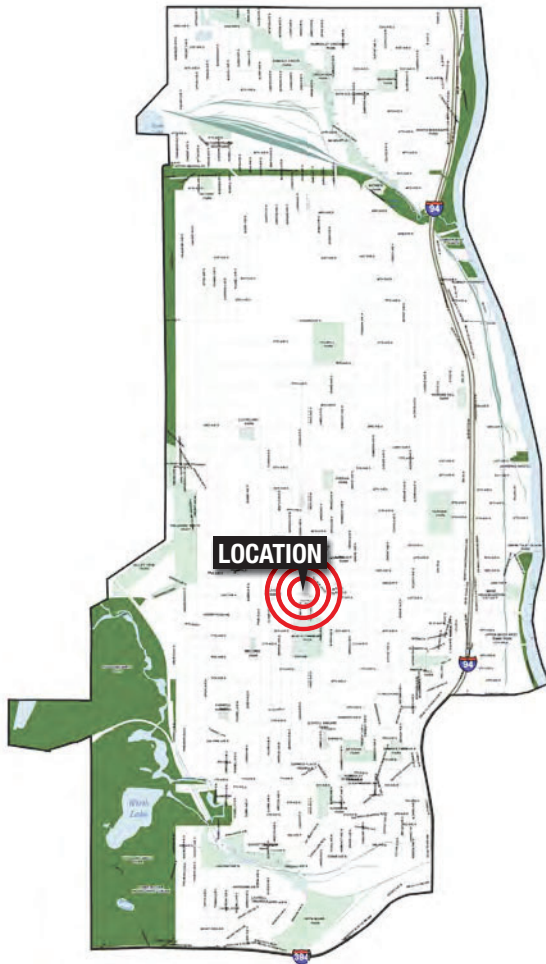


COTTAGE PARK



LOCATION AND HISTORY

Cottage Park is located within an unusually platted area of the city called Forest Heights, known for its curvilinear roadways and split one-ways. Cottage Park was dedicated as a park in Samuel C. Gale's plat of Forest Heights in 1883, along with Glen Gale, Irving Triangle, and Oliver Triangle. The first mention in park board proceedings of what were called the "Forest Heights parks" is a request by Gale and others in 1887 that certain park land in Forest Heights be drained. The park board responded that year by officially requesting the city council to turn over to the park board the four properties. The official name of the portion of the city in which Forest Heights sits is the Cottage Park Addition, and this is the origin of the park's name. A small expansion of Cottage Park occurred in 1914 when the city council asked the park board to take control of an adjoining small triangle at the street intersection. 1970s-era playground equipment at the totlot in the park was replaced in 2008.

EXISTING CONDITIONS AND CHARACTER

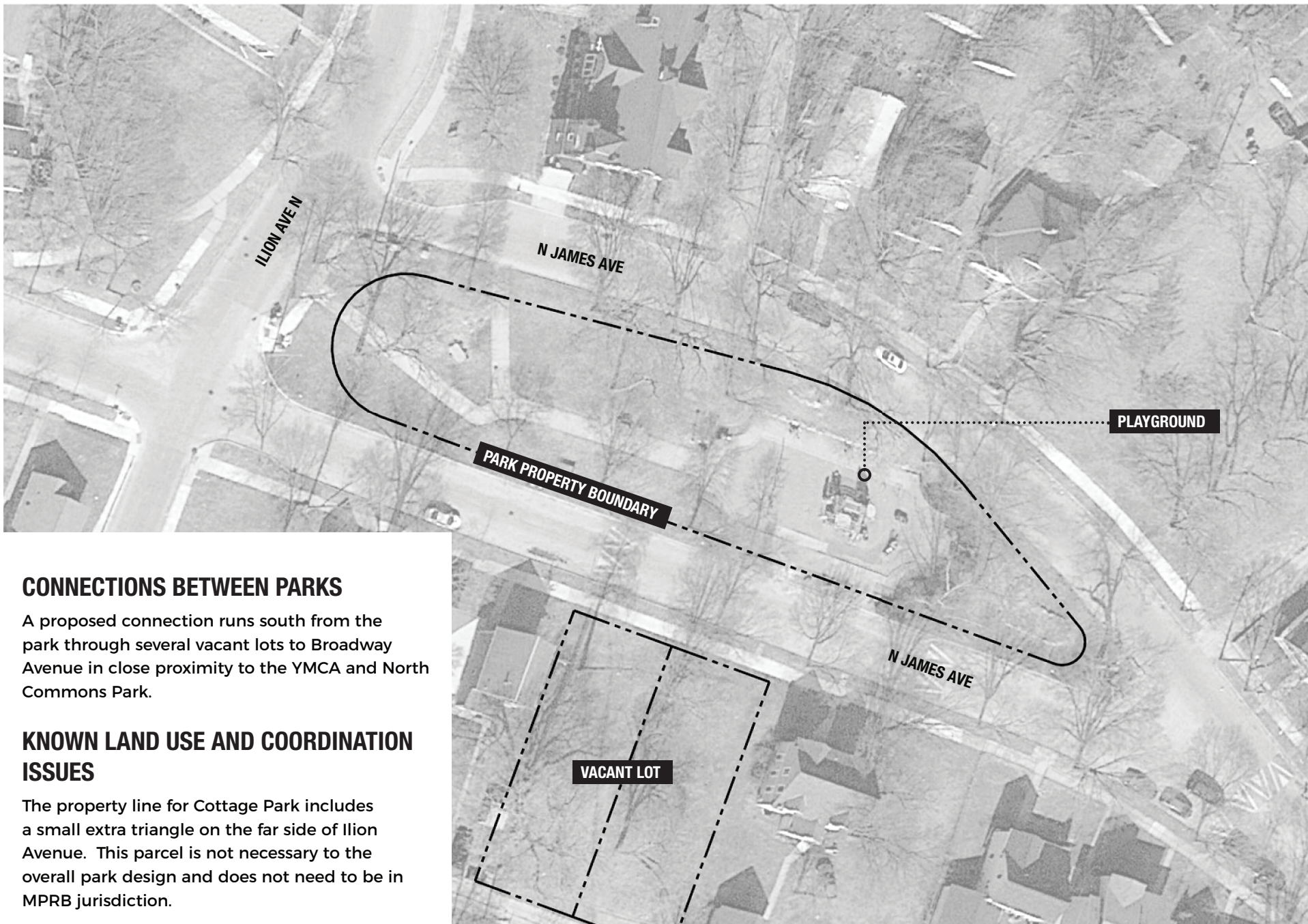
Cottage Park is a small pocket park sitting between one-way halves of James Avenue. It features significant grade change across its width, for a park this small. Nestled into its elongated oval shape is a play area, a few pathways, several artist-designed benches, and a picnic area with several tables, including a chess table. The neighborhood in which Cottage Park

sits was hard hit by the recession of 2008 and has numerous vacant lots. In addition, the curvilinear street pattern, unusual for north Minneapolis, seems to encourage high speed driving, often by multiple cars interacting with each other. This raises safety concerns not necessarily within the park, but in getting to the park. This small open space, however, is a critical green space and play space for the neighborhood.

THE PROPOSED DESIGN

The design for Cottage Park seeks to enhance the park's existing facilities and provide more recreation options within the park. It retains and improves the playground in its current location and adds an open air picnic shelter in the center of the park. Though the steep grades limit what is possible in the park, the picnic area is enhanced and enclosed with new walking paths that allow for strolls within the park (without having to cross streets to use sidewalks). Naturalized areas enclose the play and picnic areas, creating a vegetative and floral buffer against the streets.

A prominent ad-hoc pathway extends southward from the park to Broadway Avenue. The YMCA is right across the street from this path, and North Commons Park is just one block farther away. The proposed design envisions a possible formalized connection between Cottage Park and Broadway, through several vacant lots south of James and fronting Broadway. This pathway could be accomplished either through purchase of these lots or coordination with developers.



CONNECTIONS BETWEEN PARKS

A proposed connection runs south from the park through several vacant lots to Broadway Avenue in close proximity to the YMCA and North Commons Park.

KNOWN LAND USE AND COORDINATION ISSUES

The property line for Cottage Park includes a small extra triangle on the far side of Ilion Avenue. This parcel is not necessary to the overall park design and does not need to be in MPRB jurisdiction.

EXISTING CONDITIONS: COTTAGE PARK



PROPOSED PLAN: COTTAGE 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 | no comments → | no comments → | No aquatic facilities planned for this park; park too small for this amenity |
| play | Comments split on play area, most wanting improvements to equipment and accessibility → | no comments → | Improve traditional play area in same general location |
| athletics | no comments → | no comments → | No athletic facilities planned for this park |
| courts | Suggestion for basketball hoops → | no comments → | No courts planned for this park; park too small and steep for this amenity |
| winter | no comments → | no comments → | No winter activities planned for this park |
| landscape | no comments → | no comments → | New naturalized areas around edges of park |
| other | More benches, picnic tables Suggestion for exercise equipment → More artwork! | no comments → | New picnic/gathering shelter near play area Reorganized pathways to increase accessibility and create open space for improved picnicking Possible connection through empty lots to North Commons |

COST ESTIMATE

| Park Name | Asset Type | Project | 2019 ESTIMATED COST/PROJECT | NOTES |
|-----------|------------|--|-----------------------------|-------|
| Cottage | Play | Traditional Play Structure in existing container | \$ 806,809 | |
| Cottage | Landscape | Naturalized areas | \$ 6,834 | |
| Cottage | Other | Group picnic shelter | \$ 104,411 | |
| Cottage | Other | Renovate walking paths | \$ 82,010 | |
| Cottage | Other | Miscl. signs, trees, furniture | \$ 20,001 | |
| Cottage | | TOTAL | \$ 1,020,065 | |

OPERATIONS ESTIMATE

| COTTAGE | | | |
|-----------------|--------------------------------|-------|----------|
| FACILITIES | Total Per Unit Operations Cost | △ Qty | △ Cost |
| Group Shelter | \$ 4,000 | 1 | \$ 4,000 |
| Trail Additions | \$ 5,000 | 1 | \$ 5,000 |
| Difference | | | \$ 9,000 |

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