

# 4 Park Planning and Design

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## Park Constellations

Elliot

Gateway/Mills

Loring

North Loop

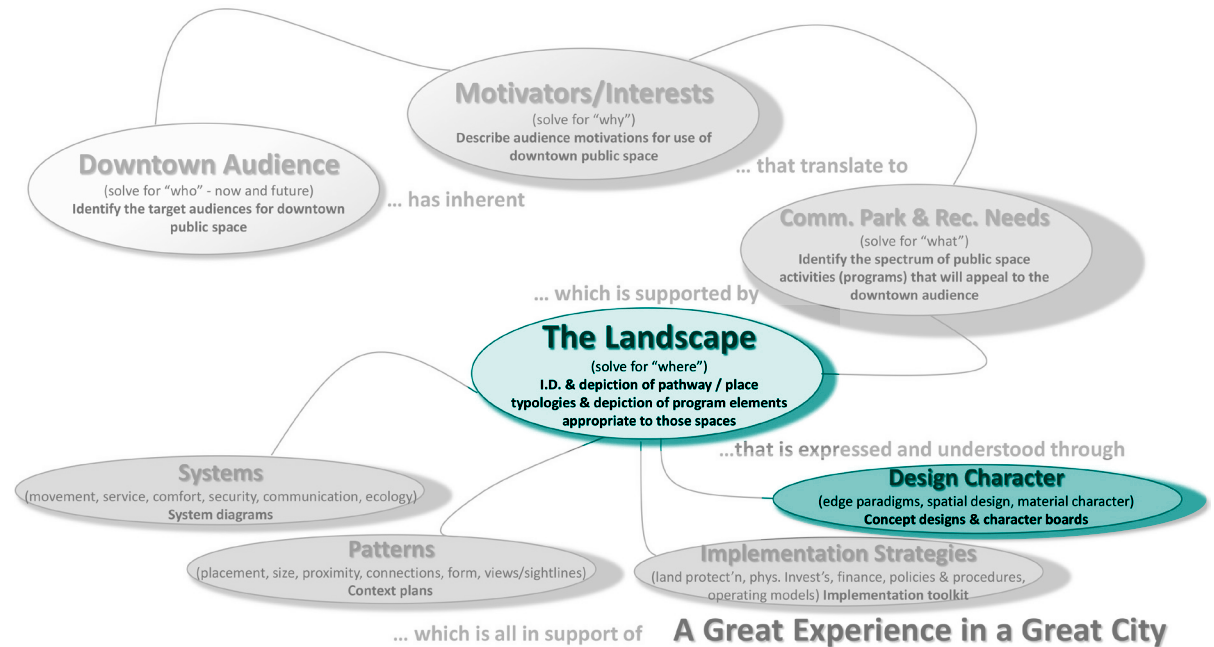
Commons

Twins

## PROJECT APPROACH REFERENCE

The Downtown Service Area Master Plan (DSAMP) project approach has been comprehensive and multi-faceted– examining demographics, recreation needs, condition of current assets, best practices in urban park and recreation, and existing service gaps. Throughout the document the project approach diagram will be referenced, where appropriate, to depict how the information collected connects to these facets.

This chapter addresses landscape and design character.





# PARK PLANNING & DESIGN

## INTRODUCTION

Under this service area master plan, the five existing parks and one or more potential new parks of the Downtown Service Area will evolve as a part of a constellation of public spaces. This section presents design directions for the parks in the Downtown Service Area and, as a key to completing the constellation concept, shows the relationship of MPRB parks to other park-like spaces throughout Downtown. Each constellation is described as a collection of public spaces and the links between those spaces (Figure 1.26).

Where parks exist in a constellation, they are described with information intended to demonstrate the basis for its evolution under the Downtown Service Area Master Plan, including:

- » A description of the history of the park, its neighborhood context, and its extant conditions;
- » A narrative description of the proposed park plan and the ways in which changes respond to conditions and input;
- » An illustration of the proposed park plan;

- » A chart indicating the evolution of input that resulted in the proposed park plan;
- » A list of key initiatives—those actions proposed to be undertaken by the MPRB—along with a likely sequence of implementation for various components proposed for the park;
- » An estimate of the costs of implementing the proposed park plan

Each constellation also includes other public spaces, not owned by the MPRB, that are important in supporting a downtown park user's recreation experience. For those spaces, this section describes the public space and its key features—those elements supporting activities or uses that might be unique in Downtown or perhaps cannot be reasonably accommodated in a park within a particular constellation. In the case of one part of the Downtown Service Area, no parks exist other than those along the Mississippi River. While the river and the existing riverfront parks are a significant recreational opportunity, the North Loop constellation demonstrates several sites as potential parks that might evolve with guidance from the MPRB. Each constellation is formed by connections between parks and public spaces. This section identifies those

connections and in some cases more fully describes them as a part of the downtown experience.

Park designs are shown as concepts, with directions based on a range of factors including input gained from the public and other advisory committees during the master planning process, conditions of the parks, and a projection of the ways in which each park might serve park users during the time horizon of the master plan. In most instances, funding limits opportunities for wholesale change within a park, so the drawings demonstrate an ultimate design that would be achieved incrementally.

A park plan included in this section demonstrates a concept that:

- » identifies and organizes the general patterns and uses for the park;
- » shows the general form and extent of the landscape, play features and courts, gathering spaces, structures, special features, and natural elements; and
- » illustrates the extent and general location of paths accommodating pedestrians and bicyclists.

A park plan, as shown in this section, is a conceptual guide. It does not intend to show the specific design for any element, and it does not necessarily show details or locations of minor features such as benches and tables, signs, or other smaller components typically included in a park. While significant interactions with the public formed many of the core park plan directions for each park, the process of engaging park users will continue as a part of any physical changes to the park. Final park plans—based on the concepts of the Downtown Service Area Master Plan, will be created in concert with further public input as capital funding becomes available for a park.

Additionally, as the parks and park-like spaces of Downtown are connected by the experiences of users, programming becomes a particularly important aspect. The intentions of this master plan are that park-like spaces will be infused with activity, beyond just being spaces that have park-like character alone. In some cases, especially in existing parks, programming might be lead by the MPRB. In other cases, especially in new parks or Downtown's many park-like spaces, collaboration in programming is the more likely path.



Figure 1.26 Constellation Concept Diagram

# ELLIOT CONSTELLATION

## Existing Parks

- 1 • Elliot Park
- 2 • Franklin Steele Square
- 3 • Park Avenue Triangle

## Potential Parks

- 4 • East 15th Street Park

## Park-Like Spaces

- 5 • Gateway Dog Park
- 6 • Minneapolis Triangle Park

## Park Connectivity and Wayfinding Priorities

- Portland Avenue S
- 14th Street E
- 15th Street E
- 10th Street S
- 11th Avenue S

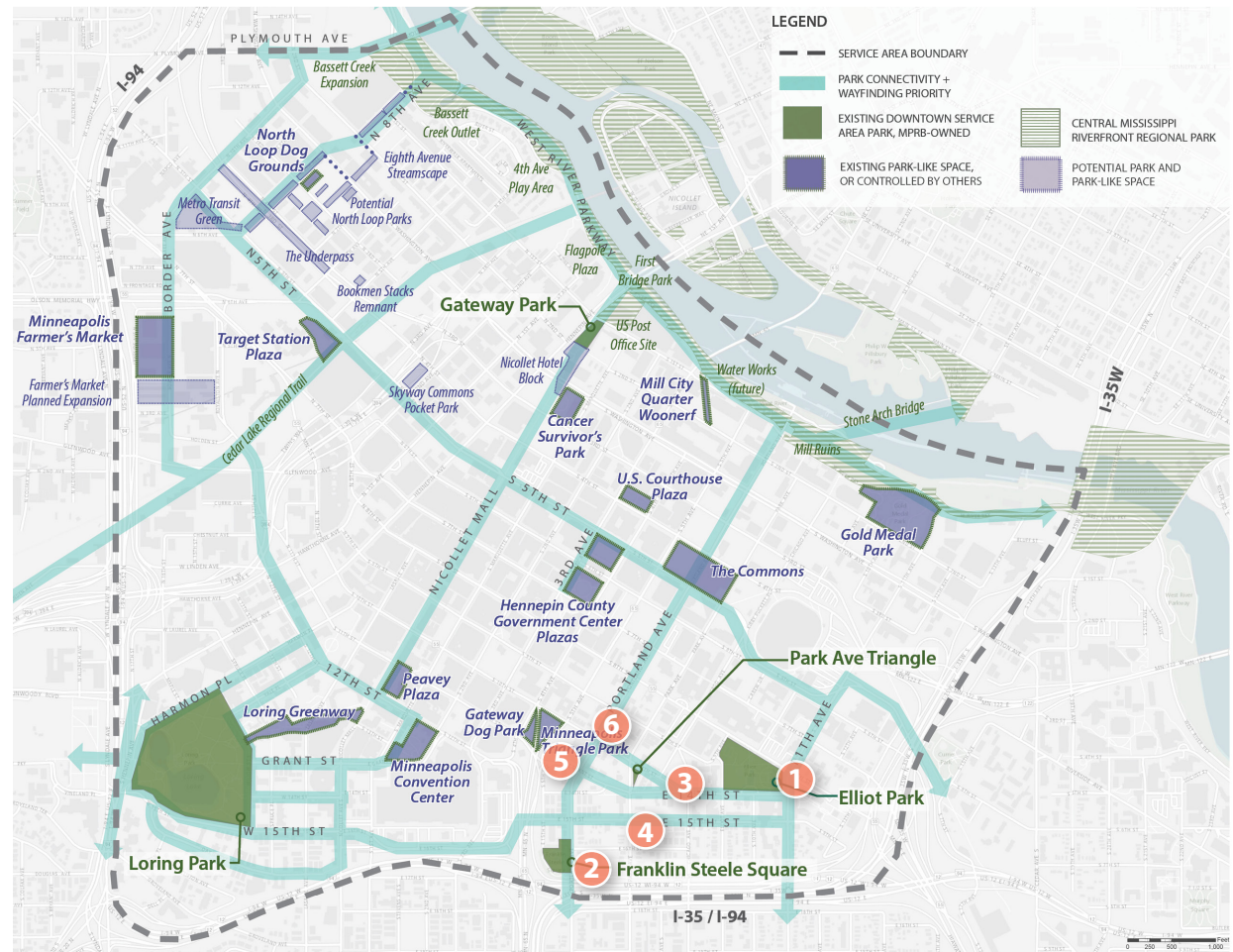


Figure 1.27 Need info for figure



## ELLIOT CONSTELLATION

The Elliot constellation focuses on three neighborhood parks, each with its own identifiable character and each adding to the diversity of recreation opportunities in the neighborhood. Elliot Park, Franklin Steele Square, and Park Avenue Triangle work well to provide adequate park and open space for the neighborhood, particularly when considered as part of a constellation of shared assets and programming. But the constellation also includes the potential for other points, especially where new additions help to better align and distribute park resources across the Elliot Park neighborhood.



# PARK RECOMMENDATIONS

## Elliot Park

**Size:** 6.44 acres

**Address:** 1000 14th St East

**Location:** Elliot Park is at the center of the Elliot Park Neighborhood, one of the oldest neighborhoods in Minneapolis. It is bounded by South 8th and 9th Streets, 11th Avenue South, East 14th Street, and Elliot Avenue South; a dense and diverse portion of the city close to where freeways I-94 and 35-W converge.



## History

The park and avenue were named for Dr. Jacob S. Elliot, who along with his wife donated the original 2.1 acres of land that had once been their garden for Elliot Park in 1883. Two adjoining blocks of land were purchased and added in 1883 and the following year 9th Street, which ran through the park, was vacated. In 1908 three more acres were added to the park.

Landscape Architect H.W.S. Cleveland designed the original park with a central pond, which later contained a water fountain. In 1909 Superintendent Theodore Wirth designed a subsequent plan which included a playground, later replaced with flower plantings. In 1948 10th Avenue, which cut through the park, was closed and over the next several years a new playground, athletic field, tennis courts, wading pool, and shelter were built.

In 1980, Elliot Park became the site of a unique project in Minneapolis parks. With the help of federal and state grants totaling nearly a million dollars, the first recreation center fully accessible to people with disabilities was built in Minneapolis parks. Following this, a new basketball court, pathways, and skateboard park were added. In 2015 through a

funding and programming partnership with adjacent North Central College, a new synthetic turf athletic field of NCAA-regulation dimensions was installed.

## Existing Conditions and Character

Elliot Park is surrounded by health and education institutions including Hennepin County Medical Center (HCMC), Augustana Health Care Center and North Central University. It is also just two blocks south of the US Bank Stadium, adjacent to The Commons, which opened in 2016. The park has seen many changes over the years, growing in size, and housing one of only two neighborhood recreation centers in downtown Minneapolis (the other in Loring Park). The park contains acres of turf grass, dozens of mature trees that provide cool shade and a quiet respite from the surrounding traffic, concrete, and busy neighborhood institutions.



Elliot Park Existing Conditions

## Issues

- » Sightlines are closed off from 8th and 9th Street by berms on east side
- » Surrounding sidewalk is narrow and there is little to no boulevard to buffer pedestrian use from traffic and on-street parking
- » Lack of a centralized open space for flexible use
- » Lack of gathering space and spectator space for activities on the artificial turf field
- » Recreation center building fails to relate fully to the street
- » Skate park needs to be updated and expanded
- » Trees were lost to the construction of the soccer field and the tree canopy in general is lacking
- » Difficult street crossings make accessing the park a challenge
- » Existing, tall hackberry trees circling the existing play areas need to be protected and supported
- » Areas of the park are not ADA compliant
- » Insufficient storage capacity in the recreation center

## Opportunities

- » Enhance street crossings
- » Create more of an event space around the soccer field
- » Incorporate winter programming and increase space for winter activities
- » Create a stronger street entrance/front of park to the building
- » Expand existing sidewalk widths and boulevard space around entire park
- » Foster partnerships with nearby medical facilities and North Central University
- » Balance active recreation use with passive park use
- » Provide a space for low impact activities, such as musical performances, yoga, tai chi, etc.
- » Soften the edges of the park and create a welcoming atmosphere
- » Provide education opportunities for the public, especially children, to learn about agriculture and the natural environment



## Connections

Wayfinding and connections to and from Elliot Park should focus on:

- » The existing City of Minneapolis bicycle lanes on 11th Ave South which connect to the Hiawatha Bike Trail and Downtown East LRT station
- » The existing City of Minneapolis 15th Street Bikeway which connects to the Convention Center, Loring Park, and the Kenilworth and Cedar Lake Trails
- » Main pedestrian street sidewalk connections to US Bank Stadium, The Commons, and downtown businesses including 10th Avenue South, 11th Avenue South, and South 8th Street/Chicago Avenue
- » Future bicycle and pedestrian connections to Samatar Crossing (repurposed 5th Street ramp) and through that, to Brian Coyle Center, Currie Park, and Cedar/Riverside LRT station

## Proposed Design

The plan for Elliot Park builds on recently introduced features and the foundation of the old features of the park. The multi-use synthetic sports field brings many new faces to the park, increasing the need for seating, picnicking, restrooms, and other facilities. The older, more rooted features such as the recreation center, the ring of century-old hackberry trees, and the passive east half of the park remains. Because un-programmed play space is limited in the neighborhood in general and in the park specifically, creating multi-use, compact, and flexible spaces is an important goal for Elliot Park. Where the patterns of the west half of the park are largely established by the new field, the east half might be reimaged, centered on the century-old hackberry trees and anchored on each side by the existing recreation center, and the neighborhood streets. The east side becomes a place to accommodate a wider range of un-programmed activities.

The recreation center remains a gathering point in the neighborhood and while changes to it are not a part of this plan, creating more direct pedestrian links to it and providing space for expansion of programs

are noted, even if an expansion eliminates or greatly reduces parking in the highly pedestrian Elliot Park neighborhood. At the park's far west edge, adjacent to North Central University, the potential exists to reconceive Elliot Avenue as a more flexible and accommodating public space, perhaps a plaza that bridges the gap between the university and their new home field. The university dormitory along Elliot Avenue will need to be accessible for students moving in and out of the dorms, and for student and park visitor activity.

To better highlight the park in its urban context, the park's perimeter sidewalk is made wider and lined with trees and benches. It brings strolling activity to the park and signals a green respite for the neighborhood. An important component of the perimeter walk is providing lighting sufficient to create a safe walking environment.



## Elliot Park Existing Conditions



Figure 1.28 Elliot Park Existing Conditions



# Elliot Park Proposed Plan



Figure 1.29 Elliot Park Proposed Plan





Precedents for Elliot Park



## Desired Key Features

- » Protection of the ring of hackberry trees in the east half of the park as the signature natural feature plus newly planted trees to perpetuate the canopy
- » Arrange areas outside the ring of century-old hackberry trees as play spaces, to free up space at the center of the ring for the seasonal activity space. Summer activities such as yoga, tai chi, and small performances, and winter activities such as skating might be programmed here. The seasonal activity space balances the active

- uses of the west part of the park with more passive activities in the east part of the park
- » Incorporation of gardens, focused on youth education, outside the ring of hackberry trees
- » Splash pad/water play feature to replace the wading pool
- » Creation of a continuous tree-lined walking loop at the perimeter of the park, with widened sidewalks, benches, adequate lighting, and other amenities supporting safe and comfortable strolling and increasing the permeability of the park edge.

- » Evolution of the skate park, replacing out-of-date features with ones aligned with current trends, and expansion of programming related to the skate park encouraging safe and positive use
- » Narrowing of Elliot Avenue South, removing parking and creating a curbside and plaza-like street that allows for better spectating of the field and a more park-like setting adjacent to the neighborhood
- »



Precedents for Elliot Park



- » Expansion of the recreation center towards 14th Avenue South as needed to accommodate growth in programming and other functions, making the building more prominent from the street, removing parking and drop-off in favor of park-supporting activities, and recognizing this as one of the only opportunities for a true recreation center in the Downtown Service Area
- » Increasing the amount of time available for using the artificial turf field by adding field lighting

## Elliot Park - Processes

Initial Design Guidance and Ideation by Design Team	→ Design Week Products	→ Design Week Feedback	→ Final Design Product
Provide recreational opportunities	→ Playground, splashpad, skatepark, multi-use field, basketball, open field	→ OK	→ Playground, splashpad, skatepark, multi-use field, basketball, open field
Provide low maintenance, high quality play areas	→ Updated play area, closer to recreation center	→ OK	→ Updated play area, closer to recreation center
Balance active recreation use with passive park use	→ Distinct areas for active recreation and passive uses	→ OK	→ Distinct areas for active recreation and passive uses
Provide a space for low impact activities, such as musical performances, yoga, tai chi, etc.	→ Grassy knoll at center of tree circle on east side	→ Skating circle may not be feasible, knoll limits use of space	→ Flatter seasonal activity space at center of tree circle on east side
Preserve century-old circle of hackberry trees	→ Keep trees	→ Hackberry trees are a century old and can live another century, plan for replacement now	→ Keep trees and fill in open spots in circle
Incorporate a strolling path around the entire park	→ Sidewalk, grass boulevard, trees, benches, and enhanced street crossings	→ OK	→ Sidewalk, grass boulevard, trees, benches, and enhanced street crossings
Increase the tree canopy	→ Plant tree throughout park	→ OK	→ Plant trees throughout park
ADA compliance throughout park	→ Construct or re-construct sidewalks and facilities to meet current ADA standards	→ OK	→ Construct or re-construct sidewalks and facilities to meet current ADA standards
Create opportunities for the public, especially children, to learn about agriculture and the natural environment	→ Learning garden	→ OK	→ Learning garden
Increase the amount of time available to play sports	→ Install field lighting	→ OK	→ Install field lighting
Encourage positive and safe activities after dark	→ Install field lighting and increase lighting levels	→ OK	→ Install field lighting and increase lighting levels
Increase the storage capacity in the recreation center	→ Evaluate recreation center through Rec Quest	→ OK	→ Evaluate recreation center through Rec Quest
Make recreation center more prominent on street	→ Evaluate recreation center through Rec Quest, move building towards street, remove abundance of trash cans	→ OK	→ Evaluate recreation center through Rec Quest, move building towards street, remove abundance of trash cans
Increase space for winter activities	→ Skating loop around grassy knoll	→ Skating circle may not be feasible	→ Skating rink on seasonal activity space
Continue to build on to the skatepark	→ Build northern legs of pad and add concrete features	→ Consult with City of Skate designers prior to improvements	→ Build northern legs of pad and add concrete features
Encourage positive and safe use for skateboarders	→ Build up-to-date features	→ Consult with City of Skate designers prior to improvements	→ Utilize design expertise of City of Skate to keep up-to-date features
Increase safe spaces available for sports spectators	→ Work with City and NCU to construct pedestrian focused space on Elliot Avenue	→ Keep truck access to front doors for move-in and move-out dates	→ Work with City and NCU to construct pedestrian focused space on Elliot Avenue
Soften edges of the park and create a welcoming atmosphere	→ Enhanced crossings at intersections, remove berms, build in sidewalk seating, add canopy trees	→ OK	→ Enhanced crossings at intersections, remove berms, build in sidewalk seating, add canopy trees



## Cost Estimate - Elliot Park

Project	Quantity	Units	Total Project Cost (2017)	Implementation	Prioritization Category
<b>Basketball Court</b>			<b>\$ 26,372</b>	<b>Stand Alone</b>	<b>Planned</b>
Basketball Court	1	each	\$ 26,372		
<b>Play Area and Splash Pad</b>			<b>\$ 1,846,011</b>	<b>Package 1</b>	<b>Planned</b>
Splash Pad	1	each	\$ 1,186,722		
Combo Playlot	1	each	\$ 659,290		
<b>Great Lawn and Balance of Park Land</b>			<b>\$ 681,674</b>	<b>Package 1</b>	<b>Planned</b>
Sod	100000	sf	\$ 74,400		
Overstory Trees	20	each	\$ 15,500		
Picnic Table	10	each	\$ 52,743		
Outdoor Light	20	each	\$ 158,230		
Grill	5	each	\$ 8,571		
Sign	2	each	\$ 23,734		
Drinking Fountain	2	each	\$ 29,009		
Bike Rack	2	each	\$ 930		
Benches	30	each	\$ 39,557		
Concrete Paving and Paths	18000	sf	\$ 279,000		
<b>Boulevard Walk with Trees</b>			<b>\$ 279,000</b>	<b>Stand Alone</b>	<b>Planned</b>
Concrete Paving and Paths	12000	sf	\$ 186,000		
Overstory Trees	120	each	\$ 93,000		
<b>Learning Garden</b>			<b>\$ 92,301</b>	<b>Package 1</b>	<b>Planned</b>
Garden	1	each	\$ 92,301		
<b>Athletic Field</b>			<b>\$ 947,734</b>	<b>Stand Alone</b>	<b>Planned</b>
New Turf Carpet and Infill	1	each	\$ 775,000		
Drinking Fountain with Bottle Filler	1	each	\$ 14,504		
Sports Lighting	6	each	\$ 158,230		
<b>Recreation Center Addition</b>			<b>\$ 4,845,780</b>	<b>Stand Alone</b>	<b>Planned</b>
Recreation Center *	6000	sf	\$ 2,769,017		
Recreation Center Addition *	4500	sf	\$ 2,076,763		
<b>Skatepark</b>			<b>\$ 186,000</b>	<b>Stand Alone</b>	<b>Planned</b>
Replace Skatepark Equipment	1	each	\$ 186,000		
<b>Elliot Avenue Plaza</b>			<b>\$ 348,750</b>	<b>Stand Alone</b>	<b>Conditional</b>
Elliot Avenue Plaza	450	lf	\$ 348,750		
			<b>\$ 9,253,621</b>		

### Annual Operations Estimate - Elliot Park

Asset Type	Asset Name	Current Quantity	Units	Annual Operating Cost Per Unit	Park Plan Quantity	Park Plan Operating Costs	Change in Asset Quantity
Buildings	Recreation Center *	7,215	sf	\$ -	11715	\$ -	4,500
Fields	Premier Field - Artificial	1	each	\$ 5,000	1	\$ 5,000	0
Play	Skate Park - Neighborhood	1	each	\$ 7,500	1	\$ 7,500	0
Play	Playground	2	each	\$ 7,500	3	\$ 22,500	1
Courts	Basketball	1	each	\$ 1,500	1	\$ 1,500	0
Aquatics	Splash Pad	-	each	\$ 35,000	1	\$ 35,000	1
Aquatics	Wading Pool	1	each	\$ 15,000	0	\$ -	(1)
Circulation & Gathering	Visitor Parking Lot	2	stall	\$ 40	0	\$ -	(2)
Circulation & Gathering	Pedestrian Path	30,000	sf	\$ 0.05	26000	\$ 1,300	(4,000)
Furnishings	Bike Rack	10	loop	\$ 20	20	\$ 400	10
Furnishings	Seating/Picnic Furnishings	23	each	\$ 25	45	\$ 1,125	22
Furnishings	Drinking Fountain	-	each	\$ 1,500	2	\$ 3,000	2
Furnishings	Performance/Event Electronics	1	ls	\$ 2,000	1	\$ 2,000	0
Furnishings	Wayfinding/Signage	-	ls	\$ 2,000	1	\$ 2,000	1
Furnishings	Lighting	10	each	\$ 200	15	\$ 3,000	5
Landscape	Lawn - Unirrigated	2.2	ac	\$ 4,500	2.3	\$ 10,331	0
Landscape	Trees	50	each	\$ 25	140	\$ 3,500	90
Landscape	Tended Garden	-	ac	\$ 120,000	0.15	\$ 17,631	0

\*The Recreation Center at Elliot Park will be further reviewed and discussed as part of RecQuest.

## Franklin Steele Square

**Size:** 1.57 acres

**Address:** 1600 Portland Avenue South

**Location:** Franklin Steele Square is located in the far southwest corner of the Elliot Park neighborhood, bordered on two sides by the I-94 freeway and off-ramp, to the east by Portland Avenue South, and to the north by a residential apartment complex. Half of the parcel closest to Portland Avenue is owned by MPRB and the other half is part of the residential property.



### History

The park was named to honor Franklin Steele, one of the first European settlers in the area and a civic activist who built the first bridge over the Mississippi at Nicollet Island. The land for the park was donated to the city in 1882 by the daughters of Franklin Steele and later transferred to the newly created Park Board. A condition of the donation was that the city appoint Charles Loring to supervise improvements to the park, a condition that both the City Council and Loring accepted.

In 1912 a playground was added, and in 1948 the park was integrated with adjacent Madison School by the vacation of 16th Street. Additional improvements were made at that time, including a wading pool, a children's play area, a small athletic field, picnic facilities, basketball and volleyball courts and a shelter. A portion of the shelter had removable walls that could be stored in summer to provide an open air structure, yet provide protection for skaters as a warming house in winter. Franklin Steele Square lost 0.14 acre in 1962 to freeway construction. The land lost was not as significant as the fact that freeways on two sides of the park isolated it from parts of the

neighborhood it had once served. The park was completely rebuilt in 2008-2009. A new splash pad and playground equipment were the main features of the new park, but renovations also included a new picnic shelter with tables, benches and grills.

### Existing Conditions and Character

Franklin Steele Square was once a formal square surrounded by city streets prior to construction of the freeway (Figures 1.30 and 1.31). In 1962, part of the neighborhood was removed to allow for the construction of the freeway, and as a result, the park lost its urban edge and was cut off from neighborhood context (Figure 1.32). Vehicular access to the park is now limited to Portland Avenue which is a southbound one-way street.

In the 2002 Elliot Park Neighborhood Master Plan, Franklin Steele Square was identified as a neighborhood commons. The master plan recommended the creation of new housing along the freeway to bring more "eyes on the park" and help foster a sense of ownership for the park.



Franklin Steele Square Existing Conditions

## Issues

- » Difficult to access from parts of the neighborhood
- » Bounded to the south and west by noisy freeway
- » Portland Avenue is a busy one-way street headed out of downtown
- » Residential use is located between 15th Street and the park and park is “hidden” behind residential use
- » Main walkway into the park does not align with the intersection crossing
- » Side yard between residential use and park land is underutilized and appears to be part of the park
- » Coniferous trees around the south and east edge of the park block sightlines into the park
- » Many residents, especially to the south and west, don’t know the park exists

## Opportunities

- » Partner with the City of Minneapolis to create safer crossings across Portland Avenue
- » Consider teaming with nearby programs/agencies to create additional park programming opportunities for youth
- » Expand park into the residential side yard owned by MPRB
- » Activate the park edge along Portland Avenue
- » Increase park access, police and emergency access, and bicycle access along freeway edge
- » Consider development of freeway edge for residential use to separate park uses from the freeway





Figure 1.30 Franklin Steele Square (1938) Aerials from Borchardt Library, MN Historical Aerial Photos Accessed Online, Composite Image by MPRB, 2016

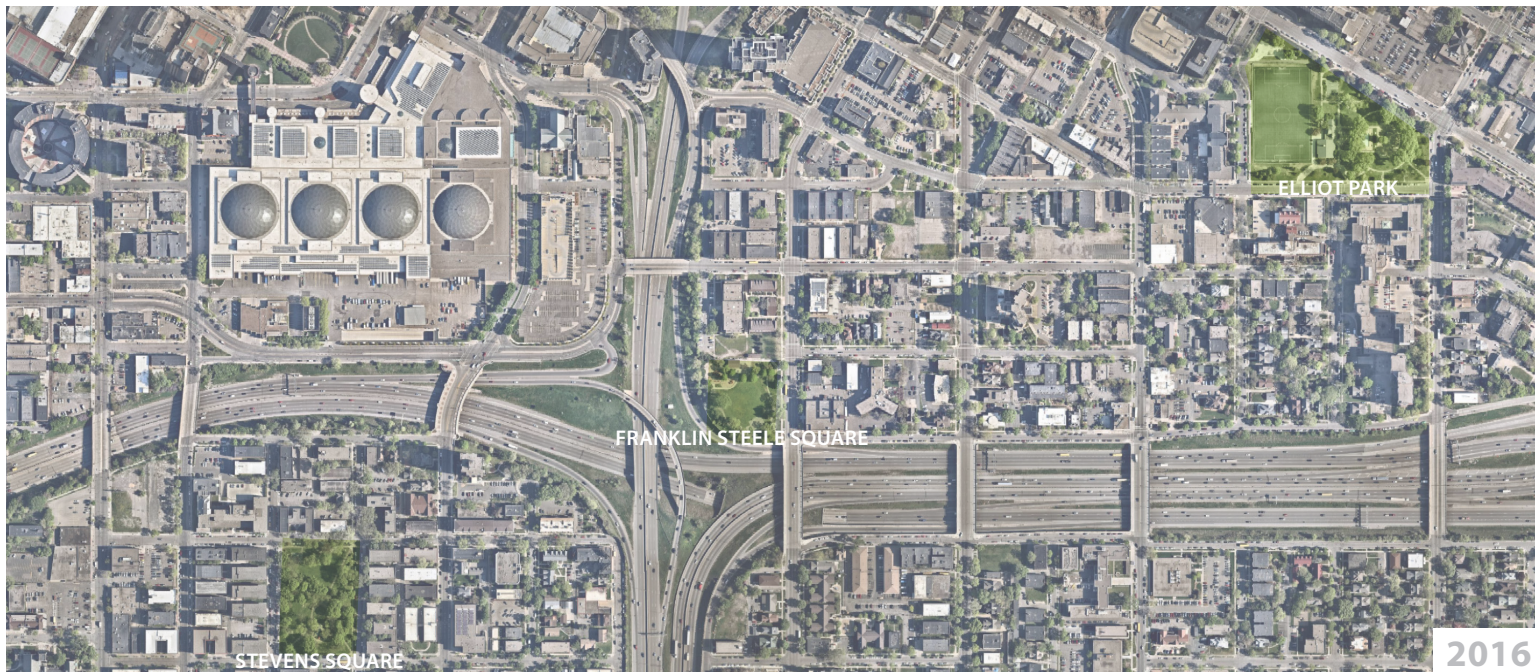


Figure 1.31 Franklin Steele Square Context (2016)



## Franklin Steele Square Existing Conditions

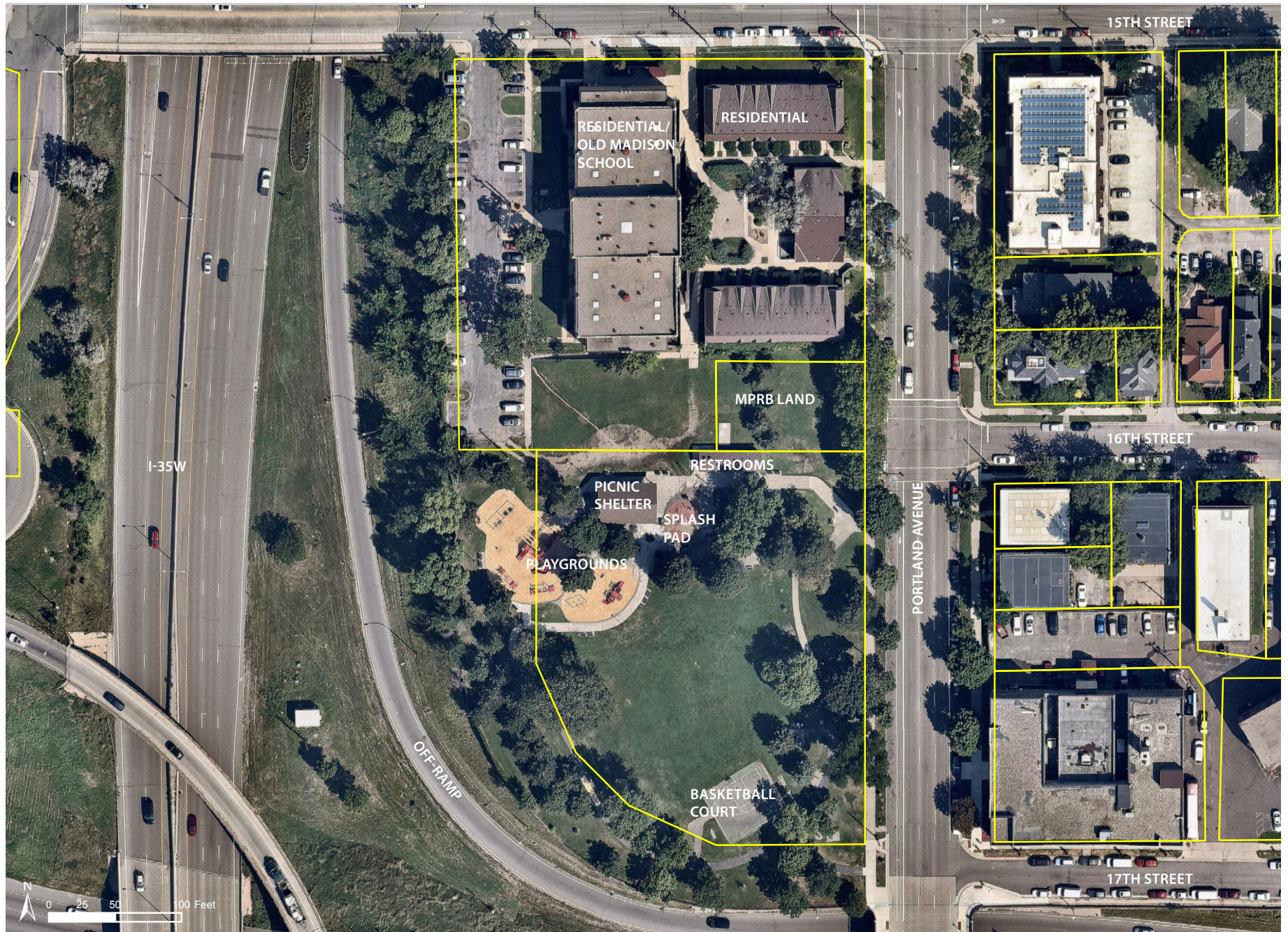


Figure 1.32 Franklin Steele Square Existing Conditions



# Franklin Steele Square Proposed Plan



Figure 1.33 Franklin Steele Square Proposed Plan





Precedents for Franklin Steele Square



## Connections

Wayfinding and connections to and from Franklin Steele Square should focus on:

- » The existing City of Minneapolis bicycle lane on Portland Ave South which connects the park to downtown as well as neighborhoods south of the freeway
- » The existing City of Minneapolis 15th Street Bikeway which connects to the Convention Center, Loring Park, and the Kenilworth and Cedar Lake Trails

- » Main pedestrian street sidewalk connections to downtown, the rest of Elliot Park neighborhood, and to residential areas south of the freeway, including Portland Avenue South, 11th Avenue South, and East 16th and 17th Streets
- » Police access from East 15th Street parking lot north of park

## Proposed Design

The concept for Franklin Steele Square utilizes the current boundaries of the freeway, Portland Avenue, and residential housing. It strives to enhance what exists today to create a viable vibrant park that provides higher quality programming and recreational opportunities for the neighborhood. The concept pushes the play areas and recreation areas away from the noisy and noxious freeway and suggests access along the freeway edge for police, bicycles, pedestrians, and vehicles. If an opportunity presents itself to further remove the park from the



Precedents for Franklin Steele Square



freeway edge via residential development, the MPRB will explore a land swap to provide safer, healthier, and a more centralized park space for the Elliot Park Neighborhood.

### Desired Key Features

- » Introduction of community agriculture by providing garden program space near Portland Avenue
- » Creation of a one-way traditional woonerf style roadway for vehicles, bicycles, and pedestrians with parking along freeway edge
- » Incorporation of a native planting palette throughout park
- » Reconfigured and expanded plaza that aligns with pedestrian movements from the intersection at 16th Street and the transit features along Portland Avenue
- » Introduction of a secondary entry walk aligned with the 17th Street intersection that highlights enhanced connections from the neighborhood
- » Reoriented play areas closer to the middle of the park and away from the freeway, with the splash pad, shelter, and restroom building remaining in their existing locations
- » Reorganization of active spaces so they are more identifiable along the street and so activities are legible from Portland Avenue
- » Relocated bus stop along Portland Avenue so it aligns with the main park entry plaza (partner with Metro Transit)

## Processes - Franklin Steele Square

Initial Design Guidance and Ideation by Design Team	→ Design Week Products	→ Design Week Feedback	→ Final Design Product
Provide opportunities for partnering with local food/gardening and neighborhood organizations	→ Community garden	→ OK	→ Community garden
Create pleasant atmosphere for walking	→ New trails and circulation in park	→ OK	→ New trails and circulation in park
Provide shade	→ Increased tree canopy	→ OK	→ Increased tree canopy
Create comfortable waiting space at bus stop	→ Move bus stop north along Portland	→ OK	→ Move bus stop north along Portland Ave
Create identifiable entry into park	→ Plaza aligned to intersections and crosswalks	→ OK	→ Plaza aligned to intersections and crosswalks
Expand basketball to full court and move closer to Portland Ave	→ Full court	→ Keep basketball visible to street	→ Full court along Portland Ave
Continue to offer an expansive play experience	→ Play area kept in similar location	→ OK	→ Play area moved closer to center of park
Continue to offer a water play feature	→ Splash pad in same location	→ OK	→ Splash pad in same location
Continue to offer a covered pavilion and restrooms	→ Pavilion in same location	→ OK	→ Pavilion in same location
Extend park use at night	→ Increased lighting levels with light feature facing interstate on sound wall	→ No soundwall, only retaining wall	→ Increased lighting levels with light feature facing interstate above retaining wall
Introduce flexible seating in plazas	→ Movable chairs and tables	→ OK	→ Movable chairs and tables
Host cultural events	→ Partner with area organizations	→ OK	→ Partner with area organizations
Explore ways to increase park size	→ Landswap between Madison Apartments on the north to the space between freeway and park	→ Madison Apartments not interested	→ Utilize unused parcel north of park and build East 15th Street Park
Increase safety in recesses of park	→ Swap land to build residential units between freeway and park	→ Madison Apartments not interested, increase occupation of this area	→ Woonerf drive and trail with limited parking
Mitigate noise and pollution from freeway	→ Swap land to build residential units between freeway and park	→ Increase occupation of area and provide access by police, peds and cyclists	→ Woonerf drive and trail with native plantings
Provide recreation center programming from a “storefront” park community room, further activating the park, increasing safety and use	→ Recreation center built into development	→ Madison Apartments not interested	→ Explore future opportunities to develop land between freeway and park for recreation center

## Cost Estimate - Franklin Steele Square

Project	Quantity	Units	Total Project Cost (2017)	Implementation	Prioritization Category
<b>Park Pavilion and Restrooms</b>			<b>\$ 471,200</b>	<b>Stand Alone</b>	<b>Planned</b>
Park Pavilion	1200	sf	\$ 223,200		
Restroom Building	400	sf	\$ 248,000		
<b>Play Area and Splash Pad</b>			<b>\$ 1,846,011</b>	<b>Package 1</b>	<b>Planned</b>
Splash Pad	1	each	\$ 1,186,722		
Combo Playlot	1	each	\$ 659,290		
<b>Basketball Court</b>			<b>\$ 26,372</b>	<b>Stand Alone</b>	<b>Planned</b>
Full Court	1	each	\$ 26,372		
<b>Community Garden</b>			<b>\$ 92,301</b>	<b>Stand Alone</b>	<b>Planned</b>
Garden	1	each	\$ 92,301		
<b>Native Plantings</b>			<b>\$ 15,500</b>	<b>Stand Alone</b>	<b>Planned</b>
Native Planting	0.5	ac	\$ 15,500		
<b>Great Lawn and Balance of Park Land</b>			<b>\$ 556,535</b>	<b>Package 1</b>	<b>Planned</b>
Sod	30000	sf	\$ 22,320		
Overstory Trees	30	each	\$ 23,250		
Picnic Table	10	each	\$ 49,709		
Outdoor Light	15	each	\$ 111,856		
Grill	3	each	\$ 4,845		
Sign	2	each	\$ 22,373		
Drinking Fountain	1	each	\$ 13,671		
Bike Rack	10	each	\$ 4,650		
Benches	20	each	\$ 24,862		
Concrete Paving and Paths	18000	sf	\$ 279,000		
<b>Modify Entry Plaza</b>			<b>\$ 260,400</b>	<b>Stand Alone</b>	<b>Planned</b>
Entry Plaza	1	each	\$ 260,400		
<b>Woonerf Path and Parking</b>			<b>\$ 176,700</b>	<b>Package 1</b>	<b>Planned</b>
Curb	1250	lf	\$ 23,250		
Woonerf Asphalt Paving	11000	sf	\$ 153,450		
			<b>\$ 2,973,819</b>		

### Annual Operations Estimate - Franklin Steele Square

Asset Type	Asset Name	Current Quantity	Units	Annual Operating Cost Per Unit	Park Plan Quantity	Park Plan Operating Costs	Change in Asset Quantity
Buildings	Picnic Shelter	112	capacity	\$ 30	112	\$ 3,372	0
Play	Playground	1	each	\$ 7,500	2	\$ 15,000	1
Courts	Half-Court Basketball	1	each	\$ 1,000	0	\$ -	(1)
Courts	Basketball	-	each	\$ 1,500	1	\$ 1,500	1
Aquatics	Splash Pad	1	each	\$ 35,000	1	\$ 35,000	0
Circulation & Gathering	Plaza	-	sf	\$ 1.00	11,000	\$ 11,000	11,000
Circulation & Gathering	Pedestrian Path	65,304	sf	\$ 0.05	79,304	\$ 3,965	14,000
Furnishings	Bike Rack	10	loop	\$ 20	50	\$ 1,000	40
Furnishings	Lighting	5	each	\$ 200	15	\$ 3,000	10
Furnishings	Wayfinding/Signage	-	ls	\$ 2,000	1	\$ 2,000	1
Furnishings	Drinking Fountain	-	each	\$ 1,500	1	\$ 1,500	1
Furnishings	Seating/Picnic Furnishings	20	each	\$ 25	33	\$ 825	13
Landscape	Naturalized Landscape	-	ac	\$ 1,500	0.50	\$ 750	1
Landscape	Trees	50	each	\$ 25	30	\$ 750	(20)
Landscape	Lawn - Unirrigated	0.8	ac	\$ 4,500	0.69	\$ 3,099	(0)
Landscape	Urban Agriculture Area	-	ac	\$ 15,000	0.17	\$ 2,479	0.17



## Park Avenue Triangle

**Size:** 0.04 acres

**Address:** 1001 Park Avenue S

**Location:** Park Avenue Triangle is bordered on the west by Park Avenue and to the north/north east by 10th Street S and is in the Elliot Park neighborhood.



### History

The triangle was transferred to the MPRB from the City Council on April 8, 1925 and was named on November 4, 1925 for the street on which it is located. The triangle is created by a turn in the city's north/south street grid to one that parallels the Mississippi River.

### Existing Conditions and Character

Park Avenue Triangle is one of 37 triangle parks owned by the MPRB throughout the city. While intended to provide attractive neighborhood focal points, their use is usually limited to aesthetics or simply providing open space. Although the parcel itself is only 0.04 acres, it actually feels larger when the city right-of-way boulevards are included. The site is limited to turf and trees and has no other amenities. A sidewalk runs along the 10th Street side of the park.

### Issues

- » There is no MPRB sign and no one knows that this is a park
- » No amenities are present
- » Park size is very small and does not easily lend itself to significant programming opportunities

### Opportunities

- » Introduction of programming or park amenities that utilize this space as a neighborhood amenity
- » Rethink adjacent section of Park Avenue as a park or woonerf, and not a wide street

### Connections

Wayfinding and connections to and from Park Avenue Triangle should focus on:

- » The existing City of Minneapolis bicycle lanes on 11th Ave South which connect to the Hiawatha Bike Trail and Downtown East LRT station.
- » The existing City of Minneapolis 15th Street Bikeway which connects to the Convention Center, Loring Park, and the Kenilworth and Cedar Lake Trails.
- » Main pedestrian street sidewalk connections to US Bank Stadium, The Commons, and downtown businesses including 10th Avenue South, 11th Avenue South, and South 8th Street/Chicago Avenue.



## Park Avenue Triangle Existing Conditions

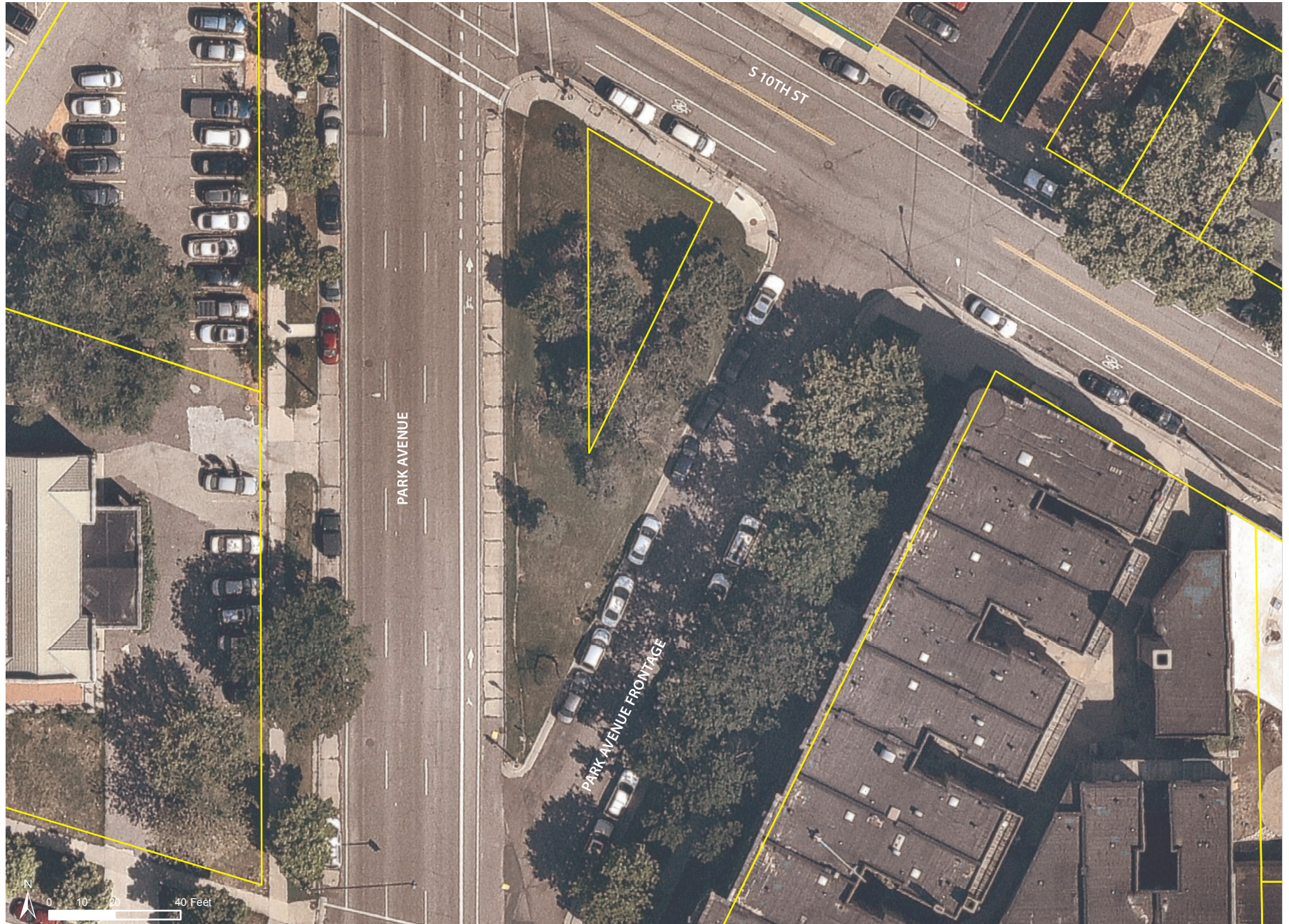


Figure 1.34 Park Avenue Triangle Existing Conditions



Park Avenue Triangle Proposed Plan



Figure 1.35 Park Avenue Triangle Proposed Plan

## Proposed Design

The plan for Park Avenue Triangle aims for enhancements that bring prominence to the small park, add a sense of life to the space, and more strongly connect it to its urban setting. While Park Avenue Triangle exists as a very small park, its presence is actually far larger than the prescribed MPRB parcel. The 0.04-acre park is bounded by rights-of-way with non-street areas that contribute significantly to the apparent size of the park. Sidewalks once existed on all sides of the triangle; reestablishing them not only serves its urban context but also provides a way of navigating the park without having to introduce walkways through the tiny space. Additions to the canopy of trees over the park and the street rights-of-way is important and offer a human-scale connection to nearby properties that also share significant tree canopy with the neighborhood.

Park Avenue Triangle will never serve a wide range of park uses, but it might be better organized to fulfill more local needs for gathering and a retreat for neighbors and passers-by. The triangle can be split into thirds. The northern two thirds would be an off-leash recreation area for dogs and their humans,

and the southern third would be a plaza seating area. The entire triangle would be lined with sidewalks and trees. Benches and other seating opportunities become necessary additions for the success of the park and its urban character.

In addition, with cooperation from the city, Park Avenue along the park's east side might be reimagined to better accommodate pedestrians without losing the ability to convey cars through the space or lose parking. Narrowing the street or even dead-ending it, eliminating the 5-way intersection with Park Avenue, East 14th Street, and Grant Avenue, will add to the intimacy of the park and neighborhood without removing parking or affecting traffic. As a narrowed street, it will extend the sense of a park and accommodate new activities and practically double the perceived size of Park Avenue Triangle.

## Desired Key Features

- » Establishment of sidewalks on all sides of the triangle that more clearly relate to its urban context, and adding streetlights and, possibly, street trees
- » Expansion of the park by reclaiming the street on its east side and fully utilizing all space within new bounding sidewalks
- » Introduction of an off-leash recreation area and seating plaza to encourage occupation of the triangle and social interaction among park users
- » Creation of safe crossings for pedestrians to link the park to other pieces of the neighborhood's pedestrian network
- » Encouragement of a more expansive canopy of trees over the park as an extension of nearby street trees

## Processes - Park Avenue Triangle

Initial Design Guidance and Ideation by Design Team	→ Design Week Products	→ Design Week Feedback	→ Final Design Product
Provide an urban space for dogs	→ Dog park in triangle	→ OK	→ Dog park on upper two-thirds of triangle
Provide a safe area for dogs to run off leash	→ Dog park fenced in, shade, seating, water	→ OK	→ Dog park fenced in, shade, seating, water
Create a social atmosphere that encourages a stronger community	→ Seating areas inside dog park	→ OK	→ Seating areas inside and outside dog park
ADA compliance throughout park	→ Sidewalks and entry to dog park are accessible	→ OK	→ Sidewalks and entry to dog park are accessible
Provide safe places to walk through the park	→ Sidewalks on all sides of triangle	→ OK	→ Sidewalks on all sides of triangle
Provide seating space outside of dog park	→ Seating at edges of sidewalks	→ Increase seating outside of dog park	→ Larger seating area on lower third of triangle
Encourage visitors to pause within the park for a longer period of time	→ Seating, shade, and unique dog obstacles and play features	→ OK	→ Seating, shade, unique dog obstacles and play features
Build a sense of occupation in the park	→ Dog park will bring people to park	→ OK	→ Dog park and seating plaza to get people to occupy park
Support the urban tree canopy	→ Canopy trees maintained and increased	→ OK	→ Canopy trees maintained and increased
Maximize space within the triangle	→ Dog park for high use and occupation otherwise awkward small space	→ Explore use of Park Avenue side street	→ Extend park-like experience over Park Avenue spur with a woonerf

### Cost Estimate - Park Avenue Triangle

Project	Quantity	Units	Total Project Cost (2017)	Implementation	Prioritization Category
<b>Dog Park and Sidewalks</b>			<b>\$ 101,867</b>	<b>Stand Alone</b>	<b>Planned</b>
Dog Park with Trees	0.5	each	\$ 39,557		
Shelter	1	each	\$ 23,250		
Concrete Sidewalks with Plaza Area	2800	SF	\$ 39,060		
Table and Chairs	5	each	\$ 31,000		
<b>Street Conversion</b>			<b>\$ 186,000</b>	<b>Stand Alone</b>	<b>Conditional</b>
Woonerf on Park Avenue	240	lf	\$ 186,000		
			<b>\$ 287,867</b>		

### Annual Operations Estimate - Park Avenue Triangle

Asset Type	Asset Name	Current Quantity	Units	Annual Operating Cost Per Unit	Park Plan Quantity	Park Plan Operating Costs	Change in Asset Quantity
Play	Off-Leash Recreation Area	0	each	\$ 15,000	0.5	\$ 7,500	0.5
Circulation & Gathering	Pedestrian Path	0	sf	\$ 0.05	2,800	\$ 140	2,800
Furnishings	Seating/Picnic Furnishings	0	each	\$ 25	5	\$ 125	5
Landscape	Lawn - Unirrigated	0.04	ac	\$ 4,500	0.04	\$ 180	0
Buildings	Picnic Shelter	0	capacity	\$ 30	6	\$ 180	6



# POTENTIAL PARK RECOMMENDATIONS

## East 15th Street Park

**Size:** 0.5 to 1.5 acres

**Address:** Along East 15th Street

**Location:** The potential park could be built as the opportunity arises along 15th Street somewhere between Franklin Steele Park and Elliot Park in the Elliot Neighborhood.



### Existing Conditions and Character

There are a few small undeveloped or underutilized pieces of land between Elliot Park and Franklin Steele Square. The MPRB may look to purchase these parcels or partner with the landowner or developer as a way of establishing parkland at a location more central to this portion of the neighborhood. The space does not need to be large, perhaps only large enough to accommodate a play area, a garden, and benches and picnic tables.

### Proposed Design

Elliot Park does a great job of serving the residents in the eastern portion of the neighborhood; however, Franklin Steele Square lays in the far southwest corner pressed up against the interstate on two sides, residential buildings on the north, and the busy one-way Portland Avenue on the east. Franklin Steele Square is cut off from the neighborhood. Elliot Park is one of Minneapolis' most densely populated neighborhoods and is not located near a regional park facility.

Within the Downtown Service Area, a new park constellation is proposed for the North Loop,

Loring Park is large and able to serve the whole neighborhood, and Central Mississippi Riverfront Regional Park provides both Downtown West and East Town neighborhoods with great access to park and recreation services. Elliot Park Neighborhood needs a complete constellation of its own and the addition of a small neighborhood park would add to the quality of life of this downtown community.

### Desired Key Features

- » Establishment of a centralized and accessible park space that is scaled for youth-focused recreation and is a gathering space for the Elliot Park neighborhood
- » Integration of garden and play opportunities to expose children to nature and agriculture as part of their play experience
- » Creation of tree canopy and lawn space as a contrast to the harshness of the site's existing urban setting
- » Integrated connections to existing apartment buildings and increased connectivity to sidewalks and neighborhood



## East 15th Street Park Search Area



Figure 1.36 East 15th Street Park Search Area



## East 15th Street Park Proposed Plan

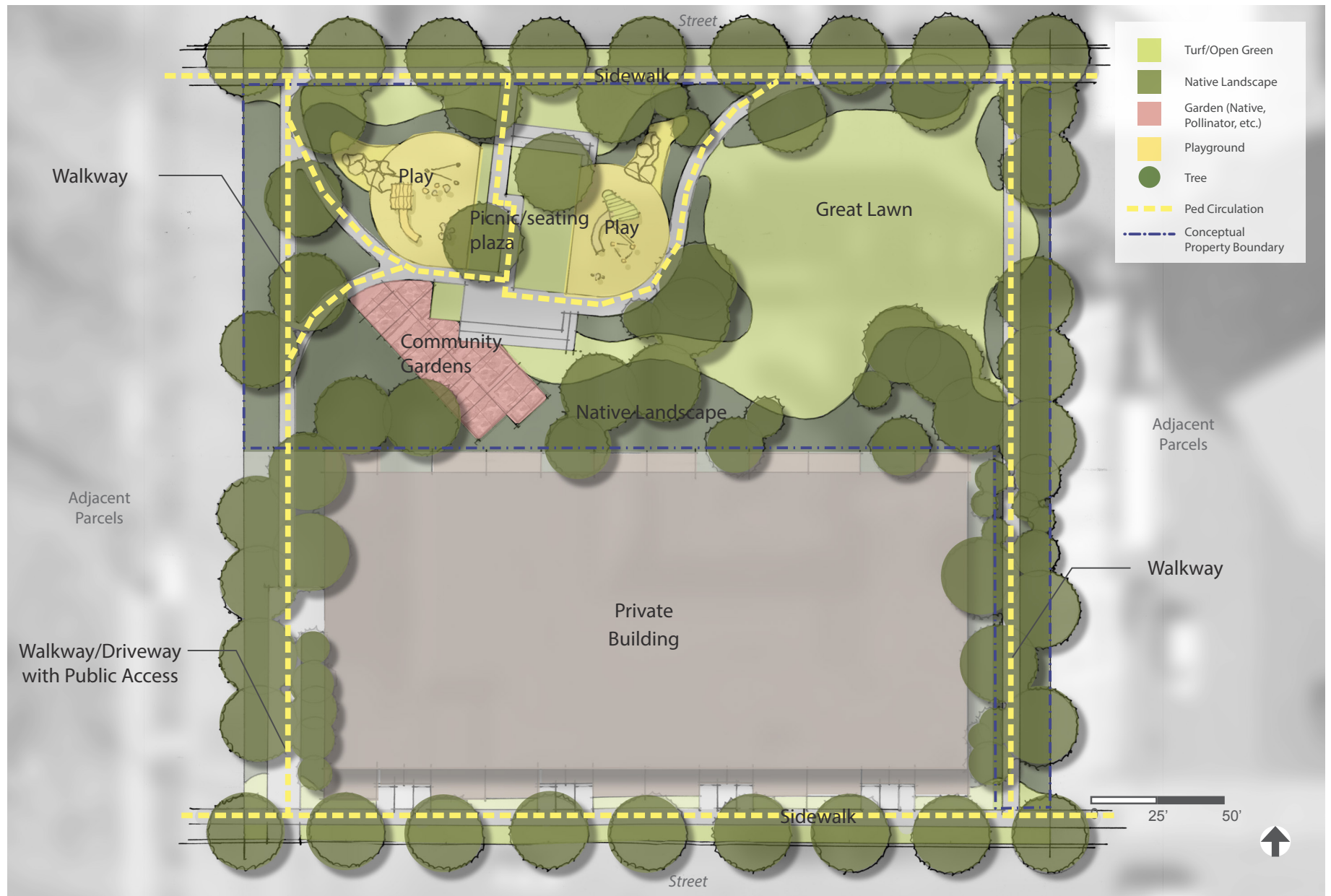


Figure 1.37 East 15th Street Park Proposed Plan

## Processes - East 15th Street Park

Initial Design Guidance and Ideation by Design Team	→ Design Week Products	→ Design Week Feedback	→ Final Design Product
Explore ways to increase park size or add more park space in this neighborhood	→	Offer a more central location for recreation in Elliot Park Neighborhood	→ Play area, picnic area, gardens, and passive recreation areas
	→	Provide an opportunity for young children and families to recreate	→ Play area integrated into park and garden
	→	Offer a space for community to grow plants and vegetables	→ Garden integrated into site and play area
	→	Maintain human scale of park and create an inviting space	→ Canopy trees, benches, lighting, soft planted edges
	→	Provide ADA accessibility	→ sidewalks, play area, and garden ADA accessible
	→	Maintain safe levels of light throughout the night	→ Lighting for entire park



### Cost Estimate - East 15th Street Park

Project	Quantity	Units	Total Project Cost (2017)	Implementation	Prioritization Category
<b>Play Area and Splash Pad</b>			<b>\$ 659,290</b>	<b>Package 1</b>	<b>Planned</b>
Combo Playlot	1	each	\$ 659,290		
<b>Basketball Court</b>			<b>\$ 26,372</b>	<b>Package 1</b>	<b>Planned</b>
Half Court	1	each	\$ 26,372		
<b>Native Plantings</b>			<b>\$ 9,300</b>	<b>Package 1</b>	<b>Planned</b>
Native Planting	0.3	ac	\$ 9,300		
<b>Great Lawn</b>			<b>\$ 228,278</b>	<b>Package 1</b>	<b>Planned</b>
Sod	15000	sf	\$ 11,160		
Overstory Trees	20	each	\$ 15,500		
Picnic Table	5	each	\$ 24,854		
Outdoor Light	6	each	\$ 44,742		
Grill	3	each	\$ 4,845		
Sign	1	each	\$ 11,186		
Drinking Fountain	1	each	\$ 13,671		
Bike Rack	4	each	\$ 1,860		
Benches	6	each	\$ 7,459		
Concrete Paving and Paths	6000	sf	\$ 93,000		

			\$ 923,239		
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### Annual Operations Estimate - East 15th Street Park

Asset Type	Asset Name	Current Quantity	Units	Annual Operating Cost Per Unit	Park Plan Quantity	Park Plan Operating Costs	Change in Asset Quantity
Play	Playground	0	each	\$ 7,500	1	\$ 7,500	1
Circulation & Gathering	Pedestrian Path	0	sf	\$ 0.05	6,000	\$ 300	6,000
Furnishings	Seating/Picnic Furnishings	0	each	\$ 25	14	\$ 350	14
Furnishings	Lighting	0	each	\$ 200	6	\$ 1,200	6
Furnishings	Wayfinding/Signage	0	ls	\$ 2,000	1	\$ 2,000	1
Furnishings	Drinking Fountain	0	each	\$ 1,500	1	\$ 1,500	1
Furnishings	Bike Rack	0	loop	\$ 20	20	\$ 400	20
Landscape	Naturalized Landscape	0	ac	\$ 1,500	0.30	\$ 450	0.30
Landscape	Lawn - Unirrigated	0	ac	\$ 4,500	0.34	\$ 1,550	0.34
Landscape	Trees	0	each	\$ 25	20	\$ 500	20



# EXISTING PARK-LIKE SPACES



## Gateway Dog Park

The Gateway Dog Park is adjacent to Minneapolis Triangle Park. It is the only dog park on the east side of downtown and is owned and maintained by Dog Grounds Urban Off-Leash Dog Parks, a 501(c)(3) organization, with the help of volunteers. The same organization operates dog parks in Loring Park and the North Loop. The dog park is open from 6 am to 10 pm, although users must have an MPRB dog park permit and a Minneapolis pet license. The space features granite chip surfacing and mature trees, and is surrounded by an ornamental fence with silhouettes of many breeds of dogs. Benches and “ottomans” covered in artificial turf are provided.

### Key Features

- » Small park-like space serving immediate neighborhood and providing opportunities for casual gathering



## Minneapolis Triangle Park

Located adjacent to the Gateway Play Area and bounded by access ramps to I-35W, Minneapolis Triangle Park was created in 1975 but fell into disrepair. In 2006, the Elliot Park neighborhood organized a charrette to create a design for the space and form a partnership between the Friends of Triangle Park, a 501(c)(3) organization, the Minnesota Department of Transportation, and the City of Minneapolis. Since then, volunteers have landscaped and maintained the space, as well as raised funds for other improvements. A University of Minnesota Extension Service Master Gardener provided advice on landscape improvements. The lower portion of the space was landscaped in cooperation with MnDOT with funds raised by the Friends of Triangle Park.

The space includes a mix of mature and newly planted trees, ornamental plantings, walkways, and seating. The space and the Friends of Triangle Park won awards in 2011 (for community involvement) and in 2014 (for Greening and Public Realm improvements). In 2012, the University of Minnesota Metropolitan Design Center developed an ambitious plan for the space that has not yet been realized.

### Key Features

- » Small park-like space serving immediate neighborhood that provides opportunities for casual gathering
- » Important green space component for an evolving urban neighborhood





# GATEWAY/MILLS CONSTELLATION

## Existing Parks

- 1 • Gateway Park
- 2 • Central Mississippi Riverfront Regional Park (CMRRP)

## Existing Park-like Spaces

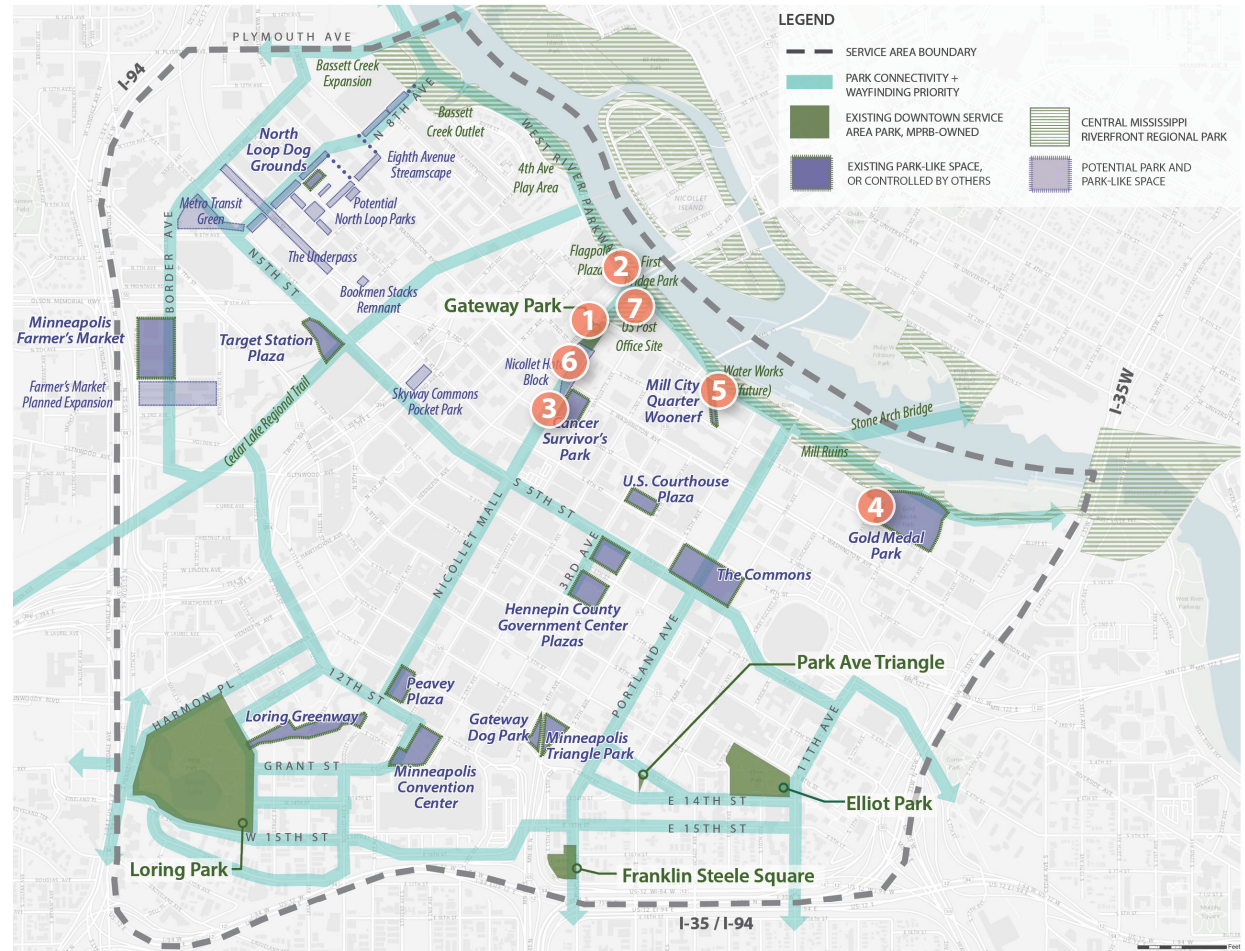
- 3 • Cancer Survivor's Park
- 4 • Gold Medal Park
- 5 • Mill City Quarter Woonerf

## Potential Park or Park-like Spaces

- 6 • Nicollet Hotel Block
- 7 • U.S. Post Office Site (within CMRRP)

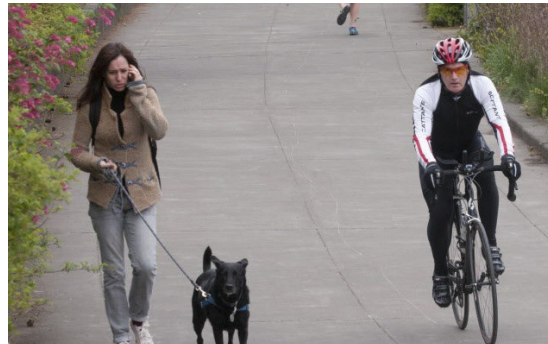
## Park Connectivity and Wayfinding Priorities

- Nicollet Mall
- Hennepin Avenue between Gateway Park and CMRRP
- West River Parkway
- Stone Arch Bridge
- Portland Avenue



## GATEWAY/MILLS CONSTELLATION

The Gateway/Mills Constellation is anchored by Mill Ruins Park, a part of the Central Mississippi Riverfront Regional Park. With connections across the Stone Arch Bridge to the parks along the east bank of the river, and the future addition of Water Works, this area showcases the historic riverfront and is a primary visitor destination. The MPRB's Gateway Park, situated near the terminus of the Nicollet Mall, has the potential to connect directly to the riverfront and become a true gateway to the river and to downtown for those arriving from the Hennepin Avenue Bridge—should an evolution of the United States Post Office building, especially its contemporary parking ramp addition, ever occur.





# PARK RECOMMENDATIONS

## Gateway Park

**Size:** 1.66 acres

**Address:** 1 First Street South

**Location:** Gateway Park is located along Hennepin Avenue at 2nd Street S at the intersection of two halves of the downtown area. The Hennepin Avenue Bridge, Mississippi River, and the St. Anthony Falls Heritage Zone lay to the east of the park. To the south of the park is downtown Minneapolis, including connections to Nicollet Mall, Washington Avenue and the Minneapolis Central Library.

### Motivators:

Be Entertained  
Explore/Learn  
Family + Friends  
Fitness+ Health

## History

When the park was dedicated it was envisaged as a “gateway” to Minneapolis because of its proximity to the train depots. The Gateway would have been one of the first things seen by arriving passengers as they moved from the train stations toward downtown.

The present park called The Gateway was acquired from the city in 1962 as part of a deal between the City and MPRB to reconfigure the old gateway as a part of urban renewal. A flag pole erected in the original park in 1917 as a gift of the Daughters of the American Revolution was moved to the new Gateway.

The acquisition of The Gateway in 1908 was one of the most controversial decisions of the MPRB up to that time. Some felt the land was too expensive, were concerned the park would become a hangout for vagrants, had philosophical opposition to taking land from businesses, or were concerned the park was too small to be useful. Others felt the location next to the train station would create a positive entrance to the city, and wanted changes to the neighborhood which was home to dozens of saloons patronized by many mill workers, lumbermen between jobs, and others looking for work.

The Gateway was formally dedicated August 15, 1915 when a “Turtle Fountain” donated by commissioner Phelps was installed as its centerpiece. Problems emerged immediately after park dedication, including overcrowding at the toilet building and camping by unemployed men in the park. Contrary to the desires of The Gateway’s promoters, it did not lead to renewal of that part of the city. But it did become a place to hang out. In 1921 the Bureau of Public Welfare began using the Gateway building to help the unemployed. It was apparently going where its clients were. The crowds at The Gateway were responsible for one of the major costs of operating the park: police deployments. In 1923 the MPRB reported that 5% of the General Park Fund, for maintaining and operating all city parks, was spent at The Gateway.

The Chamber of Commerce operated a tourist bureau at the site from 1927-1950. In 1953 the building was leveled and turned into open space and gardens—with a four foot fence around it. The fountain and flagpole remained. That changed in 1960 when the city began condemnation proceedings to obtain the park for its neighborhood renewal efforts. Over the next two years the city and



## Gateway Park Existing Conditions



Figure 1.38 Gateway Park Existing Conditions



# Gateway Park Proposed Plan

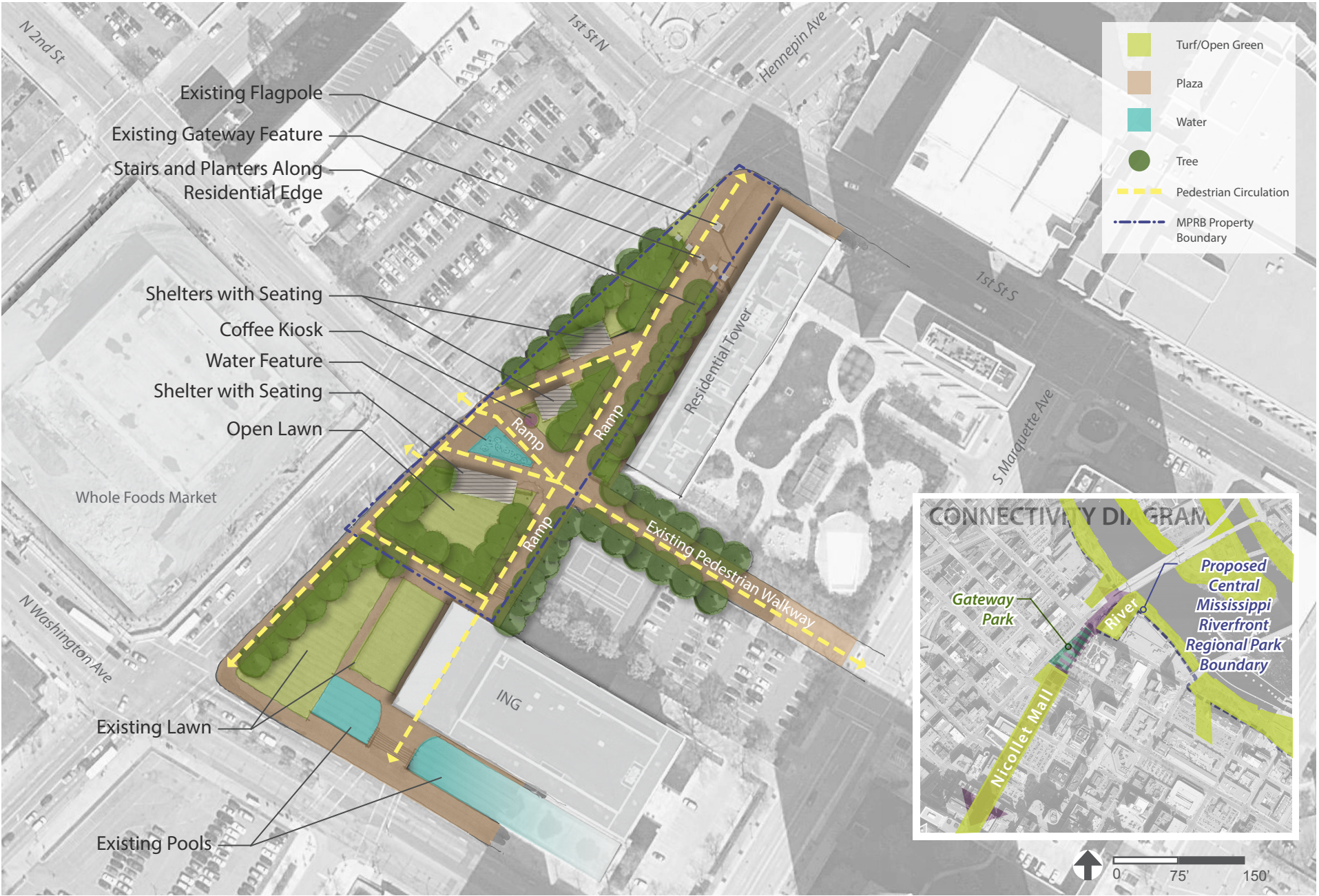


Figure 1.39 Gateway Park Proposed Plan





Gateway Park Existing Conditions



the Park Board negotiated a price for the land, and the eventual relocation of the park to the east. The new park was built in 1963 after the Phelps fountain (turtle fountain) was moved to Lyndale Park. A new fountain was installed in the newer Gateway in 1967.

### Existing Conditions and Character

Gateway Park is situated within the confluence of Nicollet Mall, Hennepin Avenue, and Washington Avenue, some of the most traveled corridors in the city. The aging Gateway Fountain, built in the 1960s, illuminates with color nightly during the summer, adding a pleasant sound and sight for visitors to

downtown. The park has evolved from the centerpiece of Minneapolis tourism, to a service center for the unemployed during the Great Depression, and now to a condensed plaza space. Only the flagpole still exists from the original Gateway Park. The park once connected the city's rail hub to downtown; current connections are marginal at best. The widening of streets and the development of the riverfront and downtown has walled in the park. It is still accessible by foot and bike, but lacks the desired original condition of being a conduit — gateway — between two important spaces: downtown and the Mississippi River.

### Issues

- » Park is not fully ADA accessible; stairs are located on the east and south of the site
- » Park is located near the Mississippi River but does not have a strong visual or physical relationship to the river
- » Park does not have a strong presence from Hennepin Avenue
- » Space is windy and feels exposed; not a welcoming space
- » Hard for bicycle traffic to navigate
- » Fountain is in constant need of repair



## Opportunities

- » Strengthen visual and physical connections to the river, towards Hennepin Avenue, to the vacated 2nd Street pedestrian corridor, and towards Washington Avenue
- » Create an ADA accessible 2nd Street pedestrian connection
- » Incorporate more plantings and break up the flat, monotone feel of the park today

## Connections

Wayfinding and connections to and from Gateway Park should focus on:

- » The existing City of Minneapolis bicycle lanes on Hennepin Avenue which connect the park south to downtown and north to neighborhoods across the Mississippi River, as well as connecting to bike trails along West River Parkway and over the Stone Arch Bridge
- » The existing City of Minneapolis bicycle lanes on 1st Street S which connect to the 3rd Avenue Bridge over the river
- » Main pedestrian street sidewalk connections to the rest of downtown and across the

Hennepin Bridge to neighborhoods on the northeast side of the river, including Hennepin Avenue, Nicollet Mall, 2nd Street S, Washington Avenue S, and the nearby trails on West River Parkway and the Stone Arch Bridge

## Proposed Design

Gateway Park's rich history and key location at the confluence of three of the city's primary streets, as well as the continuing evolution of development around it, suggests an orientation to gathering and encouraging a strong link between the Nicollet Mall and the Mississippi Riverfront as well as between the core of downtown and the North Loop.

The park plan concept demonstrates a park that forms those critical connections with the intersection becoming a small gathering place focused on a reconceived water feature, possibly re-imagining the long-ago removed Turtle fountain of the original Gateway. Connections through the space would eliminate abrupt grade changes and steps. Broad sidewalks provide ample space for passage and offer perches for watching the passing activity, but also reflect the scale of nearby development, especially The Towers residences directly adjacent to the park.

Where the current park is separated from The Towers, the concept merges the park and the raised walk with steps and impromptu seating opportunities. At the intersection of Hennepin and First Avenue, a cohesive design approach to lighting, water features, and plantings ties the park together. Overall, the feeling of the park would be more green, with lawns offering space for informal play and a respite from the busyness of Hennepin Avenue and a canopy of trees providing shelter from sun and, especially, winds deflected from nearby tall buildings. The introduction of a coffee kiosk within the park offers visitors the chance to pause and refuel before heading back to work or out on the town.

The success of Gateway Park rests in part on connectivity. Passage from 2nd Street is enhanced by elimination of the steps, allowing continuous movement for bicyclists and improved access for pedestrians. When coming from Nicollet Mall, a portion of the path passes under the colonnade at the ING Building, a quasi-public space situated on the axis of Nicollet Mall.



Precedents for Gateway Park



## Desired Key Features

- » Enhanced passages for pedestrians and bicyclists along defined paths through the park
- » Perpetuation of a focal water feature, perhaps re-imagining the Turtle Fountain that once was a part of the Gateway (and is now at the Rose Garden in Lyndale Park near Lake Harriet)
- » Placement of high canopy trees that offer shade, provide humanscale, allow continuous sightlines through the space from the street, and extend the sense of the colonnade from the ING Building
- » Removal of steps along the axis of 2nd Street to increase accessibility and facilitate passage of pedestrians and bicyclists
- » Integration of the river-mall axis with the adjacent residential/commercial tower along the south side of the park
- » Increased opportunities for seating with alcoves and, particularly, under shelters that afford protection from winds deflected from nearby buildings
- » Addition of a revenue-generating coffee kiosk leased to a local coffee operator



## Processes - Gateway Park

Initial Design Guidance and Ideation by Design Team	→ Design Week Products	→ Design Week Feedback	→ Final Design Product
Uninterrupted passage from downtown to riverfront	→ Axial path from Washington Avenue to 1st Street	→ OK	→ Axial path from Washington Avenue to 1st Street
Provide space for gathering	→ Sheltered and open plaza areas at confluence of paths	→ OK	→ Sheltered and open plaza areas at confluence of paths
Include passage for bicycles and pedestrians	→ Paths are extra wide to accommodate all non-motorized uses	→ OK	→ Paths are extra wide to accommodate all non-motorized uses
ADA compliance throughout park	→ All paths are ADA compliant	→ OK	→ All paths are ADA compliant
Include open green space with high canopy trees	→ Increased the amount of lawn and garden space in areas that see less use	→ OK	→ Increased the amount of lawn and garden space in areas that see less use
Provide shade and shelter	→ Sheltered plazas and canopy trees	→ OK	→ Sheltered plazas and canopy trees
Provide a feature to watch or interact with	→ Places to sit and a new fountain	→ OK	→ Places to sit near an interactive, artist-designed fountain
Continue water theme from downtown to riverfront	→ Build new fountain	→ OK	→ Build interactive, artist-designed fountain
Encourage visitors to pause and rest	→ Increased the amount of seating	→ Increase and vary the types of seating for year-round use	→ Seating types are varied and available year-round
Occupy the park	→ Create places to stop and relax	→ OK	→ Create places to stop and relax
		Generate revenue for maintaining the park	→ Invite proposals to develop a small coffee kiosk building

## Cost Estimate - Gateway Park

Project	Quantity	Units	Total Project Cost (2017)	Implementation	Prioritization Category
<b>Gateway Plaza and Shelters</b>			<b>\$ 772,861</b>	<b>Package 1</b>	<b>Planned</b>
Flagpole	1	each	\$ 52,700		
Concrete Paving and Paths	24000	sf	\$ 372,000		
Benches	20	each	\$ 46,500		
Bike Rack	10	each	\$ 4,650		
Outdoor Light	20	each	\$ 149,141		
Pergola	3000	sf	\$ 93,000		
Overstory Trees	42	each	\$ 32,550		
Sod	30000	sf	\$ 22,320		
<b>Art Fountain</b>			<b>\$ 387,500</b>	<b>Package 1</b>	<b>Planned</b>
Art Fountain	1	each	\$ 387,500		
<b>Coffee Kiosk</b>			<b>\$ 186,000</b>	<b>Stand Alone</b>	<b>Planned</b>
Coffee Kiosk Building	1	each	\$ 155,000		
Table and Chairs	5	each	\$ 31,000		

**\$ 1,346,361**

## Annual Operations Estimate - Gateway Park

Asset Type	Asset Name	Current Asset Quantity	Units	Annual Operating Cost Per Unit	Park Plan Quantity	Park Plan Operating Costs	Change in Asset Quantity
Buildings	Booth		each	\$ 2,000	1	\$ 2,000	1
Buildings	Bandshell	-	sf	\$ 10	3,000	\$ 30,000	3,000
Features	Public Art	1	each	\$ 1,500	2	\$ 3,000	1
Features	Decorative Fountain	1	each	\$ 80,000	1	\$ 80,000	0
Circulation & Gathering	Pedestrian Path	20,356	sf	\$ 0.05	24,000	\$ 1,200	3,644
Furnishings	Bike Rack	-	loop	\$ 20	50	\$ 1,000	50
Furnishings	Seating/Picnic Furnishings	-	each	\$ 25	25	\$ 625	25
Furnishings	Lighting	25	each	\$ 200	20	\$ 4,000	(5)
Landscape	Lawn - Unirrigated	0.50	ac	\$ 4,500	0.69	\$ 3,099	0
Landscape	Trees	20	each	\$ 25	42	\$ 1,050	22



# EXISTING PARK-LIKE SPACES

## Cancer Survivor's Park

Located along the Nicollet Mall and in front of Marquette Plaza (formerly the Minneapolis Federal Reserve Building), Cancer Survivor's Park is privately owned and is one of 25 similar parks scattered across North America. The park was funded by Richard and Annette Bloch; Richard is a cancer survivor and the founder of H&R Block. The 1.5-acre park slopes gently upward from the Nicollet Mall and features a "positive mental attitude walk" with plaques offering advice for a positive recovery. Events and activities hosted by the park include yoga, bocce, tai chi, and Zumba.

### Key Features

- » Fully developed and publicly-accessible park-like space
- » Already programmed with activities that support use as a park-like space, making it a model for other constellation elements
- » Connected to Nicollet Mall in a location that makes it part of a potential link between the riverfront and the Loring Greenway and Loring Park

## Gold Medal Park

Gold Medal Park is located adjacent to the Guthrie Theater and West River Parkway in the Mill District of downtown Minneapolis. The 7.5-acre park features a highly manicured landscape and a central mound offering views to nearby Mill Ruins Park and the Mississippi River as well as the downtown skyline. The park sits on land owned by the City of Minneapolis and the Guthrie Theater, and it was developed and is maintained by a private foundation.

### Key Features

- » Significant green space offers passive recreation opportunities that cannot be easily supported in Mill Ruins Park without conflicting with historic resources
- » Extends park-like connections into portions of the Mill District and its growing residential population



Image by Marquette Plaza



Image by Gold Medal Park Conservancy



Image by James Healy



Image by Mill City Quarter Apartments

## Mill City Quarter Woonerf

The Mill City Quarter Woonerf, located between 300 2nd Street and 428 2nd Street, was created in 2016 using the “private land maintained for public use” option of the MPRB’s park dedication ordinance. The space is part of the Mill City Quarter development project and exists as a perpetual easement in favor of the MPRB for passage of pedestrians and bicyclists. The easement agreement allows the MPRB to introduce signage that identifies the Mill City Quarter Woonerf as a publicly accessible passage to the riverfront.

While the space provides parking, the park dedication allows for the passage of pedestrians and bicyclists between 2nd Street S and the riverfront in the area proposed as Water Works, though connection to the riverfront has not been realigned yet. Slightly enhanced surfaces create a more pedestrian space. The easement agreement also allows for the public to use the approximately 80 parking spaces on weekday evenings from 6:00 PM to the close of park hours and all weekends and holidays during park hours. Gathering spaces, some publicly accessible, exist along the edges of the woonerf.

## Key Features

- » Public parking spaces are available on weekday evenings from 6 PM to the close of park hours and all weekends and holidays during park hours
- » Publicly accessible connection to the riverfront and to the future Water Works area



# POTENTIAL PARK OR PARK-LIKE SPACES

## Nicollet Hotel Block

The Nicollet Hotel Block is an undeveloped block along Hennepin Avenue and the Nicollet Mall at Washington Avenue. The block is named for the Nicollet House Hotel that stood on the site for more than 60 years before it was razed in 1991. It has since been used as a parking lot and is under consideration by a developer for a new use that includes a residential and hotel tower, street-level retail, below-grade parking, and publicly accessible space along the Nicollet Mall. The site would accommodate a street car route proposed to run between Lake Street and the East Bank of the Mississippi River, using a portion of this block to transition the route between Nicollet Mall and Hennepin Avenue.

### Key Features

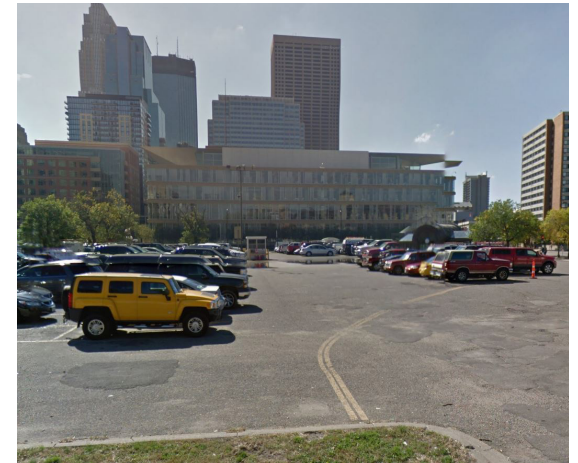
- » Not yet developed, so the potential for shaping a design supporting park-like space remains
- » Connected to the Nicollet Mall in a location that makes it part of a potential link between the riverfront and the Loring Greenway and Loring Park

## United States Post Office Site

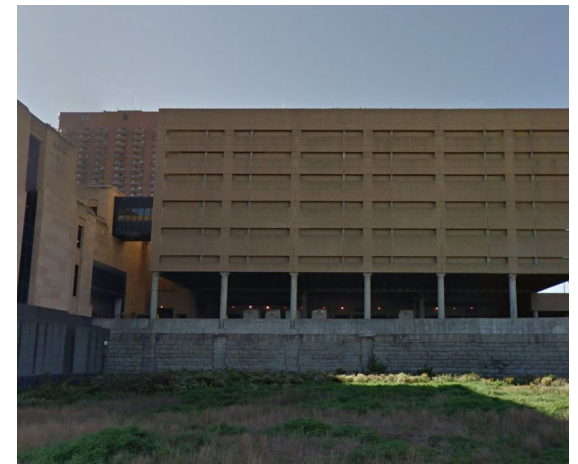
If an imaginary line was extended along the axis of the Nicollet Mall, it would pass under the arches of the ING (formerly North American Mutual Life Insurance) Building, through Gateway Park, and directly along side the Minneapolis Central Post Office parking garage. The structure was added to the Post Office in 1976 and includes a seven-level parking garage and loading docks. The Central Mississippi Riverfront Regional Park (CMRRP) boundary was extended following approval of its master plan by the Metropolitan Parks and Open Space Commission in October 2016. The boundary now includes the site of the parking garage though the Post Office building remains outside of the regional park boundary. The CMRRP master plan envisions a possible removal of the parking garage and a conversion of the space to parkland as a key element of connecting downtown to the Mississippi River.

### Key Features

- » Critical parcel on the riverfront for forming a connection with downtown
- » Removal of the parking structure would create the visual and physical extension of the Nicollet Mall to the riverfront and open views to the Hennepin Avenue Bridge



Nicollet Hotel Block



United States Post Office Site





# LORING CONSTELLATION

## Existing Parks

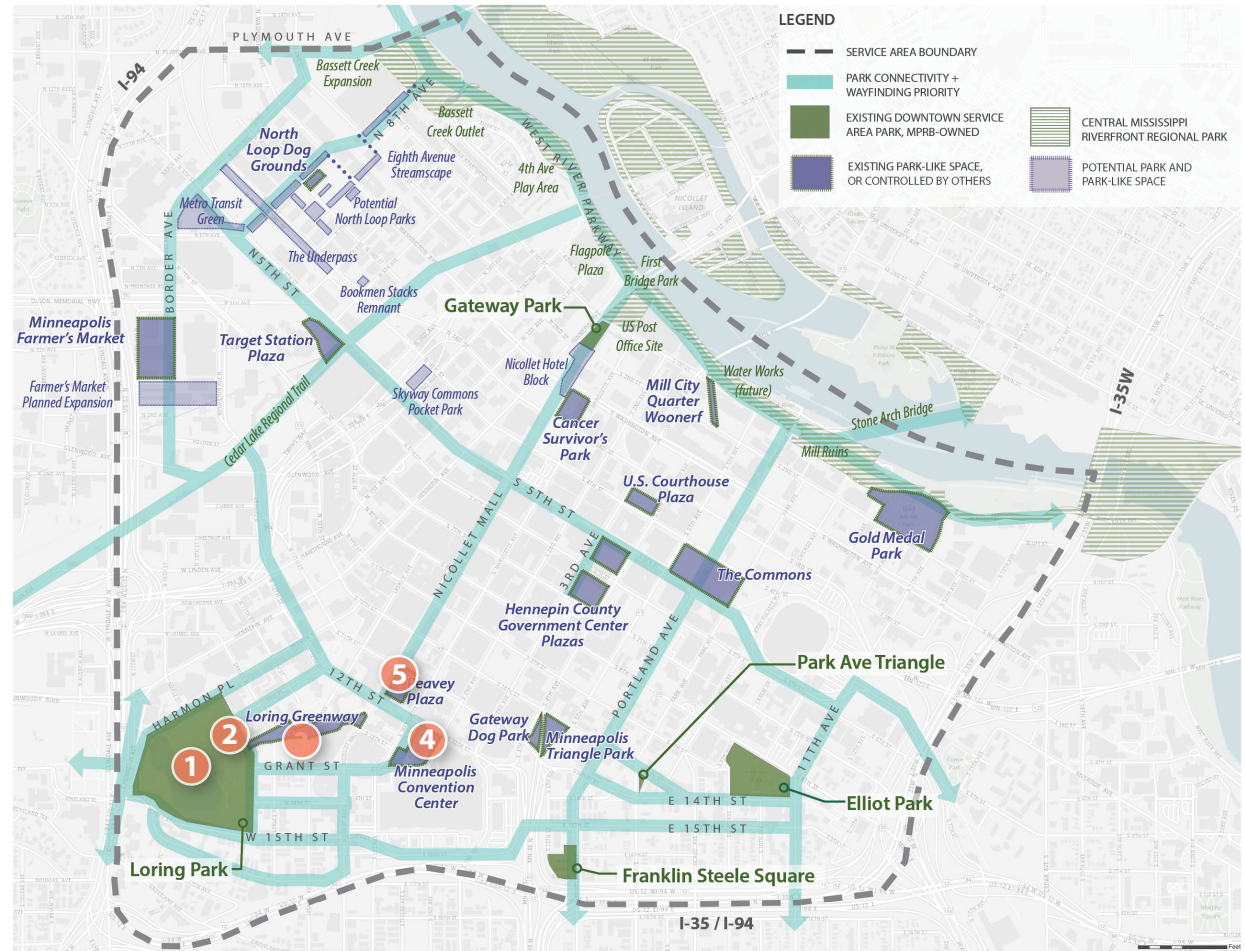
- 1 • Loring Park
- 2 • Berger Fountain (within Loring Park)

## Park-Like Spaces

- 3 • Loring Greenway
- 4 • Convention Center open space
- 5 • Peavey Plaza

## Park Connectivity and Wayfinding Priorities

- Willow Street
- 15th Street W
- Hennepin/Lyndale Avenue
- 14th Street W
- Harmon Place
- Yale Place
- Oak Grove Street
- Loring Bicycle Trail



## LORING CONSTELLATION

Loring Park is the heart of a constellation linking park-like spaces of Loring Greenway, Peavey Plaza and the Convention Center and, as some have more expansively envisioned, extensions to the Nicollet Mall and the Mississippi River. Just as important, a Loring Constellation might have extensions to the Minneapolis Sculpture Garden, Parade Park and Stadium, and Bryn Mawr Meadows Park, all of which are proximate to Loring Park. While this constellation serves a neighborhood immediate to Loring Park, it also draws use from other neighborhoods, downtown Minneapolis, and from an area far larger for events like the Twin Cities Pride Festival and the Loring Park Art Festival.





# PARK RECOMMENDATIONS

## Loring Park

**Size:** 33.94 acres

**Address:** 1382 Willow Street

**Location:** Loring Park is the centerpiece of the Loring neighborhood. Neighbors include the Walker Art Center and the Minneapolis Sculpture Garden, Basilica of St. Mary, St. Mark's Episcopal Cathedral, and Minneapolis Community and Technical College.



## History

The first name for the park was Central Park when it was purchased in 1883. In 1890 the park was renamed in honor of the first president of the MPRB, Charles Loring, known as the “Father of Minneapolis Parks.” He was appointed as a park commissioner in the February, 1883 legislation that created the MPRB and was elected by the other appointed commissioners to be the president of the new board. In 1906 Loring donated the shelter and warming house beside the pond in Loring Park, which still stands.

The park was expanded several times over the next few years. Loring and fellow commissioner and friend George Brackett were assigned by the Park Board to contract for the excavation of Johnson’s Lake to remove the bog in the lake and fill the surrounding marsh. The MPRB also vacated streets that ran through the newly acquired land and decided from the beginning that the park would be for pedestrians only.

Landscape architect H.W.S. Cleveland was hired to create the initial plan for the park. His layout of the park was intended for rapid development and fast

growth of trees and shrubs that were transplanted mostly from nearby woods. Many of the original elms planted in the park had been grown from seedlings by Loring at his Lake Minnetonka property. Loring personally supervised the development of Central Park to H.W.S Cleveland’s plans.

The first winter after the lake was enlarged, in 1884, the MPRB created a skating rink on the pond, the MPRB’s first provision for active recreation in parks. Central Park was the center of park system activity from the beginning, with not only ice skating but also a bandstand built in 1886 and tennis courts in 1887. That Central Park was viewed as the hub of the park system was evident in the construction of parkways in the city. Initially, Hennepin Avenue was viewed as a parkway to connect Central Park to the parkway being built around Lake Harriet.

Minneapolis came close to losing Loring Park in 1895 when the Park Board voted to give the park to the state for the site of a new capitol building in hopes of luring state government from St. Paul. Instead, the state chose the present site for the capitol in St. Paul. Loring Park has always been coveted by others for civic buildings. In 1909, a group of citizens, including



## Loring Park Existing Conditions

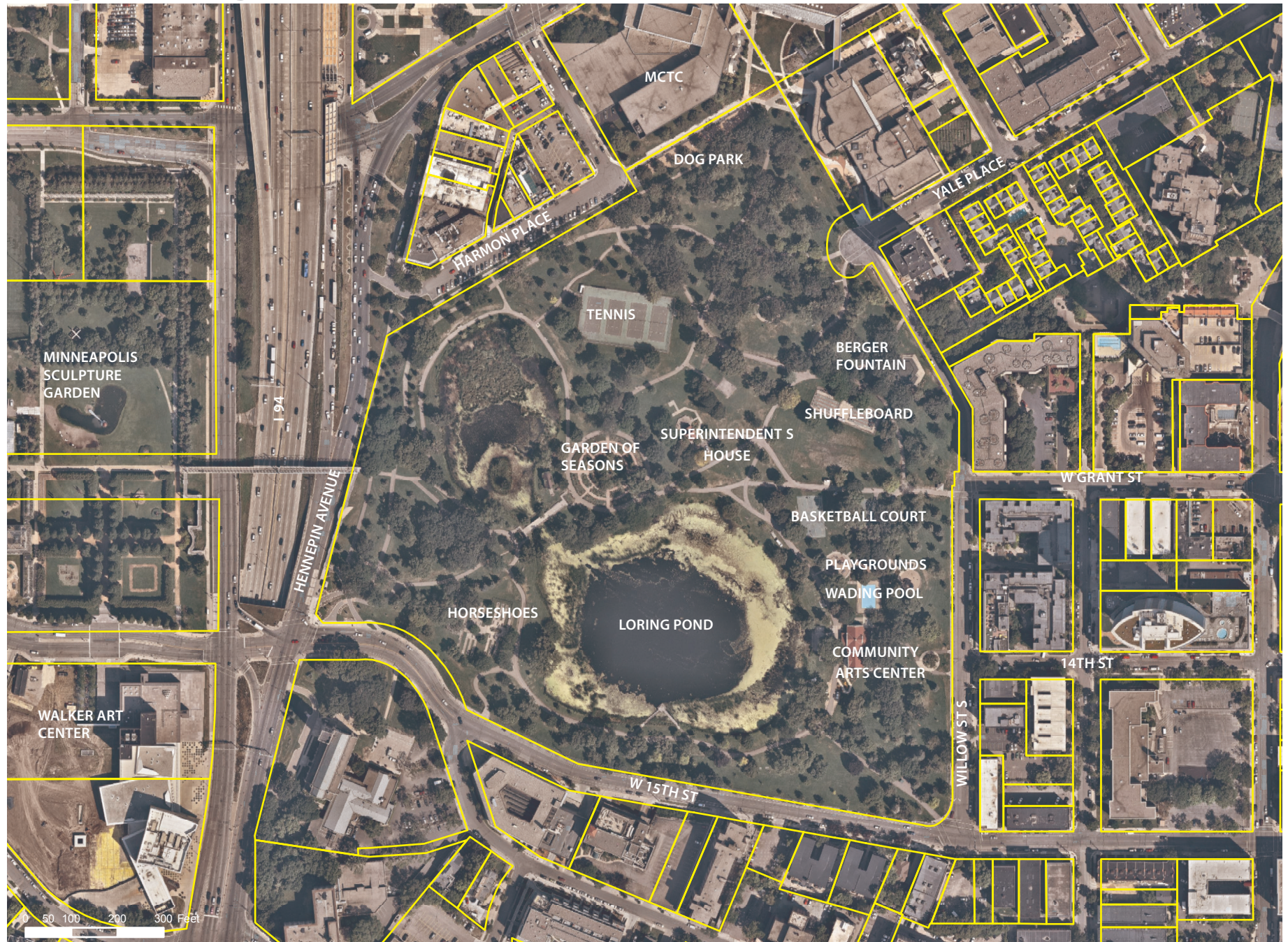


Figure 1.40 Loring Park Existing Conditions



## Loring Park Proposed Plan



Figure 1.41 Loring Park Proposed Plan





Loring Park Existing Conditions

T. B. Walker, petitioned the MPRB to build a library in the park. In 1923, Loring Park was considered as the site of a new municipal auditorium.

Charles Loring's wish for playgrounds for children in parks was partially granted when the Park Board erected its first swings, teeter-totters and sand boxes in Loring Park in 1904. The first permanent recreation center in Minneapolis parks was built in 1906, when Charles Loring donated a heated two-story building next to the lake to serve as a recreation center, kindergarten and warming house for skaters. In early years Loring Park was also the center of floral displays in parks, and became the center for shuffleboard and pitching horseshoes in the city. Loring Park has been the site of dramatic and musical performances since its earliest days. It was not only the site of the first bandstand in a park, but it was the site of theatrical performances and community singing competitions.

Among Loring's many other notable firsts in park history, it was the first park to have a wading pool installed in 1940 to meet new state requirements that wading pools have continuously circulating water. In 1960, Loring Park was the first to provide programs specifically for senior citizens. Loring Park was also

one of the first places where the MPRB experimented with leasing a private concession area when in 1980 it leased space for Loring Picnic Place to sell sandwiches and refreshments.

Loring Park today is slightly smaller than it once was. Encroachments for transportation projects included the widening of Hennepin Avenue, 15th Street, and the construction of I-94.

Loring Park has undergone important renovations in the last thirty years, including dredging of the lake, renovation of the shelter and footbridge, expansion of the Loring shelter into a community art center, planting of the Garden of the Seasons, and the construction of the Irene Hixon Whitney Bridge, designed by Siah Armajani, to connect Loring Park to the Minneapolis Sculpture Garden and the Parade.

### Existing Conditions and Character

Loring Park was the original "Central Park" of downtown Minneapolis and in many ways it acts as such today. The park hosts many of downtown's large festivals and events. The park is known for its unique pond, the Garden of the Seasons, and the iconic Berger Fountain.

This park is by far the largest, most fully developed and well-known of the Downtown Service Area parks. Two prominent landmarks within Loring Park are the statue of Ole Bull, a Norwegian composer, erected in 1897, and the Berger “dandelion” Fountain, built in 1975. The park has been the subject of several neighborhood plans and park master plans but not all of the elements of those past plans have been realized. This park is home to biking and walking paths that are part of the Grand Rounds National Scenic Byway.

## Issues

- » Overbuilt and confusing network of internal trails lacks path hierarchy and clear wayfinding
- » The original strolling, pastoral aesthetic has been impacted and diminished through the perceived random placement of recreation facilities throughout the park. This wide spacing also makes supervision of facilities difficult with limited staff
- » View and visual connection from Berger Fountain to Loring Pond and beyond is discontinuous and fractured

- » Lack of convenient accessible and staff parking has resulted in de facto parking along the entry path to the Community Arts Center. This is an undesirable eyesore, may have negative impacts on adjacent pond health, and causes damage to turf next to the path
- » There is not enough lighting, and existing lighting is outdated
- » Current location of full basketball court conflicts with tot lot location. Community has expressed concerns about crime and offensive language on the court near children. The community has requested several criteria for the future relocation of a full basketball court that include surveillance cameras, more programming and supervision from staff, that construction can’t cause denigration to the landscape of the park, and that the noise level be manageable
- » The unmarked pedestrian and bicycle crossing at 15th Street and Oak Grove is currently inadequate for actual traffic speeds and feels unsafe. There also is no formal, welcoming entrance to the park at this intersection

- » Poor visual connections to the surrounding neighborhoods – there is a lack of unique entrances to the park and of entryway and internal wayfinding signage
- » Trails are often too narrow to comfortably accommodate both bicycles and pedestrians at the same time
- » Limited ability to connect directly with the water in Loring Pond
- » Lack of a sidewalk along the entire park perimeter means pedestrians on the south side must walk on turf or in the busy street. This can be unsafe and offers little chance to appreciate the extraordinary view or comfortably enter the park given the steep grade
- » Facilities are aging and include deteriorating trails and poorly functioning tennis courts
- » Current recreation needs are not being fully served. Some sports are overrepresented or overbuilt for current demand (horseshoes), while others not yet represented (bocce)
- » A lack of vegetative buffering on the west side results in noise and air pollution entering the park from busy Hennepin/Lyndale Avenues





Loring Park Existing Conditions

- » Lack of resilient lawn and continuous open space for large scale public events. There is also a need for additional electrical service, stronger and wider paths for heavy event vehicles to drive on, and a drop off location for small event and wedding suppliers. The community has requested reliable stock layouts for events so generators and toilets aren't located close to residential areas.
- » No formal connection/entrance to the park on the northeast side next to an important commercial and restaurant node and parking
- » Lack of reliable pond ice skating in winter
- » Current Superintendent's House is underutilized.
- » Persistent bike/pedestrian conflicts at the bridge crossing Loring Pond
- » Community desire for additional greening and garden spaces
- » Some projects haven't yet been implemented from the last master plan iteration(s)

## Opportunities

- » Restore the original intention of the park's strolling, promenade aesthetic with fewer, wider paths, open lawn space, and consolidated areas of recreational activity
- » Contribute to the park's unique sense of place by enhancing entrances and wayfinding
- » Create continuous connections from Loring to other public spaces, green corridors and connector streets through downtown Minneapolis and surrounding neighborhoods
- » Incorporate art throughout, highlighting the creative energy of the neighborhood
- » Provide clarity and hierarchy to the trail network and increase park perimeter access
- » Provide access to water recreation in the heart of the city
- » Support public events with stronger and more resilient surfacing (turf and trails), additional electrical access and more effective and efficient lighting

## Connections

Wayfinding and connections to and from Loring Park should focus on:

- » Main bicycle and pedestrian connections to Nicollet Mall via the Loring Greenway, to downtown and South Minneapolis via Hennepin Avenue, and to the west side of the city and the Chain of Lakes via the Cedar Lake Regional and Kenilworth Trails
- » The existing City of Minneapolis bicycle lanes on West 15th Street which connect the park to areas of east downtown including the Minneapolis Convention Center as well as west to residential neighborhoods

## Proposed Design

The plan for Loring Park incorporates community priorities identified in earlier neighborhood and MPRB planning efforts, such as enhancement of a promenade through the park, the creation of signature gardens, and improvements to key park entries. This plan reflects the park's original design intent, which aimed to create a picturesque landscape for strolling, viewing, and relaxing. Recreation activities are aggregated in the southeast corner of the park, allowing most of the remainder of the park

to be populated with passive and un-programmed activities where the landscape and views dominate, much like the park's original design.

Recognizing the park's attraction for significant events, the plan establishes the Great Lawn stretching from near the Berger Fountain to the water's edge. The lawn would be constructed with engineered soil and turf that is more resilient to the impacts of events. Because the park first serves the neighborhood, it is important that the lawn be useable and inviting for casual gathering and play, but also serviceable for those few special events that temporarily occupy the park. In creating the Great Lawn, two park features—the basketball court and the shuffleboard courts—are proposed for relocation within Loring Park.

The plan anticipates several possible locations for the basketball court, noting that the current location is incompatible with the Great Lawn. In particular, a new location for the basketball court must be one that can be reasonably managed by park staff, includes passive observation of activity on the court, affords surveillance from streets, and is integrated into the landscape of the park.

Park entrances at Oak Grove and Hennepin Avenue and at Willow Street and 15th Street W are enhanced



Loring Park Existing Conditions





Precedents for Loring Park

following earlier design feedback received during a neighborhood-lead park design event. At 15th Street W and Oak Grove, the plan proposes changes to the street aimed at a safer pedestrian crossing and a landing on the park side in the form of a “balcony” as an integrated part of a walkway along 15th Street W. At Harmon Place, an entry extends along the axis of an alley across the street, stretching its playful character to the edge of the water as an artful overlook.

### Desired Key Features

- » Reflection of the park’s original design character in any evolution, with a particular sensitivity to the introduction of new recreation features that pose the potential for diminishing a landscape first created for strolling
- » Establishment of the Great Lawn as a part of the promenade experience of the park, with a lawn surface engineered for resiliency and terraces that engage the water’s edge, including relocation or adjustment of existing features to ensure its size meets needs for gathering, event, and informal use, and ensuring broad views across the water to the opposite side of the park

- » Perpetuation of the park’s significant tree canopy as one of its character-defining features, and the planting of an allee of trees at the 15th and Willow entrance
- » Creation of a native plant garden at the west end of the bridge to complement the formal garden at its east landing
- » Aggregation of most active recreation features in the park’s southeast corner, near the Community Arts Center building, where programming can be better managed and the intrusion of activities upon most of the park can be limited in favor of a park experience dominated by the landscape
- » Enhancement of entries to the park that more fully reflect its landscape and character including removal of utilitarian features from views along entry paths, the use of reconfigured space around the Berger Fountain as a key entry point from the Loring Greenway, the creation of a “balcony” as a key feature of the 15th Street W entry from Oak Grove, and the extension of the Harmon “alley” to terminate at an overlook at the water’s edge
- » Maintenance of the pond to create an open water environment within areas of emergent and aquatic vegetation occurring as part of a

plan that imagines those features as extensions of gardens comprised of native plantings

- » Provide physical access to the pond through an improved dock near the Community Arts Center
- » Establishment or removal of paths through the park to recognize a simplified hierarchy of movement, especially through reinforcement of the promenade and a circuit around the pond as the dominant pedestrian routes. Creation of a park perimeter path that more fully engages 15th Street W and other missing street edges
- » Exploration of the use of the Superintendent's Building as a focus for concessions, with a plaza and seating opportunities that orient to the Great Lawn
- » Resurfacing or reconstructing the tennis courts, with consideration of the potential dual use of a reconstructed tennis court as a winter ice skating rink using a refrigerated surface if additional funding becomes available, most likely through an outside source. However, an ice rink should not preclude a more expedient resurfacing or reconstruction of the tennis courts, which are currently in poor condition

» Relocation of indiscriminate parking to less populated parts of the park while still providing accessible parking and limited staff parking. Existing parking spaces would be replaced with uses more appropriate to the water's edge and building front locations

» Consideration of a new location for full-court basketball as the Great Lawn is implemented using these criteria:

- It must have cameras attached to it
  - It must be in a location that can have surveillance (both directly and personally)
  - MPRB must have the ability to attach program staff to it
  - It can't cause denigration to the landscape of the park
  - It must be in a location where noise level is acceptable, especially if adjacent to residential neighborhoods
  - Final location to be determined in consultation with community members and organizations
- » Buffering of the western edge of the park from the noise and the visual distraction of the highway and streets

» Incorporation of urban agriculture as appropriate within designated areas, using these criteria:

- It must have access to a potable water source
  - It should have no or low impact on other park activities and park landscape
  - Final location to be determined in consultation with community members and organizations
- » Consideration of pickleball striping on tennis courts



Precedent for Loring Park



## Processes - Loring Park

Initial Design Guidance and Ideation by Design Team	→ Design Week Products	→ Design Week Feedback	→ Final Design Product
Provide strong connections between street and park	→ Enhanced park entrances and street crossings at intersections	→ OK	→ Enhanced park entrances and street crossings at intersections
Entrances are pedestrian and bicycle focused	→ Enhanced park entrances and street crossings at intersections, benches at entrances and along trails, widen promenade path	→ OK	→ Enhanced park entrances and street crossings at intersections, widen promenade path
Increase bicycle and pedestrian safety	→ Hierarchy in path placement, enhanced street crossings at intersections	→ OK	→ Hierarchy in path placement, enhanced street crossings at intersections
Maintain pastoral quality and identity of Loring Park	→ Great Lawn, grouping of active recreation in SE quadrant, maintain turf grass with overstory trees	→ Too much deviation from existing Master Plan, too many impacts to existing mature trees	→ Existing high quality trees protected, Great Lawn, active recreation facilities reorganized
Enter park through series of gardens	→ Native and wetland gardens west of ponds, enhanced park entrances	→ OK	→ Native and wetland gardens west of ponds, enhanced park entrances
Create new experiences while maintaining historical elements	→ Existing gardens, buildings, and pastoral character of park protected	→ Bring historic winter uses to park	→ Existing gardens, buildings, and pastoral character of park protected. Ice rink on tennis courts
Maintain ability to stroll through park	→ Separate bike commuting paths and pedestrian paths, perimeter loops within park	→ OK	→ Separate bike commuting paths and pedestrian paths, perimeter loops within park
Continue to use native and ornamental plants for gardens	→ Native and wetland gardens west of ponds	→ OK	→ Native and wetland gardens west of ponds
Increase access to water and aquatic plants	→ Viewing platforms, docks, and bridge to island	→ bridge too invasive to habitat	→ Viewing platforms and docks
Create open flexible space for gathering and events	→ Great Lawn, performance space, and café/concessions	→ Too many impacts to existing mature trees	→ Existing high quality trees protected, Great Lawn, active recreation facilities
Protect turfgrass from dieback due to event overuse	→ Paths directly link to destinations, Great Lawn and performance spaces separate, enhanced maintenance, engineered turf	→ OK	→ Paths directly link to destinations, Great Lawn and performance spaces separate, enhanced maintenance, engineered turf
Maintain and enhance views across pond and park	→ Open view through Great Lawn, grass terraces at pond edge, recreation amenities moved out of Great Lawn	→ Too many impacts to existing mature trees	→ Protect trees in view corridors, grass terraces at pond edge, recreation amenities moved out of Great Lawn
Provide ADA access to park	→ Park entrances, paths, buildings, parking and other facilities meet ADA standards	→ OK	→ Park entrances, paths, buildings, parking and other facilities meet ADA standards
Minimize impervious surfaces	→ Relocated and minimized underused amenities, minimized hard surfaces near pond, increased native plantings near pond edge, trail network simplified	→ Don't block access to pond with planted shorelines	→ Relocated and minimized underused amenities, minimized hard surfaces near pond, increased native plantings near pond edge and pond access areas
Provide parking for recreation center	→ Parking lot and service access	→ Minimize number of stalls	→ Limited parking lot and service access

## Processes (continued)

Initial Design Guidance and Ideation by Design Team	→ Design Week Products	→ Design Week Feedback	→ Final Design Product
Consolidate recreation uses in one area of the park	→ Horseshoe pits, shuffleboard, basketball, play areas, and community arts center located in SE quadrant	→ Too much deviation from existing Master Plan, basketball is a nuisance to other users, some amenities are still in good shape	→ Horseshoe pits resized in existing location, other recreation amenities located adjacent to community arts center, future basketball relocation search areas
Access pond island and create unique view of pond	→ Bridge pond to viewing platform on island	→ Keep island inaccessible and planted with native species	→ Island planted with native species, no bridge
Highlight Superintendent's House and Plaza	→ Repurpose building	→ OK	→ Repurpose building into a café with patio seating and connections to gardens with views to pond
Provide fitness opportunities	→ Dedicated paths for bicycles, looped walking and running paths	→ Need for outdoor fitness area	→ Dedicated paths for bicycles, looped walking and running paths, outdoor adult fitness area located near play areas
Reinforce park entries and provide resting spaces	→ Enhanced park entrances and street crossings at intersections, benches at entrances and along trails	→ OK	→ Enhanced park entrances and street crossings at intersections, benches at entrances and along trails
Reduce noise and air pollution from nearby roadways	→ Western buffer of evergreens, increased plant material in park	→ OK	→ Western buffer of evergreens, increased plant material in park
Reduce user conflict at basketball court	→ Move basketball court near other active recreation amenities	→ Basketball court should be removed to eliminate unwanted activities or relocated within park as an important amenity	→ Future basketball relocation search areas identified, improve surveillance of any relocated court
Return winter uses to park	→ Ice rink	→ Ensure consistent ice through winter	→ Refrigerated rink on tennis courts
Offer places to keep warm during the winter	→ Warming areas	→ OK	→ Warming areas



## Cost Estimate - Loring Park (1 of 3)

Project	Quantity	Units	Total Project Cost (2017)	Implementation	Prioritization Category
<b>Berger Fountain</b>	<b>1</b>		<b>\$ 1,516,570</b>	<b>Stand Alone</b>	<b>Planned</b>
Removals, new fountain mechanicals & basin	1	each	\$ 620,000		
Fountain winter cover	1	each	\$ 77,500		
Plaza paving	19600	sf	\$ 273,420		
Overstory trees	2	each	\$ 1,550		
Planters	5	each	\$ 6,216		
Entry signage brick/masonry wall	1	each	\$ 11,625		
Benches	10	each	\$ 13,186		
Perennial plants	4140	sf	\$ 89,838		
Garden irrigation system	500	sf	\$ 3,875		
Outdoor Light	8	each	\$ 63,292		
Raised ped. crossing on Willow*	1	each	\$ 114,390		
Splash pad	1	each	\$ 232,500		
Sod for plaza/path removal/restoration	1920	sf	\$ 1,428		
Drainage and grading improvements	1	each	\$ 7,750		
<b>Tennis Courts</b>			<b>\$ 269,196</b>	<b>Stand Alone</b>	<b>Planned</b>
Reconstruct tennis courts	4	each	\$ 238,196		
Enhanced lighting	4	each	\$ 31,000		
<b>Enhanced Entrance on 15th &amp; Willow</b>	<b>1</b>		<b>\$ 96,875</b>	<b>Stand Alone</b>	<b>Planned</b>
Entry signage	1	each	\$ 11,625		
Entry plaza	1	each	\$ 54,250		
Allee of basswood trees	1	each	\$ 23,250		
Drainage and grading improvements	1	each	\$ 7,750		
<b>Promenade (on/outside path, + GL path)</b>	<b>1</b>		<b>\$ 458,974</b>	<b>Package 1</b>	<b>Planned</b>
Overstory trees	80	each	\$ 62,000		
Enhanced path	6720	sf	\$ 93,744		
Outdoor Light	10	each	\$ 263,716		
Benches outside path	20	each	\$ 24,858		
Sod for path removal/restoration	19700	sf	\$ 14,657		
<b>Great Lawn (elements inside the path)</b>			<b>\$ 832,171</b>	<b>Package 1</b>	<b>Planned</b>
Sod for path removal/restoration	12500	sf	\$ 18,600		
Concrete-edged grass steps- 270 x 30	8100	sf	\$ 150,660		
Enhanced soil profile	25500	sf	\$ 533,588		
Power pedestals & electrical connection*	4	each	\$ 124,000		Complete
Irrigation system	162	sf	\$ 352		
Planters	2	each	\$ 4,972		
<b>Adult Fitness Area</b>	<b>2</b>		<b>\$ 49,910</b>	<b>Package 1</b>	<b>Planned</b>
2 concrete slabs - total sq ft	800	sf	\$ 11,160		
Fitness equipment	10	each	\$ 38,750		

Cost estimate updated to reflect cost of replacing existing elements as well as adding new ones

\*Funding provided by other entities

## Cost Estimate (2 of 3)

Project	Quantity	Units	Total Project Cost (2017)	Implementation	Prioritization Category
<b>Native Garden</b>	<b>1</b>		<b>\$ 1,034,706</b>	<b>Package 1</b>	<b>Planned</b>
Overstory trees	17	each	\$ 13,175		
Perennial plants	40050	sf	\$ 869,085		
Water hook up*	1	each	\$ 18,600		
Path	3000	sf	\$ 18,600		
landing/dock	1	each	\$ 105,400		
Benches	6	each	\$ 7,911		
Sod for removal site restoration	2600	sf	\$ 1,934		
<b>Community Garden</b>	<b>1</b>		<b>\$ 92,301</b>	<b>Stand Alone</b>	<b>Planned</b>
Garden	1	each	\$ 92,301		
<b>Community Center Dock</b>	<b>1</b>		<b>\$ 409,491</b>	<b>Stand Alone</b>	<b>Planned</b>
Dock	1	each	\$ 224,159		
Fence/railing-230 l.f.	230	lf	\$ 53,475		
Gateway - Waterside Gazebo	1	each	\$ 131,858		
<b>Loring Balcony</b>	<b>1</b>		<b>\$ 597,215</b>	<b>Stand Alone</b>	<b>Planned</b>
Understory trees	5	each	\$ 2,325		
Concrete paving	7000	sf	\$ 97,650		
Retaining wall	1	each	\$ 41,664		
Planters/seating	5	each	\$ 77,500		
Fence/railing-240 l.f.	240	lf	\$ 55,800		
Stairs	660	sf	\$ 12,276		
Intersection improvements/crossings and islands*	2	each	\$ 310,000		
<b>Superintendent's House Plaza</b>			<b>\$ 96,159</b>	<b>Stand Alone</b>	<b>Planned</b>
Concrete plaza	4000	sf	\$ 55,800		
Repair sanitary sewer	1	each	\$ 38,750		
Bike rack	3	each	\$ 1,163		
Path/plaza removal & site restoration	600	sf	\$ 446		
<b>Harmon Alley Overlook</b>			<b>\$ 208,186</b>	<b>Stand Alone</b>	<b>Planned</b>
Path	2592	sf	\$ 16,070		
Fence/railing-375 l.f.	375	lf	\$ 87,188		
Overlook walk above water (base, piers)	720	sf	\$ 33,480		



### Cost Estimate (3 of 3)

Project	Quantity	Units	Total Project Cost (2017)	Implementation	Prioritization Category
15th/Oak Grove	1	each	\$ 11,625		
Willow/MCTC	1	each	\$ 11,625		
<b>Staff and Accessible Parking</b>			<b>\$ 36,611</b>	<b>Stand Alone</b>	<b>Planned</b>
Overstory trees	2	each	\$ 1,550		
Parking Lot	4	space	\$ 16,740		
Path	2700	sf	\$ 16,740		
Sod for path removal/site restoration	1500	sf	\$ 1,116		
Stairs	25	sf	\$ 465		
<b>Enhanced Entrance on Hennepin &amp; 15th</b>			<b>\$ 57,350</b>	<b>Stand Alone</b>	<b>Planned</b>
Entry signage with low wall	1	each	\$ 18,600		
Enhanced plaza	1	each	\$ 38,750		
<b>Relocated Shuffleboard Courts</b>			<b>\$ 127,687</b>	<b>Stand Alone</b>	<b>Planned</b>
Shuffleboard Court	8	each	\$ 73,840		
Garden fence/railing-210 l.f.	210	lf	\$ 48,825		
Sod for removal site restoration	6750	sf	\$ 5,022		
<b>Removed Horseshoe Courts</b>			<b>\$ 9,374</b>	<b>Stand Alone</b>	<b>Planned</b>
Sod for removal site restoration	12600	sf	\$ 9,374		
<b>Bocce Ball Court</b>			<b>\$ 72,872</b>	<b>Stand Alone</b>	<b>Planned</b>
Bocce Ball Court	2	each	\$ 26,372		
Garden fence/railing-200 l.f.	200	lf	\$ 46,500		
<b>Relocated Full Basketball Court</b>			<b>\$ 79,825</b>	<b>Stand Alone</b>	<b>Planned</b>
Basketball Court	1	each	\$ 24,800		
Retaining wall & seating area	1	each	\$ 50,933		
Sod for removal site restoration	5500	sf	\$ 4,092		
<b>Elements Outside of Identified Projects</b>			<b>\$ 746,362</b>	<b>Stand Alone</b>	<b>Planned</b>
Restoration of garden shed	1	each	\$ 155,000		
Sculpture*	3	each	\$ 158,230		
Perimeter park path	12060	sf	\$ 74,772		
Bike rack	20	each	\$ 7,750		
Overstory trees	10	each	\$ 7,750		
Western air-borne salt buffer of trees	60	each	\$ 46,500		
Enhanced lighting	36	each	\$ 279,000		
Site furnishings (drinking fountain, chess boards)	1	pkg	\$ 15,500		
Sod for path removal/site restoration	2500	sf	\$ 1,860		
			<b>\$ 6,746,034.75</b>		

\*Funding provided by other entities

## Annual Operations Estimate - Loring Park

Asset Type	Asset Name	Current Quantity	Units	Annual Operating Cost Per Unit	Park Plan Quantity	Park Plan Operating Costs	Change in Asset Quantity
Buildings	Recreation Center	5,164	sf	\$ -	5,164	\$ -	0
Buildings	Bandshell	572	sf	\$ 10	572	\$ 5,720	0
Buildings	Maintenance Building	504	sf	\$ 5	504	\$ 2,520	0
Buildings	Kiosk	1	each	\$ 500	1	\$ 500	0
Play	Playground	2	each	\$ 7,500	2	\$ 15,000	0
Play	Adult Fitness	-	each	\$ 2,500	1	\$ 2,500	1
Courts	Basketball	1	each	\$ 1,500	1	\$ 1,500	0
Courts	Half-Court Basketball	1	each	\$ 1,000	1	\$ 1,000	0
Courts	Horseshoes	12	each	\$ 100	6	\$ 600	(6)
Courts	Shuffleboard	8	each	\$ 50	8	\$ 400	0
Courts	Bocce	-	each	\$ 50	2	\$ 100	2
Courts	Tennis	4	each	\$ 1,500	4	\$ 6,000	0
Aquatics	Wading Pool	1	each	\$ 15,000	1	\$ 15,000	0
Aquatics	Splash Pad	-	each	\$ 35,000	0.3	\$ 10,500	0.3
Features	Decorative Fountain	1	each	\$ 80,000	1	\$ 80,000	0
Features	Public Art	1	each	\$ 1,500	3	\$ 4,500	2
Circulation & Gathering	Ped/Bike Bridge	1	each	\$ 500	1	\$ 500	0
Circulation & Gathering	Dock	1	each	\$ 3,000	1	\$ 3,000	0
Circulation & Gathering	Multi-Use Path	132,822	sf	\$ 0.20	132,822	\$ 26,564	0
Circulation & Gathering	Stage (open air)	1	each	\$ 1,000	1	\$ 1,000	0
Circulation & Gathering	Stairs	20	step	\$ 200	30	\$ 6,000	10
Circulation & Gathering	Service Area Paving	5,000	sf	\$ 0.20	5,000	\$ 1,000	0
Circulation & Gathering	Plaza	15,000	sf	\$ 1	30,000	\$ 30,000	15,000
Circulation & Gathering	Event Lawn	-	ac	\$ 20,000	0.60	\$ 12,000	1
Furnishings	Drinking Fountain	2	each	\$ 1,500	2	\$ 3,000	0
Furnishings	Lighting	29	each	\$ 200	84	\$ 16,800	55
Furnishings	Seating/Picnic Furnishings	30	each	\$ 25	66	\$ 1,650	36
Furnishings	Performance/Event Electronics	1	ls	\$ 2,000	1	\$ 2,000	0
Furnishings	Bike Rack	30	loop	\$ 20	60	\$ 1,200	30
Landscape	Tended Garden	0.50	ac	\$ 120,000	1.5	\$ 180,000	1
Landscape	Lawn - Unirrigated	18	ac	\$ 4,500	16	\$ 72,000	(2)
Landscape	Trees	300	each	\$ 25	420	\$ 10,500	120
Landscape	Shoreline	4,000	lf	\$ 2	4,000	\$ 8,000	0
Landscape	Tended Landscaping	3	ac	\$ 20,000	3	\$ 60,000	0
Landscape	Lake/Pond	1	each	\$ 10,000	1	\$ 10,000	0
Landscape	Urban Architecture Area		ac	\$ 15,000	0.17	\$ 2,479	0.17





## Berger Fountain (Loring Park)

**Location:** The fountain is located on the northeast edge of Loring Park along Willow Street, where the Loring Greenway meets the park.

As part of a constellation, features that suggest connections to parks and park-like spaces beyond Loring Park are important. A refurbished Berger Fountain marks the downtown side of the park, surrounded by a more generous plaza that is more readily populated, gardens that—while smaller than others in the park—reflect one of its character-defining features, and tall trees offering shade for people and scale for the fountain. The portion of Willow Street near the fountain is conceived as a more pedestrian-focused crossing between Loring Park and the Loring Greenway.

### Motivators:

Assembly (Civic)  
Be Entertained  
Competition/Sport  
Explore/Learn  
Family + Friends  
Fitness+ Health  
Get Away/Retreat/Rest/Relax  
Study/Think/Work

## History

The fountain was donated by former Park Board Commissioner Benjamin Berger to the Park Board in 1975. It is similar to a fountain Mr. Berger saw in Australia. It was initially intended for the Minneapolis Sculpture Garden but the Walker Art Center declined the installation because it was not an original artwork, so it was subsequently installed in Loring Park.

## Existing Conditions and Character

The fountain is a beloved neighborhood landmark and a favorite location for wedding photographers and children. The plaza and surrounding trees create a cozy enclosed area with good views of the park and skyline. Pipes and parts function but are often failing and hard to repair, with the basin leaking water onto the plaza in several locations. Strong winds often blow fountain spray onto the nearby plaza benches. The Willow Street crossing to the Loring Greenway is not clearly defined and makes pedestrian and bike crossings challenging in that area.

## Issues

- » Aging mechanicals and plaza infrastructure are in constant need of repair or replacement
- » Poor visual and physical connections to Loring Greenway, including lack of a safe bicycle/pedestrian crossing at Willow Street, a lack of a welcoming entrance and wayfinding signage, and a plaza that is too small to accommodate both bicycles and pedestrians while also providing areas to avoid fountain spray
- » Current winter cover is unattractive, inviting vandalism, and staff find the cover difficult to install

## Opportunities

- » Create a grand entrance into the park from Loring Greenway
- » Provide an efficient and reliable water feature
- » Offer room for group gatherings of various sizes while still accommodating bicycle and pedestrian circulation
- » Reinforce views and visual connection between the fountain entrance, Loring Pond, and the rest of the park

## Connections

Wayfinding and connections to and from Berger Fountain should focus on:

- » The pedestrian and bicycle connections to the Loring Greenway leading to Nicollet Mall and downtown.
- » Pedestrian and bicycle connections leading into the heart of Loring Park and across it to Lyndale/Hennepin Avenues and neighborhoods and parks farther west.



Berger Fountain

## Berger Fountain Existing Conditions



Figure 1.42 Berger Fountain Existing Conditions



## Berger Fountain Proposed Plan



Figure 1.43 Berger Fountain Proposed Plan





Precedents for Berger Fountain

## Proposed Design

The proposed design features an organically shaped plaza with flowing lines that encourages pedestrian strolling through the space and into the park. Small garden spaces and new trees provide wind breaks and sheltered seating from fountain spray. A raised pedestrian table and on-street markings increase safety and access to the Loring Greenway. A simplified basin prevents plaza flooding and standardized replacement fountain parts reduce time and cost of fountain repairs. Introduction of a splash pad allows children and adults to access the water without climbing on and potentially damaging the basin. New plantings introduce color and a new signage wall creates a welcoming gateway to the park.

## Desired Key Features

- » A more organic quality to the spaces surrounding the fountain, one that resonates with the natural character of the park and maintains the focus on the fountain as the primary feature of the space
- » Routes through the plaza area reflecting the “wandering” character of the Loring Greenway and the strolling nature of the park, eventually linking to the Promenade, one of the key directives of the former master plan for the park;
- » A low sign wall identifying the fountain from Willow Street and guiding pedestrians to proper crossing points at a raised roadway which facilitates pedestrian movements while slowing traffic on the street;
- » Fixed and flexible seating, recognizing the need to move with breezes that result in fountain overspray falling on various parts of the plaza
- » Garden features balancing “hard” surfaces of the surrounding plaza, with a plan for perpetuating the overstory trees that currently surround the fountain area

## Processes

Initial Design Guidance and Ideation by Design Team	→ Design Week Products	→ Design Week Feedback	→ Final Design Product
Honor existing plans and original design intent for fountain	→ Keep dandelion head design, but upgrade to modern materials	→ OK, provide more detailed concepts of Berger Fountain and plaza	→ Keep dandelion head design, but upgrade to modern materials
Create strong connection to Loring Greenway, act as bridge between these two significant public spaces	→ Enhance crossing of Willow Street	→ OK, provide more detailed concepts of Berger Fountain and plaza	→ Enhance crossing of Willow Street
Create significant entry space that leads to but is separate from Great Lawn	→ Create plaza and seating at edge of fountain that connects street to Great Lawn	→ OK, provide more detailed concepts of Berger Fountain and plaza	→ Create plaza and seating at edge of fountain that connects street to Great Lawn
Design for wandering, create options for paths through	→ Multiple paths intersecting and passing through plaza space	→ OK, provide more detailed concepts of Berger Fountain and plaza	→ Multiple paths intersecting and passing through plaza space
Garden-like, shaded, protect old trees	→ Planters and shade trees over plaza	→ OK, provide more detailed concepts of Berger Fountain and plaza	→ Planters and shade trees over plaza
Variety of seating options	→ Planter seating, fountain edge seating, movable tables and seating	→ OK, provide more detailed concepts of Berger Fountain and plaza	→ Planter seating, fountain edge seating, movable tables and seating
Simple design highlights fountain and doesn't detract from it	→ Fountain is centerpiece of plaza	→ OK, provide more detailed concepts of Berger Fountain and plaza	→ Fountain is centerpiece of plaza
Welcoming entrances	→ Open views of plaza and fountain from street and adjacent paths	→ OK, provide more detailed concepts of Berger Fountain and plaza	→ Open views of plaza and fountain from street and adjacent paths

» Play features integrated with the fountain so that it becomes more than a visual feature and allows access to the water, but also recognizing the need to replace fountain components to make it more resilient to damage and easier to maintain

» An attractive winter cover designed with consideration for maintenance, especially one that is designed to be an attractive feature for the plaza space when the fountain is not in use

## Costs and Operations Estimates

See Loring Park (beginning on page 4-68) for information on project cost estimates and park operations estimate that includes Berger Fountain.





# NORTH LOOP CONSTELLATION

## Existing Parks and Trails

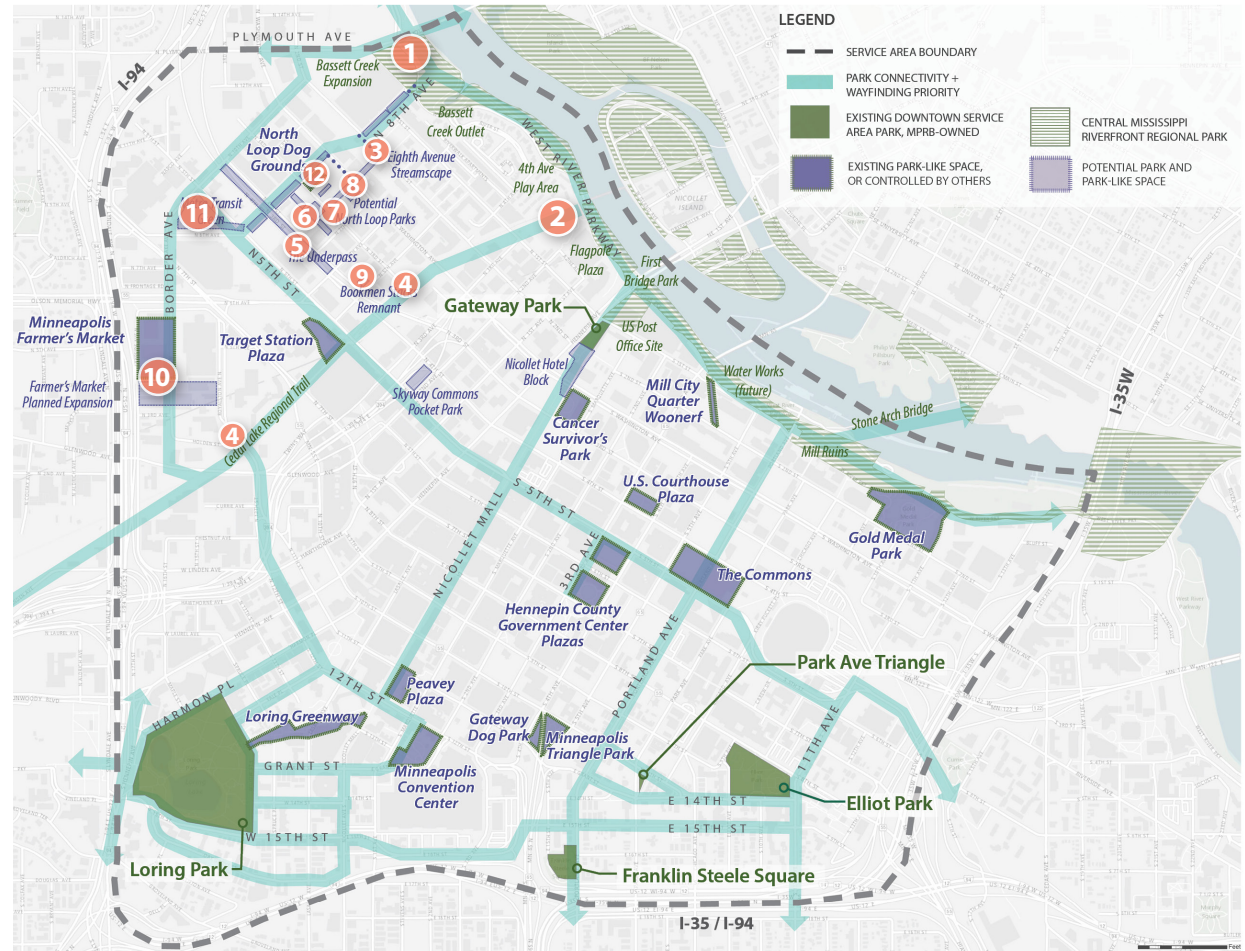
- 1 • Central Mississippi Riverfront Regional Park
- 2 • Cedar Lake Regional Trail

## Potential Park or Park-Like Spaces

- 3 • Eighth Avenue Streamscape (non-vehicular portions)
- 4 • Enhanced Vertical Connections to Cedar Lake Regional Trail
- 5 • The Underpass
- 6 • Schafer Richardson Site
- 7 • Hidden Bridges
- 8 • United Properties Site
- 9 • Bookmen Stacks Remnant

## Existing or Planned Park-Like Spaces

- 10 • Minneapolis Farmer's Market (existing and proposed new facilities)
- 11 • Metro Transit Campus (planned public spaces)
- 12 • North Loop Dog Grounds



## Park Connectivity and Wayfinding Priorities

- Vehicular portions of the Eighth Avenue Streamscape (8th Avenue N)
- Plymouth Avenue Bridge
- West River Parkway (part of the existing parks and trails)
- Border Avenue (becomes 10th Avenue N)
- 5th Street N

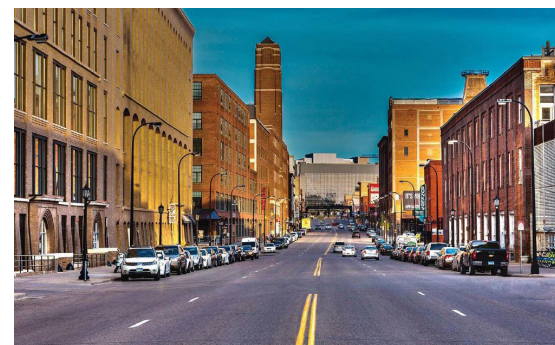
## NORTH LOOP CONSTELLATION

The North Loop neighborhood has experienced a significant transformation, from a time when warehouse and light industrial uses predominated to a time when those warehouses were considered historic and housed a wide range of non-industrial uses to today with its tremendous boom of residential condominiums and apartments. This transformation has brought large numbers of new residents, varying widely in age and other demographics, but sharing a desire for a vibrant urban living experience. As these residents have arrived, so have new restaurants, retail shops, offices, and other amenities. However, this neighborhood lacks a green space that supports

respite, relaxation, and play, as well as providing a unique identity and connectedness.

Because this area is already densely developed, a traditional large neighborhood park is unlikely to be secured to address the need for a green space. Through extensive conversations with the neighborhood, and building on past and ongoing planning efforts, this plan takes advantage of the historic and cultural forms of the neighborhood to propose green spaces that are integrated with the existing urban fabric and a long-standing desire to link the neighborhood to the Mississippi River. Linear parks, pocket parks, and even parks beneath overpasses are proposed in this plan as dynamic park opportunities to address the needs of the North Loop community.

As expected in an area that is substantially built-out but under active redevelopment, new park elements require substantial coordination with other agencies, willing landowners, the neighborhood, and other stakeholders. The required coordination and steps to implementation are discussed in more depth in Chapter 6.





## North Loop Constellation Overall Concept Plan

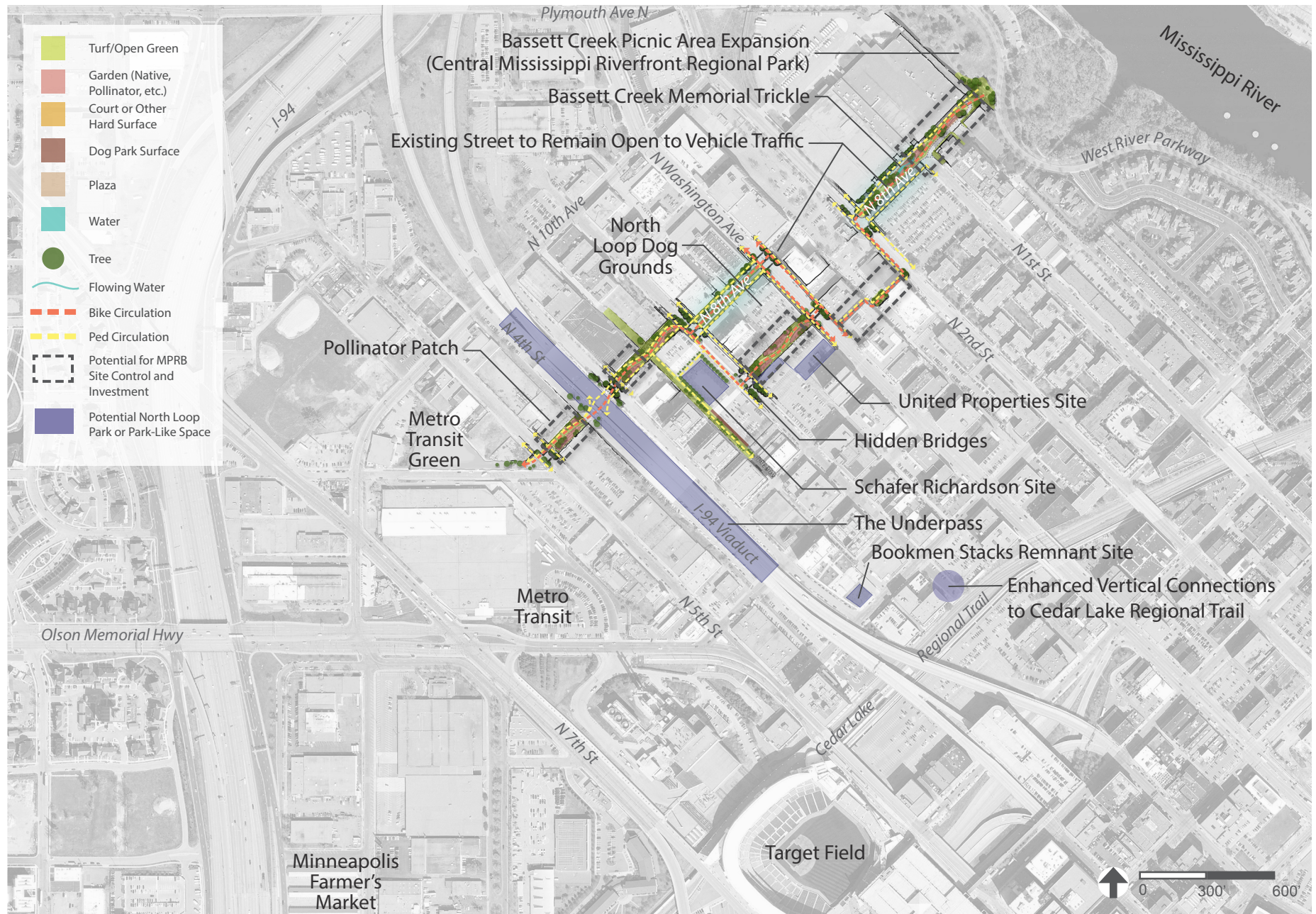


Figure 1.44 North Loop Constellation Concept Plan





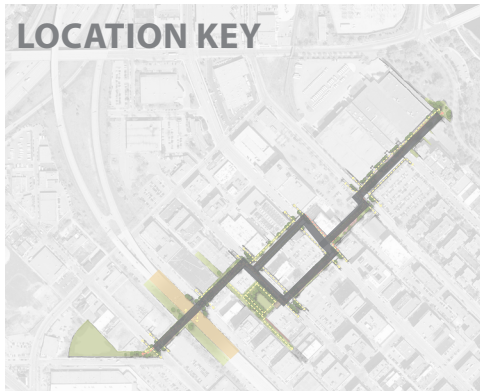
# POTENTIAL PARK OR PARK-LIKE SPACE RECOMMENDATIONS

## Eighth Avenue Streamscape

**Size:** design dependent

**Address:** approximately 8th Avenue N & 3rd Street N

**Location:** The potential park would follow 8th Avenue N from the planned Metro Transit Green at 5th Street N, cross under the I-94 viaduct, and continue to West River Parkway next to the Mississippi River.



### Motivators:

Explore/Learn  
Family + Friends  
Fitness+ Health  
Get Away/Retreat/Rest/Relax

## Existing Conditions and Character

The series of alleys and existing streets that generally align with 8th Avenue N provide the clearest possible spine of park-like spaces through the North Loop neighborhood, connecting key nodes within the neighborhood and, eventually, forming a link to the Mississippi Riverfront. This “Streamscape” suggests both the ways in which a linear park in combination with a series of park-like spaces could allow people to flow to and from the river, as well as the way that it might be designed to reference the presence of historic Bassett Creek, which now lies buried and piped though the North Loop.

## Issues

- » No coherent link to the river from the North Loop neighborhood exists
- » The riverfront and its parks offer a significant recreation destination for North Loop residents
- » Only one link exists and it's not continuous through the neighborhood
- » Bassett Creek, a once significant natural feature, has disappeared from the fabric of the North Loop

- » Features associated with Bassett Creek were buried along with the creek
- » Any new park will place additional demands on the MPRB related to programming and operations

## Opportunities

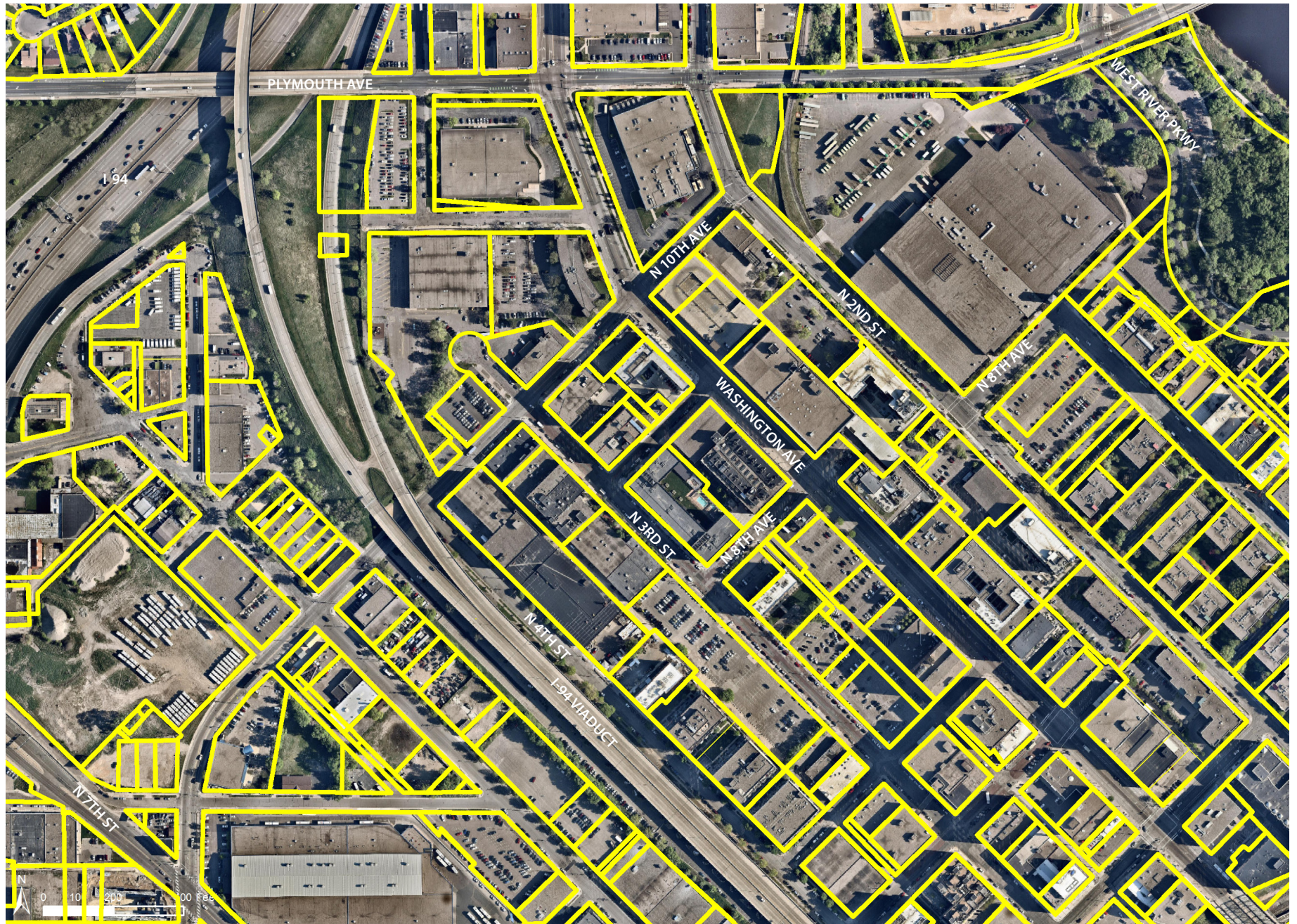
- » A combination of public realm spaces linking the North Loop (and West Loop) to the riverfront
- » Streets, alleys, and small urban passages, some of which generally follow the historic course of Bassett Creek, create a pedestrian and bicycle link to the riverfront
- » Exposure of hidden structures to highlight the former course of the creek and reveal neighborhood history
- » Connections of potential parks or park-like spaces as direct attachments allowing for an enriched and diversified park experience along the length of the Streamscape

## Connections

Wayfinding and connections to and from the 8th Avenue Streamscape should focus on:



## Eighth Avenue Streamscape Existing Conditions



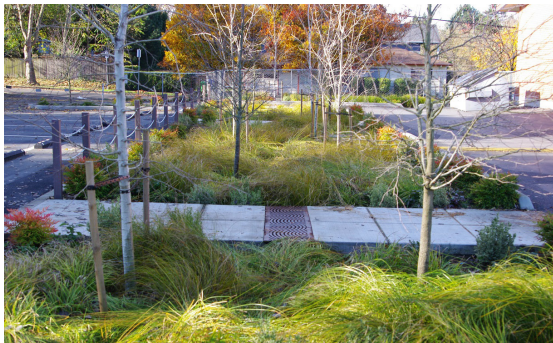


# Eighth Avenue Streamscape Concept Plan



Figure 1.45 Eighth Avenue Streamscape Concept Plan





Precedents for the Eighth Avenue Streamscape

- » Main bicycle and pedestrian connections to the Mississippi River via West River Parkway, and the extensive trail loop of the Grand Rounds
- » Main bicycle and pedestrian connections to the Cedar Lake Trail and western metro areas
- » The existing City of Minneapolis bicycle lanes on Washington Avenue and the North 2nd Street and 10th Avenue bikeways which connect the park to areas of west and central downtown including the Nicollet Mall

### Proposed Design

The flow of the 8th Avenue Streamscape might be expressed through forms, such as “pools” where the flow of people could slow to have different experiences, or through materials, such as native plants or certain kinds of furnishings or paving.

The Streamscape depicts how existing public and private spaces can be transformed to support park-like experiences in the North Loop. While graphics depict specific locations, they should be considered a guide to evaluate linear connections throughout the area versus a prescribed future for a specific parcel. To that end, the Eighth Avenue Streamscape requires extensive coordination and collaboration with multiple stakeholders, especially the City of Minneapolis. Portions of the Streamscape in the public right-of-way that currently carry vehicular

traffic are envisioned to continue to do so. In the event that evolutions in transportation make public rights-of-way available for other uses, some portions may evolve with qualities of a linear park space. Portions shown on private property would require the cooperation of willing landowners.

### Desired Key Features

- » Pedestrian and greening features, including trees, plantings, and site furnishings, that reinforce park-like connections, especially to the river
- » Continuous bike and pedestrian routes between the river and a new park-like space proposed as part of Metro Transit’s Heywood Campus
- » Small “pools” for play, relaxation, green features and gardens, and seating and gathering dotting the length of the Streamscape, attracting people along and creating signatures for each increment the path of the Streamscape
- » Enhanced street crossings with bump outs, trees, and safety features that both make the Streamscape identity clear and to improve pedestrian safety at intersections of the Streamscape and streets
- » Complementary ground floor uses on adjacent properties, such as cafés or retail stores that help to activate adjacent public spaces

## Cost Estimate - Eighth Avenue Streamscape

Project	Quantity	Units	Estimated Project Cost (2017)	Implementation Sequence	Prioritization Category
<b>Bike Path</b>			<b>\$ 41,126</b>	<b>1</b>	Conditional
Path	3,358	sf	\$ 22,139		
Bike Rack	6	each	\$ 18,988		
<b>Pedestrian Path</b>			<b>\$ 1,023,181</b>	<b>1</b>	Conditional
Path	6,716	sf	\$ 97,411		
Overstory Trees	125	each	\$ 96,875		
Understory Trees	200	each	\$ 93,000		
Sod	53,340	sf	\$ 39,685		
Steps	36	each	\$ 47,469		
Lighting	18	each	\$ 213,610		
Sign	3	each	\$ 237,344		
Benches	24	each	\$ 31,646		
Drinking Fountain	3	each	\$ 43,513		
Small Table	24	each	\$ 47,469		
Kiosk	3	each	\$ 75,159		
<b>Intersection Improvements</b>			<b>\$ 775,000</b>	<b>1</b>	Conditional
Intersection Improvements/Bumpouts	5	each	\$ 775,000		
<b>Six Garden/Art Habitats</b>			<b>\$ 435,131</b>	<b>3</b>	Conditional
Garden	3	each	\$ 276,902		
Sculpture	6	each	\$ 158,230		
<b>Six Play Habitats</b>			<b>\$ 228,114</b>	<b>2</b>	Conditional
Bocce Ball Court	3	each	\$ 39,557		
Game Table	12	each	\$ 23,734		
Tot Lot - General	0.5	each	\$ 164,822		
			<b>\$ 2,502,553</b>		



## Processes - Eighth Avenue Streamscape

Initial Design Guidance and Ideation by Design Team	→ Design Week Ideation by Design Team	→ Design Week Feedback	→ Final Design Product
N/A - Space identified at Design Week	→ Increase connections from North Loop to riverfront	→ Creative routing needed, buildings block access east of Washington Avenue	→ Bike and pedestrian access to river, vehicle access to 1st Street
	→ Promote community fitness	→ No Comment	→ Trails to riverfront and Minneapolis bike system
	→ Provide easy non-motorized commuting opportunities	→ No Comment	→ Trails to riverfront and Minneapolis bike system
	→ Design for seniors, children, dogs	→ No Comment	→ Seating spaces, sidewalks and trails, play features, off-leash area
	→ Limit parking removal	→ No Comment	→ Parking bays
	→ Provide connections across neighborhood	→ Connect to residents and businesses	→ Sidewalk access to neighboring developments

## Operations Estimate - Eighth Avenue Streamscape

Asset Type	Asset Name	Current Quantity	Units	Annual Operating Cost Per Unit	Park Plan Quantity	Park Plan Operating Costs	Change in Asset Quantity
Buildings	Kiosk	0	each	\$ 500	3	\$ 1,500	3
Play	Playground	0	each	\$ 7,500	1	\$ 3,750	1
Courts	Bocce	0	each	\$ 50	3	\$ 150	3
Features	Public Art	0	each	\$ 1,500	6	\$ 9,000	6
Circulation & Gathering	Bike Path	0	sf	\$ 0.20	3,358	\$ 672	3,358
Circulation & Gathering	Pedestrian Path	0	sf	\$ 0.05	6,716	\$ 336	6,716
Circulation & Gathering	Stairs	0	step	\$ 200	36	\$ 7,200	36
Furnishings	Lighting	0	each	\$ 200	18	\$ 3,600	18
Furnishings	Wayfinding/Signage	0	ls	\$ 2,000	1	\$ 2,000	1
Furnishings	Seating/Picnic Furnishings	0	each	\$ 25	60	\$ 1,500	60
Furnishings	Drinking Fountain	0	each	\$ 1,500	3	\$ 4,500	3
Furnishings	Bike Rack	0	loop	\$ 20	30	\$ 600	30
Landscape	Trees	0	each	\$ 25	325	\$ 8,125	325
Landscape	Tended Garden	0	ac	\$ 120,000	0.6	\$ 72,000	1
Landscape	Lawn - Unirrigated	0	ac	\$ 4,500	1.22	\$ 5,510	1.22

## Enhanced Connections to Cedar Lake Regional Trail

**Size:** design dependent

**Address:** 3rd Street N and Cedar Lake Regional Trail

**Location:** The trail runs from the southwest of the North Loop neighborhood to the northeast.

### Motivators:

Explore/Learn  
Fitness+ Health

### Existing Conditions and Character

Cedar Lake Regional Trail runs through the center of the North Loop neighborhood, yet it is difficult for residents to access the trail's entrances which are few in number and poorly marked. The trail runs "through" the North Loop rather than serving it.

### Issues

- » Few links exist between the streets of the North Loop and the Cedar Lake Regional Trail
- » From the trail, few clear indications of ways to reach the North Loop neighborhood

### Opportunities

- » Using enhanced links to the trail to form connections to the riverfront and the Minneapolis Chain of Lakes Regional Park
- » Alley connections to link a possible North Loop Park to the Cedar Lake Regional Trail, using the park as a point of navigation to other recreation opportunities outside of the North Loop

### Connections

Wayfinding and connections to and from the Cedar Lake Regional Trail should focus on:

- » Bicycle and pedestrian connections to the Mississippi River via West River Parkway, and the extensive trail loop of the Grand Rounds
- » Bicycle and pedestrian connections to the Cedar Lake Regional Trail and western metro areas
- » The existing City of Minneapolis bicycle lanes on Washington Avenue and the North 2nd Street and 10th Avenue bikeways which connect the park to areas of west and central downtown including the Nicollet Mall
- » Pedestrian connections to Royalston Station on the proposed Green Line LRT extension, and the existing Target Field LRT Station

## Proposed Design

Cedar Lake Regional Trail is a substantial asset to the neighborhood and region, both for recreation and commuter use. However, it is below street level and is currently difficult to find from streets in the North Loop and even somewhat confusing to exit from the trail level. A few key changes to signage, lighting, plantings, and furnishings would make the trail connections to the neighborhood more legible.

These spaces and the trail itself are currently not owned by the MPRB and would require coordination and collaboration with multiple stakeholders and agencies, including willing landowners.

## Key Features

- » Signage at both street and trail levels
- » Unique lighting, plantings, and site furniture, to highlight connections between the trail and the neighborhood

## Cedar Lake Regional Trail Existing and Proposed Connections

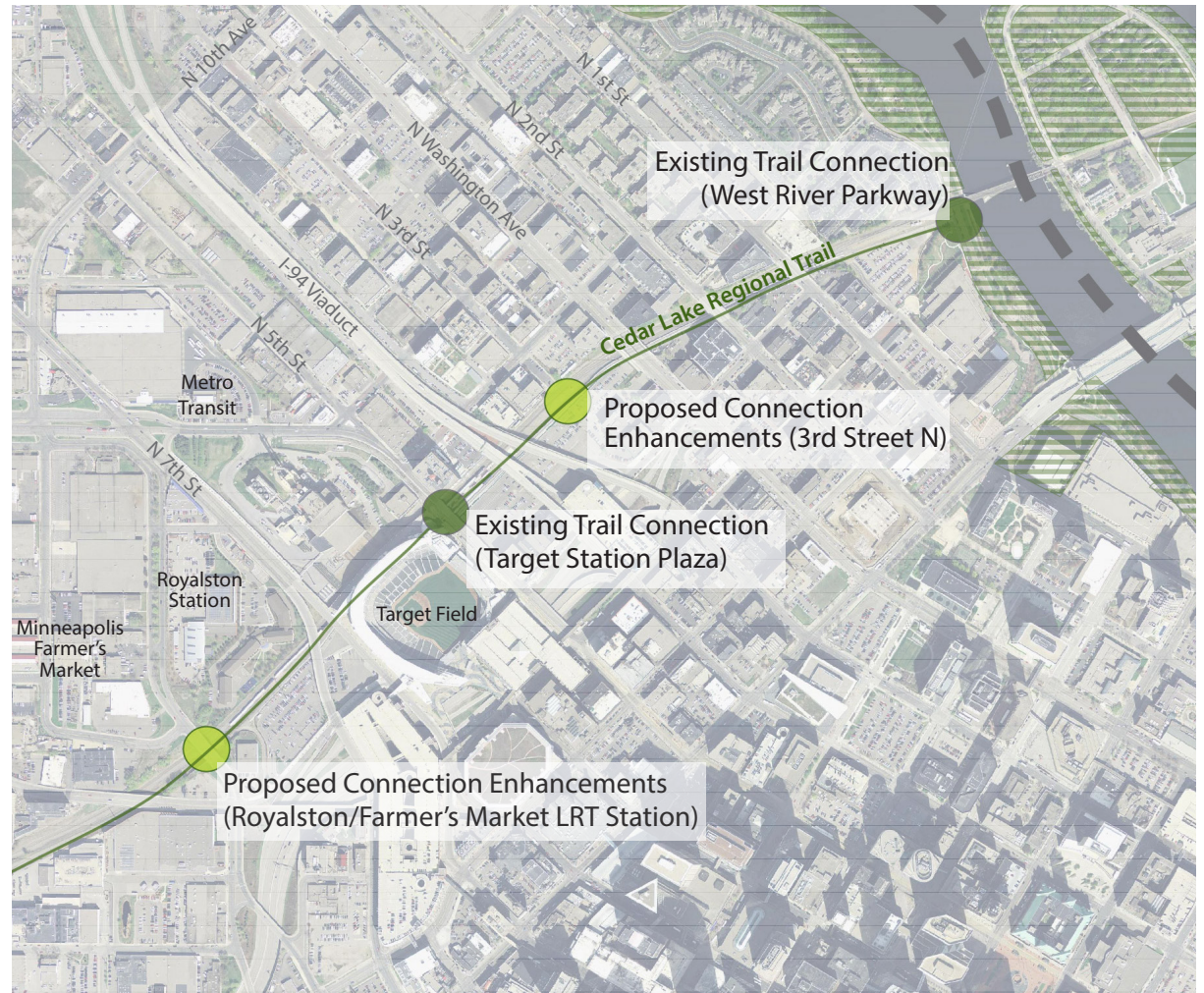


Figure 1.46 Cedar Lake Regional Trail Existing and Proposed Connections





Existing Conditions at 3rd Street

### Processes

Initial Design Guidance and Ideation by Design Team	→	Post Design Week Ideation by Design Team	→	Feedback	→	Final Design Product
N/A - Space identified post Design Week	→	Increase connections from North Loop to Cedar Lake Regional Trail	→	No Comment	→	Connection at 3rd Street N
	→	Promote community fitness	→	No Comment	→	Connections made from neighborhood to regional trail system
	→	Provide easy non-motorized commuting opportunities	→	No Comment	→	Connections made from neighborhood to regional trail system

### Cost Estimate - Cedar Lake Trail Enhancements

Project	Quantity	Units	Estimated Project Cost (2017)	Implementation Sequence	Prioritization Category
<b>Trail Corridor</b>			<b>\$ 72,592</b>	<b>1</b>	Conditional
Sign	4	each	\$ 47,469		
Outdoor Light	2	each	\$ 15,823		
Overstory Trees	2	each	\$ 1,550		
Understory Trees	5	each	\$ 2,325		
Perennial Plants	500	sf	\$ 5,425		
			<b>\$ 72,592</b>		

### Annual Operations Estimate - Cedar Lake Trail Enhancements

Asset Type	Asset Name	Current Quantity	Units	Annual Operating Cost Per Unit	Park Plan Quantity	Park Plan Operating Costs	Change in Asset Quantity
Furnishings	Wayfinding/Signage	0	ls	\$ 2,000	1	\$ 2,000	1
Furnishings	Lighting	0	each	\$ 200	2	\$ 400	2
Landscape	Trees	0	each	\$ 25	7	\$ 175	7
Landscape	Tended Landscaping	0	ac	\$ 20,000	0.01	\$ 230	0.01

# POTENTIAL NORTH LOOP PARKS

## POTENTIAL NORTH LOOP PARKS

While the creation of a park space in the North Loop is a goal of this master plan, there is no site large enough to create a typical Minneapolis neighborhood park within the bounds of the North Loop. Instead, this master plan looks to opportunities that might present themselves coincident with development, where developers with properties situated proximate to the Eighth Avenue Streamscape might satisfy a park dedication requirement through the ordinance's land dedication or private land maintained for public use options. In this way, it's not a single neighborhood park that might result but rather a collection of smaller spaces that, when attached to the Streamscape, begin to satisfy the recreation needs of residents and create a parks signature for the North Loop.

## Potential North Loop Park Parcels

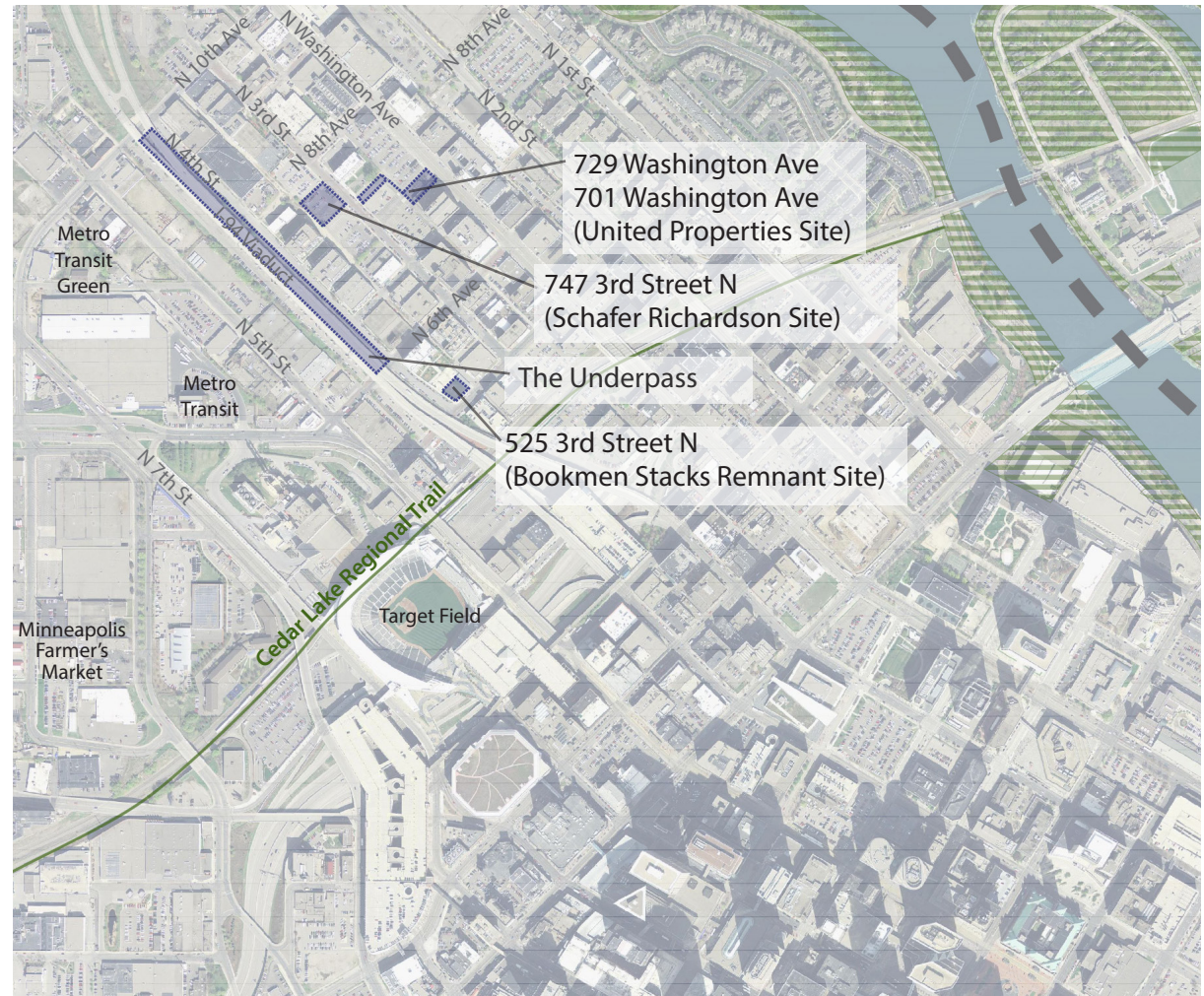
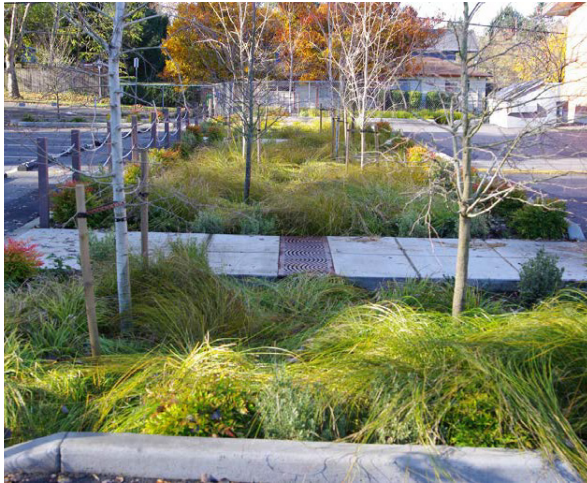
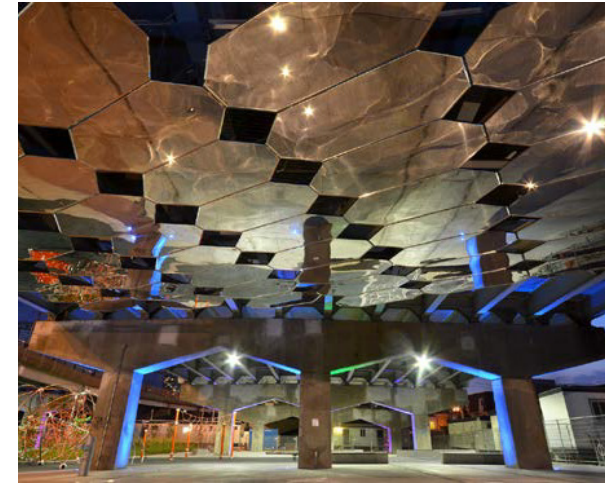


Figure 1.47 Potential North Loop Park Parcels





Precedents



Several developers have already shared their interest in this approach and this plan responds by highlighting several parcels where small parks might be created, including:

- » 4th Avenue N between 6th Street N and 10th Street N, referred to as The Underpass
- » 747 Third Street North (BC Properties, LLC), referred to as Schafer Richardson site
- » various locations, referred to as Hidden Bridges

- » 701-729 Washington Avenue North (701 Washington Investments, LLC and United Land, LLC), referred to as United Properties site
- » 525 Third Street North (The Neat Pig Group, LLC), referred to as Bookmen Stacks Remnant site

A timeline for creation of parks is difficult to define because a park dedication depends on a developer's schedule for obtaining a building permit. However, in the case of the Schafer Richardson and United Properties sites, the development work is proceeding

with an understanding that park dedication may be a part of the project.

Each opportunity is described more fully in this section as a Potential Downtown Service Area Park.

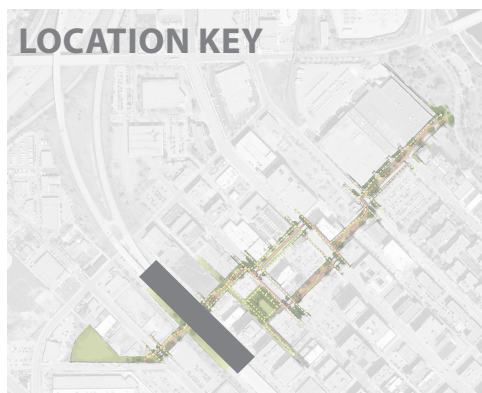
## North Loop Potential Parks:

### The Underpass

**Size:** design dependent

**Address:** Between 5th Street N and 8th Ave N

**Location:** The proposed park would follow underneath the I-94 viaduct next to North 5th Street, from approximately 6th to 10th Avenues N.



#### Motivators:

Action/Adventure/Challenge  
Explore/Learn  
Competition/Sport  
Family + Friends

### Existing Conditions

This relatively flat space under the I-94 viaduct is currently being used for paid parking. The viaduct is high – approximately 20 feet above the ground to the underside of the structure, which allows ventilation and light into the space. The sound of the freeway is ever present and echoes somewhat in the corridor. The site has views of the downtown skyline and is lined with newly planted boulevard trees on the northeast side.

### Issues

- » Elevated transportation infrastructure divides the North Loop
- » Space under the viaduct is used solely for parking cars
- » Land is owned by the Minnesota Department of Transportation
- » The North Loop is bifurcated by I-94 viaducts, significantly interrupting the pattern of the district and effectively creating a West Loop district

### Opportunities

- » Active park uses where intrusions are masked by the noise of the freeway
- » Covered space for park uses
- » Creation of a park or park-like space as a “bridge” between the North Loop and West Loop

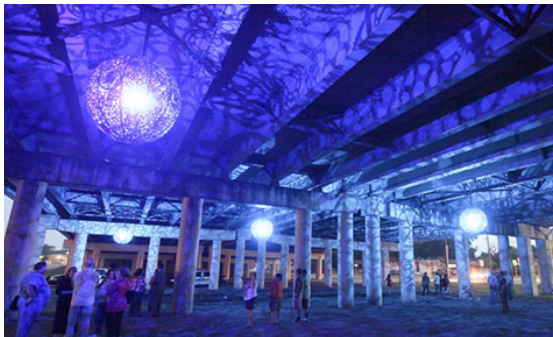
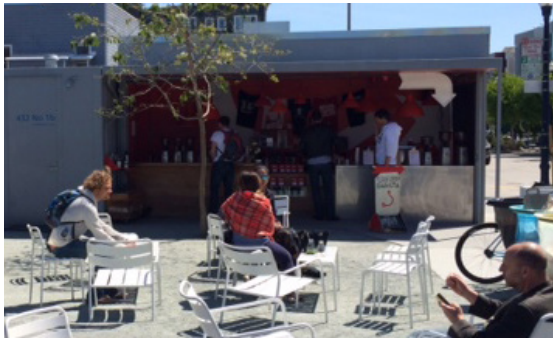
### Connections

Wayfinding and connections to and from the Underpass should focus on:

- » Pedestrian connections to Royalston Station on the proposed Green Line LRT extension, and the existing Target Field LRT Station
- » Main bicycle and pedestrian connections to the Mississippi River via West River Parkway, and the extensive trail loop of the Grand Rounds

### Proposed Design

Several communities across the United States have recently reclaimed underutilized spaces under highway overpasses and there is potential for a similar use under the I-94 off-ramp overpass. While this space would certainly be unusual when compared to traditional green parks, it could provide a place



Precedents for The Underpass

for urban public art and adventure play, especially for activities that might be more difficult to integrate into settings with more immediately surrounding residential uses. Introduction of a more park-like use has the potential to transform several acres of urban land currently used to store cars into a place that bridges portions of the North Loop neighborhood on each side of the freeway overpass.

The Downtown East/North Loop Master Plan, prepared by the City of Minneapolis, explored the potential for eliminating the grade-separated routes between downtown and the I-94 in favor of a pair of on-grade boulevards, a more graceful way of entering the city especially since the North Loop is so integral to the life and activity of downtown. Should the potential for this change be someday realized, the MPRB could be positioned to join the city in defining a park-like space that could be 1600 feet long—or longer—providing a signature for downtown and a unique recreation resource for the North Loop.

This space under the overpass is not owned by the MPRB and would require coordination and collaboration with multiple stakeholders in order to realize its potential for this proposal.

## Desired Key Features

- » Adventure play, such as a skate park, climbing walls, or a biking course or pump track, and especially those active play features that can't be easily integrated into smaller spaces and spaces more proximate to residences
- » Extension of the Eighth Avenue Streetscape as an integral part of the experience of the space
- » Opportunities for casual and informal gathering, performances, and other functions that serve to "bridge" between the North Loop and West Loop and create a sense of this space becoming the North Loop Constellation's "town square"
- » Art and lighting installations that take advantage of the otherwise utilitarian nature of the underside of the freeway bridges
- » Plantings, especially overstory trees, and open lawn areas in spaces alongside the overpass
- » Allowance for a long-term reconfiguration of the overpass to a pair of on-grade boulevards bordering an extended green space
- » Off leash recreation area that integrates into the park with access to the neighborhood



## Cost Estimate - The Underpass

Project	Quantity	Units	Estimated Project Cost (2017)	Implementation Sequence	Prioritization Category
<b>Skate Park</b>			<b>\$ 486,556</b>		Conditional
Skate Park	1	each	\$ 461,503		
Bleachers	1	each	\$ 25,053		
<b>Public Art Features</b>			<b>\$ 440,243</b>		Conditional
Sculpture	2	each	\$ 52,743		
Lighting/Art Feature on Underside of Freeway	1	each	\$ 387,500		
<b>Court Sports</b>			<b>\$ 92,301</b>		Conditional
Court	1	each	\$ 92,301		
<b>Off Leash Recreation Area</b>			<b>\$ 250,530</b>		Conditional
Off Leash Recreation Area	1	each	\$ 250,530		
<b>General Furnishings &amp; Amenities</b>			<b>\$ 498,159</b>		Conditional
Benches	6	each	\$ 7,911		
Bike Rack	2	each	\$ 6,329		
Concrete Table	6	each	\$ 11,867		
Sign	1	each	\$ 11,867		
Outdoor Light	12	each	\$ 94,938		
Drinking Fountain	1	each	\$ 14,504		
Path	1,600	sf	\$ 10,549		
Small Restroom/Mechanical Building	1,200	sf	\$ 316,459		
Sign	2	each	\$ 23,734		
<b>South Space</b>			<b>\$ 72,540</b>		Conditional
Overstory Trees	24	each	\$ 18,600		
Understory Trees	36	each	\$ 16,740		
Sod	50,000	sf	\$ 37,200		

## Processes

Initial Design Guidance and Ideation by Design Team	→ Design Week Ideation by Design Team	→ Design Week Feedback	→ Final Design Product
N/A - Space identified at Design Week	→ Provide a place for skateboarders to legally skate	→ Creatively light the space	→ Lit skate park
	→ Provide a place for BMX and mountain bike riders to legally ride	→ Creatively light the space	→ Lit BMX/mountain bike jump lines and pump track
	→ Offer spaces for gathering and competition	→ Include space for projecting video	→ features are surrounded by areas for informal spectating; including white wall space
	→ Legitimize alternative sports in Minneapolis	→ No Comment	→ Best and newest trending features
	→ Create a welcoming learning environment for all levels of riders and skaters	→ No Comment	→ Features for beginners to experts

## Annual Operations Estimate - The Underpass

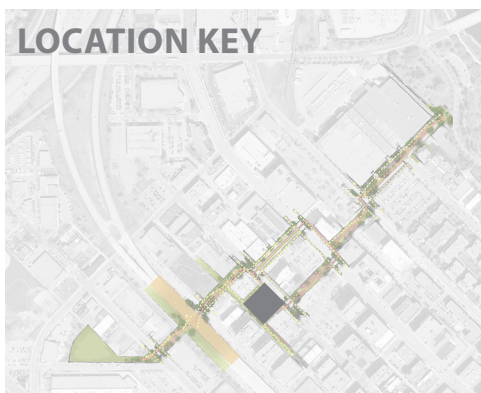
Asset Type	Asset Name	Current Quantity	Units	Annual Operating Cost Per Unit	Park Plan Quantity	Park Plan Operating Costs	Change in Asset Quantity
Buildings	Maintenance Building	0	sf	\$ 5	1,200	\$ 6,000	1,200
Play	Skate Park - Neighborhood	0	each	\$ 7,500	1	\$ 7,500	1
Play	Off-Leash Recreation Area	0	each	\$ 15,000	1	\$ 15,000	1
Courts	Multi-Sport Court	0	each	\$ 1,500	1	\$ 1,500	1
Features	Public Art	0	each	\$ 1,500	3	\$ 4,500	3
Circulation & Gathering	Pedestrian Path	0	sf	\$ 0.05	1,600	\$ 80	1,600
Furnishings	Seating/Picnic Furnishings	0	each	\$ 25	13	\$ 325	13
Furnishings	Bike Rack	0	loop	\$ 20	10	\$ 200	10
Furnishings	Wayfinding/Signage	0	ls	\$ 2,000	1	\$ 2,000	1
Furnishings	Lighting	0	each	\$ 200	12	\$ 2,400	12
Furnishings	Drinking Fountain	0	each	\$ 1,500	1	\$ 1,500	1
Landscape	Trees	0	each	\$ 25	60	\$ 1,500	60
Landscape	Lawn - Unirrigated	0	ac	\$ 4,500	1.15	\$ 5,165	1.15

## North Loop Potential Parks:

### Schafer Richardson Site

**Size:** approximately 25,000 sq ft

**Address:** 747 3rd Street N



#### Motivators:

Action/Adventure/Challenge  
Explore/Learn  
Competition/Sport  
Family + Friends

### Existing Conditions

The space is currently owned by BC Properties, LLC and is a surface parking lot in the midst of existing and planned multi-family residential development. Talks of site development are proceeding with an understanding that park dedication may be a part of the project.

### Issues

- » Development in the North Loop has dramatically increased its resident and day-time populations
- » No MPRB neighborhood park space exists in the North Loop
- » Several studies have pointed out the need for a park, but none has delivered a new park
- » Opportunities for creating a park, even on a small scale, are being eliminated with new development throughout the North Loop
- » No significantly large space will be easily assembled in the North Loop due to existing and proposed development and parcel sizes
- » Any new park will place additional demands on the MPRB related to programming and operations

### Opportunities

- » Space captured as a part of the redevelopment of a parking area to deliver an urban park
- » Developer-proposed park plan reasonably aligns with some park needs of the North Loop
- » The developer-proposed park space can reasonably be linked to the Cedar Lake Regional Trail and a new connection to the riverfront
- » Development obligated to provide park resources under the park dedication ordinance could aid in delivering a new park

### Connections

Wayfinding and connections to and from this site should focus on:

- » Main bicycle and pedestrian connections to the Mississippi River via West River Parkway, and the extensive trail loop of the Grand Rounds
- » Main bicycle and pedestrian connections to the Cedar Lake Regional Trail and western metro areas



## Schafer Richardson Site Existing Conditions



Figure 1.48 Schafer Richardson Site Existing Conditions



# Schafer Richardson Site Concept Plan



Figure 1.49 Schafer Richardson Site Concept Plan (original design by Bob Close Studio)

## Proposed Design

This planning process revealed clear support for a small park between 3rd Street N and the alley between 3rd and 4th Streets N, just south of 8th Avenue N. Early concept plans for this park focus on a flexible open space that meets the community's desire for a green respite and opportunities for various types of social gathering and small-scale events. Importantly, the concept suggests the park is part of a connected series of spaces, not a destination of its own. The concept incorporates private and publicly accessible spaces at its edges, with residential terraces and balconies, seating along walkways, and the potential for a café space adjacent to the park—all lending a sense of activity to the park. Play would be incorporated using artist-inspired unique play features. Coordination with a willing landowner is required to implement this park.

While the concept advanced by the developer and the neighborhood succeeds in its alignment with the goals of this plan, some details will need to be addressed as the concept moves toward implementation. Most significantly, the double row of trees creates somewhat of a barrier at the street edge of the park, limiting visibility and, perhaps,

the sense of public access. Shifting the double row of trees so the public sidewalk falls between rows of trees enhances the prominence of the park and allows people the opportunity to more directly enter. Of course, this requires coordination with the City of Minneapolis to allow trees to be planted within the right-of-way, but the net positive impact of this modification suggests an evolution of the concept in future design efforts.

## Desired Key Features

- » Careful consideration of sight lines and current and future pedestrian and bicycle connections to ensure a public, accessible and visually prominent park
- » Accommodating passage through the space as one link in the Eighth Avenue Streamscape
- » Open space that is adaptable for a range of uses, including gathering, events, play, and respite as the primary element of the park
- » Play opportunities for all ages, especially artful and flexible play that supports unique programming
- » An expansive tree canopy defining the bounds of the park and highlighting the park from 3rd

## Street North

- » Spaces for formal and informal gathering with a variety of seating options
- » Complementary ground floor activities on adjacent properties, such as cafés, retail stores, and other spaces that support visible human activity





Precedents for a North Loop park

## Processes

Initial Design Guidance and Ideation by Design Team	→ Design Week Products	→ Design Week Feedback	→ Final Design Product
Increase green space and tree canopy	→ Canopy trees and garden plantings	→ A park is needed in the North Loop to support influx of residents	→ Canopy trees and garden plantings
Provide places to gather	→ Open lawn and patio seating	→ Space is needed for small and medium sized events and unorganized recreation	→ Open lawn and patio seating
Provide opportunity for recreation and play by all ages	→ Open lawn, sidewalks, seating, and play features	→ Offer variety of spaces	→ Open lawn, sidewalks, seating, and playable features
Connect green spaces	→ Sidewalks to adjacent neighbors	→ Developers may be interested in partnering for common greenspace	→ Integrate park into private development to connect green spaces

## Cost Estimate - Schafer Richardson Site

Project	Quantity	Units	Estimated Project Cost (2017)	Implementation Sequence	Prioritization Category
<b>Site Preparation</b>			<b>\$ 193,750</b>		Conditional
Removals	1.00	each	\$ 116,250		
Protections	1.00	each	\$ 38,750		
Walls	1.00	each	\$ 38,750		
<b>Great Lawn</b>			<b>\$ 466,030</b>		Conditional
Enhanced Sod	13505.00	sf	\$ 62,798		
Enhanced Soil Profile	13505.00	sf	\$ 202,575		
Overstory Trees	14.00	each	\$ 10,850		
Crushed Granite Tree Squares (36 sf ea)	14.00	each	\$ 6,510		
Seating Alcove	1.00		\$ 77,500		
Irrigation	23225.00	sf	\$ 80,997		
Table and Chairs	8.00	each	\$ 24,800		
<b>Public Garden</b>			<b>\$ 150,057</b>		Conditional
Perennial Plants	7070.00	sf	\$ 76,710		
Overstory Trees	22.00	each	\$ 17,050		
Litter Receptacles	8.00	each	\$ 14,880		
Movable Chairs	12.00	each	\$ 1,860		
Sign	2.00	each	\$ 23,734		
Benches	12.00	each	\$ 15,823		
<b>Terrace Garden</b>			<b>\$ 36,658</b>		Conditional
Perennial Plants	2650.00	sf	\$ 28,753		
Understory trees	17.00	each	\$ 7,905		
<b>Walks</b>			<b>\$ 109,798</b>		Conditional
Crushed Granite Walkways	2442.50	sf	\$ 56,788		
Concrete	3800.00	sf	\$ 53,010		
<b>Waterwall</b>			<b>\$ 155,000</b>		Conditional
Waterwall	1.00	each	\$ 155,000		
<b>Lighting/Electrical</b>			<b>\$ 117,865</b>		Conditional
Outdoor Light	10	each	\$ 79,115		
Electrical Service (Power Pedestals)	2	each	\$ 15,500		
Featuring Lighting	3	each	\$ 23,250		
<b>Play Features</b>			<b>\$ 64,456</b>		Conditional
Tot Lot - General	0.13	each	\$ 41,206		
Playful Art Features	3.00	each	\$ 23,250		
			<b>\$ 1,293,613</b>		

## Annual Operations Estimate - Schafer Richardson Site

Asset Type	Asset Name	Current Asset Quantity	Units	Annual Operating Cost Per Unit	Park Plan Quantity	Park Plan Operating Costs	Change in Asset Quantity
Play	Playground	0	each	\$ 7,500	1	\$ 7,500	1
Features	Decorative Fountain	0	each	\$ 80,000	1	\$ 80,000	1
Circulation & Gathering	Multi-Use Path	0	sf	\$ 0.20	6,243	\$ 1,248.50	6,243
Circulation & Gathering	Plaza	0	sf	\$ 1	504	\$ 504	504
Furnishings	Seating/Picnic Furnishings	0	each	\$ 25	33	\$ 825	33
Furnishings	Receptacles	0	each	\$ 1,000	8	\$ 8,000	8
Furnishings	Wayfinding/Signage	0	ls	\$ 2,000	1	\$ 2,000	1
Furnishings	Lighting	0	each	\$ 200	13	\$ 2,600	13
Landscape	Lawn - Irrigated	0	ac	\$ 10,000	0.31	\$ 3,100	0.31
Landscape	Tended Landscaping	0	ac	\$ 20,000	0.22	\$ 4,463	0.22
Landscape	Trees	0	each	\$ 25	53	\$ 1,325	53





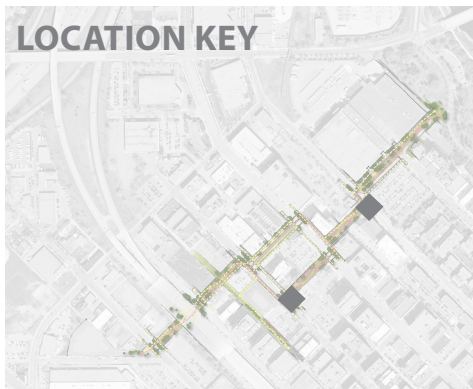
## North Loop Potential Parks:

### Hidden Bridges

**Size:** design dependent

**Address:** approximately 8th Avenue and 2nd St N

**Location:** The proposed park areas would be located where the proposed 8th Avenue Streamscape would cross both 2nd and 3rd Streets N.



### Motivators:

Be Entertained  
Explore/Learn  
Get Away/Retreat/Rest/Relax  
Study/Think/Work

### Existing Conditions and Character

The spaces are currently occupied by street intersections, with Bassett Creek running in a channel of pipes below them.

### Issues

- » No coherent path through the North Loop to the river over Bassett Creek
- » Park opportunities are limited by the scale of spaces that might be residual to development
- » Bridges are buried within public rights-of-way and may be several feet below the current street level

### Opportunities

- » Reveal elements of the course of Bassett Creek to suggest a coherent path to the riverfront
- » Several street and rail bridges spanning Bassett Creek were buried along with the creek, but remain intact below street
- » Bridges, if revealed or partially revealed, become the unique character of a North Loop link to the riverfront

### Connections

Wayfinding and connections to and from the Hidden Bridges park areas should focus on:

- » Bicycle and pedestrian connections to the Mississippi River via West River Parkway, and the extensive trail loop of the Grand Rounds.
- » Bicycle and pedestrian connections to the Cedar Lake Regional Trail and western metro areas.
- » The existing City of Minneapolis bicycle lanes on Washington Avenue and the 2nd Street N and 10th Avenue bikeways which connect the park to areas of west and central downtown including the Nicollet Mall.
- » Pedestrian connections to Royalston Station on the Green Line LRT extension and Target Field LRT Station.



Figure 1.50 Section Sketch of Hidden Bridges

### Proposed Design

For many years, people have imagined “daylighting” historic Bassett Creek. While this isn’t feasible for a variety of reasons, there remains below the streets a series of hidden and historic masonry bridges where the creek passed below streets.

These bridges may be in reasonable condition and could be revealed to create very engaging places for gathering and play. The bridges and the adjacent spaces would be unique character-defining features of the North Loop and an integral part of a connected public space experience for the neighborhood.

Portions of a Hidden Bridges park-like space extend beyond the right-of-way of public streets and would therefore require cooperation and collaboration with other agencies, willing landowners, and other stakeholders.

### Desired Key Features

- » Exposed masonry bridges to reveal more of the neighborhood’s historic character and reinforce the presence of Bassett Creek
- » Excavated areas used as performance space, gathering areas, climbing features, or vertical gardens
- » Lighting, programming, and other security features to ensure legitimate use of below street level features



## Processes - Hidden Bridges

Initial Design Guidance and Ideation by Design Team	→ Design Week Ideation by Design Team	→ Design Week Feedback	→ Final Design Product
N/A - Space identified at Design Week	→ Reveal pieces of North Loop's history and the historic route of Bassett Creek	→ Bridges that span Bassetts Creek are still buried in the North Loop	→ Faces of Bassett Creek bridges are uncovered
	→ Create a safe environment	→ No Comment	→ Lighting, occupation of park by people
	→ Offer nooks and hollows to relax away from street level noise	→ Light areas for safety	→ Rock boulders and trees create small outdoor rooms near bridge faces; bridges are lit
	→ Daylight a portion of Bassett Creek	→ Reaching the creek elevation is difficult	→ Bassett Creek revealed or interpreted

## Annual Operations Estimate - Hidden Bridges

Asset Type	Asset Name	Current Quantity	Unit	Annual Operating Cost Per Unit	Park Plan Quantity	Park Plan Operating Costs	Change in Asset Quantity
Play	Adventure Play	0	each	\$ 7,500	1	\$ 7,500	1
Furnishings	Lighting	0	each	\$ 200	3	\$ 600	3
Furnishings	Wayfinding/Signage	0	ls	\$ 2,000	1	\$ 2,000	1
Furnishings	Seating/Picnic Furnishings	0	each	\$ 25	2	\$ 50	2
Landscape	Trees	0	each	\$ 25	5	\$ 125	5
Landscape	Tended Landscaping	0	ac	\$ 20,000	0.06	\$ 1,148	0.06

### Cost Estimate - Hidden Bridges

Project	Quantity	Units	Estimated Project Cost (2017)	Implementation Sequence	Prioritization Category
<b>Site Preparation</b>			<b>\$ 689,750</b>		Conditional
Excavation	1	each	\$ 69,750		
Retaining Street Above Bridge	1	each	\$ 387,500		
Utility Adjustments	1	each	\$ 38,750		
Reconstructing Walks at Street	1	each	\$ 38,750		
Reface Exposed Bridge	1	each	\$ 155,000		
<b>Destination Attraction</b>			<b>\$ 387,500</b>		Conditional
Amphitheater or Climbing	1	each	\$ 387,500		
<b>Lighting/Electrical</b>			<b>\$ 31,323</b>		Conditional
Outdoor Light	2	each	\$ 15,823		
Electrical Service (Power Pedestals)	1	each	\$ 7,750		
Lighting Feature	1	each	\$ 7,750		
<b>Landscaping</b>			<b>\$ 30,070</b>		Conditional
Overstory Trees	2	each	\$ 1,550		
Understory Trees	3	each	\$ 1,395		
Perennial Plants	2,500	sf	\$ 27,125		
<b>General Furnishings &amp; Amenities</b>			<b>\$ 92,004</b>		Conditional
Walks, Surfacing, Steps	1	each	\$ 77,500		
Sign	1	each	\$ 11,867		
Benches	2	each	\$ 2,637		

**\$ 1,230,647**

## North Loop Potential Parks:

### United Properties Site

**Size:** undetermined

**Address:** 701-729 Washington Avenue N and 3rd Street N

#### Existing Conditions

The site is currently occupied by surface parking lots. With development as proposed preliminarily, a remnant facing Washington Avenue N would evolve as a public space and perhaps become one of the North Loop's parks or park-like spaces. A connection between that space and the potential park at the Shafer Richardson site would be created using portions of the alley and a corridor on the northerly portion of the site that is undevelopable due to its location over Bassett Creek.

## United Properties Site Location



Figure 1.51 United Properties Site Location



## Issues

- » Development in the North Loop has dramatically increased its resident and day-time populations
- » Several studies have pointed out the need for a park, but none has delivered a park
- » Opportunities for creating a park, even on a small scale, are being eliminated with new development throughout the North Loop
- » No significantly large space will be easily assembled in the North Loop due to existing and proposed development and parcel sizes
- » Any new park will place additional demands on the MPRB related to programming and operations

## Desired Key Features

- » Development as publicly accessible urban space, including connections to other potential park spaces
- » Development obligated to provide park resources under the park dedication ordinance could aid in delivering a new park
- » While the actual “park” space might be small, the active programming proposed by the development will yield a very active space that is well connected to other North Loop spaces

## North Loop Potential Parks:

### Bookmen Stacks Remnant Site

**Size:** approximately 8,000 sq ft

**Address:** 525 3rd Street N

#### Existing Conditions

The space is currently owned by the Neat Pig Group, LLC. A remnant of the Bookmen Stacks condominium building, the site is still the subject of potential development (the most recent being in 2012) as the property remains on the market, as of 2017. The site is undeveloped and contains no formal seating or other amenities.

#### Desired Key Features

- » Opportunity for park-like space or permanent park for the North Loop
- » Small parcel offering casual gathering with limited program and infrastructure development

## Bookmen Stacks Remnant Site Location



Figure 1.52 Bookmen Stacks Remnant Site Location





# PARK-LIKE SPACES

## Minneapolis Farmer's Market

The North Loop Small Area Plan demonstrates an expansion of Minneapolis' popular outdoor farmer's market with an indoor facility and plaza space. Current discussions suggest that this feature is likely to be developed by other parties, but it is envisioned in this plan as becoming integral to the North Loop Constellation. As such, the MPRB would like to be included in discussions to align it with the system of public spaces in the North Loop.

### Desired Key Features

- » Visually prominent and flexible space for casual gathering and small scale events, especially those related to the activity of the market
- » Features aligned with the use of the Farmer's Market that highlight it as a unique destination in the North Loop Constellation

## Metro Transit Heywood Campus

Metro Transit's campus master plan calls for a shift towards a more neighborhood-focused, publicly accessible character to their campus. This includes buildings and streetscapes that would fit more closely with the urban context, and it includes a long-term plan for a potential green space that is visually prominent and adjacent to a public street in the center of the campus, theoretically becoming the terminus of the Eighth Avenue Streamscape. This park-like space is likely to be developed by a third party or parties, but the MPRB would like to be included in discussions to help align it with the overall system of public spaces in the North Loop.

### Desired Key Features

- » Visually prominent and flexible space for casual gathering and small scale events
- » Exterior spaces that encourage use by Metro Transit employees populating the Heywood Campus that help to bring a sense of human activity to the neighborhood
- » Features aligned with the use of the Farmer's Market that highlight it as a unique destination in the North Loop Constellation





# COMMONS CONSTELLATION

## Existing Park-Like Spaces

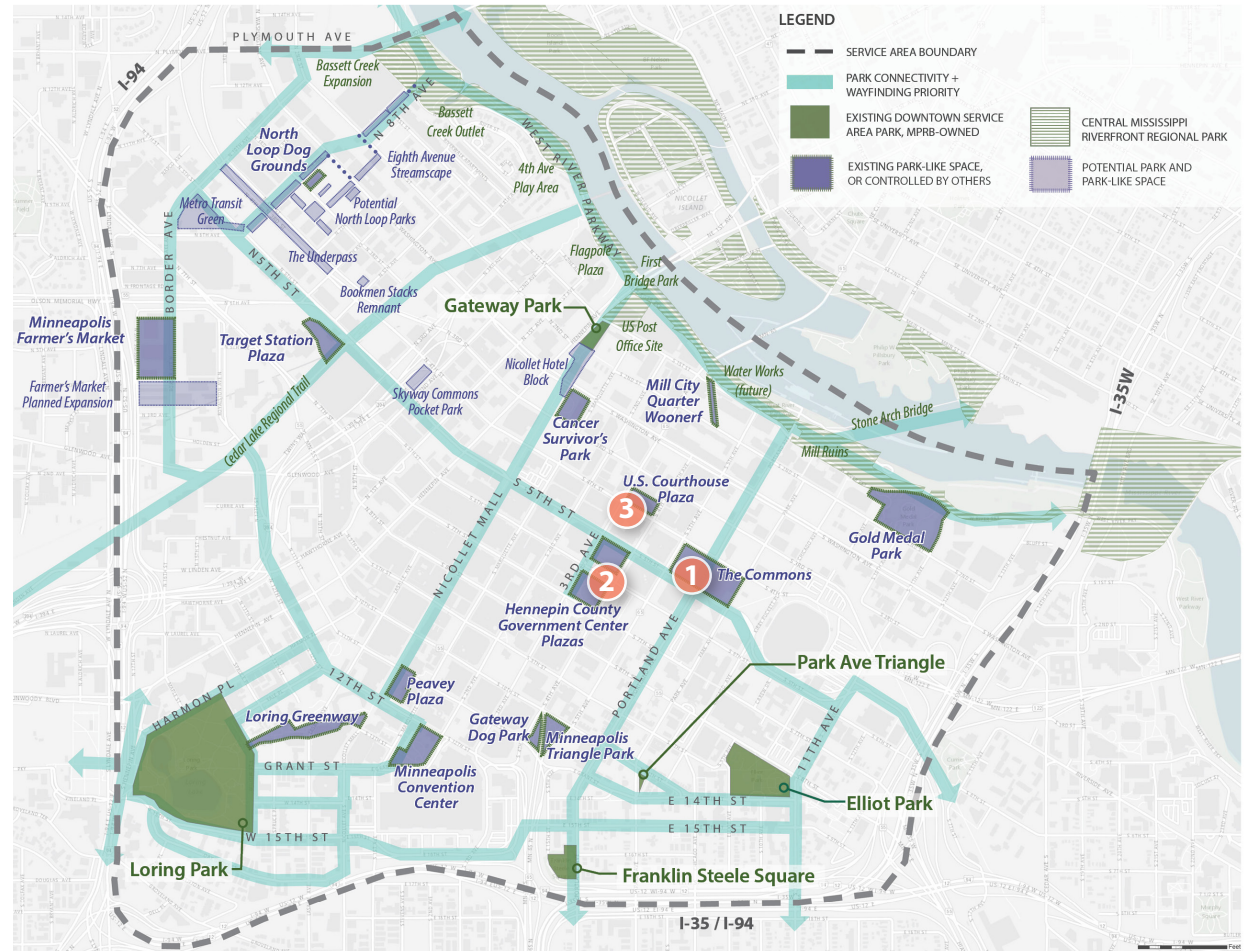
- 1 • The Commons
- 2 • Hennepin County Government Center Plazas
- 3 • U.S. Courthouse Plaza

## Park Connectivity and Wayfinding Priorities

- 5th Street S

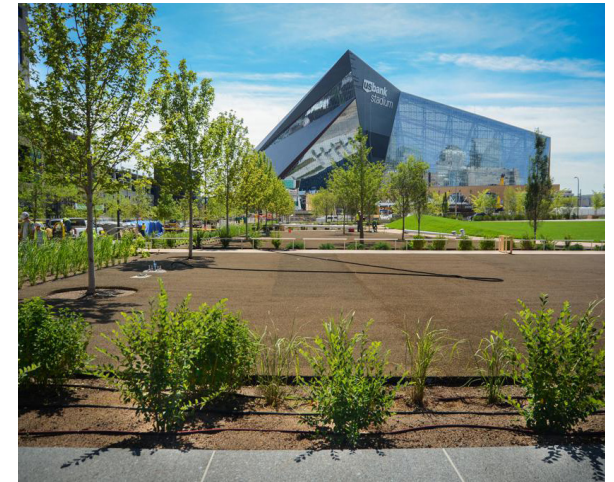
## COMMONS CONSTELLATION

The Commons Constellation contains no spaces currently programmed or operated by the MPRB, although the two park-like spaces comprising the constellation offer significant opportunities for informal recreation, gathering, events, and urban respite. The Commons is an expansive public open space located next to the US Bank Stadium, the home of the Minnesota Vikings. Just a block or two from The Commons, a plaza and lawn anchoring either side of the Hennepin County Government Center form the remainder of the Commons Constellation.





# EXISTING PARK-LIKE SPACES



Images by the City of Minneapolis

## The Commons

The Commons is a new 4.2-acre public space envisioned as the centerpiece of redevelopment that includes a new multi-purpose stadium in the East Town neighborhood. Designed to provide a welcoming downtown green space and an entertainment venue, this space serves the downtown community and visitors at times when the space is not programmed for events by the Minnesota Vikings. Implementation will be staged as funds are made available for some improvements, following the opening of the first phase which occurred in 2016. The land is owned by

MPRB with a 50-year lease to the City of Minneapolis but programming and operations of the space will be the responsibility of the City, or an entity designated by the City.

## Desired Key Features

- » A multi-purpose space in an evolving neighborhood of downtown, with opportunities for programmed and informal use



## Hennepin County Government Center Plazas

Resulting from the decision to construct the Government Center largely over 6th Street S, the north and south plazas at the Hennepin County Government Center offer many park-like features and are programmed with events and performances, food trucks, and other activities by the county. The south plaza features a central lawn with a ring of trees and landscape against the street; it offers a refuge that accommodates passive and informal activities. The north plaza focuses on a central water feature that



eventually drops below the level of the plaza, and an expansive plaza that stretches to a transit station and Minneapolis City Hall; this plaza lends itself to more intensive and formal programming.

### Desired Key Features

- » Perpetuation of the significant urban public spaces with a varied nature supporting a range of county-sponsored events and activities



2015 Summer on the Plaza, images by Hennepin County





# TWINS CONSTELLATION

## Existing Park-Like Space

- 1 • Target Field Station

## Proposed Park-Like Space

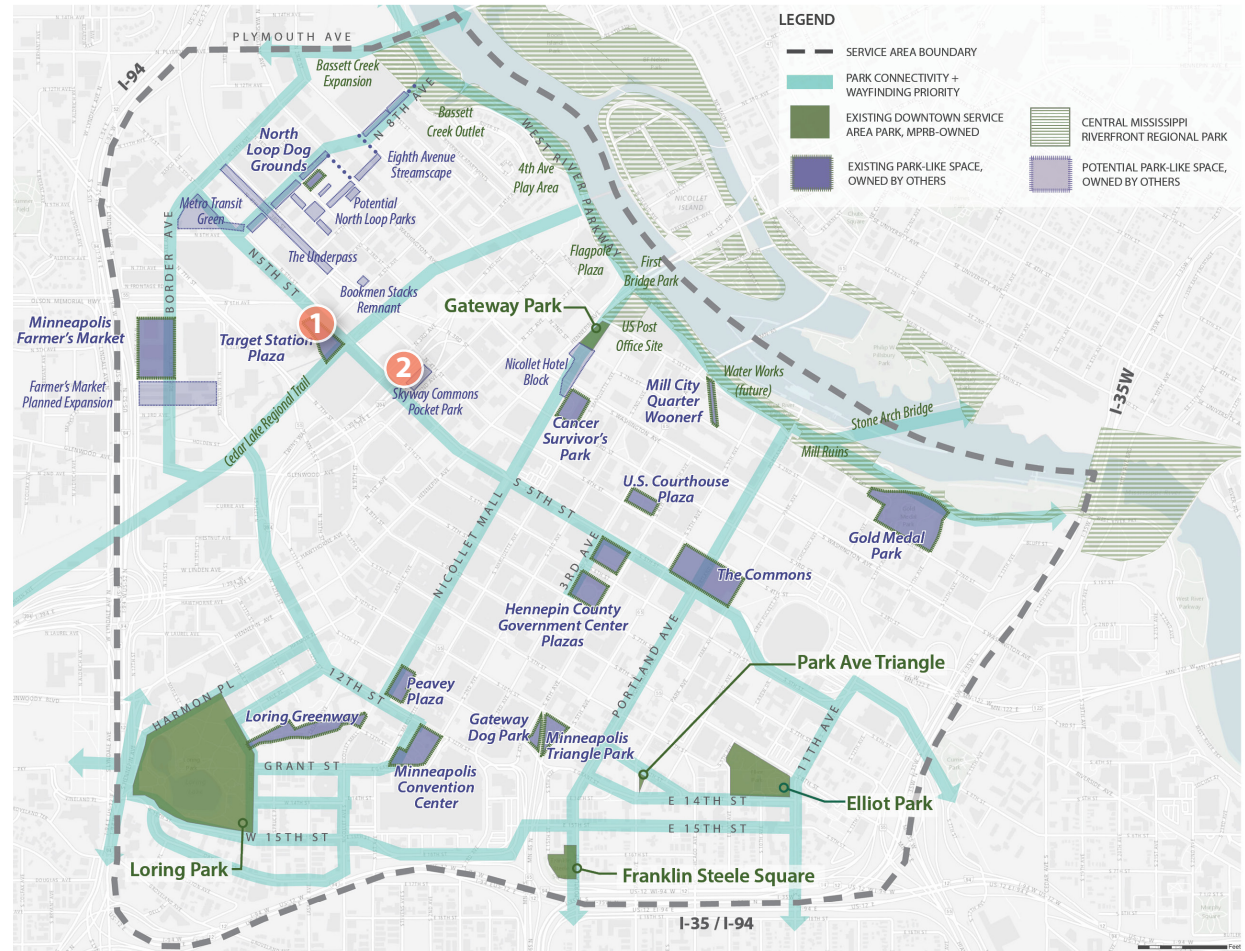
- 2 • Skyway Commons Pocket Park

## Park Connectivity and Wayfinding Priorities

- South 5th Street
- Cedar Lake Regional Trail

## TWINS CONSTELLATION

The Twins Constellation contains no spaces currently programmed or operated by the MPRB. Target Station Plaza, on the north side of Target Field, is recognized as a public and park-like space complete with plaza, green space, and amphitheater intended to support year-round events. Skyway Commons Pocket Park is a multi-use park proposed by the Midwest Skateboarding Alliance to replace an existing vacant lot with a small skate park, seating, public art, and green space.





Images by SEH

## Target Field Station

In 2014, Hennepin County opened a space on the north side of Target Field that was designed to be an engaging and dynamic public plaza. Originally referred to as The Interchange, Target Field Station is a point of convergence for more than 500 trains per day, which includes Metro Transit's Blue and Green Lines for light rail service, and the Northstar Line for commuter rail service. It is also a point of convergence for local bus service and regional bicycle trails.

Target Field Station offers pre-function space for Target Field events with a 60,000 square foot plaza, green space, and amphitheater, all intended to support year-round events.

For the Downtown Service Area Master Plan, Target Field Station is recognized as a public, park-like space that offers a significant venue for gathering. Events are programmed in concert with the Minnesota Twins.

## Key Features

- » Gathering spaces supporting major events at Target Field
- » Connections to transit and regional trails, creating a hub of activity for the North Loop
- » Amphitheater for performances and casual gathering at other times
- » Destination for the North Loop neighborhood with features that can't be easily replicated in other North Loop parks or park-like spaces





Site Existing Conditions and Design Concept by Damon Farber

## Skyway Commons Pocket Park

The vacant lot at 2nd Avenue North and North 4th Street has the potential to provide much-needed recreation and green space in this dense urban neighborhood. It is located under a skyway system linking parking garages which serve Target Field as well as adjacent businesses and multi-family housing developments. The lot is highly visible, located at a common access point for the thousands of visitors that stream into the Downtown West neighborhoods for entertainment and special events every year. Currently it is an unwelcoming “left over” space populated by weeds and broken paving. The Midwest

Skateboarding Alliance in collaboration with Damon Farber Associates has proposed construction of a multi-use pocket park in this site, to include a small skate park, seating, trees and plantings.

### Key Features

- » Lunch and relaxation spot for downtown workers, residents and visitors
- » Safe and contained recreation amenity in a welcoming outdoor urban area
- » Designated place for skateboarders to visibly recreate, to proactively reduce nuisance complaints or property damage elsewhere downtown

- » Space that encourages foot traffic and eyes on the area to activate the space and increase safety
- » Green infrastructure with the addition of rain gardens, shade trees, innovative stormwater management, and native plantings for pollinator/bird habitat
- » Downtown beautification with displays of public art



