

# CORCORAN

## LOCATION AND HISTORY

Corcoran Park is a single block bounded by 33rd Street, 34th Street, 19th Avenue, and 20th Avenue. The neighborhood takes its name from the park, which is a small but classic neighborhood oasis.

The land for Corcoran Park was acquired from the Minneapolis School Board in 1976. The park was one of three former school sites acquired by the park board in the mid-1970s. The park was in a neighborhood that had been designated in 1944 as one that needed more recreation facilities. The final four parcels of land needed for the park were condemned in 1977.



Development of the property began in 1977 when a recreation shelter was built along with playgrounds, tennis courts, and horseshoe pits. The new park was completed and dedicated in 1979.

The park was named for Corcoran School, which had previously occupied the site. The school was named for William Wilson Corcoran, a banker, philanthropist, and collector of American art, who founded the Corcoran Gallery of Art in Washington D.C.

A fire severely damaged the Corcoran Park recreation center in 1998, but it was brought back into service in three months.

Improvements were made to the park in 2000, when a new totlot was built. Volleyball standards were placed on the existing tennis court and the little-used horseshoe pits were removed. The following year Corcoran became one of the first five recreation centers in the city to have a computer lab installed.

## EXISTING CONDITIONS AND CHARACTER

Corcoran Park has a lot of assets packed into its small extents. Two play areas and a wading pool sit to the north of the recreation center building. A tennis court in a significant state of disrepair flanks 19th Avenue. The northern half of the park is home to a baseball diamond and an open sports field. The field, however, is not graded flat, which restricts its use for scheduled games. A small parking lot occupies the southeastern corner of the park, with accesses from both 34th and 20th.

One of the most notable and best loved features of Corcoran Park is its tree canopy. Especially in the area south of the building, the trees provide an almost unbroken canopy over the park. The wading pool and playgrounds are shady and the park is beautiful in all seasons because of these trees.

## CONNECTIONS BETWEEN PARKS

Wayfinding and connections from Corcoran Park should focus on:

- The existing City of Minneapolis bicycle/pedestrian route on 34th Street, which connects west to Powderhorn Park.
- A proposed pedestrian and/or bicycle route running south on 19th Avenue to Sibley Park. This is especially important for diamond sports programs at Corcoran, as Sibley will retain diamonds.



Existing Conditions: Corcoran



Proposed Plan: Corcoran

## THE PROPOSED DESIGN

The design for Corcoran Park can be viewed as a simplification of the park leading to even more green space throughout. The play areas and wading pool are reconstructed in their existing locations, as they work well together and with the building as a hub of activity. The parking lot is removed in favor of a designated urban agriculture area. To achieve universal accessibility with this change, the plan calls for two ADA-accessible on-street parking spaces and a new ADA-accessible path linking them to the building's front door. Several additional paths in the park allow easy access to its various amenities. All building access pathways would pass directly through or alongside the urban agriculture area. This will demonstrate to park visitors the community's commitment to environmental sustainability.

The multi-use diamond and the tennis court are removed in order to create a field space useable for various sports, including youth soccer and traditional lacrosse, which is currently played in the park. This area will be graded flat and improved. It will also be available for general recreation: tossing a Frisbee or football, flying a kite, lounging on the lawn.

Between the new field and the wading pool is a new three-season building that can serve as a group picnic shelter or a stage for performances. When configured as a stage, spectators can either gather between the stage and pool or out on the multi-use field, depending on the size of the gathering. Just east of the stage/shelter is a new area for lawn games. Though it has not yet been determined exactly what game courts will be built here, some possibilities include a bocce court, shuffleboard court, or lawn bowling lanes.

Another urban agriculture area is designated along 19th Avenue. The SSAMP does not prescribe what exactly will happen in such areas, but sets them aside for further discussion with partners. The entire outer ring of the park on the west, south, and east sides will be naturalized with pollinator-friendly perennials, shrubs, and understory trees. Walking through Corcoran Park will be at times a serene ramble through gardens and native landscapes, at times a gleeful splash or climb or toss—all in just one city block.

## KNOWN LAND USE AND COORDINATION ISSUES

No known land use issues exist with Corcoran Park.

## UPDATE EXISTING



Wading Pool



Traditional Play Structure



Multi-use Field

## NEW/ ADDED



Group Shelter



Stage / Bandshell



Urban Agriculture Area



Outdoor Gathering Space



Lawn/Court Games

## PROCESSES

	<b>1: General Input</b> <b>Spring-Fall 2015</b> <i>Input themes prior to initial concepts</i>	<b>2: Initial /Preferred Concepts</b> <b>Fall-Winter 2015/2016</b> <i>Input themes on initial concepts</i>	<b>3: The Preferred Concept</b> <b>Now</b> <i>Key elements of the concept</i>
aquatics	Wading pool well loved, but needs improvement →	no comments →	Wading pool with shade structure in same general location
play	Play areas well liked, but needs improvement, more challenge for older kids →	no comments →	Traditional play areas in same general location
athletics	Mixed use fields not well liked More of a soccer neighborhood than a baseball one →	Preference for open space, rather than year-round rink →	Removal of multi-use diamond to create larger multi-use field space
courts	Tennis court is in poor shape. Replace, remove, or change to basketball. →	Desire for bike polo on year round rink →	No court planned for this park (existing court location will become expansion of multi-use field space)
winter	no comments →	Some concern with year-round rink in this small park →	No formal winter facilities planned for this park
landscape	More natural areas →	Would like naturalized green space and pollinator friendly plants → Would like to see space for urban agriculture, but concern about location south of building Consider removing parking lot entirely and replacing with urban ag venue	Addition of naturalized areas at edges of park and near building Removal of parking lot; and coordination with City to designate accessible on-street parking on 20th Avenue Urban agriculture area designated along eastern and western edges of park
other	Like walking paths →	Like picnic shelter but make sure it doesn't attract problems → Have the shelter double as a stage / small performance space Would like to see lawn games area	Addition of group shelter/performance space and outdoor gathering space between play areas and multi-use field. Addition of lawn games area east of shelter

## COST ESTIMATE

Asset Type	Project	2017 ESTIMATED COST/PROJECT	Implementation Sequence	Prioritization Category	Applicable SSAMP Actions
Aquatics	Renovate Wading Pool in same location	\$ 739,226	stand-alone	PLANNED	16
Play	Traditional Play Structures (2) in existing containers	\$ 698,158	stand-alone	PLANNED	16, 23b, 23d
Athletics	Athletic field renovation, incl. demolition of 1 diamond and tennis court	\$ 195,074	stand-alone	PLANNED	16, 18, 21a, 21b, 21d, 22b
Landscape	Urban Agriculture Areas: existing parking lot and 19th Avenue	\$ 39,163	stand-alone	CONTINGENT	16, 19
Landscape	Naturalized areas within park	\$ 33,761	stand-alone	PLANNED	25, 26, 29
Other	Lawn games (allowance for 1 shuffleboard and 1 bocce: final games to be determined)	\$ 73,923	stand-alone	PLANNED	16
Other	Group picnic shelter/stage, incl. necessary pathways	\$ 117,356	stand-alone	PLANNED	16, 18
Other	Renovate walking paths	\$ 186,219	with other projects	PLANNED	16, 17
Other	Miscl. signs, trees, furniture	\$ 44,120	with other projects, as appropriate	PLANNED	9, 17
<b>TOTAL</b>		<b>\$ 2,127,000</b>			

## OPERATIONS ESTIMATE

FACILITIES	Total Per Unit Operations Cost	△ Qty	△ Cost
Multi-use Diamond	\$ 20,000	-1	\$ (20,000)
Tennis Court	\$ 1,500	-1	\$ (1,500)
Outdoor Gathering Space	\$ 10,000	1	\$ 10,000
Urban Agriculture Area	\$ 15,000	1	\$ 15,000
Group Shelter	\$ 4,000	1	\$ 4,000
Stage / Bandshell	\$ 1,500	1	\$ 1,500
Lawn/Court Games	\$ 5,000	1	\$ 5,000
<b>Difference</b>			<b>\$ 14,000</b>

NOTE: Urban Agriculture Areas will be implemented in partnership with specific programs or community members. Cost includes parking lot demolition, soil restoration, and accessibility to building.