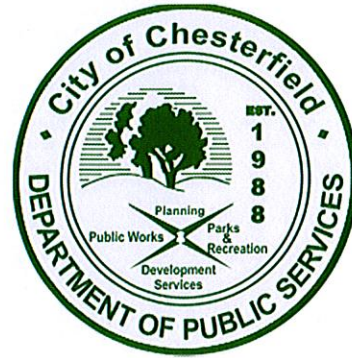


# MEMORANDUM



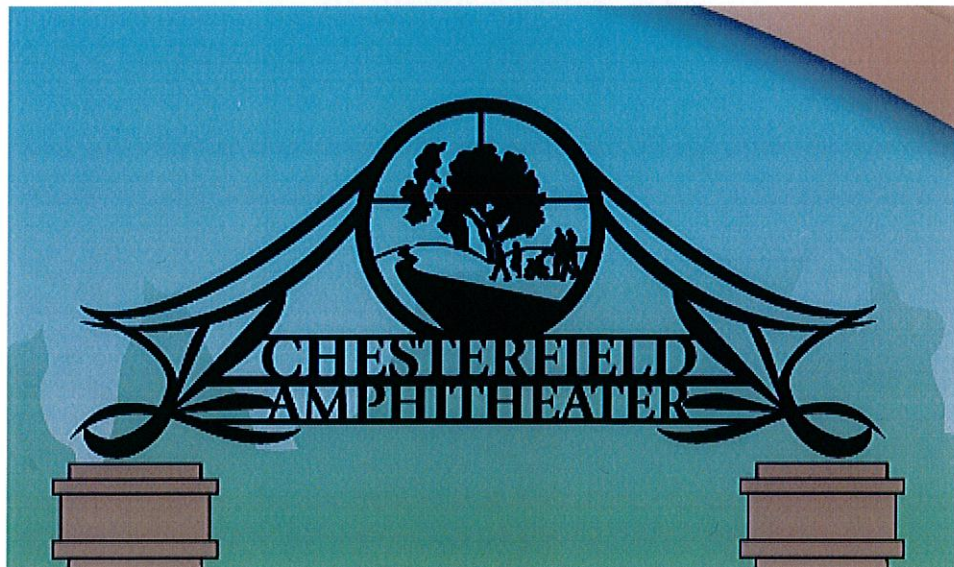
DATE: January 23, 2013  
TO: Mike Herring, City Administrator  
FROM: Mike Geisel, Director of Public Services  
RE: Park Enhancements

As we have progressed to construct the various improvements associated with Proposition P, our efforts were focused on the large activity centers. Although there are a few Proposition P improvements yet to be completed, we have also taken a view of ancillary improvements that have an opportunity to increase the visual appeal, improve user experiences, and improve community awareness. We have prepared a list of recommended improvements and rough cost estimates that could be used for budgeting purposes.

## Amphitheater:

### ✓ 1) Entry signage 2 @ \$15,000 ea. ~\$30,000

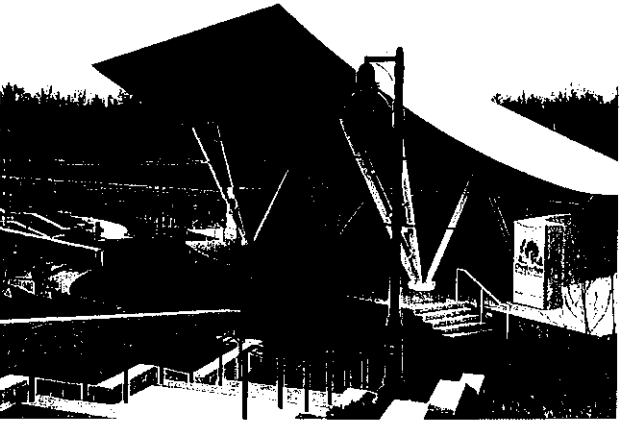
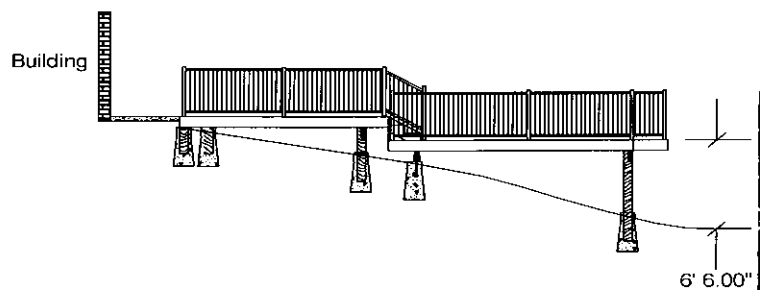
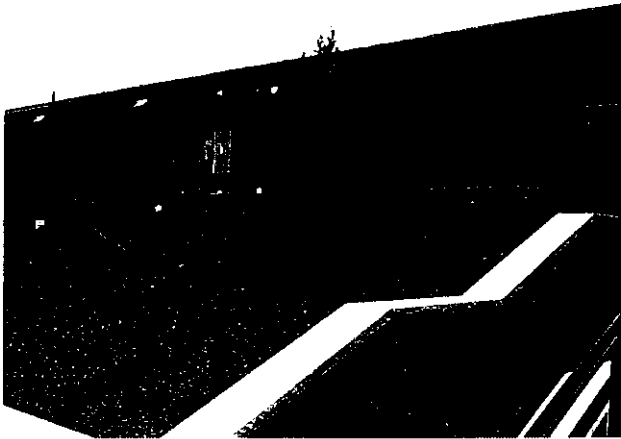
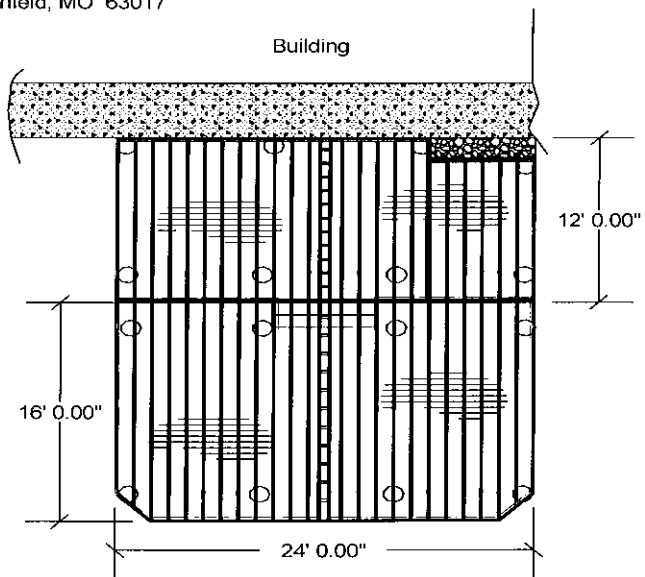
We continue to hear that many residents are not aware of the amphitheater. We have recently added way finding signage along Burkhardt Place, Lydia Hill, August Hill and Chesterfield Parkway. However, we would also like to enhance the two major entry portals to the amphitheater to improve visibility and enhance the appearance. These signs would span across the top of the stone columns at each of the two major entries into the amphitheater.



✓ **2) VIP Patio Deck ~\$35,000**

In an effort to provide additional capacity, and to provide a separate unique area for event sponsors, Staff proposes to construct a VIP deck at the amphitheater. The double tiered deck would be constructed immediately west of the concessions building in an existing landscaped area, adjacent to the uni-sex family bathroom. We have developed a proposal based upon a 24' x 28' configuration, consisting of two parallel deck levels. Such a facility would provide a segregated area for significant event sponsors to entertain guests within close proximity to the stage and provide for additional seating capacity. In addition to the capacity improvement, it would improve our marketing offering.

City Of Chesterfield Ampitheater  
631 Veterans Place Dr.  
Chesterfield, MO 63017



View from Proposed Deck

✓ **3) Lake Trail Pedestrian Bridge ~\$75,000**

The concrete pedestrian trail around the Central Park Lake has become a very popular destination for families, athletes and nature lovers. Unfortunately, due to the lake overflow and dam safety concerns, the trail terminates on each side of the spillway, forcing users to simply turn around and retrace their steps. Since construction completion of the lake trail, staff has repeatedly attempted to identify trail configurations that would be acceptable to the designers of the spillway, designers & regulators of the dam structure, as well as to provide a convenient and aesthetically convenient means of allow trail users to continue across the dam to cross the spillway\overflow structure to completely circle the lake. Engineering staff is working with bridge suppliers, the Dam designers, and the designers of the spillway to design an acceptable configuration. It is assumed that we will be able to cross the spillway below the overflow to minimize bridge span. This span will be for pedestrian access and not wide enough for vehicular access. Current plans anticipate a 30' bridge span and a six foot wide bridge deck. Trail construction would be accomplished by City maintenance staff, while bridge placement would require contracting.



Existing condition



Proposed alignment



Proposed Bridge style to match existing trail bridges

## **Chesterfield Valley Athletic Complex:**

### ✓ 4) **Entry signage 5 locations ~\$13,500**

With the expanse of the athletic complex and multiple points of entry, it is difficult for patrons to navigate and know where to enter depending on their field assignments. We propose to add color coded 4' x 7' ground mounted entry way finding signs at each of the five entry points.



### ✓ 5) **General Softscape Enhancements \$54,000 (detail provided below)**

There will be several rotations of plants at multiple locations throughout the year to keep these areas vibrant and eye catching. These improvements would be completed utilizing in-house labor and expertise.

- a. Main entrance and exit out of the complex- We are proposing raised beds on both sides of the main entrance and exit including a sign for the complex with irrigation and annual plantings of color to bring vibrancy factor as you come and go from the complex.



**Main entrance**

Raised planter beds with annuals; improve gate

- b. Concession Stand B (as you pull into the parking lot)- raised beds, complete with irrigation and updated walkway with beds on the west end near the pavilion going to field #1.



**Concession stand**

In ground planting areas have poor soil and are constantly trampled- utilize raised planters with annuals

- c. Miracle Field area- raised beds in current planting areas where the bushes have been trampled. We would like to add flowers and lots of color with annuals and perennials.



**Miracle field**

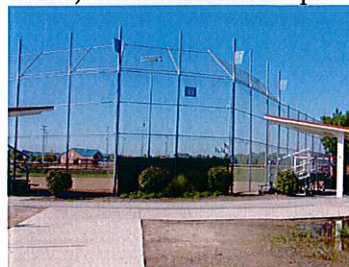
Remove existing shrubs, choose other plants, utilize raised planters or add more sod

- d. C & D quad entrances from the main parking lot at the base of the quad markers- raised beds with irrigation, annuals and perennials.



**C-Quad backstop beds**

Poor soils and trampling- add additional concrete areas and small planting areas behind backstops for drainage.



**D-Quad, backstop beds and old playground area**

Poor soils, grading issues, and trampling- additional concrete areas will be added and small planting areas behind backstops for drainage.

- e. C, D & E quad back stops- Improve areas to help drain water, add some plants and color to make the areas more presentable and easier to maintain along with improving the image of the quads.



### **E-Quad backstop beds**

Poor soils, trampling- dugouts are being re-built in this area, additional concrete areas will be added and small planting areas behind backstops for drainage

- f. F quad- Put in some large planters to help soften the concrete areas and bring some vibrancy to the area. Keeping these watered is going to be one of the issues here.



### **F-Quad concession stand**

Pavement was used extensively to eliminate grass and bed trampling issues in backstop areas, around bleachers, and in player seating areas. Opportunities for volunteer maintained planters, decorative structures or art

- g. Old Maintenance Building- this is going to be a fairly tough area to get things growing, but we think with some strategically-spaced raised beds, we can add some color and soften the area. The trick will be to work within the parameters of the all the utilities here and the extreme foot traffic.



**Old Maintenance Building**  
 Raised beds, plantings, irrigation

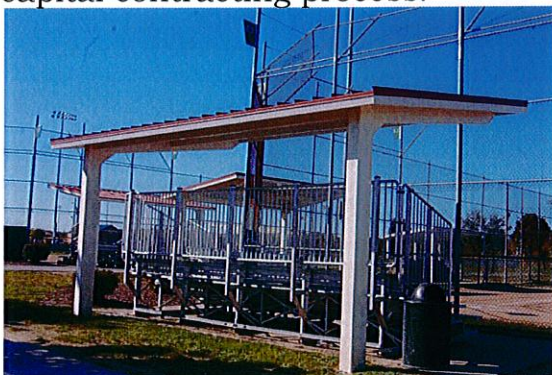
**Estimated Cumulative Cost- Softscape enhancements**

|                                   |           |
|-----------------------------------|-----------|
| Ground face block for raised beds | \$ 30,000 |
| Irrigation                        | \$ 3,500  |
| Top soil                          | \$ 3,000  |
| Rock                              | \$ 2,500  |
| Plant material                    | \$ 5,000  |
| Entrance sign                     | \$ 10,000 |
| Total                             | \$ 54,000 |

*\*estimate reflects the initial construction cost. Creation of the proposed additional landscaping is estimated to increase the annual budget for landscape materials by \$5,000.*

✓ **6) Bleacher Covers for the F Athletic Quad ~\$154,000**

The single most requested addition at the Chesterfield Valley Athletic Complex is the bleacher covers for the F Athletic Quad. As you know, in the fall of 2012, the City submitted a grant request to the Municipal Parks Commission for this work, but we were unsuccessful. The bleacher covers provide not only shade, but also provide refuge from foul balls and errant throws. The pictures below depict the existing bleacher covers in other quads at the CVAC. These structures will be constructed through the capital contracting process.



**The cumulative total of these enhancements is \$361,500.** If Council desires to proceed with these improvements, we would immediately begin to implement these projects. Some will be fully implemented by staff prior to starting the 2013 athletic season, while others will require plan preparation and capital bidding processes. If Council directs, we believe we can complete all of the specified improvements in 2013, based on the current approval timeline.

As described herein, a significant portion of design and construction work is proposed to be accomplished with in-house expertise. Specifically, we are doing a significant amount of the engineering design and trail construction related to the pedestrian bridge and lake trail completion. We are proposing to fully execute all of the general softscape improvements with in-house personnel, not only for cost avoidance, but in recognition that we have both the expertise and first-hand knowledge of the site conditions. As you also know, we are currently removing and replacing the dugouts in the D and E Quads at the CVAC with existing staff, and in doing so, recognizing savings of approximately \$200,000. For a variety of reasons, we plan on contracting for the signage, deck, and bleacher cover improvements while we proceed to complete the remaining proposed improvements internally.

**Finance Director, Brian Whittle has indicated that the current projected end of year (2013) Parks Fund – Fund Reserve above the 40% policy limit is estimated to be \$684,437. Accordingly, if Council concurs with Staff's recommendation for these park enhancements, they could be funded by a transfer from Parks Fund – Fund Reserves. Therefore, I request and recommend that this information be provided to the Parks and Recreation Committee for consideration and direction.**

If you have any questions, please advise.

Cc Tom McCarthy, Parks and Recreation Director  
Jim Eckrich, Public Works Director\City Engineer  
Aimee Nassif, Planning and Development Services Director

*JJH*  
1/23/13  
→ PARKS/REC  
COMMITTEE  
(NEXT MTG)