



2020 CITY COUNCIL MEETING STAFF REPORT

To: Honorable Mayor and City Council Members
From: Dan Rogness, Community Development Director
Meeting Date: May 11, 2020
Agenda Item Number: 10.A.

Title

Memorial Park Overlook Plan Update

Purpose

The purpose of this action is to provide an update on parking related to the approved (second) concept design for the reconstructed overlook at Memorial Park.

Recommended Action

Discussion; Staff Update.

Attachments

1. Drawing that Shows Approved Overlook Design with Nearby Parking and Trail Connection.
2. Pictures Taken Around the Future 12-Stall Parking Area, and Entrance to the Overlook

Alignment with 2019 Strategic Plan

- 23. Increase support for facilities, spaces, and programming that encourage free or low-cost recreational opportunities in the outdoors, including through the Community Recreation Joint Powers Board and the Park Naturalists program.
- 27. Value and encourage reinvestment in historic and cultural properties.

Background

On January 27, 2020 the City Council approved another work order contract with Bolton & Menk to complete preliminary design work for a second concept design (\$5,500 cost provided by private philanthropy funds). On April 13th, the Council approved a second concept design for the overlook that included three adjacent parking stalls with additional parking being provided further up the road at the next auto pull-off area. On April 27th, staff provided the Council further information on how that additional parking may be able to provide views of the valley from those parked vehicles; staff would evaluate that idea further and report back at the May 11th meeting.

More recent feedback from the community in late April revealed that with the approved design, some residents were concerned they would not be able to see views from their parked car. The City Council, along with city staff and project organizers, took this feedback and went back to

look at new possibilities that would allow for an accessible design that lets people gather and enjoy views from the outdoors and another potential parking area where people can appreciate the view from their vehicle.

Community involvement has been a foundation of Memorial Park for more than a century and continues to make it one of Red Wing's favorite spaces today. In 2011, after the park had fallen into disrepair, volunteers, community organizations, philanthropists, and the city partnered to renovate Memorial. Since then, hundreds of people and thousands of volunteer hours, along with many dollars, have been utilized to increase accessibility, rejuvenate the quarries, build new trails and overhaul existing ones, add safety elements, restart preservation efforts, improve the disc golf course, enhance park maintenance, and add kiosks that detail the bluff's history and habitats. (You'll find a detailed history of the park on the city's website www.red-wing.org.)

The recent Memorial Overlook project is another keystone improvement project to the park's renewal, and it is necessary to increase accessibility and improve safety. Once again, the efforts are driven by a public-private partnership that stemmed from community members' desire to create a better place. Over the course of three years, more than half the funds have been privately raised, and residents have had a chance to weigh in and make the design better.

Discussion

Bolton & Menk provided a new drawing that shows the future 12-stall parking area and its connection by trail to the overlook approximately 120' apart. I have a few observations to provide to the Council based on this drawing:

- ✓ **Tree Thinning** – Staff believes that thinning the tree-line from the 12-stall parking area to the overlook is feasible while preserving some mature/good trees; this will allow views that are not fully unobstructed, but should still be very nice from inside a vehicle.
- ✓ **Broad Overlook Plan** – This new drawing shows how the “overlook” can be viewed as a broader area that includes parking in the 12-stall area that accesses beautiful views of Red Wing to the northeast and southwest as a pedestrian or within a vehicle. The attached drawing also shows a potential bus pull-off area, assuming the new overlook becomes an even greater tourist/visitor stop in Red Wing.
- ✓ **Parking Locations** – Since the last Council concept approval on April 13th, further evaluation of the parking location may support a shift of the approved three stalls with a handicapped stall to the southwest side of the overlook. This shift would provide all parking in one general location while allowing an unobstructed “entrance view” of the overlook area as one drives up Memorial Park (SEE PAGE 4 OF THE ATTACHED PICTURES SHOWING CARS PARKED AT THE 3-STALL LOCATION). Council may want to provide further feedback on this idea, which can be further explored and incorporated in the final design process.

Finally, staff will provide a large sign at the overlook for people to see the approved plan during their visits over the summer and fall months.

Financial Plan and Impact

This project is in the 2020 CIP (\$375,000 total with 50% from private donations). The latest project budget estimate provided by Bolton & Menk is as follows:

<u>Construction Item</u>	<u>Previously Approved Platform View Design</u>	<u>Recommended New Block Seating Design</u>
Mobilization	\$23,735	\$31,360
Wall / Limestone Veneer	\$142,200	\$22,000

Columns / Railings	\$41,760	\$0
Plaza / Paths	\$11,550	\$40,275
Parking	\$17,270	\$15,140
Seating - Limestone Blocks	\$6,500	\$72,950
Landscaping	\$3,575	\$13,175
Amenities (flag pole, etc.)	\$9,100	\$14,400
SUBTOTAL	\$255,690*	\$209,300
20% Contingency	\$51,140	\$41,860
Engineering / Design	\$46,000	\$59,000
SUBTOTAL	\$97,140	\$100,860
TOTAL	\$352,830*	\$310,160

* The platform view design cost estimate included the south platform segment as a phase-2 element, which would result in a total project cost over \$400,000 when added.

Staff will return to the council with an amended final design contract with Bolton & Menk, Inc. Since this consultant has already spent time and dollars in the existing Work Order Contract (\$39,960 Final Design), they will be starting over with the second design. This could be achieved within budget based on the cost estimates noted above.

Alternatives

1. Discussion, and any further direction provided by the Council.

Recommended Action

N/A



Design Notes:

- **Existing Vegetation**
 - Public Works is currently assessing trees that may be removed in order to enhance the views from both the overlook and the additional parking area.
- **Site Parking**
 - Three parking stalls have been included at the overlook - this includes one accessible stall.
 - 12 parking stalls have been included along the bluff. This is located 120-feet to the south of the overlook, connected by a trail
 - The location for a bus pull-off has been identified as potential tour bus visits have been mentioned through design.



Proposed 12-Stall Parking Near Memorial Park Overlook (Looking from the Southwest)



Proposed 12-Stall Parking Near Memorial Park Overlook (Looking from the Northeast)



Views at Memorial Park – Below the Future 12-Stall Parking Area





View at Memorial Park – Southwest of the Proposed 12-Stall Parking Area



Trees to be Thinned Out in Front of 12-Stall Parking Area



View of the Approved 3-Stall Parking Area as You Drive into the Overlook Area

