CLEVELAND PARK

LOCATION AND HISTORY

Attempts to create a neighborhood park and playground in the Cleveland neighborhood began in 1926, when the park board designated for acquisition the block between 34th and 35th Avenues North from Russell to Sheridan Avenues North (a site to the northwest of the present park). Those proceedings were abandoned late the next year without explanation by the board. The neighborhood was then identified as one that needed a playground in the park board's 1938 annual report

The first land for a park adjacent to the former Cleveland School was acquired by the park board on November 16, 1949. That purchase of less than an acre followed long negotiations with property owners. The park board continued negotiations to acquire more land, but failed to add to the park. The park board then proceeded with plans to develop the small plot it owned in conjunction with the school board in 1951. In 1959 the board tried again to purchase land to expand the small school playground. It finally reached agreement with the owners of adjacent land to purchase three more lots, just over ½-acre, in early 1960.

In the face of intense protests from neighborhood residents against acquiring and improving the land as a park—and assessing the costs on area landowners—the park board decided to proceed with the purchase and improvement of the park in early 1961. While park board proceedings record petitions with hundreds of signatures against the park, it received only two petitions in favor of the park—from the Cleveland School PTA and the Jordan Junior High School PTA. Those opinions ultimately prevailed after public hearings. In announcing its decision to proceed, the park board said that the park was "in the best interests of the community."

A "totlot" for smaller children was added to the park in 1973 and the shelter and wading pool were renovated in 1977. When the new Lucy Craft Laney School was built to replace Cleveland School in 1993, the park board renovated the park layout. One interesting addition to the park at that time was an eight-foot-high basketball hoop on a hard-surface court area, one of the only baskets in the city where most people could dunk a basketball. The wading pool at the park was renovated in 2005

EXISTING CONDITIONS AND CHARACTER

Cleveland Park is well loved and well used—in part due to its adjacency to Lucy Laney School. It is, however, hidden. It has only one street frontage, on Russell Avenue, is accessed by three cul-de-sacs, and is separated from Penn Avenue by several single-family renter-occupied homes and a liquor store that has long been a concern for the community. This seclusion and lack of visibility contribute to safety concerns in the park and limit activity in the park.

Inside the park are a group of traditional neighborhood park amenities. Two play area containers and a wading pool occupy the southeastern corner of the park. These amenities are separated from the rest of the park by a small park building that contains restrooms and some limited storage. These amenities all sit on the eastern side of a path that connects the Queen Avenue cul-de-sac to the school. Also on this side of the path, nearer the school, is a grove of trees with a few picnic tables and lawn games.

West of the path is an open field with a single multi-use infield, a pair of horseshoe courts next to the path, and two half-court basketball courts.

THE PROPOSED DESIGN

Cleveland Park's proposed design is one of the four "big moves" on the north side. The park is expanded eastward to achieve frontage on Penn Avenue. This will create more park area and increase visibility into the park. This will require land acquisition, specifically of seven lots along Penn Avenue. This must happen in collaboration with the City of Minneapolis, which wishes to redevelop the Penn and Lowry intersection as well. The new southern boundary of the park east of Queen could move northward, to increase re-development area on the corner. This multi-agency partnership will improve the park, the Penn/Lowry intersection, and the surrounding neighborhood.

Inside the new park boundary, the proposed design re-organizes many amenities and adds new ones. Play areas are relocated to the northern end of the park to be closer to the school. Instead of a wading pool, a splash play area is integrated with the play areas, as is an outdoor fitness area. This is advantageous for school use, as it does not create a fenced area in the middle of the park and can be turned off or on as teachers desire. A new park building with restrooms and storage sits at the northern edge of the park near the play areas and splash pad. A new picnic area extends toward Penn Avenue and includes a lawn games area, which could include Bocce or other desired games. Two full-court and one half-court basketball courts occupy the southern end of the park, distant from but with visibility and access from Penn, Queen, and the parking lot. The school's parking lot would be revised as a pull-through shared lot, eliminating the cul-de-sac entrance from Queen.

The City will soon implement the Queen Avenue Bikeway, which could pass through Cleveland Park on a curving, calmed route connecting the Queen Avenue cul-de-sac to the alley west of Lucy Laney School or across school property near the alley. This is MPRB's preferred routing of the Bikeway, though it may be necessary for it to pass west of the park on Russell Avenue. Should the Bikeway bypass the park, the central pathway would still be implemented, but could be narrower pedestrian sidewalk. West of the bikeway/pathway is a multi-use field, with the diamond removed to allow for increased field area. South of the field, an exciting new pair of interconnected amenities will further activate the park and bring people in to play: a skate park and small amphitheater (also skateable). With the proposed changes, Cleveland Park will be wholly transformed. It will be a more active, more visible, worthier centerpiece to a vibrant neighborhood.

CONNECTIONS BETWEEN PARKS

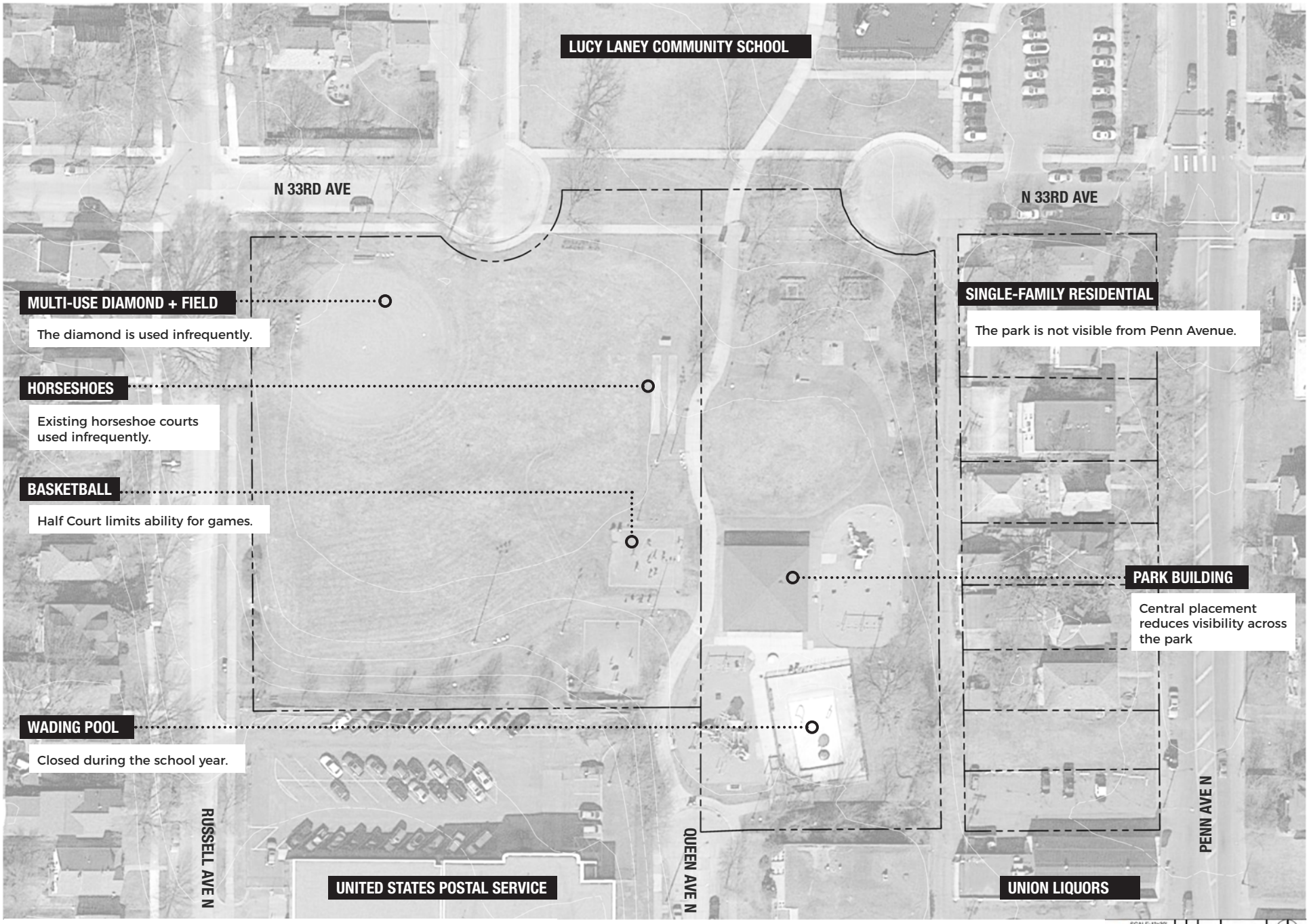
The proposed Queen Avenue Bikeway runs through the park on a new, calmed trail. Existing bicycle lanes on Lowry Avenue are located just one-half block south of the park.

KNOWN LAND USE AND COORDINATION ISSUES

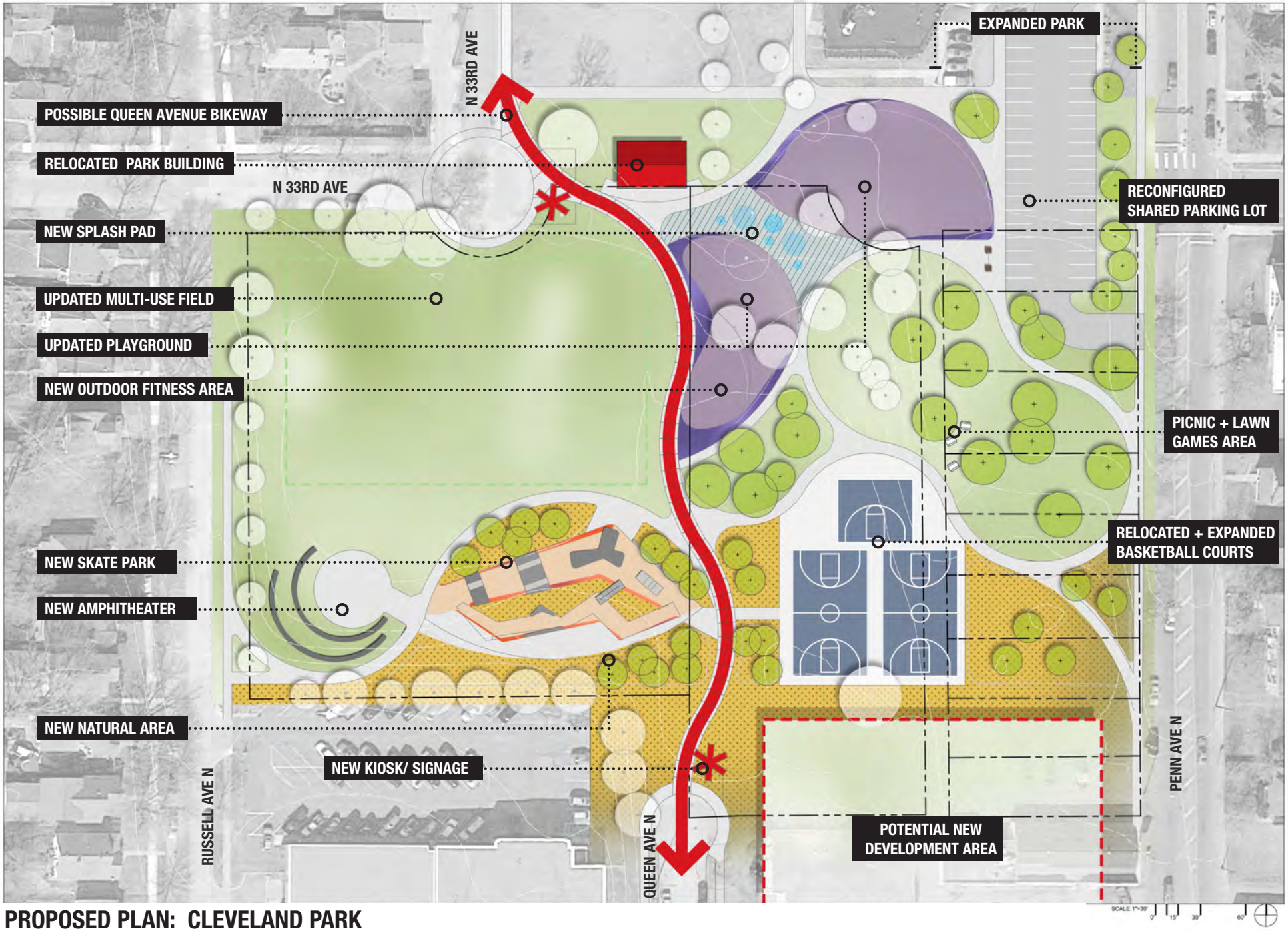
Expansion of the park and possible disposition of some land for redevelopment on the Penn/Lowry corner will require coordination with the City of Minneapolis. Facilities placed along the northern property line and the modification of the parking lot will require coordination and agreements with Minneapolis Public Schools. Implementation of the Queen Avenue bikeway through the park will require coordination with the City of Minneapolis.

PROCESSES

	1: General Input Spring-Fall 2017 *Input themes prior to initial concepts*	2: Initial Concepts Winter 2018 *Input themes on initial concepts*	3: The Preferred Concept Now *Key elements of the concept*
aquatics	Wading pool well liked	Support for splash pad	New splash pad, associated with play areas
play	Mixed comments on playground	no comments	New traditional play areas, with fitness equipment included
athletics	Football (field sports) preferred to baseball	no comments	Removal of diamond in favor of multiuse field space
courts	Desire for full basketball court	Two courts for basketball are needed	New basketball courts: 2 full-court, 1 half-court
winter	no comments	Suggest ice rink in winter	No winter activities planned for this park
landscape	no comments	no comments	Natural areas included around southern edges of park
other	Visibility from Penn Avenue important Interest in a rec center Remove liquor store (from Penn/Lowry corner)	Significant support for Concept B, with expansion of park to Penn and down Queen to Lowry Support for skate park Support for amphitheater Enlarge building and use for activities	Expansion of park toward Penn, including removal of existing housing Reconfigured shared parking lot with two entrances New skate park / amphitheater combination Relocated park building to serve as restrooms, storage, and limited programming



EXISTING CONDITIONS: CLEVELAND PARK



PROPOSED PLAN: CLEVELAND PARK

COST ESTIMATE

Park Name	Asset Type	Project	2019 ESTIMATED COST/PROJECT	NOTES
Cleveland	**Administration**	**Land Acquisition / Coordination**		
Cleveland	**Aquatics**	**Splash pad,** incl. demolition of existing wading pool	**$ 1,518,699**	
Cleveland	**Play**	**Traditional Play Structure** in new container, including fitness equipment	**$ 806,809**	
Cleveland	**Athletics**	**Renovated multi-use field**	**$ 180,346**	
Cleveland	**Courts**	**Basketball Court (2 full court, one half-court)**	**$ 322,724**	
Cleveland	**Landscape**	**Naturalized areas**	**$ 42,713**	
Cleveland	**Landscape**	**Existing parking lot renovation**	**$ 284,145**	
Cleveland	**Other**	**Skate Park**	**$ 474,594**	
Cleveland	**Other**	**Amphitheater**	**$ 60,748**	
Cleveland	**Other**	**Restroom and storage building**	**$ 783,079**	
Cleveland	**Other**	**Renovate walking paths**	**$ 637,854**	primary central path to be implemented as Queen Avenue Bikeway by City of Minneapolis
Cleveland	**Other**	**Miscl. signs, trees, furniture**	**$ 102,234**	
Cleveland		**TOTAL**	**$ 5,213,944**	

OPERATIONS ESTIMATE

CLEVELAND			
FACILITIES	Total Per Unit Operations Cost	△ Qty	△ Cost
Outdoor Fitness	$ 2,500	1	$ 2,500
Wading Pool	$ 15,000	-1	$ (15,000)
Splash Pad	$ 35,000	1	$ 35,000
Multi-use Diamond	$ 20,000	-1	$ (20,000)
Full Court Basketball	$ 1,500	2	$ 3,000
Half Court Basketball	$ 1,000	-1	$ (1,000)
All-Wheel Park	$ 7,500	1	$ 7,500
Amphitheater	$ 1,500	1	$ 1,500
Trail Additions	$ 5,000	1	$ 5,000
Difference			**$ 18,500**