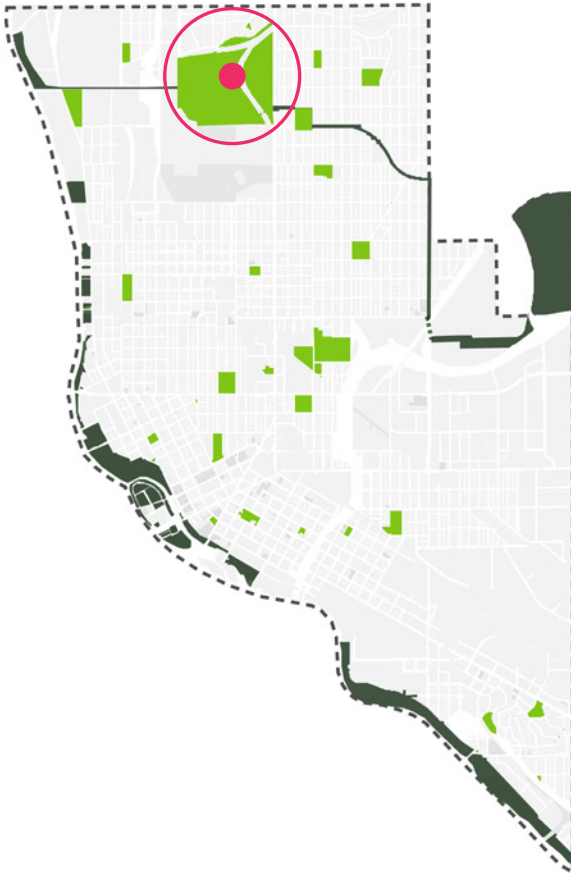


## COLUMBIA PARK



### LOCATION AND HISTORY

Located in the Columbia Park neighborhood on the edge of Waite and Audubon Park neighborhoods, Columbia Park is a significant public open space for NE and SE Minneapolis. The first 144 acres of Columbia Park, including most of the 40-acre Sandy Lake, were acquired in December 1892. The park was expanded by 18 acres in 1893. A bandstand was the first development on the parkland. The Columbia Golf Manor was built in 1925 in the Colonial Revival style. In 1930, Theodore Wirth presented a plan for the creation of athletic fields, a picnic shelter, and a swimming pool at Columbia Park. In response to calls for swimming facilities east of the river, Wirth proposed an indoor swimming pool along Central Avenue. With the Great Depression taking hold, however, his plans were not acted on. In 1940, the Park Board engaged in “an exchange of land to mutual advantage” at Columbia Park with the Soo Line railroad. In 1955, the Northeast Lions Club paid for a picnic shelter in the park. The Park Board began to experiment with metering of electricity at Columbia. Picnic shelter users could buy electricity by the minute. In 2015 the picnic shelter was renovated. The coin operated electrical outlets and hot plates are gone, but the shelter’s 1950s design was preserved while making numerous accessibility upgrades. Recreational facilities in Columbia Park received a major upgrade in 1997 with new playground equipment, paths, volleyball and basketball courts, and a soccer/rugby field. By that time, cross country ski trails had also been laid out over the golf course. Metropolis, the Rugby League, entered into a formal agreement with MPRB for near exclusive use of the Rugby field after investing funding to improve the field in 2009.

### EXISTING CONDITIONS AND CHARACTER

Second to the parkland along the Mississippi River, Columbia Park--including the golf course, neighborhood park and regional park elements--is the largest public open space in the service area. In addition to the neighborhood park, Columbia Manor, the golf course, Columbia Parkway dog park, and the archery range are also key elements in this regional/neighborhood park ensemble. There are recommendations in this plan outside of the neighborhood park boundaries, including visions for the golf course and regional parkway system.

Columbia Golf Course is one of six golf courses in the MPRB system, and one of two in the NE/SE Service area, including Gross Golf Course. Columbia Golf Course includes the Columbia Learning Center and Driving Range, Family Tees, FootGolf, a practice green, and an 18-hole golf course. Constructed around a historic lake bed, the golf course does experience flooding issues.

The interior of the Manor retains a great deal of historic integrity, especially on the main floor Foyer and in the Great Room. The Great Room shows influences of the Post-Medieval English style, characterized by exposed heavy timber framing and high peaked ceilings common in Colonial Revival architecture. The manor hosts a variety of events from neighborhood meetings to weddings. It is open to the public and for golfers using the course. There is a café open all year round at Columbia Manor along with a new ornamental garden in front of the manor established by the local Iris Society.

The Northeast Maintenance Facility is adjacent to the neighborhood park and requires unobstructed access 7-days a week for maintenance crews, equipment, and

staging of materials.

The elements along the parkway, including the regional trail, the dog park and the archery range, are all popular park amenities. The land to the south of these amenities is railroad land that has been the subject of many conversations in the community for decades focused around reimagining the space. The land does have contamination issues and would require clean up for any use, including parkland.

The neighborhood park is comprised of tennis, rugby, picnic areas, and a play area. The rugby league has significant parking needs in the area, so the parking lot has been sized for a significant capacity of users.

## THE PROPOSED DESIGN

This unique regional and local park vision includes several design features that work to integrate the golf course, neighborhood park, and regional parkway amenities including improved year-round trail access linking the park features. A walking trail will allow park users to move across the park from the Golf Learning Center to a re-established Lake Sandy to the new and existing neighborhood park features.

As part of the 1NE study, a collaborative initiative between the City of Minneapolis, MPRB and the Mississippi Watershed Management Organization to explore possibilities for flood mitigation and stormwater management in NE Minneapolis, Columbia Park was identified as an area in the subwatershed that could help mitigate flooding and stormwater issues in the area. There are three features of significance within

the park boundaries. The first is a suite of stormwater features integrated into the 18-hole golf course, including the re-establishment of historic Lake Sandy on the southern part of the golf course. A feasibility analysis is currently being conducted to understand the soil and infiltration potential of the course and the feasibility of a restored Lake Sandy. The MPRB is working in collaboration with the City of Minneapolis and the Mississippi Watershed Management Organization to determine the next steps that would both improve playability of the course and improve stormwater quality and function in the area. A second key stormwater area of potential is a subsurface storage feature under the parking lot in the neighborhood park. The parking lot was recently redone, and the size is necessary to accommodate the large crowds that gather for rugby events. The third significant stormwater feature is along the edge of the rugby field. This feature would be designed to balance the playability of the rugby field and enhance the ecological and stormwater function of the park. Each of the stormwater ponds will have enhanced vegetative buffers to maximize ecological benefits.

In addition to stormwater function and recreational space, Columbia Park and its surrounds have the potential to increase the ecological health of the area by providing habitat for urban wildlife. There are a few areas throughout the park that are recommended for native plant restoration efforts to this end.

With many families in the surrounding neighborhoods and the park also being a popular event space for the rugby league, it is important to maintain a park that is friendly to all ages. The neighborhood park design proposes several improved play features including

a retrofit of the current playground, a nature play circuit in the bowl near the rugby field, and seating for spectators on the slope above the field.

The plan also takes into account the ongoing needs of the rugby league and other field sports. The design did consider the expansion of the current multi-use field, but space is too constrained for a second field. Instead, a sports dome is recommended at Xcel Field as a year-round facility that can be shared by multiple sports, including rugby for preseason practice or for inclement weather.

The most significant new feature in Columbia is the proposed covered rink. In the winter it will serve as a refrigerated ice rink and in the warm weather months can be used by local roller derby and roller skating leagues and teams, but also for neighborhood events. With the additional uses at Columbia, restrooms, storage, a warming hut, and locker rooms are proposed near the rink. The storage and locker room could also accommodate some of the rugby league needs. The other recreational addition will be a new basketball court.

Another vision for the park is to activate the Central Avenue edge of the park and create more access to Columbia for neighbors to the east and for non-golfers. Inspired by the City's vision for an Art Walk along Central Avenue, several points along the eastern edge of the park could be future sites for public art as opportunities arise.

The manor will be updated to honor its historic character and to maximize its potential as a community gathering space, event venue, golf club, and

neighborhood eatery. The outdoor spaces near the Manor will build off the vision of the Iris Garden that has recently been introduced into an island in front of the Manor by realizing an ornamental garden behind the manor that will serve as an outdoor venue for wedding photographs and other inspired moments. The indoor-outdoor connections with the Manor will be maximized in the design of the ornamental garden. This could be done in collaboration with flower or horticultural clubs and leagues in the area, including but not limited to the Minnesota Iris Society who installed and stewards the Iris Garden at Columbia. The design of the ornamental garden will take preferred golf configuration, integration with the Art Walk, and connections to the indoor event space.

The popular dog park remains on the southern edge of the park with the potential of adding on-street parking. It will be slightly expanded and separated so that there are large dog and small dog areas. The archery range will remain in its current location and configuration. The parking lot next to the Golf Learning Center will be restriped to maximize the amount of spots in the existing parking lot.

### CONNECTIONS BETWEEN PARKS

The regional trail wayfinding will be strengthened along the western and southern edges of the park keeping trail users on the eastern and northern side of St. Anthony Parkway.

### KNOWN LAND USE AND COORDINATION ISSUES

Ongoing coordination on the stormwater management potential with the City of Minneapolis, Mississippi Watershed Management Organization, and other partners is needed for the implementation of any stormwater management features at Columbia Park and Golf Course.

This site is unique in that it is part regional park as a parkway, part Enterprise Fund as a golf course, and part neighborhood park. Ongoing coordination with planning, design, and funding of the park amenities will require ongoing coordination.

Metropolis Rugby League has an agreement with MPRB around the use of the field in the neighborhood park that requires an update by 2020. The agreement and any subsequent fundraising or updates to the rugby facilities should take into account the recommendations put forth in the master plan.

The Iris Society of Minnesota has a Park Stewardship Agreement with MPRB for the Iris Demonstration Garden. Ongoing coordination is recommended with them on fundraising and the design and establishment of the proposed ornamental garden behind the Columbia Manor.

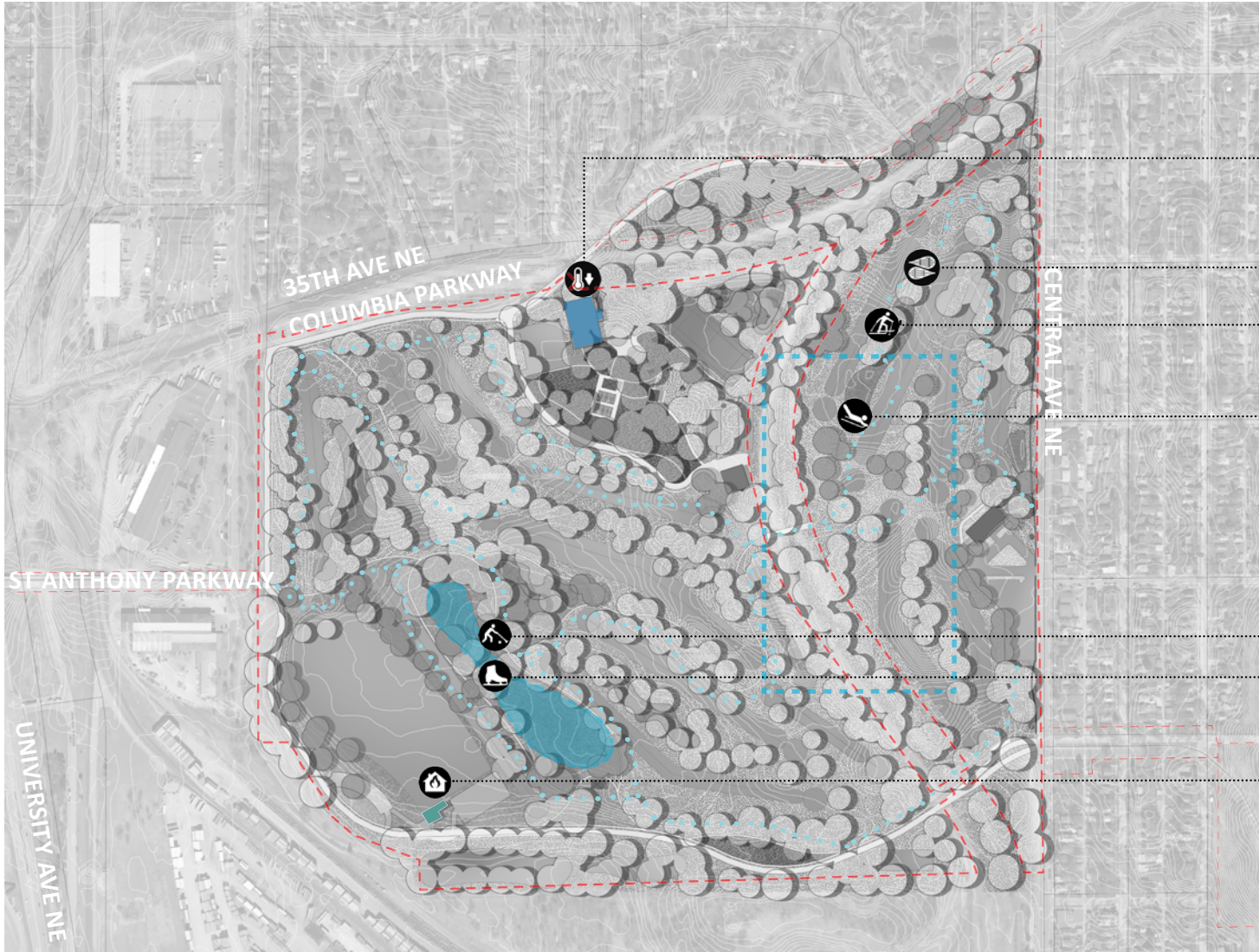


- PARKING WITH UNDERGROUND STORMWATER STORAGE
- REFRIGERATED ICE RINK AND OUTDOOR ROLLER RINK
- WALKING TRAIL TO NEIGHBORHOOD
- NATURAL AREA: PRAIRIE RESTORATION
- MULTIUSE TRAIL
- IMPROVED PLAY AREA
- MULTIUSE FIELD
- NATURAL AREA: STORMWATER AMENITY
- MAINTENANCE ROAD ACCESS GATE
- HEATED RESTROOM & CHANGING ROOM
- TERRACED SEATING
- CIRCUIT NATURE PLAY
- PICNIC PAVILION
- BASKETBALL
- NE MAINTENANCE FACILITY
- RENOVATED PICNIC AREA
- RENOVATED CLUBHOUSE
- TRAILSIDE AMENITY AREA
- ENHANCED WALKING TRAILS
- 18 HOLE GOLF COURSE
- DRIVING RANGE
- LAKE SANDY
- GOLF LEARNING CENTER AND WINTER WARMING HUT
- REGIONAL TRAIL ROUTE
- PICNIC PAVILION
- REALIGNED PARKING LOT
- ART WALK
- ARCHERY RANGE
- DOG PARK  
Modified to include separate large and small dog areas

COLUMBIA PARK

--- REGIONAL TRAIL  
 --- MPRB PROPERTY LINE





WINTER PROGRAMS

REFRIGERATED ICE RINK

SNOWSHOE\*  
(ILLUSTRATIVE TRAILS)

CROSS COUNTRY SKI\*  
(ILLUSTRATIVE TRAILS)

DESIGNATED SLEDDING  
AREA

BROOMBALL

ICE SKATING RINK

WARMING HOUSE

COLUMBIA PARK

--- MPRB PROPERTY LINE



East of the River Park Master Plan

**COLUMBIA DESIGN MATRIX**

	General Input August 2017-May 2018	Design Responses (May 2018)	Initial Concepts Input (July-August 2018)	Preferred Concept (September 2018)
<b>Ecology</b>	Request to increase habitat space and stormwater capture in park.	Proposed stormwater features throughout the park, including Lake Sandy and BMP under parking lot.	Request to develop more habitat in the park. Support for the additional stormwater features throughout park.	Preferred concept includes multiple stormwater features, natural woodland and prairie plantings, and protected mature tree canopy.
<b>Play</b>	No comments.	Existing play area maintained in current location.	Request to add some play near to Rugby field.	Existing play area maintained in current location with a nature play circuit added under the tree canopy.
<b>Wayfinding and Circulation</b>	Request to increase walking trails and pedestrian/ski connections.	Pathways and trails were added throughout the park.	Support for increased pathways throughout the park. Request to include increased wayfinding.	Preferred concept includes the new winter and summer trails throughout the park as well as improved signage.
<b>Gathering</b>	Request to add spectator area adjacent to rugby field.	Proposed the renovation of the existing clubhouse. Added social seating and new restroom/locker room near the rugby pitch.	Support for renovation of the existing clubhouse. Opposition to second clubhouse adjacent to the rugby pitch.	Preferred plan includes the renovation of the existing clubhouse. Added social seating and new restroom/storage near the rugby pitch.
<b>Aquatic</b>	No comments.	No comments.	No comments.	No comments.
<b>Fields</b>	Request to expand rugby field.	Rugby field maintained in its existing footprint.	Request to add facilities near the rugby field (restroom and locker room)	Rugby field maintained in its existing footprint but additional supports including seating, restrooms, and adjacent playspaces included.
<b>Courts</b>	Request to add basketball courts.	No basketball added.	No comments.	Proposed that tennis be removed to allow for 2 basketball courts to be added.
<b>Diamonds</b>	Not applicable.	Not applicable.	Not applicable.	Not applicable.
<b>Winter</b>	Request to make Columbia a winter destination.	Trails added throughout. Refrigerated ice rink proposed.	Support for the refrigerated ice rink but concerned over placement and parking.	Preferred concept envisions Columbia as a winter destination including ski trails, warming house, and new refrigerated ice rink.
<b>Other</b>	Request to add a small and large dog separated areas to the park.	Added small and large dog park areas.	Strong support for the dog park with large and small dog areas.	Preferred concept keeps the dog park in its current location but proposes two separate play areas for large and small dogs.
	Adjacent railroad property has the development potential.	Proposed some additional multiuse development to the south of the park.	Strong opposition to development plans.	Development removed from preferred concept.
			Request to keep archery.	Maintains archery.
			Request for more parking near dog park.	Recommend that parking lot adjacent to golf education center is realigned to increase capacity but prevent any additional parking expansion.

## PROPOSED AMENITY COST ESTIMATE

Asset Type	Project	2019 ESTIMATED COST/PROJECT	NOTES
Play	Traditional Play Structure in existing container	\$ 854,268	
Play	Small Nature Play Circuit	\$ 474,594	
Other	Off leash Dog Park	\$ 237,297	
Sports	Rugby Field	\$ 227,805	
Sports	Golf Course		Golf course is managed by Columbia Golf Club
Courts	Basketball Court (2)	\$ 246,789	
Landscape	Naturalized areas	\$ 379,675	
Landscape	Existing parking lot renovation	\$ 1,420,213	
Other	New bathroom and changing room	\$ 1,280,263	
Other	Clubhouse renovation	\$ 4,954,756	
Other	Cover Refrigerated Ice Rink and Roller rink	\$ 7,118,903	
Other	Renovate walking paths	\$ 2,278,049	
Other	Picnic Shelters	\$ 208,821	
Other	Terraced Social Seating	\$ 37,967	
Other	Stormwater features		Will be implemented in partnership with specific City offices and private organizations.
Other	Miscl. signs, trees, furniture	\$ 393,629	
<b>TOTAL</b>		<b>\$ 20,113,029</b>	

## PROPOSED OPERATIONS ESTIMATE

Amenity	Total Per Unit Operations Cost	Δ Qty	Δ Cost
Adventure/Climbing Play	\$ 7,500.00	2	\$ 15,000.00
Tennis Court	\$ 1,500.00	-2	\$ (3,000.00)
Full Court Basketball	\$ 1,500.00	2	\$ 3,000.00
Art	\$ 1,000.00	3	\$ 3,000.00
Picnic Pavilion	\$ 4,000.00	1	\$ 4,000.00
Refrigerated Ice Dome	\$ 80,000.00	1	\$ 80,000.00
Trail additions	\$ 5,000.00	8	\$ 40,000.00
		Difference	\$ 142,000.00