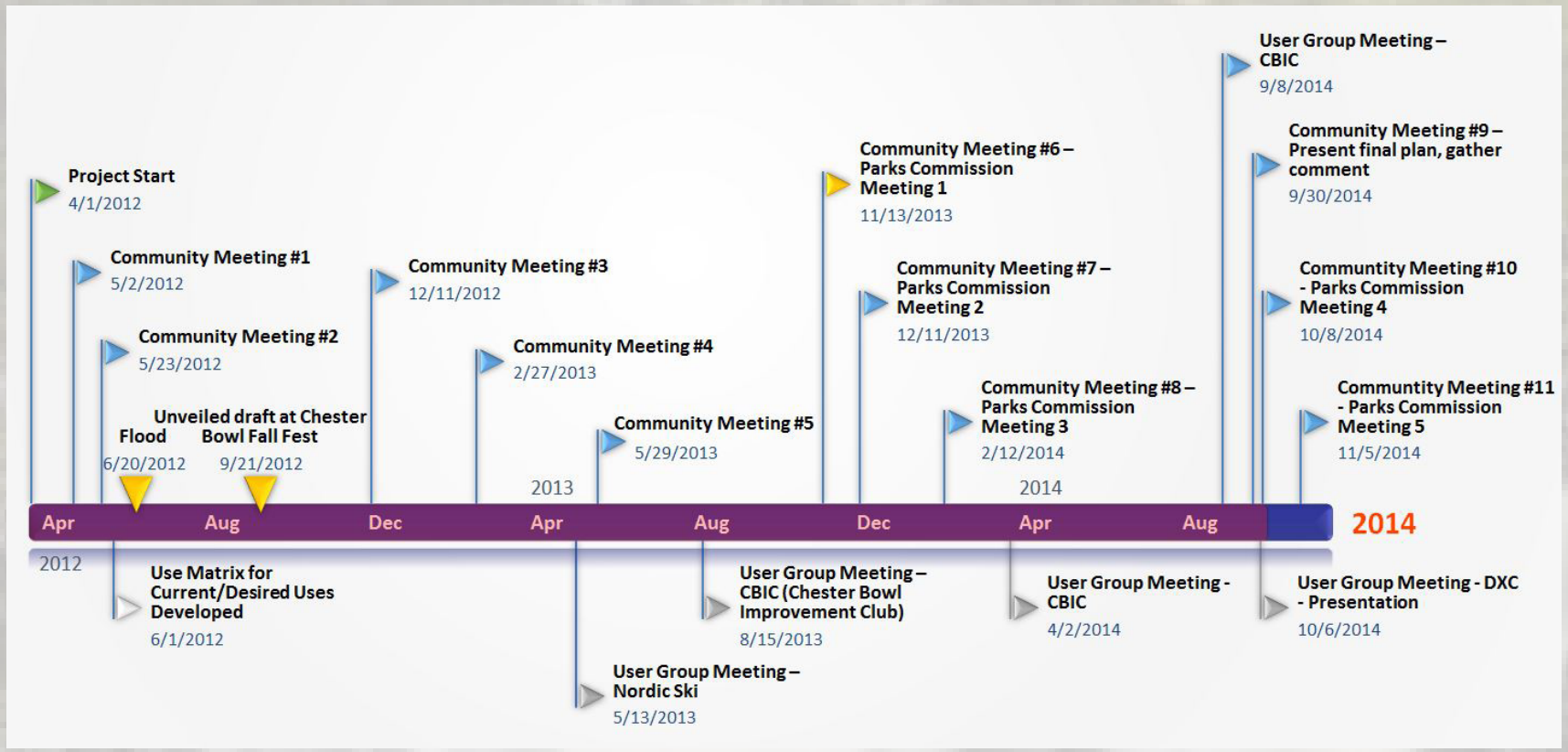
Figure #3

June Floods of 2012

Chester Park experienced massive flood damage along Chester Creek and the dam that created Chester Park's upper pond was washed out. Prior to the flooding, the DNR had already expressed a desire to remove the dam and create a pool and riffle system that would enhance trout habitat. Several options were studied and presented to the public. Options for online, offline and no ponds were presented. The design of the pool and riffle system will be completed by DNR staff in conjunction with City Staff and will be presented to the community and Parks Commission. The old dam should be reconfigured as a creek crossing and become a new bridge location.

Additional improvements due to flooding and severe erosion will also be addressed along the creek from Skyline Parkway to 4th Street.

Replacement of the Cross Country Ski bridges was completed prior to the 2013/2014 nordic ski season. A seasonal snow bridge at the base of the downhill area has been utilized for the ski season.


Project Start
4/1/2012
Community Meeting #1
5/2/2012
Community Meeting #2
5/23/2012
Flood
6/20/2012
Unveiled draft at Chester Bowl Fall Fest
9/21/2012
Community Meeting #3
12/11/2012
Community Meeting #4
2/27/2013
Community Meeting #5
5/29/2013
Community Meeting #6 – Parks Commission Meeting 1
11/13/2013
Community Meeting #7 – Parks Commission Meeting 2
12/11/2013
Community Meeting #8 – Parks Commission Meeting 3
2/12/2014
User Group Meeting – CBIC
9/8/2014
Community Meeting #9 – Present final plan, gather comment
9/30/2014
Communtity Meeting #10 - Parks Commission Meeting 4
10/8/2014
Communtity Meeting #11 - Parks Commission Meeting 5
11/5/2014
Apr
Aug
Dec
Apr
Aug
Dec
Apr
Aug
2012
2013
2014
2014
Use Matrix for Current/Desired Uses Developed
6/1/2012
User Group Meeting – Nordic Ski
5/13/2013
User Group Meeting – CBIC (Chester Bowl Improvement Club)
8/15/2013
User Group Meeting - CBIC
4/2/2014
User Group Meeting - DXC - Presentation
10/6/2014

While there are variables in terms of where some of these activities are located within this site, specific activities are fixed due to restrictions on space and established desirability of location. These include:

- Open turf area - Although in need of repair, the turf area will remain
- New Downhill Ski run alignment - must consider safety, access to lift, run-out location, slope and environmental disturbance.
- Parking - Due to the challenging slopes, parking will primarily be located at existing locations with some modifications to increase parking quantities (Re-built in Cost Estimate). Additional parking may be added off Kenwood Avenue.

Preliminary Mini-Master Plan

The preliminary Mini Master Plan developed by the design team represents the evolution and layout of site elements on how the activities might be arranged as a means of discussion for future community wide workshops and is provided for reference (Figure #4)

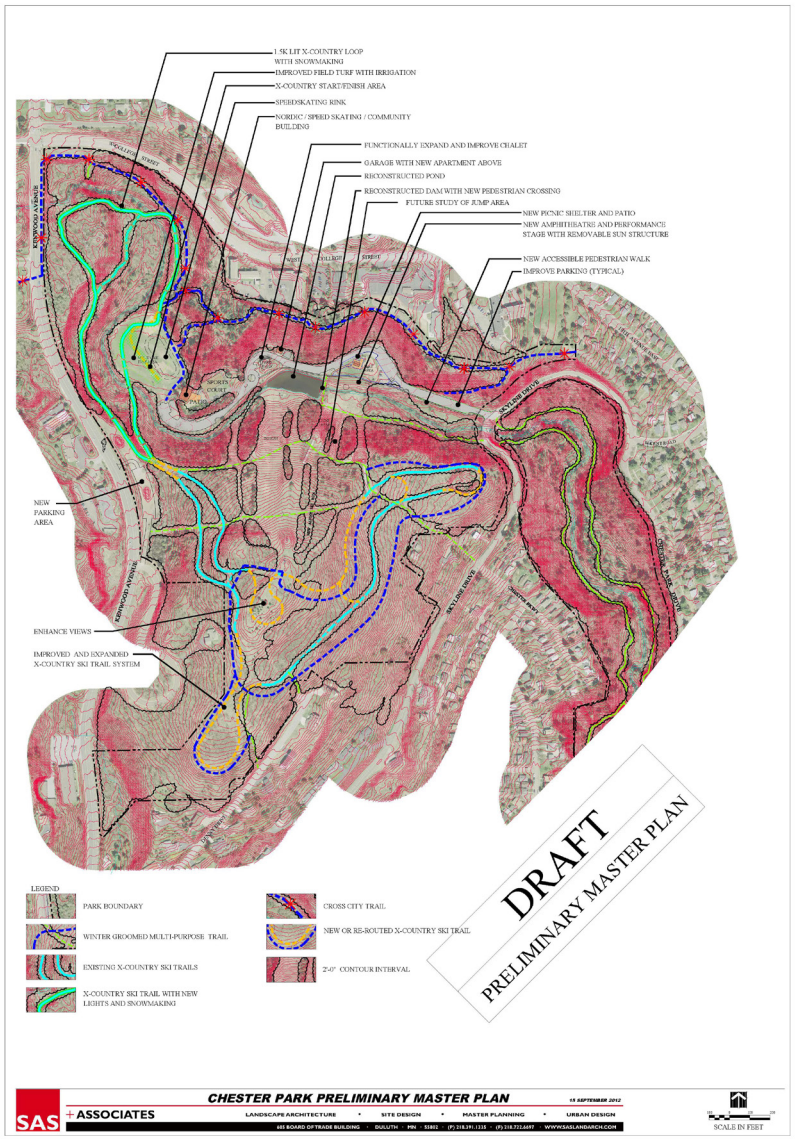


FIGURE # 4

G. MINI-MASTER PLAN ELEMENTS

The following represents a listing of preferred elements and activities identified during the public process:

Park Elements & Activities

- Three creek crossings, one upstream from the chalet, one centrally located, and one downstream near the playground area.
- New downhill ski run
- Walking trails/Dog Walking perimeter trail
- Nordic skiing
- Downhill skiing
- Music in the Park
- Pond (for Canoing, kayaking, water play etc.)
- Community building uses (use of Chalet)
- Community park uses (Fall Fest, Music in the Park, etc.)
- Mountain biking "loop trail"
- Zip-Line
- Day camps (Kitchigami and CBIC)
- A "Duluth Traverse" multi use trail
- Paths connecting the various neighborhoods surrounding the Park
- The pools and riffle system create fishing pools along Chester Creek
- Playground
- An open turf area large enough for non organized active type activities, soccer, softball, speed skating, etc.
- Sports court
- Picnic shelter near the amphitheater area
- Amphitheater
- Picnic areas including grills, seating, shelter, etc.
- Addition of new building for day camps use, community use, & Nordic uses
- Bicycling – limited to the "Duluth Traverse"
- Landscaping / Shade tree plantings
- Pedestrian scale lighting – study the removal / revision of the athletic field lighting
- Clay tennis courts
- Disc golf course
- Skate park
- Off leash dog area

Items Not Preferred

- Motorized Vehicles
- Mountain Biking Trails - except for the Duluth Traverse

H. ENVIRONMENTAL

Enhance and Naturalize Waterways

In June of 2012, Chester Creek and its adjacent hillsides sustained extensive damage from flooding. Additionally, because it is fed by natural flow upstream, numerous neighborhood storm water inflows, extensive up-stream parking lot and building runoff, as well as runoff from the paved drive and parking lot surfaces within the Park itself, maintaining a cool water temperature in Chester Creek is a challenge. As a result, Chester Creek will be 'redesigned' to help restore the hydrology and ecological function of the creek, stabilize the stream banks, and improve creek habitat within the Park. The intent of the Mini-Master Plan is to describe the built environment in plan form while ensuring any future improvements include features to minimize impacts to the stream and associated natural systems.

The following guidelines should be incorporated when completing improvements:

- Maximize bioengineering stabilization solutions for the stream bank
- Design stream restoration and enhancements to withstand future flood events
- Protect built elements from flood damage
- Create opportunities to control water runoff volume, rate, temperature and sediments from adjacent surfaces entering Chester Creek

Forest Management

To accomplish widening of the Huckleberry Ski Run to increase space, sightline and safety for skiers and the addition of a new "fun slope" featuring gentle waves of snowy berms, 0.21 acres of underbrush, small aspen and birch and invasive buckthorn will be removed. The Plan aims to restore high-quality native trees to sizable areas of the Park and includes additional planting of 1.06 acres of new trees including pine, maple, aspen and birch. This equates to five new trees being planted for every one removed.

Enhance Views from and into the Park

Historically, views from Chester Park overlooking the City's hillside and Lake Superior were numerous. Over the decades, the natural tree line has expanded and now limits the expansive views. Achieving dual goals of restoring historic views while preserving some of the trees which have grown will require an ongoing, proactive and managed transition.

Vegetation

Stands of tall red and white pines, along with other selective plant types, including local areas of dense Yew plantings and slope side vegetation, are critical to defining the Park's aesthetics. Not only is this vegetation necessary to stabilize erodible soils, protect the creek from sediment, and shade pavement areas, but they also stimulate visitors health and provide places to see sensitive species.

If possible, work should be minimized to avoid areas where sensitive and critical plant varieties are found.

Utilities
Aged and leaky sanitary lines need to be upgraded along the valley of the Park prior to roadway, trail or field improvements.

Construction and Maintenance
Sustainability will be a driving factor in all aspects of improvements. Building for longevity and efforts to minimize maintenance will be critical in phasing and budgeting of Park enhancements.

I. FINAL MINI-MASTER PLAN

This Mini-Master Plan represents a guideline for development. It provides a framework for how various activities may be established or maintained within the Park over the next 10 years. The following descriptions and concept plan areas represent more detailed views of potential Mini-Master Plan improvements.

The following described elements are to be considered for incorporation when completing improvements:

Trails, Paths and Pedestrian Circulation
- Pedestrian paths can currently be found throughout the Park. The paths should be maintained and upgraded where necessary based on condition and level of use
- Trail connections that allow the community to enter the Park around the perimeter should be maintained and if necessary, expanded based on need
- A variety of trails throughout the Park that follow the ridge lines or valleys or wind within the Park, providing the public with a variety of experiences should be maintained
- Add or modify trails as necessary to address user conflict. While we are not able to fully eliminate conflict, efforts can be made to reduce them. (details outlined on Page 13)
- Add signage for way-finding and trail use guidelines to help eliminate trail use conflicts
- Pedestrian access from Skyline Parkway is currently poor, with no separation between vehicles and pedestrians. This creates a safety issue as well as affects the users' enjoyment of the Park. A separated sidewalk or walking path should be installed to minimize this conflict.

Vehicular Circulation

Vehicular access to the Park is currently available only from one location along Skyline Parkway. This entrance provides access to parking, the play ground, chalet and ski hill, and the open turf area. Vehicular congestion occurs regularly during peak Park activities such as Music in the Park, Fall Fest or at the end of a ski day. This congestion, along with poor pedestrian options from the Park entrance, creates a conflict and a safety hazard. The Park's steep hillsides, proximity of the access drive to Chester Creek and high demand for flat, green space limits the options for improvement to parking, vehicular and pedestrian circulation. (Figure #5)

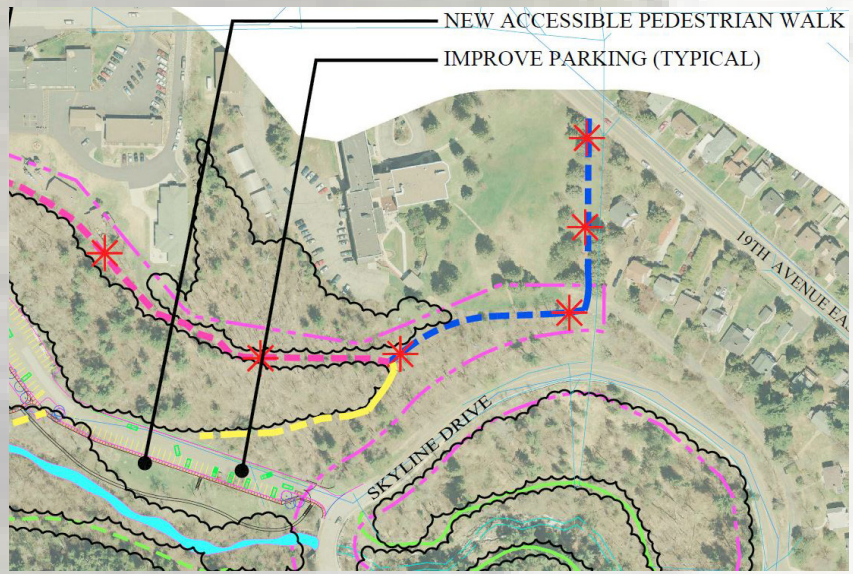


FIGURE #5

Parking

Parking is limited within the Park and opportunities for new parking areas should be considered. Modest changes to the drive into the Park could improve parking and vehicular circulation by providing a more clear parking arrangement. A portion of the large flat gravel area off Kenwood Avenue, currently used by the Public Works Department, could be utilized for additional parking. Where possible, any parking improvements should include stormwater and ADA improvements when constructed. (Figure #6)

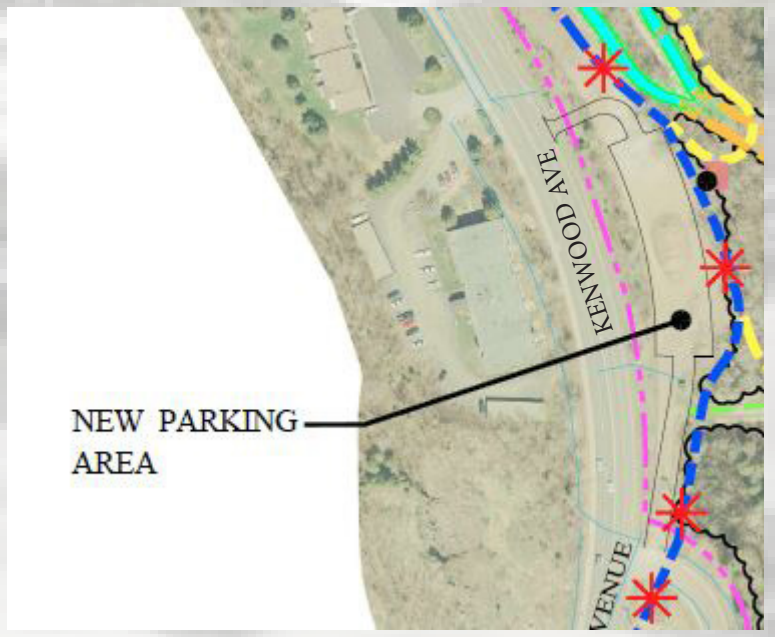


FIGURE #6

Trail Improvements - Duluth Traverse

The Duluth Traverse Trail (blue and red dashed trail with "red asterisks") borders the North and West edges of the Park and is part of a city wide off road multi-use connecting trail system. Adding this trail will direct adjacent neighbors to the appropriate trail as they enter the North and West sides of the Park.

Nordic Trail Improvements / Pedestrian Improvements - Shared Use Trail *

* Shared use means the trail can be used by both pedestrians and XC skiers; no bikes

The City of Duluth has conducted a Cross Country Ski Trail Master Plan which includes several suggested ski trail modifications. Comments received from both skiers and pedestrians initially identified the desire for a walking trail separate from the cross country ski trail. As the Plan developed, preference for a shared-use trail became more prevalent and resulted in the following preferred approach. While the proposed parallel pedestrian trail continues to be shown in the Plan, implementation of the Plan will occur as outlined in stage one and stage two:

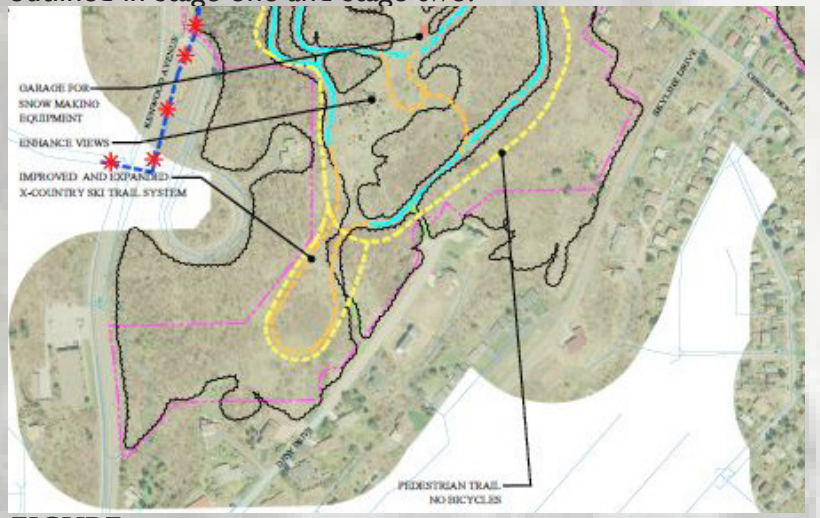
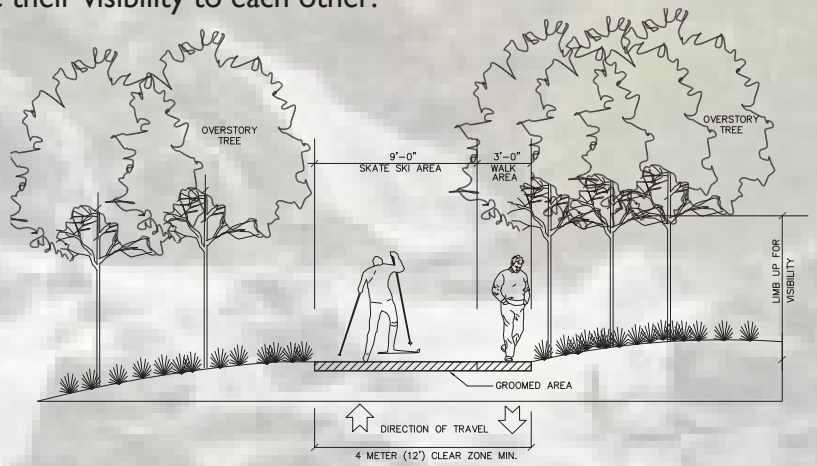


FIGURE #7

STAGE ONE

On a trial basis, pedestrians and skiers will share a trail that is:

- Widened to its original width of approximately 4 meters (slightly more where safety concerns dictate) by brushing, shrub and rock removal and moderate earth work along some edges;
- Re-designated and re-signed for shared use;
- Groomed for skating (classic in beginner loop only);
- Routed so that pedestrians and skiers would proceed in opposite directions to increase their visibility to each other.



SHARED USE SECTION

STAGE TWO

If pedestrians and skiers are unable to coexist in Stage One, the City will bring a recommendation to the Parks Commission on or before June 1st 2017 to determine proper action for Stage Two, options include:

- Building a separate parallel pedestrian trail as in the current plan;
- Limiting Nordic skiing in all or major parts of Chester.

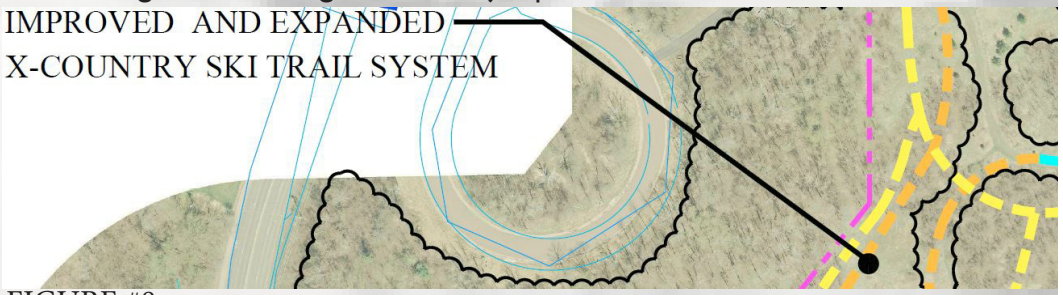


FIGURE #8

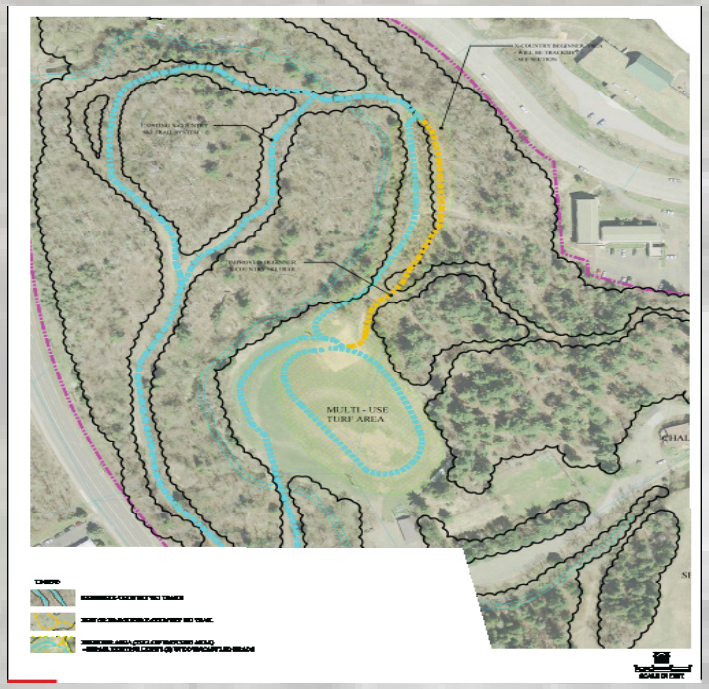
Another goal of the cross country ski user group was to broaden the skier base. The addition of small trail sections would accommodate a wider variety of skier abilities, while the addition of crossover trails (dashed orange lines on Figure #8) will limit the downhill-uphill sections of the trail system allowing for less experienced skiers to avoid the more advanced trails.

Beginner Area Nordic Improvements

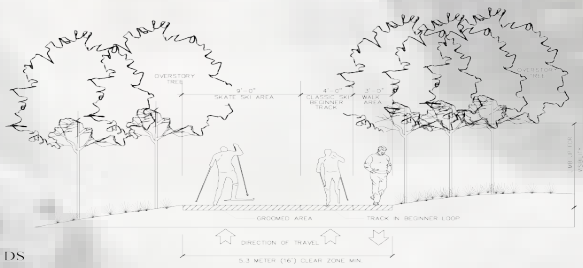
Interest in re-developing a small beginner nordic ski area loop located behind the backstop in the multi-use sports area. The lights are proposed to be repaired and the original short loop is proposed to be reused.

Downhill Ski Run Improvements

A desire for additional ski runs was identified during the Mini-Master Plan process. Proposed alignment would complete a new run starting from the top of the lift and connecting to the existing trail just above the bottom of the ski lift. In addition to a new ski run, three areas are identified as locations where tree removals would allow for the widening of an existing ski run and the addition of a "fun slope". The fun slope area fills a void left by the removal of "Little Chester" ski jump and is to initially be built with snow, but ultimately may be constructed with earth and a new light pole to replace the one removed with Little Chester. Final alignment of the new ski run will have to be field verified to minimize vegetation removals and assure it meets the required slopes. (Figure #9)



BEGINNER TRAIL AREA



BEGINNER TRAIL SECTION

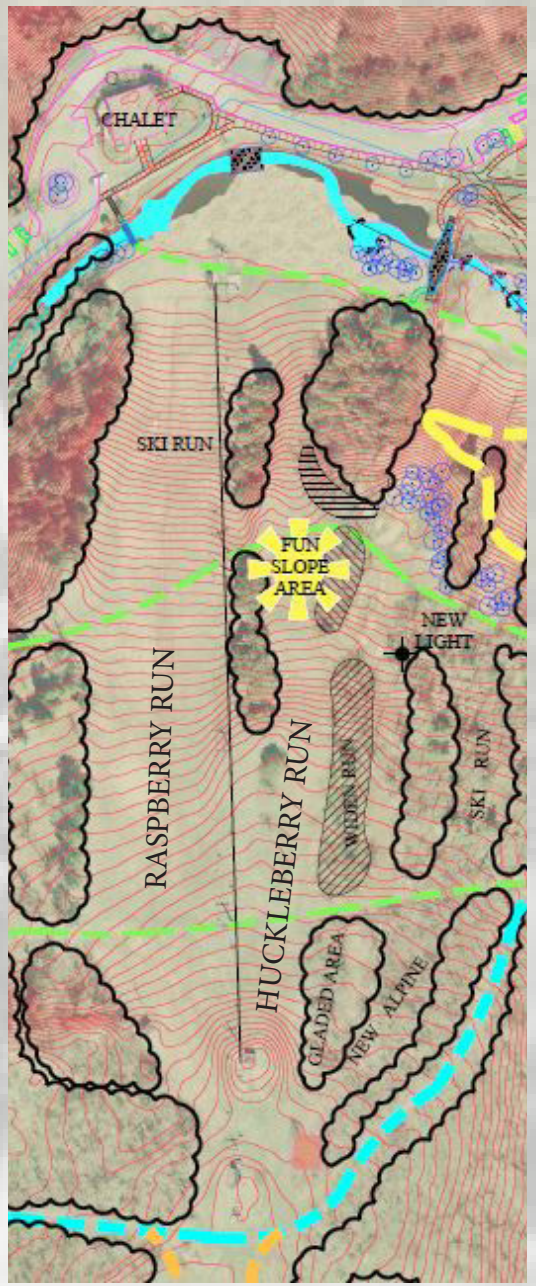


Figure #9

Amphitheater Area Improvements

Thousands of community users flock to the area around the stage and the play area. With the DNR's desire to create a meandering creek, grading the amphitheater area and changing the location and orientation of the stage will allow for an improved event space. Creating a shallow bowl (similar to Leif Erikson Park) will allow the creek and hillside to be a visual backdrop for the stage and create better seating and visibility of the stage for event goers. Construction of a stage area (perhaps with a shade structure) could be designed in conjunction with DNR plans for the Chester Creek's pool and riffle system. Overall accessibility and access to the stage and surrounding area would be improved. Feasibility of stage placement will only be determined after DNR stream restoration plans are completed; proposed final location will be brought back to the Parks Commission before work begins. (Figure #10).

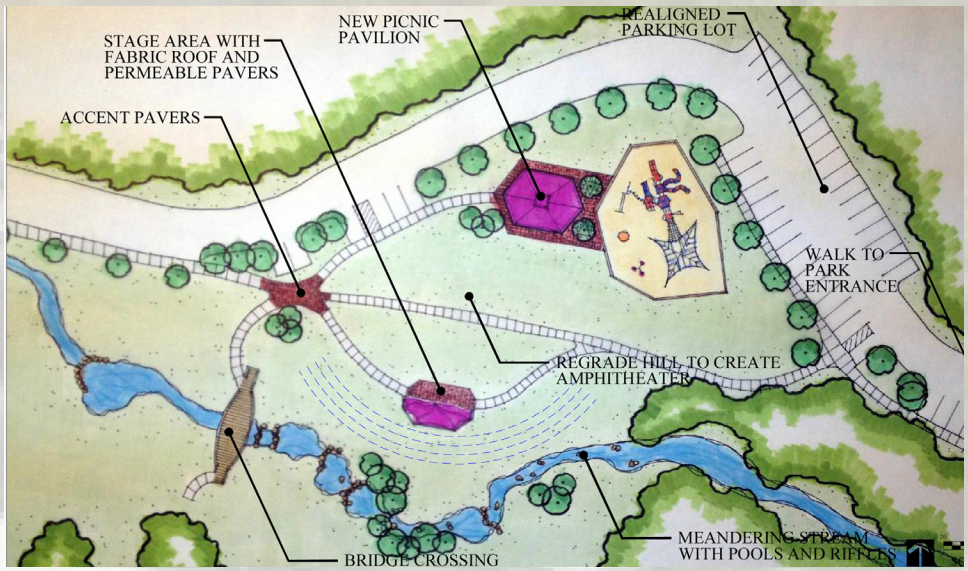


Figure #10

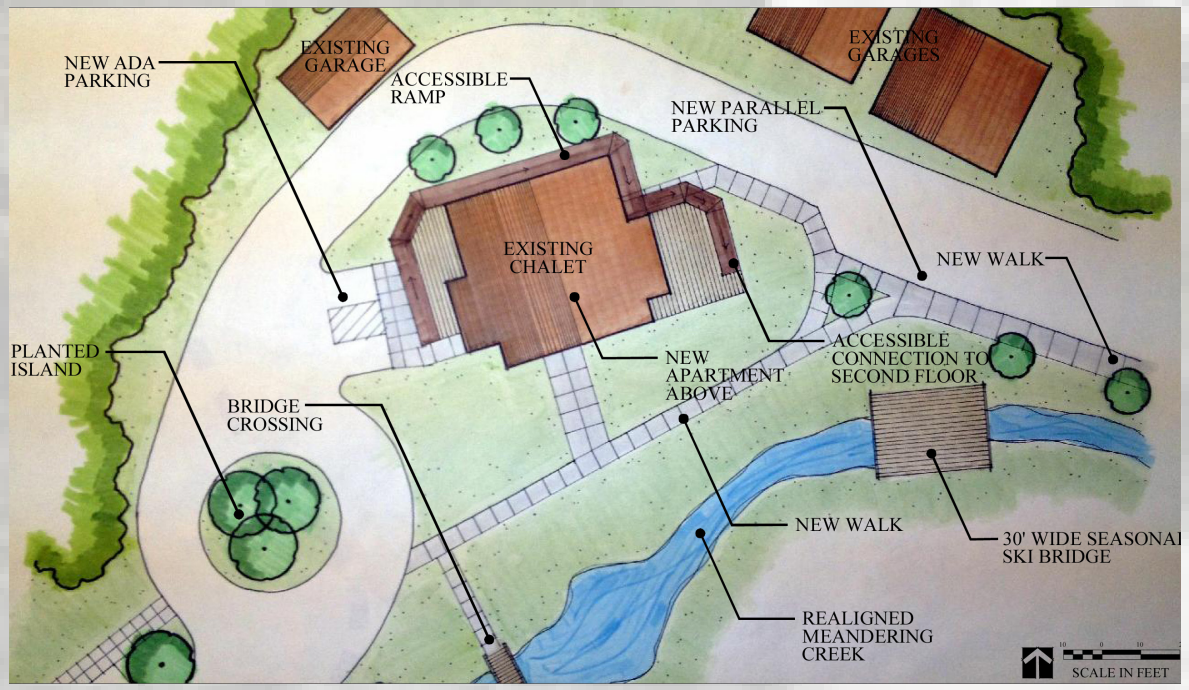


Figure #11

Chalet Area Improvements

The existing chalet is under-performing in both the environmental aspects and serving the community's needs. The second level is currently shared by an apartment that is needed for park security and the area used by skiers in the winter. Demands for a larger ski warming area or gathering space requires relocation of the apartment to a new third level and expansion of the chalet into the entire second level which would also allow for the addition of an ADA restroom. ADA access to the second floor could also be accomplished with the construction of a ramp around the backside of the building with an entrance along the East side. (Figure #11)

Other Building Improvements

The feasibility of adding two storage buildings, one at the top of the ski hill for snow making equipment and a second located along Kenwood Avenue near the new parking lot for storage of the snow groomer will be evaluated. (Figure #12)

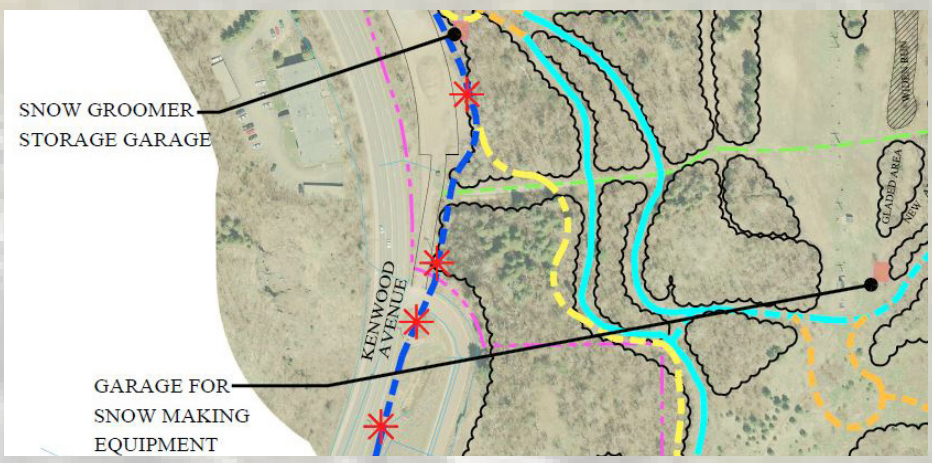


Figure #12

Sport Court Area Improvements

The sport court area and upper walk-out level of the new Nordic / sport court building make this area very suitable for "Day Camp" purposes. The balance of sod areas and addition of a small area of hard surfaces will enable youth and Park users to be outside sooner after rain events and add a greater number of uses during a variety of weather conditions.

The proposed Nordic/sport court building will be located adjacent to the multi-use sports field and the sport court area. The split level building will serve both the field from the lower level and the sport court from the upper level. Patios will extend from each entry and connecting sidewalks will link accessible parking to the structure. The building will meet the City's goal of achieving LEED® silver status. (Figure #13) Removal of the existing storage building (being used as a "Day Camp") will also allow for additional parking.

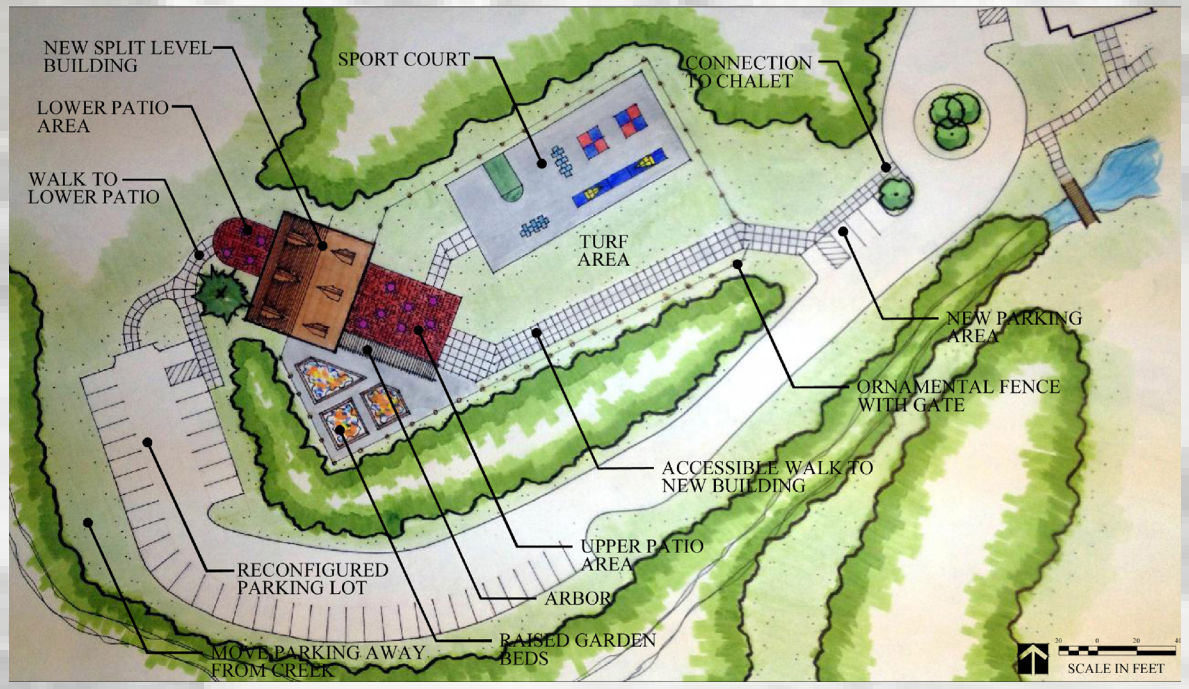


FIGURE #13

Multi-Use Sports Field Area Improvements

Winter Season

In winter, the multi-purpose field serves many purposes. Cross country skiers use the field as a base area, speed skaters locate an ice oval there, and it also serves as a large area for dog walking and a trailhead. (Figure #14)

Summer Season

The field is in need of restoration and improvements to the field were one of the most desired elements heard from citizens. The area needs to have poor soils removed, modified soils for turf incorporated, the addition of sub drainage elements with grading, an irrigation system added and new sod installed. The flat multi-use sports turf and ball field area make it a logical space for large gatherings and events. (Figure #14)

Entries into the Park Improvements

The primary entry into Chester Park is from Skyline Parkway, with secondary entries from approximately 20 separate pedestrian locations. Two suggested improvements to the primary entrance include the addition of a pedestrian sidewalk from the main gate into and through the Park, and the addition of a more visually significant entry monument or gateway. (Figure #15)

Secondary pedestrian entries should be maintained.

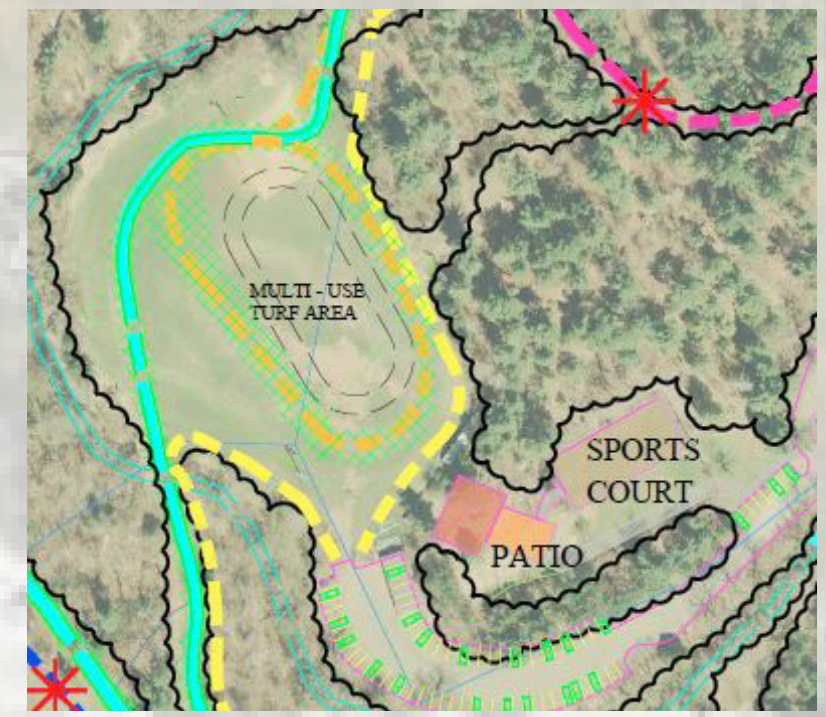


FIGURE #14

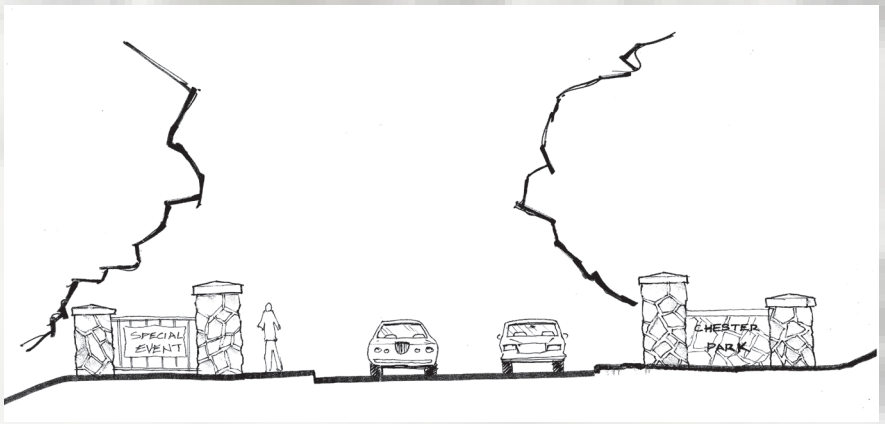


FIGURE #15

J. PHASING

The final Mini-Master Plan is divided into six phases that focus on construction of areas rather than construction of individual elements. This is done for planning purposes and should not exclude the possibility of constructing elements individually based on their desirability. Elements could be built as funding becomes available and less expensive elements could be prioritized to increase viability.

PHASE 1 – Could Include (starting 2014)
1. Multi-Use Trail Improvements
    a. "Duluth Traverse" - COGGS
2. Pedestrian bridge – Upstream from Chalet
3. Cross Country Ski Trail Modifications
    a. Addition of "shortcuts" to enhance skier usability
    b. Shared use trail modifications
4. Trail – Repairs
    a. Repair existing damaged trails
    b. Close duplicate unnecessary trails
5. Prepare for Fun Slope area
6. Forest Management

PHASE 2 – Could Include
1. Chalet Improvements
    a. Adding the third floor apartment
    b. Expanding the existing chalet space
    c. Adding an ADA access to second floor
2. Parking Lot/Drop Off Adjustments – Turn around area
    a. Stormwater improvements

PHASE 3 – Could Include
1. Amphitheater / Picnic Pavilion Enhancements
    a. Add shade – picnic shelter
    b. Change location of the stage
2. Parking Lot Improvements – Near "Old Upper Dam"
    a. Adjust parking and add ADA Spaces
    b. Stormwater improvements
3. Pedestrian bridge
    a. Center creek crossing near "old upper dam"

PHASE 4 – Could Include
1. Park "Entry" Elements
    a. Sidewalk to Skyline
2. Parking Lot Improvements – Along Entry Road
    a. Adjust parking and add ADA Spaces
    b. Stormwater improvements
3. East side crossing near "old lower dam"
4. Storage building near Kenwood Ave for snow groomer

PHASE 5 – Could Include
1. New Nordic /Sport Court Building
2. Sport Court
3. Pedestrian path
4. Parking Lot Improvements
5. Multi Use Field Improvements
    a. Adjust parking and add ADA Spaces
    b. Stormwater improvements

PHASE 6 – Could Include
1. Snow Making and Lighting for Cross Country Ski Area
    a. City will seek to identify a different area for locating XC skiing facility with lighting and snowmaking.
    b. Should these efforts fail, lighting and snowmaking at Chester will be open for consideration.
    c. Implementation of lighting and snowmaking contingent upon approval of Parks Commission.
2. Storage Building at the top of hill for snow making equipment
3. New Ski Run

Process for Improvements

Prior to beginning any work in the Park, specific details should be provided as required by the City of Duluth. The "Project Proposal" phase provides an opportunity for an applicant to identify a project, such as an Eagle Scout project or a new ski run. The City will identify necessary requirements, verify that the project fits into the Mini-Master Plan, and is constructed to meet design and environmental guidelines.

K. COST ESTIMATES

Costs are very preliminary and are done at a large scale without the benefit of detailed grading or utility plans (this is typical for a planning process). However, they are a good measure of the costs required for the range of improvements needed to construct the Park as proposed. Where possible, costs from recent construction projects are reflected. As Park plans evolve and detailed engineering plans are completed for proposed improvements, costs will be more refined.

In addition, costs (unless otherwise noted) represent construction by contractors with no donated labor or materials. The use of donated materials is a very good means of reducing costs. Volunteer labor will also reduce the cost of construction, but will greatly increase the level of coordination and effort by City staff. To limit liability, improvements built by volunteer labor should be carefully selected so that they can be completed by unskilled labor in a short time, without extensive use of heavy equipment. The cost estimates do not reflect phasing construction of the Park or funding from outside sources.

	Estimated Range
PHASE ONE	$180,000-$200,000
PHASE TWO	$775,000-$850,000
PHASE THREE	$480,000-$510,000
PHASE FOUR	$550,000-$600,000
PHASE FIVE	$2,250,000-$2,750,000
PHASE SIX	$175,000-$200,000

L. CONCLUSION

The final Mini-Master Plan for the Park sets out to create a vision that will meet the current and future recreation needs of the citizens of Duluth. Every attempt has been made to reflect the wide range of comments and suggestions offered by the design team and the public. The Park plans described in this document would result in a Park the community would be proud of and which would serve the residents well into the future. The site will certainly continue to be a major neighborhood connection and a major "citywide park" in the Duluth park system.

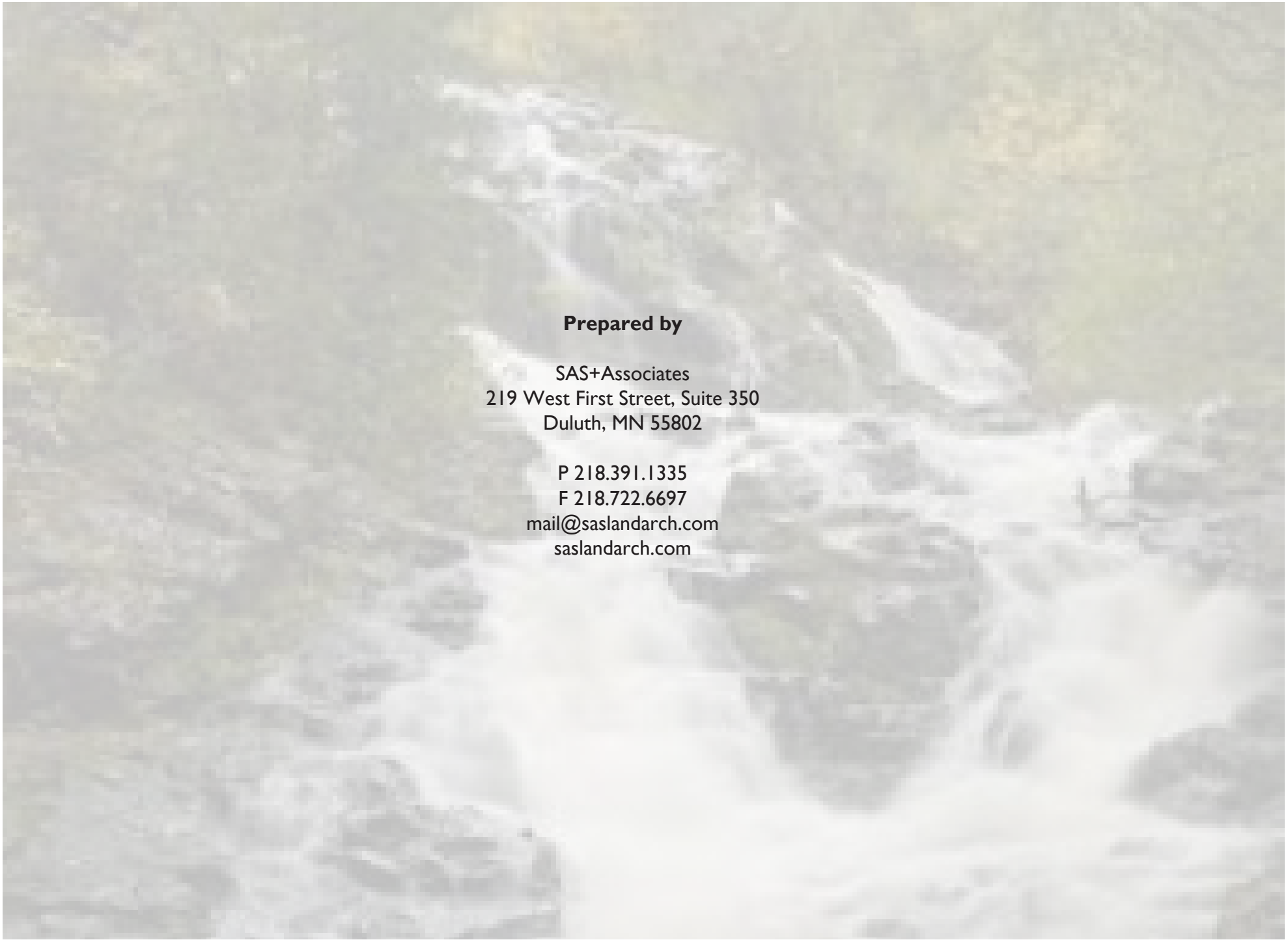
M. RESOLUTION

PARKS AND RECREATION COMMISSION

CHESTER PARK MASTER PLAN RESOLUTION*

That the Parks and Recreation Commission approves the Chester Park Master Plan, as set forth in the October 22, 2014 Draft Plan, as amended by the Parks Division presentation at the Commission's November 5, 2014 meeting,
and recommends the Master Plan's submission to the City Council for its consideration and approval.

*The City of Duluth Parks and Recreation Commission approved this Resolution
On a unanimous vote of all Commissioners present, at a meeting of the Parks Commission on November 5, 2014.



Prepared by

SAS+Associates
219 West First Street, Suite 350
Duluth, MN 55802

P 218.391.1335
F 218.722.6697
mail@saslandarch.com
saslandarch.com