

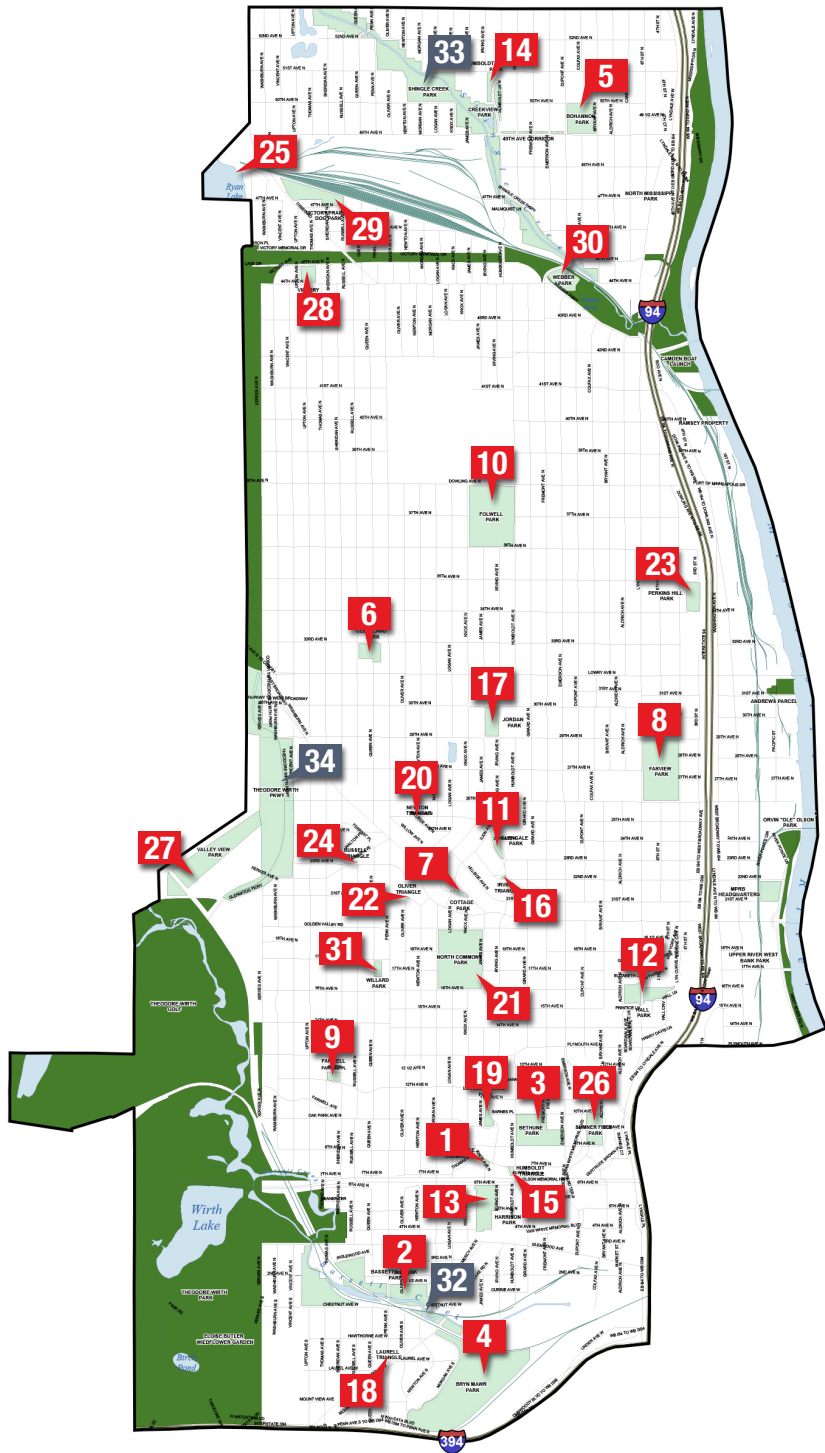
This document is an abbreviated version of the full North Service Area Master Plan. It only includes a single "park packet" along with some introductory information. To see the full document visit [www.minneapolisparcs.org/nsamp](http://www.minneapolisparcs.org/nsamp)

# NORTH SERVICE AREA MASTER PLAN



MINNEAPOLIS PARK AND RECREATION BOARD

APPROVED FEBRUARY 6, 2019



## NEIGHBORHOOD PARKS INCLUDED

- |                            |                                       |
|----------------------------|---------------------------------------|
| 1. Barnes Place Triangle   | 17. Jordan Park                       |
| 2. Bassett's Creek Park    | 18. Laurel Triangle                   |
| 3. Bethune Park            | 19. Lovell Square Park                |
| 4. Bryn Mawr Park          | 20. Newton Triangle                   |
| 5. Bohannon Park           | 21. North Commons Park                |
| 6. Cleveland Park          | 22. Oliver Triangle                   |
| 7. Cottage Park            | 23. Perkins Hill Park                 |
| 8. Farview Park            | 24. Russell Triangle                  |
| 9. Farwell Park            | 25. Ryan Lake Park                    |
| 10. Folwell Park           | 26. Sumner Field Park                 |
| 11. Glen Gale Park         | 27. Valleyview /Glenview Terrace Park |
| 12. Hall Park              | 28. Victory Park                      |
| 13. Harrison Park          | 29. Victory Prairie Dog Park          |
| 14. Humboldt Greenway Park | 30. Webber Park                       |
| 15. Humboldt Triangle      | 31. Willard Park                      |
| 16. Irving Triangle        |                                       |

## REGIONAL TRAILS INCLUDED

32. Luce Line Regional Trail
33. Shingle Creek Regional Trail (which includes Creekview and Shingle Creek Park areas)
34. Theodore Wirth Parkway



# GUIDING PRINCIPLES

During CAC meeting #8, the Community Advisory Committee (CAC) reached consensus and approved a list of guiding principles. These guiding principles are specific to the North Service Area Master Plan.

## THE FOUNDATION

1. Further the **sense of pride** in the north side through **high quality parks**. Ensure excellence and innovation in design, implementation, and maintenance. Recognize that doing so is a question of racial equity, because north Minneapolis is home to the most people of color by sector in the city and has the most land area covered by areas of concentrated poverty where more than 50% of the population are people of color (ACP50s).
2. Work always toward **safe parks** for all, through lighting, sight lines, cameras where appropriate, and increased activity.

3. Work always toward parks that are **welcoming for all**. Ensure that park designs, included facilities, and overall character invite people in, give them what they want, and are culturally engaging and appropriate.
4. Explore **partnerships** for funding, programming, and stewardship. MPRB can't and shouldn't do everything on its own.
5. Work with partner agencies to minimize the possibility of **displacement** as parks improve. Continue to study, both locally and nationally, the effect of park development on local economic factors and the potential for displacement. Recognize that parks are a contributor to higher property values, which can be beneficial if current residents are able to stay in place. Strive to make improvements that make people want to stay.

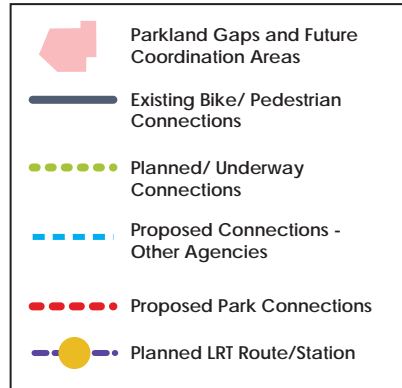
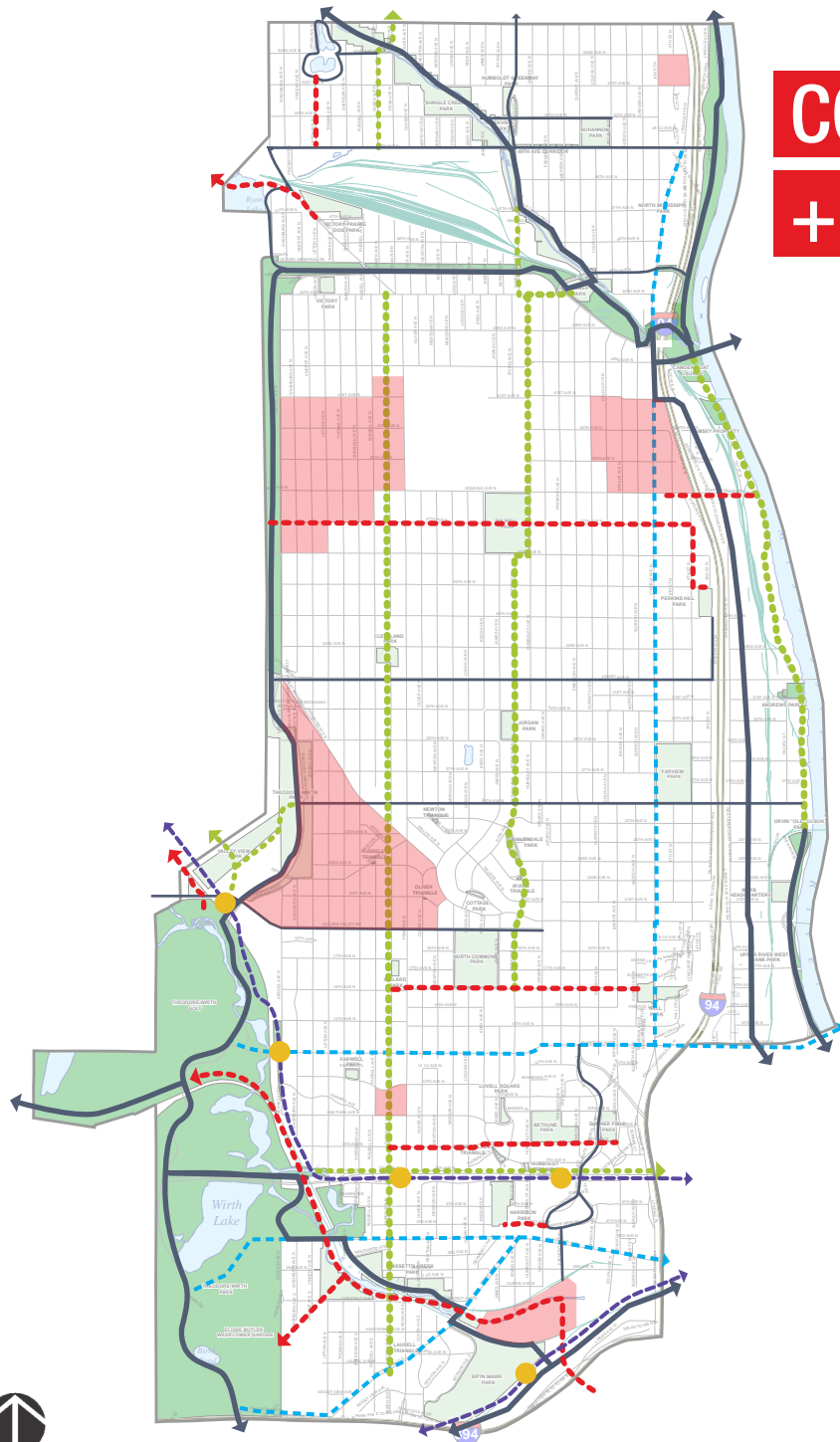
6. Embrace the principles of the City of Minneapolis's **Green Zone** as they apply to parks.

## PLANNING AND DESIGN

7. Consider **all age ranges** in the design and development of parks, with particular focus on:
  - a. Youth voice in the process; youth focus in facility development.
  - b. More activities and spaces for teens/young adults, with clear intent that teens/young adults are welcome in the parks for both programmed and unprogrammed activities.
  - c. Design for seniors: accessibility, active low-impact activities, and passive activities.

# CONNECTIONS

## + GAPS



8. Create more opportunities for **arts, music, and performance** that reflect the north side community—both programmed and spontaneous.
  - a. Include performances spaces in parks throughout the north side.
  - b. Incorporate visual art (sculpture, painting, mosaic, etc.) wherever possible.
9. Seek **additional parkland** or private land available for public use in key locations [reference map].
  - a. The northwestern area of the service area, west of the cemetery, where no active recreation parks currently exist.
  - b. The triangle bounded by Broadway Avenue, Golden Valley Road, and Wirth Parkway, which lacks any play areas.
  - c. The area north of Dowling Avenue just west of I-94, which will be served by the development of parks at the Upper Harbor Terminal and a high quality connection along Dowling.
  - d. The park connection area north of Anwatin School, to create a connection between Wirth Park and the Bassett's Creek Valley.
  - e. The Bassett's Creek Valley corridor east of Cedar Lake Road, as the city-owned land in the area redevelops.
  - f. The Lincoln School site, owned by Minneapolis Public Schools, which could provide programming opportunities but not likely ownership or management by MPRB.



- g. The large open space bounded by 61st Avenue, 62nd Avenue, 5th Street, and Lyndale Avenue, also known as Alice Rainville Park, which is owned by the City of Minneapolis and on which there should be improved coordination between MPRB and the City.
  - h. Locations not identified in this plan, but which may come to light in the future as demographics and density change in the service area, with such new system additions being justified through demonstrated need and requiring amendment of this master plan.
10. Recognize the importance of **connections** to and between parks:
    - a. Work with partners to implement safe street crossings at all parks.
    - b. Work with the City of Minneapolis to complete and enhance the street network as a connecting web between parks, including consideration of green streets, complete streets, trails and greenways, bicycle and pedestrian infrastructure, and wayfinding [reference map].
    - c. Support the implementation of the North Side Greenway, including robust community engagement and education [reference map].
    - d. Install system maps at neighborhood parks, to direct users to nearby amenities.
    - e. Connect to the Mississippi River and the RiverFirst vision, especially at Hall’s Island, the Upper Harbor Terminal, and 26th Avenue North.
  - f. Work with partners to improve transit connections to and between parks.
  11. Recognize the importance of **the basics**: water, restrooms, benches, trails, art, etc.
  12. Create more opportunities for **gathering**—in small groups of friends and family, as extended families, and in large community groups (reunions, family events, weddings).
    - a. Include flexible gathering plazas and courtyards in park designs.
    - b. Consider moveable seating and tables.
  13. Improve the parks’ **environments** and reduce environmental impact through:
    - a. Inclusion of natural areas in most parks to both reduce acreage of mown turf and increase habitat.
    - b. Implementation of an ornamental garden in the service area.
    - c. Exploration of the use of sustainable construction techniques and materials, even if initial cost may be higher, in order to improve environmental performance in the long run.
    - d. Exploration of alternative energy production, such as solar electric or heating, or geothermal heating/cooling.
    - e. Construction of sustainable parking lots: those that manage their own stormwater.
  14. Ensure **materials used in park construction** are strong, durable, easy to maintain, and safe, especially when used by children and seniors.
  15. Design spaces to be **flexible**, so they can accommodate a wide variety of uses.
  16. Manage and resolve land use, land ownership, lease agreement, and other **site control issues**, if applicable, prior to implementation of capital improvements.
  17. Wherever parkland is adjacent to a **Minneapolis Public School**, make efforts to align with that school on the utilization of shared land.

## FACILITIES

18. Implement **significant park enhancements**—with the programmatic, financial, and leadership support of community and agency partners—at four key parks, recognizing MPRB cannot act alone in these projects, as they are beyond the scale of the organization’s budget:
  - a. A commercial restaurant/coffee shop opportunity and possible recreation center expansion at **Creekview Recreation Center**, to serve as a regional trail hub and gathering space, with a possible interim strategy to create a food truck plaza.
  - b. An expansion of **Cleveland Park** in collaboration with the City of Minneapolis and Hennepin County, to achieve Penn Avenue frontage, and re-envision the Penn and Lowry intersection, along with significant reorganization of the park.
  - c. A major multi-purpose indoor sports and recreation venue occupying the northern portion of **North Commons Park**, to include an enlarged arts and recreation building, premier field with winter sports dome, and relocated and enhanced waterpark.

- d. An all-weather conservatory-like building in **Bryn Mawr Meadows** that would include indoor play areas, basketball court, winter warming room functions, and gathering spaces amongst gardens.
19. Consider parks as one vehicle for **equitable food access** in Minneapolis.
- a. Expand fruit tree planting throughout service area.
  - b. Designate community garden sites and other urban agriculture opportunities, as an aspect of implementation of the MPRB-adopted Urban Agriculture Plan.
  - c. Implement food truck parking areas and space for pop-up restaurants
20. **Aquatics:**
- a. Transition from a wading pool dominated system to a mix of wading pools, splash pads, and hybrid facilities, in order to provide facilities for a broader range of youth.
  - b. Limit large-scale swimming opportunities in the service area to the Wirth Beach, Webber Natural Swimming Pool, and North Commons Waterpark, due to high cost of implementation and operation of additional large-scale facilities.
  - c. Work with partners to improve public access to non-MPRB aquatic facilities, such as at Olson Middle School and the Broadway YMCA.
  - d. With community and agency partners, re-envision the North Commons Waterpark as a year-round facility (open air in summer, enclosed in winter) that

provides a wider variety of aquatic options for everyone from beginning to competitive swimmers, and consider appropriate fee structure during implementation of this new facility (See North Commons Guiding Principles).

**21. Athletic Fields:**

- a. Improve overall quality of multi-use fields and diamonds, through soil conditioning, irrigation, proper grading, and other methods.
- b. Increase the number of premier fields (for soccer, football, lacrosse, etc.) in the service area.
- c. With community and agency partners, implement an indoor sports facility at North Commons Park
- d. Ensure that safe, non-toxic materials are used in the construction of any premier fields in the parks.

**22. Courts:**

- a. Continue and expand commitment to basketball, especially full-court, throughout the service area.
- b. Implement new types of use-specific courts where appropriate, such as for pickleball and sepak takraw.
- c. Focus tennis investment in targeted areas with larger banks of courts.

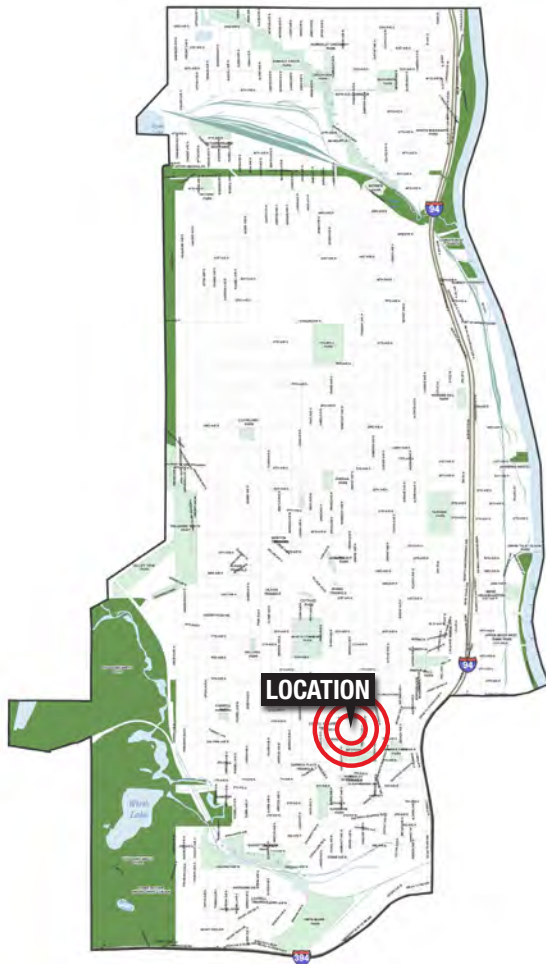
**23. Play and Other Facilities:**

- a. Increase diversity of play opportunities to include adventure and nature play.
- b. Implement skate/BMX parks within the service area, following the guidance of the adopted Skate Park Activity Plan.

- c. Implement bike playgrounds and mountain bike trails throughout the service area.
  - d. Provide a walking loop with seating in most parks.
  - e. Implement a universally designed playground in the service area.
24. Increase opportunities for **year-round activity**. Few winter options exist in the north service area.
- a. Expand indoor sports venues.
  - b. Expand opportunities for skating and sledding.
  - c. Implement one refrigerated hockey rink in the service area.



# BETHUNE PARK



## LOCATION AND HISTORY

Bethune Park is located north of Highway 55 between Emerson and Humboldt Avenues. It shares a large block with Bethune School and the Phyllis Wheatley Community Center, which is run by a nonprofit organization. The first mention of the park site is found in the 1962 annual report of the park board, which noted that funding was earmarked for a park if the Minneapolis housing authority had land available for park development at the site. Additional capital improvement funds was targeted for development of the site as a park in 1967 and 1968.

In 1965, the site for the park and a new elementary school was selected and preliminary plans for the site were developed in conjunction with the housing authority as part of a major urban renewal project in the area. The next year, the park board received approval from the Department of Housing and Urban Development (HUD) for a grant for federal funds to help develop the site as a park-school-social agency complex. As part of planning for the joint use of the property by the park and school boards and a social service agency, the park board contracted with Phyllis Wheatley Neighborhood Services to operate programs at the planned facility. The local-Federal deal was finalized in 1968 and a joint-use agreement was signed with the school board for the recreation center attached to the school. The intent of the park board and the

housing authority at the time was to trade land, with the park board acquiring land for Bethune Park and the housing authority getting the land that was then Sumner Field Park for housing development. The second step of that agreement was never completed, however, and the park board retained Sumner Park, too. Development of the park began in 1969.

The park, originally referred to as Grant Park after Grant School nearby, was officially renamed in 1972 to honor Mary McLeod Bethune, a teacher and civil rights activist. The name of the elementary school next to the park had already been changed from Grant to Bethune. Bethune was the founder and long-time president of Bethune-Cookman University in Daytona Beach, Florida. She was a special advisor to President Franklin D. Roosevelt on minority affairs in the 1930s and vice president of the NAACP in 1940.

In 1989 the park board renovated the community center and the park, including a new tot lot for small children, which was dedicated in 1990. The playground and wading pool were replaced in 2015 and 2016.

## EXISTING CONDITIONS AND CHARACTER

Bethune is a park with two distinct halves. The eastern half, near the school and the community center, is highly active, with children playing in the play area, in the wading pool, and on the basketball courts at all times of day—

but especially when school is in session. The basketball court near Emerson Avenue features one full court and one half court, an arrangement that the community enjoys. Two separate play area containers feature new equipment for two different age groups. Between these is a large hard surface plaza which is used for court games and other play activities by the school and community center. The wading pool, just west of the play areas, is recently renovated and features a zero-depth entry.

The western half of the park is composed of a large open field that is elevated above the eastern half of the park. The field has no formal striping and contains no infields nor backstops. It is not quite level, rising gradually upwards toward the north. A large wall elevates the field above the community center parking lot. When this field was originally constructed, poor soil was included in the mix inadvertently, and the field was then capped with better soil, which is the reason for the higher elevation. Any field improvements will need to take this fact into account.

A lovely tree-lined pathway runs along the southern edge of the park, providing through access between Emerson and Humboldt Avenues. This is a pleasant stroll, and it also provides park access for several multi-family housing developments to the south of the park. A public artwork in the form of a seating circle is located near the eastern end of the walk.

Bethune Park feels as if it has great potential

but is underutilized. Amidst the various play features are areas of open turf of poor quality with no discernible purpose. The large open sports field is used for ad hoc games, but is rarely programmed. It is, however, located in a high density neighborhood with a high population of youth. With some improvement, Bethune could play host to a wider variety of activities than it does today.

## THE PROPOSED DESIGN

The proposed design for Bethune Park retains the two halves of the park with their separate purposes, but makes improvements to and adds new amenities to both. In the eastern half, the basketball courts are retained and improved in their current configuration. The wading pool, too, is preserved as it is. The play areas are expanded and reconfigured somewhat, to add equipment and allow for more play space. The hard surface plaza is retained in part, but also reconfigured. It and the play area containers are modified to create a more flowing, curvilinear play zone. Play is also expanded toward the west and south in the form of a nature play zone. This area could feature a combination of constructed hills, sand play, large logs and tree trunks, and other elements that focus play on cooperation and creativity in nature. Naturalized areas enclose the eastern half of the park.

The western half of the park features a new baseball diamond geared toward the high school age group and equivalent users. This diamond would replace the one at North Commons and

would likely be the new home of the North High School teams. The remainder of the western open field has enough size for several youth soccer fields, which allows for programming options in the park. These also provide additional space for athletic programs at other parks in the community at large. Though these fields would overlap the baseball outfield, consideration should be given to the ability to install removable outfield fencing for the baseball diamond, to improve the quality of play here.

Also in the western half of the site, near the highest point of the park, is a new open air picnic shelter and picnic area. Some of the picnic area would be on hard surfacing for accessibility and ease of hosting larger events. The picnic shelter is combined with a small enclosed storage area for sports equipment. A drinking fountain and temporary toilet enclosure should be placed near the picnic shelter. Paths connect all the way around the fields and diamonds and over to the eastern half of the park. These serve as walking loops within the park and allow full access to all facilities. The northwestern corner of the park is naturalized with pollinator habitat—a lovely addition to the picnic area. The improvement and addition of amenities to Bethune will allow it to continue to serve the neighborhood while realizing its full potential as an active community center.

## CONNECTIONS BETWEEN PARKS

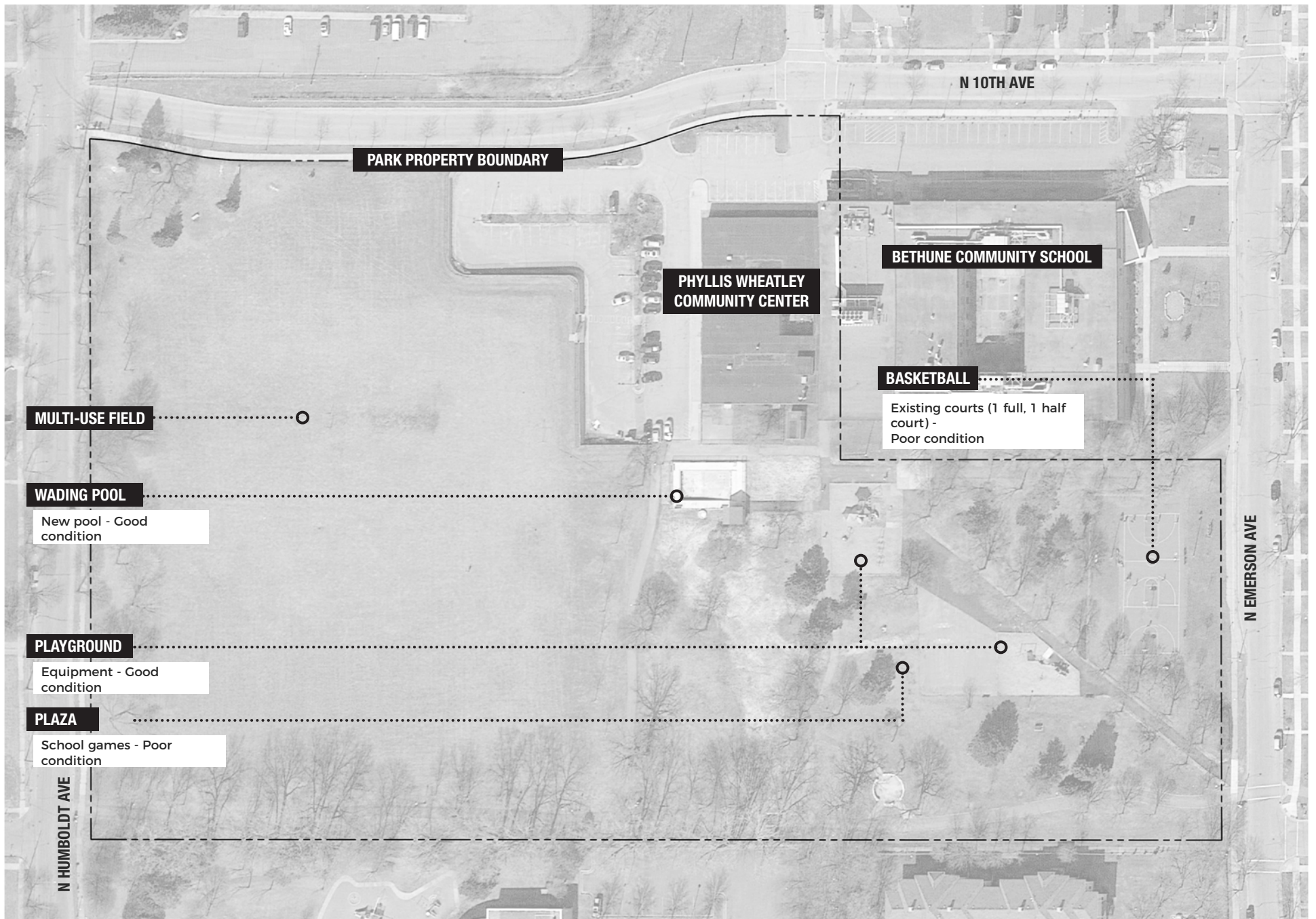
A proposed park connection along 8th Avenue—which runs along the pathway at the southern

edge of the park—connects to Barnes Place to the west and to Sumner Field to the east. Near Sumner Field, the Heritage Park trail system connects southward to the Grand Rounds via Van White Boulevard.

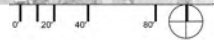
The Olson Highway cycle track, to be constructed along with the Blue Line Extension light rail, runs one block south of the park. The Van White Station is also one block south of the park.

## **KNOWN LAND USE AND COORDINATION ISSUES**

Both Bethune Community School and Phyllis Wheatley Community Center may have property lines that overlap the park. The community center and its parking lot sit on park land. Coordination with both entities will be important prior to capital improvements.

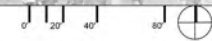


**EXISTING CONDITIONS: BETHUNE PARK**





**PROPOSED PLAN: BETHUNE 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	Pool well liked, desire for drinking fountains, Trash cans, restrooms →	no comments →	Wading pool retained in existing location
play	Playground well liked, though would like more equipment →	no comments →	Expanded traditional play area in same location, building on existing equipment recently installed New nature play area adjacent to existing play area
athletics	Multi-use field not well liked, likely due to condition → Suggestion for ball diamond →	Support for baseball/football in Concept A → Support for multi-use fields in Concept B →	New baseball diamond, to replace the one removed at North Commons Improved multi-use fields
courts	Basketball court heavily used and well liked →	Support for sand volleyball → Support for pickleball in Concept B →	Basketball retained in same location and configuration, but upgraded Sand volleyball and pickleball not included due to space considerations
winter	no comments →	no comments →	No winter activities planned for this park
landscape	Suggestion for butterfly area with seating →	no comments →	Natural areas included around edges of eastern end of park
other	Seatwall/art area disliked; exactly why is unclear → Desire for BBQ grills/picnicking →	Like picnic grills, consider covered shelter →	Improved walking trails around park New group picnic/gathering shelter with tables and grills near athletic fields

## COST ESTIMATE

Park Name	Asset Type	Project	2019 ESTIMATED COST/PROJECT	NOTES
Bethune	Aquatics	Wading pool	\$ 854,268	Pool recently replaced: cost included to reflect total park renovation, including recent costs
Bethune	Play	Traditional and Nature Play Structure in existing and new container	\$ 1,210,213	Play recently replaced: cost included to reflect total park renovation, including recent costs
Bethune	Athletics	Athletic Field renovation: 1 premier diamond and multi-use field space	\$ 1,653,721	Increased 15% over standard due to poor soils
Bethune	Courts	Basketball Court (1 full court, 1 half court)	\$ 199,329	
Bethune	Landscape	Naturalized areas	\$ 66,443	
Bethune	Other	Group picnic shelter: new shelter near sports fields and gathering area	\$ 332,215	
Bethune	Other	Renovate walking paths	\$ 880,846	
Bethune	Other	Miscl. signs, trees, furniture	\$ 103,941	
Bethune	<b>TOTAL</b>		<b>\$ 5,300,977</b>	

## OPERATIONS ESTIMATE

BETHUNE			
FACILITIES	Total Per Unit Operations Cost	△ Qty	△ Cost
Nature Play	\$ 7,500	1	\$ 7,500
Multi-use Diamond	\$ 20,000	1	\$ 20,000
Group Shelter	\$ 4,000	1	\$ 4,000
Plaza	\$ 10,000	1	\$ 10,000
Difference			\$ 41,500