



M2007-0051

City Council Meeting Date: April 16, 2007
Consent
ITEM: 7
Motion

ITEM: Way Park Master Park Plan

ACTION REQUESTED:

Proposed Motion For Consideration: _____ **Motion** _____ **Second**

The City Council of the City of Northfield hereby approves the Way Park Master Plan.

SUMMARY

The City Council is being asked to review and approve the Way Park Master Park Plan. The master park plan was developed by local Landscape Architect Spencer Jones and provides the basic framework and concept for future park development at Way Park. The Northfield Park and Recreation Advisory Board (PRAB) contracted with Mr. Jones in February of 2006. The master plan developed as a result of several neighborhood meetings, oversight and direction given by the PRAB, and meetings with the Friends of Way Park. One controversial issue identified through this process was the closure of 1st Street, which runs through the existing park. This issue was presented as a work session item to the City Council in September of 2006. At that time the Council was generally in favor of the closing of 1st Street to enhance the park development. As a result of the discussion and input the Way Park Master plan incorporates several design elements:

- The PRAB identified Way Park as a neighborhood park limiting the amount of off street parking necessary and limiting the community amenities included in the park design.
- The closure of 1st Street is accomplished by providing for cul-de-sacs on the east and west sides of the park. The cul-de-sacs are 70 foot diameter, which allows for the turnaround of most vehicles. Surmountable curbs are included in the cul-de-sac designs to allow for large fire trucks to also turn around.
- An eight car parking lot is included in the plan, which allows for handicap parking and some off street parking.
- Park features include: a pavilion, passive amphitheatre, botanical garden, open space, and plaza area/game court.

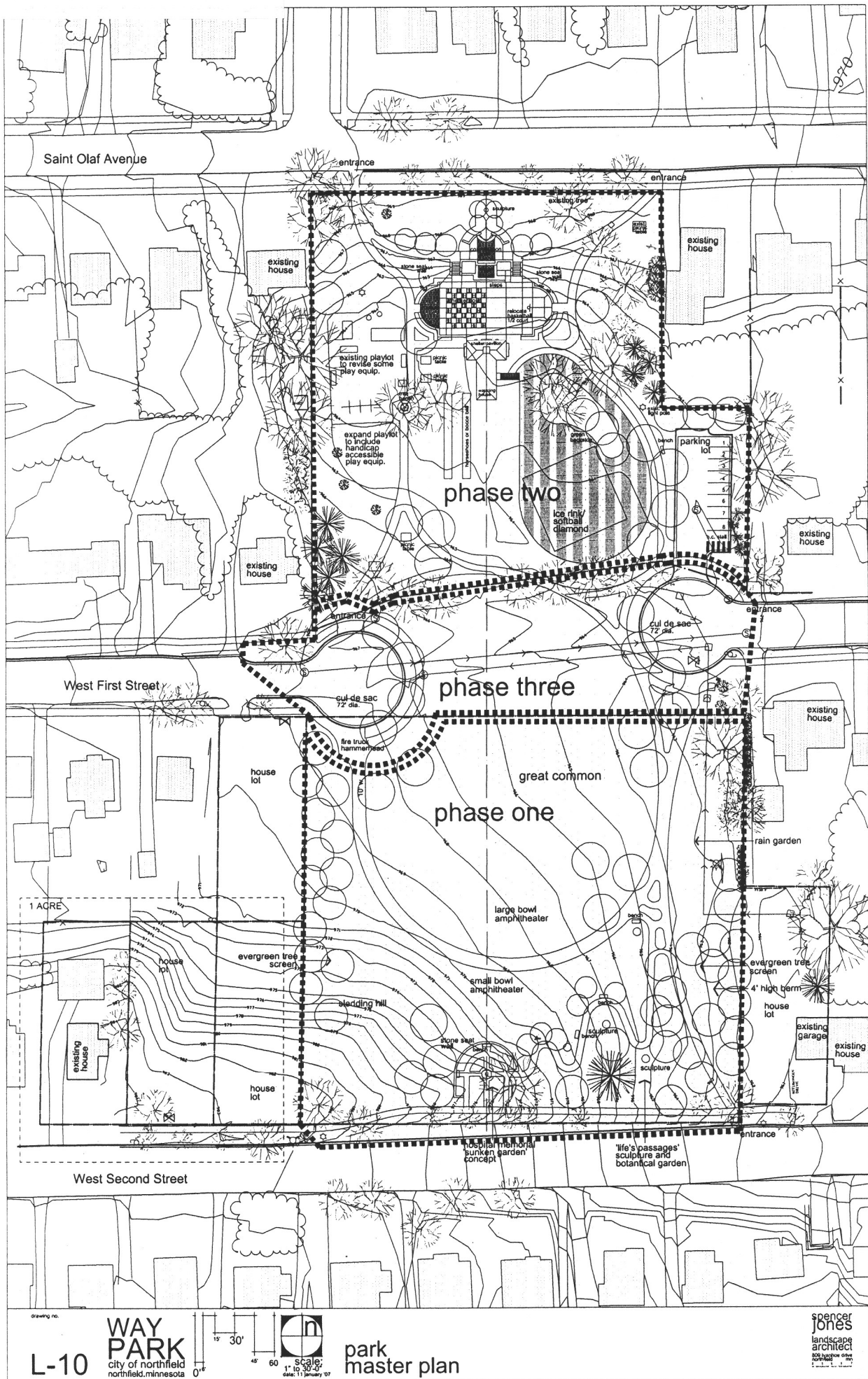
The PRAB reviewed the park master plan at their February 2007 meeting and recommend the Council approve the master plan.

Although no funding has yet been identified for this park development project, The Friends of Way Park have expressed interest in raising funds for the project. Mr. Jones did develop a preliminary cost estimate on for a three phase full park development (attachment 2). Council approval will be necessary on each phase of development as funds become available for park. Additional operating and maintenance costs, which the City may incur, will be identified at the time of construction.

ATTACHMENTS:

1. Way Park Master Plan
2. Cost Estimate

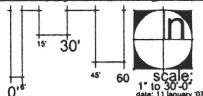
Submitted By: *Joel Walinski, Director of Public Services*



drawing no.

L-10

WAY PARK
city of northfield
northfield, minnesota



park master plan

spencer
jones
landscape architect
805 hudson drive
northfield, mn
55056-1200

**WAY PARK: PHASE ONE
NORTHFIELD, MN**

**Opinion of Probable Costs
6 February 2007**

DESCRIPTION	QUANTITY	UNIT COST	AMOUNT
Site demolition			
Sawcut pavement	330 LF	2.00	660
Remove concrete curb/gutter	353 LF	4.00	1412
Remove asphalt	2475 SF	0.25	618
Site grading			
Temporary Erosion Control	item		1500
Excavation cut/fill (Topsoil stripping & placement)	2425 CY	6.00	14,550
Topsoil import	500 CY	12.00	6000
Site Improvements			
Concrete walk	2550 SF	6.50	16,575
Concrete Curb/Gutter	465 LF	20.00	9300
Concrete drive/walk	4800 SF	8.50	40,800
Concrete Steps	56 SF	60.00	3360
Stone Wall (2'H)	105 LF	140.00	14,700
Wood Bench	5 nos.	1200.00 ea.	6000
Sculpture	5 nos.		unknown
Site Utilities			
Storm Line	item		2000
Catch Basin	2 nos.	1500.00	3000
Landscaping			
Evergreen Trees	29 nos.	650.00 ea.	18,850
Deciduous Trees	24 nos.	700.00 ea.	16,800
Small Trees	10 nos.	400.00 ea.	4000
Shrubs	5570 SF	6.00	33,420
Perennial bed	540 SF	3.00	1620
Sod	9848 SY	2.50	24,620
Topsoil mix	219 CY	15.00	3285
Compost	item		1000
Mulch	618 SY	3.00	1854
Wetland Seeding	350 SY	2.50	875
Wetland Mulch	350 SY	3.00	1050
Wetland Shrubs	540 SF	6.00	3240
Rain Garden Soil	100 CY	14.00	1400
SUBTOTAL			226,289
+15% CONT.			33,900
TOTAL SITEWORK			\$260,200

Please note that the above does not include the following:

1. Landscape Arch. and Civil Engineer Fees.
2. Underground utilities: electrical, lighting, water, and irrigation.
3. Soil Tests and capping utilities.
4. Temporary pavement connections.
5. **The above presumes that grading is done prior to all other work.**

WAY PARK: PHASE TWO NORTHFIELD, MN

Opinion of Probable Costs 6 February 2007

DESCRIPTION	QUANTITY	UNIT COST	AMOUNT
Site demolition			
Sawcut pavement	20 LF	2.00	40
Remove Concrete Walk	460 SY	2.50	1150
Remove Concrete Steps	144 SF	10	1440
Remove Trees	7 no.	900	6300
Relocate Existing Warming House	item		1500
Site grading			
Temporary Erosion Control	item		1500
Excavation cut/fill(Topsoil stripping & placement)	250 CY	6.00	1500
Topsoil import	130 CY	18.00	2340
Relocate aglime mix	90 CY	10.00	900
Site Pavements			
Concrete walk	10,078 SF	6.50	65,507
Concrete (colored) walk	900 SF	8.50	7650
Concrete Curb/Gutter	280 LF	20.00	5600
Concrete apron	300 SF	8.50	2550
Concrete Steps	443 SF	60.00	26,580
Pervious Pavers	683 SF	14.00	9562
Asphalt (parking lot)	3600 SF	3.30	11,900
Paint striping	item		500
Play lot surface	2500 SF	2.00	5000
Site Features			
Metal Handrail	40 LF	60.00	2400
Basketball Hoop	item		1800
Stone Wall (2'H)	175 LF	140.00	24,500
Wood Bench	3 nos.	1200.00 ea.	3600
Tree bench	item		5000
Picnic Tables and pad	3 nos.	1500.00	4500
Sculpture	1 nos.		unknown
Play lot Equipment (handicap Accessible)	item		20,000
Play lot curb	225 LF	20.00	4500
Infield Mix	7.5 ton		6500
Handicap Sign	1 no.	500	500
Site Utilities			
Storm Line	item		5000
Drinking Fountain	1 nos.		3500
Catch Basin	2 nos.	1500.00	3000
Mister stations	4 nos.	3200 ea.	12,800
Water Supply	item		5000
Sub-drainage	item		4000
Picnic Shelter/Pavilion			
Building (for warming house see footnote)	560 SF	150.00	84,000
Board walk	75 SF	15.00	1125

Landscaping

Evergreen Trees	11 nos.	650.00 ea.	8800
Deciduous Trees	9 nos.	700.00 ea.	6300
Small Trees	11 nos.	400.00 ea.	4400
Shrubs	2124 SF	6.00	12,744
 Sod	 4200 SY	 2.50	 10,500
 Topsoil mix	 219 CY	 15.00	 3285
Compost	item		3000
Mulch	750 SY	3.00	2250

SUBTOTAL	394,523
+15% CONT.	59,200

<u>TOTAL SITEWORK</u>	<u>\$453,700</u>
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Please note that the above does not include the following:

1. Landscape Arch. and Civil Engineer Fees.
2. Underground utilities: electrical, lighting, water, and irrigation.
3. Soil Tests and capping utilities.
4. **The above presumes that grading will be done prior to all other work.**
5. Temporary pavement connections.
6. Inflation.
7. The warming house: trailer type which is brought to site in the winter is approximately \$15,000 to \$20,000. Permanent structure would cost approximately \$150,000.

**WAY PARK: PHASE THREE
NORTHFIELD, MN**

**Opinion of Probable Costs
6 February 2007**

DESCRIPTION	QUANTITY	UNIT COST	AMOUNT
Site demolition			
Sawcut pavement	210 LF	2.00	420
Remove concrete curb/gutter	672 LF	4.00	2688
Remove asphalt	1448 SY	2.00	2896
Remove concrete walk	206 SY	2.50	516
Remove Trees	3 nos.	1000.00 ea.	3000
Site grading			
Temporary Erosion Control	item		1500
Excavation cut/fill (Topsoil stripping & placement)	191 CY	6.00	1146
Topsoil import	325 CY	12.00	3900
Rip Subgrade	1300 SY	0.75	1125
Site Improvements			
Concrete walk	4560 SF	6.50	29,640
Concrete Curb/Gutter	480 LF	20.00	9600
Concrete drive apron	360 SF	10.00	3600
Asphalt (City Standard Section)	10,821 SF	2.80	30,298
Site Utilities			
Storm Line	item		10,000
Catch Basin	4 nos.	1500.00	6000
Landscaping			
Deciduous Trees	11 nos.	700.00 ea.	7700
Sod	1709 SY	2.50	4272
SUBTOTAL			118,301
+15% CONT.			17,700
TOTAL SITEWORK			\$136,000

Please note that the above does not include the following:

1. Landscape Arch. and Civil Engineer Fees.
2. Underground utilities: electrical, lighting, water, and irrigation.
3. Soil Tests and capping utilities.
4. Demo of temporary pavement connections.
5. **The above presumes that grading will be done prior to all other work.**