

NEW PARK AT WESTGATE



LAND USE COMMITTEE St. Anthony Park Community Council November 2020

Liz Hixson
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Design and Construction Division,
Saint Paul Parks and Recreation



WHERE WE'VE BEEN

WHERE WE ARE

WHERE WE'RE GOING

MILLBERRY & LEGENDS AT BERRY APARTMENTS

CONSULTANTS
LOUCKS
 PLANNING
 CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL
 7200 Hemlock Lane, Suite 300
 Maple Grove, MN 55369
 763.424.5505
 www.loucksinc.com
 LOUCKS PROJECT NO. 16008.0A

PROJECT TITLE
MILLBERRY & LEGENDS AT BERRY APARTMENTS

ISSUE #	DATE	DESCRIPTION
	01/17/2018	PERMIT SET
8	03/05/2018	CITY SUBMITTAL
9	05/16/2018	CITY SUBMITTAL
10	06/06/2018	CITY SUBMITTAL
11	06/07/2018	CITY SUBMITTAL
	06/11/2018	PRECONSTRUCTION PAGE FLIP
	08/03/2018	ASI-01 - CONTRACT SET
	09/12/2018	ASI-03
	10/04/2018	CITY COMMENTS
	10/08/2018	SEWERS COMMENT
	10/15/2018	DSI APPROVAL
	10/24/2018	CITY COMMENTS

HUD PROJECT #:
 TBD

CERTIFICATION
 I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

[Signature]
 PJ Disch, PE

49933 License Number
 08/03/2018 Date

DRAWN BY: SRT
 CHECKED BY: PJD
 COMMISSION NUMBER: 1393.113/4

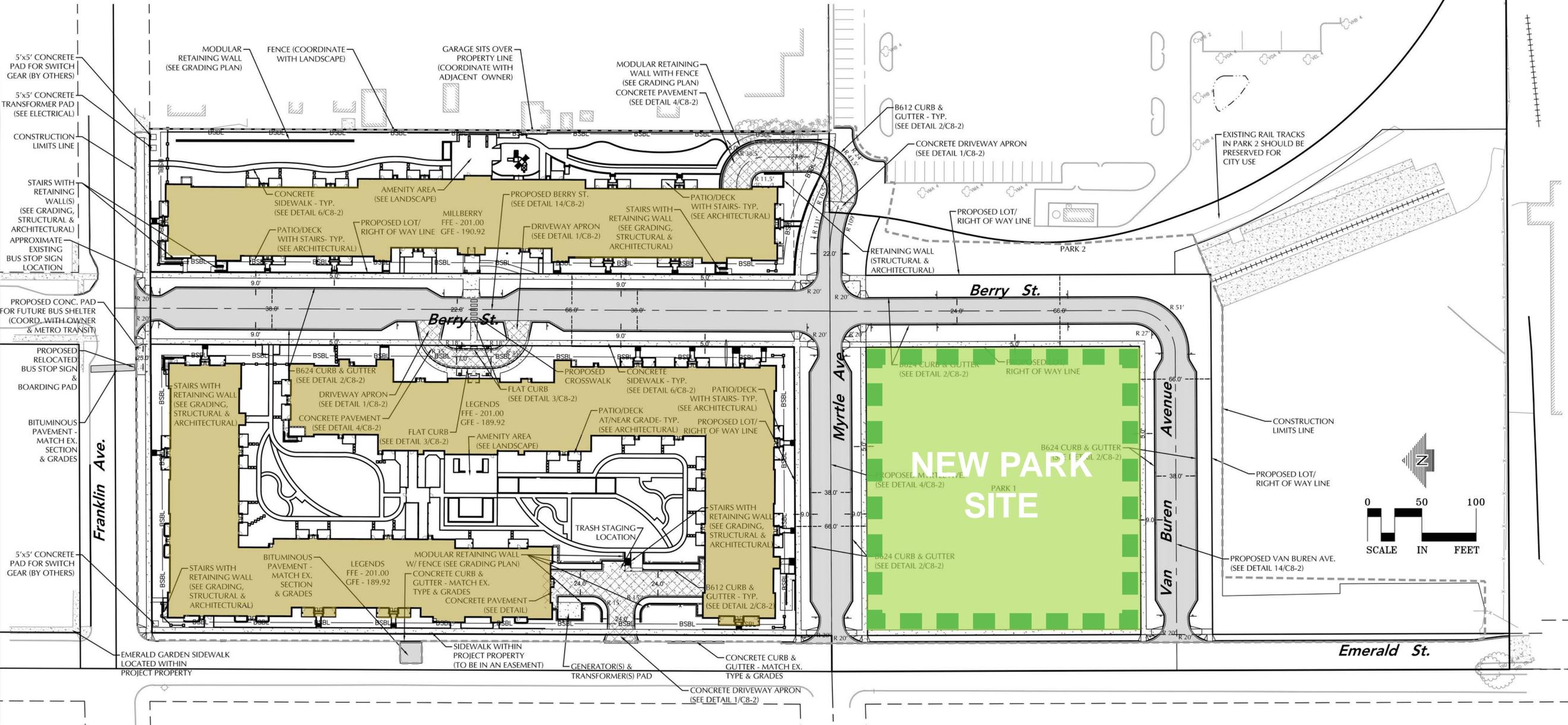
SHEET TITLE

SITE PLAN

SHEET NUMBER

C2-1

© 2017 BKV Group



DOMINIUM DEVELOPMENT



Saint Paul Parks and Recreation

NEW PARK AT WESTGATE
 St. Anthony Park Community Council - Land Use Committee

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DEC. 2018

SPRING/SUMMER 2019

FALL 2020

DEPENDENT ON FUTURE FUNDING



COMMUNITY ENGAGEMENT:

Meeting to develop feedback for advancing park design

REFINE CONCEPT:

Ensure park meets near-term opportunities and future development vision

COMMUNITY UPDATE:

Shared updated concept design in June 2019

PROJECT ON HOLD 2019
Developer not complete

SUMMER 2020:

Site available, seeded with native plants, land survey completed

WINTER 2020-2021:

Develop construction documents; get project bid

SPRING-FALL 2021:

Near-Term/Phase 1 Park construction

FUNDING OPPORTUNITIES:

Seek additional resources

COMMUNITY ENGAGEMENT:

Feedback on next phase

DESIGN & CONSTRUCTION:

Vision / Phase 2 Park is developed

- Budget includes design, engineering, and construction
- Prioritization is critical

CURRENT FUNDING AVAILABLE

\$205,000 Construction
\$80,000 Design, Permits, Fees, Consultants

DEVELOPED PARK ESTIMATED COST

\$1.65M - \$2M

PROJECT TIMELINE & FUNDING



Feedback to St. Paul Parks & Recreation in December 2018



FLEXIBLE LAWN ALTERNATIVE

- Flexible, sunny lawn space
- Shaded areas with benches and places to sit



PATHWAYS AND ROLLING MOUNDS ALTERNATIVE

- Gentle topography changes create places of play until long-term funding is secured for the park
- Rolling hills and native plants provide a low cost, low maintenance, temporary solution for the neighborhood park



- Activation/gathering along Berry and near trailhead
- Create an esplanade/walkway
- Make sure there are trees/greenspace/plantings/vegetation
- Provide pathways into park, for accessibility
- Activating and gathering at NE corner
- Acknowledge site history lumber industry Weyerhaeuser
- Stormwater features, underground, developer partnerships
- Open water options
- Concern rolling mounds may not be flexible for future phase Vision park
- Unstructured play or mown paths
- Twigs/willow structures for play, nature play, small or minimal play mounds

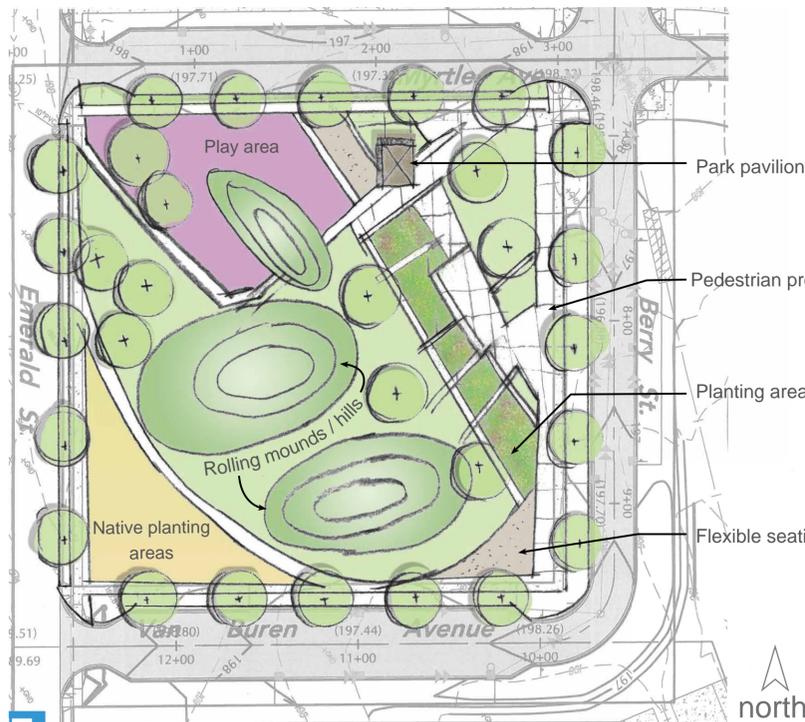
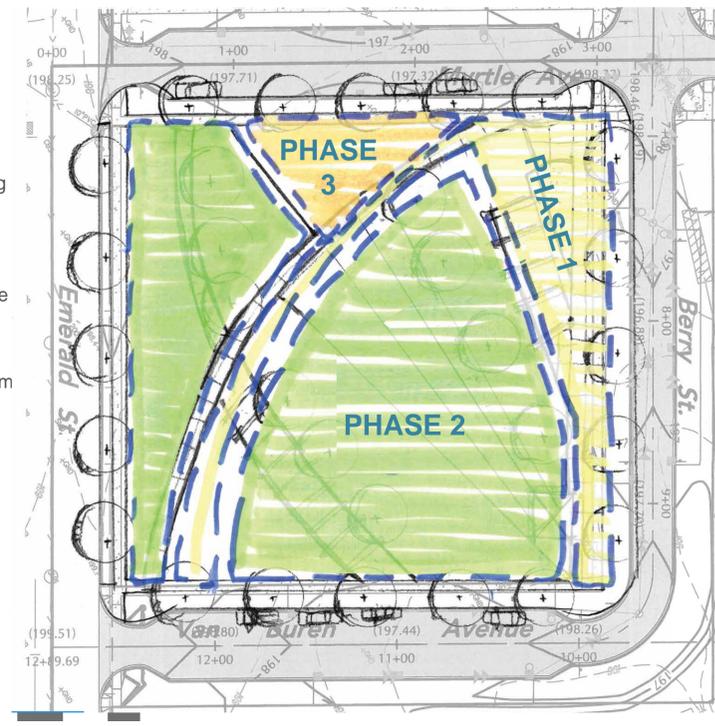
Takeaways:

- Neighborhood needs open green space
- Park-like amenities
- Flexible area along Berry Street for gatherings or small festivals, with seating
- Leave space for future trail across Berry St.
- Allow flexibility for future park to have more amenities
- No consensus, but general preference for flat flexible lawn, maintains flexibility

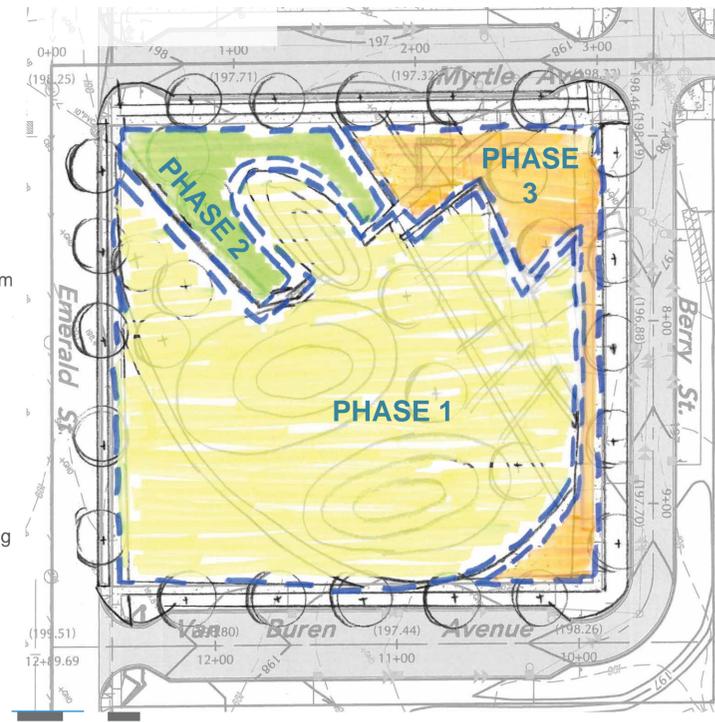
PREVIOUS CONCEPTS



CONCEPT A



CONCEPT B



VISION PLAN CONCEPTS, 2018

Feedback to St. Paul Parks & Recreation in December 2018

Both concepts:

- Shade but make sure it is vegetated
- Water/restroom facilities are important
- Bike trailhead facilities to Grand Round
- Park Pavilion
- Leverage employer/local partnerships, lunch crowd would use the park
- Rail re-use for play
- Space for winter use
- Space for performances

Takeaways:

- Community wants trees and shade, native plants and prairie restoration area
- Walking path / connection from Myrtle to Curfew - this is open now but no paved trail, do neighbors want pavement?
- Some wanted a “basic park” with intention to reserve funds for future phases/ seeding grants
- Add utility connections in initial construction phase to make future phases easier to build

CONCEPT A

- Liked trees/greenspace/plantings/vegetation
- Keep native planting areas, but visual break, along Emerald/west side of park

CONCEPT B

- Mounds could help amphitheater / outdoor performance venue

PREVIOUS CONCEPTS



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VISION PARK PROGRAM



VISION PARK DIAGRAM



**PHASE 1
PLANTS & MATERIALS PALETTE**



**PHASE 1
AMENITIES & FURNISHINGS**



**PHASE 2
AMENITIES & FURNISHINGS**



ADDITIONAL PHASE 2 AMENITIES:

- Bicycle trailhead amenities similar to Grand Round nodes
- Drinking fountain
- Electric service and other utilities for shade structure

Phase 1 and Phase 2

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DESIGN UPDATE

NEAR-TERM PARK
50% Design



ENLARGED
PROMENADE
SEATING





New Park at Westgate - 50% Design Estimate of Probable Cost

19-Nov-2020

Category	Description	Cost
Contractor Mobilization	Contractor Overhead, Ins., Bonds, Survey	\$13,300
General Requirements	Permits, Mobilization, Traffic Control, Temp Signage	\$27,950
Earthwork	Erosion Control	\$4,400
Specialties	Park Signs	\$3,000
Furnishings	Benches, tables, bike racks	\$29,700
Exterior Improvements	Gravel Trails/ Plaza	\$5,400
	Concrete	\$14,400
	Metal Edging - Train Rail install	\$12,000
	Planting	\$55,650
CONSTRUCTION TOTAL		\$165,800
CONTINGENCY (18%)		\$30,000
CONSTRUCTION TOTAL		\$195,800
Construction Budget		\$205,200
Funding reserved for future design time		\$9,400
Project contingency		\$50,000
Combined reserved funds estimate		\$59,400

NOTE: Contingency can only be saved for future use if construction runs smoothly and there are no significant changes or unforeseen complications

Phase 1 COST ESTIMATE





Please let us know:

1. The city previously received requests for the following amenities in the “Vision Park” at full build-out. Does this reflect your wish list for Westgate Park? Please rank the order of importance of the following:

- Include seating, shade, and vegetation
- Park pavilion
- Water/restroom facilities
- Bike trailhead facilities that connect to Grand Round / trail to Wabash Ave
- Re-use train rail - for play or to acknowledge the site past
- Space for winter use
- Space for performances space for artwork or sculpture

2. Are there other items you would suggest? What do you want to add to the above list?
3. Do you agree with placement of amenities in this diagram plan? Please type your comments.
4. Is there a theme or big idea you would like to implement in this park to relate to the character of the neighborhood?

Email additional comments to:

Liz Hixson

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**Design and Construction Division,
Saint Paul Parks and Recreation**

FEEDBACK



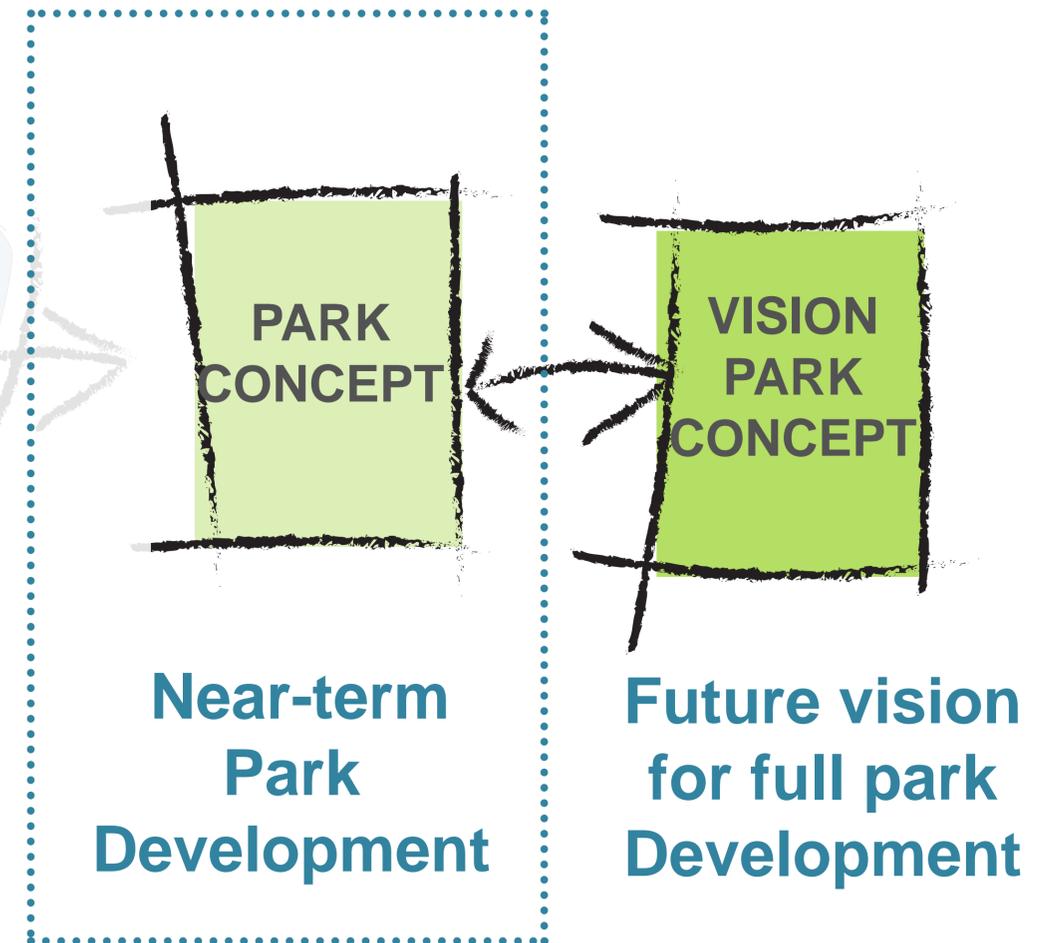
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TIMELINE

- Adjust design based on your feedback - December 2020
- Confirm final design January 2020
- Construction Documents January-February 2021
- Bidding March 2021
- Construction (weather permitting) May to July 2021
- Other items: Naming the park, Fundraising for Vision Park



NEXT STEPS...

