

## **CRRC Predesign Amendment List**

December 20, 2024

The following proposed amendments to the June 2021 Predesign Report for the Cedar-Riverside Recreation Center position Lot A/A1 as the preferred site, pending MPRB site control, with Currie Park described as currently viable.

### Page 1:4 Existing Text

Given the previous studies, the preferred site location for this predesign is Currie Park. Currie Park is owned by MPRB and it is a viable site for the addition of recreational programming for Cedar-Riverside.

### Page 1:4 Amended Text

Given the previous studies, the MPRB preferred site location for this predesign is Lot A/A1, pending MPRB site control. City and County owned land at Lot A/A1 could be transferred to MPRB and include community-benefitting space, such as a new recreation center, alongside proposed mixed-use development by others. In addition to Lot A/A1, Currie Park is owned by MPRB and is a viable site for the addition of recreational programming for Cedar-Riverside.

### Page 2:10 Existing Text

Currie Park is the currently viable site location for the new recreation center. The MPRB will continue to have discussions with the partner organization team regarding alternative sites. If Currie Park continues to be the best option for the new recreation center, additional funding will be provided to study and revise the Currie Park Master Plan.

### Page 2:10 Amended Text

Currie Park is one of the sites under consideration for the new recreation center, as it is currently viable. The MPRB will continue to have discussions with the partner organization team regarding alternative sites, such as Lot A/A1, which is preferred, pending MPRB site control. Revisions to the Currie Park Master Plan are likely in any scenario for a new recreation center.

### Page 3:3 Existing Text

In addition to studying multiple programming scenarios for the recreation center, multiple sites were also considered during the predesign process. These site studies are reflected in more detail throughout the chapter. The outcome of the site exploration lead the team to identify Currie Park as the currently viable site location for the new recreation center. The additional sites remain potential opportunities if agreements can be made with the City of Minneapolis and potential developers or with Pillsbury United Communities.

The alternative sites and programs studied throughout the predesign process are reflected in this chapter. Scenario 05 remains the currently viable option for additional recreational programming in the Cedar Riverside neighborhood based on the publication of this predesign.

### Page 3:3 Amended Text

In addition to studying multiple programming scenarios for the recreation center, multiple sites were also considered during the predesign process. These site studies and associated program scenarios are reflected in more detail throughout the chapter. Based on these studies, the MPRB preferred site is Lot

A/A1, pending MPRB site control. In addition, Currie Park is a currently viable site location for the new recreation center.

Page 3:9 Heading Existing Text

Project Site  
Currie Park (Currently Viable)

Page 3:9 Heading Amended Text

Project Site  
Lot A/A1 (Preferred, pending MPRB site control), and Currie Park (Currently Viable)

Page 3:9 Existing Text

Barrier:

- Site is owned by City of Minneapolis and Hennepin County
- Proposed development does not include sufficient space for Recreation Center.
- Proposed development schedule does not align with schedule for MPRB funding
- Will require a MPRB ground lease meeting State requirements
- Will require new use agreement between MPRB and PUC

Page 3:9 Amended Text

Barrier:

- Site is owned by City of Minneapolis and Hennepin County
- Will require new use agreement between MPRB and PUC

Page 3:9 Existing Text

[Aerial graphic of the western portion of the Cedar-Riverside neighborhood, highlighting the Currie Park site option]

Page 3:9 Amended Text

[Amend the aerial graphic of the western portion of the Cedar-Riverside neighborhood to highlight and label Lot A/A1 (MPRB preferred, pending site control) as well as Currie Park (currently viable).]

Page 3:10 Existing Text

01 Community Advisory Committee and Partner Team Approved

Page 3:10 Amended Text

01 MPRB Preferred (Pending MPRB Site Control) and Community Advisory Committee and Partner Team Approved

Page 3:10 Existing Text

05 Currently Viable

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This predesign report identifies Scenario 05 as the only Currently Viable program and site due to State of Minnesota site control requirements. If funded, MPRB will work to advance the CAC and Partner Team Approved Scenario 01.

Page 3:10 Amended Text

05 Currently Viable

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This predesign report identifies Scenario 05 as the only Currently Viable program and site due to State of Minnesota site control requirements. If funded, MPRB will work to advance the MPRB preferred and CAC and Partner Team Approved Scenario 01, pending MPRB control of the site.

Page 3:11 Existing Text

[Map of Currie Park]

Page 3:11 Amended Text

[Also include map of Lot A/A1 as the preferred site, pending MPRB site control.]

3:17 Existing Text

The Cedar-Riverside Recreation Center generally consists of a new recreation center within the Cedar-Riverside neighborhood likely located within the vicinity of the existing Brian Coyle Center. The preferred program Scenario 01 is briefly summarized below.

Scenario 05: Build a new 26,000 square foot Recreation Center. Keep the existing Brian Coyle Center. The new Recreation Center is generally a single story rectangular shaped structure.

3:17 Amended Text

The Cedar-Riverside Recreation Center generally consists of a new recreation center within the Cedar-Riverside neighborhood, likely located within the vicinity of the existing Brian Coyle Center.

3:19 Existing Text

Existing Site Description

Three potential sites were studied before choosing the preferred Currie Park site. Descriptions of these sites are as follows:

3:19 Amended Text

Existing Site Description

Three potential sites were studied before choosing the preferred Lot A/A1 site (pending MPRB site control) and the currently viable Currie Park site. Descriptions of these sites are as follows:

3:19 Existing Text

[Aerial views and maps of potential site options]

3:19 Amended Text

[Add a graphic or attachment to these Amendments that shows the basic parameters of Lot A/A1 – property boundaries, acreage, etc.]

3:24 Existing Text

Scenario 01 – Community Advisory Committee and Partner Team Approved

3:24 Amendment Text

Scenario 01 – MPRB Preferred (pending MPRB site control) and Community Advisory Committee and Partner Team Approved

## Project Site

### Lot A/A1 (Preferred, Pending MPRB Site Control) and Currie Park (Currently Viable)

Barriers and Next Steps to realize vision of a Shared Use Recreation Center outside of Currie Park:

#### Lot A/A1

Barrier:

- Site is owned by City of Minneapolis and Hennepin County
- Proposed development does not include sufficient space for Recreation Center
- Proposed development schedule does not align with schedule for MPRB funding
- Will require a MPRB ground lease meeting State requirements
- Will require new use agreement between MPRB and PUC

Next Steps:

- Continue on-going discussions with City of Minneapolis around proposed development program
- Advocate for project funding at State and Federal government

#### Lot F

Barrier:

- Site is owned by private landowner
- Will require a MPRB ground lease meeting State requirements
- Will require new use agreement between MPRB and PUC

Next Steps:

- Continue on-going discussions with private landowner
- Advocate for project funding at State and Federal government

#### Brian Coyle Community Center

Barrier:

- Site is governed by an existing 99-Year Use Agreement between MPRB and PUB

Next Steps:

- Renegotiate the existing Use Agreement to meet State requirements prior to design phase
  - PUC indicated willingness to renegotiate the Use Agreement if an alternate site does not become available

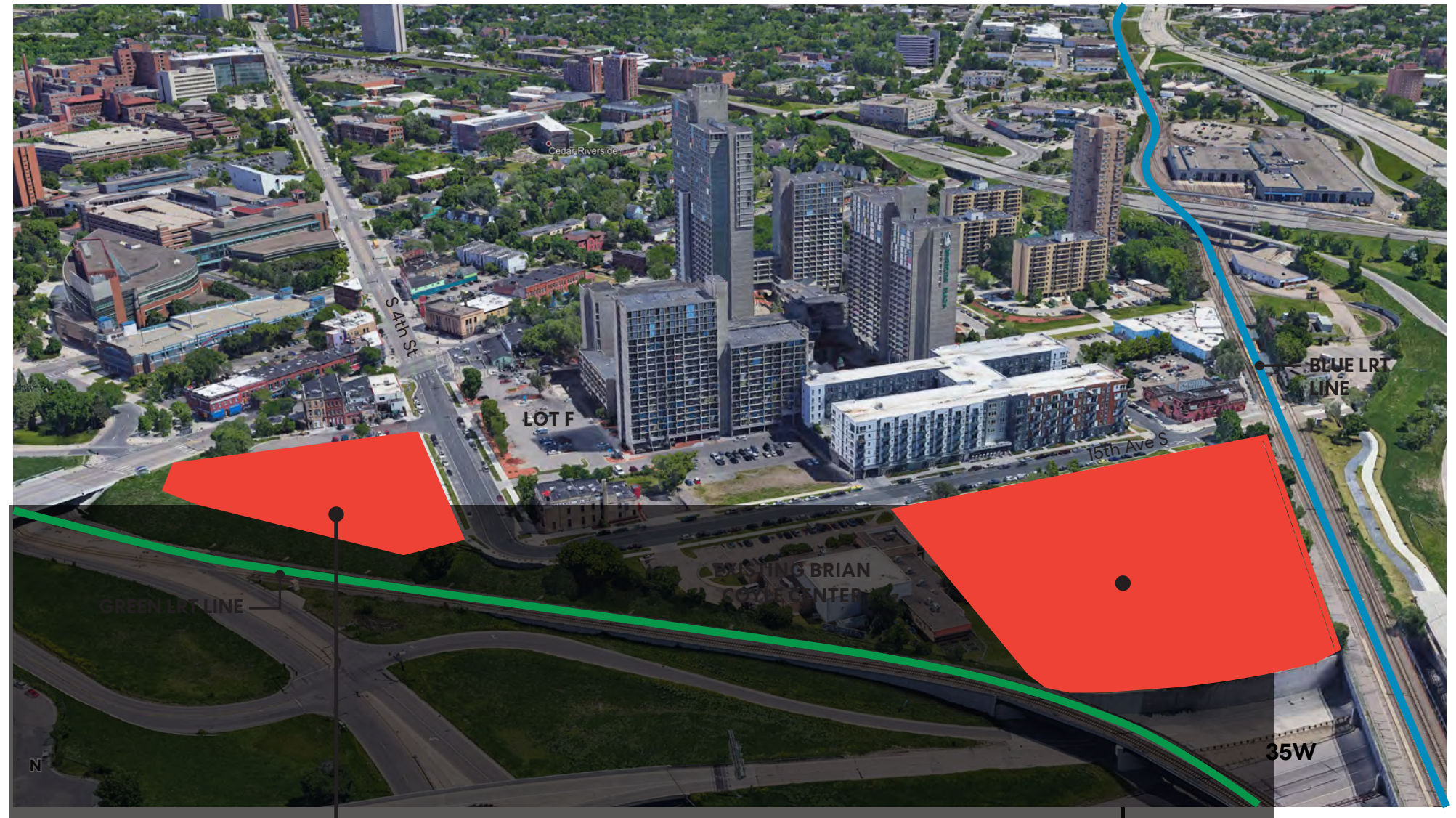
#### Currie Park

Barrier:

- Currie Park Master Plan amendment required prior to implementation

Next Steps:

- Advocate for project funding at State and Federal government
- Continue all discussions relating to alternate site locations to limit impact of new Recreation Center on Currie Park.



**LOT A/A1  
(MPRB Preferred  
Pending Site Control)**

**CURRIE PARK  
(Currently Viable)**

