



Date of Board P+C: 4/7/2021

Date of Board Approval (for CAC's only): NA

Date of Most Recent Update: 4/7/2021

Please fill out this form if your project, program, or initiative includes community engagement beyond the "Inform" level. All Community Engagement Plans should be filed as Petitions and Communications with the MPRB Board of Commissioners and submitted to the MPRB Engagement Portal on SharePoint (A link to the Community Engagement Portal can be found at <https://minneapolisparcs.sharepoint.com/planning/SitePages/Home.aspx>.)

**Staff Lead:** Tyler Pederson

**Department or Division:** Planning Division

**Project Name:** Bryn Mawr Meadows Park Improvements Project

**Engagement Level:** Consult

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This plan serves as a guide for the community engagement process for the *(insert project, program, or initiative name here)*. The plan may be modified as circumstance warrants during project duration. Substantial modifications are to be communicated to stakeholders and the MPRB Board of Commissioners.

As required by the Minneapolis Park and Recreation Board Community Engagement Policy, this project requires a Community Engagement Plan because the project falls under the *(insert level of engagement here)* category of community engagement for which MPRB is required to obtain stakeholder feedback on project, initiative, or program analysis, alternatives, or decisions. This CE Plan was used with a GARE Racial Equity Tool Kit framework.

**Key Stakeholders should be engaged in the creation of this plan. This is to be filled out before the CE Plan is submitted to the Board as a P+C. Please explain how they were engaged:**

Stakeholders contacted to start early coordination include the Bryn Mawr Neighborhood Association, who will play a key role in the outreach for this project.

## 1. Project Description

### 1a. Project Overview:

This project reconstructs a large portion of Bryn Mawr Meadows Park. The park is in the Bryn Mawr Neighborhood and serves both as a neighborhood park and as a quasi-regional destination for youth and adult sports leagues run both by the MPRB and by private organizations. The park has a playground, picnic facilities, wading pool, restroom/warming room building, tennis and basketball courts, and several

ball fields, soccer fields, and cricket pitches. Many of the fields overlap and are not able to be used at the same time.

Improvements will be determined in part through community conversations, and could include a new parking lot, added stormwater basins in partnership with the Bassett Creek Watershed Management Commission, reconstruction of fields, plantings, restoration of natural areas, playground, courts, bike park and trails, paved bike and pedestrian trails, and other park related improvements.

Stormwater ponds designed to capture pollutants before entering Bassett Creek is planned for in coordination with the Bassett Creek Watershed Management Commission. The work will be completed at the same time the MPRB's park improvements are completed. Both projects are complimentary and help the MPRB sustainably and economically reduce its impervious surface footprint and help clean the waters running from its buildings and paved surfaces. The stormwater improvements are paid for and constructed by the watershed commission and help clean a large portion of the neighborhood to the west of the park.

Also requiring coordination is the work of the City of Minneapolis as it reconstructs a lengthy portion of sanitary sewer that runs under the park. This work is critical to the operation of the City's sewer system and to the protection of the environment from spills and other catastrophes.

This project is guided by the 2019 North Service Area Master Plan and its recommendations for improvements and cooperation with other entities performing projects on or near the park.

**1b. MPRB Outcomes** *(What goals, strategies, or values in the MPRB Comprehensive Plan does this project, program, or initiative relate to? What goal in the Racial Equity Action Plan does this relate to?):*

This project relates to the following 2007-2020 MPRB Comprehensive Plan:

Vision Theme 2 - Recreation that inspires personal growth, healthy lifestyles, and a sense of community.

Goal: People play, learn, and develop a greater capacity to enjoy life.

Vision Theme 3 - Dynamic parks that shape city character and meet diverse community needs.

Goal: Park facility renewal and development respects history and focuses on sustainability, accessibility, flexibility, and beauty.

This project relates to the following goal of the 2017-2018 Racial Equity Action Plan:

4. MPRB provides programs and services that are responsive and reflective of community needs.

The project also relates to the second goal of the Racial Equity Action Plan (2. Minneapolis residents view the MPRB as an effective and inclusive governmental organization that engages all communities) by introducing new and more diverse recreation opportunities in Bryn Mawr Meadows Park under the guidance of the 2019 North Service Area Master Plan. New recreation opportunities attract more

diverse users to the park because it is better matched to the communities that surround it. The project's outcomes reflect the MPRB's efforts to be inclusive of all its communities.

**1c. Project Timeline:**

- Q1 2021 – Preplanning and Community Engagement and Consultant Selection
- Q2 2021 – Community Engagement Begins
- Q3 2021 – Concept Development
- Q4 2021 – Design and Engineering
- Q1 2022 – Bidding and Permitting
- Q2 2022 – Construction Starts
- Q4 2022 – Construction Substantially Complete
- Q2 2023 – Field Turf Grow-in Complete

**1d. Project Funding:**

<u>Capital Sources</u>	<u>Amount</u>	<u>Expiration</u>
2019 Play Area Improvements	\$291,900	
2021 Neighborhood Capital Levy	\$551,000	
2021 NPP20	\$1,189,000	
2022 Neighborhood Capital Levy	\$372,000	
2022 NPP20	\$1,333,000	

<u>Supplemental Sources</u>	<u>Amount</u>	<u>Expiration</u>
2022 Park Dedication	\$12,291	

<b>TOTAL</b>	<b>\$3,749,191</b>	
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**2. Project Data:**

**2a. What are the boundaries of the community engagement area?** *(For regional facilities include neighborhoods adjacent to the park and city/regional boundaries)*

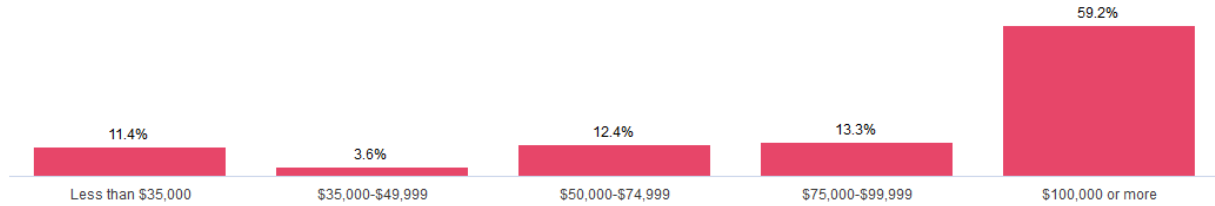
## Bryn Mawr Neighborhood

**2b. What are the demographics of the community engagement area?** (Please refer to percentages of the population when possible and note the sources of the data.)

### Bryn-Mawr Neighborhood, households by income (2019 dollars)

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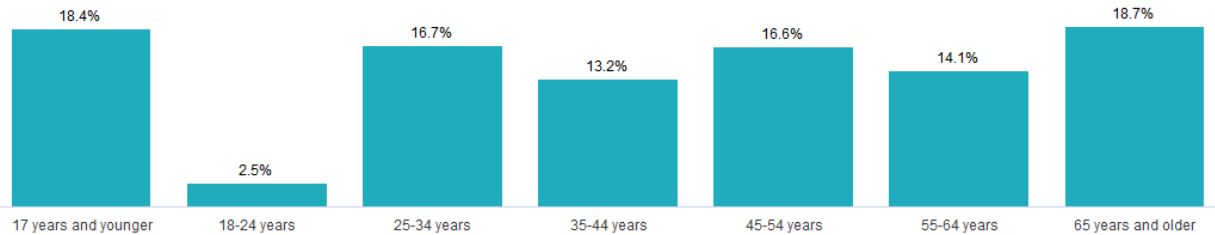
2015-2019



### Bryn-Mawr Neighborhood, population by age group

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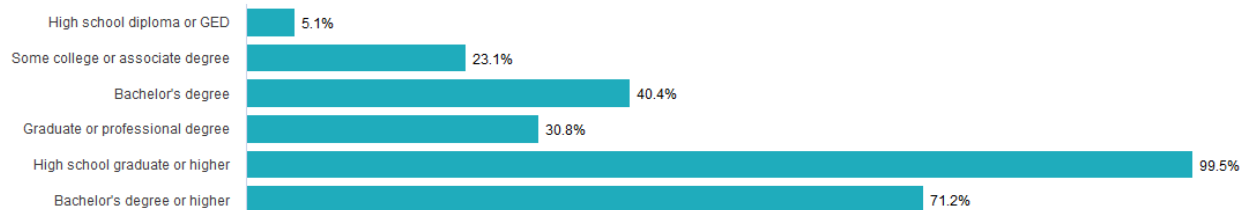
2015-2019



### Bryn-Mawr Neighborhood, educational attainment among adults 25 and older

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DOWNLOAD

2015-2019



<b>Race &amp; Ethnicity (2015-2019)</b>		
White	2,550	87.2%
Of Color	374	12.8%
Black or African American alone	suppressed	
American Indian and Alaskan Native alone	suppressed	
Asian or Pacific Islander alone	suppressed	
Other alone	suppressed	
Two or more races alone	211	7.2%
Hispanic or Latino	84	2.9%

For more detail, see attached demographic data from <https://www.mncompass.org/profiles/city/minneapolis/bryn-mawr>.

**2c. List any key findings or excerpts from relevant plans or policies that are informing this project, program or initiative, especially if community was engaged in the policy or plan:**

See attached excerpt from the North Service Area Master Plan regarding Bryn Mawr Park.

**2d. What are the data gaps? What additional research needs to be done to understand the project stakeholders and project scope?**

Ongoing meetings with neighborhood group, Bassett Creek Watershed Commission and Minneapolis Public Works will be required.

The first meetings will focus partially on filling in the data gaps.

**3. Community Engagement:**

The MPRB supports the use of a variety of techniques to interact with and obtain information from stakeholders. Outreach and research tools and methods can be applied for a variety of reasons, including but not limited to the following:

- a. Evaluate success and measure community impact of existing programs, services or facilities.
- b. Gain stakeholder insight and perspective regarding development of a new program, service or facility.
- c. Proactively identify or explore park and recreation trends or ideas.
- d. Determine essential services to be provided for a community or park area.
- e. Query stakeholders when proposing or revising policy.
- f. Resolve persistent conflicts or problems.
- g. Educate or inform the public on proposed changes, initiatives and projects.
- h. Reflect on projects, programs and initiatives after adoption by the Board or report on how community input has been integrated.

- i. Learn the history of local context and community.

<b>Project Stakeholder</b> <i>(students, ethnic communities, neighborhood groups, community leaders)</i>	<b>Outreach: How will you reach out to the stakeholder?</b> <i>(i.e. go to parks, neighborhood listserv, engage with cultural media)</i>	<b>Engagement: How will they participate?</b> <i>(i. e. online survey, focus group, community open house, intercept survey)</i>	<b>Reflecting Back: How will stakeholder groups be reflected back to about the project progress or outcomes?</b> <i>(Posted on project website, ribbon cutting, e-blast, site visit, celebration)</i>
Bryn Mawr Neighborhood Association	Meetings	Meetings, Surveys, etc.	Project updates via email
Various Sports Leagues	Meetings	Meetings, Surveys, etc.	Project updates via email
General park users and residents	Meetings	Meetings, Surveys, etc.	Project updates via email

**If needed, describe the outreach, engagement, or reflection methods you will use that are referenced above:**

**3a. Advisory Committees:**

<b>Technical Advisory Committee:</b> This roster is a list of agencies and groups that are on the TAC
Minneapolis Public Works
Bassett Creek Watershed Management Commission

<b>Project Advisory Committee:</b> This roster is a list of MPRB departments and divisions that are on the PAC
Planning Division
Athletics, Aquatics, Ice Arenas, and Golf Department
Park Police Department
Forestry Department
Asset Management Department
Environmental Management Department
Communications Department
Community Connections and Violence Prevention Department

**3b. Will a Community Advisory Committee be required for this project, program, or initiative? Y/N**

No.

#### **4. Analysis:**

##### **4a. What questions will you be asking community to respond to in your outreach and engagement?**

Questions will include asking what elements of the master plan should be prioritized while meeting the obligations of the funding sources, what type of play experience they want for their children, and asking who in the neighborhood is not being heard.

##### **4b. How will your community engagement outreach, engagement, and methods make MPRB a more equitable system?**

By using the outreach tools the MPRB has recently created and by following the approved North Service Area Master Plan which has had extensive engagement in recent years.

#### **5. Evaluation Summary: *To be completed at one or more project milestones, and at the completion of the project, program, or initiative.***

##### **5a. Identify one or more key project milestones when project evaluation will be performed (i.e. Draft design review, draft policy review, project mid-point)**

The first key milestone when evaluation will be sought will be when a diagrammatic plan is developed which lays out the general elements that will be designed and built using the current funding sources.

The second, and not the last, will be when a schematic design is completed, and before design development begins.

**5a. Who was engaged during the process?** (i.e. demographic info from online survey participants, the CAC, and community engagement whenever possible. Refer back to Section 2 in the CE Plan and how your engagement reflects the diversity of the community in the engagement area.)

**5b. How did the engagement inform the project outcome?** (i.e. public tabulation and amendments following a public comment period)

**5c. How did the project and engagement fulfill a goal or strategy in the MPRB Comprehensive Plan?**

**5d. Please describe any new or innovative engagement methods used during the process:**

**5e. What recommendations do you have for future engagement around this topic, park, or area?**

**5f. What, if any, were the unintended outcomes of your CE Plan?**

**5g. Were there any barriers to successful implementation of your CE Plan?**

**5h. Were you adequately resourced, including staff support, expertise, and funding?**

**5i. If applicable, how can this project, program, or initiative, or MPRB continue to partner and deepen relationships with underrepresented communities?**

**ATTACHMENTS:**

Demographic Data

Bryn Mawr Excerpt for North Service Area Master Plan

LOCATION PROFILES | [BY CITY](#) | [MINNEAPOLIS](#)

# Bryn-Mawr neighborhood data

SHARE

City: [Minneapolis](#)

## About the data

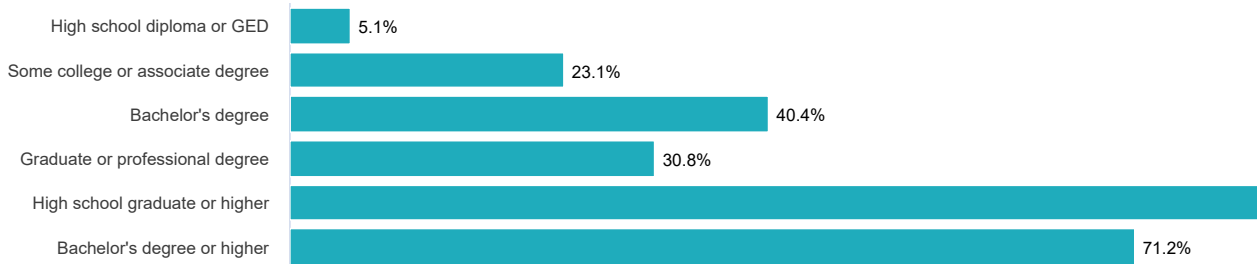
At-a-glance facts about residents, households, and workforce. Data are largely derived from the U.S. Census Bureau. When a data point is missing or considered unreliable, it will not display or be labeled suppressed. [See information about geographic profile sources.](#)

## At a glance facts

3 of 4

Bryn-Mawr neighborhood, cost-burdened  
households by type

## Bryn-Mawr Neighborhood, educational attainment among adults 25 and over, 2015-2019



## Who lives in the Bryn-Mawr neighborhood?

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### Age

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#### Age (2015-2019)

Total population	2,924	
Under 5 years	148	5.1%
5-9 years	166	5.7%
10-14 years	131	4.5%
15-17 years	92	3.1%
18-24 years	72	2.5%
25-34 years	488	16.7%
35-44 years	385	13.2%
45-54 years	485	16.6%
55-64 years	411	14.1%
65-74 years	420	14.4%
75-84 years	107	3.7%

85 years and older

suppressed



## Sex

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### Sex (2015-2019)

Male	1,534	52.5%
Female	1,390	47.5%



## Race & Ethnicity

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### Race & Ethnicity (2015-2019)

White	2,550	87.2%
Of Color	374	12.8%
Black or African American alone	suppressed	
American Indian and Alaskan Native alone	suppressed	
Asian or Pacific Islander alone	suppressed	
Other alone	suppressed	
Two or more races alone	211	7.2%
Hispanic or Latino	84	2.9%



## Language

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### Language spoken (2015-2019)

Population (5 years and older)	2,776	100.0%
English only	2,517	90.7%
Language other than English	suppressed	
Speaks English less than "very well"	suppressed	



## Disability Status

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**Disability status (2015-2019)**

Total population for whom disability status is determined	2,924	100.0%
Population with a disability	270	9.2%

**Nativity**[SHOW MARGIN OF ERROR](#)**Nativity (2015-2019)**

Foreign-born residents	145	5.0%
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**Residency**[SHOW MARGIN OF ERROR](#)**Residence one year ago (2015-2019)**

Population (1 year and over in US)	2,877	100.0%
Same residence	2,646	92.0%
Different residence in the U.S.	231	8.0%
Different residence outside the U.S.	suppressed	



## What's the quality of life in Bryn-Mawr?

**Income & Poverty**[SHOW MARGIN OF ERROR](#)**Household income (2019 dollars) (2015-2019)**

Total households	1,290	100.0%
Less than \$35,000	147	11.4%
\$35,000-\$49,999	suppressed	
\$50,000-\$74,999	160	12.4%
\$75,000-\$99,999	172	13.3%
\$100,000 or more	764	59.2%
Median household income (2019 dollars)	\$ 121,683	100.0%



[SHOW MARGIN OF ERROR](#)**Poverty (2015-2019)**

All people for whom poverty status is determined	2,924	100.0%
With income below poverty	144	4.9%
With income 100-149 of poverty	98	3.4%
With income 150-199 of poverty	suppressed	
With income 200 of poverty or higher	2,557	87.4%
17 years and younger (percent of people under age 18)	suppressed	
18-24 (percent of people age 18-24)	suppressed	
25-34 (percent of people age 25-34)	suppressed	
35-44 (percent of people age 35-44)	suppressed	
45-54 (percent of people age 45-54)	suppressed	
55-64 (percent of people age 55-64)	suppressed	
18-64 (percent of people 18-64)	211	7.2%
65 years and older (percent of people age 65+)	suppressed	

**Health Coverage**[SHOW MARGIN OF ERROR](#)**Health coverage (2015-2019)**

Total population age 65 and under for whom health insurance coverage status is determined	2,924	100.0%
Population 65 and under without health insurance coverage	suppressed	

**Housing**[SHOW MARGIN OF ERROR](#)**Total housing units (2015-2019)**

Total housing units	1,290	100.0%
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**Owned and Rental Housing (2015-2019)**

Vacant housing units (seasonal units included)	suppressed	
Occupied housing units	1,290	100.0%
Average household size	2.2	100.0%
Owner-occupied	1,182	91.6%

Average household size	2.3	100.0%
Renter-occupied	108	8.4%
Average household size	2.0	100.0%
<b>Year built (2015-2019)</b>		
2000 or later	68	5.3%
1970-1999	174	13.5%
1940-1969	417	32.3%
1939 or earlier	631	48.9%



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### Households (2015-2019)

Total households	1,290	100.0%
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### Households by type (2015-2019)

Family households	756	58.6%
With children under 18 years	313	24.3%
Married-couple family households	609	47.2%
With children under 18 years	233	18.1%
Single-person family households	147	11.4%
With children under 18 years	80	6.2%
Nonfamily households	534	41.4%
Householder living alone	387	30.0%
65 years and over	159	12.3%
Households with one or more children under 18 years	313	24.3%
Households with one or more people 65 years and over	364	28.2%

### Year householder moved into unit (2015-2019)

Moved in 2010 or later	556	43.1%
Moved in 2000-2009	365	28.3%
Moved in 1990-1999	129	10.0%
Moved in 1989 or earlier	240	18.6%



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### Cost-burdened households (2015-2019)

All households for which cost burden is calculated	1,290	100.0%
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Cost-burdened households	280	21.7%
Owner households for which cost burden is calculated	1,182	100.0%
Cost-burdened owner households	257	21.7%
Renter households for which cost burden is calculated	108	100.0%
Cost-burdened renter households	suppressed	

**Rent paid (2015-2019)**

Households paying rent	108	100.0%
Median rent paid (2019 dollars)	\$ 1,404	100.0%

**Transportation**[SHOW MARGIN OF ERROR](#)**Vehicles per household (2015-2019)**

No vehicles	suppressed	
1 vehicle available	451	35.0%
2 vehicles available	632	49.0%
3 or more vehicles available	182	14.1%

**Transportation to work (2015-2019)**

Workers (16 years and older)	1,761	100.0%
Car, truck, or van (including passengers)	1,386	78.7%
Public transportation	123	7.0%
Walked, biked, worked at home, or other	252	14.3%

**Travel time to work (2015-2019)**

Total workers age 16+ (not home based)	1,625	100.0%
Less than 10 minutes	168	10.3%
10-19 minutes	712	43.8%
20-29 minutes	385	23.7%
30 minutes or longer	360	22.2%

**Workforce**[SHOW MARGIN OF ERROR](#)**Educational attainment (2015-2019)**

Population (25 years and older)	2,315	100.0%
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Less than high school	suppressed	
High school diploma or GED	119	5.1%
Some college or associate's degree	535	23.1%
Bachelor's Degree	936	40.4%
Graduate or professional degree	713	30.8%
High school graduate or higher	2,303	99.5%
Bachelor's degree or higher	1,649	71.2%



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### Working Adults (2015-2019)

Total civilian non-institutionalized population, age 18-64	1,841	100.0%
Working age adults who are employed	1,602	87.0%
Civilian labor force	1,667	100.0%
Unemployed	65	3.9%

### Total employed workers (LEHD) (2017)

Total employed workers	1,605	100.0%
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### Worker age (2017)

Age 29 or younger	216	13.5%
Age 30 to 54	943	58.8%
Age 55 or older	446	27.8%

### Workers by earnings (2017)

\$15,000 per year or less	254	15.8%
\$15,001 to \$39,999 per year	261	16.3%
\$40,000 or more per year	1,090	67.9%

### Workers by industry of employment (2017)

Accommodation and food services	102	6.4%
Administration & support, waste management, and remediation	suppressed	
Agriculture, forestry, fishing and hunting	75	4.7%
Arts, entertainment, and recreation	36	2.2%
Construction	51	3.2%
Educational services	155	9.7%
Finance and insurance	151	9.4%
Health care and social assistance	207	12.9%

Information	51	3.2%
Management of companies and enterprises	95	5.9%
Manufacturing	118	7.4%
Mining, quarrying, and oil and gas extraction	suppressed	
Other services (excluding public administration)	46	2.9%
Professional, scientific, and technical services	211	13.1%
Public administration	67	4.2%
Real estate and rental and leasing	38	2.4%
Retail trade	102	6.4%
Transportation and warehousing	18	1.1%
Utilities	suppressed	
Wholesale trade	79	4.9%

**Workers by race (2017)**

White alone	1,440	89.7%
Black or African American alone	65	4.0%
American Indian or Alaska Native alone	suppressed	
Asian alone	56	3.5%
Native Hawaiian or Other Pacific Islander alone	suppressed	
Two or more race groups	34	2.1%

**Workers by educational attainment (2017)**

Less than high school	84	5.2%
High school or equivalent, no college	291	18.1%

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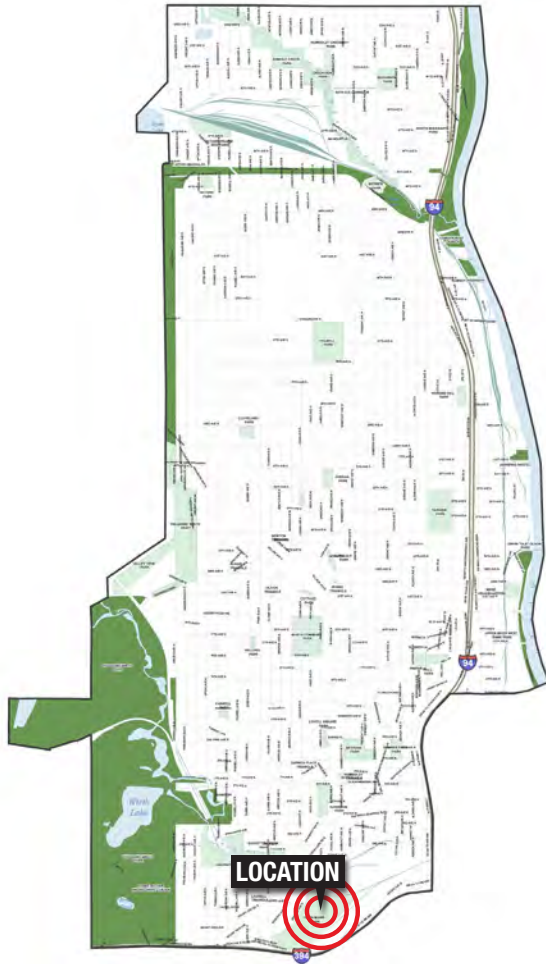
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# BRYN MAWR PARK



## LOCATION AND HISTORY

Bryn Mawr Meadows Park is located just north of I-394 in its namesake neighborhood. It is a large park with many athletic fields and diamonds. Bryn Mawr takes its name from John Oswald's farm, which once occupied that region of the city. Bryn Mawr means "great hill" in Welsh. As early as the 1860s, Oswald grew tobacco on his farm and also produced fruit wines there. Oswald was a commissioner on the first park board created by the legislature in 1883. In 1910 Oswald's heir offered to sell part of Oswald's estate to the park board, but Theodore Wirth's assessment of the property at the time was that it did not offer any "special advantage" except as part of a parkway to connect The Parade and Loring Park to Glenwood (Wirth) Park through Bassett's Creek Valley. He stated that compared with other needs in the park system it was of "little importance." Nevertheless, in 1911 the park board purchased 39 acres (leaving out the far western end that would have connected Bryn Mawr to Glenwood Park) without a promise to improve the land. The cost of the purchase was assessed on property in the neighborhood.

The first suggestions for improvement of the land were made in 1915 when Wirth recommended converting the land into an equestrian center, complete with horse-riding park and polo grounds. The park board did build a baseball field in 1922, but never moved ahead with the equestrian center. In 1929 Wirth presented a plan

to improve the 39 acres of "almost useless" land. The plan included the improvement of Bassett's Creek from Glenwood to Bryn Mawr. The Bassett's Creek Valley land was acquired in 1934.

The first building constructed at Bryn Mawr was a combined toilet building and storage shed to serve the athletic fields in 1953. In addition about 7,000 yards of clay were removed from the playing field areas and replaced with a good grade of black fill. A small part of Bryn Mawr was lost to freeway construction in 1966, but freeways ultimately resulted in the enlargement of the park. Seven athletic fields at The Parade were lost due to freeway expansion and the park board replaced some of that loss by expanding Bryn Mawr and building more playing fields there. Important renovations were made to Bryn Mawr's playing fields in 1992. Bryn Mawr was connected to the Luce Line bicycle trail in 2005, which connected paths from Wirth Park with the Cedar Lake Trail and links to downtown Minneapolis.

## EXISTING CONDITIONS AND CHARACTER

Bryn Mawr Park today is bounded by active rail lines on the north and southeast, the freeway to the south, and Morgan Avenue to the west. It is one of the city's primary athletic complexes, along with Northeast, Bossen Field, Lake Nokomis, and Nieman. As such, it is home to 13 ball diamonds of varying quality, lighting, and sizes. Most are arranged so their outfields overlap, so not all can be utilized at once. Several

soccer fields can also be found here, and cricket is avidly played—though the pitches overlap ball diamonds, paths, and trees. Batting cages used by cricket players are located in the northeastern portion of the park. A large parking lot adjacent to Morgan and Laurel serves the entire site, but parking spills out onto surrounding streets.

Near the center of the park is a grouping of more neighborhood oriented facilities: wading pool, play ground, and basketball and tennis courts. A restroom and storage building in this area also serves as a warming house for the significant broomball program at this park. In winter, the lighted ball diamonds near the warming room are flooded for broomball rinks.

Trails wind throughout the park, but it is difficult to make interconnected walking loops. The Luce Line passes through the northern portion of the park and connects to an overpass of the railroad, which then connects to the Cedar Lake Trail. Another connection to the Cedar Lake Trail (albeit rather convoluted) passes under I-394, up a helix ramp and along the freeway, then down to the trail.

A variety of trees are scattered throughout the park, some large, though overall the park is an open field. A more forested hillside is found in the eastern end of the park, where it comes to a point between railroads. In general, the park tends to be wet, and some fields are hard to keep from getting regularly soggy. For this reason and to improve Bassett's Creek water quality, the Bassett's Creek Watershed Management

Commission is collaborating with MPRB and the City of Minneapolis on a feasibility study for a major stormwater management facility in the park. That study took place in concert with the NSAMP planning effort, to ensure environmental and recreational goals are aligned.

## THE PROPOSED DESIGN

The design for Bryn Mawr seeks to recalibrate the balance between neighborhood amenities and city-wide athletic facilities. This is a profound change for the park, and will undoubtedly take place over many years and implementation phases. The primary change is to reduce the number but improve the quality of ball diamonds in the park. Six diamonds are arranged at the outer edge of the park, with outfields facing the railroad and freeway. The diamonds have outfields that do not overlap, and, in order to accommodate the current softball program at the park, at least four of them are lit. In the outfields are full-size soccer fields. A new cricket pitch overlaps the northernmost diamond, but its entire extent is free of ball infields, trees, and pathways. By moving these fields to the outer edge of the park, they will have a reduced impact on neighbors.

On the inner half of the park (nearer Morgan), a new arrangement of neighborhood focused amenities will both buffer the athletics from the neighborhood and provide enhanced options for non-athletic park use. These amenities center around a large grassy oval open for picnicking and impromptu play. A new and unique park

building curves around the eastern edge of the oval. This small glassy conservatory-like building will provide for extended year-round use of the park and offer a unique facility in the area. It also integrates closely with other park amenities, and allows for a phased approach to implementation. A new play area is located within the building footprint and could be built prior to the building construction. At the other end of the building, a basketball court could also be at first outdoors and then enclosed. In between, a vegetated, open area creates a lush atmosphere in winter for relaxing, play, reading, or indoor winter picnicking. It will also serve as the warming house for broomball and expanded free skating on the oval, which is flooded and lit in winter. At the play end of the building is an outdoor nature play area with water, possibly with spray jets and misters and running rivulets. Perhaps a large garage door at that end of the building could connect indoor and outdoor in summer. Perhaps the building is built in stages. Perhaps everything happens at once, creating a truly one-of-a-kind amenity for the park system. This conservatory is one of the four “big moves” identified in this plan and as such can only be implemented through significant collaboration, including financial. This new building cannot be implemented with MPRB funding alone, but will need investment from other community or private interests. It is for this reason that the play area and basketball court, which are critical elements of the park, can be built in place regardless of building implementation.

The 125+ stall parking lot is relocated farther into the park, between the athletic fields and conservatory. This location moves this heavy use away from adjacent neighbors, while still allowing visibility from Morgan Avenue. Access to the park remains at the intersection of Morgan and Laurel, though MPRB will take a more active role in traffic calming and management activities in the neighborhood.

A major stormwater feature including narrow channels and larger open ponds, all with naturalized edges, winds through the park between the conservatory and parking lot and near Morgan Avenue. This feature helps keep fields dry and improves water quality entering Bassett's Creek. By surrounding the conservatory, it contributes to a seamless indoor-outdoor experience in both summer and winter. The remainder of the non-sport area includes open air picnic shelters, paths through groves of trees, and naturalized landscapes.

Though the Luce Line no longer passes through the park, trails at the northern end of Bryn Mawr still connect to Bassett's Creek Park and on to Wirth Park. New trails connect throughout the park, creating a variety of walking loops of varying distances. Fitness stations make a training circuit through the park. Mountain bike training areas in the northern and eastern forested sections of the park are another unique draw to the park. The intent of these areas is to provide beginner options for learning the sport, and areas to practice tricks and stunts. These new bike play areas connect to Wirth Park's

many mountain biking options via the Luce Line Trail.

By shifting the balance between athletics and other activities in the park, Bryn Mawr will actually be used more frequently. With the reduction in ball diamonds, the current programs can still be accomplished—on higher quality facilities—while allowing space for exciting new developments. Parking and access may remain an issue without a perfect solution, but it is important to recognize that most Minneapolis parks—even athletic fields—are located within neighborhoods and surrounded by low-density residential areas. The proposed design mitigates some impact and encourages greater neighborhood use by moving athletics farther into the park and creating green buffers with neighborhood benefit.

## CONNECTIONS BETWEEN PARKS

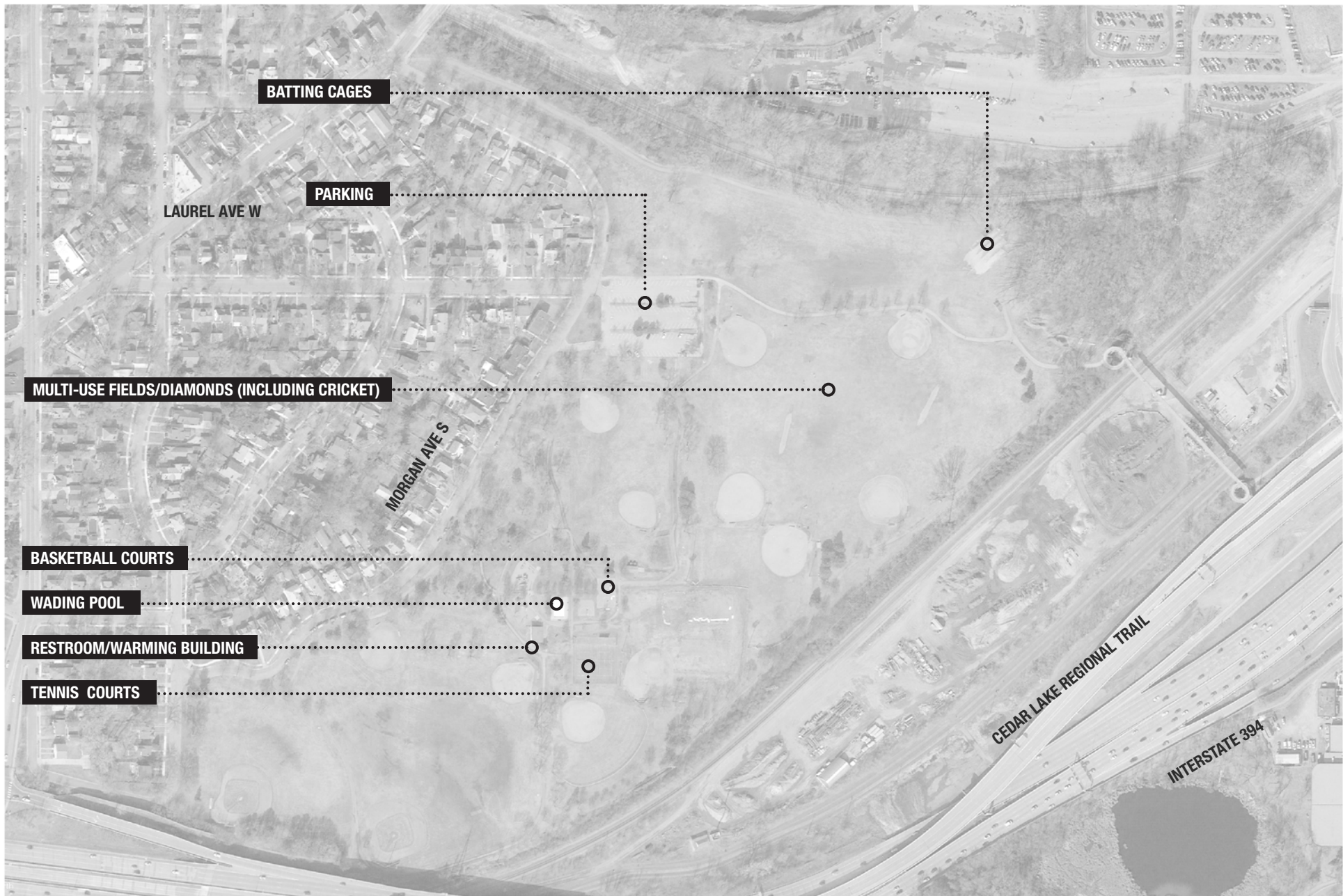
Though the Luce Line Trail is proposed to no longer pass through Bryn Mawr, a proposed trail connection from the northern corner of the park links to that trail, which travels westward through Bassett's Creek Valley to Wirth Park. City of Minneapolis proposed bikeway facilities on Cedar Lake Road connect northeasterly to Harrison Park and the trails along Van White Boulevard and southwesterly to Wirth Park via the I-394 frontage road.

## KNOWN LAND USE AND COORDINATION ISSUES

Coordination with City of Minneapolis is necessary to implement safety improvements and traffic calming on Laurel Avenue.

## OPERATIONS ESTIMATE

BRYN MAWR			
FACILITIES	Total Per Unit Operations Cost	△ Qty	△ Cost
Wading Pool	\$ 15,000	-1	\$ (15,000)
Splash Pad	\$ 35,000	1	\$ 35,000
Nature Play	\$ 7,500	1	\$ 7,500
Outdoor Fitness	\$ 2,500	1	\$ 2,500
Multi-use Diamond	\$ 20,000	-7	\$ (140,000)
Tennis Court	\$ 1,500	-2	\$ (3,000)
Half Court Basketball	\$ 1,000	-1	\$ (1,000)
Skating Rink	\$ 30,000	1	\$ 30,000
Bicycle Facility/Training Track	\$ 5,000	2	\$ 10,000
Restroom/Storage Building	\$ 20,000	1	\$ 20,000
Group Shelter	\$ 4,000	2	\$ 8,000
Difference			\$ (46,000)



## EXISTING CONDITIONS: BRYN MAWR PARK





CONNECTION TO LUCE LINE TRAIL

NEW ADULT FITNESS CIRCUIT

STORMWATER IMPROVEMENTS

RECONFIGURED PARKING LOT: 20% FEWER SPACES THAN EXISTING

LAUREL AVE W

RELOCATED BASKETBALL

NEW BERMS/SCREENING

POTENTIAL NEW PARK BUILDING

NEW OPEN LAWN

MORGAN AVE S

NEW NATURE/WATER PLAY

NEW SHELTERS + PICNIC AREA

NEW BICYCLE TRAINING TRACK

RELOCATED BATTING CAGES

RELOCATED CRICKET FIELD

IMPROVED PLAY AREA

With the addition of the potential new park building, this facility would become an indoor play area.

RELOCATED BROOMBALL + OPEN SKATE RINK (WINTER)

IMPROVED MULTI-USE FIELDS + DIAMONDS

CEDAR LAKE REGIONAL TRAIL

INTERSTATE 394

● = possible field lighting to occur

SCALE: 1"=120'  
0 60 120 240

**PROPOSED PLAN: BRYN MAWR PARK**

# PROCESSES

	<b>1: General Input</b> <b>Spring-Fall 2017</b> <i>Input themes prior to initial concepts</i>	<b>2: Initial Concepts</b> <b>Winter 2018</b> <i>Input themes on initial concepts</i>	<b>3: The Preferred Concept</b> <b>Now</b> <i>Key elements of the concept</i>
aquatics	Wading pool is in poor condition and needs upgrade →	Water play areas need shade Splash pad preferred to wading pool →	New water play / nature play area in community zone near building
play	Play areas in poor condition →	Support for play structure with climbing wall →	New water play / nature play area in community zone near building New play area with climbing within possible conservatory building (indoor year-round play)
athletics	Community and work group generally field there are too many ball diamonds in the park Ball diamonds are in poor condition, though they are important for recreational leagues → Need for improved facilities for field sports like soccer and cricket	Community tended to prefer concept with fewer ball diamonds Baseball fields (at western end) are not used, consider removing them → Need more soccer and multi-use fields, ideally with lighting Support for one large field to accommodate Australian rules football and cricket	Number of ball diamonds reduced to 6 from 13: elimination of three baseball, no overlapping outfields on 6 diamonds, lighting on at least 4 diamonds, all diamonds located along I-394 side of site Large and youth soccer fields overlap softball outfields, allowing for lighted fields New large-scale multi-use field (cricket and Australian football)
courts	no comments →	Need basketball hoops →	New basketball court located adjacent to or inside conservatory building
winter	Desire for general skating for the community in addition to broomball rinks →	no comments →	Broomball and skating included in outfields of new ball diamonds, with shared lighting

# PROCESSES

	<b>1: General Input</b> <b>Spring-Fall 2017</b> <i>Input themes prior to initial concepts</i>	<b>2: Initial Concepts</b> <b>Winter 2018</b> <i>Input themes on initial concepts</i>	<b>3: The Preferred Concept</b> <b>Now</b> <i>Key elements of the concept</i>
landscape	<p>Desire for more varied natural environment, including groves, forests, wetlands, and grasslands, to enhance character of park</p>	<p>Water feature generally supported, along with other naturalized areas and tree plantings</p> <p>Maintain large open green area for unprogrammed play (neighborhood-focused)</p>	<p>New stormwater wetland and ponds incorporated into design as natural habitat and to help keep fields dry</p> <p>Existing forested area near Morgan retained, new trees planted throughout park</p> <p>New large open oval near neighborhood, and associated picnic lawn with shelters</p>
other	<p>Interest in winter use indoor facility, like a conservatory: something unique for this park</p> <p>Desire for more walking trail loops throughout park</p> <p>Significant concern about parking, traffic, and after-hours adult use of park</p>	<p>General support for a conservatory-like building, once understood by the community</p> <p>Concern about placement of conservatory building in viewshed of neighbors</p> <p>Like walking path around outside of diamonds</p> <p>Opposition to additional parking at western end of park</p> <p>Remaining concern about parking access from Morgan/Laurel, including suggestions to move entrance to Van White or directly off Cedar Lake Road</p> <p>Support for the bike park and mountain bike trails</p>	<p>New glassy conservatory-like building to serve as indoor play area, seating/gathering area among tropical gardens, and warming/storage area for winter and summer sports</p> <p>Extensive walking loops throughout park</p> <p>Parking moved farther into interior of park and shielded from neighbors by building and natural areas with entrance retained off Morgan/Laurel. MPRB commitment to work more proactively with City around traffic calming and pedestrian enhancement on Laurel.</p> <p>New mountain bike trails and training area in eastern woods</p>

## COST ESTIMATE

Park Name	Asset Type	Project	2019 ESTIMATED COST/PROJECT	NOTES
Bryn Mawr	Play	Nature Play area with some water (mini splash pad)	\$ 806,809	
Bryn Mawr	Play	Traditional Play Structure in new container (possibly indoor, if building implemented)	\$ 806,809	
Bryn Mawr	Athletics	Athletic Field renovation: 6 premier diamonds (at least 4 lit) with fields in outfield, additional multi-use field space for cricket	\$ 5,278,694	
Bryn Mawr	Courts	Basketball Court (1) (possibly indoor if building implemented)	\$ 123,394	
Bryn Mawr	Landscape	Naturalized areas	\$ 249,636	
Bryn Mawr	Landscape	Stormwater management water feature	\$ -	To be implemented by Bassett's Creek Watershed
Bryn Mawr	Landscape	New parking lot	\$ 923,183	
Bryn Mawr	Landscape	Open Lawn, high quality	\$ 631,209	
Bryn Mawr	Other	Adult Fitness Stations	\$ 47,459	
Bryn Mawr	Other	Conservatory-like Building	\$ -	Final building design and size not determined under NSAMP; will require collaboration for implementation
Bryn Mawr	Other	Group picnic shelters	\$ 208,821	
Bryn Mawr	Other	New walking paths	\$ 2,095,805	
Bryn Mawr	Other	Bicycle Training Track (2)	\$ 949,187	
Bryn Mawr	Other	Miscl. signs, trees, furniture	\$ 223,436	
Bryn Mawr		<b>TOTAL</b>	<b>\$ 12,344,444</b>	