

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

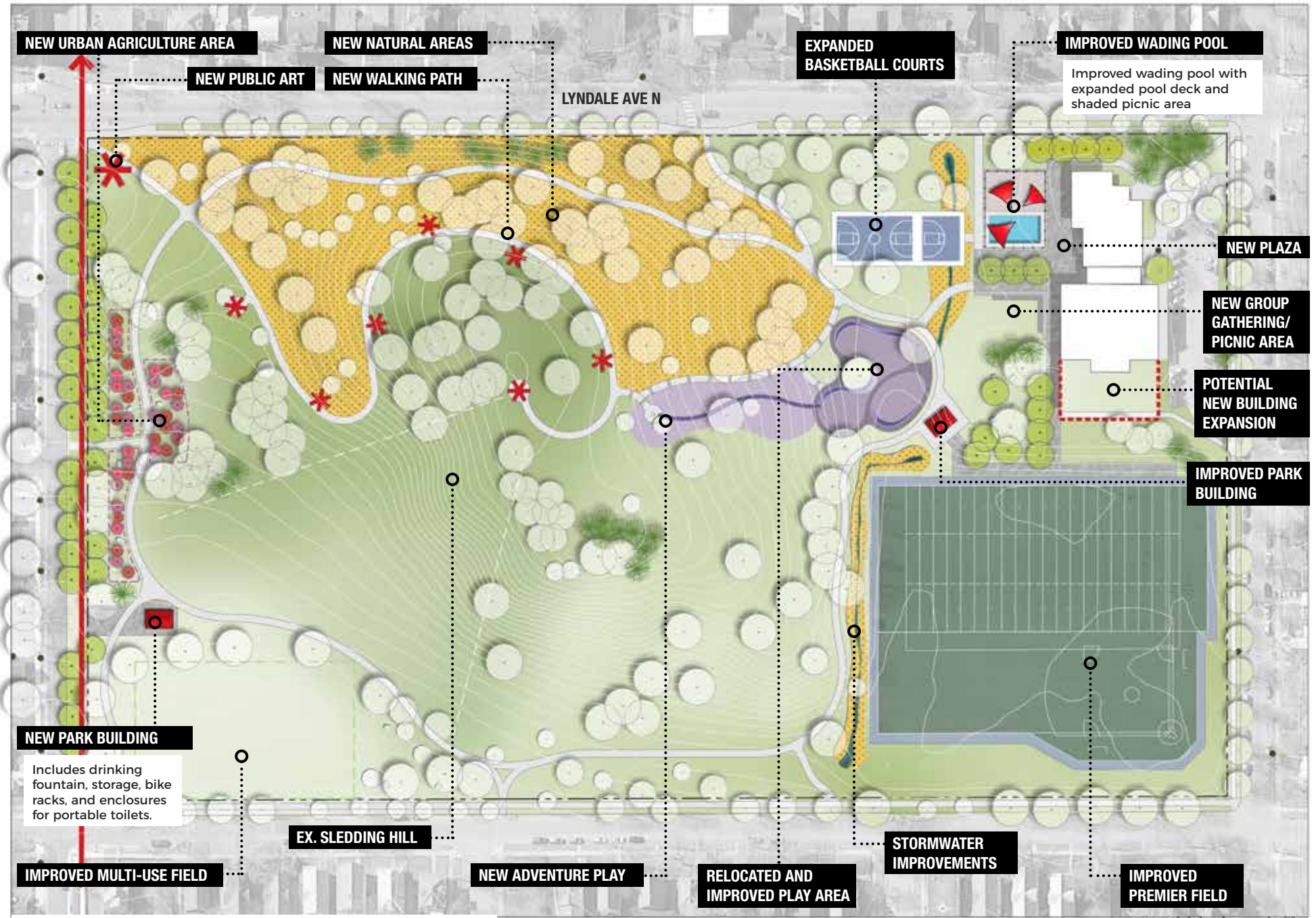
No known land use or coordination issues exist at Farview Park



EXISTING CONDITIONS: FARVIEW PARK

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SCALE 1"=50'

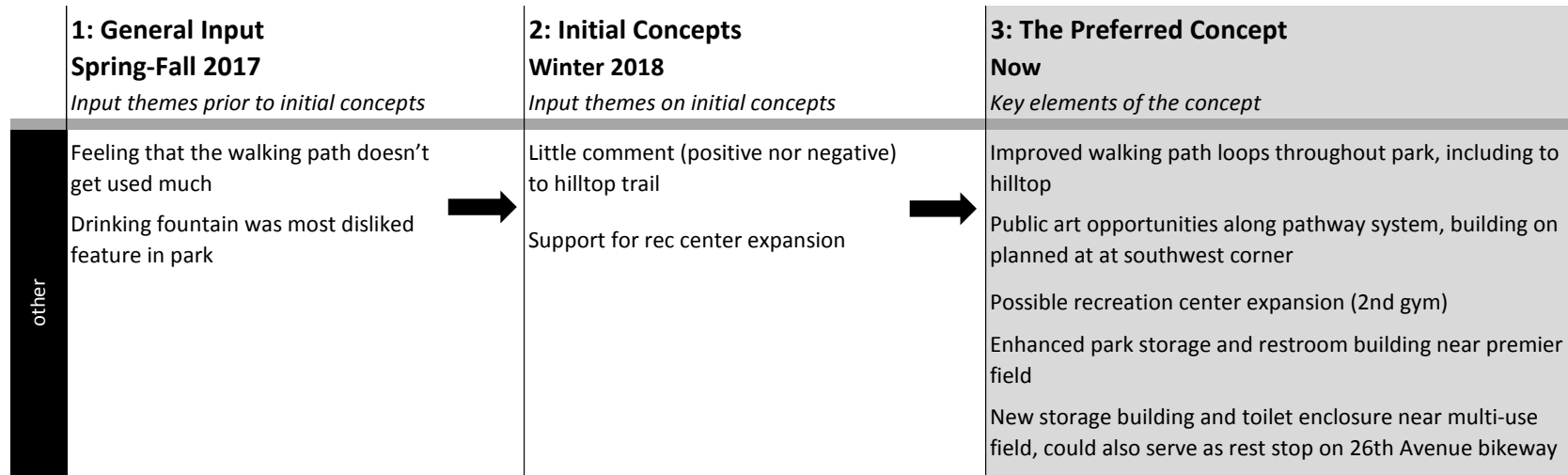


PROPOSED PLAN: FARVIEW PARK

PROCESSES

	1: General Input Spring-Fall 2017 <i>Input themes prior to initial concepts</i>	2: Initial Concepts Winter 2018 <i>Input themes on initial concepts</i>	3: The Preferred Concept Now <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
Difference			\$ 58,000

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		TOTAL	\$ 8,282,522	