This document is an abbreviated version of the full North Service Area Master Plan. It only includes a single "park packet" along with some introductory information. To see the full document visit www.minneapolisparks.org/nsamp
NEIGHBORHOOD PARKS INCLUDED

1. Barnes Place Triangle
2. Bassett’s Creek Park
3. Bethune Park
4. Bryn Mawr Park
5. Bohannon Park
6. Cleveland Park
7. Cottage Park
8. Farview Park
9. Farwell Park
10. Folwell Park
11. Glen Gale Park
12. Hall Park
13. Harrison Park
14. Humboldt Greenway Park
15. Humboldt Triangle
16. Irving Triangle
17. Jordan Park
18. Laurel Triangle
19. Lovell Square Park
20. Newton Triangle
21. North Commons Park
22. Oliver Triangle
23. Perkins Hill Park
24. Russell Triangle
25. Ryan Lake Park
26. Sumner Field Park
27. Valleyview /Glenview Terrace Park
28. Victory Park
29. Victory Prairie Dog Park
30. Webber Park
31. Willard Park

REGIONAL TRAILS INCLUDED

32. Luce Line Regional Trail
33. Shingle Creek Regional Trail (which includes Creekview and Shingle Creek Park areas)
34. Theodore Wirth Parkway
GUIDING PRINCIPLES

During CAC meeting #8, the Community Advisory Committee (CAC) reached consensus and approved a list of guiding principles. These guiding principles are specific to the North Service Area Master Plan.

THE FOUNDATION

1. Further the sense of pride in the north side through high quality parks. Ensure excellence and innovation in design, implementation, and maintenance. Recognize that doing so is a question of racial equity, because north Minneapolis is home to the most people of color by sector in the city and has the most land area covered by areas of concentrated poverty where more than 50% of the population are people of color (ACP50s).

2. Work always toward safe parks for all, through lighting, sight lines, cameras where appropriate, and increased activity.

3. Work always toward parks that are welcoming for all. Ensure that park designs, included facilities, and overall character invite people in, give them what they want, and are culturally engaging and appropriate.

4. Explore partnerships for funding, programming, and stewardship. MPRB can't and shouldn't do everything on its own.

5. Work with partner agencies to minimize the possibility of displacement as parks improve. Continue to study, both locally and nationally, the effect of park development on local economic factors and the potential for displacement. Recognize that parks are a contributor to higher property values, which can be beneficial if current residents are able to stay in place. Strive to make improvements that make people want to stay.

6. Embrace the principles of the City of Minneapolis's Green Zone as they apply to parks.

PLANNING AND DESIGN

7. Consider all age ranges in the design and development of parks, with particular focus on:
   a. Youth voice in the process; youth focus in facility development.
   b. More activities and spaces for teens/young adults, with clear intent that teens/young adults are welcome in the parks for both programmed and unprogrammed activities.
   c. Design for seniors: accessibility, active low-impact activities, and passive activities.
8. Create more opportunities for arts, music, and performance that reflect the north side community—both programmed and spontaneous.
   a. Include performances spaces in parks throughout the north side.
   b. Incorporate visual art (sculpture, painting, mosaic, etc.) wherever possible.

9. Seek additional parkland or private land available for public use in key locations [reference map].
   a. The northwestern area of the service area, west of the cemetery, where no active recreation parks currently exist.
   b. The triangle bounded by Broadway Avenue, Golden Valley Road, and Wirth Parkway, which lacks any play areas.
   c. The area north of Dowling Avenue just west of I-94, which will be served by the development of parks at the Upper Harbor Terminal and a high quality connection along Dowling.
   d. The park connection area north of Anwatin School, to create a connection between Wirth Park and the Bassett’s Creek Valley.
   e. The Bassett’s Creek Valley corridor east of Cedar Lake Road, as the city-owned land in the area redevelops.
   f. The Lincoln School site, owned by Minneapolis Public Schools, which could provide programming opportunities but not likely ownership or management by MPRB.
g. The large open space bounded by 61st Avenue, 62nd Avenue, 5th Street, and Lyndale Avenue, also known as Alice Rainville Park, which is owned by the City of Minneapolis and on which there should be improved coordination between MPRB and the City.

h. Locations not identified in this plan, but which may come to light in the future as demographics and density change in the service area, with such new system additions being justified through demonstrated need and requiring amendment of this master plan.

10. Recognize the importance of connections to and between parks:
   a. Work with partners to implement safe street crossings at all parks.
   b. Work with the City of Minneapolis to complete and enhance the street network as a connecting web between parks, including consideration of green streets, complete streets, trails and greenways, bicycle and pedestrian infrastructure, and wayfinding [reference map].
   c. Support the implementation of the North Side Greenway, including robust community engagement and education [reference map].
   d. Install system maps at neighborhood parks, to direct users to nearby amenities.
   e. Connect to the Mississippi River and the RiverFirst vision, especially at Hall’s Island, the Upper Harbor Terminal, and 26th Avenue North.

f. Work with partners to improve transit connections to and between parks.

11. Recognize the importance of the basics: water, restrooms, benches, trails, art, etc.

12. Create more opportunities for gathering—in small groups of friends and family, as extended families, and in large community groups (reunions, family events, weddings).
   a. Include flexible gathering plazas and courtyards in park designs.
   b. Consider moveable seating and tables.

13. Improve the parks’ environments and reduce environmental impact through:
   a. Inclusion of natural areas in most parks to both reduce acreage of mown turf and increase habitat.
   b. Implementation of an ornamental garden in the service area.
   c. Exploration of the use of sustainable construction techniques and materials, even if initial cost may be higher, in order to improve environmental performance in the long run.
   d. Exploration of alternative energy production, such as solar electric or heating, or geothermal heating/cooling.
   e. Construction of sustainable parking lots: those that manage their own stormwater.

14. Ensure materials used in park construction are strong, durable, easy to maintain, and safe, especially when used by children and seniors.

15. Design spaces to be flexible, so they can accommodate a wide variety of uses.

16. Manage and resolve land use, land ownership, lease agreement, and other site control issues, if applicable, prior to implementation of capital improvements.

17. Wherever parkland is adjacent to a Minneapolis Public School, make efforts to align with that school on the utilization of shared land.

FACILITIES

18. Implement significant park enhancements—with the programmatic, financial, and leadership support of community and agency partners—at four key parks, recognizing MPRB cannot act alone in these projects, as they are beyond the scale of the organization’s budget:
   a. A commercial restaurant/coffee shop opportunity and possible recreation center expansion at Creekview Recreation Center, to serve as a regional trail hub and gathering space, with a possible interim strategy to create a food truck plaza.
   b. An expansion of Cleveland Park in collaboration with the City of Minneapolis and Hennepin County, to achieve Penn Avenue frontage, and re-envision the Penn and Lowry intersection, along with significant reorganization of the park.
   c. A major multi-purpose indoor sports and recreation venue occupying the northern portion of North Commons Park, to include an enlarged arts and recreation building, premier field with winter sports dome, and relocated and enhanced waterpark.
d. An all-weather conservatory-like building in Bryn Mawr Meadows that would include indoor play areas, basketball court, winter warming room functions, and gathering spaces amongst gardens.

19. Consider parks as one vehicle for equitable food access in Minneapolis.
   a. Expand fruit tree planting throughout service area.
   b. Designate community garden sites and other urban agriculture opportunities, as an aspect of implementation of the MPRB-adopted Urban Agriculture Plan.
   c. Implement food truck parking areas and space for pop-up restaurants

20. Aquatics:
   a. Transition from a wading pool dominated system to a mix of wading pools, splash pads, and hybrid facilities, in order to provide facilities for a broader range of youth.
   b. Limit large-scale swimming opportunities in the service area to the Wirth Beach, Webber Natural Swimming Pool, and North Commons Waterpark, due to high cost of implementation and operation of additional large-scale facilities.
   c. Work with partners to improve public access to non-MPRB aquatic facilities, such as at Olson Middle School and the Broadway YMCA.
   d. With community and agency partners, re-envision the North Commons Waterpark as a yearround facility (open air in summer, enclosed in winter) that provides a wider variety of aquatic options for everyone from beginning to competitive swimmers, and consider appropriate fee structure during implementation of this new facility (See North Commons Guiding Principles).

21. Athletic Fields:
   a. Improve overall quality of multi-use fields and diamonds, through soil conditioning, irrigation, proper grading, and other methods.
   b. Increase the number of premier fields (for soccer, football, lacrosse, etc.) in the service area.
   c. With community and agency partners, implement an indoor sports facility at North Commons Park
   d. Ensure that safe, non-toxic materials are used in the construction of any premier fields in the parks.

22. Courts:
   a. Continue and expand commitment to basketball, especially full-court, throughout the service area.
   b. Implement new types of use-specific courts where appropriate, such as for pickleball and sepak takraw.
   c. Focus tennis investment in targeted areas with larger banks of courts.

23. Play and Other Facilities:
   a. Increase diversity of play opportunities to include adventure and nature play.
   b. Implement skate/BMX parks within the service area, following the guidance of the adopted Skate Park Activity Plan.
   c. Implement bike playgrounds and mountain bike trails throughout the service area.
   d. Provide a walking loop with seating in most parks.
   e. Implement a universally designed playground in the service area.

24. Increase opportunities for year-round activity. Few winter options exist in the north service area.
   a. Expand indoor sports venues.
   b. Expand opportunities for skating and sledding.
   c. Implement one refrigerated hockey rink in the service area.
NORTH COMMONS PARK

LOCATION AND HISTORY

North Commons Park is a large block bounded by Golden Valley Road, James Avenue, Morgan Avenue, and 16th Avenue. It sits in what many consider to be the heart of the north side, close to Broadway Avenue and surrounded by a racially and ethnically diverse neighborhood. The park was purchased in 1907, but there had already been some history of advocacy to provide another park for the north side in addition to Farview Park. In 1889 the board had designated for acquisition a slightly smaller parcel four blocks to the east, an area called Todd’s Pond, which later became the football field at the first North High School. At that time a large majority of landowners in the neighborhood objected to the purchase, or more precisely they objected to paying for it by assessments on their property. The argument they used was that the proposed site was too near Farview Park. The board abandoned that acquisition in early 1890.

Playground equipment was installed at North Commons in 1908 following the board’s highly successful introduction of playground apparatus in other parks in 1906 and 1907. It was one of the first five parks to receive basketball goals in 1908. In 1910 the park board began more significant improvements to the park and built one of the park system’s first three year-round “field houses” at North Commons. The building at North Commons was larger than those built at Jackson Square and Camden (Webber) Park.

The improvements also included more space for playing fields than Wirth had proposed in his first plan for the park. By 1911 North Commons had already become one of the parks most heavily used for sports. Football goalposts were installed at North Commons and there was such demand for playing space that North Commons was the only park aside from Parade where permits were required to use the baseball and football fields.

In 1912 a wading pool, one of the city’s first, was built in the park. The park also got its first tennis courts in 1912. By the end of 1914, most planned improvements had been made to North Commons—grading, filling, and the addition of more tennis and basketball courts—and Wirth noted that “on the whole North Commons makes a good appearance and is one of our most useful and most frequented parks.” At that time, more had been spent on the improvement of North Commons than any other neighborhood park in the city, other than Logan Park, where a much larger and more expensive fieldhouse had been built. In 1916, Wirth completed a driveway through North Commons (a driveway that had not appeared in any earlier plans in annual reports), along with installation of a backstop for the baseball field and a bandstand. A fifth tennis court was added to the park in 1917, when Wirth noted that the south section of the park had finally been completed.

Along with these improvements came heavy use. By 1921, Wirth noted that the playing fields were possibly the most frequented in the whole park system. He recommended then that the small shelter be replaced with a larger fieldhouse, a suggestion he would make several times in the 1920s to no avail. The catch
EXISTING CONDITIONS: NORTH COMMONS PARK
This space would provide a destination space for the NSA and would feature improved connections with the YMCA.

PROPOSED PLAN: NORTH COMMONS PARK
### PROCESSES

<table>
<thead>
<tr>
<th>Inputs</th>
<th>2: Initial Concepts</th>
<th>3: The Preferred Concept</th>
</tr>
</thead>
<tbody>
<tr>
<td>1: General Input</td>
<td>Winter 2018</td>
<td>Now</td>
</tr>
<tr>
<td>Spring-Fall 2017</td>
<td>Input themes on initial concepts</td>
<td>Key elements of the concept</td>
</tr>
</tbody>
</table>

#### 1: General Input

**Spring-Fall 2017**

- **Aquatics**
  - Waterpark is well liked, but desire for expansion, higher quality facilities
  - Desire for waterpark to be free for north side residents
  - Desire for year-round use of waterpark
  - Feeling that wading pool should be redone with splash features, slides, and make it bigger

- **Play**
  - Play area is generally disliked: concerns about equipment quality
  - Concerns about placement of play area and safety

- **Athletics**
  - Premier diamond is universally liked
  - Multi-use field considered more important than softball/baseball (at northwest corner)

- **Courts**
  - Mixed opinion on tennis courts, mainly due to condition
  - Basketball courts well used and liked, suggestion for more

#### 2: Initial Concepts

- Support for waterpark expansion, suggestion to enclose it for winter use
- Suggestion to include splash pad for smaller kids
- General community support for premier diamond
- No comments on premier diamond
- Tennis desired in park
- No comments on outdoor basketball

#### 3: The Preferred Concept

- Renovated, relocated, and potentially enclosed waterpark in new location at northeast corner of park
- Wading pool removed in favor of including splash features and small child elements within waterpark, within a non-fee area
- Premier diamond retained in same location
- Northwestern diamonds eliminated in favor of premier field with walking loop and winter sports dome (entry through expanded recreation center)
- Tennis courts retained in current location and expanded to 4 courts
- Two full-court basketball relocated and combined with refrigerated ice rink in winter

- Traditional play areas refurbished in same general location
- No comments on outdoor basketball
was that the fieldhouse would only be built if residents of the area agreed to pay for it with property assessments. This was at a time when almost all neighborhood park improvements throughout the city required the approval of local landowners to pay for them. The continued popularity of North Commons, and the lack of funds to improve it further, was indicated in 1924 when Wirth suggested that plans to improve the driveway through the park be abandoned and the park converted exclusively to pedestrian use. By 1928 attendance at playground activities at North Commons almost doubled that of any other park in the city. A huge participation in diamond ball, what later became known as softball, was noted at North Commons.

In 1955 and 1956, improvements were made at North Commons for the first time in more than thirty years. The playing fields were enlarged and regraded, play equipment was added and a new concrete wading pool was built. The shelter built in 1910—and outdated by 1921 in Wirth’s opinion—was not replaced, but it was modernized and was designated as one of six district community centers in the park system. The park board’s 1956 annual report claimed that attendance at the park tripled after its modernization.

The venerable old shelter was finally demolished and replaced with a new community center with a gymnasium in 1971, one of the first new centers constructed at the beginning of a building boom in Minneapolis parks in the 1970s. Two years later, an outdoor swimming pool was built at North Commons, making it the first (and still only one of two, since the construction of the Northeast Recreation Center) Minneapolis park with both a gym and a swimming pool.

The swimming pool was closed in 1997 and reopened a year later as the North Commons Water Park—with gadgets, geysers, slides, and “funbrellas”—another first in Minneapolis parks. The community center underwent renovation in 1999 and that year the North Commons outdoor basketball courts were renovated with a gift from the Minnesota Timberwolves. In 2000, the North Commons community center was one of the first five city park facilities to be outfitted with a computer lab. The North Commons tennis courts were rehabbed in 2004. In 2011 one of the baseball diamonds was upgraded into a high-quality synthetic turf facility.

**EXISTING CONDITIONS AND CHARACTER**

North Commons today is an active park that still holds to its tradition of major participation in athletic programs. The northern half of the park is primarily dedicated to active uses, while the southern half features some of the highest quality stands of trees in the entire neighborhood park system. Landmark oaks and stately conifers are living sculptures among which passes a network of walking trails. This calm, green, meditative section of the park is an important counterpoint to the active uses in the north half. The park is mostly flat, but a small hill rises up on the western side, creating an interesting vantage point over the fields and forests.

A synthetic turf softball field occupies the southwestern corner of the park, and a pair of tennis courts nestle into the trees across from North High School along 16th Avenue.

The recreation center building sits at the pivot point between the wooded and the active. It faces James Avenue; to the north is a parking lot with access from Golden Valley Road. South of the recreation center, at the fringes of the woodland, is a circular wading pool and a set of play areas. In the very center of the park are two full-court basketball courts.

The water park sits adjacent to Golden Valley Road. It features a splash play area, a deep pool, and a pair of tall water slides. The waterpark is well-loved and active, though the cost of admission is often cited as a barrier to access. MPRB has made efforts to keep costs low, but the economic realities of surrounding neighborhoods can limit people’s ability to pay even minimal fees. A second park building is associated with the water park and provides space for staff, storage, restrooms, and ticket taking.

The main athletic fields area is to the west of the water park, in the northwest corner of the park. A full-size football field, with goal posts, occupies the eastern portion of the field, while two diamonds (one with grass infield) sit on the western. The grass-infield diamond is used by North High School’s teams. North Commons today includes many of the features and is home to much of the use historically present in the park. The athletic focus, including some of the earliest non-lake swimming options, has always been a part of this park. And through time, under the foresight of long ago foresters
<table>
<thead>
<tr>
<th>Input themes prior to initial concepts</th>
<th>Input themes on initial concepts</th>
<th>Key elements of the concept</th>
</tr>
</thead>
<tbody>
<tr>
<td>1: General Input</td>
<td>2: Initial Concepts</td>
<td>3: The Preferred Concept</td>
</tr>
<tr>
<td>Spring-Fall 2017</td>
<td>Winter 2018</td>
<td>Now</td>
</tr>
<tr>
<td><strong>Desire for ice skating/hockey, possibly refrigerated rink</strong></td>
<td><strong>Support for refrigerated ice rink</strong></td>
<td><strong>New refrigerated hockey rink and skating area combined with basketball courts</strong></td>
</tr>
<tr>
<td><strong>Desire to retain peaceful, tree-canopied southern/central portion of park</strong></td>
<td><strong>Strong support for retaining major trees in the vicinity of the existing recreation center building and parking lot</strong></td>
<td><strong>Major trees and dense canopy preserved throughout southern half of park</strong></td>
</tr>
<tr>
<td><strong>Suggestion for outdoor amphitheater</strong></td>
<td><strong>Support for amphitheater, but suggest regular programming</strong></td>
<td><strong>New outdoor amphitheater and stage</strong></td>
</tr>
<tr>
<td><strong>Suggestion for skate park</strong></td>
<td><strong>Support for skate park</strong></td>
<td><strong>Skate park not included in master plan</strong></td>
</tr>
<tr>
<td><strong>Meditative spaces</strong></td>
<td><strong>Desire for public art</strong></td>
<td><strong>New picnic shelters near play area</strong></td>
</tr>
<tr>
<td><strong>Walking loops throughout park</strong></td>
<td><strong>Support for walking track above basketball gyms</strong></td>
<td><strong>New walking/running track (year-round) along with premier field; revised walking paths create loops throughout park</strong></td>
</tr>
<tr>
<td><strong>In addition to specific amenities mentioned, also expressed desire for major re-thinking and investment in the park: indoor sports, larger rec center, etc.</strong></td>
<td><strong>General support in community and within work group for Concept B, which envisions the large field house and winter sports dome</strong></td>
<td><strong>Possible new expanded recreation center / field house / art center with skyway connection to YMCA and new entrance facing expanded parking along eastern edge of park. Building serves as entry to winter dome and to renovated water park</strong></td>
</tr>
<tr>
<td><strong>Desire to retain peaceful, tree-canopied southern/central portion of park</strong></td>
<td><strong>Significant opposition among park neighbors for the winter sports dome</strong></td>
<td><strong>New adult fitness area near play area</strong></td>
</tr>
<tr>
<td><strong>Support for outdoor adult fitness area</strong></td>
<td><strong>New walking/running track (year-round) along with premier field; revised walking paths create loops throughout park</strong></td>
<td>****</td>
</tr>
</tbody>
</table>

**Winter**
- Desire for ice skating/hockey, possibly refrigerated rink
- Support for refrigerated ice rink
- New refrigerated hockey rink and skating area combined with basketball courts

**Landscape**
- Desire to retain peaceful, tree-canopied southern/central portion of park
- Strong support for retaining major trees in the vicinity of the existing recreation center building and parking lot
- Major trees and dense canopy preserved throughout southern half of park
- New naturalized areas amongst paths throughout southern half of park

**Other**
- Suggestion for outdoor amphitheater
- Support for amphitheater, but suggest regular programming
- New outdoor amphitheater and stage
- Skate park not included in master plan

- Suggestion for skate park
- Support for skate park
- New picnic shelters near play area

- Meditative spaces
- Desire for public art
- New walking/running track (year-round) along with premier field; revised walking paths create loops throughout park

- Walking loops throughout park
- Support for walking track above basketball gyms
- New walking/running track (year-round) along with premier field; revised walking paths create loops throughout park

- In addition to specific amenities mentioned, also expressed desire for major re-thinking and investment in the park: indoor sports, larger rec center, etc.
- Support for outdoor adult fitness area
- New adult fitness area near play area
and designers, the trees have grown to create a newer reason to be in the park. North Commons, however, at nine city blocks in size (one of the largest neighborhood parks in the Minneapolis system) feels large enough to accommodate both the activity and the respite, the peaceful strolls under the trees and the exciting games on the fields and in the gym.

**THE PROPOSED DESIGN**

The design for North Commons Park recognizes the two critical functions of the park—quiet time under the trees and active athletic use—and retains them each in their halves of the site. The southern half of the park sees more modest change, with all improvements careful to preserve existing tree cover. The play areas are refurbished in their existing locations, though the wading pool is decommissioned in favor of a small-child, fee-free portion of the water park (this allows for consolidation of mechanical facilities). The premier diamond in the southwest corner remains. Tennis is expanded from two courts to four, in recognition of the limited number of tennis courts in the immediate area.

The small hill is converted into a casual amphitheater, with a stage at the bottom and some seating scattered on the slope. This part of town has become home to a thriving arts community—something regularly noted as being underserved in the park. This amphitheater could be programmed by MPRB staff and could also be used by community members for small performances, rehearsals, spoken word battles, and other happenings. Throughout the southern half of the park, the groundplane under the trees is naturalized with woodland vegetation, to complete the feeling of being in the forest. Open-air picnic shelters are scattered through this landscape—perhaps designed in a special way that fits them into the forest—providing more of a state park/national park kind of picnicking option.

The northern half of the park is one of the collaborative “big moves” called for in the NSAMP document. The intent of what will be significantly expensive renovations is to leverage the long history of activity in the park, the vibrant surrounding community, and central location of North Commons to create a visionary and prominent activity hub that can compete with major recreation facilities in the suburbs. At the core of this is a possible new community center that would serve the artistic, gathering, and athletic needs of the north side. It is recommended to include gym space to accommodate four basketball courts or any other combination of sporting options (wrestling, gymnastics, volleyball, cheer squad etc.), community rooms, arts and media spaces, and exciting youth spaces where kids can interact positively with each other and with MPRB staff. A walking/running track above the gym provides an indoor option for seniors and other runners.

Though not fully designed, of course, one vision for this building is to sink it down into the earth, to minimize height. The gyms then, below grade, could have upper level (ground level) windows, to ensure natural light and to prevent the building having blank brick facades facing the park. Because the parking lot is located adjacent to Golden Valley Road, the building could potentially cut off the parking from the rest of the park. It is therefore important that the main community spaces be transparent and permeable, so it is easy to pass through the building between the halves of the park. The building will also consolidate all building-related uses into one space, reducing redundancy and ensuring comprehensive contact between park users and MPRB youth assistance staff. The entry to the water park (along with aquatics staff areas and storage) would be through the main building, as would the entrance to the winter sports dome. This move concentrates all park activity into this one central, exciting hub.

The waterpark is relocated and rebuilt farther east, adjacent to James Avenue. It could include large slides, as before, and also a greater variety of options, like a lazy river, lap pool, and shady areas for picnics. A wading pool/splash pad for little kids is included in this area, but should remain fee-free, as a replacement of the existing wading pool. West of the building, the field and diamonds area is replaced with a full-size synthetic turf field that can accommodate football, soccer, and practice ball diamond infields. A synthetic walking track encircles the fields. In winter, a temporary inflatable sports dome encloses the field and track, to extend the season for sports and events. The building serves as the entry to the dome. A new baseball diamond is implemented at Bethune Park, to replace the one lost here at North Commons. Additional field space is also improved at Willard.
## 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>Renovation and relocation of water park</td>
<td>$6,644,309</td>
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<tr>
<td>Play</td>
<td>Traditional Play Structure in existing container</td>
<td>$484,085</td>
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<tr>
<td>Athletics</td>
<td>Premier Athletic Field, corner of Morgan and Golden Valley Road</td>
<td>$1,898,374</td>
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<tr>
<td>Athletics</td>
<td>Premier Diamond, Morgan and 16th</td>
<td>$2,192,020</td>
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<tr>
<td>Athletics</td>
<td>Sports Dome, removable in winter</td>
<td>$6,207,683</td>
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<tr>
<td>Courts</td>
<td>Tennis Court (2)</td>
<td>$493,577</td>
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<tr>
<td>Courts</td>
<td>Basketball Court (2), with refrigeration for winter ice</td>
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<tr>
<td>Landscape</td>
<td>Naturalized areas</td>
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<td>Landscape</td>
<td>New parking lot</td>
<td>$575,262</td>
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<tr>
<td>Other</td>
<td>Possible new building</td>
<td>-</td>
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<tr>
<td>Other</td>
<td>Group picnic shelters (2)</td>
<td>$208,821</td>
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<tr>
<td>Other</td>
<td>Renovate walking paths</td>
<td>$1,214,959</td>
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<td>Other</td>
<td>Amphitheater and stage</td>
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<td>Other</td>
<td>Misc. signs, trees, furniture</td>
<td>$412,620</td>
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<tr>
<td><strong>TOTAL</strong></td>
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<td><strong>$21,043,602</strong></td>
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</tbody>
</table>

Note: Final building scope not determined under NSAMP, will be considered by RecQuest

Park, which could serve as a practice and game satellite for this park.

In order to serve these new, likely more intense uses, MPRB will collaborate with the City of Minneapolis to redevelop the block across Golden Valley Road from the eastern end of the park. A possibility for this site is to create, along with residential or commercial uses, a district parking option for Broadway Avenue, which can also serve park users as overflow parking.

Because the big move to rebuild the water park, create a new type of center, and dome the field is a significant change and financial investment, it cannot be accomplished by MPRB funds alone. Collaboration with community partners, foundations, private entities, and other agencies will be necessary. MPRB is committed to this vision for the north side, but will need help. Community members are already working toward coalitions to make this a reality, and that work must continue in earnest.

Along with this vision have come some concerns, particularly about north side residents’ ability to participate in the construction, operation, and actual use of these new facilities. Some residents fear they will be excluded from the facility because fees will be high, because outside groups will dominate rentals, or simply because they will not feel welcome because of the color of their skin or their economic status. MPRB is committed, in any vision, to ensure equitable access to new facilities. Though a physical master plan like this cannot pre-determine operations down the road, MPRB and the community
have developed a set of guiding principles for the implementation of the North Commons vision. Future designers, planners, operators, and managers need to carefully consider these principles upon implementation, because this is the voice of community concern. Without consideration of these principles, this vision could become exactly what people fear: an exclusive playground for non-north-siders. This vision is for the north side, which deserves this kind of facility.

A vision like this can also raise fears of economic displacement through gentrification. It is again MPRB’s intent to build a facility like this for residents that use the park now. MPRB has little jurisdiction over housing policy, but understands that parks can be seen as contributors to gentrification. The solution, however, is not to limit park development, thereby keeping neighborhoods underserved and desirable. The goal must be to improve parks, make neighborhoods even better than they are, and then help people stay in place. MPRB will continue to work with the City of Minneapolis on this issue, and will address this conundrum explicitly in its next Comprehensive Plan.

The proposed design for North Commons envisions major and necessary change in the northern half of the park. It also seeks to preserve the forested, meditative character of the southern half. Throughout its history, North Commons has been growing toward this future—growing the gravity of athletics and swimming, and growing the forest that provides a retreat from the city. The new North Commons will improve and accentuate both.

**CONNECTIONS BETWEEN PARKS**

The proposed Northside Greenway passes just one block east of the park, and will have a direct connection to the park. The Greenway connects to numerous parks north of North Commons. A proposed park connection on 16th Avenue connects eastward to Hall Park and westward to Willard Park.

**OPERATIONS ESTIMATE**

<table>
<thead>
<tr>
<th>FACILITIES</th>
<th>Total Per Unit Operations Cost</th>
<th>△ Qty</th>
<th>△ Cost</th>
</tr>
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<tbody>
<tr>
<td>Outdoor Fitness</td>
<td>$ 2,500</td>
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<tr>
<td>Multi-use Diamonds</td>
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<td>Premier Field</td>
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<tr>
<td>Sports Dome</td>
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<td>Refrigerated Ice Rink</td>
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<td>Trail Additions</td>
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<tr>
<td>Difference</td>
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<td>$ 164,000</td>
</tr>
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</table>

**KNOWN LAND USE AND COORDINATION ISSUES**

Certain aspects of the guiding principles, most notably athletic field relocations, also requires coordination with Minneapolis Public Schools. Implementation of park-serving district parking requires coordination with the City of Minneapolis. Implementation of the new amenities on the northern half of the park will, as stated in the proposed design narrative, require partnerships, particularly around funding.
GUIDING PRINCIPLES
The Minneapolis park and Recreation Board (MPRB) is considering major improvements at North Commons Park that could bring expanded and enhanced recreation, community gathering, arts and media, and event options to north Minneapolis. Understandably, however, the community has expressed concern that if something new and exciting is built, it will attract outside interest and become less available to the north side community.

These guiding principles are meant as reminders and encouragements that when this facility is built, community use is at the forefront. Decision-making around programming, operations, maintenance, and staffing of this facility should keep the community at the center.

PARTNERSHIPS AND COORDINATION
1. Seek partnerships in all aspects of implementation, including funding, operations, and programming.
2. Ensure that agreements with partners do not unduly limit community access to the facility.
3. Coordinate with City of Minneapolis on redevelopment of the block east of the YMCA as a mixed-use development that could include district parking available to park users.

DESIGN AND CONSTRUCTION
4. Design of all facilities should be welcoming to the north side community and create the feeling that local neighbors are welcome in these spaces. Local artists, designers, and craftspeople could contribute to making the design welcoming.
5. Minimize tree removal, especially of significant overstory trees, through careful design and detailing.
6. Protect trees during construction, to ensure they are not negatively impacted by construction activities, in consultation with MPRB’s Forestry Department.
7. Replace any trees removed as a result of construction with an equivalent or greater caliper inch total of trees, in coordination with MPRB’s Forestry Department.
8. Consult with the north side community and residents around the park on schematic and detailed design of park elements.
9. Seek to minimize visual impact of facilities on nearby homes through vegetation, depressing facilities down into the earth, and/or high quality façade design.
10. Reduce or eliminate community impact by constructing replacement facilities prior to decommissioning older facilities, or by creating partnerships to provide space for these activities. This is especially true for baseball and for the recreation center itself.

PROGRAMMING AND ACCESS
11. Facilities should prioritize access by the north side community.
12. Access to facilities should be affordable to north side residents.
13. Decisions around access, hours, and fees should be made through a community-engaged process, in consultation with park users and potential park users.
14. Programming should be tailored to what people want to do in the park.

OPERATIONS AND MAINTENANCE
15. Maintenance and program staffing should be adequate to operate this larger facility and the site around it, and should be determined through careful analysis of real staffing needs.
16. Repairs should be undertaken quickly, to ensure the park does not enter the “vicious cycle” of neglect, which can then invite further damage and vandalism.
17. Facility leadership and staff should reflect the north side community, in all its racial and cultural diversity.