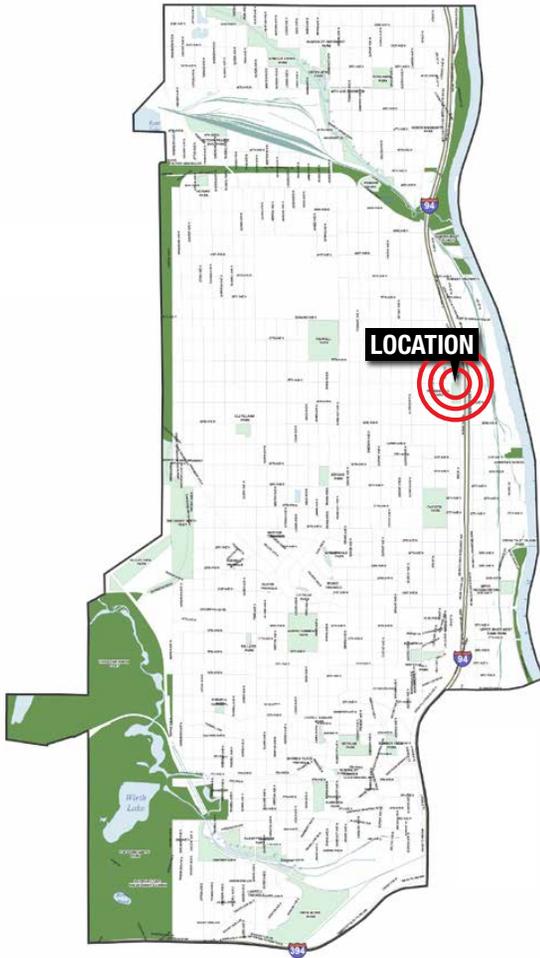


PERKINS HILL PARK



LOCATION AND HISTORY

Perkins Hill Park is located in the central portion of the north side, nestled up against the I-94 freeway sound wall. The five-and-a-half-acre park was acquired in 1948. All but two lots of the park were acquired from the state at no cost. The two additional lots were purchased. The state had obtained the property through tax forfeiture. The park's name comes from the Perkins Hill Addition (the official name of the housing development that created the neighborhood in this area) in which most of the park is located, though the name has never been formally adopted.

A 1944 study of the city's park needs suggested a playground in this area. After acquiring the land, the park board promptly vacated 3rd Street which ran through the park and graded the north end of the property for a ball field. The park was intended primarily as a playground for small children. Improvements were completed in 1949 with the installation of backstops for the ball fields and playground equipment and the seeding of the park.

Perkins Hill Park shrank in 1969 when 1.8 acres of the park were taken by the state highway department for the construction of I-94 through north Minneapolis. The money paid by the state was split between a fund to improve the park and an account to purchase other land for parks in the city. Plans to renovate the remaining acres of

the park were approved in 1970 and commenced that year. The park was given a makeover in 1990-91 and new playground equipment was installed in 2010.

EXISTING CONDITIONS AND CHARACTER

The creation of the freeway and the fact that Perkins Hill doesn't occupy a full block—instead facing an alley to the west—makes this park quite secluded and unknown. The CityView School is immediately to the south, and its primary entrances and recreational areas face away from the park, so there is less spill-over of use here from the school than at other parks. In all only one home actually faces the park, from across 35th Avenue to the north.

The park features a play area at its northern end and a basketball court in its southern third. Beyond that, recreational options are limited to a large and sprawling picnic area that covers most of the east-facing slope that descends from the alley to the freeway wall. Trees have been planted throughout this sloping area, but they are young and provide little shade. A trail connects through the park from north to south, linking the school to park amenities. Overall the park has great potential, though it is hidden. Activating the space with unique amenities to give people a reason to come could be a great benefit to Perkins Hill.



BASKETBALL

PLAYGROUND



PROPOSED PLAN: PERKINS HILL 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	Multiple suggestions for pool or splash pad →	Support for splash pad →	New Splash pad near playground
play	Play area generally liked Suggest replacing sand with wood chips →	Suggestion for shelter/shade structure at playground →	Improved play area in same general location
athletics	no comments →	no comments →	No athletic facilities planned for this park
courts	Basketball court well liked, but needs upgrade and could be larger →	Suggestion for 2nd basketball court →	Improved and enlarged basketball court in same general location
winter	no comments →	no comments →	No formal winter activities planned for this park
landscape	Mixed opinion on importance/quality of green space →	no comments →	Possibility for naturalized areas in conjunction with bike park
other	Bathrooms / port-a-potty needed →	Mixed opinions on urban agriculture; concern it might not succeed here. →	New group gathering/picnic shelter near playground, with opportunity for portable toilet enclosure Urban agriculture area with orchard and community gardens New mountain bike/BMX park winding through park, utilizing hillside. Could create a draw to this park and make it more active.

COST ESTIMATE

Asset Type	Project	2019 ESTIMATED COST/PROJECT
Aquatics	Small splash pad	\$ 759,350
Play	Traditional Play Structure in existing container	\$ 806,809
Courts	Basketball Court (1)	\$ 123,394
Landscape	Naturalized areas	\$ 6,644
Landscape	Urban Agriculture Area	\$ 43,367
Other	Bicycle Training Track	\$ 47,459
Other	Group picnic shelter	\$ 104,411
Other	Renovate walking paths	\$ 192,875
Other	Artwork on freeway wall	\$ -
Other	Miscl. signs, trees, furniture	\$ 41,686
TOTAL		\$ 2,125,995

Note: Urban Agriculture Areas will be implemented in partnership with specific programs or community members. Estimate includes water service.

Note: Public Art will be implemented in collaboration with City and non-profit groups.

THE PROPOSED DESIGN

The design for Perkins Hill capitalizes on the park's hillside topography and secluded setting to introduce several new amenities meant to attract new users. The play areas are retained in their same general location, but are now joined by a splash pad or spray-jet plaza, to introduce an aquatic play feature into a neighborhood that lacks this amenity. Near the play area is a new open air picnic shelter that could also provide space for a portable toilet enclosure. Picnicking is clustered around this new shelter rather than being scattered throughout the site. A new walking loop extends through the park, allowing for a peaceful stroll up and down the hill. The basketball court is retained in its current location.

Winding throughout the southern two-thirds of the park is a bicycle training track. This natural surface loop is designed for beginning mountain bikers or BMX riders and could include small jumps, rocks and logs, wooden catwalks, and other fun tricks and challenges. The training track climbs up and down the hill and winds amongst several new natural features, including small berms and a rain garden for treating stormwater and bringing habitat benefit into the park.

The sound wall facing the park is envisioned as a canvas for public art, perhaps by local muralists. In the northeastern corner of the park, a small community garden area and community orchard will encourage regular use by dedicated individuals, bringing more eyes into the park.

The alley that fronts the park to the west is rebuilt as a green alley, with new vegetation and stormwater management techniques. This will create a more verdant, aesthetically pleasing frontage to the park. Perkins Hill Park needs more people doing exciting, fun, positive activities in the park. The proposed design does exactly that, by increasing the reasons for people to come to Perkins Hill.

CONNECTIONS BETWEEN PARKS

Connections to Perkins Hill are especially important, to encourage increased use of the new amenities. A proposed pedestrian and bicycle connection to Folwell Park follow 35th Avenue, 4th Avenue, and 37th Avenue. A portion of this route could also connect, using Lyndale Avenue and Dowling Avenue, to the Upper Harbor Terminal, where complementary amenities are proposed.

KNOWN LAND USE AND COORDINATION ISSUES

Implementation of the green alley will require coordination with the City of Minneapolis and possibly nonprofit partners.

OPERATIONS ESTIMATE

PERKINS HILL				
FACILITIES	Total Per Unit Operations Cost	△ Qty	△ Cost	
Splash Pad	\$ 35,000	1	\$	35,000
Bicycle Facility/Training Track	\$ 5,000	1	\$	5,000
Group Shelter	\$ 4,000	1	\$	4,000
Public Art	\$ 1,000	1	\$	1,000
Urban Agriculture	\$ 15,000	1	\$	15,000
Difference				\$ 60,000