

REPORT / RECOMMENDATION



To: City Council

Agenda Item #: VIII.A.

From: Ann Kattreh, Assistant Director
Parks & Recreation Department

Action

Discussion

Date: November 20, 2012

Information

Subject: Sports Dome Recommendation

Action Requested:

The Park Board recommends that the City Council authorize further study of locating a sports dome on the Braemar Arena athletic field site; however, the development of a sports dome should not occur until the issue of expanded playing field is addressed, solved and financed.

Information / Background:

At their April 3rd meeting, the City Council directed staff to proceed with the Phase Two, (Location Phase) of the Sports Dome Feasibility Study. The Council also directed staff to first study the feasibility of the City owned site south of the South Metro Training Facility before studying the feasibility of any other sites. The concept of co-locating both a sports dome and a golf dome was also considered for this location.

Staff proceeded with the Phase Two consultant contract with the Cuningham Group and Anderson-Johnson Associates. On May 9, the City received the Phase Two report from the Cuningham Group. In summary, the consultants found the site to be physically possible as a sports dome site but not large enough to accommodate a sports dome and golf dome. The site preparation costs also made the site not financially feasible. Those costs total \$1,207,000 and do not include costs to remove the lead in the holding area, the stabilization/removal of dumped waste and relocation of the cold storage building.

At the June 5, 2012 Council Meeting, the following motion was passed:

Member Swenson made a motion, seconded by Member Sprague, authorizing the Park Board Sports Dome Working Group to reconvene for the purpose of recommending alternative sites for Park Board and City Council consideration as to a sports dome location with the guidance that the Council was not closed to purchasing a site but would not support sites adjacent to the High School or residential.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

The Sports Dome Committee (Park Board Members Jones, Jacobson, Gieseke and Deeds) worked over the summer to determine the best alternative locations. Locations that were discussed and eliminated by the Sports Dome Committee are:

Fred Richards Golf Course – A dome, building and parking lot would not fit in that space without substantially cutting into the golf course.

Pentagon Park- The City does not have the resources to purchase this site. Although there are no homes to the South, there could be conflict with the neighborhood to the north. A new owner could potentially consider land use agreements with the City.

Braemar Golf Course driving range: This location is not favored by City Staff. The turf surface and surrounding dome footings would detract from the golfing experience. It would be difficult financially and politically to build a new turf field and not be able to use it during the summer months. There would be no net gain or loss of an athletic field for summer use with this option.

VanValkenburg Off-Leash Dog Park – It would be difficult to fit a dome into this space without eliminating the entrance drive, parking lot and off-leash dog park. We currently have a master plan in place for the park which includes construction of a playground, park benches, a tennis court, ½ court basketball court, and walking path. This is to be located just east of the water tower. The master plan does not include a sports dome.

Our Lady of Grace – This site would not give us access to the field during the summer months. We would want the facility to be available for use year round.

Creek Valley Baptist – This option was ruled out by City Council as a possible option for a sports dome due to the proximity to neighbors. We had discussions about the site for athletic fields. Unfortunately the church is involved in litigation which is currently prohibiting sales talks.

Harry Lindberry Property (North of VanValkenburg Park) – I spoke with a family representative. They are not interested in having a conversation with the City about selling property.

5220 Edina Industrial Blvd. – The owner of this site also owns the Dow/Film Tec building and land. The property is currently listed for an annual lease price of \$395,000. The owner recently received an offer of almost \$2.3 million and he refused to respond due to the low offer. The assessed value of the land on the entire site (including Dow) is \$6 million. The land and building assessed value is \$8.1 million.

The Sports Dome Committee believed that site options had been exhausted. The Braemar Arena athletic field site is the least expensive site and provides the best access to staff resources and parking. Attached is a diagram of the Maple Grove dome, which is the size of the proposed dome in Edina. It is 92,000SF and has a turf size of 230' x 400'. Cuningham/Anderson-Johnson would have to confirm that a dome of this size could fit in this location.

Assistant Manager Kattreh met at the Braemar Arena athletic field site with Tom Jenson, now retired City of Edina Fire Marshall. Fire lanes and evacuation exits were discussed. Mr. Jenson discussed this with the Fire Chief, Mary Scheerer, who determined that a 12' fire lane would not be required all of the way around the building and that he would be satisfied with additional fire exits from the dome. Access around the dome is still required for snow removal and fire exiting, but not a 12' lane with turn around points.

As was discussed in great detail, this may be the most economically feasible location; however, it does not result in a net gain of an athletic field for summer use. It could arguably cause a loss of a field because the current natural grass field is large enough to accommodate multiple athletic events when divided in half and played the width of the field. After extensive discussion with the Sports Dome Committee and representatives from the Edina Soccer Club, it was decided to add the renovation of two rectangular fields at Pamela Park to the scope of this project. This field addition and renovation has been on the Pamela Park Master Plan and CIP for several years. If the new sports dome is narrower than the existing 240' soccer field, the Club would be losing field space for games and practices. The Club currently runs two fields in the width of the Braemar Arena athletic field, creating two 150' x 240' fields. The domed field originally proposed by the consultants would be 200' (versus the current 240') wide. The Soccer Club is currently short of field space and losing the width of the Braemar Arena athletic field would cause the loss of a field.

At their October 4th meeting, the Sports Dome Committee made the following recommendation:

The Sports Dome Committee recommended the selection of the Braemar Soccer Field as the site for further study for potential development of a sports dome. This recommendation also includes the need for funding of the renovation of the two rectangular fields at Pamela Park to be included in this project. The consulting team of the Cuningham Group, Anderson Johnson/Associates and Park and Recreation Consultants would be hired to complete a site feasibility study of the Braemar Soccer Field.

At the Edina Soccer Club Board Meeting on October 8th, the Soccer Club decided that they are unable to support a dome on the Braemar Arena athletic field unless there is no loss of field space and there is a "net-new" increase in field space. The Soccer Club letter is attached. The Park Board took this letter into consideration when making their recommendation at the October 9th meeting.

This Sports Dome Committee recommendation was presented to the Park Board at the October 9, 2012 meeting. At the October meeting, the Park Board passed the following motion:

Member Deeds made a motion, seconded by Member Dan Peterson, that the continued study of Braemar and the forward motion of the dome should not occur until the issue of expanded playing fields is addressed, solved, and budgeted for.

Recent discussions have potentially solved the problem of the loss of field space. The Edina Football and Lacrosse Associations have expressed a willingness to move off the Lewis Park fields to create more space for the Soccer Club. If a dome was built at the Braemar Arena athletic field location, football and lacrosse would move from Lewis and would have priority use of the new turf field at Braemar. They would also continue to use fields at Pamela Park. Lacrosse and Football prefer artificial turf. Soccer prefers grass. We are also studying the fields at Lewis to determine if one of the fields could be widened to re-create the Braemar Arena athletic field width. With football off of the Lewis fields, City staff will also re-consider the policy of resting one of the fields. Paige Rickert, Lyn Gustafson (football and lacrosse) and Jeff Northrup (soccer) have been very helpful in these discussions. The Soccer Club, Football Association and Lacrosse Association Boards have not had an opportunity to respond to this proposal.

ATTACHMENTS:

Edina Soccer Club letter, dated 10/8/12

Maple Grove Dome Layout



Edina Soccer Club

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Edina Soccer Club Response to the Sports Dome Study Committee Recommendation Monday, Oct 8th, 2012

Based on the information obtained through the Sports Dome Study Committee meetings and a pre-read of the Report and Recommendation, Edina Soccer Club *does not* support the proposed Dome in Edina. As much as we would like to support this initiative, we simply cannot do so.

It is very important that everyone involved in the Dome conversation understand that *Edina Soccer Club is vigorously in favor of a Dome project in Edina*, but not at any and all costs.

Based on the information we have, three areas of concern must all be addressed prior to gaining our support.

1. **Field Dimensions** – The proposed dome is only 200 feet wide. Edina Soccer Club has been recommending a 240 feet playing surface to give us the flexibility we need to accommodate both 8v8 (cross field) and 11v11 games. A 200 feet wide field actually reduces our field options in Edina.
2. **Pamela Lighted Field** – If Braemar is the preferred location, then the proposed Dome initiative must include recreating the existing grass Braemar field in a new location. Pamela Park South (the lighted field) has been on the field improvement list for some time now. The easiest and least invasive option for recreating the Braemar fields would be to redo the existing lighted grass field at Pamela Park and make it wider to meet the width at Braemar. This could become the new home of Edina Soccer Club 8v8 games and, at a minimum, would allow for us to sustain business continuity while Dome construction is underway at our current Braemar game venue.
3. **Pamela “Net-New”** – Edina Soccer Club has been a proponent of a “net-new” solution to the Dome/Field issues in Edina. Leveraging the green space at Pamela for the benefit of a new field is critical to the overall success of sports in Edina. We need more fields and putting a dome over Braemar does not, necessarily, get us all a new field. However, making Pamela “Net-New” as a part of the initiative does.

We at Edina Soccer Club have been very grateful for the work that the Park and Rec. has put into this initiative. Many of our board members have offered up their own time over the last several years to push for this initiative and find a solution. Our beautiful grass field at Braemar is not our first choice. But if it is in the best interests of the community, we have been willing to consider supporting even that site. Please consider the simple requests we are making that would allow for our support in this initiative.

Sincerely,

Rick Dowda
President, Edina Soccer Club



FTOMP-1

- LEGEND:**
- GREEN FIELDTURF
85,324 sq.ft.
 - NAVY BLUE FIELDTURF
5,776 sq.ft.
 - TOTAL FIELDTURF
91,100 sq.ft.

FIELD LAYOUT NOTES (sports are in order of dominance):

1. FOOTBALL MARKINGS ARE AT WHITE.
2. SOCCER MARKINGS ARE AT BLUE.
3. BOYS LACROSSE MARKINGS ARE AT BLACK.
4. MINI-SOCCER MARKINGS ARE AT METALLIC GOLD.

ALL DIMENSIONS TO BE VERIFIED BEFORE ANY CONSTRUCTION BEGINS.

**CITY OF MAPLE GROVE
DOME REC FACILITY
MAPLE GROVE, MN**

DATE: MARCH 18, 2011 ISSUE: SUBMITTAL SHEET: 1/7 FIELD LAYOUT



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|-------------|---------------|
| DRAWN BY: | P.B. |
| CHECKED BY: | J.B. |
| SCALE: | 1"=30' |
| FIELD AREA: | 92,000 sq.ft. |
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