

# FARVIEW PARK



## LOCATION AND HISTORY

Farview Park is located in the eastern central portion of the north side. It is a large and hilly park bounded by 26th Avenue, 29th Avenue, Lyndale Avenue, and 4th Street. Farview was one of the first parks acquired by the Board of Park Commissioners when it was created in April 1883. The site of the park was chosen because it was the highest land in the city, offering panoramic views of downtown and the “Mississippi River for miles.” The purchase price was assessed on property owners in the neighborhood, to be paid over ten years. Farview Park was originally intended to be the northern terminus of the Grand Rounds parkway system envisioned by Horace Cleveland, which was planned to follow Lyndale Avenue and 26th Avenue North. The park was initially named Prospect Park for its views, but in 1890 the name was changed to Farview Park. The name has caused confusion ever since, because many people think the name is Fairview with an extra “i” inserted. The view may have been “fair,” too, but the name was chosen because one could see “far” from the hill in the center of the park.

Cleveland was also hired to create a plan for the original park, which included a road to the top of the hill in the park. The hill provided an ideal location for sledding and the park board had a toboggan track built there in 1887. In 1889 an observation tower was built on top of the hill. Other early park improvements included an ice-skating rink (1891), sewer toilets (1892),

playground equipment (1906), the park board’s first free outdoor music concerts (1907), and basketball hoops (1908). The hilly terrain of Farview Park, however, made it difficult and expensive to improve as athletic fields. In 1927 Theodore Wirth eliminated all the roads in the park except for the drive to the top of the hill from 26th Avenue North. In 1940, using Works Progress Administration labor, four new tennis courts were built and the following year, once again with WPA labor, the board graded, resurfaced and sodded some areas of the park. In 1953, a concrete wading pool was installed at Farview. In 1959 and 1960 the park was given a significant makeover including grading the athletic fields, enlarging and resurfacing the tennis courts, replacing obsolete playground equipment, and constructing an “attractive shelter of unusual design,” according to the 1960 annual report. Half the cost was financed by city bonds and half by assessments on neighborhood property.

During the recreation center building boom of the 1970s Farview was once again redeveloped. In 1976, substantial work was done in the park and a new recreation center was built. The recreation center was expanded in 1992 with the addition of a gym. Farview Park was one of the first Minneapolis parks to have a computer lab, when computers were installed in the recreation center in 2001. The interior of the community center was remodeled in 2008.

A new wading pool complete with play and shade structures opened in 2012, along with a new, high-quality ball field paid for with donations from several foundations.

## EXISTING CONDITIONS AND CHARACTER

Due to its significant hill and steep slopes throughout, Farview remains a park with limited recreational development. Its high quality tree canopy and incredible views are some of the park's main attractions. The park is, however, regularly busy with recreational activities, which are primarily clustered at the northern end of the park. The recreation center building sits at the northwestern corner of the park, with a wading pool and playground just behind it. A small basketball court also sits in this area. The wading pool is fairly unique in the MPRB system for having both ample shade and a good array of water play features. The northeastern corner of the park is occupied by a large synthetic turf field that is striped for football and diamond sports, but can also accommodate soccer and other field sports. The field is cut into the hillside and is mostly surrounded by walls. The football field's proximity to the eastern wall prevents high school games from being played here. At the southwest corner of the field is a small split-level park building that has, at times, provided restrooms, concessions, and storage. The building is currently underutilized.

The center of the park is dominated by the large hill that gives the park its name. The observation tower and road to the top are long gone, but people still ascend the hill for the views and for

sledding in winter. The hill slopes gradually down to the southern end of the park, along 26th Street, where the recently completed 26th Avenue Greenway connects Wirth Parkway to the Mississippi River—shades of Cleveland's original Grand Rounds design. At the southeastern corner of the park is a multi-use field (formerly tennis courts) that accommodates pick up soccer games and the park's soccer fundamentals programs.

Farview provides a balance between active recreation and quiet respite unlike many neighborhood parks. It is truly unique in the MPRB system for both its landform and its athletic facilities.

## THE PROPOSED DESIGN

The proposed design for Farview Park leaves the overall existing conditions mostly unchanged, while making targeted improvements throughout the park. In the recreational northern edge of the park, the wading pool, recreation center, and athletic field remain as is, with some specific improvements. The wading pool deck is expanded northward, to provide more seating and play space, the recreation center is considered for a gym expansion (depending on outcomes from the RecQuest project), and the athletic field striping will be revised when the field is refurbished, to accommodate high school clear zone rules.

The play area is relocated to the base of the hill, allowing for more exciting play options integrated with the slope. A particularly exciting feature—a big slide—extends the play area up

the northern slope of the hill, allowing for a challenging climb up and an exhilarating slide down. This feature would be unique in the MPRB system. The small park building is renovated for restroom and storage use by play area and athletic field users.

One important new element is a system of paved walking trails that allow casual strolls through the park. A trail would also ascend to the top of the hill, on a route that can achieve a fully accessible 5% slope. This will improve access for all park users to the prime feature of the park and its very reason for being—that view. The trail would wind along the western side of the hill to preserve sledding options to the east and southeast. Naturalized areas on that western slope improve habitat and further enhance the walking experience in the park.

Along the southern edge of the park, a new community orchard occupies the center of the block, set a ways back from the 26th Avenue trail so as to not allow fruit to interfere with bicyclists. The orchard area includes a rest stop for trail users (that hill up from the river can be tough). New public art pieces occupy the southwestern corner of the park and could be installed along the path to the top of the hill. The multi-use field at the southeastern corner of the park is improved, and a new small park building provides storage and a platform and enclosure for a portable toilet. Access to the park is improved by coordination with the City of Minneapolis to consider traffic calming, crosswalks, and additional on-street parking along the northern and eastern edges of the park.

Overall, the design seeks to preserve and accentuate the park's natural and recreational features, while making improvements in quality and accessibility. As early as 1883 the park board recognized the unique importance of this park in Minneapolis and the beauty of its unparalleled view. This design continues that commitment and ensures everyone can access the features of this landmark park.

## **CONNECTIONS BETWEEN PARKS**

The 26th Avenue Greenway connects eastward to the Mississippi River, where an overlook and access point are planned, along with a connection to the Grand Rounds at Ole Olson Park. To the west, the Greenway connects to Theodore Wirth Parkway. The completion of the Greenway and the Ole Olson Connection puts Farview immediately adjacent to a roughly 40-mile trail loop that touches most of Minneapolis's water bodies.

Planned pedestrian and bicycle improvements on Lyndale Avenue would connect south to Hall Park and northward to Webber Parkway and the Grand Rounds, passing very near Perkins Hill Park.

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

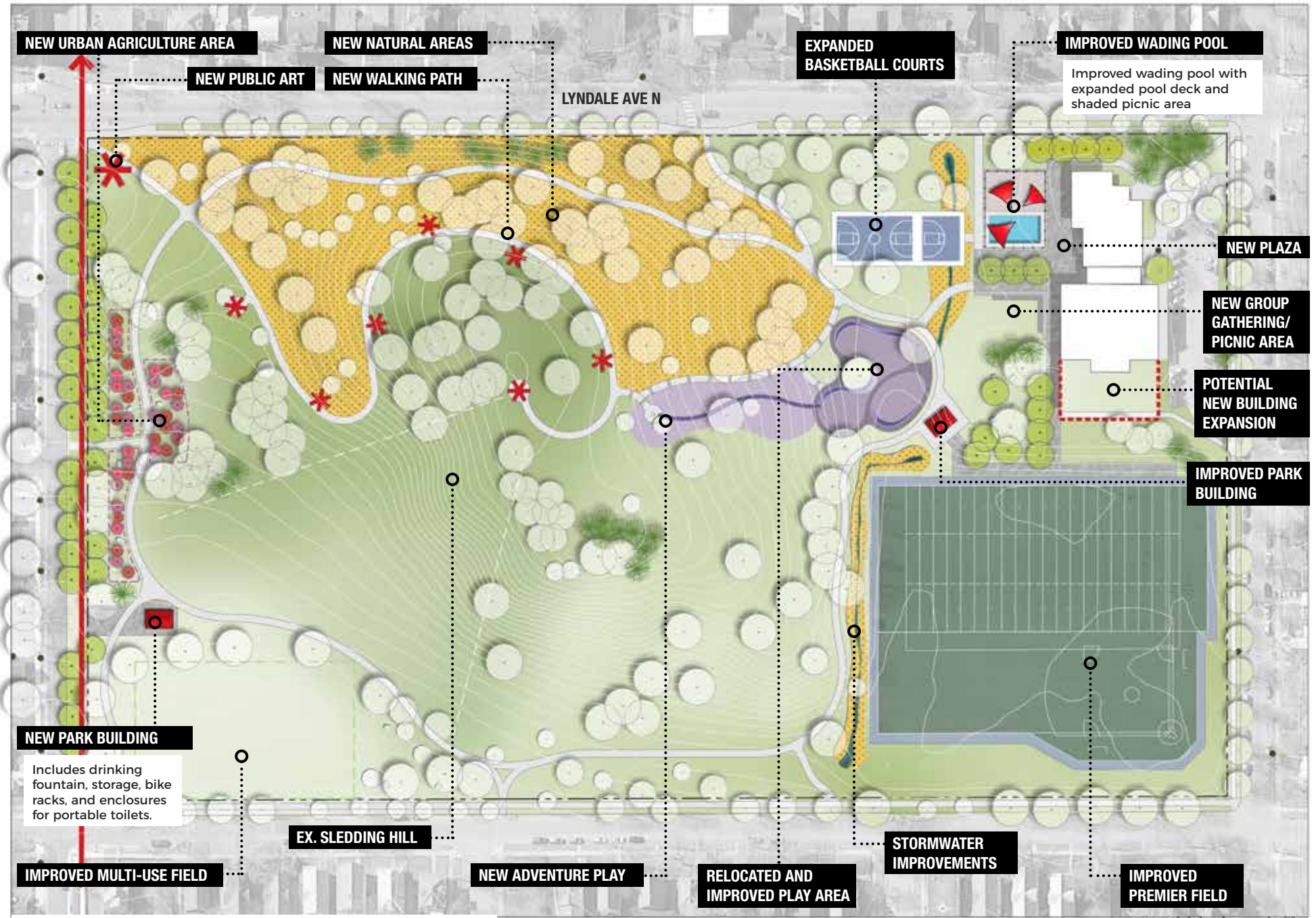
No known land use or coordination issues exist at Farview Park



**EXISTING CONDITIONS: FARVIEW PARK**

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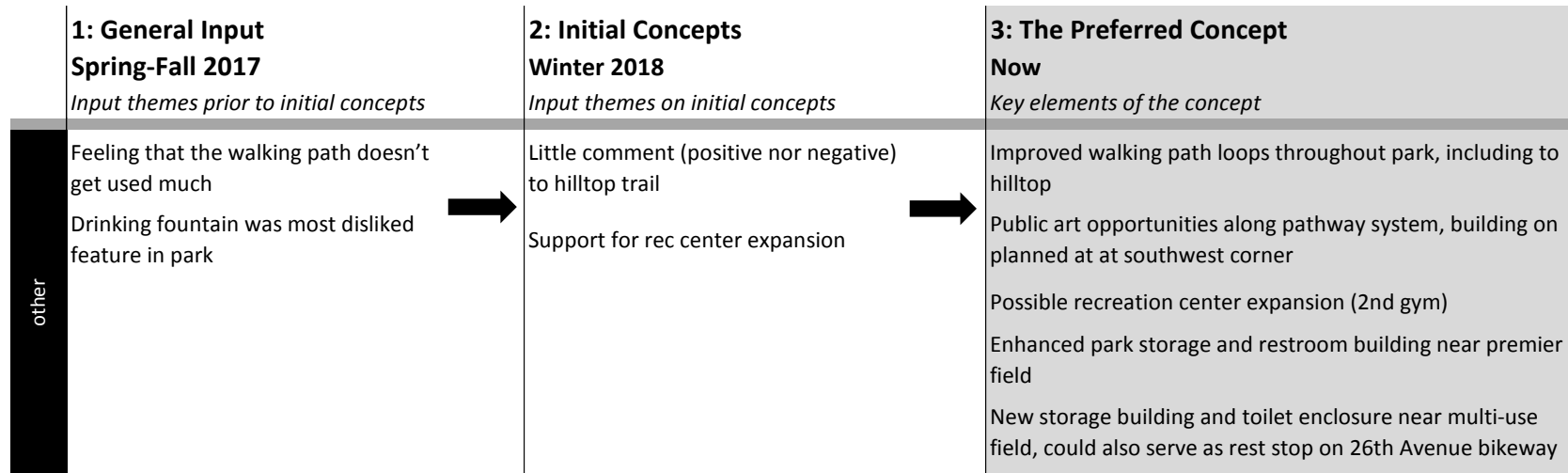


**PROPOSED PLAN: FARVIEW PARK**

## PROCESSES

	<b>1: General Input Spring-Fall 2017</b> <i>Input themes prior to initial concepts</i>	<b>2: Initial Concepts Winter 2018</b> <i>Input themes on initial concepts</i>	<b>3: The Preferred Concept Now</b> <i>Key elements of the concept</i>
aquatics	Wading pool is considered very small →	Add waterpark slides →	Expanded pool deck with shaded picnic area (no expansion of wading pool itself)
play	Playground not very well liked →	Support (and excitement) for big slide and climbing areas →	New play area (combination traditional and nature) relocated near base of hill New adventure play area on northern hillside, including big slide and bouldering
athletics	Premier football/baseball field is extremely important in this park → Multi-use field (at southeast corner) is well used and well liked but needs improvement	no comments → Keep the soccer field (southeast corner); used a lot. Prefer this to stormwater wetland.	Existing premier field/diamond retained, with minor improvements when reconstructed Existing multi-use field retained and enhanced
courts	Basketball court needs significant improvement → Suggestion for tennis courts	Support for better basketball →	Basketball courts expanded in same general location to one full-court and one half-court
winter	no comments →	Consider sledding that happens here when designing the hilltop trail →	Impromptu sledding hill kept free of obstructions; hilltop path provides accessibility to top
landscape	Desire for pollinator plans and vegetable gardens →	no comments →	New naturalized areas on western hillside New urban agriculture area (orchard and possible community gardens) along 26th Avenue

## PROCESSES



## OPERATIONS ESTIMATE

FARVIEW			
FACILITIES	Total Per Unit Operations Cost	△ Qty	△ Cost
Adventure/Climbing Play	\$ 7,500	1	\$ 7,500
Full Court Basketball	\$ 1,500	1	\$ 1,500
Half Court Basketball	\$ 1,000	-1	\$ (1,000)
Plaza	\$ 10,000	1	\$ 10,000
Trail Additions	\$ 5,000	1	\$ 5,000
Restroom/Storage Building	\$ 20,000	1	\$ 20,000
Urban Agriculture	\$ 15,000	1	\$ 15,000
<b>Difference</b>			<b>\$ 58,000</b>

## COST ESTIMATE

Park Name	Asset Type	Project	2019 ESTIMATED COST/PROJECT	NOTES
Farview	Aquatics	Wading Pool, with expanded pool deck	\$ 877,049	
Farview	Play	Traditional Play Structure in new container, plus adventure play on hillside	\$ 1,210,213	
Farview	Athletics	Multi-use field renovation	\$ 360,691	
Farview	Athletics	Premier Athletic Field	\$ 2,847,561	
Farview	Courts	Basketball Court (1 full court, 1 half court)	\$ 199,329	
Farview	Landscape	Naturalized areas	\$ 117,699	
Farview	Landscape	Existing parking lot renovation	\$ 284,145	
Farview	Landscape	Urban Agriculture Area	\$ 28,911	Urban Agriculture Areas will be implemented in partnership with specific programs or community members. Estimate includes water service
Farview	Other	Building expansion	\$ -	NSAMP vision is for single additional gym; will be considered and cost estimated further by RecQuest.
Farview	Other	Renovate existing restroom/storage building	\$ 569,512	
Farview	Other	New storage building and restroom enclosure near multi-use field	\$ 227,805	
Farview	Other	New and renovate walking paths	\$ 1,397,203	
Farview	Other	Misc. signs, trees, furniture	\$ 162,402	
Farview		<b>TOTAL</b>	<b>\$ 8,282,522</b>	

**NOTE:** In April of 2024, Farwell Park was renamed Lorraine B. Smaller Park. Due to document formatting challenges, most references in the text of this document have not been changed. However, all references in this document to Farwell Park shall be considered to mean Lorraine B. Smaller Park.

# SMALLER PARK



## LOCATION AND HISTORY

Farwell Park occupies a small block in the heart of Homewood, a historic neighborhood that has been home to Jewish residents and then later middle class African-Americans prevented from settling in other parts of town. The land was platted as a park in 1889 when the neighborhood was being contemplated, but it wasn't until 1910 that the Park Board was asked to formally accept the land as a park and to make modest improvements. The park was named for Farwell Place, a one-block-long street that runs north of the park. The origin of the street name is unknown, but may have been named by the developers of the neighborhood. The park was named in the original 1889 plat and the name was never officially adopted or changed.

The 1910 plan for improvements is unusual in that it was not prepared by Theodore Wirth, but by Morell and Nichols, the landscape architects hired by D. C. Bell Investment Company, who was developing the neighborhood. Wirth recommended that the plan (which featured very minimal improvements) be adopted by the board. Playground equipment was first installed in the park in 1968 as part of an effort to provide more facilities for children in north Minneapolis. The playground and plaza in the park were improved in 2001.

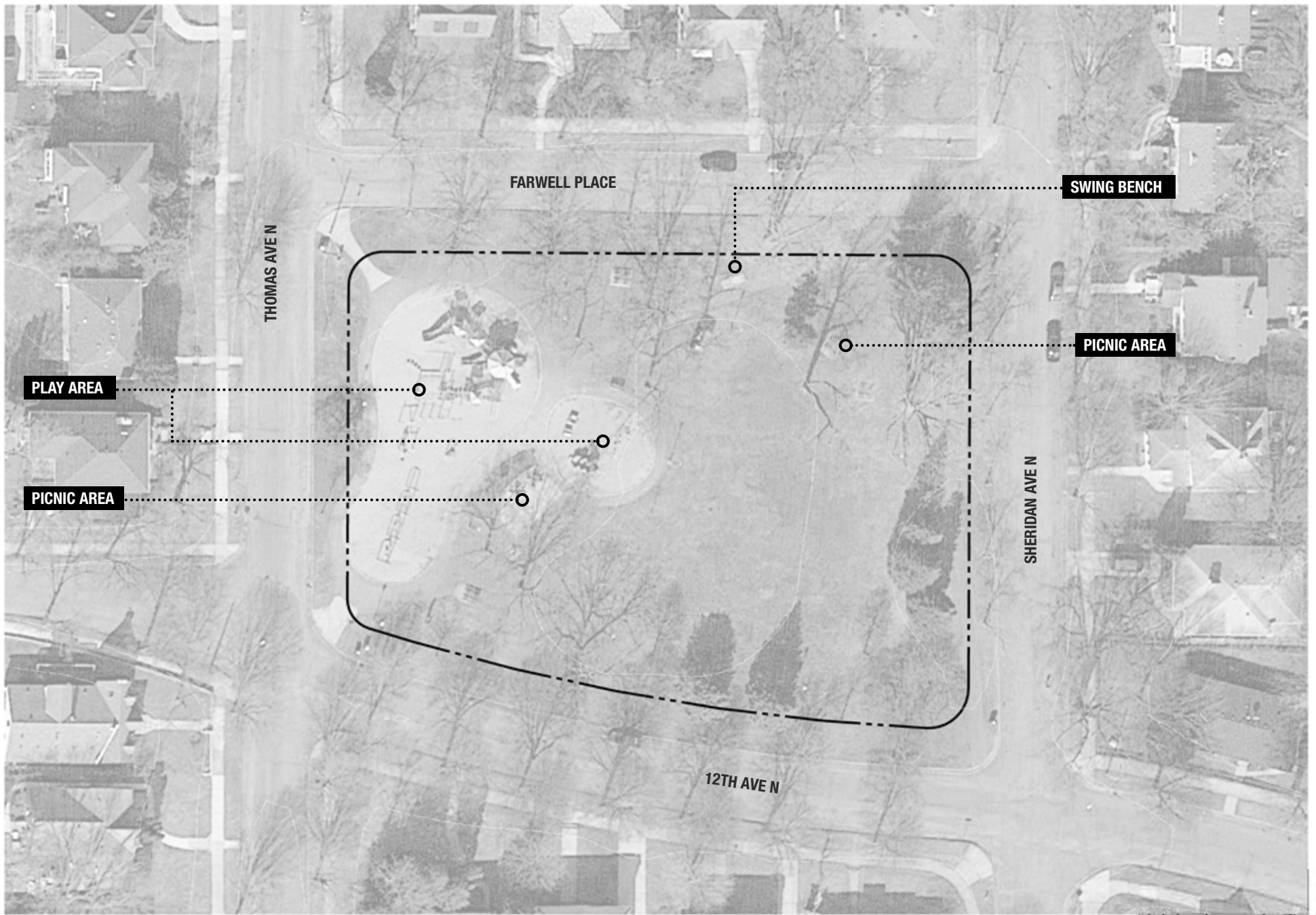
## EXISTING CONDITIONS AND CHARACTER

Farwell Park is a quaint neighborhood

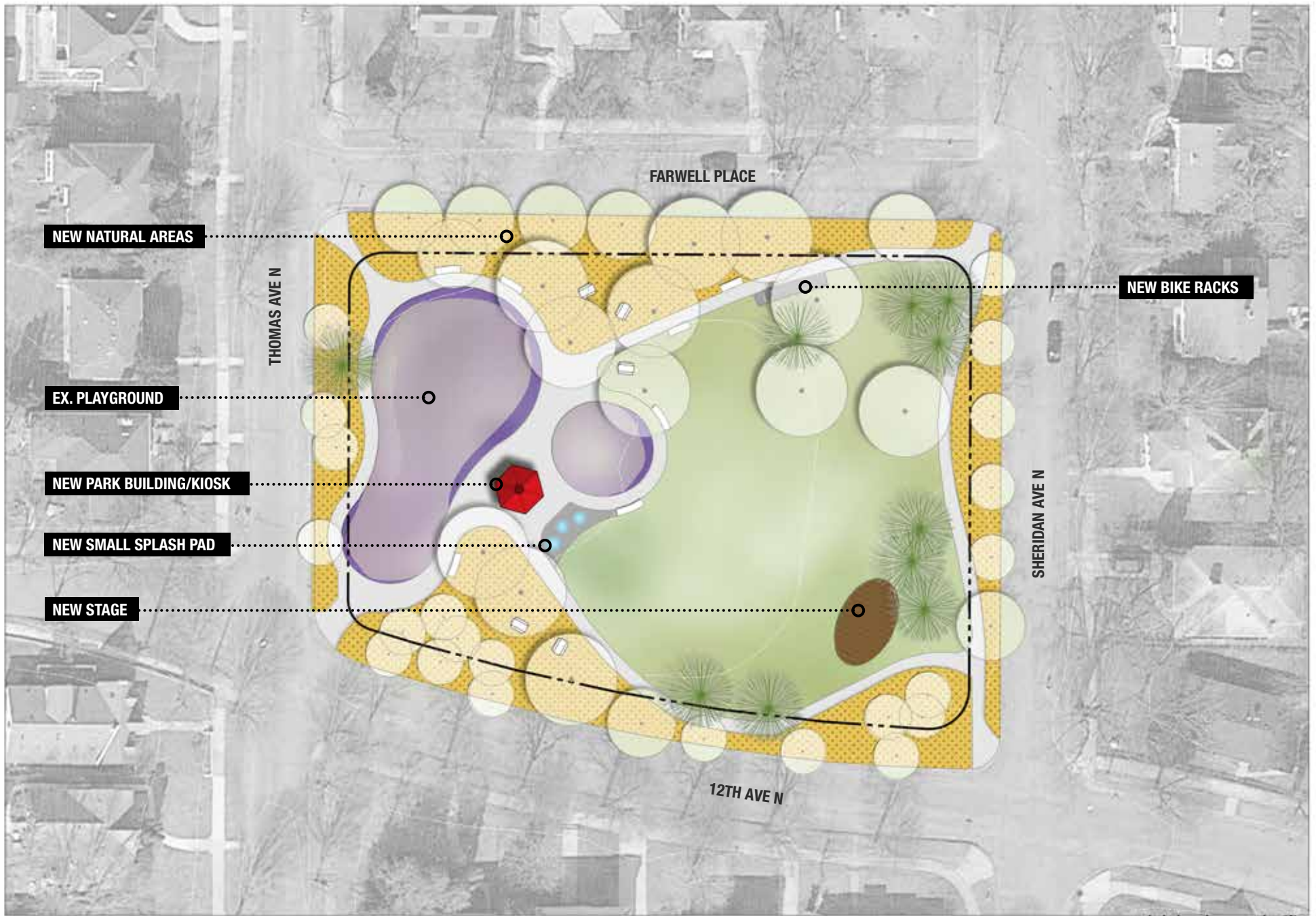
park surrounded by a vibrant and diverse neighborhood. This part of the north side does not have many parks, so this small oasis is extremely important to neighbors. Several play area containers occupy the western edge of the park, and a single pathway arcs from there to the northeast corner. Many large trees grow from the perimeter of the park, around an open green lawn area that is used for pick-up games, picnics, and seating for music and art events. There is no ability to stroll around the park, and much of the seating is in disrepair. The local neighborhood organization has begun hosting programs in the park, especially featuring local music, art, and spoken word. The excitement created by these events has reinforced Farwell as the heart of the community.

## THE PROPOSED DESIGN

The design for Farwell recognizes the artistic bent of the neighborhood, the fact that few other parks exist nearby, and the park's small size. The play areas are improved in their existing locations. A small park building or kiosk near the play areas could provide park program information, allow for park storage, and create a screened platform for a portable toilet. Near the play areas and kiosk is a new splash plaza: a small interactive water feature with just a few elements. This element fills a need in the area, where no water facilities are easily accessible. The facility could be user-activated, include a few plaza-mounted jets or a single overhead cascade. The picnic area in this general location would



**EXISTING CONDITIONS: SMALLER PARK**



**PROPOSED PLAN: SMALLER PARK**

move slightly southward to accommodate this new feature.

New walking paths flank all sides of the park, allowing neighbors to stroll a loop within the park, without crossing streets. This could also be a good feature for young park users learning to scoot or ride in a safe environment. Naturalized areas between the path and the streets create a floral and pollinator-friendly border all the way around the park.

A new, small, permanent performance stage occupies the southeastern corner of the park, where it can utilize the open lawn area for audience seating. The design of this feature could reflect some of the historic elements of the neighborhood, like the stone columns at neighborhood entrances. It would include electrical service, but not built-in amplification. It would be geared for both programmed and impromptu performances, whether an organized local music festival, or just for youth practicing spoken word or rap to friends and family. With the few key new features in place, Farwell Park will serve even better as the hub and heart of an artistic, racially diverse, close-knit neighborhood.

## **CONNECTIONS BETWEEN PARKS**

The City of Minneapolis's Plymouth Avenue bikeway runs just one block north of the park and connects easily westward to the primary entrance of Theodore Wirth Park. It will also provide direct connection to the planned Bottineau LRT line (Blue Line Extension).

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

No known land use or coordination issues exist at Farwell Park.

# PROCESSES

## SMALLER

	<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	Strong desire for pool or splash pad →	Some desire for splash pad in the park, but most reluctant to reduce play area →	New small splash plaza located near play areas
play	Play area very important, but desire for new equipment →	Strong desire to keep play area the same size →	Improved traditional play area in same general location and size as existing
athletics	Multi-use field well used for impromptu games →	no comments →	Enhanced open lawn for group gatherings and unprogrammed sports play
courts	no comments →	no comments →	No court activities planned for this park
winter	no comments →	no comments →	No winter activities planned for this park
landscape	no comments →	no comments →	New natural areas included around edges of park
other	Strong arts focus here, including requests for platforms for events, performance spaces, etc. → Suggest pavilion/gathering structure	Mixed opinions on the permanent stage Need bathrooms	New picnic shelter near playground New small stage for occasional performances

## COST ESTIMATE

Park Name	Asset Type	Project	2019 ESTIMATED COST/PROJECT	NOTES
Farwell	Aquatics	Small splash pad, incl. new mechanical/storage building	\$ 607,480	
Farwell	Play	Traditional Play Structure in existing container	\$ 484,085	
Farwell	Landscape	Naturalized areas	\$ 21,357	
Farwell	Other	Performance Stage	\$ 104,411	
Farwell	Other	Renovate walking paths	\$ 151,870	
Farwell	Other	Miscl. signs, trees, furniture	\$ 27,384	
Farwell	<b>TOTAL</b>		<b>\$ 1,396,586</b>	

## OPERATIONS ESTIMATE

FARWELL			
FACILITIES	Total Per Unit Operations Cost	△ Qty	△ Cost
Splash Pad	\$ 35,000	1	\$ 35,000
Amphitheater	\$ 1,500	1	\$ 1,500
Kiosk Building	\$ 2,000	1	\$ 2,000
Difference			\$ 36,500

# FOLWELL PARK



## LOCATION AND HISTORY

Folwell Park is a large (by neighborhood park standards) tract of land located south of Dowling Avenue between Humboldt and Knox Avenues. The land for the park was designated for acquisition by the park board in 1916. The park board purchased the land very quickly through condemnation, completing the acquisition by 1917 and assessing the purchase cost to property owners in the vicinity of the park.

The park was named in 1917 for William Watts Folwell, a park commissioner from 1889 to 1907 and president from 1895 to 1903. Before that the site was known as Highland Park. As president of the park board during a time of economic depression in the 1890s, Folwell kept alive Horace Cleveland's vision of the park system as a series of interconnected parks of natural beauty. He also championed neighborhood parks interspersed throughout the city. In 1891, he proposed the name "Grand Rounds" for Minneapolis's parkways and the name stuck. He was also a proponent of playgrounds for children and playing fields in parks before those activities were widely considered appropriate in parks.

The first plans for the park were published in the 1917 annual report. The plan showed the northern half of the park devoted to playgrounds, a wading pool and playing fields, with the southern half reserved for, in park superintendent Theodore Wirth's words, "general park effects," meaning woods and walking paths and lawns. Wirth noted

that the plan would provide one of the "most complete and attractive neighborhood parks in the country." However, at the time, the cost of all improvements in neighborhood parks was assessed against property in the neighborhoods. If neighborhood property owners were not willing to pay, no improvements were made, and that seemed to be the case at Folwell. Three years later Wirth complained in the annual report that the park needed development because, as it was, it had been of "no service to the people." It wasn't until November 1922 that residents of the area asked the board to improve the park—somewhat more modestly than Wirth's original drawings.

Work on the park began with grading and filling in 1923 and continued through 1925. The park included a shelter building and warming house built into the bank separating the higher southern half from the northern half of the park. The roof of the building formed a terrace from which the activities and games could be watched.

A pergola and permanent bandstand were added to the southern half of the park in 1927—the first permanent bandstand built in a park other than the pavilions at Lake Harriet and Minnehaha Park. Following World War II, Folwell Park was one of the first five parks (the others were Loring, Logan, Nicollet, and Sibley) that offered year-round playground programming and were equipped with lights for outdoor games at night. In the mid-1950s the skating rink at Folwell Park was by far the most heavily used in

the park system.

The Folwell shelter stood until 1970 when it was replaced by a community center and gymnasium, and the park was completely rehabilitated. By then, the practice of assessing property owners for improvements to neighborhood parks had ended; the new center was paid for by city bonds. From 1994 to 1998, a new playground was built, walkways and basketball courts were repaved, fields were re-graded and the community center was remodeled. The basketball court in the park was relocated in 2008 and security cameras were installed. The parking lot was resurfaced in 2010. In late spring 2011, a tornado caused extensive damage to trees in the park. With funds donated by businesses and civic groups, 270 new trees were purchased and planted that fall.

## EXISTING CONDITIONS AND CHARACTER

Folwell Park is large and sprawling, with a distinct rise separating the lower northern half of the park from the higher southern half. Active uses are mostly concentrated near the recreation center at the northern edge of the park along Dowling, though the play areas and wading pool extend southward in a line in the center of the park, rising upward as they head south. This placement—along with an existing shelter that blocks visibility from the recreation center and surrounding streets—creates some seclusion of these uses and leads to anecdotally lower use than such facilities at other parks.

Multi-use diamonds with multi-use fields

between them occupy the northern half of the park, with a total of five diamonds split into two areas. A single full-court basketball court sits between the recreation center and Dowling, enclosed by a high fence meant to prevent balls from going out onto the street. This fence, though not gated on the park side, creates the feeling of a cage, and its proximity to Dowling has raised safety concerns.

The higher southern portion of the park has excellent tree cover and a network of trails. Also here is a bank of four tennis courts in very poor repair. In the southwestern corner of the park, a former project to disconnect a drain from the sanitary sewer has created a seasonal wet area that often inundates nearby pathways with standing water.

Folwell is an active park with space for a very wide variety of activities. It is a center of community for the north central portion of the north side, and has the potential for even more use and excitement.

## THE PROPOSED DESIGN

The design for Folwell Park does not make wholesale changes to the park. It does re-arrange a few amenities for improved safety and accessibility, and it adds some new and exciting options for park users. The southern half of the park is retained as a wooded area perfect for a stroll. The pathways are reorganized to create more loops for walking within the park, naturalized areas soften the southern frontage

along 36th Avenue, and a fruit tree orchard offers pink-your-own food to neighbors. Along these wooded walkways is a collection of public art—either permanent or rotating. These works could be site specific or not, created by a combination of local and national artists. The southern part of the park, then, becomes a combination of arboretum, orchard, pollinator habitat area, and art gallery.

The drainage issue is solved by creating (slightly to the east of its current location) a restored wetland. This will further enhance habitat, improve the aesthetic of the park overall, and possibly offer an option for free ice skating in winter. In place of the existing wet area is a new multi-use field for either programmed games or unprogrammed play. The four tennis courts are upgraded in their current location.

The play areas and a new wading pool are relocated to the area right behind the recreation center. The proximity of these facilities to each other and to the recreation center will improve use. Also in this area is a small performance stage and terraced seating, taking advantage of the existing hillside. The basketball court is relocated from its current location and expanded to two courts. This strategic location near but not directly adjacent to the parking lot, very near the recreation center, but not adjacent to Dowling should improve safety and security. The courts will need to be buffered from the play area, likely both by distance and vegetation. The removal of the basketball court from the Dowling side of the recreation center would allow for a possible

expansion of the center to include a second gym.

The reorganization of play areas, courts, and the wading pool makes the current storage and restroom building—located in the center of the park—unnecessary. The restroom need will be served by the recreation center building itself. A new storage structure is located near the tennis courts and will house park maintenance equipment and athletic gear.

The parking lot is slightly reorganized to create an entrance on Knox rather than Dowling, and the drop-off circle is removed in favor of a stormwater management area with habitat plantings. A larger entry plaza makes the recreation center more welcoming. However, removal of the drop-off may raise concerns about accessibility. Revised accessible parking spaces and a new accessible route must be considered when the parking lot is renovated. The athletic fields are modified slightly, with the removal of two of the five diamonds to create more multi-use field space. A new all-wheel park (skateboards, BMX bikes, scooters) takes advantage of the hillside in the middle of the park to create a fun and exciting draw to the park. This multi-level park could have challenges for a variety of skill levels and should be a unique facility in the park system.

Overall, the proposed design builds on the existing natural and recreational assets of Folwell Park, and makes targeted improvements and modifications designed to make the park even more safe, active, and diverse with options.

## **CONNECTIONS BETWEEN PARKS**

The proposed Northside Greenway runs on Humboldt Avenue east of the park and connects through the park to Irving Avenue.

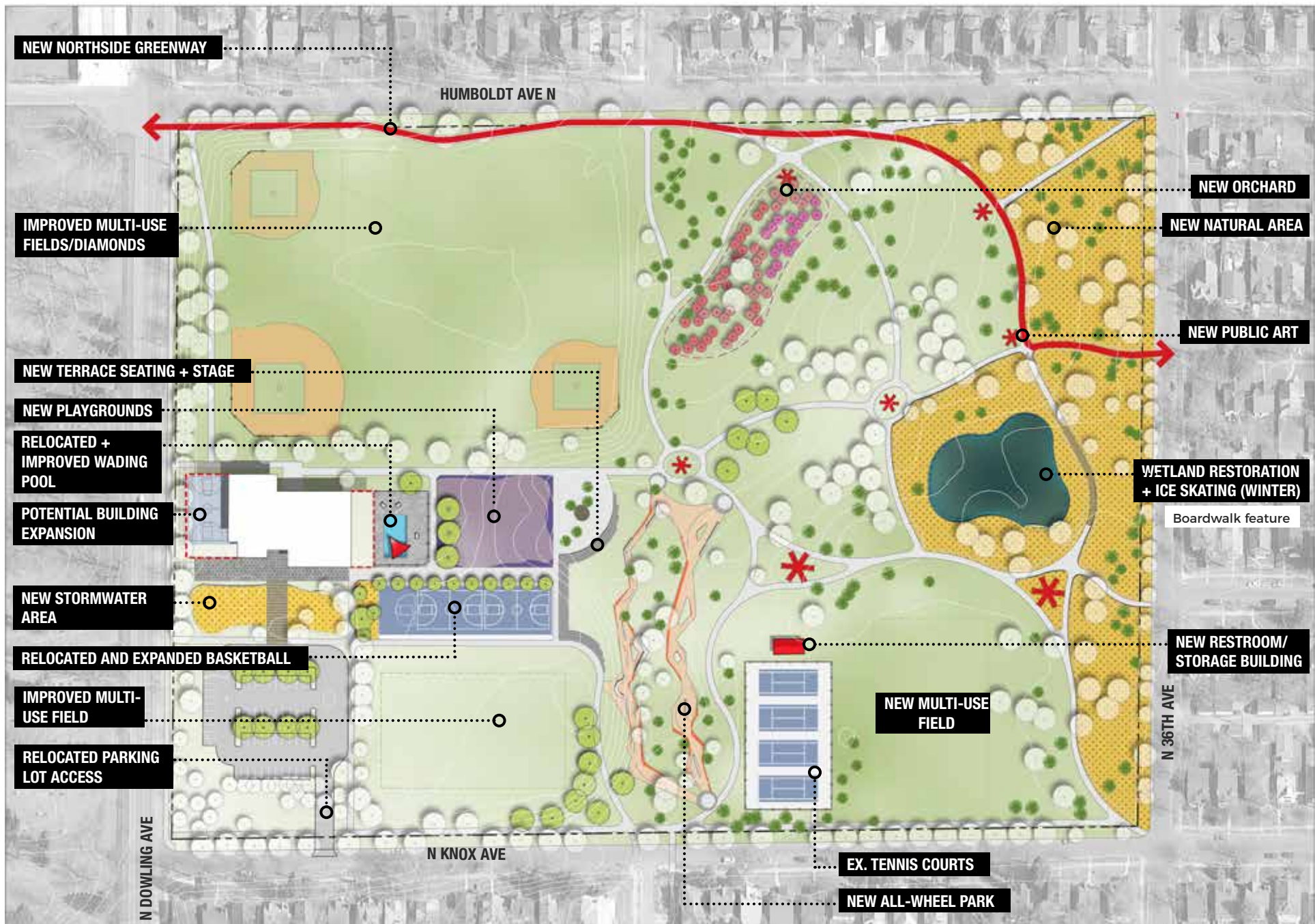
A proposed park connection on 37th Avenue would connect eastward to Perkins Hill Park and westward through one of the main north side park gap areas to Victory Parkway.

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

No known issues exist at Folwell Park.



**EXISTING CONDITIONS: FOLWELL PARK**

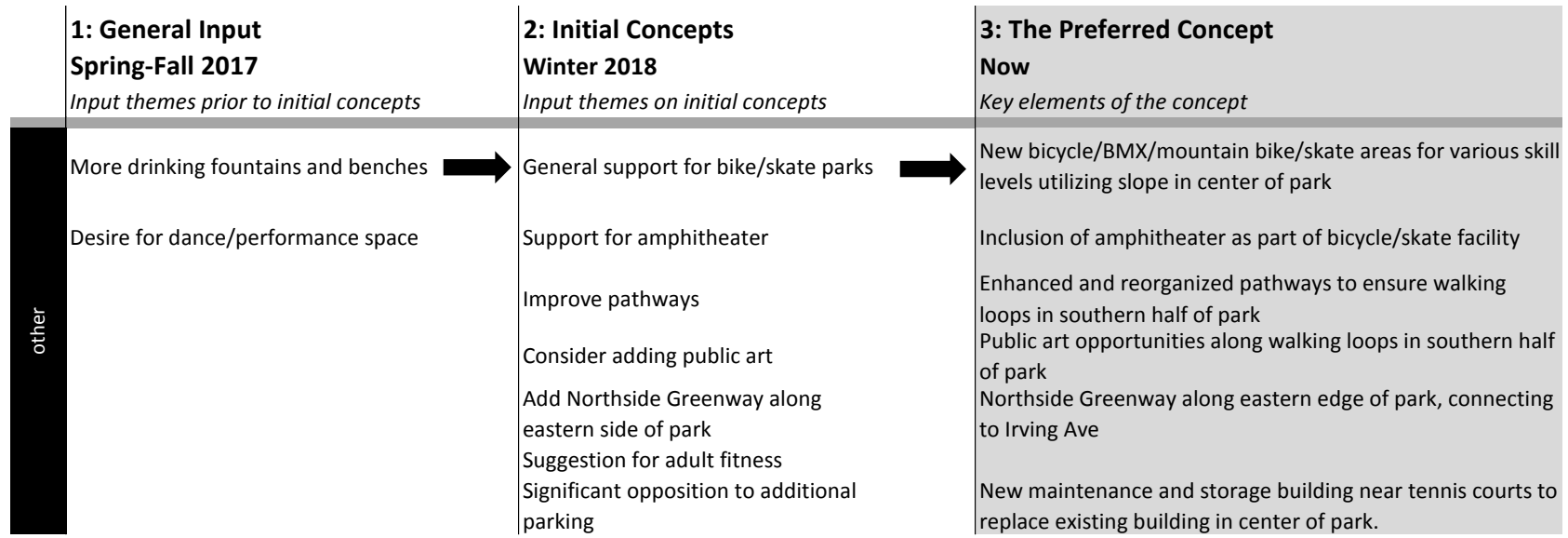


**PROPOSED PLAN: FOLWELL PARK**

## PROCESSES

	<b>1: General Input Spring-Fall 2017</b> <i>Input themes prior to initial concepts</i>	<b>2: Initial Concepts Winter 2018</b> <i>Input themes on initial concepts</i>	<b>3: The Preferred Concept Now</b> <i>Key elements of the concept</i>
aquatics	Both liked and disliked, most people want larger pool →	Wading pool needs improvement, and probably better location →	New wading pool relocated adjacent to recreation center
play	Playgrounds are disliked due to equipment quality Desire for more "pick-up" games like 4-square, ping pong →	Play areas should not be reduced in size →	New traditional play areas consolidated and relocated nearer the recreation center
athletics	Multi-use diamonds are liked Suggestion that more field sports are played, like soccer →	Support for reduction of diamonds to create more field space →	Removal of a total of two diamonds to create more multi-use field space Additional new multi-use field south of tennis courts
courts	Basketball court universally loved, though location sometimes a concern → Tennis courts in very poor condition, but desire for them exists	Support for increasing basketball → Significant support for refurbishing tennis, but 4 courts, as existing	Basketball courts relocated within park: 2 full-court and 1 half-court Four tennis courts retained in existing location and improved
winter	no comments →	Support for pond to address water issues and provide skating →	Creation of new pond to manage drainage issue at southern end of park, with possibility of skating in winter
landscape	Desire for reforestation →	Support for pond to address water issues and provide skating Expand natural areas amongst trails →	Retain open forested area in southern portion of park, enhanced with flowering and fruiting trees

## PROCESSES



## OPERATIONS ESTIMATE

FOLWELL				
FACILITIES	Total Per Unit Operations Cost	△ Qty	△ Cost	
Adventure/Climbing Play	\$ 7,500	1	\$ 7,500	
Full Court Basketball	\$ 1,500	1	\$ 1,500	
Half Court Basketball	\$ 1,000	1	\$ 1,000	
Skating Rink	\$ 30,000	1	\$ 30,000	
All-wheel Park	\$ 7,500	1	\$ 7,500	
Amphitheater	\$ 1,500	1	\$ 1,500	
Restroom/ Storage Building	\$ 20,000	1	\$ 20,000	
Urban Agriculture	\$ 15,000	1	\$ 15,000	
<b>Difference</b>			<b>\$ 84,000</b>	

## COST ESTIMATE

Park Name	Asset Type	Project	2019 ESTIMATED COST/PROJECT	NOTES
Folwell	Aquatics	Wading Pool, incl. demolition of existing wading pool	\$ 854,268	
Folwell	Play	Traditional Play Structure in new container	\$ 806,809	
Folwell	Athletics	Athletic Field renovation, east: 3 multi-use diamonds and multi-use field space	\$ 2,059,736	
Folwell	Athletics	Athletic Field renovation, west: 1 multi-use field, diamond decommissioned	\$ 180,346	
Folwell	Athletics	New athletic field, south: 1 multi-use field	\$ 180,346	
Folwell	Courts	Tennis Court (4)	\$ 493,577	
Folwell	Courts	Basketball Court (2 full court, 1 half court)	\$ 322,724	
Folwell	Landscape	Naturalized areas	\$ 213,567	
Folwell	Landscape	Reorganziation of existing parking lot	\$ 426,153	
Folwell	Landscape	Wetland restoration	\$ 85,205	
Folwell	Other	Potential building expansion	\$ -	NSAMP vision is for single additional gym; will be considered and cost estimated further by RecQuest.
Folwell	Other	Renovate walking paths	\$ 1,731,317	
Folwell	Other	New storage building near tennis courts	\$ 227,805	
Folwell	Other	All-wheel park	\$ 949,187	
Folwell	Other	Miscl. signs, trees, furniture	\$ 170,621	
Folwell	<b>TOTAL</b>		<b>\$ 8,701,660</b>	

# GLEN GALE PARK



## LOCATION AND HISTORY

Glen Gale Park is an oval-shaped green space within the curvilinear neighborhood between Broadway and 26th Avenues. The park was donated to the city by being dedicated as parkland in the plat of Forest Heights in 1883. Other park properties dedicated in the plat were Cottage Park, Irving Triangle and Oliver Triangle. The park was named for Samuel C. Gale, a prominent settler, scholar, attorney, and realtor who donated the land to the park board. Gale was an early proponent of parks in the city. He platted parks in his real estate development in 1873, ten years before the park board was created.

The first improvements to Glen Gale Park were made in 1909. The center of the park, which Theodore Wirth noted was about a foot below the street grade, was used for a skating rink and playground. An associated warming house was removed at the request of area residents in 1925. Petitions to create a baseball or softball field at Glen Gale were turned down in 1914 and again in 1932.

A play area was built in Glen Gale in 1968 as part of an effort to provide more facilities for children in the neighborhood and was renovated in 1987. New playground equipment was installed in 2010.

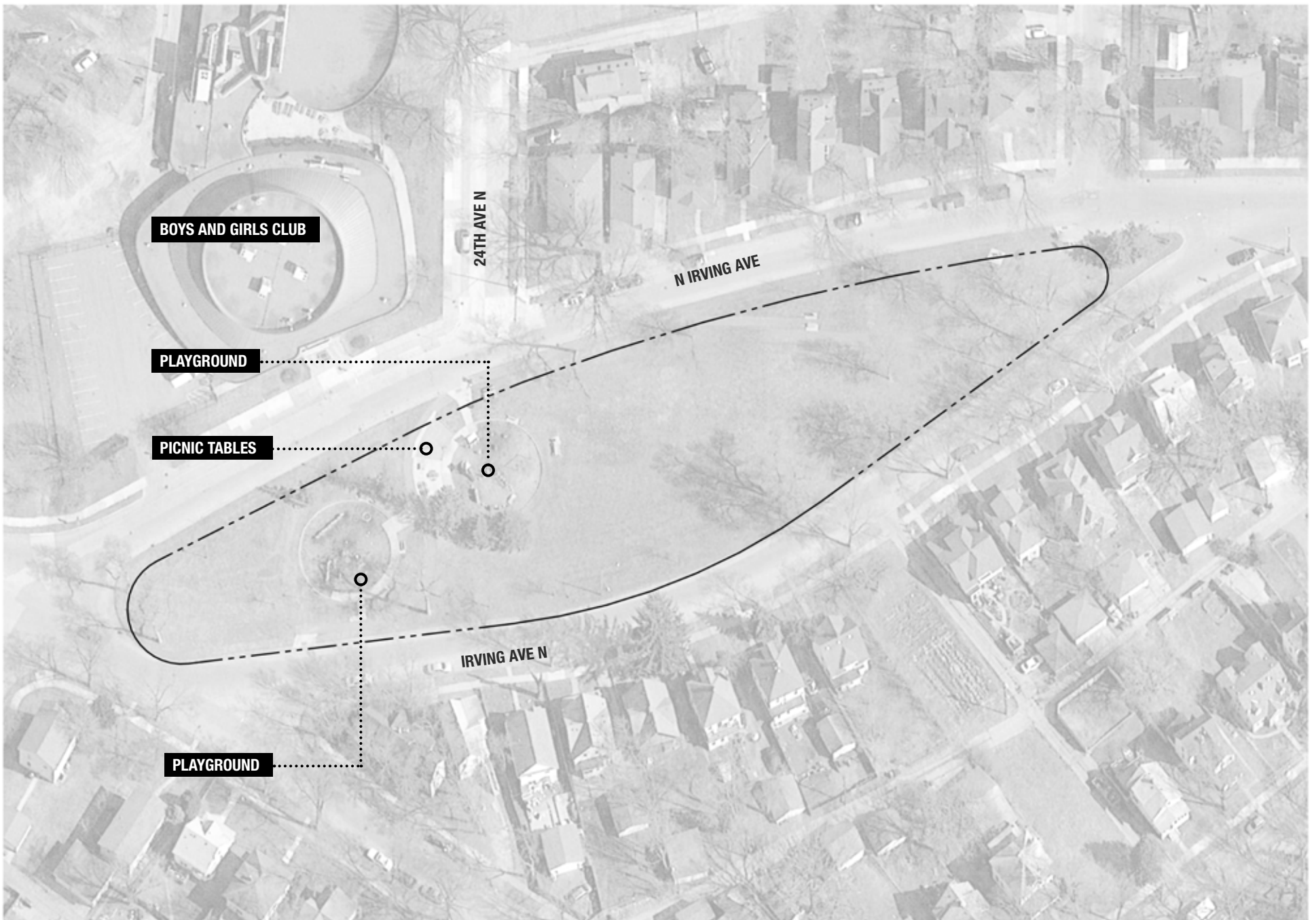
## EXISTING CONDITIONS AND CHARACTER

Glen Gale's unusual shape has historically limited the Park Board's ability to implement major recreation features (the likely reason for the turned-down petitions in the early 1900s). It is flanked by two halves of Irving Avenue, which create unusual and confusing intersections where they come together with other streets at the northern and southern points of the park. Glen Gale is nevertheless an important and active park for the neighborhood and for the Jerry Gamble Boys and Girls Club building across the street to the east.

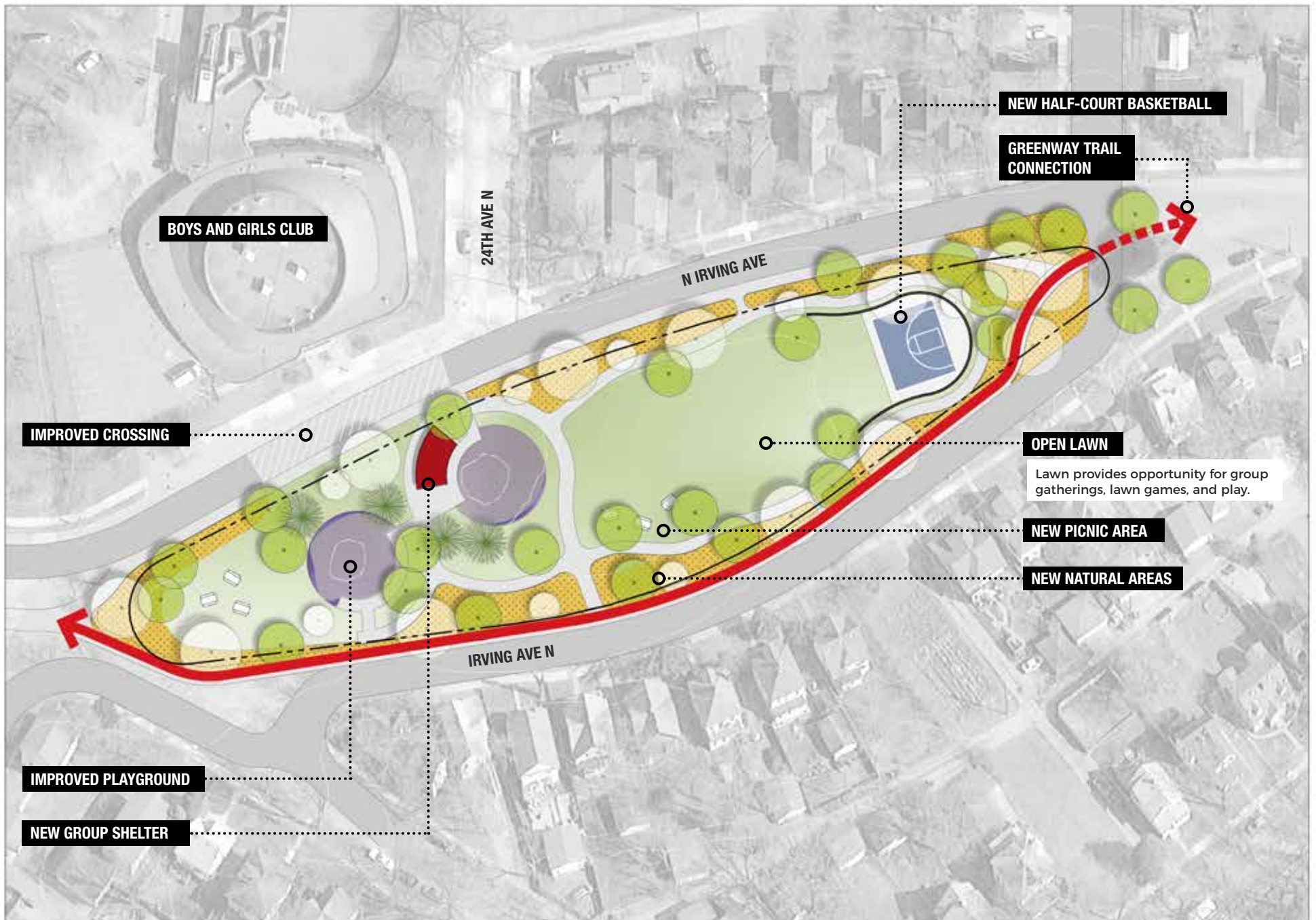
A play area occupies the northern third of the park. Picnic tables allow for seating options nearby. The southern two-thirds of the park is open lawn that can get wet after rainfall events. It has likely been filled since Wirth's day and likely still retains water, as it did long ago. Though the size and shape of the park might limit options, the open green space does provide necessary breathing room in a dense urban neighborhood.

## THE PROPOSED DESIGN

The design for Glen Gale capitalizes on the park's shape, adjacent uses, and a proposed greenway to enhance recreational and habitat options in the park. The play area remains where it is. A new open air picnic shelter covers some of the picnic area adjacent to the play area. Additional picnicking options occupy the northern point of the park and the area just south of the play area.



**EXISTING CONDITIONS: GLEN GALE PARK**



**PROPOSED PLAN: GLEN GALE PARK**

SCALE 1"=20' 0 10 20 30 40

An enhanced street crossing creates a better connection between the park and the Boys and Girls Club. This crossing could be very wide to allow for easy flow of kids back and forth, and could also include striping, a raised speed table, signage, or even on-street art.

At the far southern end of the park, a new half-court basketball court nestles in. This facility would likely require fencing to prevent balls from rolling into Irving Avenue. One of the major improvements to the park is the inclusion of the Northside Greenway, which provides opportunity to enhance the park and connect it to other, larger parks with additional athletic facilities. The Greenway runs along the western edge of the park and would regularize and improve the northern and southern intersections. Additional walking trails in the park allow for a loop inside the park, while naturalized areas around the edges improve habitat and visual quality for park and Greenway users. The open lawn area in the middle is retained for pick-up games and other activities.

Glen Gale may never have enough space for large baseball or soccer fields. The design's insertion of a few additional activities and the ability to connect to other parks will improve the user experience at this long skinny green space.

## **CONNECTIONS BETWEEN PARKS**

The proposed Northside Greenway, which the NSAMP supports, would run through the edge of the park, connecting northward to Jordan and Folwell Parks and the Grand Rounds at Victory Memorial Parkway. Southward, the Greenway extends to within a block of North Commons Park.

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

Implementation of improvements associated with the Northside Greenway and changes to Irving Avenue intersections and crossings will require coordination with the City of Minneapolis.

## PROCESSES

	<b>1: General Input Spring-Fall 2017</b> <i>Input themes prior to initial concepts</i>	<b>2: Initial Concepts Winter 2018</b> <i>Input themes on initial concepts</i>	<b>3: The Preferred Concept Now</b> <i>Key elements of the concept</i>
aquatics	Add a pool →	no comments →	No aquatic facilities planned for this park; park too small for this amenity
play	Request for rock climbing →	no comments →	Improved traditional play area in same general location; equipment details to be considered with community input during detailed design.
	Add more swings, slides, and tables		
athletics	no comments →	no comments →	Enhanced open lawn for group gatherings and unprogrammed sports play
courts	Request for basketball courts →	no comments →	New half-court basketball
winter	no comments →	no comments →	No winter activities planned for this park
landscape	no comments →	no comments →	Natural areas included around edges of park
other	More special events: movies in the park, Asian night, soul night, etc.	→	New picnic shelter near playground; opportunity for picnic tables at south end of park
	Add more picnic tables →		Improved crossing to Boys and Girls Club
		Add Northside Greenway along Irving	Northside Greenway accommodated along edge of park New walking trail loop within park

## COST ESTIMATE

Park Name	Asset Type	Project	2019 ESTIMATED COST/PROJECT	NOTES
Glen Gale	Play	Traditional Play Structure in existing container	\$ 806,809	
Glen Gale	Athletics	Multi-use Athletic Field Renovation	\$ 360,691	
Glen Gale	Courts	Basketball Court (half court)	\$ 75,935	
Glen Gale	Landscape	Naturalized areas	\$ 19,933	
Glen Gale	Other	Group picnic shelter	\$ 104,411	
Glen Gale	Other	Renovate walking paths	\$ 440,423	A portion of pathway renovation will be part of the Northside Greenway project
Glen Gale	Other	Miscl. signs, trees, furniture	\$ 36,164	
<b>Glen Gale TOTAL</b>			<b>\$ 1,844,365</b>	

## OPERATIONS ESTIMATE

GLEN GALE				
FACILITIES	Total Per Unit Operations Cost	△ Qty	△ Cost	
Half Court Basketball	\$ 1,000	1	\$ 1,000	
Group Shelter	\$ 4,000	1	\$ 4,000	
Trail Additions	\$ 5,000	1	\$ 5,000	
Difference			\$ 10,000	