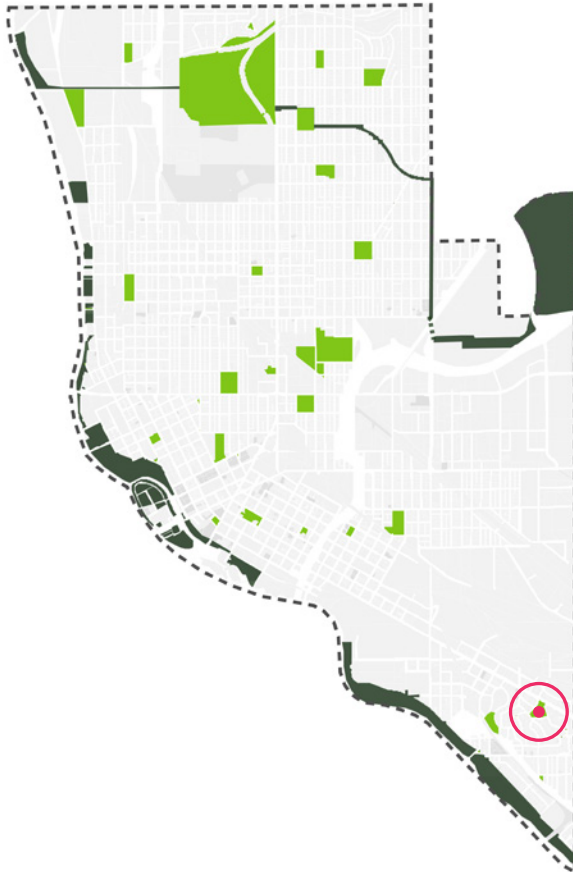


TOWER HILL PARK



LOCATION AND HISTORY

This 5-acre open space surrounds the Witch's Hat water tower in the residential Prospect Park neighborhood. The park has significant natural topography as a glacial formation. It was recognized for its natural beauty early in the history of the Park Board. In his first annual report as superintendent of parks in 1906, Theodore Wirth noted that the park needed only minor additions. In 1907 a tennis court was built in the southwest corner of the park, the park's only level ground. In his 1908 report, Wirth submitted a plan for the improvement of the park, but noted that the park "will never call for very heavy expenditure for improvements." His plan included walks to the summit, where he suggested that an observation tower 50-60 feet in height could be built. The following year Wirth noted that the "steep, abrupt and unsightly gravel banks" along University and Malcolm Avenues had been graded to "graceful slopes." Along with those improvements Tower Hill was added to the park concert schedule for two concerts, which became annual events in the park. The park was formally named St. Anthony Heights by the Park Board in 1908 and renamed Tower Hill Park in 1909 following a petition from the neighborhood residents. The name referenced a private tower that used to be on the site but was demolished prior to the Park Board acquisition.

Wirth suggested in the 1910 annual report that if a water tower were to be built on Tower Hill, it should be planned to serve as an observatory, too. His reference to a water tower suggests that it was already being discussed at that time. Three years later, the city council requested permission to build a water tower in the park, one of the highest pieces of ground in the city, and it was completed in 1914 with what Wirth called "a very roomy observation platform" that provided a

"magnificent view." When the water tower, now called the "Witch's Hat," for its conical roof, opened in 1914, the city council requested that the Park Board provide a caretaker for the park so the tower could be open to the public. The Park Board complied, employing a caretaker at the park five days a week. The Witch's Hat water tower was designed by Frederick W. Cappelen and was placed on the National Register of Historic Places in 1997.

In 1979, MPRB worked on the erosion problems on the steep slopes of the park. More extensive improvements were made to Tower Hill Park in 1995, which resulted in the park winning an award from the Committee on Urban Environment. The most recent addition to Tower Hill Park was the installation of a prairie garden by the Park Board in 2000, with an agreement that it would be maintained by the Prospect Park Garden Club. Major improvements were last made to the park in 1995 to combat erosion problems. Slope stabilization efforts were made around the viewing platform in 2018.

EXISTING CONDITIONS AND CHARACTER

Sitting on University Ave, the park is highly accessible through public transit routes. It is composed of open turf lawn, a picnic area, and mature tree canopy. There are beautiful views from the park. Pratt Elementary School is adjacent to the park and uses the lower western edge of the park during recess time. With the exception of the tennis courts, there are no recreational amenities in the park for sports. The park is a unique neighborhood amenity and provides much needed habitat for urban wildlife. Today the tower is open one day a year during the Pratt Ice Cream Social for public viewing. Daily park users include

tennis players, trail runners, students on recess from Pratt, wildlife enthusiasts, and from time to time homeless encampments in the wooded area. The sight lines around the park are limited due to the woody understory, and there is a large buckthorn invasion in the park that needs ongoing management. Despite the imperfections, the woodland and understory are incredibly important for urban wildlife. There is also an historic pumphouse on site associated with the water tower.

THE PROPOSED DESIGN

The design maintains the much loved features of the park (tennis, wooded areas, and the Witch's Hat) while expanding community gathering spaces and connection to the adjacent school along Malcolm Avenue. A shared street between the school property and the park is proposed to formalize the school recess activities in the street and make them safer. This can be accomplished in a variety of ways, but could include colored or painted pavement in the street, retractable bollards that are only elevated during play time, or a raised street to indicate the unique multifunctional space. This street would then tie into the park through a regraded park edge and nature play area on the western frontage of the park that would welcome students and neighborhood youth into the park without impacting the historic nature of the park's winding paths and sprawling green. To improve sight lines into and around the park, the woody understory is trimmed up from the street to create a mown edge to the park but balance the ecological benefits of the plant communities. The sidewalk gaps around the park are completed along with clearly marked entrances into the park from University

Avenue. Informal trails are maintained on the slopes to accommodate trail runners as a softscape, like crushed aggregate, but a more formalized and accessible path brings visitors from the eastern and northern edges of the park to the tower overlook. An updated overlook maximizes the view of the city and stabilizes the eroding slope. Updated seating on the overlook plaza and in a formalized picnic area on the slope accommodates larger groups. The tennis courts remain and are updated to include pickleball striping.

CONNECTIONS BETWEEN PARKS

Connections across University Avenue and traffic calming at the corners of the park are important for transit users, bicyclists, and pedestrians accessing the park.

The Prospect Park neighborhood has done a detailed inventory of the sidewalk gaps in the neighborhood that will aid in connecting park users to Luxton, Towerside, Chergosky, and the numerous triangles in the neighborhood.

KNOWN LAND USE AND COORDINATION ISSUES

Ongoing coordination with the City of Minneapolis on the shared street concept.

Coordination with the Historic Preservation Commission with any changes to the park prior to implementation in line with the historically significant status of the area around the park.



EXISTING PUMPHOUSE

WALKING PATHS

WITCH'S TOWER

NATURAL AREA: WOODLAND

PICNIC AREA

TENNIS COURTS

MAIN ENTRANCE

TOWER HILL PARK**EXISTING CONDITIONS**



TOWER HILL PARK

EXISTING PUMPHOUSE

INFORMAL PATHS

NATURAL AREA : BEE LAWN

IMPROVED WALKING PATHS

TERRACED OVERLOOK

SHARED STREET

WITCH'S TOWER

NATURE PLAY

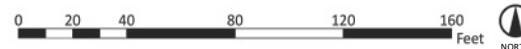
PLAZA SPACE

NATURAL AREA: WOODLAND

IMPROVED PICNIC AREA

TENNIS COURTS WITH
PICKLEBALL

IMPROVED ENTRY



TOWER HILL DESIGN MATRIX

	General Input August 2017-May 2018	Design Responses (May 2018)	Initial Concepts Input (July-August 2018)	Preferred Concept (September 2018)
Ecology	Park is an ecological resource in the city. Maintain the existing tree canopy.	All plans maintain the tree canopy.	Community supports canopy but wants the forested areas to be managed and to maximize habitat restoration.	Maintains existing canopy and proposed expanding understory plantings throughout forested areas.
Play	Request for a play feature for the adjacent elementary school to use.	Creates a nature play area on the western edge of the park across from school.	Support for play space.	Preferred concept includes the nature play adjacent to the school.
Wayfinding and Circulation	Improve the pathways throughout the park. Develop park entrances and formalize the connection with the adjacent school. Create informal paths through forested area.	One concept proposed closing Malcolm Ave between Sidney and Orlin Aves. The other proposed a flexible street.	Community does not want to close Malcolm Street but is in support of flexible street.	Preferred concept proposes a woonerf (shared street) on Malcolm between school and park, informal pathways in forested area, and new pathways to lookout point.
Gathering	Improve gathering spaces. Improve picnic area.	Expands and updated picnic areas.	Support for improved picnic area	Includes the improved picnic area.
Aquatic	Not applicable	Not applicable	Not applicable	Not applicable
Fields	Not applicable	Not applicable	Not applicable	Not applicable
Courts	Tennis courts need repair.	Maintained courts in current location.	No comment.	Preferred concept includes tennis courts in current location but renovated to include pickleball striping.
Diamonds	Not applicable	Not applicable	Not applicable	Not applicable
Winter	Unofficial sledding area located on the eastern edge of the park.	Maintains open area to allow for sledding.	No comment.	Sledding area maintained.
Other	Expand the passive recreation opportunities in the park.	Outlook plaza with adjacent terraced seating.	Support for terraced seating.	Terraced seating included in final design.

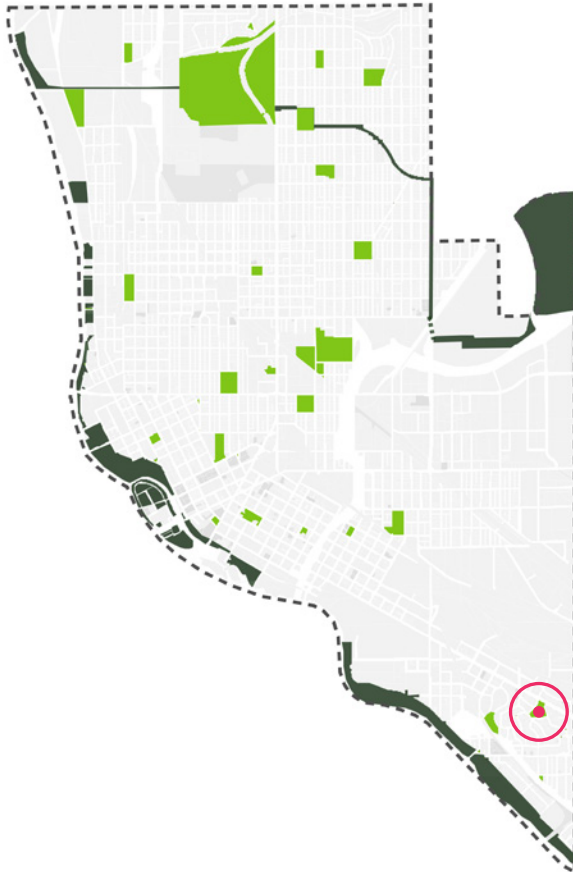
PROPOSED AMENITY COST ESTIMATE

Asset Type	Project	2019 ESTIMATED COST/PROJECT
Play	Nature Play with climbing feature	\$ 949,187
Courts	Tennis Court	\$ 246,789
Landscape	Naturalized areas	\$ 175,125
Other	Renovate walking paths	\$ 242,992
Other	Softscape walking paths	\$ 22,780
Play	Terraced Seating	\$ 75,935
Play	Observation Plaza	\$ 212,618
Play	Nature Play	\$ 806,809
Other	Miscl. signs, trees, furniture	\$ 32,282
Other	Woonerf (street resurfacing)	
TOTAL		\$ 2,764,517

PROPOSED OPERATIONS ESTIMATE

Amenity	Total Per Unit Operations Cost	Δ Qty	Δ Cost
Nature and Climbing Play	\$ 7,500.00	1	\$ 7,500.00
Trail Additions	\$ 5,000.00	1	\$ 5,000.00
Plaza	\$ 10,000.00	1	\$ 10,000.00
Terraced Seating	\$ 1,500.00	1	\$ 1,500.00
Difference			\$ 24,000.00

TOWERSIDE



LOCATION AND HISTORY

The Towerside Innovation District is rooted in the Prospect Park neighborhood but spans into Saint Paul's Saint Anthony Park neighborhood. The district is located along the Green Line LRT corridor which links the two downtown areas, twelve university campuses, thousands of acres of green space, and a rich mix of cultures, housing, making spaces, entertainment, art, and architecture across twelve neighborhoods. As described on the Towerside website, "Towerside is a collaboration of public and private partners working to transform an overlooked, asset-rich district at the heart of the Twin Cities into an equitable and restorative demonstration of 21st century urban redevelopment." The recommendations in the ERPMP include a vision for the entire district as well one signature green space just east of the Prospect Park Light Rail Station. Several developers have been working with the City of Minneapolis, the Towerside Board, the City of Saint Paul, the Mississippi Watershed Management Organization, MPRB, and other key public and private partners to create and implement the district vision. The area where the proposed parks are located is also referred to as Malcom Yards.

EXISTING CONDITIONS AND CHARACTER

There is currently no park in this location. Extensive development is occurring in the district, and MWMO has already developed a district stormwater "park" in collaboration with several developers in the area. The District Stormwater System captures and cleans polluted stormwater that drains from a two-block area near the Prospect Park light rail station. Runoff from

8 acres of private land will be captured and treated in two biofiltration basins and stored in an underground tank for future re-use. Access to a re-use supply line and stormwater treatment has been made available at each parcel. The larger basin also serves as a unique public green space.

Adjacent to this stormwater feature is a parcel that has been recently used as a community garden. This is a well-used and well-loved space provided by a property developer. These sites are just south of the University Transit way and across from the Green Line Prospect Park LRT station. Across the transit way is a major potential development site. As these areas develop with high-density housing and other uses, park service is becoming more critical. MPRB has been working with developers and other partners to consider parkland in this area. One of the spaces, the Towerside Signature Greenspace, is planned to become a park in the nearterm, while the other parks or public spaces in the larger Towerside District, are longer term visions that will unfold as development in the district gains momentum.

THE PROPOSED DESIGN

TOWERSIDE SIGNATURE GREENSPACE (PROPOSED)

MPRB is working to acquire the Towerside Signature Greenspace lot, which is currently a community garden site and owned by a developer. The park will act as a gateway for the new Towerside District. Building off the popular community garden function of the space, the plan envisions a community garden, transit plaza,

regional trail connections, and gathering opportunities. Artful seating elements are incorporated into the site, as well as a pavilion for larger group gatherings that will integrate stormwater treatment infrastructure. The areas on the western and southern edges of the park, closest to the LRT station, are flexible turf grass areas for gathering, waiting, and informal play. Any stormwater runoff from the site will be managed on site. The neighboring district stormwater site will provide irrigation for the community garden plots. Once established, the park will go through a naming process according to MPRB naming policies. There is potential for common branding of all public spaces and park features in the Towerside District and Malcom Yards.

TOWERSIDE DISTRICT (PROPOSED)

The park master plan for the Towerside District integrates stormwater and park land as the backbone of the development. Trails, streets, public space, and ecological function are foundational to the parkland in the district. Two signature green spaces that could double as event spaces, along with a multiuse field and greenway are included in public space typology of the district. The vision for this district is longterm as the majority of the district has not been developed, but there are key aspects of the public space that are key to informing the development pattern. The Mississippi Watershed Management Organization (MWMO) will likely be a partner in the creation of public space, overlaying stormwater management with the public space and yielding the potential for a more expansive park. On the southwestern corner of the district, a

stormwater feature and potential gathering space fall in the shadow of the industrial grain silos as a backdrop. While the area is a lowpoint on the site and has been identified as a potential location for district stormwater management, the whole of this tract might be subject to a more responsive design in the ways stormwater management and public space are created to support the new development. Importantly, the stormwater from the entire tract needs to be treated and stored onsite, and according to the University of MN cannot tie into the University stormwater system.

To the north of the grain silos, in a space that faces the now railyard, a multistory parking garage with a green roof and event space will provide a venue for larger community events. There is opportunity for income generation for MPRB in the space for rentals and events. In the core of the district, a greenway is proposed linking Malcolm to the district stormwater site by the grain silos. Along Malcolm, a flexible green space is proposed that could serve as a multiuse field and a parkway like setting leading all transportation modes through the district. The large flexible green space will be oriented along the street grid to maximize public access and visibility of the public park space. The Grand Rounds Missing Link will be a key artery through the district, linking bikes and pedestrians on a regional trail through the district.

For Towerside District, the configuration of development demonstrated in the concept plan is subject to change. The MPRB is not intending that the shapes or arrangements of buildings is the pattern for the

development of the tract. Several features supporting parkland are desired:

- Continuous movement for pedestrians and bicyclists through the tract, beginning at the southwest corner near 29th Avenue SE and landing at a location near the northeast corner of the tract;
- Maximized points of public access to park spaces;
- A series of non-programmed park spaces of varying sizes along and directly accessible by trails;
- Integration of stormwater as a feature for public spaces and private development; and
- Natural areas such as understory canopy or bee lawn.

These features are expected to be perpetuated through various evolutions of the planning and implementation of private sector development across the tract. It is understood that coordinated planning will result in a more vibrant and integrated mix of development and public spaces coordinated with supportive infrastructure for stormwater management. There has been interest expressed in a potential dog park and playground within the public spaces of the district, that may be integrated into park features as the development unfolds.

KNOWN LAND USE AND COORDINATION ISSUES

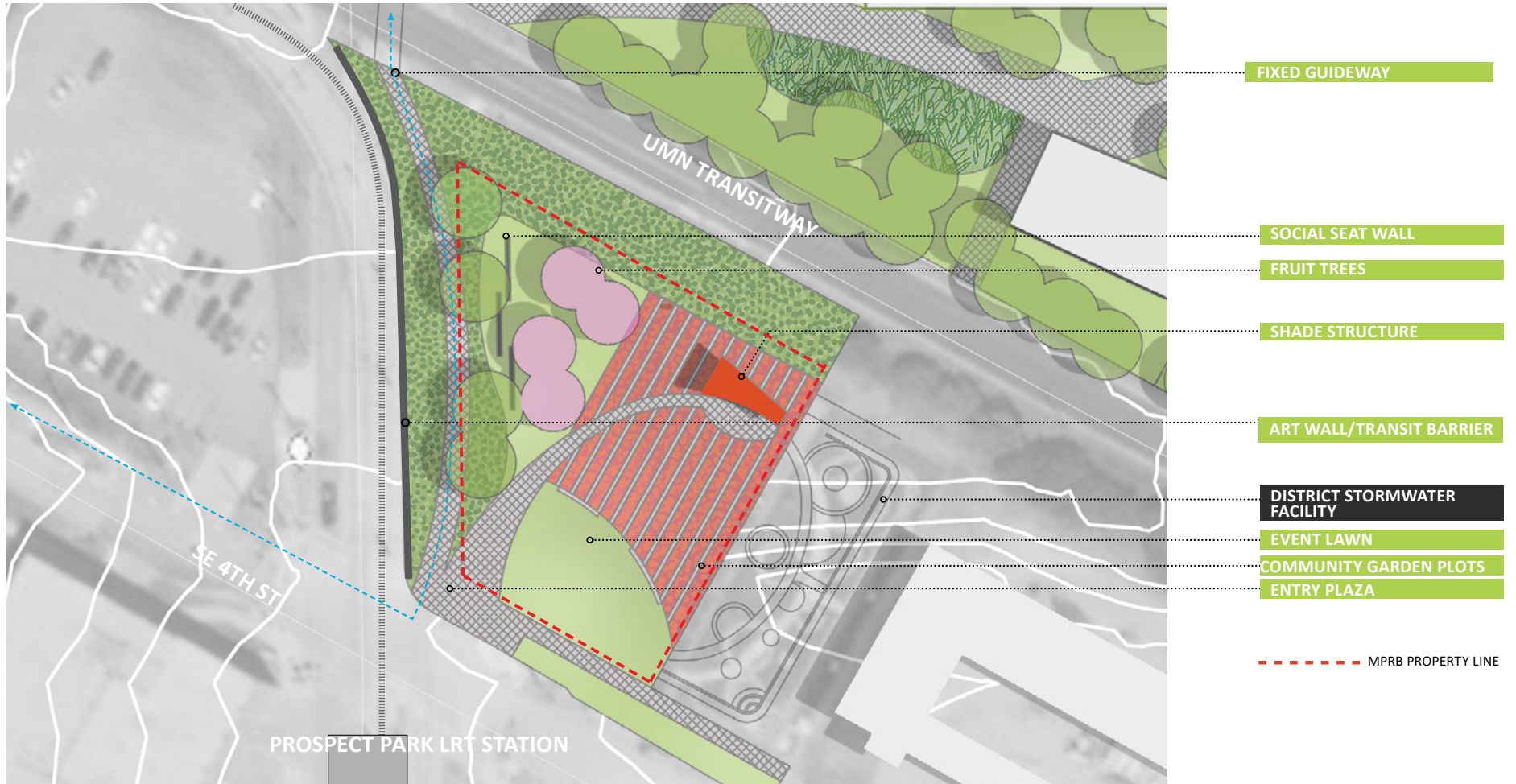
Towerside Park and patterns of public space development in Towerside District are subject to MOUs between the MPRB and developers. For Towerside Park, the MOU focuses on parkland dedication intended to deliver land and a first phase of improvements. For Towerside District, the MOU is directed to collaborative planning intended to ensure certain park features remain possible as development patterns evolve, with the parties being the MPRB, the MWMO, and the developer.

The University of Minnesota Transitway and Metro Transit's Green Line LRT border the proposed park. All University of Minnesota property lines and corresponding setbacks along the Transitway will be taken into account during the park design process. Additional coordination with both entities prior to implementation is required.

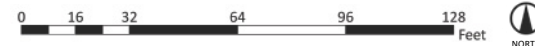
Each of the proposed spaces in the district will be realized through ongoing collaboration with MWMO, the developers of the district, the City of Minneapolis, the University of MN, and the Towerside District.

CONNECTIONS BETWEEN PARKS

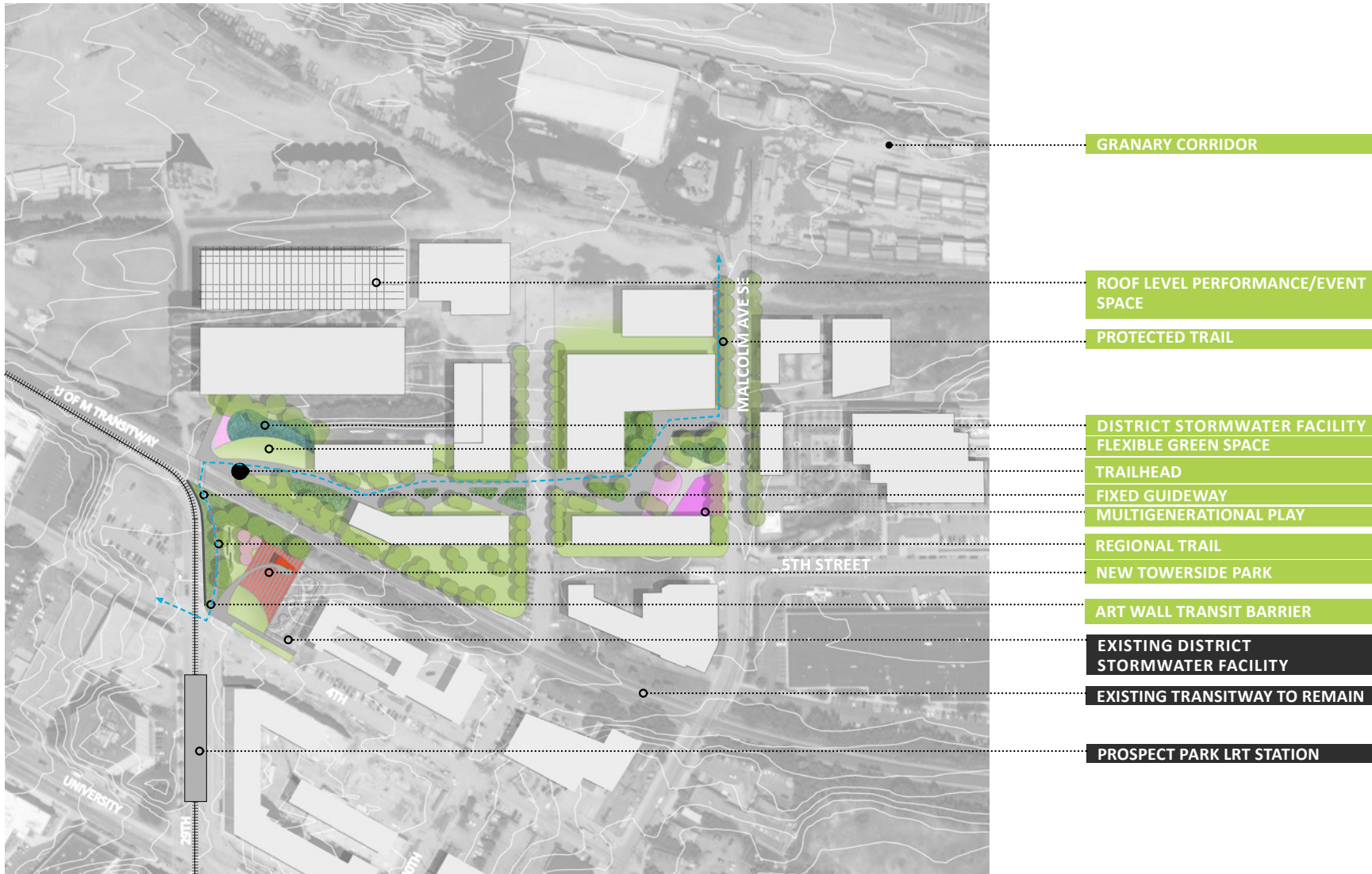
Regional trail connections across University Avenue and integration into Green 4th Street are key features to integrate the site into the proposed trail network connecting nearby Luxton Park and eventually completing the Grand Rounds Missing Link.



TOWERSIDE PARK (NEW)



	General Input August 2017-May 2018	Design Responses (May 2018)	Initial Concepts Input (July-August 2018)	Preferred Concept (September 2018)
Ecology	New park is proposed next to new development.	No response.	Request to integrate park to adjacent stormwater infrastructure.	Preferred concepts connect to existing adjacent stormwater features.
Play	No comments.	No comments.	No comments.	No comments.
Wayfinding and Circulation	Park should respond to adjacent light rail line and proposed regional rail routes.	Proposed linear plaza space and expanded walkways.	Request to develop park's edge to prevent uncontrolled crossings. Concern on the pedestrian connection to the existing UMN transitway.	Park protects the parks edges through plantings and tree canopy.
Gathering	Park should allow for gathering.	Proposed entry plaza, fire pit, new flexible field.	Request for more flexible green space. Support for entry plaza area. Opposition to fire pit.	Preferred concept includes plaza space and flexible field.
Aquatic	Not applicable.	Not applicable.	Not applicable.	Not applicable.
Fields	Not applicable.	Not applicable.	Not applicable.	Not applicable.
Courts	Not applicable.	Not applicable.	Not applicable.	Not applicable.
Diamonds	Not applicable.	Not applicable.	Not applicable.	Not applicable.
Winter	Not applicable.	Not applicable.	Not applicable.	Not applicable.
Other	Existing community garden area.	Maintains community garden plots. Proposes orchard area.	Strong support for community garden.	Preferred concept includes community garden plots, orchard, and storage structure on site.



PROPOSED TOWERSIDE DISTRICT



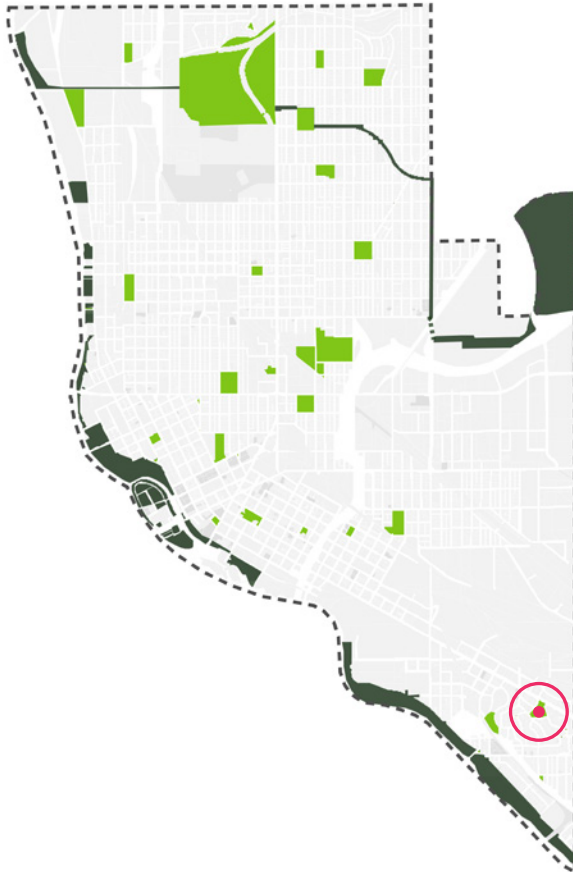
PROPOSED AMENITY COST ESTIMATE FOR TOWERSIDE NEIGHBORHOOD PARK

Asset Type	Project	2019 ESTIMATED COST/PROJECT
Administration	Land Acquisition / Coordination	
Landscape	Naturalized areas	\$ 7,948
Landscape	Urban Agriculture Area	\$ 28,911
Other	Storage Building	\$ 52,205
Other	Renovate walking paths	\$ 54,673
Other	Miscl. signs, trees, furniture	\$ 4,105
TOTAL		\$ 147,843

PROPOSED OPERATIONS ESTIMATE

As these are newly proposed parks, there are no changes current maintenance numbers.

VAN CLEVE PARK



LOCATION AND HISTORY

Located in the Southeast Como neighborhood near the University of Minnesota campus along one of the busiest bike corridors in the city, Van Cleve Park was one of several important park acquisitions in 1890. This same year saw the acquisition of Powderhorn Park, William Berry Park (then Interlachen), and Lyndale Park, along with the expansion of Minnehaha Parkway and the enlargement of Loring Park. The purchase of nine acres in southeast Minneapolis was in response to repeated petitions from area residents. The name was adopted in 1893 to honor Charlotte Ouisconsin Van Cleve and her husband, Major General Horatio P. Van Cleve. Charlotte Van Cleve was known as the “Infant Pioneer,” having resided with her parents at Camp Coldwater, the predecessor to Fort Snelling, in 1819.

The first plan for the new park was created by Horace Cleveland in the spring of 1890. Cleveland’s design was remarkable in that it included land designated for a playground for children — a first for Minneapolis parks. The notion was sufficiently ahead of its time that the Park Board did not approve the creation of the playground, opting for a pond in its place. The pond of about 1½ acres was created immediately in the southwest corner of the park and the material excavated from the pond was used to grade the remainder of the park.

Following the successful introduction of playground equipment in 1906 at Riverside and Logan parks, Van Cleve was one of three more parks to get a playground apparatus in 1907. After the new park superintendent Theodore Wirth arrived in 1906, he recommended in his first annual report that Van Cleve should be a priority

because it was on the trolley line between Minneapolis and St. Paul and the neighborhood was densely populated. Wirth called Van Cleve “half playground, half show park.” Wirth noted in his commentary on the plan that Van Cleve was “one of the neighborhood parks where playground activity and attractive park scenery can be maintained in close proximity without interfering with each other.”

Improvements to Van Cleve were made in 1945 and included a concrete wading pool, concrete tennis courts, paved play area, and athletic fields for softball, baseball, and football. A community center with a gymnasium was built and the other park facilities were also renovated in 1970. Van Cleve’s recreation center was remodeled in 2000.

In 2010-2011 the playing fields at the park were upgraded, especially the baseball field. A premier diamond was installed on the NW corner of the park on land owned by Minneapolis Public Schools. An irrigation system was installed, and the outfield was graded and seeded. The improvements, along with new fencing, were installed through a Hennepin County Youth Sports grant. The wading pool was rebuilt in 2015-16.

EXISTING CONDITIONS AND CHARACTER

This 9-acre park includes sports facilities, a recreation center, wading pool, and play spaces. The site is adjacent to railroad lines and highly trafficked streets. 15th Avenue SE is one of the most used bike corridors in the City of Minneapolis, second only to the Midtown Greenway. Numerous students from the U of M pass by the park on a daily basis, but the park also accommodates an incredibly diverse set of users from

the nearby public housing development and residential areas surrounding the park.

There is a small native garden by the Accord Sculpture maintained by the community through a Park Stewardship Agreement. The public art piece is one of many that represent a partnership between the City of Minneapolis and MPRB. It lays a foundation for an urban plaza at the NE corner of the park that is also a highly used bus stop and shelter. Circulation throughout the park could benefit from a reconfiguration to accommodate people passing through the park and accessing the variety of amenities in this large neighborhood asset. Increasing residential development on the western edge of the park calls for clearer entrances to the park from 13th Avenue SE.

The winter ice rink is popular, and in the summer activities include soccer, basketball, softball and baseball, volleyball, kickball, and even a quidditch league, inspired by the famous Harry Potter book series.

While Van Cleve is one of the oldest parks in the city and is a great example of the vision of the Minneapolis system, it also sits on the edge of a neighborhood that is considered underserved in terms of parkland. Ninety-seven percent of Minneapolis residents have access to parks within six blocks of their home, but much of SE Como is the exception to the rule, and residents farther east in SE Como make up much of the 3% of the population that is underserved.

THE PROPOSED DESIGN

The design envisions Van Cleve park as a major community gathering, play, and recreation destination for all age groups. The proposed design represents an exciting array of current Van Cleve park amenities and several new park elements including a refrigerated ice trail, a skate park, a transit plaza, and a nature play area. The existing courts—including basketball, tennis/multi-sport and volleyball—are all improved and expanded in the new vision for Van Cleve. The park is activated along 15th Avenue SE and 13th Avenue SE to encourage passersby and use of the park by the housing residents on 13th. Removal of the tennis courts was considered, but the community advocated for the current tennis program at Van Cleve, so the courts will be expanded to include multiuse courts. An additional sand volleyball court is added as there is an expressed need for sand volleyball in the service area. Two diamonds remain with two multiuse fields sharing turf areas. The wooded landscape around the recreation center offers small refuges of mature green space, coupled with a new nature play area tucked behind the center. The indoor/outdoor connections to the recreation center are strengthened with additional seating and event space. New amenities at the corner of 15th Ave SE and Como AVE SE, draw a wide array of new users, with a refrigerated ice track in winter doubling as a roller track in the summer months. The track circumnavigates a new skatepark and improved court sports. The skatepark is one of three skate/bike parks in the service area, including the expanded features at Bottineau and the new park at Luxton. The design includes the existing premier diamond owned by Minneapolis Public Schools. The East of the River CAC and the community have

expressed strong support for MPRB assuming the MPS diamond so that it can once again be integrated into the neighborhood park in line with other programs open to the public at Van Cleve.

KNOWN LAND USE AND COORDINATION ISSUES

Land use coordination with the City of Minneapolis is needed to resolve the vacation status of the historic City right of way that passes through the park.

The ERPMP Community Advisory Committee approved the master plan contingent on MPRB working toward a solution that would re-establish the premier baseball diamond, owned and used by Minneapolis Public Schools, as neighborhood parkland. MPRB is open to future coordination with MPS as opportunities arise once the lifecycle of the Hennepin County Youth Grant that funded the baseball diamond is complete. The grant was for a 15-year period and was granted in 2010. MPS owns the land where the diamond is located.

Coordinate with Metro Transit on a new bus shelter near the Van Cleve Recreation Center with the potential for an artist designed shelter.

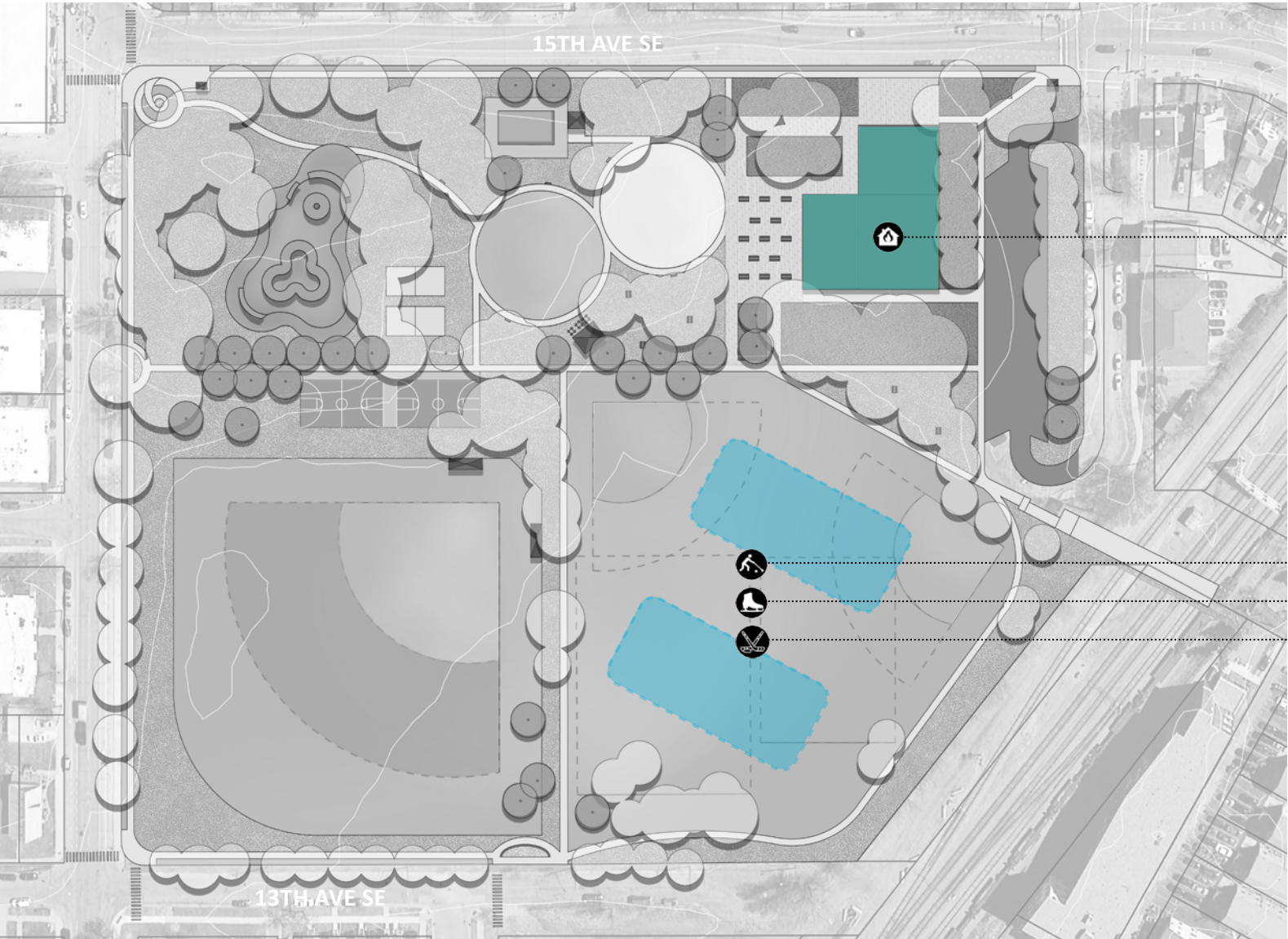


- WADING POOL
- RECREATION CENTER
- PLAYGROUND
- PICNIC AREA
- TENNIS
- BASKETBALL
- MULTIUSE DIAMONDS
- MULTIUSE FIELD
- PREMIER DIAMOND

VAN CLEVE PARK
EXISTING CONDITIONS







WINTER PROGRAMS

WARMING HOUSE

BROOMBALL

ICE SKATING RINK

HOCKEY RINK

VAN CLEVE PARK



VAN CLEVE DESIGN MATRIX

	General Input August 2017-May 2018	Design Responses (May 2018)	Initial Concepts Input (July-August 2018)	Preferred Concept (September 2018)
Ecology	Request to expand natural areas in the park.	Included natural areas throughout the park.	Support for natural areas.	Proposed understory and bee lawn plantings throughout the park.
Play	Request to expand play opportunities for users of all ages.	Existing playground is maintained but proposed a large adventure play area.	Request to improve playground surfacing. Adventure play area was strongly supported but area it is proposed is not under MPRB jurisdiction.	Proposed resurfacing to current playground and new location of adventure play features (skate park and refrigerated ice track).
Wayfinding and Circulation	Improve walking paths and entrances.	Pathways are improved throughout the park.	Support for improved transit plazas	Improved transit plazas included in the preferred concept.
Gathering	Improve gathering spaces.	Proposed expanded plaza spaces.	Support for increased seating and plaza area.	Improved plaza spaces included in the preferred concept.
Aquatic	Maintain existing wading pool.	Maintained existing wading pool.	Support to maintain wading pool in its current location.	Wading pool maintained in its current location.
Fields	Maintain the multiuse fields but try to reduce their overall footprint.	Maintained multiuse fields.	Support for maintaining multi-use fields	Maintained multiuse fields.
Courts	Basketball courts are highly used.	Maintained basketball and expanded tennis for maintenance reasons.	Support for maintaining basketball courts.	Proposed 2 basketball courts and 3 tennis court banks.
Diamonds	Maintain the multiuse diamonds but try to reduce their overall footprint. Remove the premier diamond, limited use to the large space.	Reduced the number of multiuse diamonds to two from three.	Neutral response to diamonds. Opposition to keeping premier diamond.	Maintained two multiuse diamonds.
Winter	Park is a winter destination.	Maintained existing rink area and included a refrigerated ice track in adventure play area.	Support for refrigerated skating track.	Skate rinks and refrigerated ice track are included in the preferred concept.
Other	Include amenities targeted at the youth community.	Developed a large adventure play area.	Strong support for bike and adventure park but are where it is proposed is not under MPRB jurisdiction.	Preferred concept proposed new location of adventure play features (skate park and refrigerated ice track).

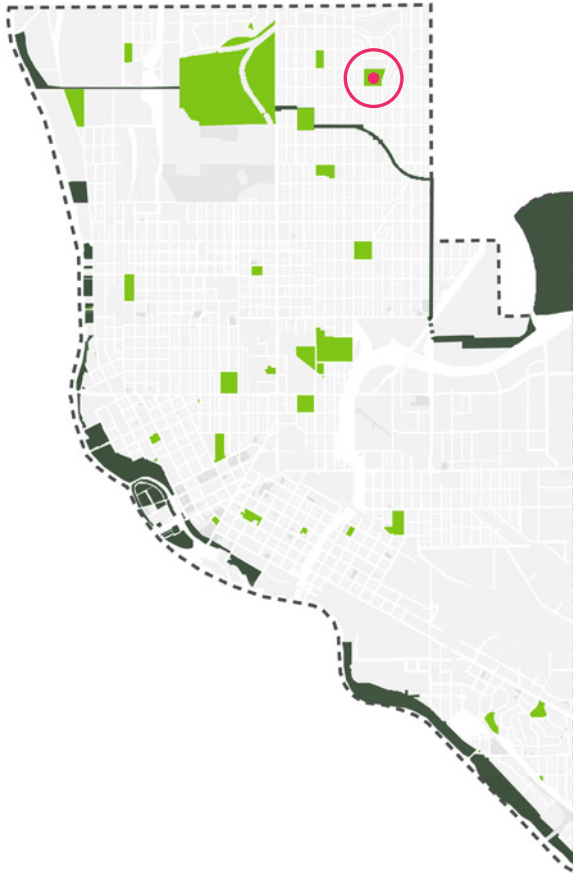
PROPOSED AMENITY COST ESTIMATE

Asset Type	Project	2019 ESTIMATED COST/PROJECT
Aquatics	Wading Pool, incl. demolition of existing wading pool	\$ 854,268
Play	Traditional Play Structure in existing container	\$ 806,809
Play	Small Nature Play	\$ 379,675
Athletics	Athletic Field renovation, bowl: 2 multi-use diamonds and multi-use field space	\$ 1,433,272
Courts	Skatepark	\$ 1,063,089
Courts	Tennis Court	\$ 370,183
Courts	Basketball Court	\$ 246,789
Courts	Volleyball Court	\$ 12,150
Landscape	Naturalized areas	\$ 123,394
Landscape	Existing parking lot renovation	\$ 319,647
Other	Group picnic shelters	\$ 417,642
Other	Renovate walking paths	\$ 835,285
Other	Miscl. signs, trees, furniture	\$ 137,244
TOTAL		\$ 6,999,447

PROPOSED OPERATIONS ESTIMATE

Amenity	Total Per Unit Operations Cost	Δ Qty	Δ Cost
Multit-use-Diamond	\$ 20,000.00	-1	\$ (20,000.00)
Skate Park	\$ 7,500.00	1	\$ 7,500.00
Volleyball	\$ 1,500.00	2	\$ 3,000.00
Bike Track	\$ 7,500.00	1	\$ 7,500.00
Group Shelter	\$ 4,000.00	1	\$ 4,000.00
Full Court Basketball	\$ 1,500.00	1	\$ 1,500.00
Refridgerated Ice Track	\$ 80,000.00	1	\$ 80,000.00
Plaza	\$ 10,000.00	1	\$ 10,000.00
Small Nature Play	\$ 3,750.00	1	\$ 3,750.00
Tennis Court	\$ 1,500.00	1	\$ 1,500.00
Small group shelters	\$ 2,000.00	3	\$ 6,000.00
Difference			\$ 104,750.00

WAITE PARK



LOCATION AND HISTORY

This 9-acre park in the residential Waite Park neighborhood is directly adjacent to the Waite Park Community School (serving the elementary age group). Leading up to the development of the park, a 1944 survey of park and playground needs identified the rapidly growing northeast corner of the city as one that needed more park amenities. The nearest parks were Columbia Park to the west and Audubon Park to the southwest. The solution to that shortage was found in cooperation between the Park Board and school board in the first joint development of a park and school from the ground up.

Construction of the park began in 1949 but hit a snag shortly after when the nation entered the Korean War. In 1950 the National Production Authority prohibited construction of recreation and amusement projects in order to save material for the war effort. The ban included park construction. Park superintendent Charles Doell and Mayor Eric Hoyer rushed off to Washington to meet with federal officials to gain an exemption for Waite Park. The project they were most concerned about was the new Parade Stadium that was also under construction at the time. They returned home with exemptions for both projects because they had been started before the order was issued. The park was named in 1949 for Edward Foote Waite, a Hennepin County juvenile court judge.

Construction of the park began in 1949 with the construction of the Waite School. The school opened in September of 1950, and the Park Board completed construction of the park in 1953 with the addition of hard-surfaced play areas and the seeding

and sodding of lawns. Attendance at Waite Park school grew through the 1950s and early 1960s and in 1963 the Park Board began to offer after-school recreation programs at the park in addition to the traditional summer programs for the first time. In 1977 the Park Board approved construction of a 6,000-square-foot recreation center attached to the school and approved a lease agreement with the school board for joint use of the new space. Construction was completed in 1979. The tennis courts in the park were replaced in 2008. Waite Park was the site of the city's annual Arbor Day celebration in 2009 with the planting of over 100 trees. A new wading pool opened in 2015. In recent years, there has been a growing indoor court sports program and pressures on the shared gym that is also undersized for additional court sports.

EXISTING CONDITIONS AND CHARACTER

The parkland is composed of open turf lawn, a playground, sports facilities, a wading pool and mature tree canopy. The park uses are focused on recreational sports and play areas. Waite School, a daycare program, and Waite Recreation Center's out of school program are all heavy users of the play areas and blacktop areas. The park offers outdoor two basketball courts, four well used diamonds, a volleyball court and, and two tennis courts. While the sports fields are popular, they could benefit from an improved layout. Each warm weather day, throngs of neighborhood children enjoy the wading pool and playground. The play areas could accommodate a wider range of age groups. Access to the park, and especially the recreation center, need improvement through wayfinding or reworking of the

site layout. The site could benefit from larger group gathering spaces. Despite the recreational focus of this park, the large green space could incorporate ecological function and a more diverse plant community to create pockets of habitat for urban wildlife.

THE PROPOSED DESIGN

The design for Waite Park highlights the play and recreation opportunities in the park while creating separation from the school property. Volleyball is removed in this concept as it is incorporated into other parks in the service area. The diamonds and multiuse field remain.

The recently upgraded playgrounds will be expanded to include play spaces for toddlers through elementary school age children and will also include universal design play features. The wading pool remains as part of this plan. A nature play area is also proposed to enhance the already popular playgrounds. The natural area adjacent to the basketball courts will incorporate stormwater management features and interpretive elements.

In the wooded area on the eastern edge of the park, improved walking paths are incorporated along with a relocated picnic area and a ropes course. The ropes course would be staffed and be available for reservations or at specific times of the week for use. The ropes course will be designed to preserve the existing tree canopy. In the understory, an obstacle course and exercise circuit will create opportunities for multi-generational play and fitness activities that will not require staffing. The southeastern corner will be restored to a woodland understory to enhance the ecology of the park.

While recreation centers are not the focus of this master planning effort, the idea of a relocated center for Waite reached a resounding consensus during the planning process and does impact the overall layout of the park master plan. A possible new location and layout is shown here, though the final decision on center changes will come from the RecQuest project. Under this scenario, the parking lot for the school would remain in place, and a new recreation center with a full sized gym would be located on the western edge of the park. Parking for the park would remain in the small lot to the north of the school, or there could be coordination with the school on afterschool hours parking in the lot to the north of the proposed recreation center.

Seating elements throughout and a plaza space for gathering will be incorporated to ensure that seniors, spectators and park visitors have gathering and resting places. Two full sized basketball courts are added with the removal of the tennis courts in this location. Tennis offerings at nearby parks will fill the neighborhood tennis needs. The number of courts in the NE and SE Service Area are expanded in the master plan as a whole.

KNOWN LAND USE AND COORDINATION ISSUES

Prior to implementation, coordination with Waite School and the Waite Park booster club is needed, especially if a new recreation center is implemented.



TENNIS

DIAMOND

MULTIUSE FIELD

BASKETBALL

MULTIUSE DIAMONDS

PLAYGROUND

BATHROOM/WARMING HUT

WADING POOL

PICNIC AREA

RECREATION CENTER

WALKING TRAIL

WAITE PARK**EXISTING CONDITIONS**



WAITE DESIGN MATRIX				
	General Input August 2017-May 2018	Design Responses (May 2018)	Initial Concepts Input (July-August 2018)	Preferred Concept (September 2018)
Ecology	Natural areas in the park are highly valued.	Proposed maintaining the existing mature canopy and adding additional natural planting areas.	No comments.	Preferred concept includes stormwater feature, woodland, and bee lawn.
Play	New play equipment is well liked, issues with flooding in play area, and no equipment for younger children.	Proposed interactive nature play area as well as relocated expanded playground. Proposed zip line	Support for nature play and separate play areas. Opposition to zip line.	Preferred concept includes smaller nature play area, separate play spaces for younger and older children, and ropes course. A series of small obstacles and the base of the ropes course could be used by all ages for play or fitness training.
Wayfinding and Circulation	Difficult to locate the recreation center. Enhance entrances.	Proposed new recreation center separate from the school building.	Support for new recreation center and increased separation from school.	Preferred concept includes improved entrances, crossings, and new recreation center.
Gathering	Request for improved gathering spaces and picnic areas near play areas.	Proposed new picnic areas near the center of the park.	No comments.	Preferred concept includes new picnic areas and plaza adjacent to the new recreation center.
Aquatic	Wading pool is new - maintain in current location.	Maintains existing wading pool.	Support for maintaining wading pool as is.	Maintains existing wading pool.
Fields	Diamonds interfere with field space.	Removed on diamond and expanded multiuse field space.	No comments.	Preferred design includes one dedicated multiuse field area.
Courts	Basketball is highly used. Tennis courts have surfacing issues.	Removed tennis because of excess number in service area.	Request to keep tennis courts.	Preferred design includes two full court basketball behind new recreation center.
Diamonds	Currently outfield conflict with 4 diamonds.	Reduced the number of multiuse diamonds from 4 to 3 to allow for multiuse field expansion.	Support for maintaining multiuse diamonds.	Reduced the number of multiuse diamonds from 4 to 3 to allow for multiuse field expansion.
Winter	No comments.	No comments.	No comments.	No comments.
Other		Proposed new community gardens.	No support for community gardens.	Removed community garden space from preferred concept.

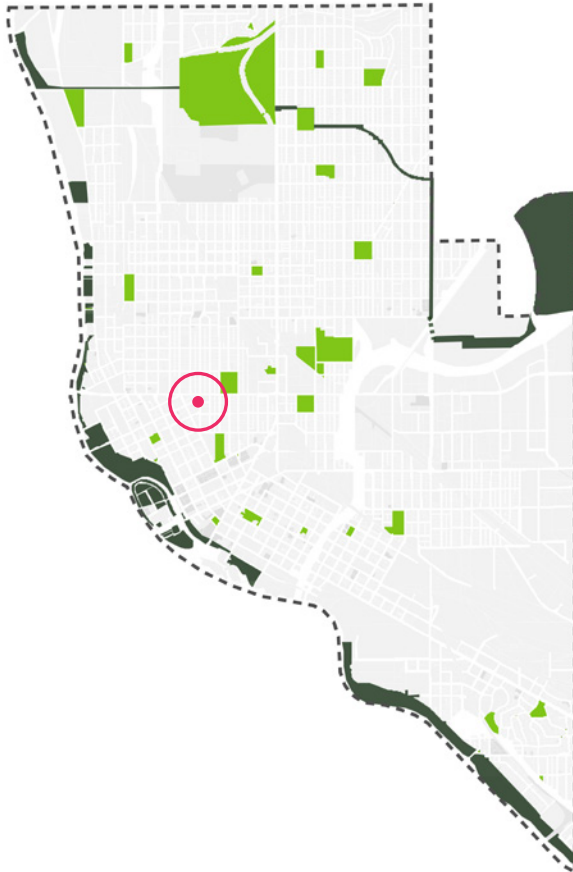
PROPOSED AMENITY COST ESTIMATE

Asset Type	Project	2019 ESTIMATED COST/PROJECT
Aquatics	Wading Pool, incl. demolition of existing wading pool	\$ 854,268
Play	Expanded Traditional Play Structures	\$ 949,187
Play	Ropes Course	\$ 1,613,618
Play	Nature Play Area	\$ 569,512
Athletics	Athletic Field and Diamond renovation: 2 multi-use diamonds and multi-use field space	\$ 1,613,618
Athletics	Premier Diamond, 10th Avenue side	\$ 1,328,862
Courts	Basketball Court (2)	\$ 246,789
Landscape	Naturalized areas	\$ 74,037
Other	Plaza Space	\$ 273,366
Other	Renovate walking paths	\$ 789,724
Other	Warming hut renovation	\$ 783,079
Other	Miscl. signs, trees, furniture	\$ 181,921
TOTAL		\$ 9,277,981

PROPOSED OPERATIONS ESTIMATE

Amenity	Total Per Unit Operations Cost	Δ Qty	Δ Cost
Adventure Play	\$ 7,500.00	1	\$ 7,500.00
Mult-use-Diamond	\$ 20,000.00	-1	\$ (20,000.00)
Full Court Basketball	\$ 1,500.00	1	\$ 1,500.00
Plaza	\$ 10,000.00	1	\$ 10,000.00
Small Nature Play	\$ 3,750.00	1	\$ 3,750.00
Tennis Court	\$ 1,500.00	-2	\$ (3,000.00)
Half Court Basketball	\$ 1,000.00	-2	\$ (2,000.00)
Difference			\$ (2,250.00)

WASHINGTON TRIANGLE



LOCATION AND HISTORY

This 6000- square foot island at the intersection of 6th Street NE and Washington Street NE in the St. Anthony West neighborhood was transferred to the Park Board from the city council in 1894. Park commissioner Patrick Ryan asked that the triangle be designated for park purposes in 1893. The Committee on Designation of Grounds recommended that the Park Board await petitions from residents of the area expressing their willingness to be assessed for the value of the property before proceeding. That action apparently never materialized, but the city council nonetheless conveyed the parcel to the Park Board the following year without any recorded further action by the Park Board. The triangle had been condemned by the city and a deed conveyed to the city by Samuel Chute and his wife in 1886. The property was named in January 1899 for Washington Street.

EXISTING CONDITIONS AND CHARACTER

Washington Triangle occupies a triangular city block shared with a church. The park is composed of grass, trees, and a 5-foot sidewalk along the eastern edge. An informal “desire” path crosses the northern edge of the park. There are new trees throughout.

THE PROPOSED DESIGN

The proposed design envisions this triangle as a pocket park and improves connectivity to surrounding neighborhood circulation patterns. A small shade structure and seating area accompany improved walkways and an open turf area. The grass will be maintained as a bee lawn to maintain a consistent look with the current aesthetic but to provide pollinator habitat.

CONNECTIONS BETWEEN PARKS

The proposed design formalizes the circulation across the triangle to integrate with neighborhood circulation patterns.

KNOWN LAND USE AND COORDINATION ISSUES

Continued coordination with the Mississippi Watershed Management Organization and the City of Minneapolis on the potential for stormwater management in the triangle. If done in combination with a street project, there could be opportunity to capture water from Washington and/or 6th and infiltrate it.

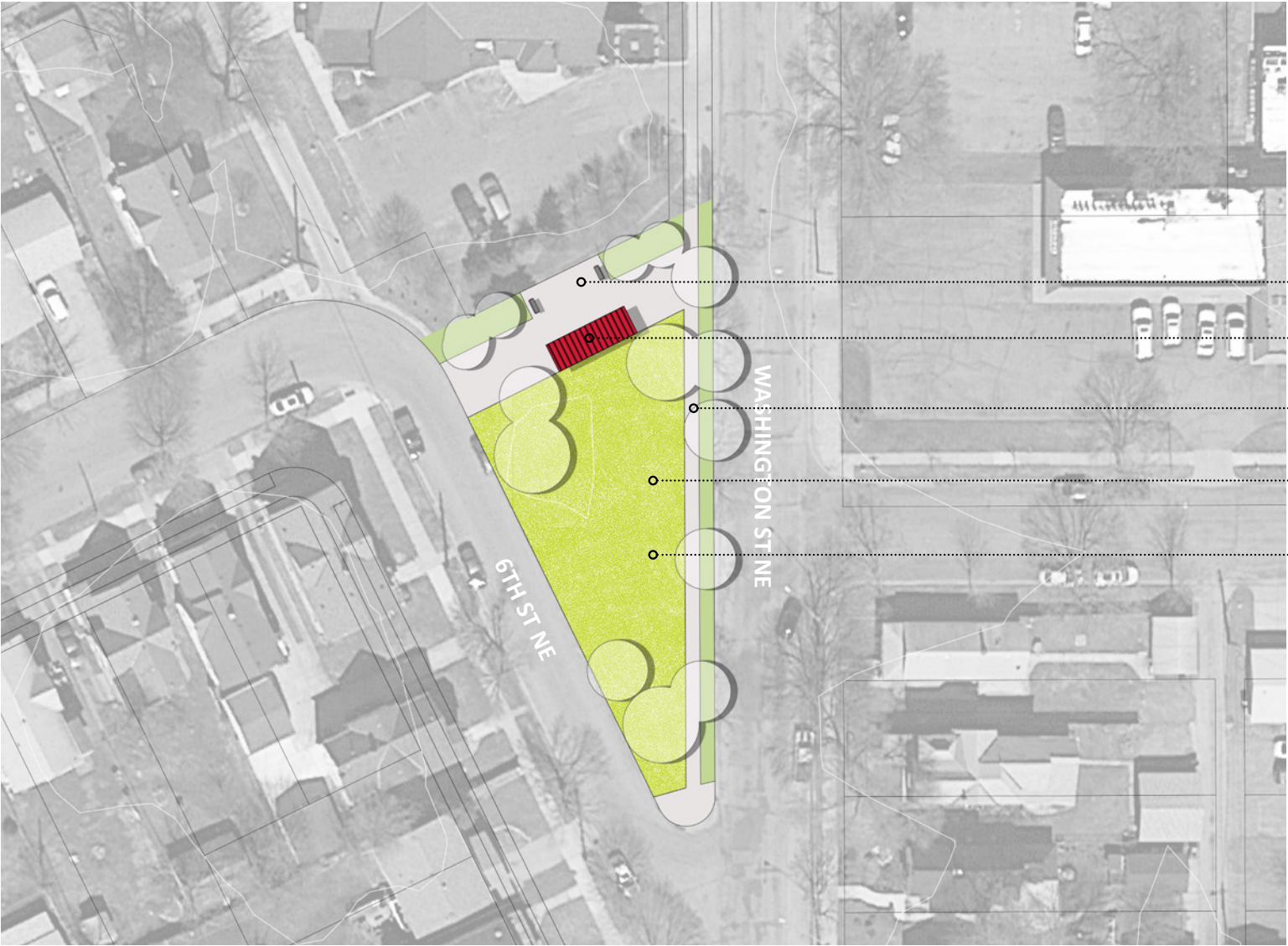


TURF LAWN

TREE CANOPY

WASHINGTON TRIANGLE
EXISTING CONDITIONS





- PLAZA WITH SEATING
- PERGOLA
- IMPROVED WALKWAYS
- NATURAL AREA: STORMWATER
FEATURE
- NATURAL AREA: BEE LAWN

WASHINGTON TRIANGLE



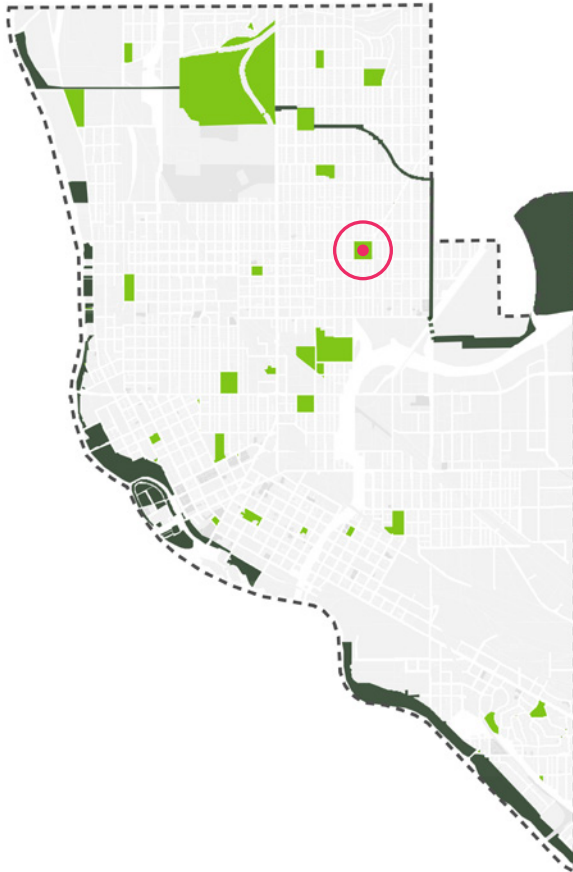
PROPOSED AMENITY COST ESTIMATE

Asset Type	Project	2019 ESTIMATED COST/PROJECT
Landscape	Naturalized areas	\$ 6,644
Other	Pergola	\$ 17,465
Other	Renovate walking paths	\$ 18,224
Other	Miscl. signs, trees, furniture	\$ 847
TOTAL		\$ 43,180

OPERATIONS ESTIMATE

Amenity	Total Per Unit Operations Cost	Δ Qty	Δ Cost
Group Shelter	\$ 4,000.00	1	\$ 4,000.00
Sidewalk Additions	\$ 5,000.00	1	\$ 5,000.00
		Difference	\$ 9,000.00

WINDOM NE PARK



LOCATION AND HISTORY

This 8-acre open space in the residential Windom Park neighborhood was an early park for Northeast Minneapolis residents. The first mention of what became Windom Park was a request from the Northeast Improvement Association in 1887 that the Park Board purchase the Moulton Tract. The park was officially named Windom Park in 1893. William Windom, a lawyer from Winona, Minnesota, had served in both the United States House of Representatives and Senate from Minnesota and was appointed Secretary of the Treasury by President Garfield. In the Park Board's 1921 annual report, shortly after the board turning down petitions for more tennis courts and a skating rink for the park, superintendent Theodore Wirth included a plan for the improvement of the park. Wirth's report noted that, "There is no good reason why the eight-acre tract cannot be made use of for a fully equipped playground for that district." But Wirth also noted why the park had not been adapted to more active recreational use up until then. "The topographical formation of the grounds," he wrote, "is such as to involve radical changes in order to adjust them to such intended use." In other words, the park was located on a steep hill. He recommended using the east and south portions of the park for active use while preserving the northern and western sections of the park in their "present natural attractive condition."

At the time, Windom Park, like many other city parks, had carriage drives running through it. With his plans for Windom Park not approved, Wirth recommended in 1924 that his earlier plans be abandoned, but that the park be converted to only pedestrian use. Windom Park

was the site of considerable landscaping work during the Depression by federal work-relief crews, and owing to the persistence of neighborhood petitioners, a warming house for the small skating rink at the park was built in 1939.

Windom Park was finally upgraded for more active use in 1963. The eastern half of the park was regraded to provide lighted athletic fields, and a two-story field house and wading pool were constructed. In addition, one of the old tennis courts was converted into a basketball and volleyball court. A tot lot was added to the park in 1975, and a broomball rink in 2010 to accommodate the increasing popularity of that winter game.

A new playground opened in 2015. It features a 50-foot-long zip line paid for with Neighborhood Revitalization Funds allocated by Windom Park Citizens in Action. In 2016, outdoor pickleball striping was added to the tennis courts.

EXISTING CONDITIONS AND CHARACTER

Windom Park is favorite park for Northeast and Southeast residents with its rolling landscape, walking paths, play spaces, and wading pool. The recreation center offers indoor sports programs but is rather secluded as it is adjacent to Pillsbury School and lacks a good wayfinding system.

The new playground is popular, and the zipline always has a long line. During the playground design project, the community and design team developed a concept for a nature play area that was not constructed due to

funding constraints, but there was significant support for the idea. The underused picnic area and pergola in the northwest corner of the park has great potential as a natural area or enhanced gathering space. The northern edge of the park along Lowry does require traffic calming and should buffer the park from the busy arterial street. Improved crossings for park users and for safe routes to school to nearby Pillsbury are a priority for the intersections on the northwest and northeast corners. Circulation throughout the park could use refinement as there are several desire lines cutting through from corners and across slopes. The tree canopy across the park is light, and the slopes of the park are experiencing erosion in places. Two small ball diamonds are used for overflow for practices from programs at nearby Waite Park but are not conducive to actual games.

THE PROPOSED DESIGN

The design envisions Windom Park as a major community gathering, play, and recreation destination for all age groups in celebration of the unique topography. The park will continue as a winter destination for skating and sledding with an improved warming hut in the old recreation center building. The building, which currently acts as storage and restrooms as well as a makeshift warming hut, is updated to include a wrap around deck for park viewing. ADA accessibility to the second story is achieved via the park path network. Adjacent to and integrated with the walkout warming hut will be a rock climbing wall with a safe surface below.

For improved access to and from the recreation

center, the entry plaza is formalized with better wayfinding, seating, and welcoming connections to the neighborhood, street, and adjacent assisted living facility. Connections to the neighborhood with improved entry points and accessible paths throughout are also part of the plan for improvement.

The basketball and tennis courts were considered for removal during the planning process, but the community advocated to keep them, and one of the courts has been upgraded to a multi-sport court, including tennis and pickleball.

The rolling topography includes pockets of woodland understory and areas of beelawn to encourage pollinators. The tree canopy is enhanced, especially along the edges of the park, but avoids conflict with the sledding hill.

A nature play area is added near the existing playground, along with a picnic pavilion and picnic area. The western edge of the park will remain a gentle woodland environment. Opportunities for stormwater management along the lower elevations in the park should be considered in design.

Overlooking the two diamonds and multiuse field, a set of spectator seats is integrated into the hillside and doubles as seating for community events, such as movies in the park. The terraced seating can act as an outdoor classroom or formalized seating for events, and generally improves the accessibility of seating on the hillside. Seating is also added to a small plaza area near the sport courts.

CONNECTIONS BETWEEN PARKS

Improved crossings for park users and for safe routes to school to nearby Pillsbury are a priority for the intersections on the northwest and northeast corners.

The transit connections on Lowry to and from the park are an important resource for park users.

KNOWN LAND USE AND COORDINATION ISSUES

Ongoing coordination with Pillsbury School is needed prior to implementation, specifically around play areas and safe routes to school.



PICNIC AREA

WADING POOL

PLAYGROUND

PERGOLA

PARK BUILDING

MULTIUSE DIAMOND

MULTIUSE FIELD

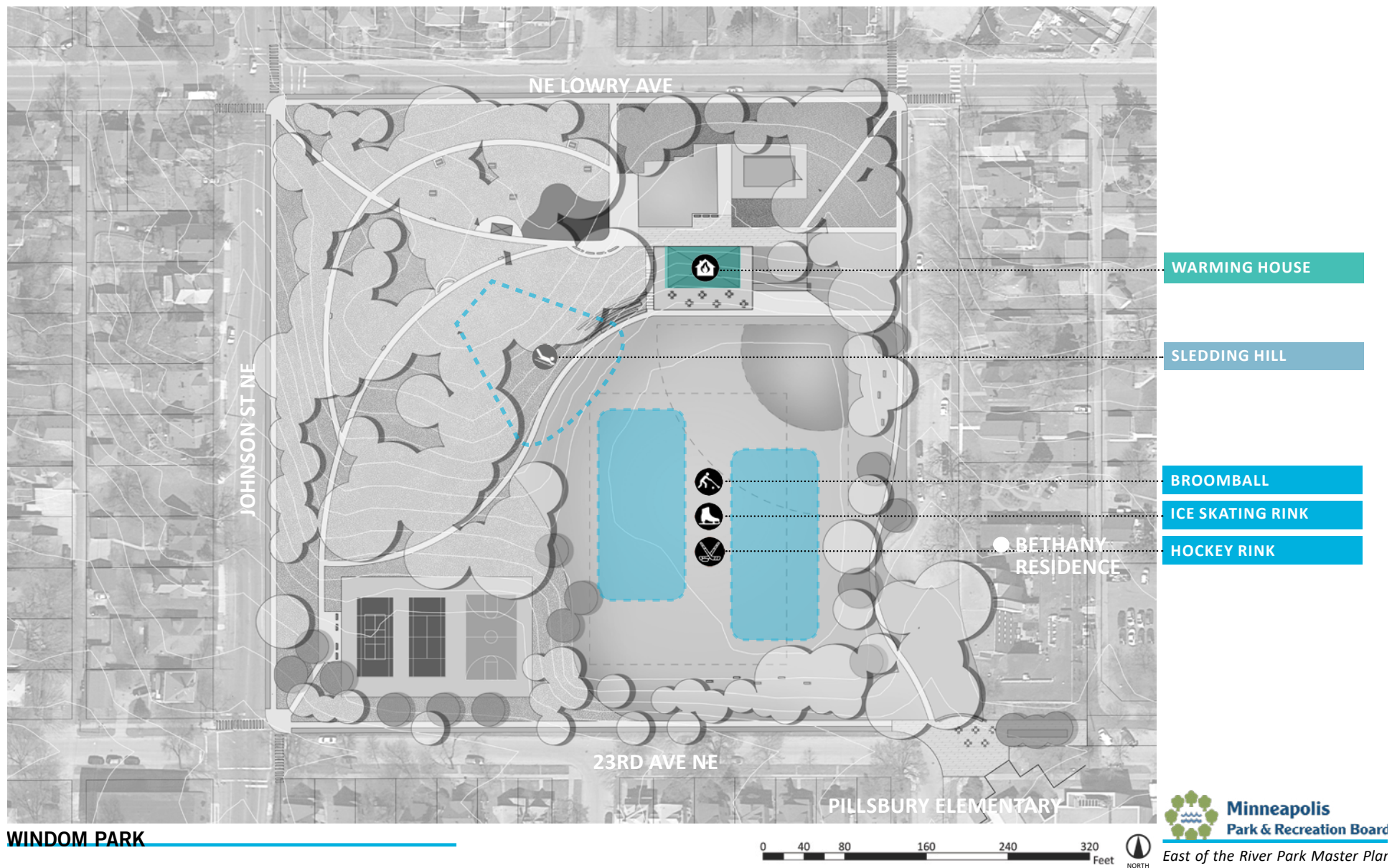
BETHANY
RESIDENCE

BASKETBALL

TENNIS

WINDOM PARK**EXISTING CONDITIONS**





WINDOM PARK

	General Input August 2017-May 2018	Design Responses (May 2018)	Initial Concepts Input (July-August 2018)	Preferred Concept (September 2018)
Ecology	Request to expand the tree canopy.	Proposed natural areas throughout the park and additional tree plantings.	Support for natural areas.	Preferred concept includes natural areas throughout the park including bee lawn and woodland plantings.
Play	Request for all ages play areas.	Proposed expanded nature play area and zipline.	Support for nature play. Opposition to proposed zip-line.	Preferred concept includes nature play but excludes zipline. Also proposes a new climbing wall.
Wayfinding and Circulation	Request to improve public entrances and street legibility.	Proposed new pathway routes.	Requested improved crossings at adjacent intersections.	Preferred concept includes new pathways and improved crossings.
Gathering	Request for improved site amenities for group gathering.	Proposed expanding plaza spaces and new picnic pavilion.	Strong support for wrap around deck.	Preferred concept includes the wrap around deck, expanded picnic areas, and picnic pavilion.
Aquatic	Request to maintain the wading pool.	Maintained existing wading pool.	No comments.	Maintained existing wading pool.
Fields	Request to maintain the multiuse field.	Maintained existing multiuse field.	No comments.	Maintained existing multiuse field.
Courts	Initial input suggested that the courts are underused.	Proposed removing courts and installing a pond or skate park.	Strong support to maintain tennis courts. Opposition to skate and pond ideas.	Preferred concept maintains the courts in their current location.
Diamonds	Request to maintain diamond.	Concept maintained diamond.	Strong support to maintain diamond.	Preferred concept includes a diamond.
Winter	Request to maintain ice rinks.	Maintained existing rinks and warming house.	Request to develop park as a winter destination. Support for warming house.	Preferred concept includes renovation to the warming house and maintaining ice rinks.
Other				

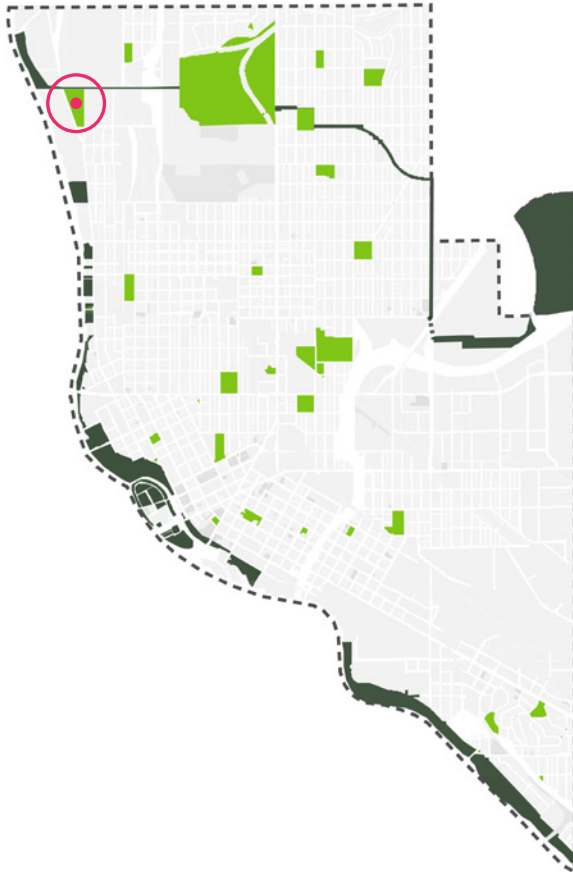
PROPOSED AMENITY COST ESTIMATE

Asset Type	Project	2019 ESTIMATED COST/PROJECT
Aquatics	Wading Pool, incl. demolition of existing wading pool	\$ 854,268
Play	Traditional Play Structure in existing container	\$ 806,809
Play	Nature Play	\$ 806,809
Athletics	Athletic Field renovation, bowl: 2 multi-use diamonds and multi-use field space	\$ 1,325,065
Courts	Tennis Court	\$ 246,789
Courts	Basketball Court	\$ 123,394
Landscape	Naturalized areas	\$ 180,346
Other	Building expansion	\$ 1,566,159
Other	Observation Deck	\$ 212,618
Other	Climbing wall	\$ 474,594
Other	Terraced Seating	\$ 47,459
Other	Group picnic shelters: new shelter near sports fields	\$ 104,411
Other	Renovate walking paths	\$ 850,472
Other	Miscl. signs, trees, furniture	\$ 151,984
TOTAL		\$ 7,751,175

PROPOSED OPERATIONS ESTIMATE

Amenity	Total Per Unit Operations Cost	Δ Qty	Δ Cost
Climbing Wall	\$ 7,500.00	1	\$ 7,500.00
Mult-use-Diamond	\$ 20,000.00	1	\$ 20,000.00
Nature Play	\$ 7,500.00	1	\$ 7,500.00
Plaza space	\$ 10,000.00	1	\$ 10,000.00
Difference			\$ 45,000.00

XCEL FIELD PARK



LOCATION AND HISTORY

This 13-acre open space in the Marshall Terrace neighborhood sits in a heavily industrial area. The Park Board has leased the triangular parcel of land east of Marshall Street NE and south of St. Anthony Parkway since the 1990s. Originally the park was called NSP Fields, but its name changed after Northern States Power merged with two other utility companies to form Xcel Energy in 1998.

The site served as a coal storage area for the Riverside power plant before ball fields were built. The ball fields were torn up when contamination was discovered onsite, and Xcel Energy completed a soil remediation project in fall 2013.

The Park Board signed a new 20-year lease with Xcel Energy in March 2014. Four months later Rod Carew All Star Field officially opened during a ceremony commemorating the completion of the new synthetic turf field built in the northwest corner of the park.

EXISTING CONDITIONS AND CHARACTER

The park is leased from Xcel Energy and is home to the Rod Carew All Star Baseball Field. The remaining site is a large turf open space with picnic pavilion and grill space. The park could benefit from improved connections to the regional trail system, additional play areas, and additional recreational amenities. The park has great potential as a destination park with ample parking and relatively undeveloped parkland. During the 1NE Watershed Study, this park was also identified as a potential site for district stormwater capture, given its proximity to the river at the bottom of the

subwatershed. There is a currently a stormwater feature at the northwestern corner of the park.

The current parking lot sits in the middle of the park and fragments the park's uses, but could be an asset to events or league sports.

THE PROPOSED DESIGN

The design envisions this park as a sports and recreation destination. It also improves circulation along Marshall Avenue. The park will be a unique destination park with a sports dome and bike park. Group gathering areas, including two picnic pavilions, are enhanced, along with a new nature play area to bring a range of multi-generational activities to the park. The sports dome includes artificial turf and a removable roof structure to provide year-round opportunities for field sports including soccer, rugby, football, lacrosse, and other field sports. MPRB policies around crumb rubber and artificial turf need to be taken into account in the design of the field.

The design also features a bike skills park for BMX riders and mountain bikers across all abilities. Improved walking paths and natural landscape features are integrated throughout the park. Whenever possible, integrate stormwater management best management practices into the site.

The parking lot is reoriented along Marshall Avenue so that it does not interrupt the circulation of the park. The capacity of the parking lot will remain the same, but stormwater capture should be considered during the design process integrated to capture runoff from the lot.

The existing ornamental garden to the south is owned and maintained by Xcel and provides a scenic addition to the site. The existing premier diamond remains, but there are no plans to add more diamonds to the site as outlined in the previous 2014 plan. The service area has an abundance of ball diamonds, and a year-round multiuse field and bike park would better address current recreational trends in the city.

CONNECTIONS BETWEEN PARKS

The trail along Marshall is a key connection within Above the Falls Regional Park, and coordination between the ATF/Riverfirst plans and the trail along Marshall are important to connecting the park to the city-wide trail network. The park also sits on the edge of the Grand Rounds where St. Anthony meets the river.

KNOWN LAND USE AND COORDINATION ISSUES

MPRB has a long-term lease with Xcel Energy, which owns the park. The land was capped due to soil contamination issues, and the accepted land uses on the parkland are in line with the environmental standards put forth by the Minnesota Pollution Control Agency. MPRB will seek approval of the master plan with the owner prior to implementation of the plan. As outlined in the agreement with Xcel, the premises shall be used by MPRB for recreational and athletic purposes consistent with MPRB practices. Urban agriculture, however, is not permitted in the park according to the lease agreement with the owner.



XCEL PARK

EXISTING CONDITIONS



	General Input August 2017-May 2018	Design Responses (May 2018)	Initial Concepts Input (July-August 2018)	Preferred Concept (September 2018)
Ecology	Park is close to the Mississippi river. Request to support the watershed.	Proposed natural areas for stormwater capture and increased habitat.	Strong support for natural area. Request for more shade.	Preferred concept included additional tree canopy as well as natural prairie and bee lawn plantings.
Play	No comments.	Proposed a play area.	Request for an expanded play area.	Expanded the playground area.
Wayfinding and Circulation	Request for additional walking paths.	Walking paths added throughout.	No comments.	Preferred concept includes walking trails and connections to adjacent park land.
Gathering	Request for improved gathering area and making the park a destination location.	Proposed new picnic pavilions and gathering areas.	Support for renovated and expanded picnic areas.	Preferred concept includes additional picnic shelters
Aquatic	Not applicable.	Not applicable.	Not applicable.	Not applicable.
Fields	Request for field space.	Proposed a field be added.	Request for artificial turf field.	Preferred concept includes sports dome with multiuse field.
Courts	Not applicable.	Not applicable.	Not applicable.	Not applicable.
Diamonds	Request to maintain and support existing premier diamond.	Maintained diamond in existing location.	Support for maintaining existing premier diamond.	Preferred concept includes premier diamond.
Winter	No comments.	No comments.	No comments.	No comments.
Other	Request to include amenities that would make the park a destination.	Proposed a bike park and roller derby track.	Strong support for roller derby track. Strong support for bike park.	Roller derby track was moved to Columbia as a summer program for the refrigerated ice. Preferred concept includes bike park.

PROPOSED AMENITY COST ESTIMATE

Asset Type	Project	2019 ESTIMATED COST/PROJECT
Play	Traditional Play Structures in new containers	\$ 996,646
Athletics	Premier Athletic Field, 10th Avenue side	\$ 1,328,862
Landscape	Sports Dome	\$ 5,922,927
Courts	Bike park	\$ 1,184,891
Landscape	Naturalized areas	\$ 135,734
Landscape	Existing parking lot renovation	\$ 752,773
Other	Group picnic shelters: new shelter near sports fields	\$ 313,232
Other	Renovate walking paths	\$ 607,480
Other	Miscl. signs, trees, furniture	\$ 224,851
TOTAL		\$ 11,467,395

PROPOSED OPERATIONS ESTIMATE

Amenity	Total Per Unit Operations Cost	Δ Qty	Δ Cost
Adventure/Climbing Play	\$ 7,500.00	2	\$ 15,000.00
Bike Track	\$ 7,500.00	1	\$ 7,500.00
Group Shelter	\$ 4,000.00	2	\$ 8,000.00
Sports Dome	\$ 80,000.00	1	\$ 80,000.00
Trail additions	\$ 5,000.00	2	\$ 10,000.00
Difference			\$ 120,500.00