HOLMES PARK

LOCATION AND HISTORY

This 4.3-acre park in the Marcy Holmes Neighborhood is directly adjacent to Marcy Open School and bordered by 4th Street on the west. Holmes Park’s history is an incremental journey with the first land for the park acquired in 1952. Homes were removed from the land and the block was graded for playing fields and a blacktop, as well as a small shelter to serve primarily as a warming house for skating. In 1959 the Holmes School PTA requested that the blacktop be replaced with grass and a softball field, a project completed that same year.

In 1983 the Park Board acquired an additional two acres of land for the park, bringing the total to about 4½ acres. The land was purchased from the school board. The final boundaries of the park were established in 1991 when the school board and park board rearranged their ownership of the two blocks to accommodate the construction of Marcy Open School. At that time the last privately owned lot on the parcel of land was purchased by the school board and turned over to the park board as part of the deal.

EXISTING CONDITIONS AND CHARACTER

Holmes Park sees heavy use from school activities, especially on the playground. The park is highly used and shows significant signs of wear. The park has a large central turf field that appears to be graded for water infiltration. The park playground was situated around the school in a fan shape to mirror the form of the building. During school hours the playground is at capacity, and while it is open to the public during park hours, it is important for the playground and park to remain welcoming to the general public throughout the day and year. A stormwater garden was installed by community members in collaboration with MWMO at the edge of the school, and while it is not on park property, it has played an important role in knitting the school grounds and parkland together from a circulation perspective. The wading pool is well loved, and the wall of the nearby restroom/pumphouse is a potential site for public art, as identified by the community. However, the wading pool is situated along the edge of 4th Street which is a busy one-way arterial corridor, and adjacent to the school on another side, both competing land uses with a small children’s gathering space. The tennis and basketball courts at the north edge of the park are popular neighborhood spots. In terms of circulation, the park is heavily trafficked by pedestrians passing through the bustling Marcy Holmes neighborhood, and clear circulation is an important feature of the park currently.

THE PROPOSED DESIGN

Because of the adjacent Marcy Open School, this park is one that plays dual function much of the year as a school outdoor space and a neighborhood park. The proposed design facilitates a clear designation of the park as a public space that is open to all users, young and old. Circulation is improved to accommodate the desire lines of passage through the park from corner to corner and across from 5th to 4th without compromising the larger flexible greenspace in the middle of the park. That green space is intended to accommodate drop-in soccer and other field sports, as well as other unprogrammed recreational and leisure activities. The popular tennis courts are expanded
to from 2 courts to 3 courts A second play area and relocated wading pool articulate that the park play areas are intended for the general public as well as the school. The wading pool and pump house are relocated away from 4th to situate the amenity in a quieter area of the park, farther away from the busy traffic of 4th Street. The edge of the park along 4th will integrate with proposed bike facilities and improved transit connections, including a potential E Line bus rapid transit station. The design includes two play areas. A new multi-generational nature play located near the tennis courts keeps in mind the original design of the park by the community in the 1980s. The existing playground near the school is redesigned and upgraded in conjunction with planned school updates in 2019. A walking loop and seating areas throughout the park, including a small woodland gathering area, are included as multigenerational amenities in the park to ensure Holmes continues to be a welcoming space for all. The natural areas added along the edges are proposed as bee lawn which have same look as the current park, but to attract pollinators and enhance the ecological function of the park.

**CONNECTIONS BETWEEN PARKS**

Holmes Park is along the potential future route of the E Line Bus Rapid Transit System. As route and station planning continue, MPRB will coordinate with Metro Transit on this important regional transit connection opportunity, as long as there is no negative impact to park land or park users.

Safe connections across 4th Street and the new County bicycle facilities along that street are important for park users access to the nearby Mississippi River, Chute Square, and Elwell Park.

**KNOWN LAND USE AND COORDINATION ISSUES**

Additional coordination with Minneapolis Public Schools about parcel ownership is required. As the new playground is installed, MPS will work in collaboration with MPRB during demo and construction of the new playground. The Community Advisory Committee for the East of the River Park Master Plan has made it clear that the master plan is recommended contingent on ongoing coordination with MPS, especially around circulation in the park. MPRB requests that circulation patterns are improved across the park as part of the school expansion.
EXISTING CONDITIONS

HOLMES PARK

- 2ND AVE SE
- 5TH ST SE
- 4TH ST SE
- PLAYGROUND
- MULTIUSE FIELD
- BASKETBALL
- WADING POOL
- MARCY OPEN SCHOOL*

PERGOLA

TENNIS

BASKETBALL

PLAYGROUND

WADING POOL

MN PROPERTY LINE

MPRB PROPERTY LINE

EAST OF THE RIVER PARK MASTER PLAN
**HOLMES PARK**

*MARCY OPEN SCHOOL PLAN IS REPRESENTATIVE OF PROPOSED EXPANSION*
### Ecology
- **General Input August 2017-May 2018:** No Comments
- **Design Responses (May 2018):** To meet broader service area requests, added natural areas throughout the park.
- **Initial Concepts Input (July-August 2018):** Support for natural areas.
- **Preferred Concept (September 2018):** Natural area bee lawn and flower gardens placed throughout the park.

### Play
- **General Input August 2017-May 2018:** The playground is currently being renovated. Any plans should incorporate developing plans. Request to expand if possible.
- **Design Responses (May 2018):** Added natural play.
- **Initial Concepts Input (July-August 2018):** Request to improve playgrounds. Request to include play area away from the school. Support for nature play.
- **Preferred Concept (September 2018):** Nature play was added to the western edge of the park. New playground containers are represented.

### Wayfinding and Circulation
- **General Input August 2017-May 2018:** Current pathways are in poor condition.
- **Design Responses (May 2018):** Improved pathways and defined walking loop.
- **Initial Concepts Input (July-August 2018):** Support for improved walking paths and ADA accessibility.
- **Preferred Concept (September 2018):** A fully accessible 1000’ walking loop was added. Pathways improved throughout.

### Gathering
- **General Input August 2017-May 2018:** Gathering space is adjacent to the school, not friendly to larger community.
- **Design Responses (May 2018):** Proposed seating areas in western side of the park.
- **Initial Concepts Input (July-August 2018):** No comments.
- **Preferred Concept (September 2018):** Plaza space with picnic and restrooms added to the western side of the park.

### Aquatic
- **General Input August 2017-May 2018:** Wading pool in poor condition.
- **Design Responses (May 2018):** Proposed a wading pool and splash pad be relocated to the western side of the park.
- **Initial Concepts Input (July-August 2018):** Support for the addition of the splash pad and request for wading pool to be renovated.
- **Preferred Concept (September 2018):** Splash pad was added to the western side of the park.

### Fields
- **General Input August 2017-May 2018:** Multiuse field is used but large.
- **Design Responses (May 2018):** Slightly reduced the size of the multiuse field to accommodate additional amenities.
- **Initial Concepts Input (July-August 2018):** Support for multiuse fields.
- **Preferred Concept (September 2018):** Multiuse field is maintained but slightly smaller.

### Courts
- **General Input August 2017-May 2018:** Tennis and basketball courts are highly used.
- **Design Responses (May 2018):** Maintained basketball courts and expanded tennis courts.
- **Initial Concepts Input (July-August 2018):** Support for basketball and tennis courts.
- **Preferred Concept (September 2018):** Maintained basketball courts and expanded tennis courts.

### Diamonds
- **General Input August 2017-May 2018:** Not applicable.
- **Design Responses (May 2018):** Not applicable.
- **Initial Concepts Input (July-August 2018):** Not applicable.
- **Preferred Concept (September 2018):** Not applicable.

### Winter
- **General Input August 2017-May 2018:** Not applicable.
- **Design Responses (May 2018):** Not applicable.
- **Initial Concepts Input (July-August 2018):** Not applicable.
- **Preferred Concept (September 2018):** Not applicable.

### Other
- **General Input August 2017-May 2018:** Limited amenities for the larger community. Concern that the school needs dominate the park.
- **Design Responses (May 2018):** Proposed nature play and gardens on the western side of the park.
- **Initial Concepts Input (July-August 2018):** Support for development of amenities throughout the park.
- **Preferred Concept (September 2018):** Amenities spread throughout the park with special focus on areas away from the school.
### PROPOSED AMENITY COST ESTIMATE

<table>
<thead>
<tr>
<th>Asset Type</th>
<th>Project</th>
<th>2019 ESTIMATED COST/PROJECT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquatics</td>
<td>Wading Pool, incl. demolition of existing wading pool</td>
<td>$854,268</td>
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<tr>
<td>Other</td>
<td>New Pump House and changing room</td>
<td>$533,443</td>
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<tr>
<td>Play</td>
<td>Traditional Play Structure in existing container</td>
<td>$806,809</td>
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<tr>
<td>Play</td>
<td>Nature Play</td>
<td>$806,809</td>
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<tr>
<td>Athletics</td>
<td>Athletic Field renovation</td>
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<tr>
<td>Courts</td>
<td>Tennis Court</td>
<td>$370,183</td>
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<tr>
<td>Courts</td>
<td>Basketball Court</td>
<td>$185,091</td>
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<tr>
<td>Landscape</td>
<td>Naturalized areas</td>
<td>$22,780</td>
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<tr>
<td>Other</td>
<td>Social Swings</td>
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<td>Other</td>
<td>Renovate walking paths</td>
<td>$485,984</td>
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<tr>
<td>Other</td>
<td>Miscl. signs, trees, furniture</td>
<td>$92,166</td>
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<tr>
<td></td>
<td><strong>TOTAL</strong></td>
<td><strong>$4,700,469</strong></td>
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### OPERATIONS ESTIMATE

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<thead>
<tr>
<th>Amenity</th>
<th>Total Per Unit</th>
<th>Operations Cost</th>
<th>Δ Qty</th>
<th>Δ Cost</th>
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<tbody>
<tr>
<td>Nature Play</td>
<td>$7,500.00</td>
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<td>Tennis Court</td>
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<td>Half Court Basketball</td>
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<td>New pumphouse and bathroom</td>
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<tr>
<td><strong>Difference</strong></td>
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