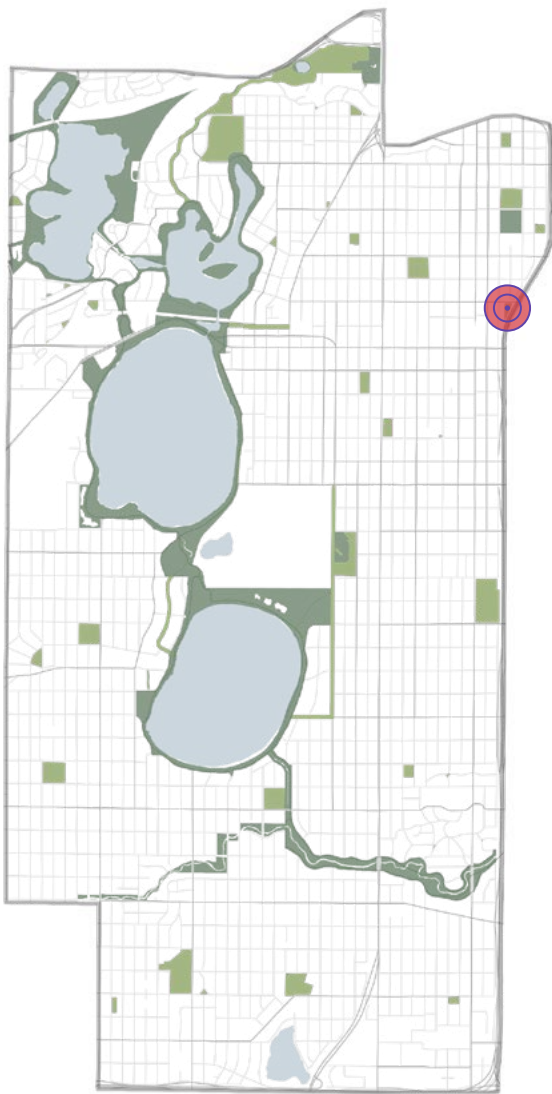


28TH STREET TOT LOT



LOCATION AND HISTORY

The 28th Street Tot Lot is named for the street on which it's located, next to interstate I-35W in the Whittier neighborhood. The land was first mentioned in Park Board proceedings June 13, 1968, the same date that the Board of Park Commissioners voted to fight condemnation by the highway department of Wilson Park just west of downtown, which eventually was removed for I-94. The history of the 28th Street Tot Lot is also tied to a freeway. What originally seemed destined to be an empty triangle lot where the I-35W freeway angled eastward at 28th Street was instead leased from the Minnesota Department of Highways by the Park Board in 1968 to create a small play area. The lease has been periodically renewed ever since. In 2013 there was a redesign of the tot lot which included a new sound wall, new play equipment for ages 2-5 and 5-12, and swings added.

Excerpted from history written by David C. Smith

EXISTING CONDITIONS AND CHARACTER

Bound by an alley to the west, the I-35W soundwall to the east and 28th Street to the north, this small triangular shaped park of about 20,000 square feet has always felt cozy and somewhat tucked away from view even though it faces a somewhat busy street. On two sides the park is surrounded by single- and multi-family homes. In 2017 the aging play equipment was removed and the site became a staging area for a major I-35W re-construction project which is still underway at the time of this writing. Through an agreement with MPRB, Hennepin County and MnDOT plans to reconstruct much of the park space after I-35W re-opens, following the design lead of this master plan.

THE PROPOSED DESIGN

This park will now host an exciting new asset in the Minneapolis park system – the first public do-it-yourself (DIY) skate spot. Called for in MPRB's adopted Skate Park Activity Plan, a DIY skate spot will provide flexible space for trying out different skating techniques and creating or adapting new amenities. Shade structures and climbable boulders provide seating comfort and also separate the skate area from a small play area in the NE corner, surrounded by native plantings and tree cover. The vertical soundwall of the future I-35W offramp will display public art images and help to bring eyes onto the park. In the creative spirit of the goals of the Skate Park Activity Plan, the art wall could also be used as a backdrop for projecting films during events, or for showcasing new and emerging artists' work. A new multi-use trail connection links 28th St E with the Midtown Greenway just to the south of the park, increasing bike access and supporting recreation activity in the space. With the functional reconfiguration of this space into a DIY skate park, a future change in the official park name may also be considered.

CONNECTIONS BETWEEN PARKS

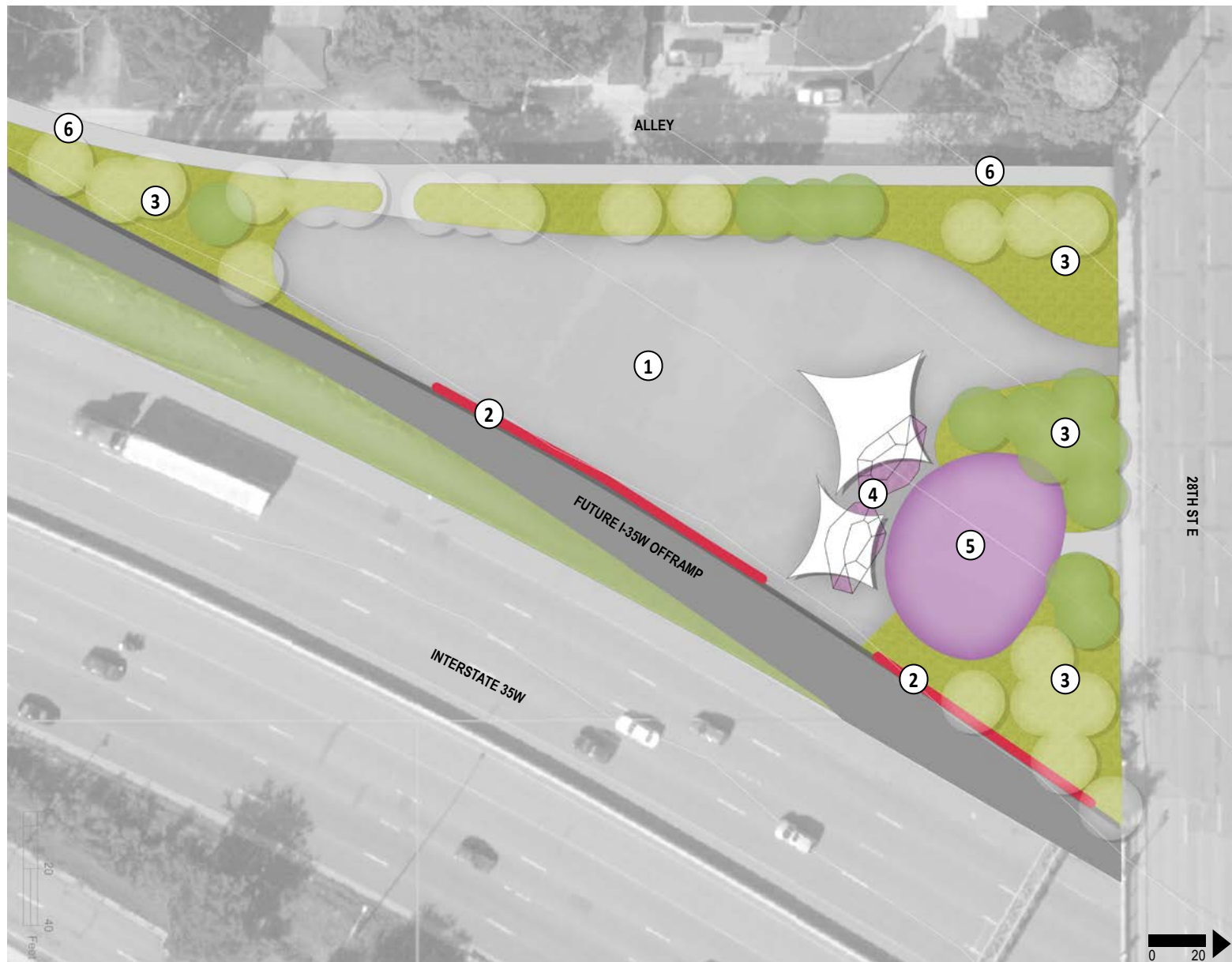
South of the park, the Midtown Greenway is a car-free walking and biking path that connects the Whittier neighborhood to the Mississippi River to the east and the Minneapolis Chain of Lakes Regional Park to the west. Washburn Fair Oaks and Clinton Field parks are only a four-block walk to the north, while Mueller, Bryant Square, and Painter parks are just over a mile to the west and southwest.

KNOWN LAND USE AND COORDINATION ISSUES

Creation of a DIY skate park will require updating several Park Board policies and procedures as called for in the Skate Park Activity Plan, including limits on skate element height, recreational liability, and construction requirements. The park sits on leased DOT land – a longer term lease or ownership could be explored. Reconstruction of the park following highway completion should be done in close collaboration with Hennepin County and MnDOT. Building a trail connection to the Midtown Greenway will require cooperation with the Hennepin County Regional Rail Authority and the City of Minneapolis.



28TH ST TOT LOT - PRE-HIGHWAY CONDITIONS



PROPOSED DESIGN FEATURES

1. DIY SKATE PARK
2. PUBLIC ART ON EXISTING WALL
3. NATURALIZED AREAS
4. SHADE STRUCTURES WITH CLIMBABLE BOULDER SEATING
5. PLAY AREA
6. MULTI-USE TRAIL (work in conjunction with the City and MNDOT to connect multi-use trail to Midtown Greenway)

NOTE

Concept shows reduced park size based on future interstate I-35W improvements

28TH ST TOT LOT - PROPOSED PLAN

	1: General Input Spring-Winter 2018 <i>Input themes prior to initial concepts</i>	2: Initial Concepts Winter-Spring 2019 <i>Input themes on initial concepts</i>	3: Preferred Concept Now <i>Key elements of the concept</i>
aquatics	No comments	No comments	No aquatics planned for this park
play	Existing play area not desirable Interest in a play area here Interest in climbing walls Traffic safety concerns for small kids	Support play area	Smaller play area retained Climbable boulder seating added Native plantings and trees added between play area and street
athletics	No comments	No comments	No athletic areas planned for this park
courts	No comments	No comments	No courts planned for this park
winter	No comments	No comments	No winter activities planned for this park
landscape	Interest in pollinator gardens Interest in increased tree canopy	Support pollinator habitat	Native plantings and trees added between play area and street
other	Interest in concrete skate or bike park Interest in covered shelter Safety concerns – sightlines against wall Interest in public art Interest in bike trails Not a good picnic location	Strong support for skate park, expand it Support youth activities here Concern a shelter will be a safety issue Support art on soundwall Alley not a through street – bike trails should be off-road Support for Greenway connection Needs seating	DIY skatepark added Shade structure added instead of shelter Public art added to soundwall Off-road multi-use trail added, connecting to Midtown Greenway Climbable boulder seating added

28TH STREET TOT LOT PROCESS

Park Name	Asset Type	Project	2020 Estimated Cost/Project	Notes
28th St. Tot Lot	Play	Traditional Play Structure in New Container	\$ 693,856	
28th St. Tot Lot	Play	Shade Structures with Climbable Boulder Seating	\$ 234,686	
28th St. Tot Lot	Landscape	Naturalized Areas	\$ 15,454	
28th St. Tot Lot	Other	Public Art on Existing Wall	\$ -	Implemented in collaboration with City and MnDOT
28th St. Tot Lot	Other	DIY Skate Park	\$ 372,992	
28th St. Tot Lot	Other	Multi-Use Trail	\$ 76,993	Implemented in collaboration with City, MnDOT, and non-profit groups
28th St. Tot Lot	Other	Miscellaneous signs, trees, furniture	\$ 27,880	
TOTAL			\$ 1,421,861	

COST ESTIMATE