

September 15, 2014

Mr. Bryan Schaffer
Community Development Director
CITY OF BLAINE
10801 Town Square Drive NE
Blaine, MN 55449-8101

SUBJECT: NEW ATHLETIC FIELDS BETWEEN 105TH AND 109TH AVENUES
NATIONAL SPORTS CENTER

Dear Mr. Schaffer:

Attached are revised plans being submitted to the City of Blaine for approval of new athletic fields being proposed between 105th and 109th Avenues as part of the National Sports Center (NSC). The following plan set revisions and additional graphics are being provided that address outstanding design issues identified in the August 15, 2014 letter, which needed to be clarified and approved before receiving final City Council approval.

105th Avenue Reconstruction Considerations

Based upon on-going discussions between the NSC and City of Blaine, the reconstruction of 105th Avenue will offer more opportunities for improving pedestrian crossings and connections to facilities throughout the NSC campus. Future consideration should be given to how streetscape elements including sidewalk connections, way-finding signage, lighting, and landscape elements can be used to create a more unified identity and appearance for the NSC campus.

Future Maintenance Facility

The construction of a new maintenance facility on the east side of the athletic field expansion area is contingent on future funding being acquired during the 2015/2016 Legislative session. A site layout and grading plan, which also addresses storm water run-off, has been included as part of this submittal. Additional refinements will most likely be made to the building footprint when more detailed plans are refined and developed by the NSC.

Pedestrian Open Space and Circulation

The attached graphic titled "Pedestrian Movement" identifies three centrally located open space areas adjacent to parking areas, which provide staging areas for players and visitors to gather prior to going to athletic field sidelines. Concrete pads are located within each lawn area to allow for shade tent structures to be installed for player and spectator use. Both north/south and east/west turf shoulders a minimum of 8'-0" wide are provided along all drive circulation lanes to separate pedestrians from vehicular traffic. Wood plank crossings are also proposed over ditch and swale areas to allow for uninterrupted pedestrian circulation during wet conditions.

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Internal and External Drive Circulation and Connections

As part of proposed phase one improvements on the site, a west access drive connection to Davenport Street NE is proposed along the north side of the centralized parking lot to alleviate internal traffic congestion during large events. A new two way access drive aligned with the existing parking lot on the south side of 105th provides primary access to the site. A right- in right-out access drive connection to 109th Avenue is also proposed to alleviate internal traffic congestion. A 300-foot long right hand turn lane with a 180-foot taper is proposed along 109th to accommodate peak traffic flows during large events. A 16'-0" wide "service vehicle only" access drive is proposed to connect the maintenance facility to the north/south access drive and Nassau Street to the east.

Landscaping

Additional over-story trees have been added along the 109th Avenue frontage to improve the appearance and provide a more inviting entry for the athletic field complex. Additional over-story trees and shrub massings have also been added along the 105th Avenue frontage to direct pedestrians to cross the street at access drive locations and discourage mid-block crossings.

Setbacks

All play field boundaries are located a minimum of 20'-0" from adjacent property lines. Along the east property line, a drainage swale also provides a buffer and defining edge for the play field sidelines. Along the west property line, a 25-foot wide native vegetation buffer is maintained along County Ditch 41 in addition to an 8'-0" wide player sideline. Parking lot locations conform to all required property line setbacks. No fencing is currently proposed along property lines based on adequate setbacks established around the perimeter of the site.

Storm Water Management

A comprehensive storm water management plan was submitted and approved by the Coon Creek Watershed District on August 25, 2014. The NPDES permit application has been applied for and is currently pending. A SWPPP has also been prepared for the project.

Construction Phasing

Based on funding secured in 2014, Phase One improvements are proposed to include paving of the north/south access drive, construction of eight athletic fields and two parking lots west of the access drive, and all storm ponding provisions. Based on the large quantities of fill recently placed on the site, both parking lots are proposed to remain as crushed stone surfacing in 2014 and 2015 to allow for differential settlement to occur before paving. All parking lots are proposed to be paved in 2016. A paved access drive and culvert crossing over ditch 41 will also be constructed as part of phase one improvements. Phase Two improvements will include connecting the west access drive, construction of the remaining twelve athletic fields, and remaining parking lot east of the access drive.

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City of Blaine

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Please let us know if you have additional questions or need further clarification on any design issues being addressed as part of this submittal.

Sincerely,

SRF CONSULTING GROUP, INC.



Ken J. Grieshaber, ASLA
Principal
Landscape Architecture Studio

KJG/bls

Attachments

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