

West Duluth Sports Corridor Mini-Master Plan Wade Stadium and Wheeler Athletic Complex

August 31, 2015

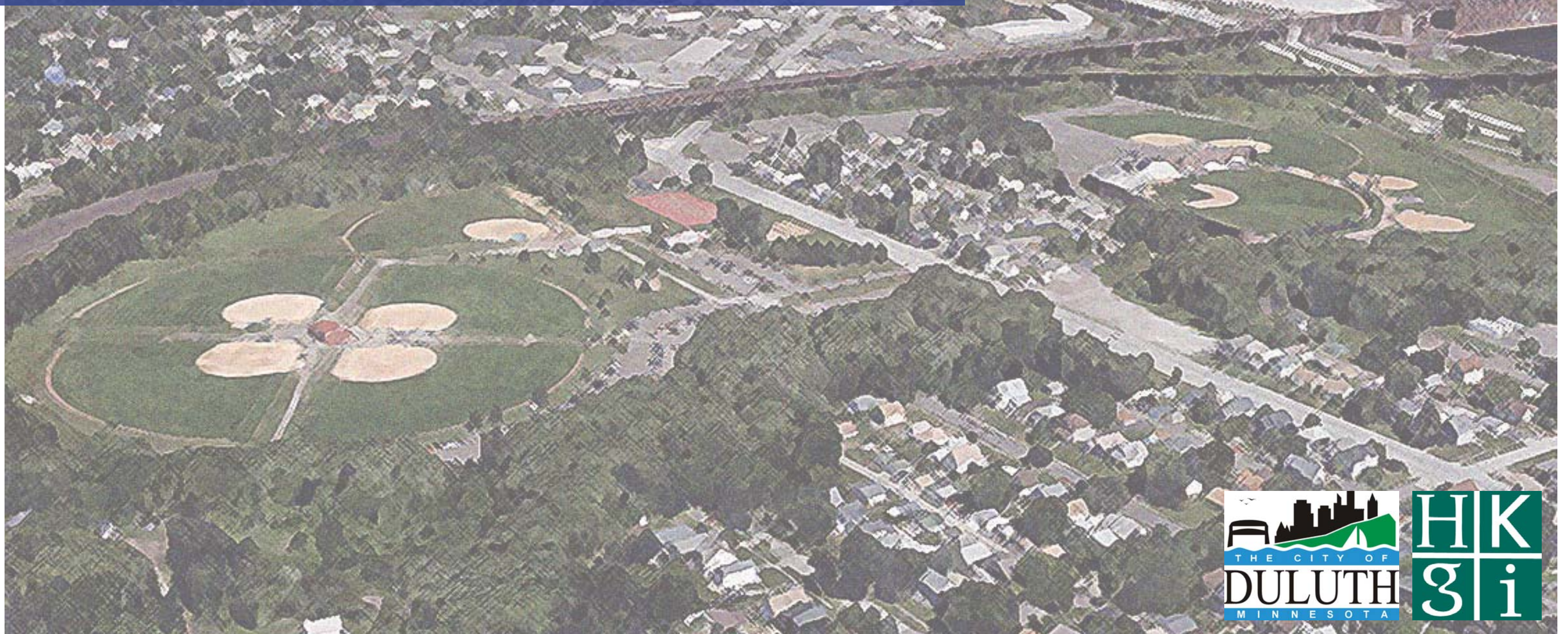
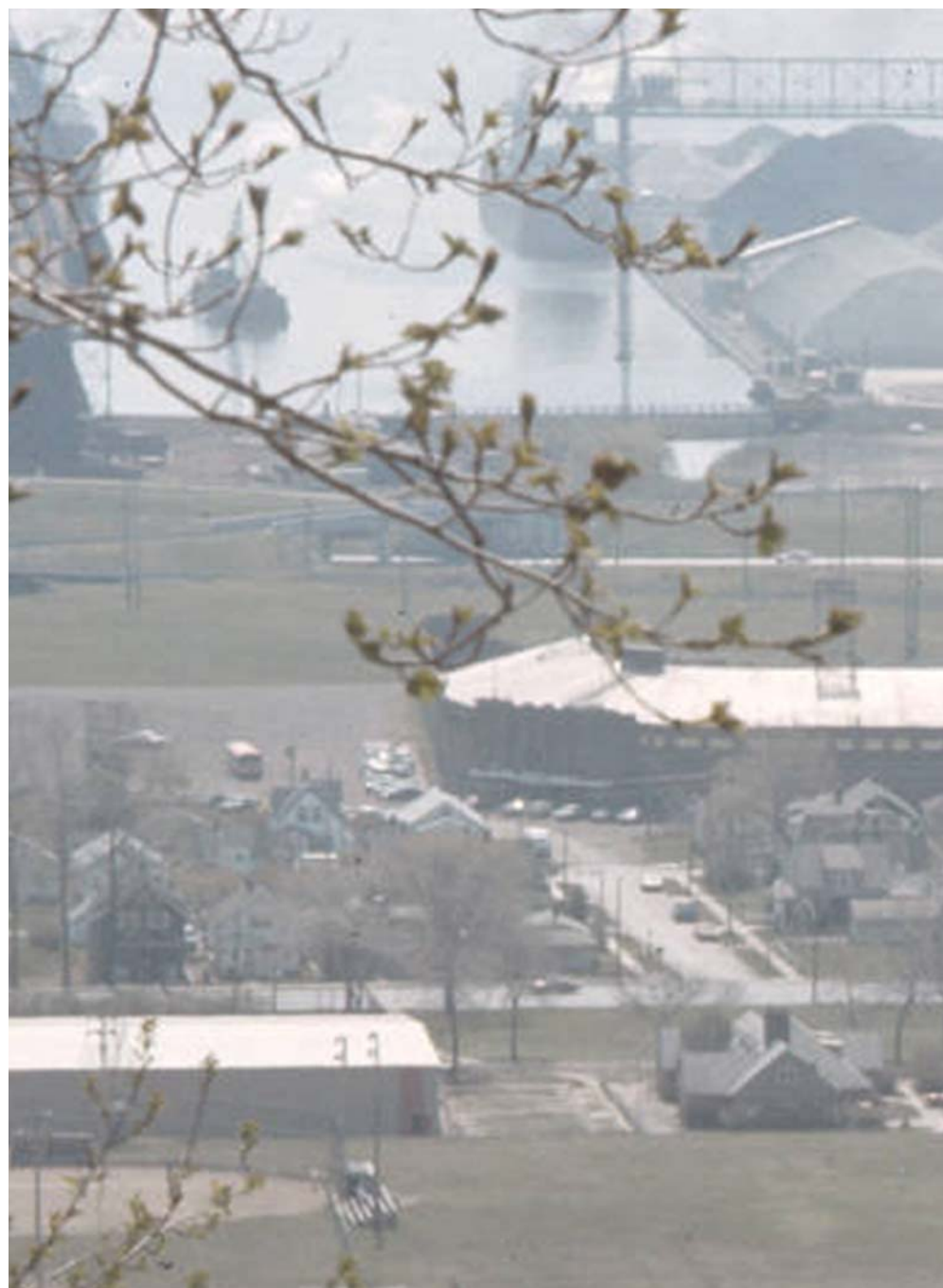


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Wheeler Athletic Complex and Wade Stadium in 2008

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Executive Summary

Project Overview

The West Duluth Sports Corridor Mini-Master Plan provides direction to guide reinvestment at Wheeler Athletic Complex, the Wade Stadium area (including the surrounding fields, parking, and other support facilities), and the surrounding area that connects to the Heritage Sports Center. The intent of the master plan is to analyze, evaluate, and recommend improvements that will create a distinctive “district” feel between these major sporting destinations in West Duluth.

Goals of the Project

- Create a cohesive corridor from Wheeler to Wade to Heritage.
- Identify strategies to make the corridor a competitive center for Duluth sports.
- Resolve parking and lighting issues at Wade and Wheeler.
- Identify other improvements needed at Wade and Wheeler.
- Identify future cross-city trail alignments and entry points.
- Develop a wayfinding strategy.
- Identify stormwater solutions.
- Prioritize projects for implementation.

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 and the addition of a few new features. Enhanced connectivity between both parks is created with additional trails and provide clear access to smaller, satellite parking lots surrounding Wade Stadium. Key elements of the plan for Wheeler Athletic Complex, Wade Stadium Area, and Corridor Connectivity are as follows:

Wheeler Athletic Complex

The main goal at Wheeler is to improve the existing facilities. All of the ballfields receive improvements including expanding the field #5 outfield dimensions and infield, and upgrading the dugouts, concession building, scoreboard, & surrounding paving and stairs for at the softball pinwheel). The existing fieldhouse building would need a new roof and upgraded hvac and the lower terrace courts area would be revamped with tennis/pickleball, basketball, bocce, horseshoes, sand volleyball, and an expanded skate park. Relocating the maintenance facility out of the center of the center of the park would allow for an enhanced playground and picnic area. The parking lots



would be repaved, lighting would be upgraded and stormwater treatment would be implemented. New walks and trails will help improve park circulation.

Wade Stadium Area

Expanded and improved parking and trails at Wade improve the gameday experience for fans, players, and neighbors. Stormwater improvements help the ecological functioning of the park and improve the overall aesthetic. Improvements to the surrounding fields and their support facilities (concessions, warm up areas, staging areas) will advance the facility as a regional tournament destination.

Corridor Connectivity

Improving connections between Wade and Wheeler, as well as other parking locations and Heritage Sports Center will help the facilities function together for the promotion of athletics in the area. Multi-modal connections (roads, trails, sidewalks) ensure all users are able to get to, and move through the corridor. Wayfinding and signage ensure visitors and neighbors are able to find their way, from both the vehicular and pedestrian/bicyclist experience.



Introduction



The skate park at Wheeler Athletic Complex

Project Overview

The West Duluth Sports Corridor Mini-Master Plan provides direction to guide reinvestment at Wheeler Athletic Complex, the Wade Stadium area (including the surrounding fields, parking, and other support facilities), and the surrounding area that connects to the Heritage Sports Center. The intent of the master plan is to analyze, evaluate, and recommend improvements that will create a distinctive “district” feel between these major sporting destinations in West Duluth.

Goals of the Project

A number of goals and objectives were identified at the start of the process:

- Create a cohesive corridor from Wheeler to Wade to Heritage.
- Identify strategies to make the corridor a competitive center for Duluth sports.
- Resolve parking and lighting issues at Wade and Wheeler.
- Identify other improvements needed at Wade and Wheeler
- Identify future cross-city trail alignments and entry points.
- Develop a wayfinding strategy.
- Identify stormwater solutions.
- Prioritize projects for implementation.

Context

The Wheeler Athletic Complex and the Wade Stadium area sit in the heart of West Duluth, just north of Interstate 35 between the 40th Avenue and 27th Avenue exits along Grand Avenue, a major transportation route in the community. The area is designated as a hub in the City’s Park and Recreation Master Plan and hosts a number of tournaments and league play at the numerous softball and baseball fields and Wade Stadium is a major tourist destination.

Other Plans and Projects

There are a number of other recently completed planning efforts or efforts that are currently underway that have been reviewed, analyzed and referenced as a part of this planning process . These projects and plans include:

- Duluth Parks and Recreation Master Plan
- Duluth Parks and Trails Master Plan
- The Cross City Trail Mini-Master Plan
- St. Louis River Corridor Neighborhood Parks Mini-Master Plan
- Historic Wade Stadium Renovation
- Lincoln Park Small Area Plan
- West Duluth Neighborhood Revitalization Plan

SPORTS CORRIDOR CONTEXT
WEST DULUTH SPORTS CORRIDOR MASTER PLAN





Existing Conditions



Wade Stadium entrance (prior to entry plaza construction)



Field #5 at Wheeler Athletic Complex



Entrance to the Heritage Sports Center (prior to entry plaza)

Existing Conditions Analysis

As part of this process, the existing conditions and needs were inventoried and analyzed. This included “on the ground” site analysis, discussions with staff in charge of scheduling and maintaining the facilities, and in-person and online input from various user groups and neighbors.

Context

In western Duluth and the area immediately surrounding the West Duluth Sports Corridor, there are several projects underway to which the mini-master plan must respond. Wade Stadium recently underwent improvements including installation of an artificial turf field, upgraded lighting, and enhancements to the scoreboard and outfield walls. With the stadium improvements and anticipated additional use and visitorship it is more important than ever to provide better connectivity between the surrounding parking lots and stadium entry area. Additionally, enhanced connections between Wheeler Athletic Complex across Grand Avenue and around the existing neighborhood to the Wade Stadium Area are important considerations for this planning effort.

Adjacent to the Wheeler Athletic Complex, the City has purchased a single family home and is currently in negotiations to acquire the former gas station site. The acquisition of these parcels would allow for additional park program features or expanded parking on the eastern portion of the park.

Phase 1 of the Cross City Trail from the Lakewalk to the Heritage Sports Center was completed in 2015 and currently terminates at the Carlton Street/ Superior Street intersection. The Cross City Trail is anticipated to continue west through the Sports Corridor. While the ultimate alignment of this trail will be determined by the Cross City Trail Mini-Master Plan Process, the West Duluth Sports Corridor Mini-Master will anticipate possible connections through the area as either the main trail, or the potential for spur trail connections to the main trail.

Physical Inventory Wheeler Athletic Complex

The Wheeler Athletic Complex has five ballfields, 4 in a pinwheel

configuration with 60’ base paths and 300’ fences for primarily softball, and one with 90’ base paths and 290’ dimension for outfield fencing for youth baseball. These fields host baseball and softball tournaments that draw from the region and around the state, but are showing signs of deferred maintenance. The outfields are also striped for youth soccer for multi-use.

On the lower terrace of the park near Grand Avenue, the park includes a 5,000 +/- sq. ft. concrete skate park built as phase one of a planned larger project in 2008. Phase 2 and 3 have yet to gain funding. Four tennis courts are in need of repair and resurfacing and there are 6 bocce ball courts that need upgrades. A small, single container playground with relatively new play equipment is adjacent to the softball fields and maintenance road.

The Wheeler Fieldhouse is a WPA structure with meeting rooms, restrooms, offices, a small kitchen and a grounds keeper apartment above. The building’s roof is showing signs of age and will likely need replacement soon. The restrooms could be upgraded and additional insulation and heat would make the building better suited to accommodate year round office use.

Asphalt parking is located near the fieldhouse and around the softball pinwheel to the west, but the condition of the parking lot is degrading from years of spot patching asphalt.

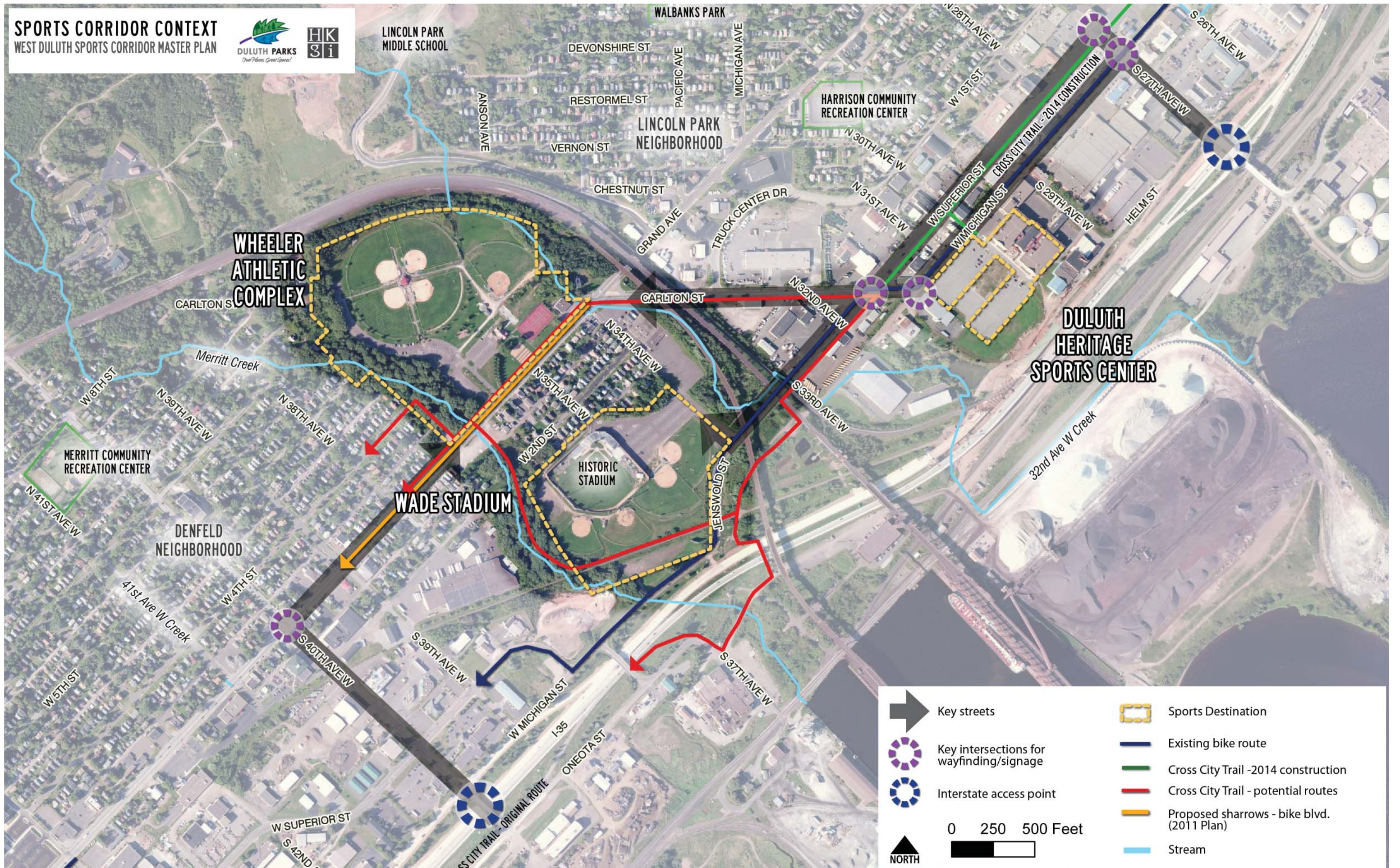
Wade Stadium Complex

The Wade Stadium Complex includes the historic Wade Stadium which underwent renovation and repairs in 2014 to secure the perimeter walls, convert the field to artificial turf and provide new lighting and a scoreboard. Surrounding the stadium are two softball fields with 60’ bases and 285’ fences, and two youth ballfields with 60’ bases and 200’ outfields.

The main parking lot for Wade Stadium is paved, but accessory lots along Superior/Michigan Streets and beyond the right field wall of the main stadium are dirt/gravel and create an poorly drained, uneven parking surface and are underutilized due to their condition.

SPORTS CORRIDOR CONTEXT

WEST DULUTH SPORTS CORRIDOR MASTER PLAN





Wheeler Fieldhouse

The Planning Process - What We Heard

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. The following is a list of key needs, issues and opportunities for the Sports Corridor:

Wheeler Athletic Complex

- The pinwheel works well.
- Bocce works well and should stay.
- Horseshoes are desired at Wheeler.
- Skate park should stay/be improved. Difficulties in getting a new facility sited were a concern.
- Little league would like an intermediate baseball field with a grass infield- Field #5 may be a good location for this. Consider an artificial turf outfield that could be used for soccer.
- Adult softball participation numbers are down.
- The school district is building new tennis courts at McArthur, two courts should be sufficient at Wheeler. There is concern about public access at McArthur.
- Tennis Courts need to be resurfaced and drainage needs to be better managed.
- Tennis nets are an annual maintenance need and removed in winter.
- Playground location does not work well. Possibly should be more oriented towards Grand Avenue.
- Fieldhouse – does not have heat in office; bathrooms need upgrading; a bigger field house might function better as a community building. Perhaps the building could be designed to be unlocked and unsupervised (vandal resistant).
- The Fieldhouse roof will need to be replaced soon.
- Desire for maintenance building – mowers – space for all equipment and an office in one building.
- Dugout and concession building improvements are very important for attracting regional tournaments.
- Ballfields are reported to have high levels of use.
- It is not possible to get full sized soccer without removing fencing.

Wade Stadium Area

- Parking is insufficient on summer weeknights when all fields at Wade and Wheeler are in use. There can be 300+ cars at these times.
- Former bowling alley parking will likely be unavailable in the future.
- Circulation between the parking lots is difficult; particularly the two overflow parking lots. Paving the gravel overflow lots is needed.
- Parking lot lighting is needed.
- City is working on an on-line scheduling system. Once this is in place it

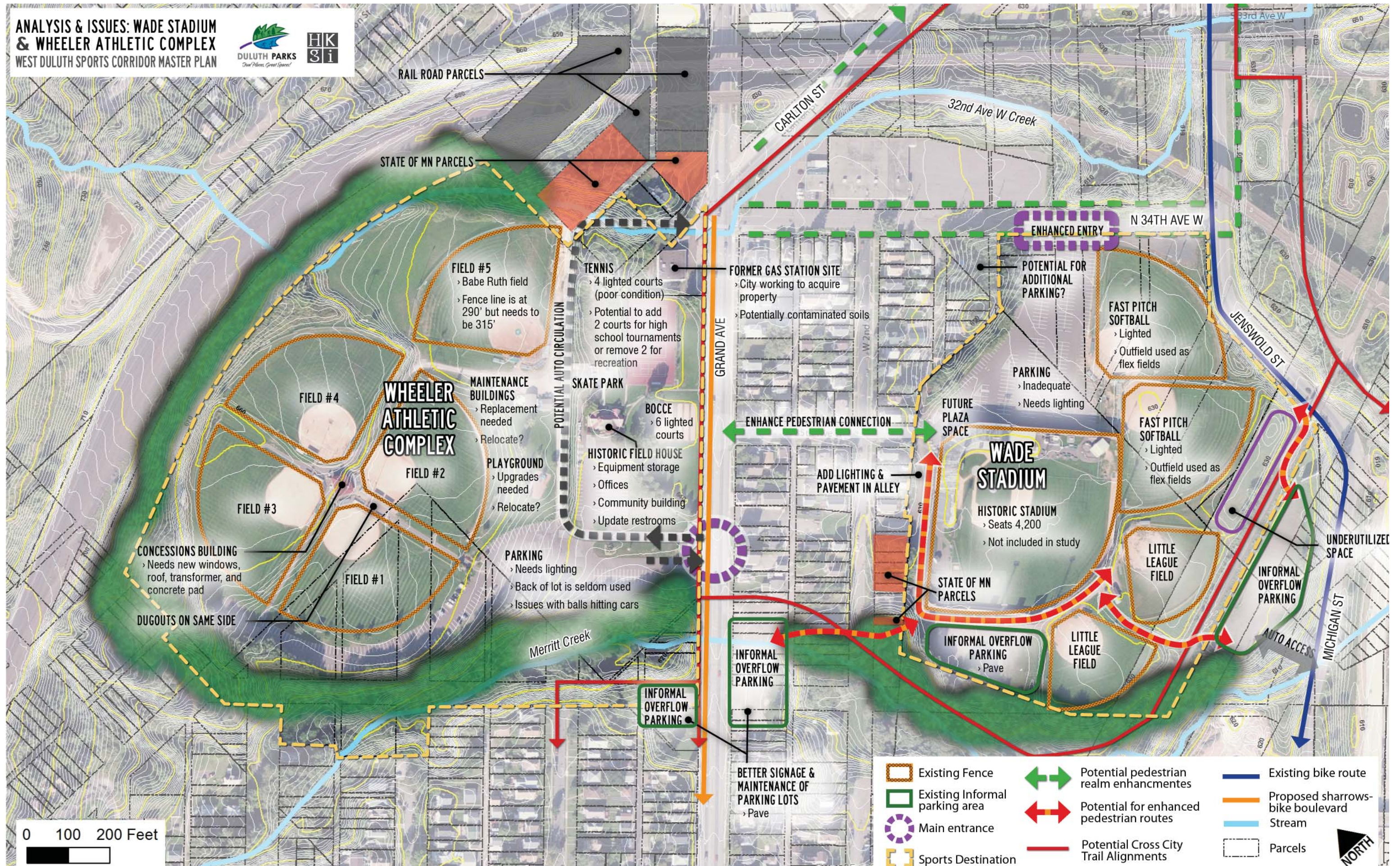
may be easier to schedule games and practices so that all not all fields are in use at the same time. This could help with parking shortage.

- Water at the little league concession stand is needed.
- A good location for a trailhead for the cross-city trail is the informal overflow parking lot behind the softball/little league fields.
- Fast pitch softball fields at Wade use temporary fences at 200'. Temporary fences are removed for slow pitch softball, expanding to 300'
- In the current configuration, there is a need to light and pave the alley between Wade Stadium and the existing homes for safety (amount of traffic, night time games), maintenance (dust/ mud), on event days.
- Connections from Michigan Street Parking (south of rail line near little league diamonds) area are desired.
- Walking trail connections between the fields at Wade are desired.
- Parking in main Wade lot is made inefficient by tailgaters. Exploration of a set aside area for tailgating is desired.
- The western lot (currently unpaved) gets messy with weather (dust/ mud).

Corridor & Connectivity

- Parking is insufficient on summer weeknights when all fields at Wade and Wheeler are in use. There can be 300+ cars at these times.
- Former bowling alley parking will likely be unavailable in the future.
- Circulation between the parking lots is important.
- Signage and way finding is needed throughout the district.
- An established “This is THE way you get to Wade” is desired at to clarify parking and arrival for Wade Stadium.
- Signage/clarity for the informal parking areas along Grand Avenue is desired.
- Signage of public property to allow people to move from parking areas to the stadium without impacting private property.
- Downtown signage such as the “10 minutes to Canal Park ->” way finding was recommended as a precedent.
- Creation of a connection from the informal parking area on Grand to Wade and the back parking area is desired.
- Overflow parking under the trestle needs lighting for safety.
- Signage is needed so people know where they can and can't park (particularly the lot on Grand Avenue).
- There may be the potential for mixed use neighborhood designation to allow for commercial use.
- There are on-going discussions for a potential hotel near the Heritage Sports Center.
- The Cross City Trail alignment will be determined at a future point. The sports corridor facilities are logical destinations along the trail.

ANALYSIS & ISSUES: WADE STADIUM & WHEELER ATHLETIC COMPLEX WEST DULUTH SPORTS CORRIDOR MASTER PLAN





Master Plan



As part of the process, three different alternatives were developed and vetted with staff, stakeholders, and the public. These alternatives were refined into the preferred master plan.

Master Plan Overview

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.

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 and the addition of a few new features. Enhanced connectivity between both parks is created with additional trails and provide clear 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 outfield
- 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



Wayfinding & Signage Strategy

As part of the strategy to make the area feel as a more unified district, a wayfinding and signage concept was developed. This will also improve the awareness of the parks and their facilities and help out-of-town visitors and those unfamiliar with the area to navigate the West Duluth Sports Corridor.

The collection of conceptual signage below could be used as a starting point for implementation of a new brand for the district. This palate of signs is intended to carry over between multiple modes and user groups. Key aspects of the signage strategy include:

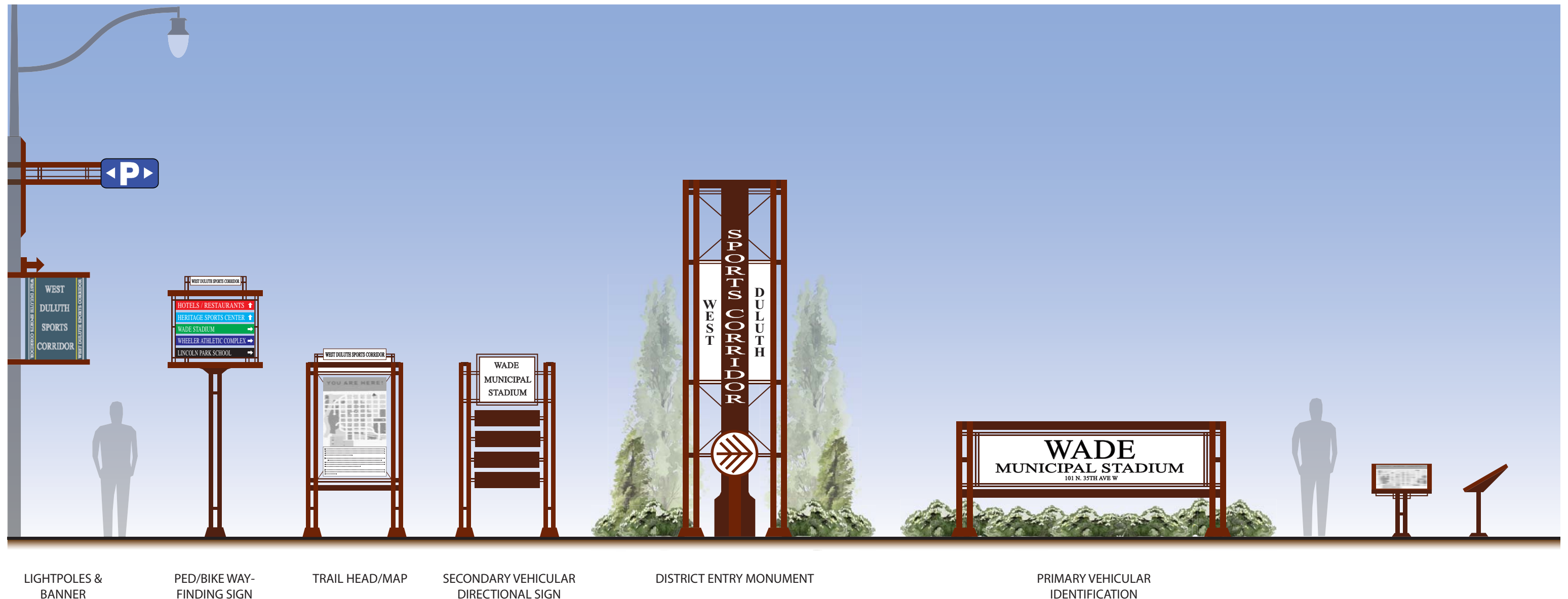
- Larger signs will be necessary for those traveling by vehicle and should be legible from a far, and quickly readable for those traveling at roadway speeds.
- Banners and large signs can also help create a unique identity for the district, particularly along Grand Avenue and Michigan Street.
- Parking signs will help direct visitors to underutilized parking lots and help to minimize conflicts with the neighborhood.

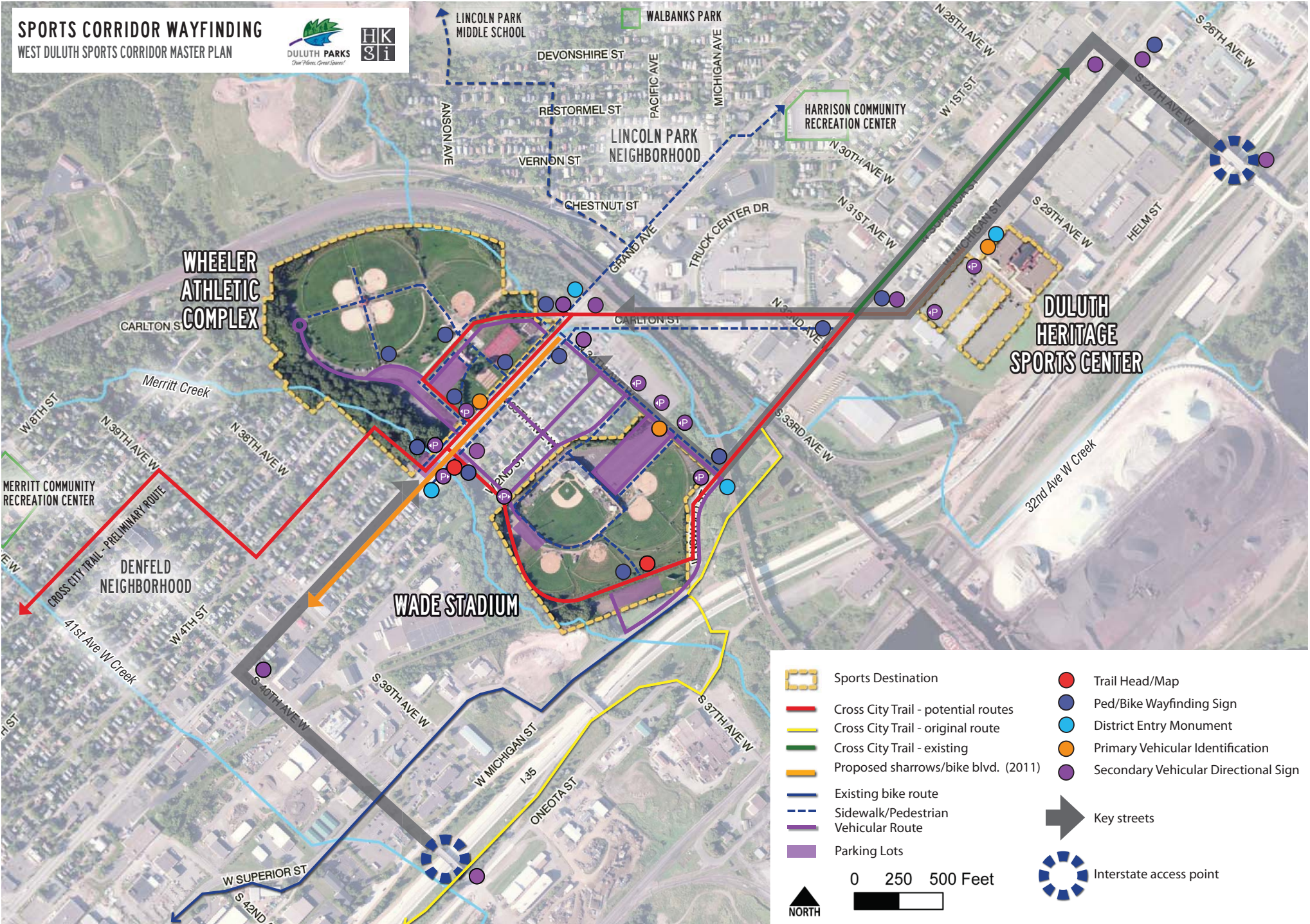
- Kiosks, pedestrian information signs, and trailheads should incorporate maps and wayfinding that can help people find key destinations including gas stations, local restaurants and hotels.
- There may also be a need for temporary signage to direct visitors to tournament locations

Potential locations for these wayfinding and signage elements can be seen on the opposite page. These locations are intended to match sign types with their appropriate locations to help people navigate to, and around the corridor and between park facilities.

Wayfinding needs include:

- Navigation from Interstate 35 and the two exits at 27th Avenue and 40th Avenue
- Integration with the Cross City Trail (alignment to be determined)
- Connections between Wade, Wheeler, and Heritage
- Connections within each park/facility





Indoor Facility Exploration

During the planning process there was a desire raised by some groups for a seasonal or permanent covered facility with full sized soccer/multi-use fields. While this would be a welcome addition to the West Duluth Sports Corridor and could mesh well other nearby existing facilities, it would not come without significant costs, displacement of existing facilities, or additional acquisition of private property.

As part of the planning process, a high-level look at the potential locations for an indoor facility show a number of potential spots in the corridor that have the spacial requirements needed for the large footprint (white boxes on the graphic below) and the associated parking (dark boxes). Some of these options would involve displacement of existing park facilities, extensive grading and earthwork, and some show the need for additional acquisition of private residential or industrial property and would depend on a willing seller.

A public/ private partnership for a facility could be a potential opportunity at the existing Heritage Sports Center, but further conversations with the facilities owner would need to occur.



Indoor Facility Location Study - the larger white boxes represent a single full size soccer field dimension with a seasonal dome and the darker boxes represent roughly 100 parking spaces.



Implementation and Phasing

Project Budget for Improvements

One of the primary objectives of the mini-master plan is to guide the investment of funds at Wheeler Athletic Complex and the area surrounding Wade Stadium. Identifying each specific park element within this master plan helps to prioritize reinvestment and allocate capital funds. This chapter provides a summary of the anticipated initial capital (construction) costs and operations and maintenance (O&M) costs for park elements and outlines the phasing strategy recommended for implementation of the desired park program elements.

Assessment of Capital and Lifecycle Costs

Table 1.1 illustrates the estimated range of capital, O & M, or lifecycle costs for the desired park elements at Wheeler Athletic Complex and the Wade Stadium Area. These budget numbers helped prioritize the phasing strategy outlined on pages 13 and 14. For each of the phases a project budget (low and high end) are identified for each significant park element. The project budget numbers include the design, construction, construction administration, and contingency. The project budget numbers identified are for planning purposes only, and can vary significantly from year to year due to changes in material and labor costs. These budget estimates are based on 2015 costs.

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.

	Park Element	Capital Cost	Typical Annual O&M Cost + Replacement Contribution	Estimated Life (Years)	Program Capacity
Park Building/ Shelters	Restrooms	\$100,000 (\$250-\$300 Sq. Ft.)	\$8,000/Bldg./Yr.	40	N/A
	Activity Buildings	\$200,000 (\$200 Sq. Ft.)	\$20,000/Bldg./Yr.	40	N/A
	Open Air Shelters	\$35,000 (\$65 Per Sq. Ft)	\$1,500/Bldg./Yr.	25	N/A
Trails & Surfaces	Trails (10 Ft. Wide Asphalt)	\$160,000 Per Mile	\$11,000 Per Mile	30	N/A
	Parking Lots (Asphalt)	\$2,500-\$3,000 Per Stall	\$20-\$25 Per Stall	40	N/A
	Parking Lots (Gravel)	\$500-\$750 Per Stall	\$5-\$7 Per Stall	3-5	N/A
Park Amenities	Tennis Courts + Lighting	\$150,000 (12,500 Sq. Ft Double Court)	\$15,000/Court	25	High
	Tennis Courts	\$100,000 (12,500 Sq. Ft Double Court)	\$10,000/Court	25	Mid
	Basketball Courts (Concrete)	\$30,000 Per Court (4,680 Sq. Ft.)	\$3,000/Court	50	Mid
	Basketball Courts (Asphalt)	\$25,000 Per Court (4,680 Sq. Ft.)	\$2,500/Court	25	Mid
	Volleyball	\$4,000 Per Court	\$400/Court	20	Mid
	Playgrounds	\$250,000-\$350,000	\$25,000-\$30,000/Site/Yr.	20-25	N/A
	Poured Concrete Skate Parks	\$30-40 Per Sq. Foot	\$40,000/Site/Yr.	25+	N/A
Athletic Fields	A Level Softball Field (irrigation + lighting)	\$125,000-\$185,000	\$12,500-\$18,500/Field (Includes: lining, mowing, trimming, fertilizing, weed control, aerating, irrigation & overseeding)	7-10	High
	B Level Softball Field	\$70,000-\$100,000	\$7,000-\$10,000/Field (Includes: lining, mowing, trimming, fertilizing, weed control, aerating, & overseeding)	7-10	Mid
	A Level Baseball Field (irrigation + lighting)	\$175,000 - \$250,000	\$12,500-\$18,500/Field (Includes: lining, mowing, trimming, fertilizing, weed control, aerating, irrigation & overseeding)	7-10	High
	B Level Baseball Field	\$35,000--\$50,000	\$3,500-\$,500-\$18,500/Field (Includes: lining, mowing, trimming, fertilizing, weed control, aerating, irrigation & overseeding)	10-15	Mid
	A Level Grass Mid Sized Soccer Field (irrigation + lighting)	\$50,000-\$75,000	\$5,000-\$7,500/Field (Includes: lining, mowing, trimming, fertilizing, weed control, aerating, irrigation & overseeding)	15	High
	A Level Grass small Soccer Field (irrigation + lighting)	\$30,000-\$50,000	\$3,000-\$5,000/Field (Includes: lining, mowing, trimming, fertilizing, weed control, aerating, irrigation & overseeding)	15	High

Table 1.1 - Capital and Lifecycle costs estimates for the recommended improvements in the West Duluth Sports Corridor

Initial Phase



Second Phase



Key Elements:

- Updates and upgrades to softball fields, building, & dugouts
- Updates and upgrades to courts along Grand Ave: tennis, integrated w/ pickleball, Bocce
- New Courts along Grand Ave: basketball (2), sand volleyball (2), and horseshoe pits (6)
- Expanded skate park
- Expanded and improved playground
- New picnic facilities
- Updates and upgrades to youth fields and building at Wade
- Upgraded satellite parking lots at Wade
- Stormwater at upgraded parking lots at Wade
- Signage and wayfinding improvements

	Sub.	Loc.	Description	Cost
Recreation	Softball	Wheeler	Upgrades Around Pinwheel Shelter	\$50,000
	Softball	Wheeler	New Dugouts	\$30,000
	Softball	Wheeler	Taller Fencing	\$20,000
	Bocce	Wheeler	Maintain/ Upgrade Bocce Courts	\$8,000
	Baseball	Wheeler	Expand Field 5 to accommodate HSBB and BRBB	\$200,000
	Tennis	Wheeler	Resurface Courts (2)	\$30,000
	Basketball	Wheeler	New Basketball Courts (2)	\$40,000
	Skate	Wheeler	Skate park Expansion (Phase 2 & Plaza Skate)	\$250,000
	Horseshoes	Wheeler	Build Horseshoes (6)	\$5,000
	Volleyball	Wheeler	Sand Volleyball Courts (2)	\$10,000
Buildings	Picnic	Wheeler	New Picnic Shelter	\$35,000
	Playground	Wheeler	Playground Expansion	\$250,000
	Baseball	Wade	Upgrade Little League Fields	\$30,000
	Softball	Wheeler	Upgrade Pinwheel Shelter Building	\$50,000
Circulation & Infr.	Softball	Wheeler	New Roof on Pinwheel Shelter Building	\$10,000
	Baseball	Wade	Concessions and Storage for LLBB	\$5,000
	Baseball	Wade	Water to Concessions for LLBB	\$25,000
	Parking	Wade	Right Field Parking Lot & Alley Enhancement - Gravel	\$50,000
	Parking	Wade	Right Field Parking Lot Lighting	\$18,000
	Parking	Wade	Michigan Street Parking Lot - Gravel	\$49,000
	Parking	Wade	Michigan Street Parking Lot Lighting	\$30,000
	Trails	Wade	Trail Connection from Michigan St. Lot to LLBB Fields	\$36,000
	Wayfinding	Both	Signage and Wayfinding Improvements	\$25,000
	Stormwater	Wade	Michigan Street Raingarden	\$50,000
h20	Stormwater	Wade	Right Field Parking Lot Raingarden	\$50,000
Initial Phase Total:				\$1,356,000

Key Elements:

- Adjust Wade Softball fields
- Renovate Wheeler fieldhouse
- Build maintenance facility at Wheeler
- Wheeler Parking Lots Stormwater
- Wheeler Parking Lots Stormwater along Grand Avenue
- Trail connections through Wade
- Acquire 3624 W 2nd St.

	Sub.	Loc.	Description	Cost
Rec.	Softball	Wade	Move field for improved dugouts & circulation	\$100,000
Bldg.	Fieldhouse	Wheeler	Renovate Fieldhouse	\$200,000
	Maintenance	Wheeler	Maintenance Storage Building	\$200,000
	Maintenance	Wheeler	Maintenance Yard	\$100,000
Circulation & Infr.	Parking	Wheeler	Wheeler Parking Lot Pave and Stripe	\$297,000
	Parking	Wheeler	Wheeler Parking Lot Lighting	\$78,000
	Parking	Wheeler	Merritt Creek Parking Lot - Gravel	\$16,000
	Parking	Wheeler	Merritt Creek Parking Lot Lighting	\$18,000
	Parking	Wade	36th Ave Parking Lot - Gravel	\$22,500
	Parking	Wade	36th Ave Parking Lot Lighting	\$12,000
	Trails	Wade	Trail from Grand Ave Parking Lot	\$27,000
	Streets	Wade	New 36th Ave entry drive connection	\$101,250
	Wayfinding	Both	Signage and Wayfinding Improvements	\$10,000
	Streets	Wheeler	Connection to new Maintenance Facility	\$8,000
h20	Parking	Wheeler	Parking Lot at Maintenance Building	\$20,000
	Trails	Wheeler	Trail from new maintenance facility to parking lot	\$60,000
	Stormwater	Wheeler	Wheeler Parking Lot Rain Gardens	\$100,000
	Stormwater	Wheeler	Merritt Creek Parking Lot Rain Garden	\$50,000
Acq.	Stormwater	Wade	36th Ave Parking Lot Rain Garden	\$50,000
	N/A	Wade	Acquire 3624 W 2nd	\$144,750
Acq.	N/A	Wade	Acquire Gas Station Site (potential land swap)	\$0
	Second Phase Total:			\$1,614,500

Future Wade Stadium



Key Elements:

- Wade Picnic/Plaza Area
- Wade Parking Lot Improvements
- Stormwater enhancements for parking lot improvements

	Sub.	Loc.	Description	Cost
Rec.	Picnic	Wade	Plaza in Left field	\$36,000
	Parking	Wade	Wade Parking Lot Pave and Stripe	\$390,000
Circ.	Parking	Wade	Wade Parking Lot Lighting	\$75,000
	Parking	Wade	34th Ave Parking (onstreet angled)	\$56,000
	Wayfinding	Wade	Signage and Wayfinding Improvements	\$25,000
h2o	Stormwater	Wade	Improve low land property next to the main Wade lot	\$50,000
Acq.	N/A	Wade	Acquisition of 3406 West 1st St for parking expansion	\$93,300
Wade Phase Total:				\$725,300

	Subcategory	Location	Description	Cost	Phase	Subtotals
Recreation	Softball	Wheeler	Upgrades Around Pinwheel Shelter	\$50,000	1	
	Softball	Wheeler	New Dugouts	\$30,000	1	
	Softball	Wheeler	Taller Fencing	\$20,000	1	
	Bocce	Wheeler	Maintain/ Upgrade Bocce Courts	\$8,000	1	
	Baseball	Wheeler	Expand Field 5 to accommodate HSBB and BRBB	\$200,000	1	
	Tennis	Wheeler	Resurface Courts (2)	\$30,000	1	
	Basketball	Wheeler	New Basketball Court (2)	\$40,000	1	
	Skate	Wheeler	Skatepark Expansion (Phase 2 & Plaza Skate)	\$250,000	1	
	Horseshoes	Wheeler	Build Horseshoes (6)	\$5,000	1	
	Volleyball	Wheeler	Sand Volleyball Courts (2)	\$10,000	1	
	Picnic	Wheeler	New Picnic Shelter	\$35,000	1	
	Playground	Wheeler	Playground Expansion	\$250,000	1	
	Baseball	Wade	Upgrade Little League Fields at Wade	\$30,000	1	
Buildings	Softball	Wheeler	Upgrade Pinwheel Shelter Building	\$50,000	1	
	Softball	Wheeler	New Roof on Pinwheel Shelter Building	\$10,000	1	
	Baseball	Wade	Concessions and Storage for LLBB	\$5,000	1	
	Baseball	Wade	Water to Concessions for LLBB	\$25,000	1	
	Fieldhouse	Wheeler	Renovate Fieldhouse	\$200,000	2	
	Maintenance	Wheeler	Maintenance Storage Building	\$200,000	2	
	Maintenance	Wheeler	Maintenance Yard	\$100,000	2	\$590,000
	Parking	Wade	Right Field Parking Lot & Alley Enhancement	\$50,000	1	
	Parking	Wade	Right Field Parking Lot Lighting	\$18,000	1	
	Parking	Wade	Michigan Street Parking Lot Pave and Stripe	\$49,000	1	
	Parking	Wade	Michigan Street Parking Lot Lighting	\$30,000	1	
	Trails	Wade	Trail Connection from Michigan St Lot to LLBB Fields	\$36,000	1	
	Wayfinding	Both	Signage and Wayfinding Improvements	\$25,000	1	
Circulation & Infrastructure	Parking	Wheeler	Wheeler Parking Lot Pave and Stripe	\$297,000	2	
	Parking	Wheeler	Wheeler Parking Lot Lighting	\$78,000	2	
	Parking	Wheeler	Merritt Creek Parking Lot Pave and Stripe	\$16,000	2	
	Parking	Wheeler	Merritt Creek Parking Lot Lighting	\$18,000	2	
	Parking	Wade	36th Ave Parking Lot Pave and Stripe	\$22,500	2	
	Parking	Wade	36th Ave Parking Lot Lighting	\$12,000	2	
	Trails	Wade	Trail from Grand Ave Parking Lot	\$27,000	2	
	Streets	Wade	New 36th Ave	\$101,250	2	
	Wayfinding	Both	Signage and Wayfinding Improvements	\$10,000	2	
	Streets	Wheeler	Connection to new Maintenance Facility	\$8,000	2	
	Parking	Wheeler	Parking Lot at Maintenance Building	\$20,000	2	
	Trails	Wheeler	Trail from new maintenance facility to parking lot	\$60,000	2	
	Parking	Wade	Wade Parking Lot Pave and Strip	\$390,000	Wade	
	Parking	Wade	Wade Parking Lot Lighting	\$75,000	Wade	
	Parking	Wade	34th Ave Parking	\$56,000	Wade	
	Wayfinding	Wade	Signage and Wayfinding Improvements	\$25,000	Wade	\$1,423,750
Stormwater Improvements	Stormwater	Wade	Michigan Street Raingarden	\$50,000	1	
	Stormwater	Wade	Right Field Parking Lot Raingarden	\$50,000	1	
	Stormwater	Wheeler	Wheeler Parking Lot Rain Gardens	\$100,000	2	
	Stormwater	Wheeler	Merritt Creek Parking Lot Rain Garden	\$50,000	2	
	Stormwater	Wade	36th Ave Parking Lot Rain Garden	\$50,000	2	
	Stormwater	Wade	Improve low land property next to the main Wade lot	\$50,000	Wade	\$350,000
Prop. Acq.	Streets	Wade	Acquire 3624 W 2nd	\$144,750	2	
	Maintenance	Wheeler	Acquire Gas Station Site (potential land swap)	\$0	2	
	Stormwater	Wade	Acquire 3406 W 1st	\$93,300	Wade	\$238,050
Project Total:						\$3,695,800