



VANDEWALLE & ASSOCIATES INC.

To: Crivitz Village Board
From: Jeff Maloney, Principal Designer
Date: Monday, June 12, 2017
Re: Crivitz Community Veteran's Park Master Plan

The Village of Crivitz retained Vandewalle & Associates to prepare a master plan for the primary park in the Village, Crivitz Community Veteran's Park. This memo summarizes the planning process and master plan drawings prepared during this process. The series of maps and figures referred to in this memorandum are attached at the end.

INTRODUCTION

Existing Site

The Crivitz Community Veteran's Park is the primary Village park, located on Henriette Avenue, east of the commercial center and just west of the Escanaba and Lake Superior rail line. The park contains both active and passive uses. Active uses include a playground, baseball field, frisbee golf course, and snow mobile trail. Passive uses include the John Shaffer Pavilion, movie screen, picnic tables, grills and seating areas. The park contains a Village-owned building that is largely used for storage and a rest room building located between the playground and baseball field. Near the John Shaffer pavilion is a wooden platform stage used for musical performances. A park and ride lot is also located on the north end along 6th Alley. The park is announced through a park sign, military tank, and flag poles located along Henriette Avenue. A tree canopy is provided by numerous pine and deciduous trees. One memorial tree is located on the north side of the pavilion.

In addition to recreation uses, the community hosts major events within the park including July 4th and Oktoberfest celebrations. Improvements to the park must accommodate both daily and event uses.

Process

Vandewalle & Associates travelled to Crivitz on April 12, 2017, to gather input from the Village Board to determine the design program. Discussion questions included:

1. What current activities will continue in the future?
2. What activities should occur in the future?
3. What features should remain in the future park development?
4. What events are currently held in the park?
5. What future events are desired or planned in the park?
6. What are the ages of the baseball field users? Is there league play?
7. Who should the park serve in the future? Youth, adults, citizens, visitors, etc?
8. What is the future role of the park in the community?
9. Should the park have any design themes related to community character or identity?

After gathering input from the Village, Vandewalle & Associates prepared a Draft Park Master Plan and presented the plan via a web conference on May 10, 2017.

Project Deliverables

Draft park Master Plan elements included

- Existing site features to be preserved
- Site access improvements
- Proposed site features
 - Covered bandstand
 - Lighting improvements
 - Splash pad
 - Concessions
 - Restrooms
 - Additional parking
 - ADA accessible walking paths
- Eastern park road concept
- Baseball field re-orientation analysis

Master Plan graphics are attached to this memo and described in the following pages.

CONCEPT PLAN AND PROJECT GOALS (SEE MAP 1)

The following describes the project vision and framework of design thinking, laying the foundation for park master plan. Based on existing park use, the park can be broken into three distinct areas – Community Events, Family/Children Play Area, and Active Sports Area. After discussions with the Village, we have identified project goals by area to include:

Community Events Area

- Establish a park primary entrance and expanded image from Henriette Avenue
- Unify the pavilion and stage area to maximize stage views from within the pavilion and allow for efficient circulation and event hosting
- Construct an addition to the John Shaffer pavilion including restroom, kitchen and concession facilities
- Formalize 6th Alley as a paved parking street, providing parking for the park, adjacent commercial uses, and park & ride
- Repurpose the existing building along Louisa Street as a community space with potential use as an indoor market, commercial space, gathering hall etc.
- Create an “Event Deck” on the east end of the existing building providing additional seating and gathering space
- Construct sidewalks and walking paths along the park edges to create a walking loop. Install additional lighting along the path which may also be used for events
- Maintain the frisbee golf in the existing area
- Preserve open space on the north end of the park for event staging & passive recreation

Family/Children Play Area

- Maintain the playground and celebrate the architecture as a park symbol
- Construct a splash plaza with multiple purpose as a gathering space and children activity area
- Pave the gravel parking lot with asphalt
- Install plantings around the secondary entrance

Active Sports Area

- Maintain the baseball fields in the current orientation
- Provide a paved path to the existing restrooms
- Maintain the snow mobile trail
- Install sidewalks and potentially install street edge parking areas

PARK MASTER PLAN (SEE MAP 2)

Map 2 provides a schematic master plan for future park improvements. Specific improvements are described below:

Event Space – Pavilion, Event Deck, and Stage

To create a unified space to host community events, provide gathering spaces and create additional passive opportunities, improvements are proposed to the area surrounding the John Shaffer Pavilion and existing park building. As shown in Figure 1, the space should serve as the primary park entrance highlighted by park gateway features and plantings.

Pavilion Addition

The pavilion serves as an important community gathering space but is lacking restroom facilities and permanent concession space. For this reason, an addition is proposed to the west end of the building. This addition includes restrooms, kitchen and concession spaces. These improvements will be used for community events and could be rented for citizen gatherings such as family reunions. Addition architecture should be wood frame with potential split timber beams to highlight Crivitz's north woods location (See Figures 1&2 for building concept).

Event Deck

The existing park building, which is largely used for storage, could be repurposed into a new community gathering space while maintaining some Village storage space. The existing roof on the east side is proposed to be removed and replaced with a wooden deck structure using the existing concrete foundation. This "event deck" provides additional seating at the same elevation as the pavilion, with easy pedestrian access to the proposed restrooms and concessions. This deck may contain a roof, trellis or umbrellas to provide shade. The "event deck" provides visitors with views of the proposed relocated stage and distant park vistas. The Village could continue to use the lower building level for storage and the existing restrooms may be used for interior activities or potentially as another park visitor facility.

Existing Park Building

In addition to the "event deck", the historic building interior could be renovated into a community space such as an indoor market, community center, or gathering hall. The exposed wood frame rafters and beams provide an authentic experience not easily created through new construction and lends itself to a community function. To provide first floor access, a porch, stairs and ramp are proposed on the north side of the building, accessible directly from the park entrance, as shown in Figure 1.

Stage

The existing stage is a great park use, but not having a roof deters artists from performing. The existing stage location, while very visible from the pavilion, would not be visible from the future "event deck". A new stage is proposed to be located east of the current location, providing a greater crowd viewing area. Figure 2 illustrates the vision for this new event space with the pavilion addition on the left side of the picture and the new stage on the right. The park entrance gateway is also shown on the far left. After Village consideration of stage architecture

that celebrates the community image, the stage design was refined to include architectural elements from the existing playground structure. Figure 3 further illustrates this design concept.

Splash Plaza

To provide additional children activities within the Village a splash plaza is proposed between the playground and pavilion, at the same elevation as the playground and parking lot. This plaza would serve as both a gathering space for all ages and contain natural materials such as wood benches, stone boulders and plantings. The interior of the plaza could contain water features that children could play in, similar to a splash park. Specifically designed for multi-purpose increases the amount of activity opportunity per Village dollar spent. Figure 2 provides a vision for this feature and concept photos of the splash plaza are provided in Figure 4. Materials should be natural with earth-tone colors to complement the playground and other park structures. Fountains could be brass jets or hidden bubblers within natural boulders. The Village may consider a rubber surface or epoxy boulder structures as an alternative to natural stone, which would provide a less slippery surface.

Park Sign Area

The existing park sign and military tank memorial area provide the initial park image and wayfinding. The sign is set back from the Henriette Avenue and the Village may consider moving it closer to the street to alert visitors of the park. It should be noted at the time of this master planning process, we did not have access to underground utility locations. This would need further investigation if the sign and tank are relocated. An opportunity exists to add an additional veteran's memorial to this area. As shown in the master plan, a pedestrian trail is proposed connecting the 6th Alley parking area to Hall Avenue. A memorial could be incorporated along this trail.

Parking

A series of parking improvements are proposed throughout the park. First 6th Avenue is proposed to be paved with asphalt and formalized as a parking street including two-way traffic lanes with perpendicular parking on each side. Map 3 illustrates this concept in more detail. Additional on-street parking is proposed along Louisa Street to provide parking for baseball field events. Also, the existing gravel parking lot is proposed to be paved with asphalt, providing an improved parking area for playground, splash plaza, and building visitors. The idea of adding an additional road to the east side of the park was explored in Map 4. While this road provides a large amount of additional parking, it greatly impacts park green space, trees and the frisbee golf course, as well as, not working well with the existing grade. For these reasons, the park road was not included in the final master plan.

Pedestrian Circulation

Improving pedestrian circulation was a Village goal for park improvements. Concrete sidewalks are proposed on the north, west and south edges of the park, providing pedestrian connections to the existing sidewalks along Henriette Avenue, Main Avenue, and Louisa Street. To improve internal park circulation and create a walking loop, a pedestrian trail is proposed on the east

side of the park. This five foot wide asphalt path meanders through the existing trees and follows topography providing access for people of all abilities. The path would connect the 6th Alley/memorial area to Hall Avenue. As seen in Figures 5 & 6, additional lighting could be added along the trail to provide path safety lighting and also used to improve event circulation visibility. The lighting could be overhead or a low-profile bollard lighting and on a separate electrical circuit/switch for easy use. The light style should complement the existing and proposed park features using wood poles and LED fixtures.

Wayfinding

Two community park wayfinding recommendations are included in the master plan. As shown in Figure 7, a new community park feature could be constructed along Henriette Avenue further announcing the park location. This structure concept incorporates the peaked towers from the playground and includes a backlit plexiglass “Crivitz” message. The tower should match the playground, and this internally lit feature would serve as a beacon after dark. Figure 8 illustrates a similar feature at the intersection of Louisa Street and 6th Avenue. This feature would also be internally lit, facing north, visible from Henriette Avenue and Louisa Street. This feature announces the park entrance from the west and could also be used as a community kiosk or messaging board.

Baseball Field

During this process, the concept of rotating the existing baseball field was explored. The goal was to eliminate the conflict created with children on the baseball sidelines immediately adjacent to Louisa Street and Hall Avenue. By rotating the field, viewing and sideline areas could be located away from the streets and the existing restroom facility would also be closer to home plate, being more accessible during games. Map 5 illustrated the current field location and orientation. Map 6 shows a field rotated clockwise 90 degrees, and Map 7 illustrated a field rotated 180 degrees. Neither of these configurations are buildable without filling a large portion of the park to raise the ground to a level playing field (northeast corner of the field). Map 8 presents an option where the field could be rotated, but only a children’s softball field would fit the site, not a full size adult recreation league field. This does not fit the current use of the field and would require costly field reconstruction including relocating tower lights. After this analysis, the Village chose to maintain the current baseball field orientation and location.

PRELIMINARY COST ESTIMATES

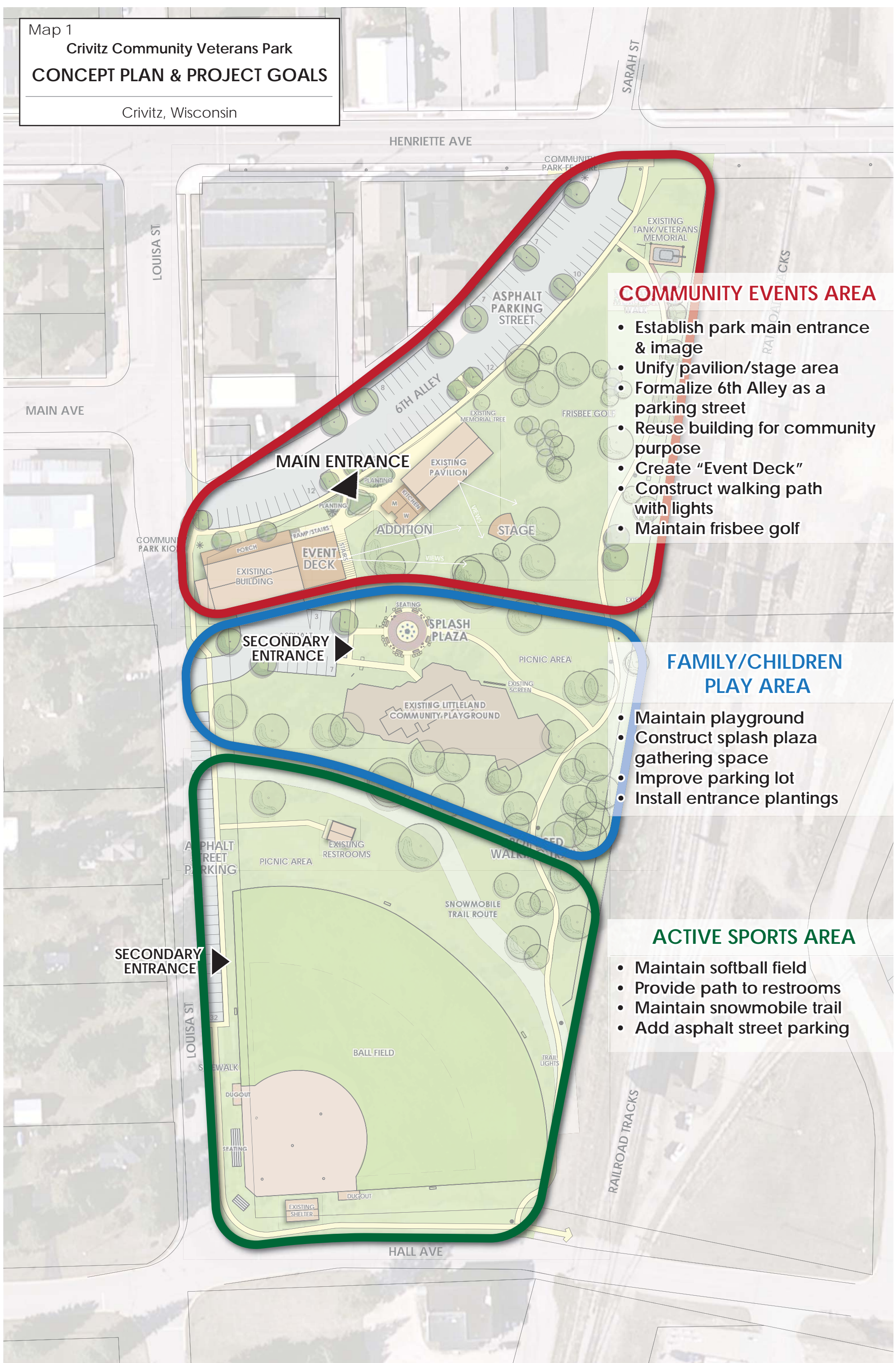
This planning process provides a master plan vision for the Crivitz Community Veteran’s Park. For planning and fundraising purposes, a preliminary cost estimate is provided at the end of this memorandum (see Table 1). The project is broken into components that can logically be phased independent of each other. These schematic plans provide opportunities for both public and private funding. The next phase of design is to prepare detailed engineering or contractor shop drawings and revise the preliminary cost estimate to prepare a detailed project construction budget. Based on the schematic drawings set forth during this planning exercise, the following preliminary cost estimates are provided:

John Schaffer Pavilion Addition	\$200,000
Event Deck	\$220,000
Covered Stage	\$225,000
Splash Plaza	\$350,000
Veteran’s Memorial	\$30,000
Parking Improvements	\$300,000
Pedestrian Improvements	\$120,000
Features and Gateways	\$30,000

**Please note that these estimates are provided for planning purposes only in 2017 dollars. Design development, engineering, and construction documents should be prepared to determine actual construction costs.*

NEXT STEPS

The Village may use this Master Plan to guide future park improvement projects. Each park project may be completed by a phased approach. Graphics may be used to raise funds for specific projects.



COMMUNITY EVENTS AREA

- Establish park main entrance & image
- Unify pavilion/stage area
- Formalize 6th Alley as a parking street
- Reuse building for community purpose
- Create "Event Deck"
- Construct walking path with lights
- Maintain frisbee golf

FAMILY/CHILDREN PLAY AREA

- Maintain playground
- Construct splash plaza gathering space
- Improve parking lot
- Install entrance plantings

ACTIVE SPORTS AREA

- Maintain softball field
- Provide path to restrooms
- Maintain snowmobile trail
- Add asphalt street parking

Map 2
Crivitz Community Veterans Park
PARK MASTER PLAN

Crivitz, Wisconsin



HENRIETTE AVE

Map 3

Crivitz Community Veterans Park

6TH ALLEY CONFIGURATION

Crivitz, Wisconsin

LOUISA ST

6TH ALLEY

EXISTING PAVILION

RAILROAD TRACKS



Map 4

**Crivitz Community Veterans Park
EAST ROAD OPTION**

Crivitz, Wisconsin



Map 5

**Crivitz Community Veterans Park
CURRENT BALL FIELD**

Crivitz, Wisconsin

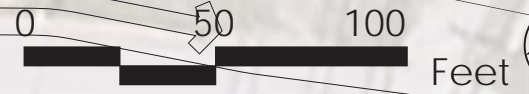
LOUISA ST

SNOWMOBILE TRAIL

PROPOSED
WALKING TRAIL

RAILROAD TRACKS

HALL AVE



Map 6

**Crivitz Community Veterans Park
FULL SIZED SOFTBALL FIELD ROTATED 90**

Crivitz, Wisconsin

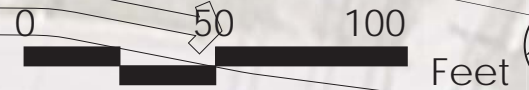
LOUISA ST

SNOWMOBILE TRAIL

PROPOSED
WALKING TRAIL

RAILROAD TRACKS

HALL AVE



Map 7

**Crivitz Community Veterans Park
FULL SIZED SOFTBALL FIELD ROTATED 180**

Crivitz, Wisconsin

LOUISA ST

SNOWMOBILE TRAIL

PROPOSED
WALKING TRAIL

RAILROAD TRACKS

HALL AVE



Map 8

**Crivitz Community Veterans Park
LITTLE LEAGUE/SOFTBALL ROTATED 90**

Crivitz, Wisconsin

LOUISA ST

SNOWMOBILE TRAIL

PROPOSED
WALKING TRAIL

RAILROAD TRACKS

HALL AVE

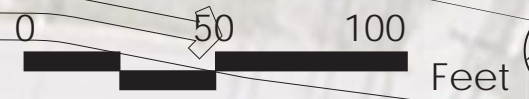


Figure 1
Crivitz Community Veterans Park
PAVILION ADDITION AND ENHANCEMENTS
& PARK ENTRYWAY
Crivitz, Wisconsin

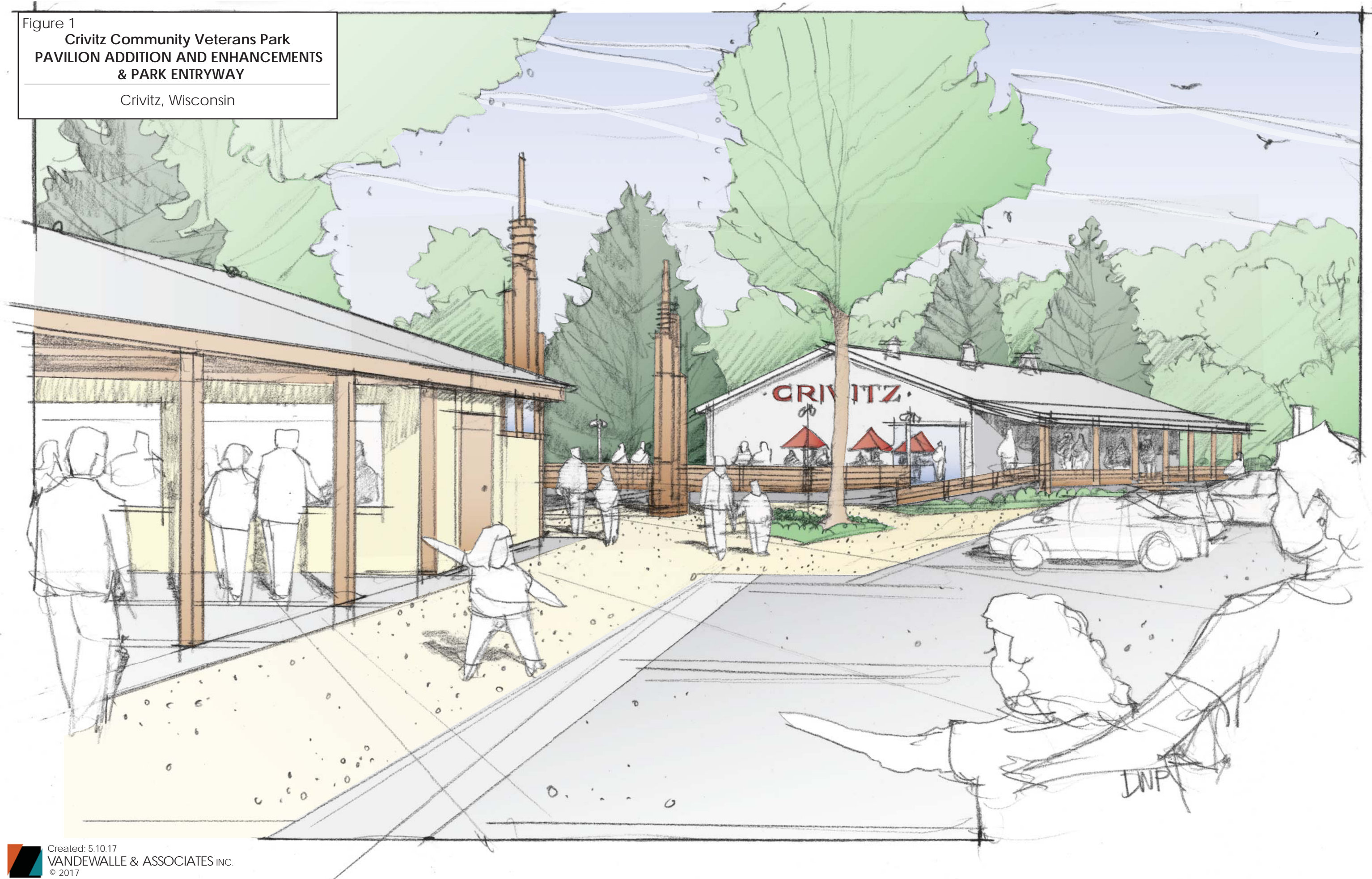


Figure 2

Crivitz Community Veterans Park
PAVILION ADDITION, BANDSTAND
& SPLASH PLAZA

Crivitz, Wisconsin



Figure 3

Crivitz Community Veterans Park
STAGE CONCEPT

Crivitz, Wisconsin

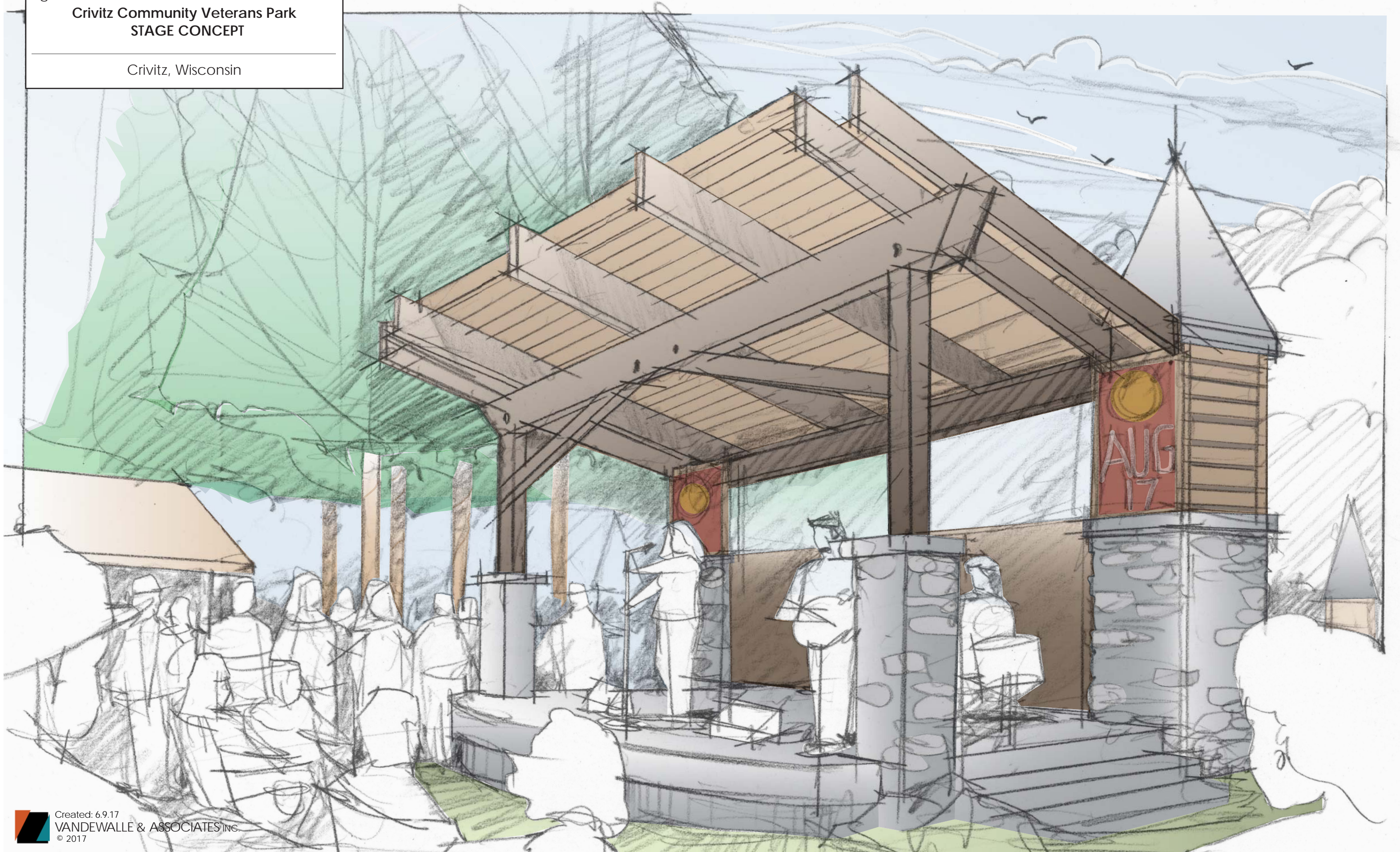
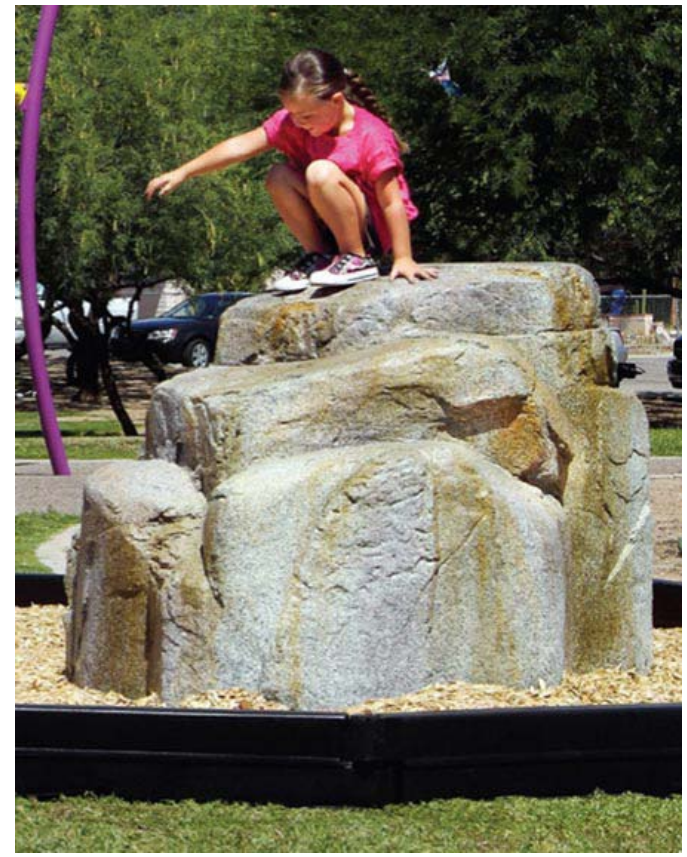


Figure 4
**Crivitz Community Veterans Park
 SPLASH PARK CONCEPT IMAGES**
 Crivitz, Wisconsin

Natural stone boulders



Flush-mounted jet/bubbler



Composite epoxy play boulders



Poured in place rubber surface



Overhead jet/fountain



Spray jets



Bubbling fountain within natural stone



Brass fountains



Natural stones without water features

Figure 5

**Crivitz Community Veterans Park
PATH LIGHTING EXAMPLE 1**

Crivitz, Wisconsin

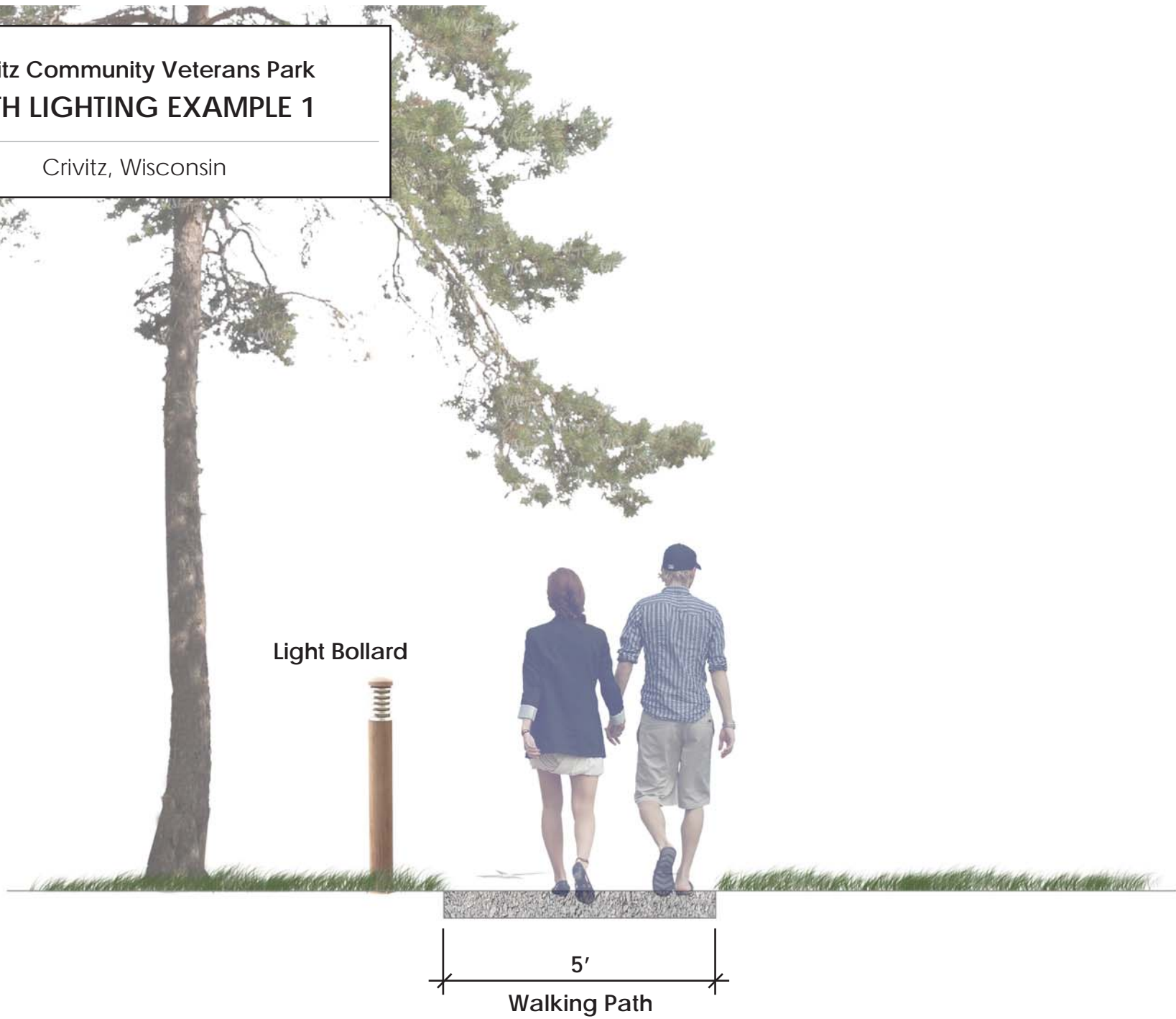
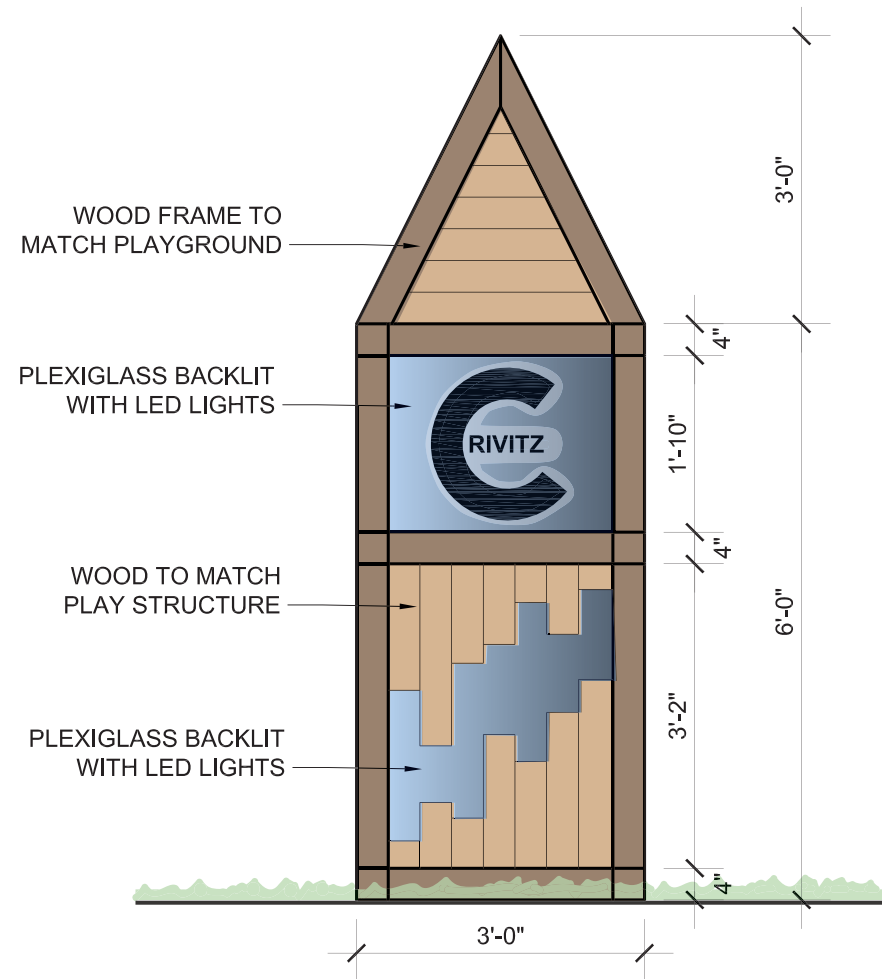


Figure 6
Crivitz Community Veterans Park
PATH LIGHTING EXAMPLE 2

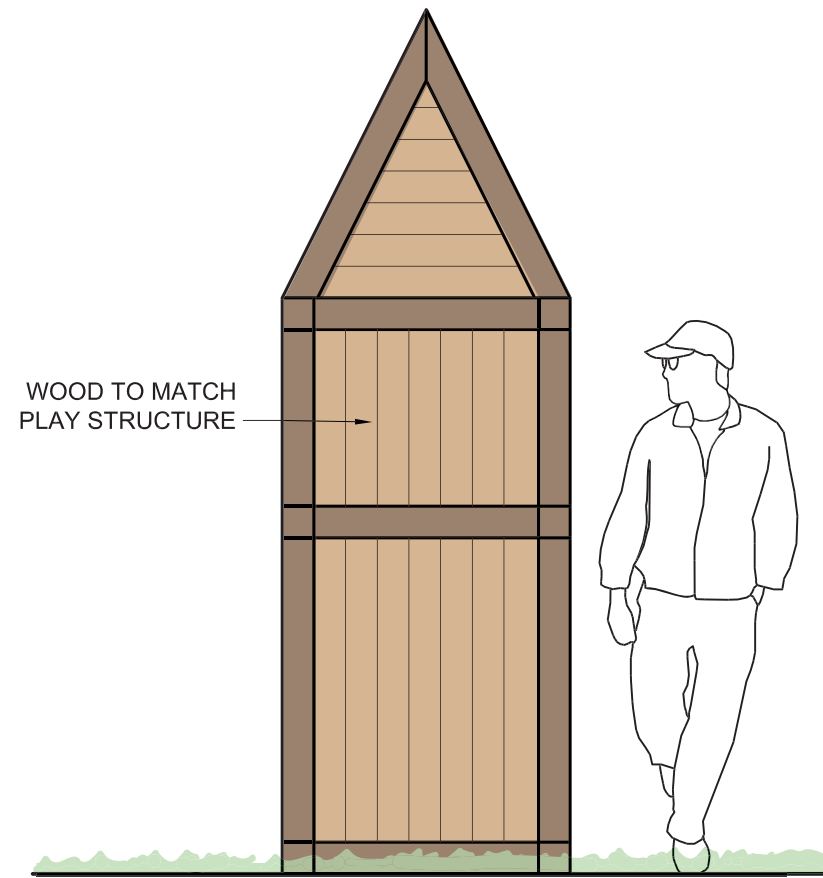
Crivitz, Wisconsin



Figure 7
Crivitz Community Veterans Park
COMMUNITY PARK FEATURE
 Crivitz, Wisconsin



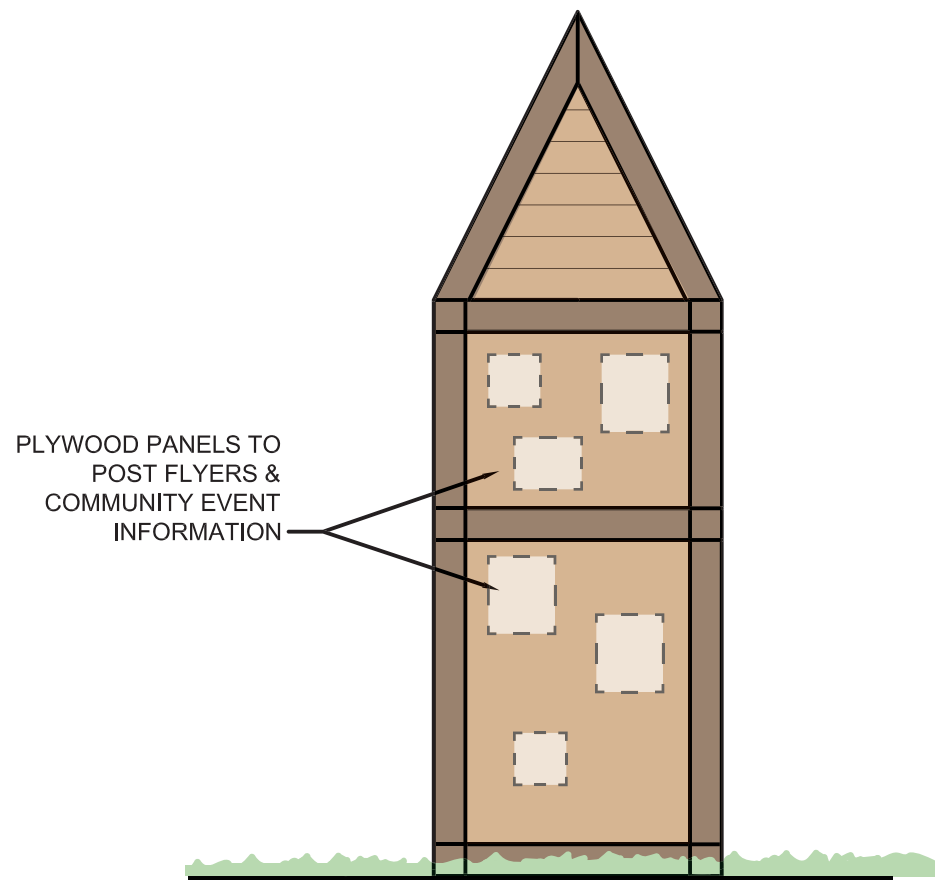
WEST/ EAST SIDE OF STRUCTURE



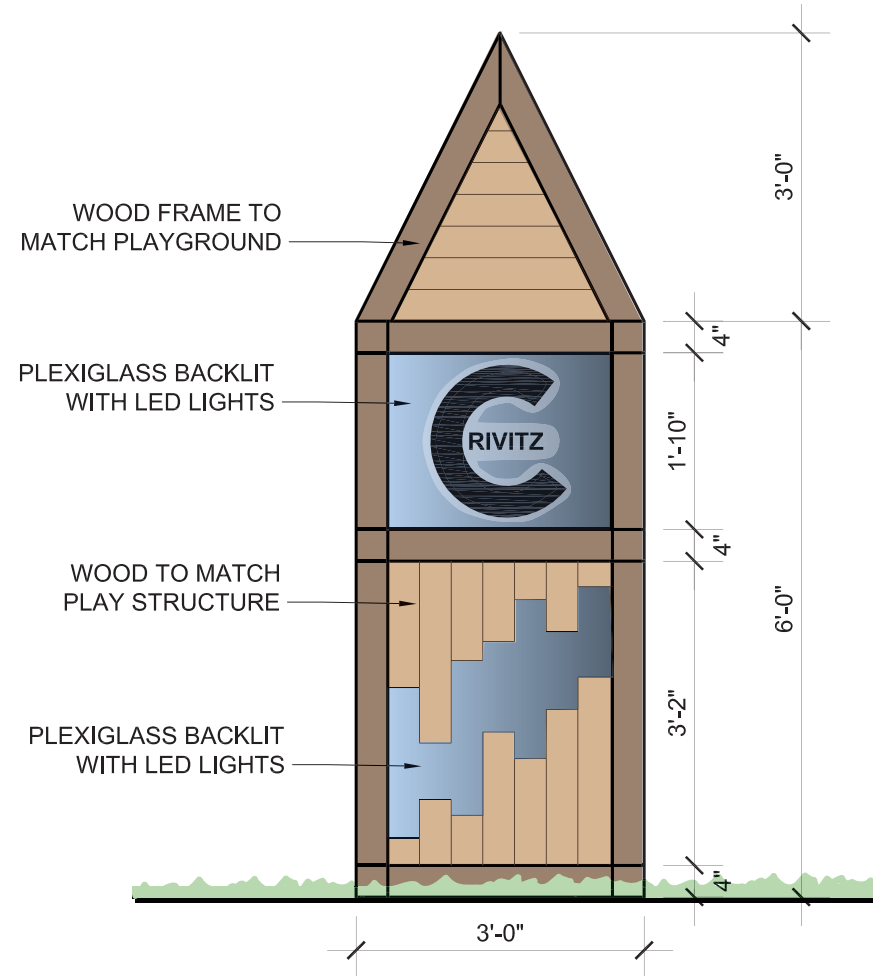
NORTH/ SOUTH OF STRUCTURE



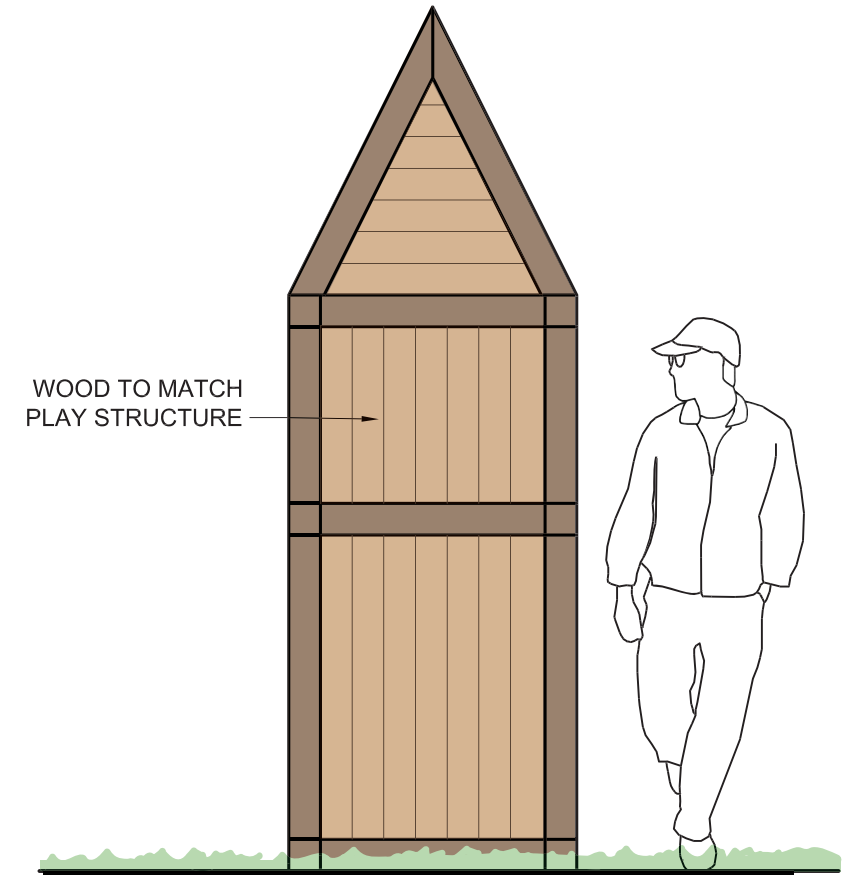
Figure 8
Crivitz Community Veterans Park
COMMUNITY PARK KIOSK
 Crivitz, Wisconsin



WEST SIDE OF STRUCTURE



NORTH SIDE OF STRUCTURE



EAST & SOUTH SIDE OF STRUCTURE



Table 1

Crivitz Community Veterans Park

Crivitz, Wisconsin

DRAFT - For planning purposes only. Engineering required for final cost estimates.

	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
6th Alley				
Pavement removal	12,000	sf	\$ 2	\$ 24,000
Asphalt	25,500	sf	\$ 4	\$ 102,000
Curb & gutter	1,400	lf	\$ 13	\$ 18,200
Sidewalk	3,100	sf	\$ 6	\$ 18,600
Alley "street" trees	12	ea	\$ 500	\$ 6,000
Tree island plantings (shrubs/plants)	2,500	sf	\$ 10	\$ 25,000
Community Park Features				
Park gateway	2	ea	\$ 10,000	\$ 20,000
Community park feature	1	ea	\$ 5,000	\$ 5,000
Community park kiosk	1	ea	\$ 5,000	\$ 5,000
Veterans Memorial				
Veterans walk/memorial	1	ea	\$ 20,000	\$ 20,000
Additional plantings	1	ea	\$ 2,000	\$ 2,000
Park Paths				
Asphalt	6,000	sf	\$ 4	\$ 24,000
Lighting	6	ea	\$ 6,000	\$ 36,000
Lighting conduit	1,000	lf	\$ 15	\$ 15,000
Lighting controls & connections	1	ea	\$ 10,000	\$ 10,000
New trees	9	ea	\$ 500	\$ 4,500
Tree removal	1	ea	\$ 1,000	\$ 1,000
Schaefer Pavilion				
Addition	900	sf	\$ 200	\$ 180,000
Utilities for addition (allowance)	1	ea	\$ 20,000	\$ 20,000
Entry paving	2,800	sf	\$ 6	\$ 16,800
Entry plantings	800	sf	\$ 10	\$ 8,000
Existing stage removal	1	ea	\$ 500	\$ 500
New stage	1	ea	\$ 200,000	\$ 200,000
Frisbee golf modifications, relocations (allowance)	1	ea	\$ 1,000	\$ 1,000
Picnic area - tables	3	ea	\$ 2,000	\$ 6,000

Existing Building (Exterior Only)				
Event Deck - roof removal	1,800	sf	\$ 6	\$ 10,800
Event Deck - construction	1,800	sf	\$ 100	\$ 180,000
Building exterior renovations (allowance)	1	ea	\$ 20,000	\$ 20,000
Porch	1,020	sf	\$ 50	\$ 51,000
Stairs/ramp from entrance	1	ea	\$ 10,000	\$ 10,000
Stairs off of 6th Alley	1	ea	\$ 5,000	\$ 5,000
Rebuild stairs down to parking	1	ea	\$ 10,000	\$ 10,000
Sidewalks	1,100	sf	\$ 6	\$ 6,600
Asphalt parking	7,500	sf	\$ 4	\$ 30,000
New trees	3	ea	\$ 600	\$ 1,800
Splash Plaza				
Plaza construction	1	ea	\$ 300,000	\$ 300,000
Water extentions (allowance)	1	ea	\$ 5,000	\$ 5,000
Benches	8	ea	\$ 1,500	\$ 12,000
Landscaping	8	ea	\$ 1,500	\$ 12,000
Louisa St				
Sidewalk	4,800	sf	\$ 6	\$ 28,800
Street parking asphalt	5,200	sf	\$ 4	\$ 20,800
Street parking curb & gutter	360	lf	\$ 13	\$ 4,680
Sidewalk to restrooms	500	sf	\$ 6	\$ 3,000
Picnic area tables	3	ea	\$ 2,000	\$ 6,000

Subtotal \$ 1,486,080
 Contingency (20%) \$ 297,216
 Design & Engineering (15%) \$ 267,494
Total \$ **2,050,790**