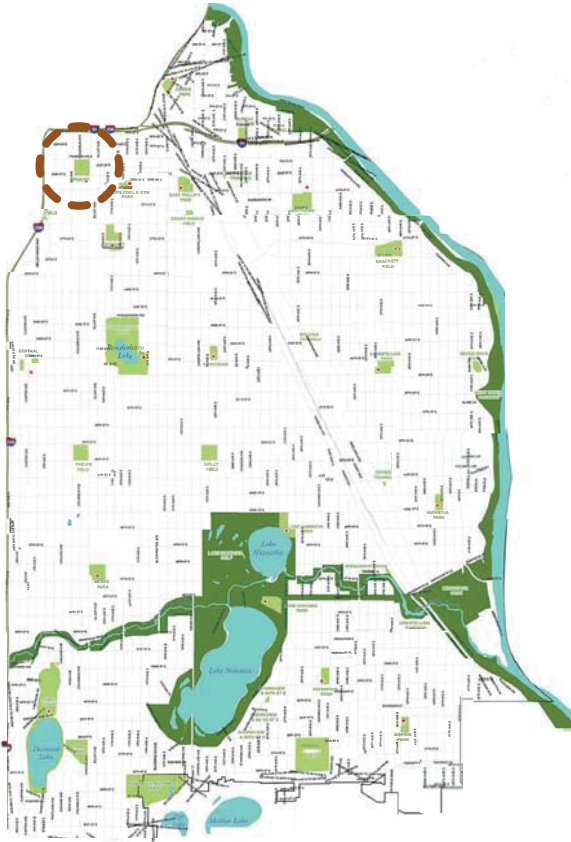


# PEAVEY

## LOCATION AND HISTORY

Peavey Park sits in the Phillips Community on a large block bounded by major streets: Franklin Avenue, Chicago Avenue, and Park Avenue. The southern edge is flanked partly by 22nd Street, which does not continue through to Chicago Avenue, and the large school complex of Hope Academy, to which the small park recreation center is attached.

Peavey is an interesting example of the acquisition of park land gradually over time. Land for the original 3.44-acre park at the corner of Park and 22nd was donated by the four children of Mrs. Mary D. Wells,



the daughter of Frank Peavey, in 1927. The name of the park was stipulated in the deed to the land given to the park board. Peavey was prominent in the grain trade in Minneapolis and a portion of the park was once his home site. The donation of the land came twenty years after community members had petitioned the park board to acquire land for park purposes in the neighborhood. From the time of the initial donation, park superintendent Theodore Wirth hoped that the land would form the “nucleus” of a small playground and hoped additional land could be secured for the park. In fact, the park has more than doubled in size since 1927.

In 1941, the park board acquired four lots (one-half acre) adjacent to the original park from the state at no cost. The park was expanded more dramatically in 1947 when the park board purchased by condemnation 2.8 acres in 22 lots east to Chicago Avenue. The park expanded slightly again in 1949, when the city turned over to the park board the fire station at the corner of Columbus and 22nd. The next addition to the park came in 1956 when the park was expanded by another .68 acre, in part through the vacation of Columbus Avenue through the park. The final addition to the park occurred in 1992 when the park board acquired two lots at the corner of Franklin and Chicago with funds from the National Park Service. The liquor store on the corner was demolished and the site was incorporated into the park.

While land was added to the original park donation, almost nothing was done to develop the land into a useful park for many years. Park superintendent Theodore Wirth submitted a plan for development of the park in 1928, noting that the grounds were “not very sightly” in their present condition and “serve no particular purpose.” In the lean years to come nothing would be done to improve the park. From 1935 to 1937 the park board did manage to grade the fields for a skating rink, surface the field with clay and loam, and plant some trees, but that was only accomplished through state and federal work-relief programs.

At the time the park board was planning to expand the park in the 1940s, park superintendent Charles Doell wrote that play spaces were “badly needed in this thickly-populated district of the city.” The problem faced by the neighborhood, as most older neighborhoods in the city, was that property values in developed areas benefited less from park improvements than neighborhoods that were being newly developed. Therefore property owners were less likely to accept assessments on their property for park improvements. (The practice of assessing neighborhood property for park improvements ended in 1968 because of the inequities it had caused.)

Finally, in 1956, the park board secured funds—divided between bonds and neighborhood assessments—to improve the park. From 1956 to 1958, the park was graded, ball fields were built, tennis courts and a wading pool were installed, and a small shelter was built. The shelter had garage-type self-storing doors that could be opened in the summer and closed in winter to serve as a warming house. In 1992 the shelter was demolished and replaced with a new, larger shelter attached to what was then Four Winds School (and is now Hope Academy) in the southeast corner of the park in 1992. At about the same time the buildings on the most recent addition to Peavey Park, two lots at the corner of Franklin and Chicago, were demolished and converted into a new entrance to the park with brightly colored mosaic tile benches.

In 2000, the neighborhood, with assistance from the University of Minnesota, prepared a master plan for the park. The creation of this plan was driven in part by ongoing safety issues in the park and on surrounding streets. One of the first steps toward implementing the plan was the removal of the tennis courts at the corner of Franklin and Portland and rearrangement and resurfacing of the basketball courts.



## EXISTING CONDITIONS AND CHARACTER

Peavey Park has a fairly typical suite of park amenities. A large multi-use field with two multi-use diamonds on its corners occupies the southwestern quadrant of the park. A pathway traces the edge of this field area and provides access to a wading pool, playgrounds, and basketball courts. The basketball area features three half-courts arranged in a triangle with backboards on the outer edges. The eastern edge of the park features rolling terrain with medium-sized trees, while the public art plaza featuring detailed mosaics is a heavily used gathering space on the corner of Franklin and Chicago, one of the busiest intersections in the service area.

Safety concerns continue at Peavey Park. Lighting exists throughout the park and is left on all night. The feeling in the neighborhood is that Peavey neither meets the needs of the surrounding area nor serves as a destination park like some others in the system. It therefore fails to attract as heavy use as might be expected in such a dense neighborhood. The community-prepared master plan, which formed the basis for the SSAMP plan, strives to remake the park to accomplish these goals.

## CONNECTIONS BETWEEN PARKS

Wayfinding and connections from Peavey Park should focus on:

- The existing City of Minneapolis bicycle/ pedestrian routes on Park Avenue and 24th Street (just south of the park), which connect Peavey to the Phillips Pool and East Phillips park



Existing Conditions: Peavey



Proposed Plan: Peavey

## THE PROPOSED DESIGN

Peavey is one of few parks in the SSAMP (along with Currie Park), which will see a nearly complete overhaul. In fact, the only element to remain in the Peavey park plan is the public art gathering space on the northeast corner of the park. The plan draws heavily from the master plan prepared by the community and the University of Minnesota in 2000, but makes some modifications—all of which have been supported by the community during the SSAMP planning process. Every move in the plan is designed to increase activity, improve visibility, and strike a balance between sports and passive use.

The park is organized around a diagonal promenade stretching from the north center edge of the park to the southeastern corner. This promenade will feel like a grand pedestrian avenue, possibly with benches and high-quality pavement. As the main entry and circulation route through the park—as well as a place to encounter neighbors and gather for conversation—it should communicate the welcoming nature of the park, as well as reinforce the excitement and potential of the surrounding neighborhood. Circling the park and intersecting with the promenade are two rings of pathways that undulate through natural areas, gardens, and shady woods. One ring is entirely paved, while the other is partly aggregate surfacing, to create a variety of experiences.

Arranged among these paths are a variety of active and passive recreation opportunities. A new recreation center-like building anchors the southern edge of the park. This partnership-based building will offer eyes on the park and serve as a destination to draw people in from the street into the interior of the park. The building should be integrated with the site, as an indoor/outdoor space with opportunities for gathering. Just west of the building is a lawn games area that could be used for bocce ball or other games and then flooded in winter for skating.

In front of the building, angled to follow the promenade, is a large multi-use field. Adequate for adult soccer games or any other combination of youth games and

other sports, this field is designed for spectating around its edges. In the northwestern corner of the park are two full-court basketball courts, one half-court, and a shooting practice hoop. Inclusion of full court basketball is a departure from existing conditions and from the 2000 master plan, but it was held up as a critical need by the community. The new basketball complex provides varied options for playing and practicing the sport with high visibility from the streets.

East of the promenade are play areas, a group shelter, a community orchard, and an interactive water feature that serves as both play feature and activating element in the park. The water feature is the only aquatic offering in the park (a major swimming pool and two wading pools are available in parks in fairly close proximity). The element could feature programmable jets with lighting, or could be integrated into the design of the play areas to allow for creative play with water.

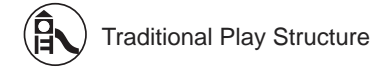
The edges of the park feature naturalized pollinator-friendly plantings and overstory trees. If the naturalized plantings are kept low in height and the trees are pruned up, this planting scheme will provide good visibility into the park while also creating a real edge between the recreation space and the surrounding streets. By building on previous community planning efforts and listening to the community again during the SSAMP process, the plan for Peavey Park envisions a destination park that is active, vibrant, lush, exciting, and safe.

## KNOWN LAND USE AND COORDINATION ISSUES

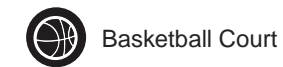
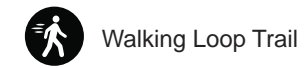
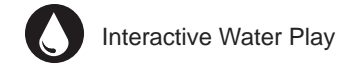
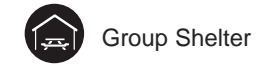
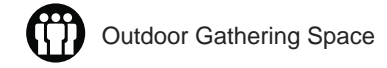
There are no known land use or coordination issues with Peavey Park.

The current recreation building sits on land owned by Hope Academy. The outcomes of RecQuest will make the final determination on the future of recreation centers in the system as a whole, including at Peavey, at which time discussions with Hope Academy will be necessary.

## UPDATE EXISTING



## NEW/ ADDED



## PROCESSES

	<b>1: General Input</b> <b>Spring-Fall 2015</b> <i>Input themes prior to initial concepts</i>	<b>2: Initial Concepts</b> <b>Fall-Winter 2015/2016</b> <i>Input themes on initial concepts</i>	<b>3: The Preferred Concept</b> <b>Now</b> <i>Key elements of the concept</i>
aquatics	Mixed opinions on wading pool: suggestion for splash pad, desire for supervision →	Like the interactive water play area →	Interactive water play areas in several locations instead of single wading pool (can function as plazas and activate the whole park space)
play	Play areas almost universally disliked, due to lack of shade and disrepair →	Play areas not shown large enough in the concepts →	Play areas located in eastern portion of park, along main walkway
athletics	Significant preference for multi-use fields over diamonds, though fields need improvement →	Athletic field improvements should accommodate an adult-size soccer field →	Large multi-use field space west of main walkway, able to accommodate adult soccer and multiple youth fields (no diamonds planned for this park)
courts	Basketball is really big in this park; full courts would be preferred over half →	Full court basketball is needed in this park, though it is shown too close to kids play areas Suggestion that the skating rink double as a bocce court in the summer →	Basketball courts reconfigured in northwest corner of park, to include two full courts, one half court, and a warm-up hoop Addition of bocce and lawn games area that can be flooded in winter for skating
winter	Include winter skating in park for learners, with boards →	Like having the skating rink, but many kids don't have skates →	Addition of winter skating rink adjacent to park building

## PROCESSES CONT.

	<b>1: General Input</b> <b>Spring-Fall 2015</b> <i>Input themes prior to initial concepts</i>	<b>2: Initial Concepts</b> <b>Fall-Winter 2015/2016</b> <i>Input themes on initial concepts</i>	<b>3: The Preferred Concept</b> <b>Now</b> <i>Key elements of the concept</i>
landscape	<p>Use the previous University of Minnesota design concept as the basis for the plan →</p> <p>Community gardens and natural areas</p> <p>More trees and shade</p>	<p>Like that both concepts generally follow University plan, but general preference for "B" showing building on southern edge →</p> <p>Like food forest / orchard</p> <p>Concern about number of trees shown on the perimeter, could reduce visibility into park</p>	<p>Park design follows general concept prepared by the neighborhood and the University of Minnesota, organized around high-activity diagonal walkway connecting Franklin and Chicago</p> <p>Addition of urban agriculture areas in several locations, including an orchard / food forest</p> <p>Addition of naturalized areas and gardens throughout the park</p>
other	<p>SAFETY is the number one concern in the park: want more officer foot patrols, more activity, more visibility, more lighting →</p> <p>Like picnic area with grills; expand it</p> <p>Significant positive opinion of public art on corner of Chicago and Franklin, but in need of refurbishment</p>	<p>Placing the new building or a pergola along Franklin will block views into the park and create a safety issue; prefer building located to south edge of park →</p>	<p>Addition of park building, conceived as a public/private partnership to activate the park and improve safety through "eyes on the park"</p> <p>Addition of interconnected walking loops and plazas of different types: an active community gathering plaza around the building, a paved walking trail looping around the park, a soft surface trail looping around the park, and interactive water feature plazas in several locations</p> <p>Addition of a group picnic shelter along the main walkway near the orchard</p> <p>Public art at the Franklin and Chicago corner, as existing</p>

## COST ESTIMATE

Asset Type	Project	2017 ESTIMATED COST/PROJECT	Implementation Sequence	Prioritization Category	Applicable SSAMP Actions
Aquatics	Interactive Water feature in different location	\$ 369,613	Most elements in the Peavey plan affect one another. Phasing is too complex to determine within this cost estimate	PLANNED	16, 20a, 20b
Play	Traditional Play Structures (2) in new container	\$ 698,158		FUNDED/PLANNED	16, 23b, 23d
Athletics	Athletic field renovation, incl. demolition of 2 diamonds and renovation of field	\$ 624,236		FUNDED/PLANNED	16, 21a, 21b
Courts	Basketball Court (2 full, 1 half)	\$ 279,263		PLANNED	16, 22a
Landscape	Urban Agriculture Area	\$ -		CONDITIONAL	19
Landscape	Naturalized areas	\$ 58,600		PLANNED	26, 29
Other	Renovate public art/plaza on corner of Chicago and Franklin	\$ -		PLANNED	16
Other	Group picnic shelter	\$ 90,350		PLANNED	16, 18
Other	Lawn games/skating area	\$ 73,923		PLANNED	16, 18, 24
Other	Community Center, in new location	\$ 3,585,247		CONDITIONAL	16
Other	Renovate walking paths	\$ 752,762		PLANNED	16, 17
Other	Miscl. signs, trees, furniture	\$ 77,287		PLANNED	9, 17
<b>TOTAL</b>		<b>\$ 6,519,090</b>			

## OPERATIONS ESTIMATE

FACILITIES	Total Per Unit Operations Cost	△ Qty	△ Cost
Premier Field	\$ 25,000	1	\$ 25,000
Tennis Court	\$ 1,500	1	\$ 1,500
Half Court Basketball	\$ 1,000	-1	\$ (1,000)
Adult Fitness	\$ 2,500	1	\$ 2,500
Walking Loop Trail	\$ 5,000	1	\$ 5,000
Restroom/Storage Building	\$ 20,000	1	\$ 20,000
<b>Difference</b>			<b>\$ 53,000</b>

*NOTE: Urban Agriculture Areas will be implemented in partnership with specific programs or community members. The renovation of the public art/plaza on the corner of Chicago will be the responsibility of City of Minneapolis public art program. Implementation of new recreation center depends on findings from RecQuest and on partnerships.*