ACKNOWLEDGEMENTS

We especially thank the park users, community members, neighborhood residents, business owners, and the many others who participated in the development of this plan. Your thoughts, concerns, and ideas shaped this plan, and will lead to improvements at Northeast Athletic Field Park.

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Purpose and Intent
This master plan is designed to guide future park improvements and to help define the location, general size and facility components for a new recreation building at Northeast Athletic Field Park (hereafter referred to as ‘Northeast Park’). The MPRB operated a recreation center adjacent to Northeast Park from 1969 to 2012. The recreation center was on former Minneapolis public school property now owned by Educational Properties Incorporated. Yinghua Academy currently leases the space and is undertaking an expansion, leading to the closure and demolition of the recreation center.

This master plan is a guide for upcoming park improvements and more detailed design work associated with the new recreation building. The Northeast Park master plan establishes the desired location for the new recreation building within the park and defines its desired relationship to other facilities (playground, trails/walkways, parking, fields, etc.) Detailed programming and design of the recreation building will build on this master plan and occur as part of a future public process.

Relationship to Other Plans
The Northeast Park Master Plan is designed to help implement the Minneapolis Park and Recreation Board’s 2007-2020 Comprehensive Plan. The comprehensive plan outlines goals and strategies for the park system and where applicable these policies are incorporated into the design and engagement process for Northeast Park.

As part of the comprehensive plan process in 2007, the MPRB outlined a strategy based on the Community Center Hub model, known today as the Service Area model. This model responds to changing demographics, use patterns, available resources, and different partnership opportunities to serve community park and recreation needs. The approach directs the MPRB to look at how park and recreation facilities and work together to serve the recreation needs of a community.

Minneapolis Past to Present: Changing Recreation and Community Needs
Diagram I:

<table>
<thead>
<tr>
<th>Year</th>
<th>Characteristic</th>
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</thead>
<tbody>
<tr>
<td>1960</td>
<td>Primarily detached single family housing</td>
</tr>
<tr>
<td></td>
<td>No digital communications or media</td>
</tr>
<tr>
<td></td>
<td>27.6% of households have individuals living alone (1960 Census)</td>
</tr>
<tr>
<td></td>
<td>Relatively homogenous population</td>
</tr>
<tr>
<td></td>
<td>Similar park and recreation needs in each neighborhood</td>
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<tr>
<td></td>
<td>Building schools</td>
</tr>
<tr>
<td></td>
<td>34.8% of households have children (1960 Census)</td>
</tr>
<tr>
<td>2007</td>
<td>More diverse population</td>
</tr>
<tr>
<td></td>
<td>Larger and more diverse range of park and recreation needs across the city</td>
</tr>
<tr>
<td></td>
<td>Closing schools</td>
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<td>25.0% of households have children (2000 Census)</td>
</tr>
<tr>
<td></td>
<td>40.0% of households have individuals living alone (2000 Census)</td>
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<tr>
<td></td>
<td>Explosion of digital world</td>
</tr>
<tr>
<td></td>
<td>Increased housing in previously industrial or commercial areas of the city</td>
</tr>
</tbody>
</table>

LEGEND
1. Audubon Park
2. Beltrami Park
3. Bottineau Field
4. Cavell Playground
5. Edison HS
6. Energy Fields
7. Jackson Square
8. Logan Park
9. Marshall Terrace Park
10. St. Anthony Park
11. Van Cleve Park
12. Waite Park
13. Windom Park

Bold = Parks with Recreation Centers

Proximity to other parks

Figure 1.1 The relationships between existing parks in the northeast and southeast service areas to Northeast Park.
Park Overview, Use & Facilities
Northeast Park, established in 1941, is a 37-acre community park located in Northeast Minneapolis. The park plays an important role for city-wide athletics and athletic activities in northeast Minneapolis. Northeast Park is one of seven athletic parks in Minneapolis and it provides athletic fields for adult and youth use.

The park sits west of Johnson Street and south of 18th Avenue in northeast Minneapolis. The park is bounded by 14th Avenue and single family homes on the south, industry to the east, 16th Avenue, Yinghua Academy, single family homes, and industrial uses to the north, and industrial/commercial uses and a rail line to the west/southwest. The park is bisected by Fillmore Street. Primary vehicle access to the park is from Fillmore and Johnson Streets, although other streets provide secondary access to the park. While the park is located near major streets and a highway, access to it is somewhat hidden from local streets.

Northeast Park attracts visitors from across the city, region, and state for athletics and aquatics. The park also attracts local neighborhood recreation users for both passive (walking, picnicking, etc.) and active recreation. Yinghua Academy and Edison High School use the park’s recreation facilities on a regular basis. The park contains:

- Jim Lupient Water Park
- Grand Rounds Miniature Golf Course
- Two fenced baseball fields: Stan Cyson Field and Field #33
- Children’s playground
- 6 softball fields (1 with outfield fencing)
- Soccer/football fields
- 4 tennis courts
- 2 basketball courts
- 3 sand volleyball courts
- Horseshoe pits
- Picnic area
- 4 parking lots (280 stalls)
- Restroom building
- Park maintenance area

The park consists primarily of level-grass turf areas, ballfields with ag-lime infields, and a few mature trees around some of the fields. Sidewalks border portions of the park, and a bituminous trail bisects the east section of the park. Parking occurs in four designated lots, and visitors also park on adjacent public streets.

Northeast Park is heavily used during the spring, summer and fall by organized adult and youth sports teams, aquatic park visitors, and neighborhood users. Edison High School’s teams use the baseball fields and tennis courts for practice and competition. Yinghua Academy uses the playground, courts, and fields. Other park programming (scheduled events, classes, activities, etc.) is currently limited due to the lack of a recreation building.

The introduction of new sports such as cricket represent a shift in how parks are used today, compared with the 1960s.
Existing Conditions

In general, Northeast Park is well maintained, and facilities and grounds are in acceptable condition. Some facilities such as tennis and basketball courts are in poor condition. Athletic field quality varies considerably. Stan Cyson Field is a high-quality fenced baseball field with lighting, dugouts, bleachers, scoreboards, etc. Other fields have worn turf, lack irrigation and lighting. Turf condition is adversely affected by the frequency of use of some fields. It is difficult to maintain good quality natural turf on intensely used fields, especially without the presence of irrigation. Some athletic fields overlap, with softball outfields overlapping and soccer fields located within softball fields. Multiple use of softball/soccer fields is not unusual, but it can create worn turf conditions and overlapping softball outfields limit the use of some fields.

Restrooms are older and functional, but not well located within the park. Jim Lupient Water Park is well used but the north portion of the water park building and the splash pad are underutilized. The Grand Rounds Miniature Golf Course is not well used. There is little "green" infrastructure (native plant species, rain gardens, impervious paving, storm water re-use, etc.) in the park. Pedestrian and bicycle circulation is present in the park, but gaps exist in sidewalk connections and fencing around the fields, mini golf course and water park provide a barrier to park access.
Trends Influencing Park Use

The city and recreation are changing and dynamic. Recreation participation is influenced by changing demographics (see Figures A-E), the popularity of sports, the emergence of new sports, sports from other cultures, and recreation technology. The following is a summary of trends influencing recreation in Northeast Park.

Demographic Trends

Northeast Park is within Minneapolis’ Northeast Community, see Figure A. According to the US Census, Northeast experienced a slight decline in total population between 2000 and 2010 (from 36,913 to 36,255 as shown in Figure E). The 18-64 age group increased 67.1% to 71%, while the percent those under 18 and over 65 experienced decreases.

Though there has been a decrease in population in Northeast in the last 10 years, the Metropolitan Council estimates that Minneapolis will grow by over 100,000 people in the next 30 years. This indicates there will be additional demand on park space and amenities in the future.

In 2010, the largest age group in Northeast was 25-44 and the second largest was 35-44, signalling adult athletic demand. If, in the future, these adults remain in Northeast and have children, there may be an increase in demand for early childhood recreation as well.

According to the 2010 census, 19.5% of Northeast’s population is under 18. This represents a slight decrease since 2000. Within this age group, the percent of individuals under 5 is slightly higher than Minneapolis as a whole. As this group ages, it will be important to provide for both programed and informal youth recreation opportunities.

In the last 10 years, Northeast Minneapolis has also seen growth in primarily the Hispanic, but also the Somali communities. This corresponds with increased demand in Northeast Park for unscheduled multi-purpose field space.

Recreation Trends

Recreation participation is also influenced by cultural, social, and technological trends. Important trends for Northeast Park include:

- **Quantity/Quality** - As Americans have become more mobile and league athletics has become more specialized (people play one sport year round rather than many sports based on season) people have become willing to travel to higher quality facilities. At the same time, high quality facilities are being grouped together (for example, pinwheel softball layouts for league use or more banks of tennis courts). This has resulted in increased demand for centralized, high quality facilities.

- **Rise in Alternative Sports** - In addition to the sports that have long been part of the Minneapolis park system, new and alternative sports are emerging. Some of these sports can be played on existing fields, such as rugby, ultimate frisbee, or lacrosse, while others require more specialized equipment or facilities, such as skateboarding, in-line skating, and BMX.

- **Active Living** - People are increasingly interested in active living. Active living incorporates physical activity into regular, daily routines. Facilities such as walking loops and indoor and outdoor fitness equipment are in high demand. In addition, pedestrian and bicycle connections to the neighborhood and city beyond foster active living.
Planning Process

The master planning process for Northeast Park was guided by a Community Advisory Committee (CAC) appointed by MPRB Commissioners and others. The 17 member committee represented a broad range of neighborhood, community and athletic interests. The CAC helped gather community input and shaped the park master plan direction and content. Community and stakeholder input was collected through on-line and written questionnaires, community meetings, focus group sessions, interviews with stakeholders and outreach at area park events. Community and stakeholder input helped identify needs, define plan alternatives, and prioritize improvements. A hands-on park design session involving approximately 65 participants generated a series of park concept plans which ultimately led to the preferred park master plan. In total, over 600 people participated in the master planning process. The CAC met six times during the master plan process to gather input and help direct the master plan. Those meetings covered the following topics:

- Meeting 1 - Needs Assessment
- Meeting 2 – Park Design Game Board Exercise
- Meeting 3 – Design Charrette Open House
- Meeting 4 – Core Facility Layout Decisions/Framework Plan
- Meeting 5 - Master Plan and Focus Areas
- Meeting 6 - Master Plan and Phasing

Through the community engagement process, key elements were identified as important to park users, neighbors, and the MPRB. These elements were combined into guiding principles, which set the stage for the design and future use of the park. (See page 8)

Community Input Themes

Several themes emerged from the community input that influenced the planning and design of the park:

**Community athletic park** - Northeast Park should continue to provide quality facilities for community athletics through improved and more sustainable fields and courts, and better support facilities such as parking, lighting, and bathrooms.

**Neighborhood recreation** – The park should provide quality recreation opportunities for the neighborhood. Core activities/facilities for
NORTHEAST PARK GUIDING PRINCIPLES

The guiding principles are based on the input from the CAC, park users, neighbors, and staff. The principles helped guide preparation and evaluation of park alternatives and the recommendation of the preferred park master plan.

Park Role

Northeast Athletic Field Park should:

- Continue to be a park serving NE Minneapolis and the broader community
- Continue to ensure quality athletic and aquatic experiences
- Provide neighborhood recreational experiences
- Be safe, clean, and fun

Indoor Recreation

The new recreation facility at Northeast Athletic Field Park should:

- Provide for neighborhood and community scale activities with a focus on indoor recreation, social gathering and enrichment
- Be a flexible facility that can adapt to multiple and changing activities
- Be located to take advantage of existing infrastructure, support outdoor recreation facilities, and connect to the neighborhood and the community
- Be a welcoming facility for all ages and abilities

Park Improvements

The park should:

- Improve field and court conditions and durability.
- Be coordinated with the larger scope of potential athletic improvements within the northeast service area
- Enhance basic support facilities (bathrooms, parking, drinking water, shade, lighting, trash collection, etc.) to assure a safe, clean, and comfortable park experience.
- Provide opportunities for non-programmed recreation.
- Improve pedestrian and bicycle circulation within and through the park.
- Consider lifecycle costs as well as capital costs for park improvements and the new recreation facility.
- Address existing relationships with park users and donors.
- Function well in the context of the larger neighborhood, minimizing impacts from traffic and noise.

NORTHEAST PARK

neighborhood recreation include a children’s play area, picnic area, walking loop, open turf area for informal play, bathrooms, drinking water, shade, and gathering space.

A new recreation building – A new recreation building is needed to serve the northeast service area and the neighborhood. The recreation building should be located on the northeast side of the park with access off of Johnson Street. The parking lot serving the water park has unused parking capacity in non-summer seasons which are peak times for recreation building use. The building should be designed to spatially and functionally complement the park and the neighborhood. Desired building components include: gymnasium (2 desired) with a potential walking/running track, meeting rooms, fitness rooms, classroom and program rooms/space, gymnasics space /wrestling room.

Lupient Water Park – The water park should continue to be a unique community and regional aquatic recreation destination. The existing water park building and the spray pad are underutilized. There is the potential for the new recreation building to provide support facilities (ticketing, changing, concession, etc.) for the water park. The building should be designed with shared facilities for the water park.

The need for social gathering place(s) in the park - There is an opportunity with the renovation of the park and the addition of a new recreation building to create social gathering space and to blend the functions of the recreation building and the park for neighborhood uses, organized programs, recreation, and events. This should be done through the use of linear “greenway” paths, plazas, blending of indoor and outdoor space, shelters, picnic areas, play areas, and well-designed exterior entrances (for example allowing exterior access to building bathrooms when the building is closed)

Improved pedestrian connectivity and safety – Northeast Park is used heavily for athletics, but the surrounding neighbors, spectators, and other park users would like to have more options for walking within the park. A loop walking path around the park, strong north-south and east-west pedestrian connections through the park, improved pedestrian crossings, especially at Fillmore Street, and better pedestrian scale lighting will enhance recreation, safety, and the overall park experience.

Limited park land - The park and recreation needs identified in the planning process cannot be fully accommodated within the current park boundaries. It is prudent to both prioritize improvements to the park and to look outside the park boundaries for options to accommodate needs. A potential option for expansion of Northeast Park is acquisition of commercial/industrial land to the west or north of the park (between Fillmore Street and Central Avenue). This master plan proposes a long-term phase (See page 18) for park expansion, however this will require additional budget, willingness of adjacent commercial land owners to sell the property, and ongoing evaluation of park and recreation needs.

Additional Community Input Notes:

- Improve sports field quality, in particular turf condition, maintenance and playability (lesser field overlap and tree obstructions)
- Retain/expand the number of softball fields and full size turf sports fields (soccer/lacrosse, rugby, football, etc.). Some expressed a desire for 5-6 softball fields in the park
- Improve the children play equipment, tennis courts and basketball courts. Some expressed a desire for 6-7 tennis courts
- Preserve the mature trees and add shade
- Improve park/pedestrian safety lighting
- Better control off-site spillover of field lighting
- Retain the sand volleyball courts
- The miniature golf course and horseshoe courts are underutilized and could be removed
- Add a skate park/skate area
- Have more trash containers and better trash collection
- Make vehicle access to the park less confusing
- Add rain gardens, “green” the park and enhance storm water infiltration
- Fencing can be obtrusive to park use and aesthetics
3. PARK MASTER PLAN

Park Framework Plan
Following the game board exercise, CAC meetings and subsequent development of the five concept alternatives during the design charrette, the community had an opportunity to review and evaluate the concepts at a public meeting and through an on-line review and comment period. A number of common park elements began to emerge from the community evaluation. These elements represent the consensus of the community and the framework these park features provide helped to guide the decision making process for the remaining areas of Northeast Park, see Figure 3.1 Framework Plan.

Access into the park
Currently, there is a continuous fence from Field #33, to the mini-golf area, to the water park and its associated building, creating over 1000 feet of uninterrupted barrier in the southeast portion of the park. This fencing barrier creates an unwelcoming environment for park users and limits access into the park. Reducing the amount of fencing and creating additional through movement pathways to access the park in this area is desired.

Movement Through and Within the Park
Currently there are gaps in the trail and sidewalk network that make it difficult to walk. In addition, Northeast Park sees fairly high bicycle traffic. To address community needs, the framework plan recommends a series of trails that are wide enough for cyclists and pedestrians to move through the park.

North/South Connection
One key connection for the neighborhood was the idea of strengthening the north/south connection through the park along the Buchanan Street alignment. As an option, small entry plaza areas could provide a gateway experience for those entering the park and better direct pedestrians and bicyclists on the sidewalks on the opposite site of the street.

East/West Connection
The framework also recommends a perpendicular east/west connection running north of Stan Cyson Field and connecting the park across Fillmore Street. Combined with the north/south connection at Buchanan Street, these movement spines help organize the park into a series of sub-areas and greatly improve park access and circulation.

Trail Loops
Gaps in the existing sidewalk network and barriers created by fencing make connecting all the walks and trails difficult within the current configuration of the park. The framework recommends completion of the perimeter sidewalks and trail loops within the park. A new loop system would provide an additional 2/3 mile walking path around the perimeter of the park without having to cross any roads. These sidewalk or path extensions would occur along the north side of 14th Avenue and the south side of 16th Avenue and extending west, south of Yinghua Academy to Fillmore Street.

Safe Crossings at Roadways
Northeast Park is Bisected by Fillmore Street. Due to its role as one of the only through streets in the surrounding area, conflicts with park uses and thru traffic are common. Parking on the street can obscure drivers’ views of pedestrians moving between the east and west sides of the park. Park users desired safe, highly visible crossings at the east/west connection and at the 14th Avenue intersection. This could be achieved through the use of raised crossings or speed tables, curb bump outs, highlighted signage, high visibility crossing paint, and different paving patterns within the crosswalks. In general, all intersection locations should provide improved crossings to make a safer connections between the park, the neighborhood, and the school.

A Central Lawn
The narrow dimension of the current multi-use space between Stan Cyson Field and Field #33 creates challenges for full sized athletic fields. This area is also the only opening between these two fenced fields and thus the only entry point to the park from the southern neighborhoods. Park users and surrounding residents were drawn to the idea of creating a multi-functional space that could work for both youth athletics as well as community or neighborhood gatherings. Unique events such as “movies in the park” or arts and craft fairs could take place within a new tree lined setting creating a more human scale and softening the fenced edge along the south portion of the park.

Neighborhood Buffer Space
Many of the nearby residents enjoy having Northeast Park in their neighborhood. They would prefer however to have some buffer between them and the athletic uses that at times can be a nuisance. Noise and visual impacts from lighting and fencing are the primary concerns. Creating a sense of separation is important for adjacent residential uses. The framework plan recommends providing adequate green space with trees, landscaping, or open, unprogrammed park land. It also means locating higher intensity uses more toward the interior of the park away from surrounding homes.

Activity Centers along Johnson Street
People resonated with the idea of maintaining a strong activity center on the eastern edge of the park with the combination of the existing Lupient Waterpark, the new recreation facility, and the skate park along Johnson Street. These park elements are a draw to the broader community and having them situated along Johnson Street allows patrons to access these uses without traveling inward, through the neighborhoods. In addition, a significant amount of parking already exists along the Johnson Street edge and could be shared between uses due to the seasonal overlap of the waterpark and recreation facility.

Upgraded Site Amenities
Stakeholders identified the lack of site amenities throughout the park. Amenities such as drinking fountains, trash receptacles, restrooms, and benches were all listed as critical items for the future of the park. The master plan assumes the integration of these elements within the trail and connectivity features if they are not called out specifically.
The framework plan illustrates the key consensus elements identified during the planning process. The framework plan helped guide more detailed sub-area planning (see Figure 3.2) within Northeast Park.
Focus Area Recommendations

Key elements of the Framework Plan along with the major park features planned to remain (Stan Cyson Field / Jim Lupient Water Park) helped to establish a series of focus areas within the park. These focus areas (see Figure 3.2) formulate the overall master plan for Northeast Park depicted in Figure 3.3 on page 14. The following represents an overview of recommended park facilities, described by focus area for Northeast Park.

**East Side – South Fields**

**Stan Cyson Field**

Significant investment recently went into Stan Cyson Field, the home field for Edison High School. Preserving the field in its location is preferred.

**Field #33**

Major League Baseball is providing a donation for improvements in 2014 in conjunction with the Major League Baseball All Star Game being played at Target Field in 2014. This renovation will improve the dimensions of the field, making it a useable, rentable space for a wider range of teams, as well as upgrading the fan and player experience.

**Central Lawn**

The Central Lawn Area will be broken down to smaller, “youth only” fields, to help preserve the quality of the grass. Plantings at the edges of the fields will serve to create an outdoor room that can be utilized for community purposes as well.

**Pedestrian Connection (Buchanan & 14th Avenue)**

The north/south pedestrian connection along Buchanan will provide a safe, enjoyable route for pedestrians and bicyclists.

**Upgraded restroom / park maintenance building**

Upgraded restrooms and a maintenance / storage area will be part of the existing building on the south end of the Central Lawn. Modest upgrades are recommended to the restrooms, including timed locks that allow the restroom to stay open longer without staffing, and upgrades to the fixtures and lighting. A secure storage area for will be utilized for maintenance, and once a new maintenance building is constructed on the west side of the park (see West Side, page 13) the function of the storage area will primarily for storage of equipment need for the fields.

**East Side – North Fields**

**Multi-use fields - 3 Softball**

The CAC’s direction was to proceed with natural grass and irrigation for this area, but recognized that in the future artificial turf may become necessary. They also noted they would prefer not to have fencing surrounding the fields, similar to Currie Park. The CAC was in favor of other alternatives to protect the fields such as bollards or tree plantings to reduce the physical barrier of a fence. The renumbered Field 4 (next to Fillmore Street) and Field 2 (south of 16th Avenue) will be reconstructed and remain mostly in place, adjusting slightly to respond to the pedestrian paths identified in the Framework Plan. Field 2 may need reconstruction or improvement in conjunction with, or after the recreation facility is built, due to the effect of construction on the outfield. Field 3 (south of the school) will shift north when the playground relocates. This will provide better outfield dimensions for the fields and reduce overlap.

1 full-size soccer

With the relocation of the playground, there will be room for a full-sized soccer field between the two softball infields between Buchanan and Fillmore Streets. If this area transitions to artificial turf in the future, two full soccer fields could be designed to overlap the turf infields.

Youth soccer

In addition to the central lawn, various sizes of youth soccer fields have the ability to overlap softball fields in the north focus area, some of which are larger than the current layout. This allows a range of youth players from elementary to junior high school aged athletes.

**East Side – Activity Zone**

**Jim Lupient Water Park**

Jim Lupient Water Park is a regional draw and an important part of Northeast Park. The plan retains the water park, but eliminates the underutilized splash pad, in order to create room for a recreation building that functions as a recreation facility and serves the pool users.

**Recration Building**

The new recreation building is to be situated on the north side of Jim Lupient Water Park. This location allows for reuse of a portion of the existing pool building, and sharing of the existing parking along Johnson Street. While not designing the building, this planning process identified the major elements that stakeholders desired for the building to get an understanding of the amount of area needed for the structure. An estimated footprint of 20,000-30,000 square feet was used for locating the building which could incorporate the following program elements:

- Double gym with a upper level or mezzanine running track
- Community rooms
- Restrooms
- Exercise room
- Office / Storage
- Wrestling room
- Daycare
- Restrooms
- Office / Storage

Another significant aspect to planning the new recreation building was insuring an area for open field space be immediately adjacent to the recreation building.

**Ske park**

The plan holds a location for a skate park (roughly a 30,000 square foot area) at the southern end of Jim Lupient Water Park. The vision for the skate park is a high quality, regional destination in the Minneapolis park system. The design of the skate park will be determined as part of a separate community process, as a follow up to the MPRB Skate Park Plan that is currently in underway.

**Relocated playground**

The playground will be relocated to be next to the recreation facility. This will allow the park pre-school and day care programs to use the playgrounds and allow staff in the building to maintain supervision on children.

**Full size basketball court**

A full sized outdoor basketball court will be part of the construction of the recreation facility building. The court should be somewhat separated from the playground, while still allowing for staff supervision. The court could be fenced to manage access and prevent after-hours use. There may be a design opportunity to visually connect the indoor and outdoor courts.

**Parking**

The existing parking along Johnson Street will serve the new recreation facility, the Jim Lupient Water Park, and the new skate park. Access to the Recreation building should be designed to minimize parking along 16th Avenue or throughout the neighborhood to the north.

**Removal of mini golf**

In order to remove physical fencing barriers to the park and build a new trail connections between the outfield of Field #33 and Jim Lupient Water Park, the mini-golf course would be partially demolished, reducing play to a 9 hole course. Fencing around the perimeter of the mini-golf course will be removed. At the time the skate park construction is ready to proceed, the remaining 9 holes will be removed.
These focus areas are an outcome of the preferred framework Northeast Park. Each focus area and the associated descriptions beginning on page 11 detail the park facilities recommended for the master plan for Northeast Park. (see Figure 3.3)
Demolition of portion of pool building
In order to coordinate the sharing of uses between the recreation facility and the pool facilities and pool utilities, portions of the existing pool building will need to be demolished or retrofitted. If needed, during demolition / construction steps should be taken to ensure the pool can still operate during the summer months. Investigating solutions such as building a temporary structure to enclose the pool equipment should be explored further.

North Area
Sand volleyball courts (3)
The new recreation building will displace the existing sand volleyball courts. They will move to the north area when the tennis courts are able to be moved to the south. There may be a period of time when they are not available in the park.

Reduced parking
As the north area transitions to sand volleyball and the playground moves to the east side of the park, parking demands will be reduced. This provides an opportunity for an enhanced neighborhood buffer edge.

Picnic area
A mature, overhead canopy of trees and a open lawn area creates a comfortable, passive park space today. The addition of picnic tables, benches and other park amenities such as trash receptacles, drinking fountains, and grills should be located in this area to serve the neighborhood and volleyball users.

Future flex space for coordination with school
The CAC provided direction that the MPRB should be open to a collaborative space in the area immediately west of the school. The CAC’s recommendation is contingent on there being community engagement as part of any collaborative planning efforts for this space.

Neighborhood buffer
Provide natural areas that create a buffer between the park and the neighborhood. These should have more of a natural feel with trees, benches, and walkways.

South Area
Tennis
The tennis courts serve as the home courts for Edison High School. The existing 4 court set up is not sufficient for high school tournament play and additional courts are desired. Moving the tennis courts to the south allows for the development of a tennis facility with 7 courts and a spectator viewing area. It is important to respect the adjacent neighborhood with the layout of the courts and to provide a tree and landscape buffer on the east side and focus access to the west side.

Neighborhood buffer
Preserve views into the park, and retain some space between the new courts and Pierce Street. As part of the greenspace along Pierce Street, picnicking and natural areas should be incorporated.

West Side
Softball (2) - the northern portion of the pinwheel
A number of field layouts were considered by the CAC for the west side of the park. The CAC recommended building two high quality softball fields on the west side of Fillmore Street, the first phase of a potential pinwheel softball field facility. These two new, natural turf fields would be irrigated, lighted, and fenced. The west side of Fillmore Street works well for premier fields, which require fencing and lighting, because the surrounding uses are primarily industrial, rather than residential. While an infield would be eliminated (from three to two innings) the current three field configuration creates an unsafe condition with overlapping outfields and substandard dimensions for the southernmost two fields.

Relocated maintenance facility
In order to position the softball fields at the desired locations, the existing maintenance area must be relocated. The current facility stores much of the ag-lime, gravel, and soil for the northeast/southeast and north districts. The triangular area near the existing parking lot is the recommended new maintenance location due to the direct access to Fillmore Street and the irregular shape and location next to the rail line. The maintenance area should be fenced with landscaping to provide a screen to the facility. The building would likely have both storage and a small office space and could be designed with a more public “front door” facing Fillmore Street.

New parking lot
As tennis courts replace the existing parking on the south block, there will be a need for additional parking on the west side of the park to serve the softball fields, Stan Cyson Field, and the tennis courts. Access to this new parking lot should come off Fillmore Street at the 14th Avenue intersection. In the near-term an opportunity to develop a shared parking agreement with the property owner to the north of the new softball fields exists. Potential reconfiguration of the access drive and the parking for the industrial facility north of the park could accommodate a new parking lot immediately north of the new fields. This parking lot would need to retain access to the businesses to the west and share parking with these businesses.

West Side (Potential Future Expansion)
Softball (2) - the northern portion of the pinwheel
This plan proposes the long-term opportunity for park expansion to the north, in order to complete the northern portion of the softball pinwheel. If implemented it would be the only full set of pinwheel fields for softball in the Minneapolis park and recreation system, and also be the closest pinwheel to downtown Minneapolis in the metro. Approximately 6.5 acres of property would need to be acquired and a shared parking agreement would need to be explored as much of this area is a surface parking lot for businesses along Central Avenue. The proposed park expansion and completion of the pinwheel had many benefits including:

- more efficient league play with the potential to host tournaments
- more efficient use of park space
- more dedicated fields
- opportunities for more dedicated soccer on the east side of the park

Concessions / Restroom Building
As part of the full build-out of the softball field pinwheel, a concession stand and restroom building should be incorporated. This will help the pinwheel function better and be part of the tournament experience and fundraising. Picnic areas should be incorporated nearby or as part of the building as well as pedestrian amenities and bicycle parking.

Stormwater treatment / Neighborhood buffer
The park expansion concept would cover an existing stormwater pond. These impacts would need to be mitigated elsewhere within the park. Opportunities exist to treat stormwater within the medians or islands of a new parking area or in more naturalized neighborhood buffer planting areas. Broad areas for landscaping and screening should be considered against the residential neighborhood to the north.
The Master Plan for Northeast Park outlines the 25+ year vision rooted in the community’s park and recreation needs. Input received from the appointed Community Advisory Committee (CAC) and the public have shaped the recommendations within this Master Plan.

**Figure 3.3 - Northeast Park Master Plan**

The Master Plan for Northeast Park outlines the 25+ year vision rooted in the community’s park and recreation needs. Input received from the appointed Community Advisory Committee (CAC) and the public have shaped the recommendations within this Master Plan.
4. IMPLEMENTATION / ACTION PLAN

Project Budget for Improvements

One of the primary objectives of the master plan is to guide the investment of funds in Northeast Park. Identifying each specific park element within this master plan helps to prioritize future funding needs. This chapter provides a summary of the anticipated initial capital (construction) and operations and maintenance (O&M) costs for park elements and outlines the phasing strategy recommended by the CAC for implementation of the desired park program elements.

Assessment of Capital and Lifecycle Costs

Table 4.1 illustrates the estimated range of capital, O&M, or lifecycle costs for the desired park elements at Northeast Park. These budget numbers helped the CAC and public weigh the various options for the master plan and ultimately prioritize the phasing strategy outlined on pages 17 and 18. For each of the phases a project budget (low and high end) are identified for each significant park element. The project budget numbers include the design, construction, construction administration, and contingency. The project budget numbers identified are for planning purposes only, and can vary significantly from year to year due to changes in material and labor costs. These budget estimates are based on 2013 costs.

Use of Identified Funding Sources

The following represents a summary of current funds allocated to park improvements including in the MPRB’s Capital Improvement Program (CIP) and donations identified for Northeast Park. Not all park elements qualify for these funds. Potential additional funding sources have also been identified for non-qualifying projects. An anticipated phasing strategy for Northeast Park is outlined on pages 17-18.

$1.15 Million - Athletic and Site Improvements

- Field construction
- Re-construction or demolition of facilities impacted by field construction
- Sidewalks, walkways, drinking fountains, landscaping, etc.
- Currently identified in years 2013-2014 of CIP

$4.0 Million - Recreation Building

- Building construction
- Re-construction or demolition of facilities impacted by building construction
- Sidewalks, walkways, drinking fountains, landscaping, etc. near the building
- Currently identified in years 2012-2013 of CIP

$350,000 - Donation from Major League Baseball (MLB) - Field #33 Improvements

- Irrigation, dugouts, lighting, fencing, new backstop
- Anticipated for 2014 construction

$350,000 - Playground Improvements

- New playground
- Currently identified in 2019 of CIP

Potential Additional Funding Sources:

Skate Park:
- MPRB funds (Levy or Net Debt Bonds)
- Hennepin Co. Youth Sports Grants
- Corporate sponsorships
- Tony Hawk foundation
- Rob Dyrdek foundation
- Grassroots fundraising

Tennis:
- MPRB Funds (Levy or Net Debt Bonds)
- Hennepin Co. Youth Sports Grants
- Other users such as Edison High School
- Corporate Sponsorships
- USTA Grants
- Donors

Volleyball:
- MPRB Funds
- Grants / Donations
- Sponsors
## Table 4.1 - Capital and Lifecycle Costs for the recommended improvements for Northeast Park

<table>
<thead>
<tr>
<th>Park Element</th>
<th>Capital Cost</th>
<th>Annual O&amp;M Cost + Replacement Contribution</th>
<th>Estimated Life (Years)</th>
<th>Program Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park Building/Shelters</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restrooms</td>
<td>$250,000 ($350-$400 Sq. Ft.)</td>
<td>$11,000/Bldg./Yr.</td>
<td>40</td>
<td>N/A</td>
</tr>
<tr>
<td>Activity Buildings/Concessions</td>
<td>$400,000 ($200 Sq. Ft.)</td>
<td>$35,000/Bldg./Yr.</td>
<td>40</td>
<td>N/A</td>
</tr>
<tr>
<td>Trails (10 Ft. Wide Asphalt)</td>
<td>$160,000 Per Mile</td>
<td>$11,000 Per Mile</td>
<td>30</td>
<td>N/A</td>
</tr>
<tr>
<td>Parking Lots (Asphalt)</td>
<td>$2,500-$3,000 Per Stall</td>
<td>$20-$25 Per Stall</td>
<td>40</td>
<td>N/A</td>
</tr>
<tr>
<td>Tennis Courts + Lighting</td>
<td>$150,000 (12,500 Sq. Ft Double Court)</td>
<td>$15,000/Court</td>
<td>25</td>
<td>High</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>$100,000 (12,500 Sq. Ft Double Court)</td>
<td>$10,000/Court</td>
<td>25</td>
<td>Mid</td>
</tr>
<tr>
<td>Basketball Courts (Concrete)</td>
<td>$30,000 Per Court (4,680 Sq. Ft.)</td>
<td>$3,000/Court</td>
<td>50</td>
<td>Mid</td>
</tr>
<tr>
<td>Basketball Courts (Asphalt)</td>
<td>$25,000 Per Court (4,680 Sq. Ft.)</td>
<td>$2,500/Court</td>
<td>25</td>
<td>Mid</td>
</tr>
<tr>
<td>Volleyball + Lighting</td>
<td>$8,000 Per Court</td>
<td>$800/Court</td>
<td>20</td>
<td>High</td>
</tr>
<tr>
<td>Volleyball</td>
<td>$4,000 Per Court</td>
<td>$400/Court</td>
<td>20</td>
<td>Mid</td>
</tr>
<tr>
<td>Playgrounds</td>
<td>$250,000-$350,000</td>
<td>$25,000-$30,000/Site/Yr.</td>
<td>20-25</td>
<td>N/A</td>
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<tr>
<td>Poured Concrete Skate Parks</td>
<td>$30-40 Per Sq. Foot</td>
<td>$40,000/Site/Yr.</td>
<td>25+</td>
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<tr>
<td>A Level Softball Field (irrigation + lighting)</td>
<td>$125,000-$185,000</td>
<td>$12,500-$18,500/Field (Includes: lining, mowing, trimming, fertilizing, weed control, aerating, irrigation &amp; overseeding)</td>
<td>7-10 High</td>
<td></td>
</tr>
<tr>
<td>B Level Softball Field</td>
<td>$70,000-$100,000</td>
<td>$7,000-$10,000/Field (Includes: lining, mowing, trimming, fertilizing, weed control, aerating, irrigation &amp; overseeding)</td>
<td>7-10 Mid</td>
<td></td>
</tr>
<tr>
<td>A Level Grass Full S occer/Football Field (irrigation + lighting)</td>
<td>$100,000-$150,000</td>
<td>$10,000-$15,000/Field (Includes: lining, mowing, trimming, fertilizing, weed control, aerating, irrigation &amp; overseeding)</td>
<td>15 High</td>
<td></td>
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<tr>
<td>A Level Grass Mid S occer Field (irrigation + lighting)</td>
<td>$50,000-$75,000</td>
<td>$5,000-$7,500/Field (Includes: lining, mowing, trimming, fertilizing, weed control, aerating, irrigation &amp; overseeding)</td>
<td>15 High</td>
<td></td>
</tr>
<tr>
<td>A Level Grass small S occer Field (irrigation + lighting)</td>
<td>$30,000-$50,000</td>
<td>$3,000-$5,000/Field (Includes: lining, mowing, trimming, fertilizing, weed control, aerating, irrigation &amp; overseeding)</td>
<td>15 High</td>
<td></td>
</tr>
<tr>
<td>B Level Grass Full S occer/Football Field</td>
<td>$50,000-$80,000</td>
<td>$5,000-$8,000/Field (Includes: lining, mowing, trimming, fertilizing, weed control, aerating, irrigation &amp; overseeding)</td>
<td>10 Mid</td>
<td></td>
</tr>
<tr>
<td>B Level Grass Mid S occer Field</td>
<td>$25,000-$40,000</td>
<td>$2,500-$4,000/Field (Includes: lining, mowing, trimming, fertilizing, weed control, aerating &amp; overseeding)</td>
<td>10 Mid</td>
<td></td>
</tr>
<tr>
<td>B Level Grass Small S occer Field</td>
<td>$18,000-$26,000</td>
<td>$1,800-$2,600/Field (Includes: lining, mowing, trimming, fertilizing, weed control, aerating &amp; overseeding)</td>
<td>10 Mid</td>
<td></td>
</tr>
<tr>
<td>Artificial Turf Field Complex</td>
<td>$1,000,000</td>
<td>$100,000</td>
<td>10-15</td>
<td>High</td>
</tr>
</tbody>
</table>
4. IMPLEMENTATION / ACTION PLAN

Initial Phase - Fields (2014)

For the initial phase, the CAC’s focus was on framework elements including: the Central Lawn, walking trails and connections, demolition of a portion of the mini golf to create better park access, renovation of the existing restroom/storage building, an enhanced picnic area between Stan Cyson Field and Field #33 near the building. They also recommended the west softball fields as a first step, electing to wait on upgrades to the fields south of Yinghua Academy due to timing of the playground construction. Shared parking agreements could be explored to the north of the softball fields with the adjacent landowner.

- Central lawn
- Walking loops
- N/S & E/W connections
- West softball fields
- Maintenance area and building
- Potential for shared parking agreement
- Upgrades to Field #33 - Additional $350,000 MLB donation (Not included in $1.15 Million)

Initial Phase - Building and Related Elements (2015)

This phase revolves around the timing of the building and the playground. While the building is slated for construction in 2015, the improvements to the playground (planned to be relocated adjacent to the new building) are currently identified in 2019 of the CIP. Ideally the construction of a new playground near the building would occur at the same time, if the funding for the playground can not move up in the CIP, the CAC recommended leaving the current playground in place and waiting to upgrade the multi-use field area at that time.

- Recreation building
- Playground
- Outdoor basketball court
- Reconstruction of field 2
- Development of the large, multi-use field
- Trail improvements
- Picnic Areas / Open space improvements

Feature Count Project Budget

<table>
<thead>
<tr>
<th>Feature</th>
<th>Count</th>
<th>Project Budget</th>
<th>Low</th>
<th>High</th>
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</thead>
<tbody>
<tr>
<td>Central Lawn</td>
<td>525K</td>
<td>345K</td>
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<td></td>
</tr>
<tr>
<td>New Sidewalk</td>
<td>521K</td>
<td>322K</td>
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<td></td>
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<tr>
<td>Trails &amp; Crossings</td>
<td>340K</td>
<td>290K</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Softball Fields</td>
<td>3400K</td>
<td>1575K</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintenance Area</td>
<td>200K</td>
<td>1100K</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Upgrade</td>
<td>155K</td>
<td>1100K</td>
<td></td>
<td></td>
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<tr>
<td>Picnic Area</td>
<td>5K</td>
<td>11K</td>
<td></td>
<td></td>
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<tr>
<td>Mini Golf Demo</td>
<td>1/2 K</td>
<td>12K</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>375K</td>
<td>11700K</td>
<td></td>
<td></td>
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</table>

Feature Count Project Budget

<table>
<thead>
<tr>
<th>Feature</th>
<th>Count</th>
<th>Project Budget</th>
<th>Low</th>
<th>High</th>
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</thead>
<tbody>
<tr>
<td>Maped use Field Upgrades</td>
<td>310K</td>
<td>310K</td>
<td></td>
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<tr>
<td>Trail</td>
<td>330Ft</td>
<td>27K</td>
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<tr>
<td>Picnic/Open Space</td>
<td>115K</td>
<td>215K</td>
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<tr>
<td>Fields Total</td>
<td>1132K</td>
<td>1190K</td>
<td></td>
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<tr>
<td>Recreation Building</td>
<td>4MM</td>
<td>4MM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Playground</td>
<td>350K</td>
<td>350K</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>24483K</td>
<td>24140K</td>
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</tbody>
</table>
Mid-Term Phase

During planning process the CAC and other stakeholders provided direction on additional, currently unfunded elements as part of the master plan for the park. These elements include the skate park, tennis courts and sand volleyball courts. These are important elements of the park and will rely on fundraising, and coordinated efforts to generate the necessary funding for construction.

- Tennis
- Parking lot
- Skate park
- Sand volleyball

Long-Term Phase

The potential for long-term park acquisition was recommended by the CAC while recognizing expansion is neither immediate, nor guaranteed. The expansion on the west side of the park to the north would allow for Northeast Park to provide high-quality tournament facilities and experiences that are currently not available in Minneapolis. The long-term horizon also identifies the ability to create a restroom / concessions building at the center of the softball pinwheel.

- Acquisition / Site clean up
- Northern half of pinwheel
- Restrooms and concession stand