

West Duluth Sports Corridor Mini Master Plan

Summary

Overall, the focus of the mini master plan is the reinvestment of existing facilities with an emphasis on connectivity between the major destinations of Wheeler Athletic Complex, Wade Stadium and the Heritage Sports Center. In the preferred plan, many of the existing facilities will receive improvements, or be repurposed. The general layout of park facilities will remain intact with the softball and baseball fields remaining on the upper terrace of Wheeler Athletic Complex, and the lower terrace consisting of a variety of court sports and an expanded state park. The primary focus on the Wade Stadium side is on circulation (both vehicular and pedestrian), improved and expanded parking, and access/ visibility with expanded trails and upgraded lighting.

Planning Process

An Advisory Committee consisting of key user groups in the park convened three times throughout the process to help guide planning effort. Two public meetings were also held as well as on-line review and comment on the needs assessment questionnaire, and review of the preliminary concepts. Additionally, there were five meetings with City of Duluth Parks and Recreation and other city staff as well as monthly updates to the Parks and Recreation Commission. The process began with a needs assessment that informed three alternative concepts, which ultimately lead to the preferred plan and subsequent phasing strategy.

Preferred Master Plan

The preferred master plan represents the collection of feedback throughout the planning process. The core framework of the parks remain intact with upgrades to many of the existing facilities, the addition of a few new features, and enhanced connectivity between both parks with additional trails and access to smaller, satellite parking lots surrounding Wade Stadium. The following is a summary of key park features broken down into three main categories: Wheeler Athletic Complex, Wade Stadium Area, and Corridor Connectivity.

Wheeler Athletic Complex

- Maintain pinwheel – upgrade dugouts, concession building, scoreboard, & surrounding paving
- Maintain baseball at Field #5, expand infield and outfield fencing to Babe Ruth dimension
- Maintain, expand skate park
- Maintain, tennis (2 courts) & stripe for pickle ball
- Add full court basketball (2 courts), reuse portion of former tennis courts
- Upgrade bocce courts
- Add horseshoe pits
- Relocate maintenance facility to east side of park (at former residential lot)
- Improve, expand playground
- Add additional trails and sidewalks for enhanced internal park circulation
- Improve parking lot – new paving, lighting and stormwater treatment areas
- Improve Wheeler Fieldhouse – upgraded restrooms, new roof, and heat for office areas.

Wade Stadium Area

- Expand main parking area at Wade, provide stormwater treatment at entry, and improve lighting (requires acquisition of vacant property)
- Pave surrounding parking lots, add lighting and provide stormwater treatment (both south and west of Wade Stadium and small lots along Grand Avenue)
- Create enhanced circulation with new access to west parking lot and behind existing residential (requires acquisition of a single residential property)
- Improve all surrounding fields - realign west fast pitch field to accommodate trail between the Stadium & softball field
- Provide additional trail connections around Wade Stadium, linking fields and parking lots
- Create a plaza area near softball fields with shade and picnic tables
- Provide an open pick-up/warm up area at Wade beyond the outfielders
- Supply water to little league concessions/ storage building

Corridor Connectivity

- Provide opportunity for Cross City Trailhead along Grand Avenue & south parking lot
- Enhance trail and sidewalk connections between Wheeler Athletic Complex & Wade Stadium
- Provide enhanced intersection crossings for pedestrians at Grand Avenue
- Investigate additional connections to Lincoln Park Middle School
- Improve 34th Avenue West with curb and gutter, sidewalks and entry signage for Wade Stadium
- Provide enhanced connections to Harrison Park along Grand Avenue
- Provide enhanced connections to Heritage Sports Center along both Carlton Street and Superior Street.
- Provide wayfinding and signage, linking major destinations in the corridor.

Phasing

The following is a recommended strategy for implementation. The exiting framework of the parks allows for incremental transformation/ upgrades to these facilities without displacement. The initial phase identifies roughly \$1,000,000 of potential improvements to the park that includes a combination of \$500,000 from the half and half tax and requires a \$500,000 local match. This phase is a combination of priority elements identified during the planning process and includes upgrades to the concession building and dugouts, expanded field #5, an expanded skate park, and the addition of pickle ball and basketball. The second phase includes improvements to Wheeler Fieldhouse, the relocation of the maintenance area, and the expansion of the playground and new picnic areas. The remaining elements are tied to renovation of the Wade Stadium parking areas. These improvements are anticipated to come with a second request for State Bonding dollars for the improvements and would be paired with additional renovation inside the Stadium including restrooms and concession areas.

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Preferred Master Plan



West Duluth Sports Corridor Master Plan

Phase 1



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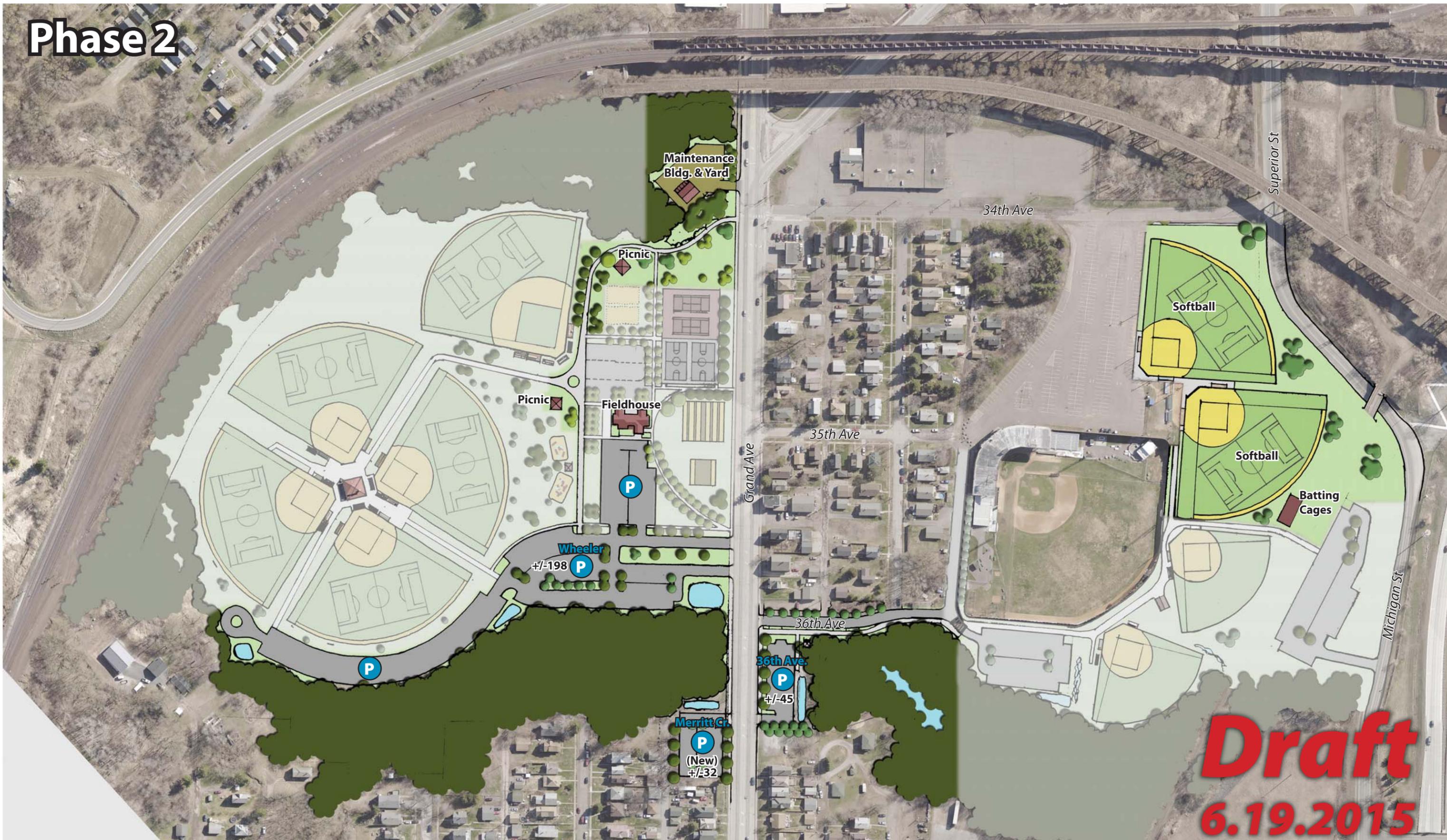
Category	SubCategory	Location	Description	Units	Unit	Unit Cost	Total Cost	Phase
Recreation Improvements	Softball	Wheeler	Upgrades Around Pinwheel Shelter	1	LS	\$ 50,000	\$ 50,000	1
Recreation Improvements	Softball	Wheeler	New Dugouts	2	EA	\$ 15,000	\$ 30,000	1
Recreation Improvements	Softball	Wheeler	Taller Fencing	500	LF	\$ 40	\$ 20,000	1
Recreation Improvements	Bocce	Wheeler	Maintain Bocce Courts	1	LS	\$ 8,000	\$ 8,000	1
Recreation Improvements	Baseball	Wheeler	Expand Field 5 to accommodate HSBB and BRBB	1	LS	\$ 200,000	\$ 200,000	1
Recreation Improvements	Tennis	Wheeler	Resurface Courts	2	EA	\$ 15,000	\$ 30,000	1
Recreation Improvements	Basketball	Wheeler	New Basketball Court	2	EA	\$ 20,000	\$ 40,000	1
Recreation Improvements	Skate	Wheeler	Skatepark Expansion	5000	SF	\$ 50	\$ 250,000	1
Recreation Improvements	Horseshoes	Wheeler	Build Horseshoes	4	EA	\$ 500	\$ 2,000	1
Recreation Improvements	Volleyball	Wheeler	Sand Volleyball Courts	2	EA	\$ 10,000	\$ 20,000	1
Recreation Improvements	Picnic	Wheeler	New Picnic Shelters	2	EA	\$ 30,000	\$ 60,000	1
Recreation Improvements	Playground	Wheeler	Playground Expansion	1	LS	\$ 250,000	\$ 250,000	1
Recreation Improvements	Baseball	Wade	Upgrade West Little League Field	1	EA	\$ 15,000	\$ 15,000	1
Recreation Improvements	Baseball	Wade	Upgrade East Little League Field	1	EA	\$ 15,000	\$ 15,000	1
Building Improvements	Softball	Wheeler	Upgrade Pinwheel Shelter Building	1	LS	\$ 50,000	\$ 50,000	1
Building Improvements	Softball	Wheeler	New Roof on Pinwheel Shelter Building	1	LS	\$ 10,000	\$ 10,000	1
Building Improvements	Baseball	Wade	Concessions and Storage for LLBB	1	LS	\$ 5,000	\$ 5,000	1
Building Improvements	Baseball	Wade	Water to Concessions for LLBB	1	LS	\$ 25,000	\$ 25,000	1
Circulation Improvements	Parking	Wade	Right Field Parking Lot Pave and Stripe	71	Spc	\$ 1,500	\$ 106,500	1
Circulation Improvements	Parking	Wade	Right Field Parking Lot Lighting	6	EA	\$ 3,000	\$ 18,000	1
Circulation Improvements	Parking	Wade	Michigan Street Parking Lot Pave and Stripe	98	SF	\$ 1,500	\$ 147,000	1
Circulation Improvements	Parking	Wade	Michigan Street Parking Lot Lighting	10	EA	\$ 3,000	\$ 30,000	1
Circulation Improvements	Trails	Wade	Trail Connection from Michigan St Lot to LLBB Fields	600	LF	\$ 60	\$ 36,000	1
Circulation Improvements	Wayfinding	Both	Signage and Wayfinding Improvements	1	LS	\$ 25,000	\$ 25,000	1
Other Improvements	Stormwater	Wade	Michigan Street Raingarden	1	EA	\$ 50,000	\$ 50,000	1
Other Improvements	Stormwater	Wade	Right Field Parking Lot Raingarden	1	EA	\$ 50,000	\$ 50,000	1

\$1,542,500

Costs are preliminary estimates only for master planning and budgeting purposes.
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Phase 2



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Category	SubCategory	Location	Description	Units	Unit	Unit Cost	Total Cost	Phase
Recreation Improvements	Softball	Wade	Move field for improved dugouts & circulation	1	LS	\$ 100,000	\$ 100,000	2P
Building Improvements	Fieldhouse	Wheeler	Renovate Fieldhouse	1	LS	\$ 200,000	\$ 200,000	2P
Circulation Improvements	Parking	Wheeler	Wheeler Parking Lot Pave and Stripe	198	Spc	\$ 1,500	\$ 297,000	2P
Circulation Improvements	Parking	Wheeler	Wheeler Parking Lot Lighting	26	EA	\$ 3,000	\$ 78,000	2P
Circulation Improvements	Parking	Wheeler	Merritt Creek Parking Lot Pave and Stripe	32	Spc	\$ 3,500	\$ 112,000	2P
Circulation Improvements	Parking	Wheeler	Merritt Creek Parking Lot Lighting	6	EA	\$ 3,000	\$ 18,000	2P
Circulation Improvements	Parking	Wade	36th Ave Parking Lot Pave and Stripe	45	SF	\$ 1,500	\$ 67,500	2P
Circulation Improvements	Parking	Wade	36th Ave Parking Lot Lighting	4	EA	\$ 3,000	\$ 12,000	2P
Circulation Improvements	Trails	Wade	Trail from Grand Ave Parking Lot	450	LF	\$ 60	\$ 27,000	2P
Circulation Improvements	Streets	Wade	New 36th Ave	450	LF	\$ 225	\$ 101,250	2P
Circulation Improvements	Wayfinding	Both	Signage and Wayfinding Improvements	1	LS	\$ 25,000	\$ 25,000	2P
Other Improvements	Stormwater	Wheeler	Wheeler Parking Lot Rain Gardens	2	EA	\$ 50,000	\$ 100,000	2P
Other Improvements	Stormwater	Wheeler	Merritt Creek Parking Lot Rain Garden	1	EA	\$ 50,000	\$ 50,000	2P
Other Improvements	Stormwater	Wade	36th Ave Parking Lot Rain Garden	1	EA	\$ 50,000	\$ 50,000	2P
Acquisitions	Streets	Wade	Acquire 3624 W 2nd	150%	LS	\$ 96,500	\$ 144,750	2P
Building Improvements	Maintenance	Wheeler	Maintenance Storage Building	2000	SF	\$ 100	\$ 200,000	2LT
Building Improvements	Maintenance	Wheeler	Maintenance Yard	10000	SF	\$ 10	\$ 100,000	2LT
Circulation Improvements	Streets	Wheeler	Connection to new Maintenance Facility	25	LF	\$ 225	\$ 5,625	2LT
Circulation Improvements	Parking	Wheeler	Parking Lot at Maintenance Building	18	Spc	\$ 3,500	\$ 63,000	2LT
Circulation Improvements	Trails	Wheeler	Trail from new maintenance facility to parking lot	1000	LF	\$ 60	\$ 60,000	2LT

\$1,811,125

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Wade Stadium Next Steps



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Category	SubCategory	Location	Description	Units	Unit	Unit Cost	Total Cost	Phase
Recreation Improvements	Picnic	Wade	Plaza in Left field	3600	SF	\$ 10	\$ 36,000	Wade
Circulation Improvements	Parking	Wade	Wade Parking Lot Pave and Strip	260	SF	\$ 1,500	\$ 390,000	Wade
Circulation Improvements	Parking	Wade	Wade Parking Lot Lighting	25	EA	\$ 3,000	\$ 75,000	Wade
Circulation Improvements	Parking	Wade	34th Ave Parking	16	Spc	\$ 3,500	\$ 56,000	Wade
Other Improvements	Stormwater	Wade	Improve low land property next to the main Wade lot	1	LS	\$ 50,000	\$ 50,000	Wade
Other Improvements	Stormwater	Wade	Raingarden at new alley road	1	LS	\$ 50,000	\$ 50,000	Wade
Acquisitions	Stormwater	Wade	Acquire 3406 W 1st	150%	LS	\$ 62,200	\$ 93,300	Wade
Acquisitions	Stormwater	Wade	Acquire 3414 W 1st	150%	LS	\$ 52,700	\$ 79,050	Wade
Acquisitions	Stormwater	Wade	Acquire 3422 W 1st	150%	LS	\$ 55,600	\$ 83,400	Wade

\$ 912,750

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